

---

# DUNDEE HOUSE

---

MIDHURST, WEST SUSSEX



Lilyford





# DUNDEE HOUSE

## Contents

|                          |    |
|--------------------------|----|
| Welcome to Lilyford      | 4  |
| Introducing Dundee House | 5  |
| Development layout       | 9  |
| Discover Midhurst        | 11 |
| Future-proofed design    | 15 |
| Specification            | 19 |
| Interiors                | 21 |
| Communal spaces          | 23 |
| Property management      | 24 |
| Moving & post-purchase   | 25 |



# DUNDEE HOUSE



A brand new development of sixteen 1 & 2 bedroom apartments, perfectly placed in Midhurst town centre, at the heart of the South Downs

WELCOME TO LILYFORD

## The perfect downsizing solution



We're local people who are passionate about building homes you'll be excited to live in. In places where you'll feel proud to belong.

Our elegant, thoughtfully designed properties are brought to life by fantastic, supportive and inclusive communities of residents at a similar life stage.

A fresh new approach that offers a more fully-realised lifestyle. We specialise in concepting and designing aspirational 1 & 2 bedroom apartments, ideally suited to downsizers looking for camaraderie, security and peace of mind in highly desirable locations, close to dynamic town centres.

All our developments have easy access to key amenities such as supermarkets, doctors' surgeries, open spaces like parks, and vital transport links.

Our end to end, hands on project management means everything is done in-house; land acquisition, planning and design, construction, sales and ongoing support. We don't think of ourselves as just developers, as we're creating a lifestyle brand that provides valuable long-term services. It's a reputation we're proud of.

### An impressive track record



Lilyford was founded in 2014 by Maurice Ormerod and Charley Law, as the latest chapter for a team that have over 15 years' experience in creating unique homes.

As local Sussex residents for many years, we know the county, and surrounding areas personally, and have the access and connections to acquire the most sought-after sites and locations. We have particular experience with working alongside local planning councils in beautiful and sensitive areas like the South Downs National Park.



pride of place.



# Your exciting next chapter

A brand new development of 16 one and two bedroom apartments, Dundee House is right in the centre of Midhurst, a charming historic market town in the heart of the scenic South Downs. Dundee House has been carefully conceived and designed to reflect and compliment the area's considerable architectural heritage of outstanding Tudor, Georgian and Victorian properties. The resulting contemporary take on the town's historic legacy will be a fitting tribute, sitting perfectly alongside the existing period buildings.

Dundee House has been created to provide elegant, accessible, easy to run homes that offer a fully realised community-driven lifestyle. A vibrant way of living, energised by belonging and enlivened by experiences, where residents can maintain their independence, live with purpose and shape their own futures. It's an entirely fresh approach to town centre living exclusively for the over 60s.



## WHAT MAKES DUNDEE HOUSE UNIQUE?

Dundee House offers the opportunity to purchase a simpler and easier way of life... one that frees you up to do what you enjoy most, and experience a new lease of life, free from property maintenance and upkeep worries. Choosing to live in town opens up so many diversions and activities that are right on your door step, allowing you to remain independent and active.

We want our residents to own a home of impeccable quality that's a great investment, built to last and easy to run. For us, those that purchase a Lilyford property won't just maintain their independence, they'll have a say in what happens in their building. Best of all, we take care of all the administration so living with us is hassle free.

# Embrace effortless, comfortable living

Lilyford are all about embracing everything that life has to offer, and that means making the most of later life too.

So our residents feel at home as soon as they move in, we make sure they meet all their neighbours and always know what's happening. We plan to show you around Midhurst to get to know this fantastic area, and meet the local butcher, baker and grocer. Our stylish, modern and aspirational properties are designed specifically to our residents needs and restore their faith in the belief that life is for living.

In essence we're not just building homes, but fostering a fantastic, supportive and inclusive community of residents at a similar life stage that live in their properties, but also spend time together in inspirational shared spaces.

