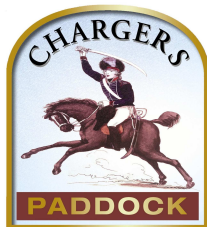


“Manor View Lodge”

frequently asked questions



How do I purchase the lodge?

There are two parts to the purchase of your lodge which are:

- a) Purchase of the lease
- b) Purchase of the lodge itself

Lease Agreement

Each Manor View lodge is being sold with a 99 year Lease which commences 01st May 2011. This gives you the right to retain your holiday home on your allocated plot on Manor View, part of Chargers Paddock at Harleyford Estate. The lease premium is £30,000 which is due at the same time as you complete on your lodge purchase.

Reservation of plot

For a non-refundable £1,000 Reservation Fee we will hold the plot for you for a period of 14 days during which time you may review the documents relating to your purchase.

Your Reservation Pack will include copies of the following documentation:

- Lodge specification
- Purchase agreement
- 99 year lease
- Estimated annual service charge
- The Estate Rules which apply to Chargers Paddock Lodges

Purchase of the lodge

Receipt of the £1,000 reservation fee for the lease also triggers the 14 day review period

Deposit

A non-refundable 10% deposit is due 14 days after receipt of the £1,000 lease reservation fee.

Interim payment

A non-refundable 40% interim deposit is due 4 weeks after receipt of the 10% deposit.

Completion (approx 8 weeks from placement of order)

The final 50% balance payment becomes due approx 2 weeks after receipt of the interim payment. We will notify you in writing when the Lodge is ready for occupation and the purchase of the Lodge should be completed within 10 working days of this notice

Completion of lease

The lease payment of £30,000, is due at the same time that you complete on your lodge purchase.

The keys to your lodge will be handed over to you on receipt of the final completion payments. Title to the lodge will then pass to you.

A Completion Pack will hold all your documents which must be kept safely:

- ~ The signed 99 year Lease Agreement dated Completion day
- ~ Warranties and instruction manuals for the lodge and appliances
- ~ 'The Harleyford Ramble' map

Will I be able to obtain finance on the lodge?

We are in the process of investigating finance packages on the lodges – please contact the sales office for further details

Do I own the lodge?

Yes, you own the lodge but the plot of land it sits on is leased from Harleyford Estate.

Will I need a solicitor?

As the lease will be registered at H.M. Land Registry, we do advise you to consult a solicitor for legal advice.

Do I pay stamp duty?

No because the lease premium of £30,000 is under the current stamp duty thresholds.

Do I pay Council Tax?

No because Chargers Paddock is subject to Business Rates and therefore Council Tax is not applicable.

What are the annual charges?

Ground rent

The current (2011) ground rent will be £1,600 (plus VAT)

Service Charge

We estimate the current (2011) Service Charge to be in the region of £3,100 (plus VAT) for a Manor View lodge.

The main Service charge items are:

- ~ 24 hour security
- ~ Water
- ~ Sewage
- ~ Business rates
- ~ Grounds and Maintenance of Chargers Paddock and a portion of the Estate, general maintenance of the road etc.

(Please refer to lease for further information)

Insurance

You are responsible for insuring the lodge from the completion date. We can provide a list of insurance companies specialising in holiday home insurance, plus any contents insurance you require. You must provide us with a copy of your insurance certificate with your Service Charge payment every year for everyone's mutual protection.

Maintenance

You may be obliged to follow any maintenance advice about your lodge that Harleyford Estate might give you.

Utilities

Each lodge is connected to Harleyford Estate's main water and sewage supply. Electricity is supplied directly to the lodge from an external company and it is your responsibility to give them your details and meter reading, as soon as completion takes place. Telephone and broadband cables are already within our service channels and you may contact BT directly with regards to connection to these services at your cost.

When can I use my lodge?

You may use your lodge for up to 51 weeks of the year on a holiday home basis (the last 7 days of February being the closed period) but it may not be your main residence.

You may visit your lodge during the seven day closure in February with the written consent of Harleyford Estate Limited but only during the hours of 9am to 4pm and for maintenance purposes only.

What facilities are there at Harleyford?

*Bar/Restaurant***

Our private seasonal riverside restaurant and bar caters for all our residents. It serves home-made light meals and snacks at reasonable prices.

*Shop***

There is a small shop attached to the Chandlery open seven days a week which supplies essentials such as milk, tea, coffee, confectionery and ice creams.

Parking

Parking spaces will be provided for the lodges.

Security

Harleyford benefits from 24 hour security on the main entrance. We operate a car sticker system for ease of access at the gate with restricted entry to those vehicles that are not displaying stickers.

*Golf Course***

Harleyford boasts a renowned 18 hole golf course with fine period clubhouse.

Marina

Reputedly the best Marina on the River Thames, Harleyford is home to some 300 boats ranging from 2m to 16m in length. In addition to the Marina Basin with all the facilities you would expect from a top class Marina, we also moor craft along the banks of the River and around 2 islands.

Harleyford holds the coveted Five Gold Anchor Award for facilities and quality.

**Please note that Harleyford have limited control over, and are not responsible for, a number of independently owned and managed facilities currently on the Estate.

Can I rent my lodge out?

You may rent out your property through the Company for a minimum period of 4 weeks. Please ask for further details.

What if I decide to sell?

You must sell your lodge through the Company. A structured agency commission scheme will apply as follows:

Year 1 – 2	2% (plus VAT) will be payable.
Year 3 – 4	3.5% (plus VAT) will be payable
Year 5 onwards	5% (plus VAT) will be payable

Can I bring my dog to Harleyford?

You may bring a maximum of two dogs or two cats to your lodge.

Dogs must be kept on a lead everywhere on the Estate and a suitable receptacle should be carried to clear up any mess.

(No animals of any description may be left on the lodge during the closed part of the season)

Will I have access to the whole Estate?

You can access your lodge along the pathways within Chargers Paddock having due respect for your neighbours. Generally, the area in front of your verandah and to the south side of your lodge will be considered for your use. You will not be permitted access to the islands, hard-standing, Eastern Spit, Marina pontoons or Golf Club (unless you are a member), but you will be allowed to use 'The Harleyford Ramble', a very pleasant walking trail along the River and around the Estate.