

Key Facts

SALES

MOUNT
BATTENHALL

LIVE WITH Freedom

Property details

Operator	Enterprise Retirement Living Limited (“ERL”)
Landlord	ERL (Worcester) Limited (“ERLWL”)
Management company	Mount Battenhall Management Company Limited (“MBMCL”)
Community	Mount Battenhall, established in 2020; first phase completed in 2022.
Property Type	106 properties: 31 1-bed apartments and 74 2-bed apartments.
Status of property	A mix of new and pre-owned properties.
Occupancy	Single or dual occupancy.
Tenure	Leasehold: 250 years from 01/07/2020.
Sub-letting	Sub-letting is not permitted.
Care provider	ERL does not offer personal care services. These are available from local providers.

Cost of moving into the property

Purchase price	New properties: £250,000-£500,000. Price set by vendor for resales. See Price List - Sales
Reservation fee	The initial fee for reserving a property is £1,000. ¹ There is no reservation fee for re-sales but a deposit (usually 10%) is payable to the vendors on exchange of contracts.
Buggy/Mobility Scooter	There is a charge of £11.00 per month per buggy or mobility scooter for use of the buggy store, which includes all electricity usage.
Other costs	Purchasers pay an Engrossment Fee ² of £210, (including VAT). They are also responsible for the Stamp Duty Land Tax payable on the property and for their own legal and removals costs .

¹ If the reservation proceeds to completion, this is deductible from the purchase price on completion. Please see the Reservation Agreement Terms for details of reservation cancellation rights and the amount of the reservation fee which will be refunded in this event.

² Please note that this is the fee charged by ERL’s solicitors for engrossing the Leases on the first sales of the properties. Solicitors acting for vendors of pre-owned properties may charge a different amount for engrossment of any necessary documents. [Engrossment = Preparing the final version of a legal document ready for it to be executed/made valid such as with a signature].

For more information contact 01905 347121 or visit MountBattenhall.co.uk

Ongoing charges payable to the operator

Monthly fee (payable to MBMCL) ³	1-bedroom property: £819.60 pm; £9,835.20 pa.
	2-bedroom property: £870.91 pm; £10,450.92 pa.
	See also “The Monthly Fee” document.
Ground rent	Peppercorn; not collected, so no ground rent payable.
Emergency response	The 24-hour staffing is included in the monthly fee.
Parking	Whilst non-licensed parking is available on a first-come, first-served basis free of charge, a limited number of spaces are available to Owners’ or Occupiers’ under an open-ended license at an annual charge of £300 per space (limited to one space per property).

Care costs

Personal Care	Personal/domiciliary care is available from external providers. MBMCL can provide details of local companies ⁴ . All charges are payable direct to the provider.
Nursing Care	Nursing care is available through GPs, District nurses or other external providers.

Ongoing charges payable to third parties

Utilities	<p>All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs:⁵</p> <ul style="list-style-type: none"> • Combined electric/gas⁶ – £110.00 – £140.00 pm • Water – £30 – £45 pm
Council tax	<p>The properties at Mount Battenhall fall into different bands. The current charges for (2026/27) are:</p> <ul style="list-style-type: none"> • Band C – £2,133.81 pa • Band D – £2,400.53 pa • Band E – £2,933.98 pa <p>There is a 25% discount for single occupancy.</p> <p>Council Tax is payable directly to Worcester City Council.</p>
TV Licence	See www.tvlicensing.co.uk .
Telephone	Owners’ or Occupiers’ choice of external provider.
Internet	Free Wi-Fi is available in the common areas. For individual properties, Owners’ or Occupiers’ choice of external provider.

³ Appropriate arrangements will be made between the vendors and purchasers of pre-owned properties to account for monthly fees already paid by the vendors for which the purchasers are liable, usually by adjustment to the completion monies.

⁴ Neither ERL, ERLWL or MBMCL, nor any company or person associated with them or Mount Battenhall, receives any incentive or commission from the above, or any other, care service providers.

⁵ Based on average rates at the end of 2023.

⁶ The cost of the annual HIU service is included in the Monthly Fee.

Digital TV

Communal aerials and satellite dishes are provided for each building. Owners' or Occupiers' choice of external provider. Services in individual properties are not included in the monthly fee.

Charges payable when leaving or selling the property

Event Fee:

Deferred development payment

Length of Occupancy

Percentage of Sale Price

Up to 1 year

6%

1 – 2 years

8%

2 – 3 years

10%

3 – 4 years

12%

4 – 5 years

14%

5 – 6 years and over

16%

For further information, please see the "Event Fees – Disclosure Document".

Estate Agency charges

The costs of the estate agency service offered by ERL are covered by the Deferred Development Payment. Vendors are free to use external agents but will be liable for their charges.

Ongoing charges

Vendors are liable for all ongoing charges until a property is resold, any arrears of charges, the costs of any repairs or redecoration required under the lease prior to resale.

Insurance

Arranged by the operator

Buildings insurance, public liability insurance and employers' liability insurance is arranged by MBMCL and included in the monthly fee.

Arranged by Owners' or Occupiers'

All property Owners' or Occupiers' are responsible for their own home contents insurance and any other insurances they feel they require.

If a property is unoccupied

ERLWL's insurers require MBMCL to undertake a weekly internal inspection of any properties that are left unoccupied for more than seven days. Further details can be obtained from the sales team upon request.

Funding of major repairs

The future maintenance of Mount Battenhall is the responsibility of ERLWL. Owners' or Occupiers' contribute to the costs through the monthly fee or rent only. The lease makes it clear that if there is any shortfall in the funds available, ERLWL will make up the difference from its own monies. No additional liability will fall on leaseholders.

Constraints on selling

ERLWL has an option to the right of first refusal on any resale of the properties. At least one new Owners' or Occupier' must be 60 years old or over.

Date: Last updated 13 April 2026.

Charges are correct at the date shown but may change annually or at other intervals over the period of residence.

We encourage you to discuss your housing options with your family and friends, and to seek independent legal, financial/benefits and any other appropriate advice, support, and representation, in connection with a move to an integrated retirement community.

Enterprise Retirement Living Limited (Trading as Freedom Living)

Registered in England & Wales No: 06525067

ERL (Worcester) Limited (Landlord)

Registered in England & Wales No: 10780048

Mount Battenhall Management Company Limited (Management Company)

Registered in England & Wales No: 12392549

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