### Once you're settled in you'll be able to enjoy:



A supportive House Manager who's on hand to assist



Community living and working spaces with coffee bar



Building and windows cleaned and looked after



Honesty pantry packed with everyday essentials



Guest room with ensuite for visiting friends and family



Lift to all floors providing level access throughout



Secure buggy and bicycle storage, including charging

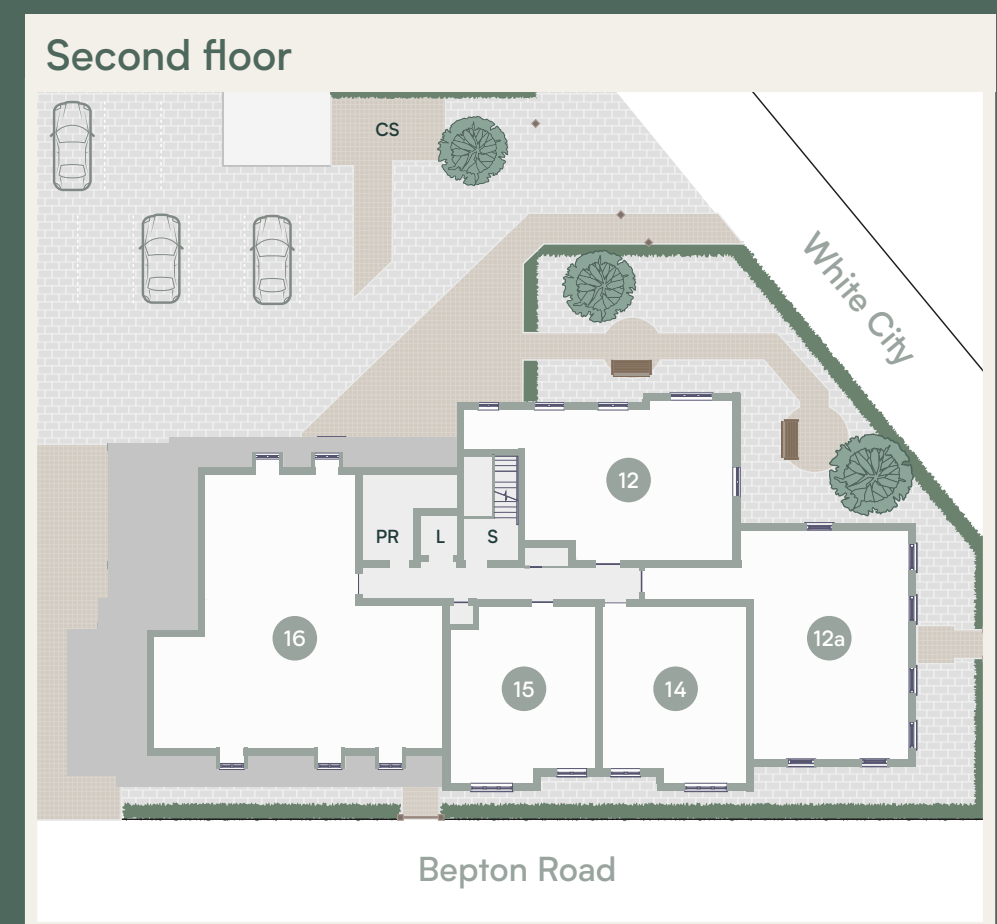
