



An exclusive village community in the heart of the Sussex countryside

"...THE LIFESTYLE  
YOU'VE ALWAYS  
DREAMED OF..."





# DURRANTS VILLAGE

## A NEW LIFESTYLE AWAITS

Set within 30 acres of idyllic private parkland in the hamlet of Faygate, near Horsham in West Sussex, Durrants Village is home to a selection of luxury cottages and apartments centered around a prestigious residents' clubhouse.

Created by multi award-winning Renaissance Villages – a specialist developer of high quality, age-exclusive villages – Durrants Village offers the active, independent, social lifestyle we know is so treasured by each of our residents, with the reassurance of knowing someone is always around to help, should you need it.

The village provides a selection of two- and three-bedroom cottages and two-bedroom apartments for the over 55s, all of which are finished to Renaissance Villages' award-winning standards. Its peaceful rural location combines the best of countryside living with excellent local facilities, being only a short drive from the desirable market town of Horsham.

If you're seeking a luxuriously appointed property within a friendly village community with a superb selection of on-site facilities, then look no further. A new lifestyle awaits you here at Durrants Village.



“...COMBINING THE BEST OF COUNTRYSIDE LIVING WITH EXCELLENT LOCAL AMENITIES...”

## DURRANTS VILLAGE

### A SOUGHT-AFTER LOCATION

The hamlet of Faygate is located within a green belt area to the east of the pretty market town of Horsham. In recent years the Horsham district has been consistently named in the top 10 places to live in the UK and it's easy to see why, with its beautiful rural surroundings, historic buildings and an abundance of shopping and leisure facilities.

Whether you fancy a round of golf at one of the excellent nearby courses, a spot of retail therapy in Horsham with its mix of independent and high street shops, or a Sunday afternoon walk on the Sussex Downs to take in the beautiful scenery, there's plenty to see and do.

Horsham is easily accessed by road. Junction 11 of the M23 motorway is within easy driving distance of Durrants Village, making the popular resorts of the south coast and London easy to reach by car. For fans of the British seaside, Brighton is a mere 40 minutes drive away but for those who prefer jetting off to warmer climes, Gatwick and Heathrow airports can be reached within 20 minutes and an hour respectively.



“...HORSHAM DISTRICT HAS BEEN CONSISTENTLY NAMED IN THE TOP 10 PLACES TO LIVE IN THE UK ...”



## VILLAGE LIFE

At the centre of village life is Durrants House, the prestigious residents' clubhouse. Durrants House provides residents with a superb range of country club style facilities, all designed to make it easy to stay active, socialise and relax in equal measure. You can enjoy some peace and quiet in the library, give yourself a break from cooking in the restaurant, meet up with friends in the bar before enjoying a game of snooker in the games room, or organise your own clubs and events in the meeting room.

The clubhouse also features a fitness suite containing everything you need to stay fit and active, including an indoor pool and well-equipped gym. There's even a village shop and medical centre with a nurse and visiting doctor, providing a complete range of everyday facilities on-site.

At Durrants Village, our aim is to make life that little bit easier, leaving you more time for the things you enjoy. The friendly village management team will organise the maintenance of the beautifully landscaped gardens, communal buildings and the exteriors of all private properties. A housekeeping and laundry service for an hour per week is also provided for each home and a guest suite is available for when visitors come to stay.

By making the move to Durrants Village you can enjoy the comfort and security of a friendly, gated village community, knowing that there will always be someone around to help, should you need it.

Images show interior shots from the clubhouse at another Renaissance Villages development, Bramshott Place Village. Buyers are advised to check which services will be available at the time of their purchase, as the full suite of services may not be available at that point.



“...STAY ACTIVE, SOCIALISE AND RELAX IN EQUAL MEASURE...”

## HOMES OF THE HIGHEST STANDARD

**Durrants Village provides a selection of two- and three-bedroom cottages and two-bedroom apartments, thoughtfully and expertly designed for the independent over 55s. All of the highly energy efficient properties are constructed and finished to Renaissance Villages' renowned high standards and come with a full 10-year NHBC Buildmark warranty.**

Rooms are spacious so you can keep treasured furniture with you when you move and layouts are thoughtfully designed with our residents' lifestyles at the forefront, drawing on years of experience in creating stylish, practical homes. Properties are fully fitted with stylish, premium quality fixtures including luxury kitchens and bathrooms, and for those who purchase at an early stage there are opportunities to choose kitchens and tiles from a selected range of high quality designs as well as – subject to the stage of construction – a range of optional extras to enhance your new home.

Cottages enjoy their very own glazed garden rooms, whilst apartments benefit from views over the beautifully landscaped communal gardens.

All first and second floor apartments are accessed by a lift, and parking is provided near each property.



“...EXPERTLY DESIGNED FOR THE INDEPENDENT OVER 55s...”



## RENAISSANCE VILLAGES

**Renaissance Villages is a multi award-winning property development and management company specialising in high quality, age-exclusive villages for discerning buyers in some of the UK's most desirable locations.**

Working in joint venture with our partner Helical Bar plc, we are committed to creating homes and villages of an exceptional standard that enable our residents to maintain active, independent lifestyles.

At Renaissance Villages we are passionate about ensuring that all of our developments are designed and constructed with community and environmental considerations at the forefront. We work closely with national and local experts to maximise the positive impact our villages have on their surroundings, taking care to ensure that materials are recycled wherever possible and wildlife is protected – whether that's preserving beautiful trees or creating new animal habitats. We also consult fully with local communities throughout the planning and development processes and work hard to keep disruption to a minimum.

For more information on Renaissance Villages, visit [www.renaissancevillages.co.uk](http://www.renaissancevillages.co.uk)



Renaissance Villages is a member of the Home Builders Federation and the Association of Retirement Community Operators. Durrants Village is owned by Helical (Durrants) Ltd and will be operated by Durrants Village Management Ltd.





