

Key Facts

SALES

THE RED
HOUSE
LIVE WITH *Freedom*

Property details

Operator	Enterprise Retirement Living Limited (“ERL”)
Landlord	ERL (Red House Ripon) Limited (“ERLRHRL”)
Management company	Red House Ripon Management Limited (“RHRML”)
Community	The Red House, established in 2017; completed in 2019.
Property Type	59 properties: 20 1-bed apartments, 31 2-bed apartments and 8 2-bed cottages.
Status of property	A mix of new and pre-owned properties.
Occupancy	Single or dual occupancy.
Tenure	Leasehold: 150 years from 22/08/2018.
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: Apartments £250,000-£375,000. Two-storey cottages: £375,000. Price set by vendor for resales See Price List - New Sales and Price List – Resales.
Reservation fee	The initial fee for reserving a new 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 01765 647312 or visit RedHouseRipon.co.uk

Ongoing charges payable to the operator

Service charge (payable to RHRML) ³	1-bedroom property: £947.85 pm; £11,374.20 pa. 2-bedroom property: £999.85 pm; £11,998.20 pa. See also “Service Charge Budget 2025” and “The Service Charge” document.
Ground rent, if applicable (payable to ERLRHRL) ⁴	Currently £606.12 pa, payable in advance on 01 October each year and reviewed every five years from 01/01/2023 in line with the Consumer Prices Index. The next review will be on 1 January 2028 as per the terms of the lease.
Emergency response	The 24-hour staffing is included in the service charge.

Care costs

Personal Care	Personal/domiciliary care is available from external providers. RHRML 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	All utility costs are payable directly to the relevant utility company. Charges will vary according to usage, but the following are indicative costs: ⁵ <ul style="list-style-type: none"> • Combined electric/gas⁶ – £150 pm - £165 pm • Water – £40 – 50 pm
Council tax	The properties at The Red House fall into different bands. The current charges (2026/27) are: <ul style="list-style-type: none"> • Band C – £2,212.26 pa • Band D – £2,488.80 pa • Band E – £3,041.88 pa There is a 25% discount for single occupancy. Council Tax is payable directly to North Yorkshire Council.
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 any ground rent and service charges already paid by the vendors for which the purchasers are liable, usually by adjustment to the completion monies.

⁴ Neither ERL, ERLRHRL or RHRML, nor any company or person associated with them or The Red House, 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 gas boiler service is included in the service charge.

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%

Over 2 years

10%

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

Event Fee:

Sales administration fee⁷

1.8% of selling price, including VAT at 20%.

Estate Agency charges

The costs of the estate agency service offered by ERL are covered by the Sales Administration Fee. 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 RHRML and included in the service charge.

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

ERL (Red House Ripon) Limited insurers require RHRML 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 The Red House is the responsibility of ERLRHRL. Owners' or Occupiers' contribute to the costs through the service charge only. The lease makes it clear that if there is any shortfall in the funds available, ERLRHRL will make up the difference from its own monies. No additional liability will fall on leaseholders.

⁷ The Deferred Development Payment and the Sales Administration Fee are called the Relevant Percentage and the Marketing Assistance Fee, respectively, in the Lease.

Constraints on selling

ERLRHRL has an option to the right of first refusal on any resale of the properties. At least one new Owner or Occupier must be 55 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 advice, support, and representation as appropriate, in connection with a move to a retirement community.

Enterprise Retirement Living Limited (Trading as Freedom Living)

Registered in England & Wales No: 06525067

ERL (Red House Ripon) Limited (Landlord)

Registered in England & Wales No: 10488787

Red House Ripon Management Limited (Management Company)

Registered in England & Wales No: 10471803

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