

Dear Estate Agent (Get Branch Manager name),

Important information regarding properties on the Windmill Estate, Widmer End

Incorporating – Champion Road, Candytuft Green, Columbine Road, Cowslip Road, Georges Hill, Harebell Walk, Haines Road, Honeysuckle Road, Larkspur Way, Lavender Way, Marigold Walk, Primrose Green, Snowdrop Way + 38 & 40 Windmill Lane

As you may already be aware, almost all of the properties within Windmill Estate, Widmer End are liable to pay an annual maintenance fee to Windmill Estate Management Company (WEMC) and it is important that this information is highlighted on your sales particulars and in the seller's Property Information Form. Presently, the annual fee for 2024/20245 will be £95.00, due on 1st July of each year to cover the maintenance costs incurred by WEMC and is detailed on the Deed of Covenant pertaining to around 360 homes. Please contact us to check if any property for sale by your agency is liable for this legal obligation and our current charge.

We have recently been experiencing frustrated potential new buyers as this management scheme had not been disclosed by the vendors or agents and subsequently caused delays on exchange/completion. Solicitors and conveyancers **should** investigate the Title to inform potential purchasers and legally the sellers **should** have completed the Law Society Property Information Form accurately, but this is not always the case.

We would also like to point out that, amongst other issues, the title to the properties on the estate stipulates certain restrictions on planning and development, wherein a property must remain a **single** residence and any plans for extension/alterations need to be approved by WEMC, following the council's approval.

Our solicitors are Blaser Mills based at Chalfont Court, 5 Hill Avenue, Amersham, Bucks, HP6 5BD. We have now streamlined the process of how this maintenance charge is managed when a property is sold, and it is important that the following process is followed:

- The vendor's solicitor will need to apply to Zara Liedl Carroll at Blaser Mills for a copy of the management pack and information, at a charge of £120.00 plus VAT. Blaser Mills can be contacted on **01494 788026 or 0203 814 2020 / DX50710**
- Blaser Mills will draft the Deed of Covenant, and it will need to be signed by the vendor and purchaser prior to completion. Management information will be provided.
- On completion, the acting solicitors should send the original Deed of Covenant in duplicate, signed by both the vendor and buyer back to Blaser Mills. Blaser Mills will then arrange for the Deed of Covenant to be sealed by WEMC. The administration charge for this is £200 plus VAT payable to Blaser Mills.

Just a note, the maintenance fee is liable by the owner of the property who resides at the address on 1st July of the year that the fee is due. If this is unpaid, it will delay the completion process until the maintenance charge has been settled.

We hope that this information will assist you in managing your sales completion and to alleviate any unnecessary stress with your vendors or buyers when proceeding to exchange or completion.

If you have any queries, please call the Estate Administrator on 07394 332262 or email wemc67@yahoo.co.uk.