# DURRANTS VILLAGE DEVELOPMENT (PHASE 1) LAYOUT

LUXURY COTTAGES AND APARTMENTS FOR THE OVER 55s







DURRANTS  
VILLAGE

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# SPECIFICATION

THE QUALITY YOU CAN EXPECT IN YOUR NEW HOME

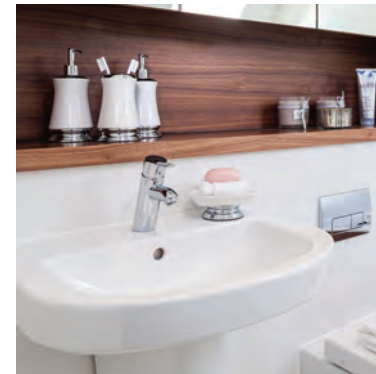


# SPECIFICATION

THE QUALITY YOU CAN EXPECT IN YOUR NEW HOME

## Kitchens

- Stylish designer kitchens by Alno AG Group\*
- Composite stone or granite worktops with upstand\*
- A range of high quality integrated appliances including an electric double oven, electric ceramic hob, extractor hood, fridge/freezer, washer/dryer and dishwasher
- Stainless steel sink
- Ceramic floor tiles\*



## Bathrooms & shower rooms

- Elegant white sanitaryware from Villeroy & Boch and Kaldewei with complementary fittings by Hansgrohe
- Ceramic wall tiling; full-height to shower rooms and half-height to bathrooms\*
- Ceramic floor tiles\*
- Fitted mirrored cabinet
- Electric shaver point

## Heating & electrics

- Electric air source heat pump system providing underfloor heating and hot water
- Chrome heated towel rails in bathrooms, wetrooms and shower rooms
- Supplementary domestic hot water heating by means of an immersion heater
- Double-glazed windows throughout
- External light and door bell
- Wiring and television points compatible for use with Freeview and Satellite TV including Sky Plus HD
- Ample power, television and telephone points, strategically placed throughout the properties





### Finishing touches

- Internal hardwood veneered oak finish doors to apartments and painted panelled doors to cottages, with elegant brushed metal door furniture
- Bedrooms feature built-in wardrobes, where indicated



- Profiled skirting boards and architraves finished in satinwood
- Cornices and coving to selected rooms
- Walls finished in emulsion with a choice of colours\*
- Smooth, white-painted ceilings
- Fitted carpets where appropriate with a choice of colours\*



### Energy efficiency

- All new homes will be highly energy efficient; the external walls and roof having been designed to high thermal efficiency standards
- The properties benefit from an energy efficient ventilation system
- The residents' clubhouse has a highly efficient air source heating and cooling system

### Security & peace of mind

- Mains smoke detectors with battery back-up
- Independent call alarm system linked to Manager's office within designated hours. Linked to UK out of hours call centre outside these times
- NHBC 10 year warranty



### Maintenance & landscaping

- A Village Manager and experienced management team are responsible for the maintenance of the exterior and interior communal areas and for the external maintenance of all properties
- Grounds are landscaped in accordance with the development's landscaping scheme and will be maintained in accordance with good horticultural practice

### Choices & options

- \* Personal choices and certain purchaser's extras are available where indicated, subject to construction stage



DURRANTS  
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A well-designed two-bedroom cottage featuring a large master bedroom with dressing area and en-suite.

## THE DUDLEY 2 BEDROOM COTTAGE

Plots: 4, 26, 31 and 34. Plot 22 handed.

Phase 2 - to come. Phase 3 - to come.



# THE DUDLEY

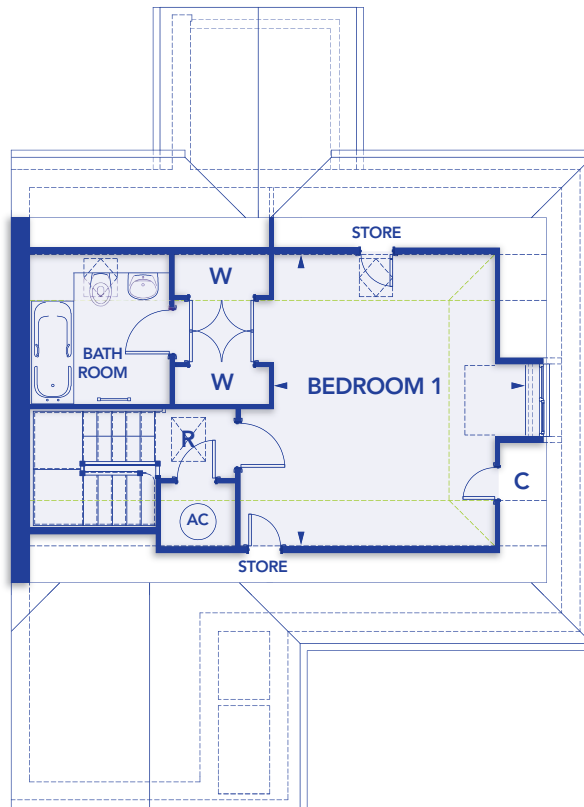
108.6m<sup>2</sup> (1169 ft<sup>2</sup>)



## GROUND FLOOR



## FIRST FLOOR



The Dudley's ground floor features a large triple aspect main reception room for living and dining, plus a separate spacious kitchen-diner and glazed garden room. Also on the ground floor is a second bedroom, which may be used as a study. Conveniently located near the fully fitted wetroom, the second bedroom provides the option of single storey living should it be required. On the first floor there is an exceptionally spacious master bedroom with its own dressing area leading through to an en-suite bathroom.

