

# Brunston

## COUNTRY RETREAT

### Brunston Country Retreat - FAQs

#### **Q. How do I purchase a Brunston Lodge?**

The purchase process is similar to buying a house. To get started, simply contact our sales team to arrange a viewing and discuss available lodges. Once you've chosen your lodge, you can reserve it with an initial £5,000 deposit. You'll need to instruct a solicitor to handle the conveyancing. If your funds are available, we can typically complete the purchase within 4-6 weeks, though timescales may vary depending on individual circumstances.

#### **Q. What am I buying?**

You are purchasing a freehold property and redlined plot within Brunston Country Retreat. You can make the plot your own within the guidelines, fence it off, create an ornamental garden etc. Each owner will be part of the Brunston Resort Owners Association which will make decisions on the running of the communal areas, ongoing fees etc. An Annual General Meeting (AGM) will take place every year, with every owner having a vote on key decisions.

#### **Q. What are the planning details of the lodges?**

The lodges are freehold properties with holiday permission and 365-day usage. They are currently classed as holiday homes rather than permanent residences. However, once you have purchased, you are welcome to explore transferring this to full residential status, though we can't guarantee this will be possible and any application would be at your own risk.

#### **Q. Can I live in my lodge?**

Yes, you can holiday for as long as you want in your freehold lodge. The lodges are freehold properties with holiday permission and 365-day usage, meaning you have the freedom to enjoy it whenever you choose throughout the year.

#### **Q. Can I resell my lodge in the future?**

Of course, it's your freehold lodge, and you are free to resell whenever you wish.

#### **Q. Is the £5,000 deposit refundable?**

Yes. The £5,000 deposit is fully refundable up until you make a formal offer through your solicitor.

**Q. Can lodges be inherited or passed on to family members?**

Yes, of course. Ownership works just like any other freehold property.

**Q. Will the lodges depreciate in value?**

They are building regulations properties, the same as any house purchase. Value is based on general market conditions, but at the current pricing there is significant upside available.

**Q. How old are the lodges and what are they built from?**

The lodges were built around 30 years ago. They were modular build, meeting full building regulations with plastered stud walls internally and rendered externally.

**Q. Are structural reports available?**

There are no structural reports currently in place. Buyers are welcome to commission their own surveys if required.

**Q. What utilities are available?**

The lodges are fully electric and have private, metered connections. Work is underway to allow owners to source their own Wi-Fi and private network, in the meantime each lodge can use the park WiFi. Owners may also explore options for solar, oil and other alternative fuels, but these would need to be agreed with the Brunston Resort Owners Association.

**Q. Are lodges connected to mains services?**

Yes, lodges are connected to mains water, sewage, and electricity.

**Q. Will private broadband connection be available and when?**

Yes, as mentioned in our utilities section, work is underway to allow owners to source their own broadband and Wi-Fi, arranged directly with their chosen provider at their own cost. In the meantime, each lodge can use the park Wi-Fi. We expect private broadband connections to be available shortly after purchase, though exact timescales will depend on your chosen provider's installation schedule.

**Q. How would mail and bin collection be managed?**

Each lodge has its own title and postal address, but mail is delivered to Reception. Waste is managed via a central collection point for owners, and the central bin collection service is included within the annual service charge.

**Q. Are lodges liable for council tax or business rates?**

Currently, lodges fall under business rates. Once you have purchased your lodge, you may explore switching to council tax if you wish.

**Q. Who are the business rates payable to?**

Business rates are payable to the local authority/council.

**Q. Are water rates payable and are there individual water meters?**

Yes, each lodge has an individual water meter and water rates are payable based on your metered usage.

**Q. How is electricity charged?**

Electricity is charged based on individual meters. You can source your own electricity contract rates and pay directly to the supplier.

**Q. What is the annual service charge and what does it cover?**

The annual service charge is estimated to be £2,500 + VAT (payable annually). This is calculated by dividing the overall resort operating cost between the 88 freehold owners. It covers roads and common area maintenance, grass cutting, running the facilities (pool, gym etc), the central bin collection service and the Brunston Resort Owners Association administration costs.

