

# Weymede Residents Society Limited



Letter distributed to Estate Agents who deal with the buying, selling and letting of properties in

## Weymede

May 07

Dear Sirs

Thank you for your assistance to date in spreading the word about Weymede. This letter is designed to give you further information which may be of assistance in the buying, selling and letting of properties here.

First, I would like to let you know about the Weymede website: [www.weymede.co.uk](http://www.weymede.co.uk). Much of what I will refer to below, and indeed far more, is posted on the site, and we do encourage you to visit in order to familiarize yourself with the benefits of the estate, as well as the rules and covenants, all of which are also posted there for all to read.

With regards to the covenants, these are in place to protect the original design and dream behind the estate. Weymede is a 'Span' estate, one of several designed by Eric Lyons and Ivor Cunningham in the 60s. The aim was to create a community feel, where people are encouraged, through the layout of the properties - set amongst beautiful grounds -, to interact with their neighbours; while the design of the properties themselves is modern, clean lines, open-plan, and these award a simple, peaceful uncluttered feel. Therein lays the essence behind the covenants and rules, and it is this dream that they are there to protect.

In March 2004, Grand Designs published a 20 page article, solely on the wonder of Span estates; in November 2006, The Evening Standard published a half page article on Span houses, promoting their modern clean lines; towards the end of 2006, into 2007, RIBA (The Royal Institute of British Architects) held an open exhibition dedicated to Span houses and Eric Lyons' work, and the many awards that Span had won; and more recently The Guardian, on Saturday 26<sup>th</sup> May 07, also had a large feature in one of its magazines about Span houses in general, with their one and only picture covering half a page and featuring Weymede, and included the Weymede website as a contact.

In other areas, Span houses are highly sought after, some of which have less grounds than Weymede's 15 acres; do not have their own private section of the riverbank; and do not own a section of the woods, through which one can walk to the country park (crossing an original section of the old Brooklands race track). These other estates also often lack the great location of Weymede, with its 30 minutes into London on the train, and moments from the main roads, such as A3 ad M25. Elsewhere, people are prepared to pay more for Span houses than for similar sized houses in the same area, because of what Span is, and what it stands for.

Some estate agents can tend to miss all the above great points, instead saying that Weymede has a service-charge and thus should be down-priced. I hope you can see that Weymede has far more to offer and deserves to be sold better.

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Registered Number: 1P16553R Registered in England  
[www.weymede.co.uk](http://www.weymede.co.uk)*

However, on the subject of the service charge, which currently stands at £73 per month, one gets the following:

- All woodwork painted on a 3 year cycle
- Windows washed on a monthly basis
- Gutters cleaned
- The 15 acre estate managed and kept to a high standard
- All electric lighting on the estate paid for
- The estate's paths maintained
- The drains maintained in the communal areas
- The Garden Compound emptied
- And Much More...

And when you consider that blocks of flats, with only a staircase and a small square piece of grass out front, often have a service charge in excess of what Weymede requires, it really is very good value. What's more, the money paid does not go to fund some external management agency. It stays within the estate, which is managed by residents. Every property owner is a shareholder (1 share per property, with 141 properties), and only what is needed to be charged is charged, with the amount for the following year being discussed and agreed by the residents themselves at the Annual General Meeting.

At the last Annual General Meeting in November 2006, some residents requested that we encourage all property owners to sell only through modern house specialists, who are familiar with the special design and appeal of Span estates like Weymede, and not through general estate agents who tend to undervalue due to not being aware of what they have got. As Span houses become increasingly sought after by architects, as well as professionals who are looking to move out of the rat-race, and by people who want more space as new properties get smaller and more tightly packed in, the prices look likely to rise, if Weymede is marketed to its potential.

I hope you will take some time to read up about Weymede, and Span in general, familiarise yourself with all the wonderful benefits, as well as the protective restrictions (such as, a property may only be let if furnished, and only for 3 years out of 4, which people who bought through the Buy-to-Let scheme are now getting stuck with), and that you will help us in realising the true value of Weymede properties, to the benefit of all.

Thank you

If you require any further information, please feel free to contact us.

Yours sincerely

Communications Team

Weymede Residents Society Ltd