**LIVING/DINING ROOM**  
6.98m x 4.07m (22'11" x 13'4")

**KITCHEN**  
4.55m x 3.55m (14'11" x 11'8")

**BEDROOM 1**  
5.27m x 4.8m (17'4" x 15'9")

**BEDROOM 2**  
4.93m x 2.76m (13'5" x 9'½")

— Please note: Some plots may not have windows or feature either windows or bay windows to end walls. Please check with the sales office for specific details.

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☐ Denotes roof light/hatch. - - - Denotes extent of sloping ceiling (reduced head height). AC – airing cupboard. C – cupboard. W – wardrobe.

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An exceptionally spacious three-bedroom cottage featuring two en-suites and a separate kitchen-diner.

## ■ THE HOLMAN 2/3 BEDROOM COTTAGE

Plots: 2, 42 and 48. Plots: 3, 43 and 47 handed.

Phase 2 - to come. Phase 3 - to come.

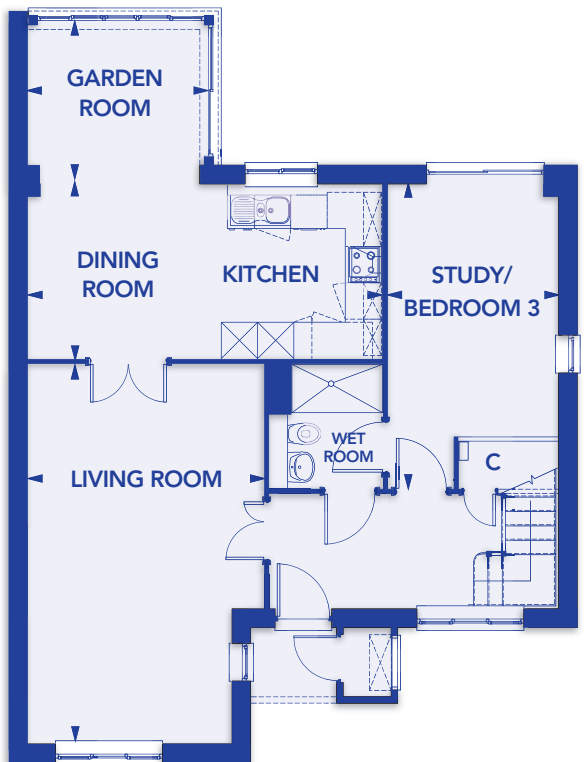


# THE HOLMAN

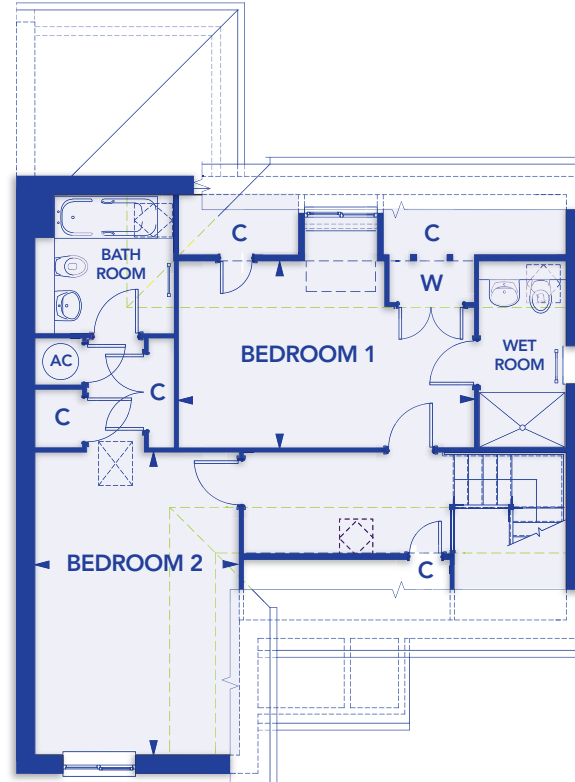
129.97m<sup>2</sup> (1399 ft<sup>2</sup>)



## GROUND FLOOR



## FIRST FLOOR



The Holman's ground floor comprises a large main reception room plus a separate spacious kitchen-diner leading through to a delightful glazed garden room. Also on the ground floor is a useful study, which may be used as a third bedroom. Conveniently located near the fully fitted wetroom, the study provides the option of single storey living should it be required. On the first floor there are two generously proportioned double bedrooms, each with an en-suite, as well as ample amounts of fitted storage space.

**LIVING ROOM**  
6.25m x 3.87m (20'6" x 12'8")

**KITCHEN/DINING**  
5.82m x 2.86m (19'1" x 9'5")

**STUDY/BEDROOM 3**  
5.01m x 2.79m (16'5" x 9'2")

**GARDEN ROOM**  
2.29m x 2.3m (7'6" x 7'6")

**BEDROOM 1**  
4.86m x 3.06m (15'11" x 10')

**BEDROOM 2**  
4.97m x 2.95m (16'3" x 9'8")

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DURRANTS  
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A spacious three-bedroom cottage featuring a double or triple aspect reception room and glazed garden room.

## THE WAKELEY 2/3 BEDROOM COTTAGE

Plots: 5, 23, 27-28, 35, 36 and 37. Plots: 19, 20, 21, 32, 33 and 44 handed.

Phase 2 - to come. Phase 3 - to come.



# THE WAKELEY

115.11m<sup>2</sup> (1239 ft<sup>2</sup>)



## GROUND FLOOR



## FIRST FLOOR



The ground floor of The Wakeley comprises a well-proportioned double or triple aspect main reception room for living and dining, which enjoys plenty of natural light. The ground floor also features a study or third bedroom, which is conveniently located near the fully fitted wetroom, providing the option of single storey living should it be required. The first floor features an exceptionally generous master bedroom with en-suite access to the bathroom, as well as a second bedroom and plenty of fitted storage space.