**Q. Are the fees fixed?**

No. The fees will be based on the annual operational cost of the resort, therefore will fluctuate and may change from year to year.

**Q. How was the fee amount determined?**

The fee has been carefully calculated based on a review of historic running costs and projected future expenses. It takes into account the day-to-day operational costs of running the park, including staff wages, office and administration costs, insurance, and general maintenance.

**Q. What happens if an owner doesn't pay the service charge?**

The Brunston Resort Owners Association (owned by the other lodge owners) can legally take the owner to court to enforce payment. In the short term, the sinking fund could be used to cover costs until resolved.

**Q. What happens if there are large expenses?**

We recommend that lodge owners set up a sinking fund which is set aside to cover major infrastructure costs, such as maintenance or improvements to roads and shared areas. Each owner would pay a £500 contribution to establish the fund and future requirements would be reviewed annually.

**Q. What happens if the last lodges cannot be sold/take longer than expected to sell?**

The developer will remain involved within the park and daily running will be shared alongside the owners. Each owner and the developer will have votes proportional to the lodges they own. However, we have priced the lodges competitively to ensure this should not happen and we expect all lodges to sell within a reasonable timeframe.

**Q. How are capital expenditure projects managed within the estate?**

These are decided by the Brunston Resort Owners Association. Each lodge owner has a vote on these at the annual AGM and budgets are decided on for the year. If any larger capital projects are needed beyond the regular maintenance covered by your service charge, each owner may be asked to contribute a fair and reasonable share of these costs.

**Q. Is Land and Buildings Transaction Tax (LBTT) applicable?**

Yes, Land and Buildings Transaction Tax (LBTT) is applicable. You would need to take advice on the correct rate as it could be at the Additional Dwelling Supplement rates if this is a second home. Your solicitor will be able to advise you on the specific amount based on your circumstances.

**Q. How is management of the lodges structured?**

The Brunston Resort Owners Association has been formed to control the running of the park. They will appoint a management company once the developer has sold all the lodges. This process will be managed carefully to make sure it is fully set up and well-structured to support all owners during this handover period.

**Q. Does membership of the Brunston Resort Owners Association mean owners have a share of communal areas/facilities?**

No, owners own the freehold title to their lodge only, not the communal areas and facilities. The deed of conditions which is on the title allows owners access and usage of these areas, and gives them voting decisions on how these areas are operated. This gives them ownership into how the park is run and the costs associated with this.

**Q. Can I run my lodge as a holiday let?**

Holiday lets are permitted. Managing this through Airbnb or similar platforms will offer a great income. Please let us know if you want further information on this through our sublet guide.

**Q. What kind of rental income can I expect?**

Through partnership with Sykes and their managing of the letting process, owners can achieve gross rental returns of up to £43,892 per year – upwards of a 20% return on investment. Please let us know if you want further information on this through our sublet guide.

**Q. Can I make alterations or extensions to my lodge?**

Any changes would need to be agreed with the Brunston Resort Owners Association, and must be in keeping with the style of the estate.

**Q. What can I do with the plot?**

The plot is yours to personalise. It already includes a double driveway, and you're welcome to add your own touches such as fencing or an ornamental garden. Please note: any structural changes like adding sheds or altering the lodge require written permission from the Brunston Resort Owners Association to ensure community standards are maintained.

**Q. Are there funding options available?**

Funding options are currently limited. We are working with a few brokers to look into this, but currently customers will need to look at their own portfolio, such as releasing equity on existing assets, or through second charge mortgages on your residential home or other properties.

**Q. Are there any park rules or regulations?**

Yes, there are park rules in place. Please ask for these and we'll be happy to provide them.

**Q. Are pets allowed on park?**

Yes, pets are allowed, and this is covered within the park rules.

**Q. Is there dedicated parking for each lodge?**

Yes. Each lodge has one private parking space, plus overflow parking available for visitors.

**Q. Are there security measures in place at the estate?**

Yes, it is a private gated estate.

**Q. Who is responsible for insurance?**

Owners will need to take out their own property insurance. The Brunston Resort Owners Association arranges insurance for all communal areas.

**Q. Do the lodges come furnished?**

Yes. Lodges are sold as seen, and furniture is included.