

West Park Levy and your Property

Frequently Asked Questions

Since the creation of West Park Garden Village and the West Park Levy, when buying, selling, or remortgaging a property in phase one of West Park Garden Village, your mortgage provider or conveyancing specialist may need further information about the West Park Levy and its status regarding your property.

Some mortgage providers have requested a deed of variation on property titles around the wording of the Levy, these changes have no detrimental effect on the Levy and its purpose. The Trustees have committed to making the process of a variation as straightforward as possible to home owners and prospective buyers.

The WestPark Levy Trust have instructed Kingston Property Service to provide the necessary support to you and your team to meet their requirements.

We have agreed to a cost of this to you to be no more than £100 +Vat. If your specialist need this information they should contact

Kingston Property Services, 0330 123 1133 mail@kingstonpropertyservices.co.uk Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER

The Trustees have worked with **BHP Law at Westgate House Faverdale Darlington DL3 0PZ** to represent the WestPark Levy Trust and to *produce the Deed of variation for £200 +vat.*

If your mortgage provider, conveyancing specialist believe you may need a deed of variation they should contact Kingston Property Service on 0330 123 1133, or email mail@kingstonpropertyservices.co.uk or write to Kingston Property Services, Cheviot House, Beaminster Way East, Kingston Park, Newcastle upon Tyne, NE3 2ER and they will liaise with BHP Law on our and your behalf.

Frequently Asked Questions

How long will the process take?

Depending on your requirement the process could take a number of weeks, please inform your team about the WestPark Levy so work can get started as soon as possible, it shouldn't delay any applications or conveyancing.

Will I need to do this every time I remortgage?

Due to changes in legislation in regards to rent charges, West Park Levy, some mortgage providers request additional information regarding the Levy, This will be provided by Kingston Property Services and some may request a deed of variation. Once a variation is made no further variations will need to be made unless further law or mortgage practice changes occur.

If I don't need a deed of variation now should I get one to future proof myself?

There is no need to pre-emptively pay for a deed of variation, a deed of variation shouldn't delay any mortgage application or sale of a property as long as any requests are made in good time to Kingston Property Services when actually required.

Does the WestPark Levy Trust financially benefit from these costs?

No the WestPark Levy Trust doesn't receive any payment for any of the work done by Kingston or BHP Law. The fees charged are to cover the costs involved in processing the requests for information and drawing up the deed of variation.

I am considering buying a new build property on the latest development of West Park Garden Village are these properties affected?

All these new properties have the latest version of the deeds including the variation. Although if you remortgage or sell your property in future, Kingston Property Services will be your first point of contact to meet your needs.

Regards

Trustees

WestPark Levy Trust