**LIVING/DINING ROOM**  
4.07m x 6.98m (13'4" x 22'11")

**KITCHEN**  
3.55m x 4.55m (11'8" x 14'11")

**STUDY/BEDROOM 3**  
4.09m x 2.76m (13'5" x 9'½")

**BEDROOM 1**  
4.81m x 4.67m (15'9" x 15'4")

**BEDROOM 2**  
3.35m x 2.46m (11' x 8'1")

— Please note: Some plots may not have windows or feature either windows or bay windows to end walls. Please check with the sales office for specific details.

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A delightful three-bedroom cottage featuring a spacious living-dining room and benefitting from a first floor gallery space.

## THE YORK 2/3 BEDROOM COTTAGE

Plots: 6, 24, 29 and 46. Plots: 25, 30 and 45 handed.

Phase 2 - to come. Phase 3 - to come.



# THE YORK

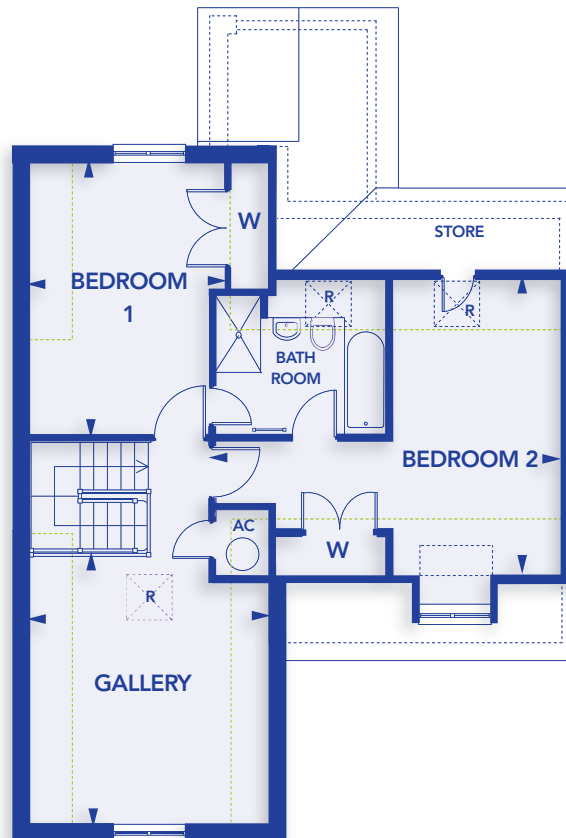
141.4m<sup>2</sup> (1522 ft<sup>2</sup>)



## GROUND FLOOR



## FIRST FLOOR



The York's ground floor comprises an exceptionally spacious main reception room for living and dining as well as a separate fitted kitchen and glazed garden room. The ground floor also features a study or third bedroom, which is conveniently located near the fully fitted wetroom, providing the option of single storey living should it be required. On the first floor are two large double bedrooms featuring a shared Jack and Jill style en-suite bathroom, as well as an extra gallery space – ideal for hobbies or use as an extra reception room.

**LIVING/DINING ROOM**  
6.98m x 4.46m (22'11" x 14'8")

**KITCHEN**  
4.45m x 4.16m (14' x 13'8")

**STUDY/BEDROOM 3**  
4.26m x 2.75m (13'11" x 9'½")

**GARDEN ROOM**  
2.81m x 2.29m (9'3" x 7'6")

**BEDROOM 1**  
4.45m x 3.21m (14'7" x 10'6")

**BEDROOM 2**  
4.81m x 5.69m (15'9" x 18'8")

**GALLERY**  
3.91m x 3.95m (12' x 11'½")

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A generously proportioned three-bedroom cottage featuring a large reception room for living and dining, and two en-suites.

## ■ THE CONNAUGHT 2/3 BEDROOM COTTAGE

Phase 1 plots: 38, 40 and 49. Plots: 1, 39 and 41 handed.

Phase 2 - to come. Phase 3 - to come.

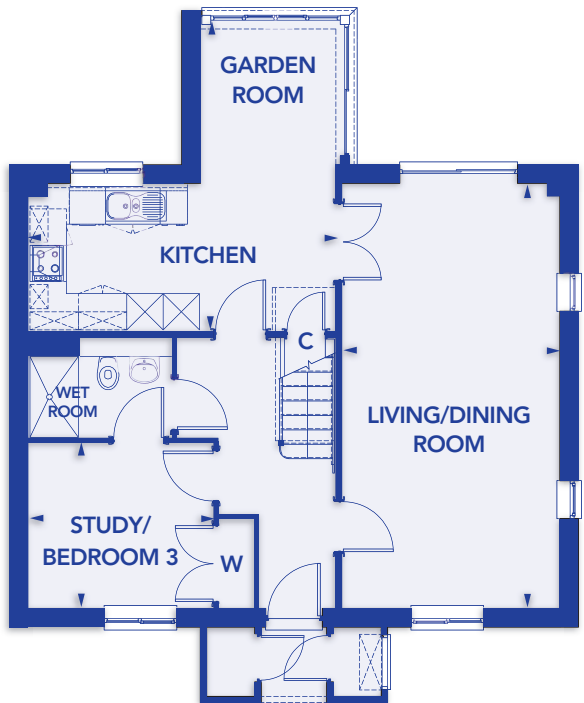


# THE CONNAUGHT

127.93m<sup>2</sup> (1377 ft<sup>2</sup>)



## GROUND FLOOR



## FIRST FLOOR



The ground floor of The Connaught comprises a very spacious reception room for living and dining along with a large separate kitchen and glazed garden room to the rear. The ground floor also features a study or third bedroom, which is conveniently located near the fully fitted wetroom, providing the option of single storey living should it be required. On the first floor is a generously proportioned master bedroom with plenty of fitted wardrobe space, as well as a large second bedroom, both of which feature en-suites.

**LIVING/DINING ROOM**  
6.98m x 3.56m (22'11" x 11'8")

**KITCHEN**  
5.03m x 2.4m (16'6" x 7'10")

**STUDY/BEDROOM 3**  
3.02m x 2.71m (9'11" x 8'11")

**GARDEN ROOM**  
2.29m x 2.3m (7'6" x 7'6")

**BEDROOM 1**  
4.33m x 4.02m (14'2" x 13'2")

**BEDROOM 2**  
4.98m x 3.61m (16'4" x 11'10")

**GALLERY**  
3.94m x 2.73m (12'11" x 6'11")

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DURRANTS  
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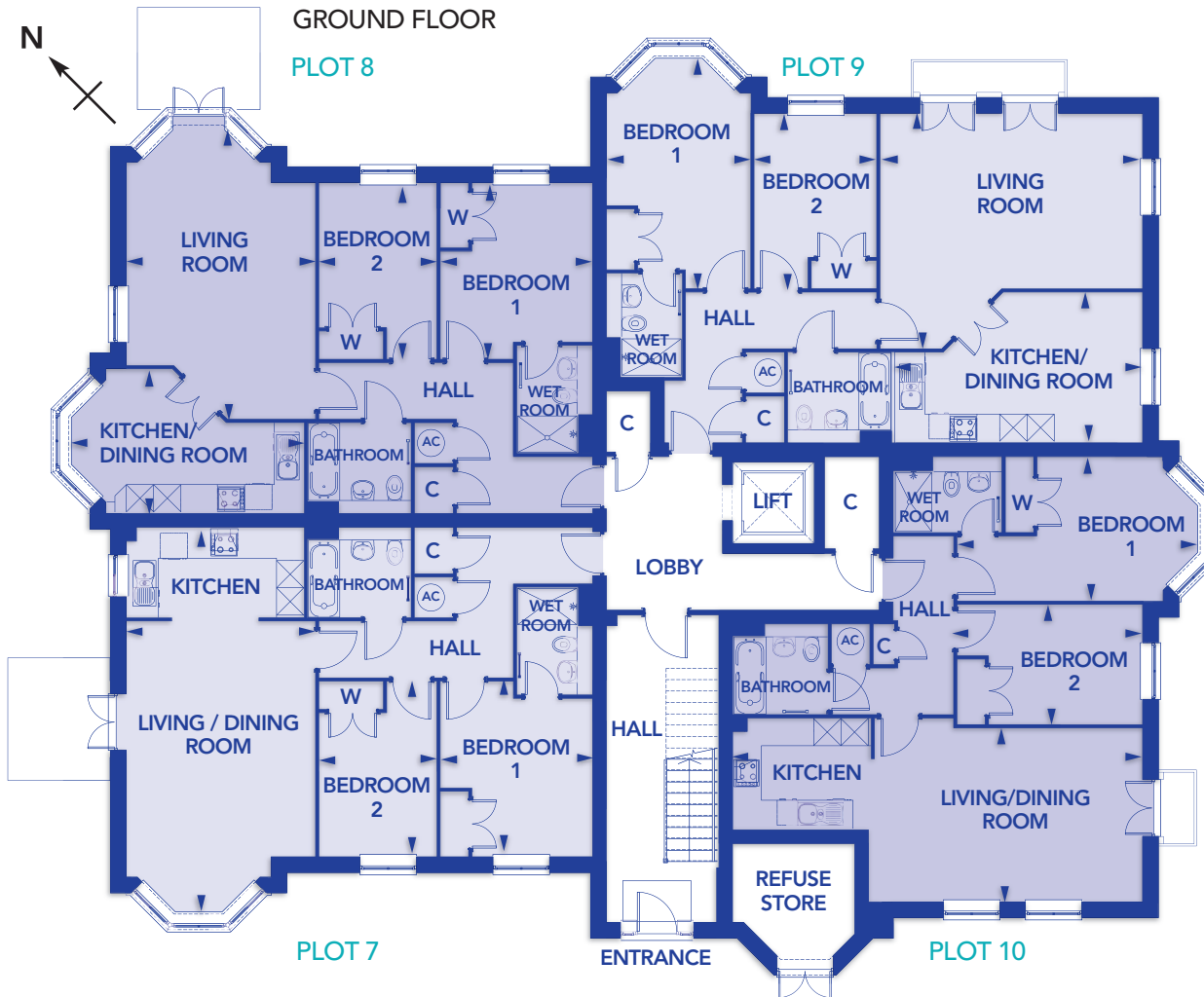
Most of these stylish apartments benefit from a balcony or patio and feature an attractive bay window.

## AGATES HOUSE 2 BEDROOM APARTMENTS

Plots: 7-18.



# AGATES HOUSE



## PLOT 7

KITCHEN	3.88m x 1.95m (12'9" x 6'5")
LIVING/DINING ROOM	4.13m x 6.41m max (21' x 13'6" max)
BEDROOM 1	3.3m x 3.45m (11'4" x 10'10")
BEDROOM 2	2.25m x 1.7m (7'5" x 5'7")

## PLOT 8

KITCHEN/DINING ROOM	5.14m x 3.14m max (16'10" x 10'4" max)
LIVING ROOM	4.13m x 6.43m max (21'1" x 13'6" max)
BEDROOM 1	3.3m x 3.85m (12'8" x 10'10")
BEDROOM 2	2.57m x 3.85m (12'8" x 8'5")

## PLOT 9

KITCHEN/DINING ROOM	5.42m x 3.27m max (17'9" x 10'9" max)
LIVING	5.74m x 5.15m max (18'10" x 16'11" max)
BEDROOM 1	3.13m x 5.09m (16'8" x 10'3")
BEDROOM 2	2.67m x 3.83m (12'7" x 8'9")

## PLOT 10

KITCHEN	3m x 2.42m (9'10" x 7'11")
LIVING/DINING ROOM	5.97m x 8m (19'7" x 12'5")
BEDROOM 1	5.31m x 3.13m (17'5" x 10'3")
BEDROOM 2	4.05m x 2.62m (13'3" x 8'7")

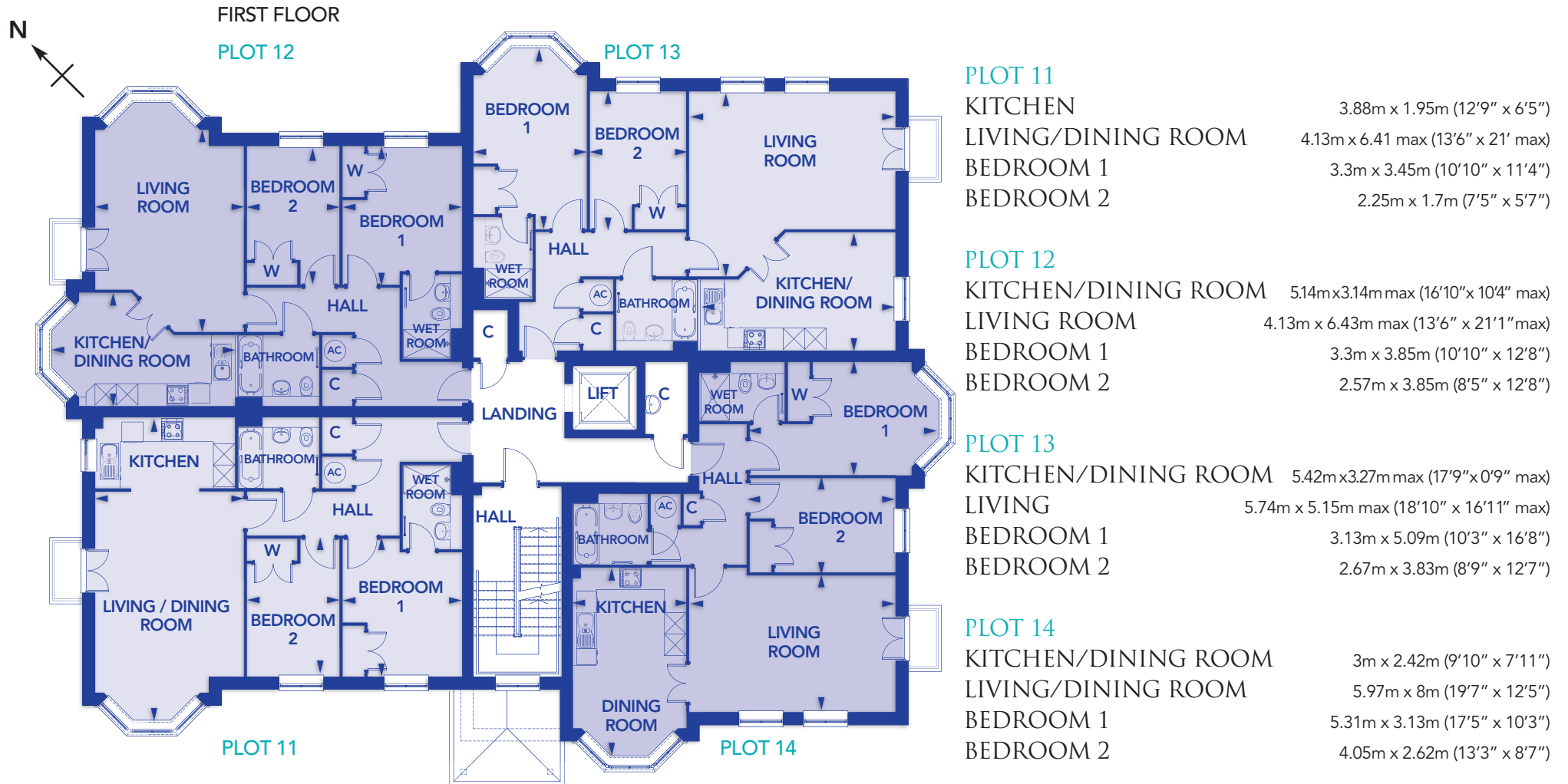
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# AGATES HOUSE



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# AGATES HOUSE



## PLOT 15

KITCHEN	3.88m x 1.95m (12'9" x 6'5")
LIVING/DINING ROOM	4.13m x 5.6m (18'4" x 13'6")
BEDROOM 1	3.3m x 3.83m (12'7" x 10'10")
BEDROOM 2	2.57m x 3.83m (12'7" x 8'5")

## PLOT 16

KITCHEN/DINING ROOM	5.14m x 3.14m max (16'10" x 10'4" max)
LIVING ROOM	4.13m x 6.43m max (17' x 13'6" max)
BEDROOM 1	3.3m x 3.85m (12'8" x 10'10")
BEDROOM 2	2.57m x 3.85m (12'8" x 8'5")

## PLOT 17

KITCHEN/DINING ROOM	5.42m x 3.27m max (17'9" x 10'9" max)
LIVING	5.74m x 5.15m max (18'10" x 16'11" max)
BEDROOM 1	3.13m x 5.09m (16'8" x 10'3")
BEDROOM 2	2.67m x 3.83m (12'7" x 8'9")

## PLOT 18

KITCHEN/DINING	3m x 2.42m (9'10" x 7'11")
LIVING ROOM	5.97m x 8m (19'7" x 12'5")
BEDROOM 1	5.31m x 3.13m (17'5" x 10'3")
BEDROOM 2	4.05m x 2.62m (13'3" x 8'7")

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## ESSENTIAL INFORMATION

ENERGY EFFICIENCY, SERVICE CHARGES AND FAQs



# ESSENTIAL INFORMATION

## WHAT YOU NEED TO KNOW ABOUT YOUR NEW HOME

### ENERGY EFFICIENCY AND YOUR NEW HOME

All Renaissance Villages have been designed to provide energy efficient, sustainable, luxurious homes. We strive to meet the highest possible standards, in most cases surpassing the standards required of the home building industry by the Government.

Each home features excellent insulation and double glazing as well as an air source heat pump system that provides underfloor heating and hot water. These features not only reduce environmental impact, but also minimise energy costs and ensure your home is perfectly cosy in the winter.

#### SAP rating

Standard assessment procedure (SAP) is the Government's rating for the energy performance of your home. SAP is expressed on a scale of one to 100 – the higher the number, the better your home performs. We will be able to advise you of the anticipated rating for your chosen home off-plan. A certificate stating your home's official rating will be issued on completion of your purchase. Renaissance Villages homes typically achieve impressive ratings of between 79 and 87.

#### EI rating

Environmental impact (EI) is the rating based on the annual CO2 emissions of your new home, which is measured on a scale of one to 100, with 100 representing the least impact. We will be able to provide you with an estimated figure of your chosen home off-plan, but an official certificate will be issued upon completion. Renaissance Villages homes typically achieve a rating of between 80 and 87.

### LEASE INFORMATION

- The lease on all properties is a term of 125 years
- Ground rent will be payable per annum, increasing in line with the retail price index every five years
- On the sale of the property a re-sale fee is payable to the landlord (freeholder)
- During years one to three the re-sale fee will be 5% of the property's selling price; during years four to 10 it will be 10%; and for all subsequent years it will be 15%
- The re-sale fee includes the developers/landlord's appointed agent's selling fees and the landlord's legal costs for the license to assign. You are free to use the agent of your choice, however you will be liable for their costs in addition to the re-sale fee
- The re-sale fee represents the landlord's return on capital invested in the provision of the central amenities and facilities
- On the sale of the property the lease is assignable to any qualifying person

### SERVICE CHARGES

Service charges are the budgeted costs of providing the services, as prepared by the management company that will manage the running of each village. At each financial year-end a copy of a statement of accounts, certified by independent auditors, will be issued to each leaseholder.

#### Service charges provide funds to cover:

- Salaries for all staff including: village manager, reception and office staff, suitably qualified medical staff, maintenance supervisor, ground staff, domestic supervisor and assistants
- General practitioner consultancy fees – a GP will be retained as a consultant to the village and will hold a short surgery each week
- Prescription delivery services from a local pharmacy
- Weekly bed linen laundry service, plus a domestic assistant to each property for one hour per week
- Cleaning of all communal parts
- Insurance policy to cover buildings insurance on each property, plus all communal buildings, their contents and equipment, together with employer's and public liability insurance
- External maintenance, decoration and repair of all properties in the village
- Internal maintenance, decoration and repair of all communal buildings
- Upkeep and maintenance of all communal grounds, boundary fences etc
- Maintenance, repair and replacement of any plant or equipment
- Weekly refuse collection service
- Service contracts for communal boilers, lifts, alarms and front gates
- Garden supplies
- External window cleaning of residential and commercial buildings
- Business rates in respect of the village shop, restaurant and office
- All gas, electric, water and sewerage charges in respect of communal areas and facilities
- Operation of village management offices and costs of recruiting staff
- Provision and maintenance of an emergency call-out system to each residential property, both on-site (in designated hours) and off-site (at all other times)

#### What's not covered?

Residents' individual gas, water, electricity and telephone rates and charges, contents insurance, council tax, TV licence and satellite/cable subscription services

# FREQUENTLY ASKED QUESTIONS

## WE ANSWER SOME COMMON QUERIES

### WHO CAN BUY A RENAISSANCE VILLAGES HOME?

All of our villages are age-exclusive and we welcome any residents who meet the qualifying age criteria. These criteria vary between a minimum age of 55 and 60 depending on the development. Please contact your local sales team or refer to the individual village brochures and websites for more information.

### What facilities and social activities are available?

All our villages feature a wide range of facilities for use by residents and their guests including a leisure pool, fitness centre, library and coffee lounge, games room, residents' meeting/club room, restaurant and bar, guest suite, medical centre, village shop and post box. In our experience, a wide range of clubs, societies and events are organised by residents such as rambling, art, table tennis, croquet, theatre trips, music, line dancing, photography, bridge, coffee mornings, talks, parties and shows – the list is almost endless.

### Can visitors stay?

Yes, visitors may stay in private homes for up to 28 days or, if preferred, in the guest suites provided in each village. Guest suites are available to book via the village manager at reasonable rates.

### Are pets allowed?

Yes, we understand how important pets are to families and we welcome well-trained pets in all our villages as long as they are kept under control and in accordance with the lease.

### Is there any medical cover?

One suitably qualified member of staff will be on duty at selected times during weekdays. They will be able to deal with medical emergencies, minor ailments, and give general medical advice on health matters. They will organise 'well person' clinics and annual flu jabs with the GP consultant to the village.

### Is there an emergency alarm call system?

Each home has an unobtrusive system installed enabling residents to make contact with on-site staff in the event of a medical or property emergency at any time during designated hours. Outside of these hours, the system is connected to a professionally managed UK-based off-site emergency call centre. Some villages have greater care provision/capability and support than others.

### Is there parking provided in the villages?

There is on-site parking available in all our villages, however some properties come with allocated spaces and some do not. Please check with your local sales team for details of parking in your chosen village.

### Will I need to pay a service charge or ground rent?

Yes, Renaissance Villages properties are sold on a leasehold basis with a term of 125 years and there will be an annual ground rent and service charge. The charge covers expenses relating to the comprehensive communal facilities and services. For further information see the 'Essential Information' section in this leaflet or contact your local sales team.

### Is the service charge fixed?

The annual charge is capped for the first two years from the commencement of the full provision of services in each village. Increases in service charges will only reflect any higher costs of providing and maintaining the facilities and services, plus any future Government legislation. The management companies are acutely aware of the need to keep costs under control and will ensure any increases are kept to a minimum.

### Who is responsible for redecoration of my property?

External redecoration is the responsibility of the village's management company within a planned and budgeted cycle. Internal redecoration is the responsibility of the leaseholder.

### Can I make alterations to my property?

Structural changes may only be made with the freeholder's permission and in the first instance we recommend discussing any proposed changes with the village management company.

### Who manages the villages?

Renaissance Villages provides daily on-site management to the villages through individually set up management companies in each location, all of which are overseen by our head office team. Management companies include a village manager, maintenance supervisor and all other staff required to provide the services and maintain the facilities.

### Do I have to pay anything when I leave?

On the sale of the property a re-sale fee is payable to the freeholder (developer/landlord), which represents their return on capital invested in the provision of the central amenities. This fee includes the freeholder's appointed agent's selling agents' fees and the legal costs for the license to assign the lease. You are free to use the agent of your choice, however you will be liable for their costs in addition to the re-sale fee. During years one to three the re-sale fee will be 5% of the property's selling price; during years four to 10 it will be 10%, and for all subsequent years it will be 15%.

### How do I reserve a property?

Contact your local sales team. They will take you through the simple purchase process and will also be able to offer advice and practical help with selling your existing property, downsizing and de-cluttering.

### Are appliances included in the purchase price?

Please refer to the specification information sheet for details on what will be included in your new home.



## HOW TO FIND US

### From the M23/A23

If travelling south from London, exit the M25 at junction 7 to join the M23. Exit the M23/A23 at junction 11 where the M23 southbound meets the A23 northbound, and take the A264. Continue on this road, passing through three roundabouts. At the fourth roundabout you will need to exit the A264 by turning right on to Faygate Lane. You will see Faygate Station ahead and Durrants Village is just past the station, on the left.

### From the A24

If travelling south from London, exit the M25 at junction 9 to join the A24. Exit the A24 at the Great Daux roundabout just outside Horsham. Take the A264, passing through two roundabouts. At the third roundabout, turn left on to Faygate Lane. You will see Faygate Station ahead and Durrants Village is just past the station, on the left.

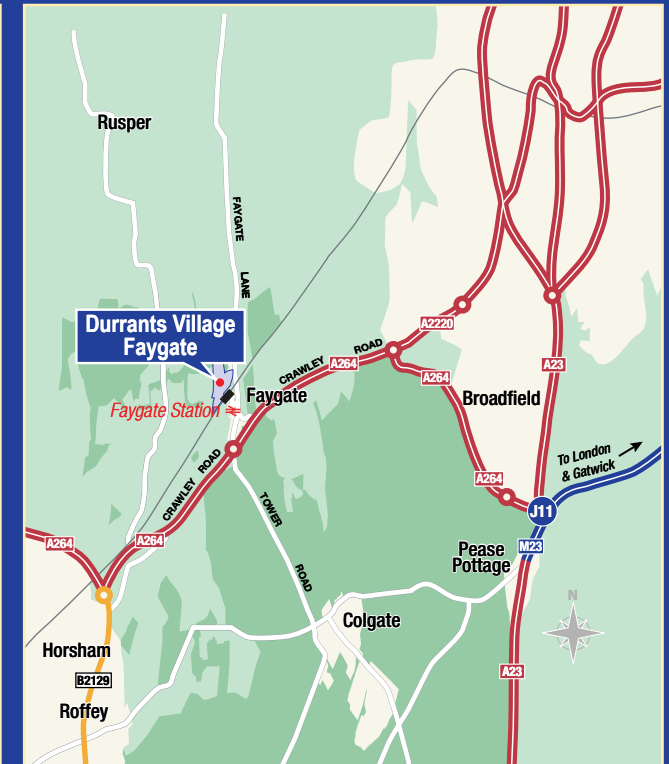
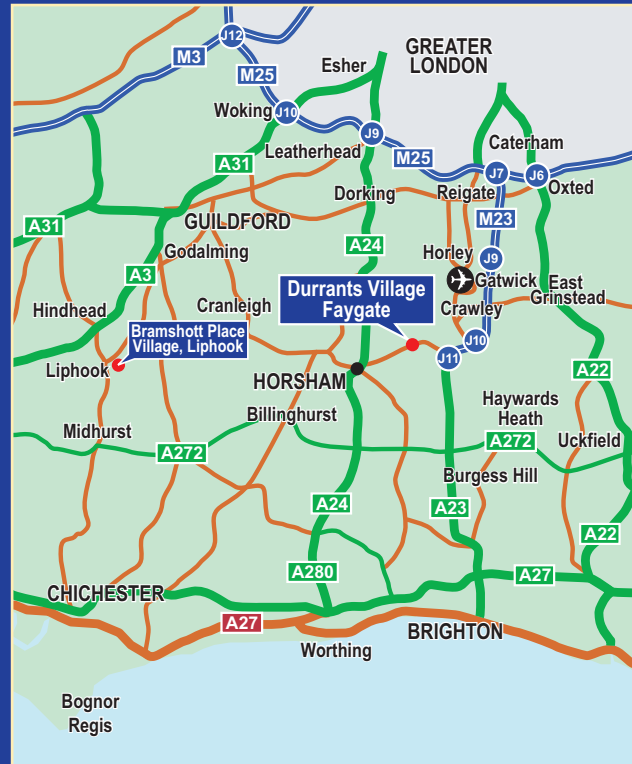
Durrants Village

Faygate

West Sussex

RH12 4SJ

[www.durrantsvillage.co.uk](http://www.durrantsvillage.co.uk)



For sales enquiries, please contact our team on: 01293 851935 or [sales@durrantsvillage.co.uk](mailto:sales@durrantsvillage.co.uk)

The details in this brochure are intended to give a general indication of the proposed development and floor layout. The company reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of a contract or be a representation inducing any such contract. These properties are offered subject to availability. Please note the development name is for marketing purpose only at this stage.



INSPIRATIONAL LIVING