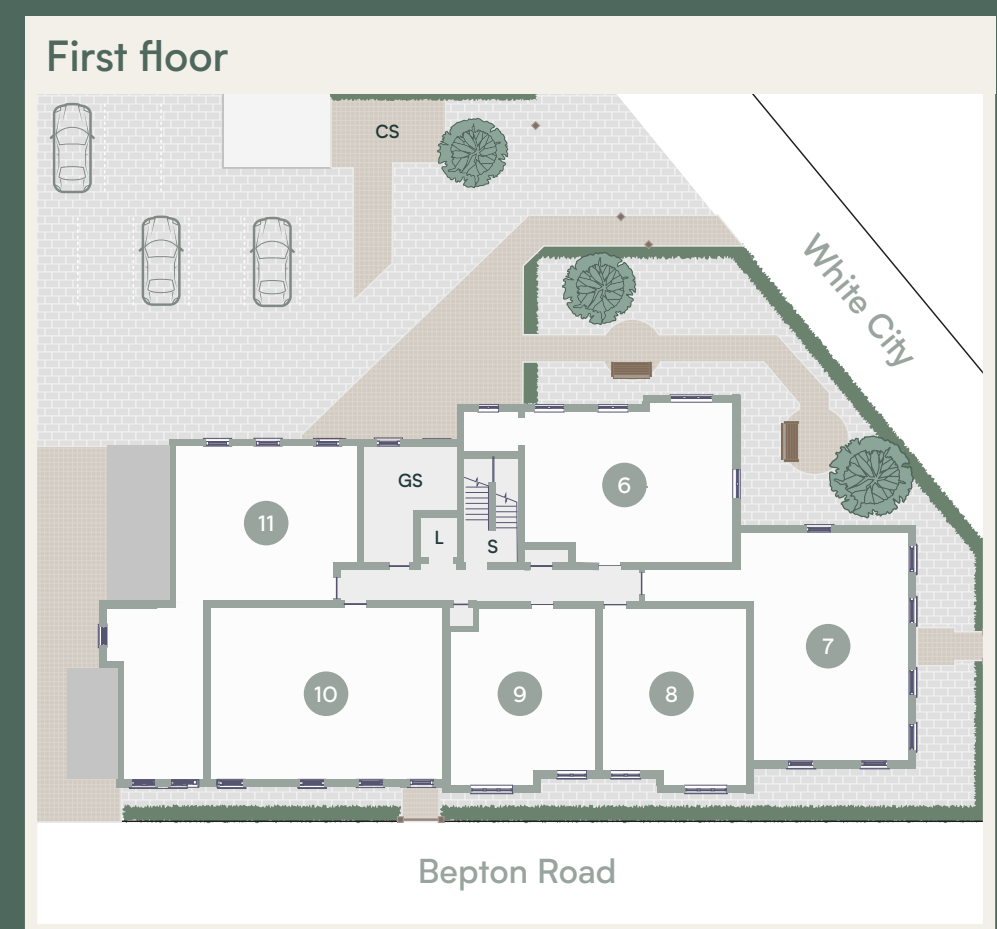
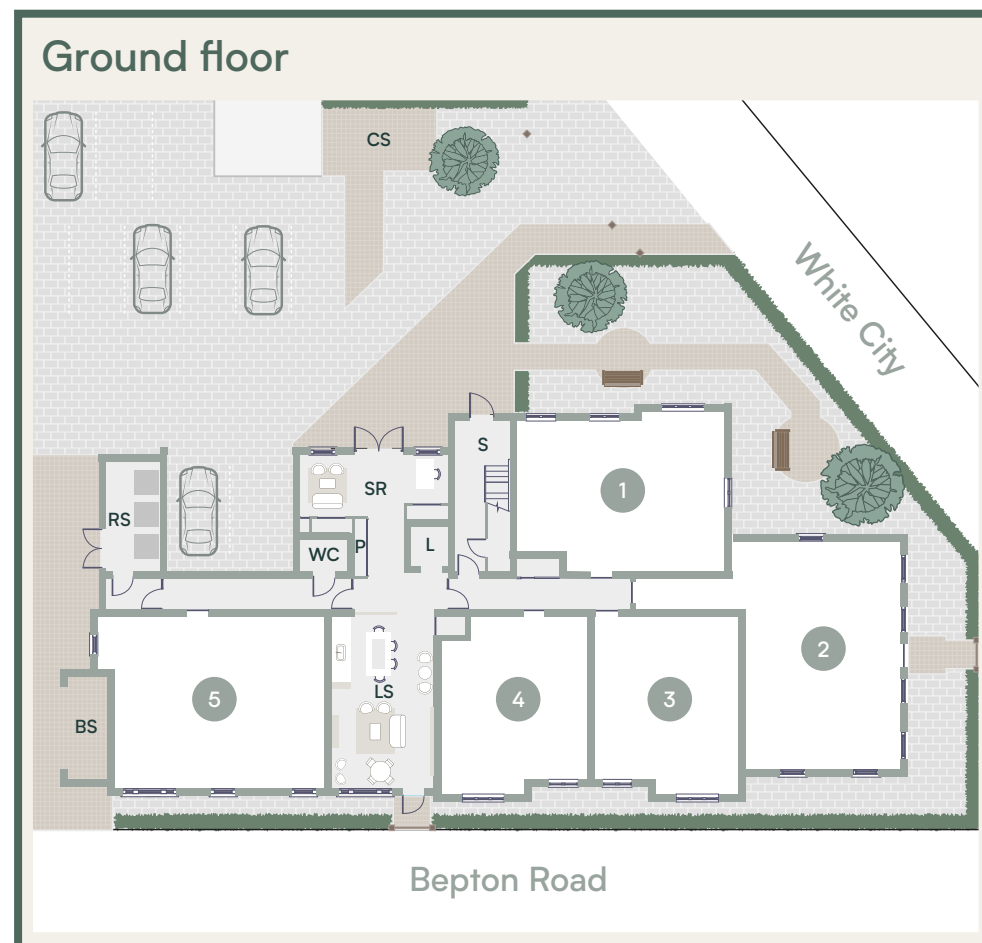


Low cost renewable energy heating & hot water









## DEVELOPMENT LAYOUT

Sixteen beautifully designed  
1 & 2 bedroom apartments

**DUNDEE  
HOUSE**

### Key

**BS** Buggy Storage  
**CS** Cycle Storage  
**GS** Guest Suite  
**L** Lift  
**LS** Living Space

**P** Pantry  
**PR** Plant Room  
**RS** Refuse Store  
**S** Staircase  
**SR** Snug/Reception  
**WC** Water Closet

# Location Location Location

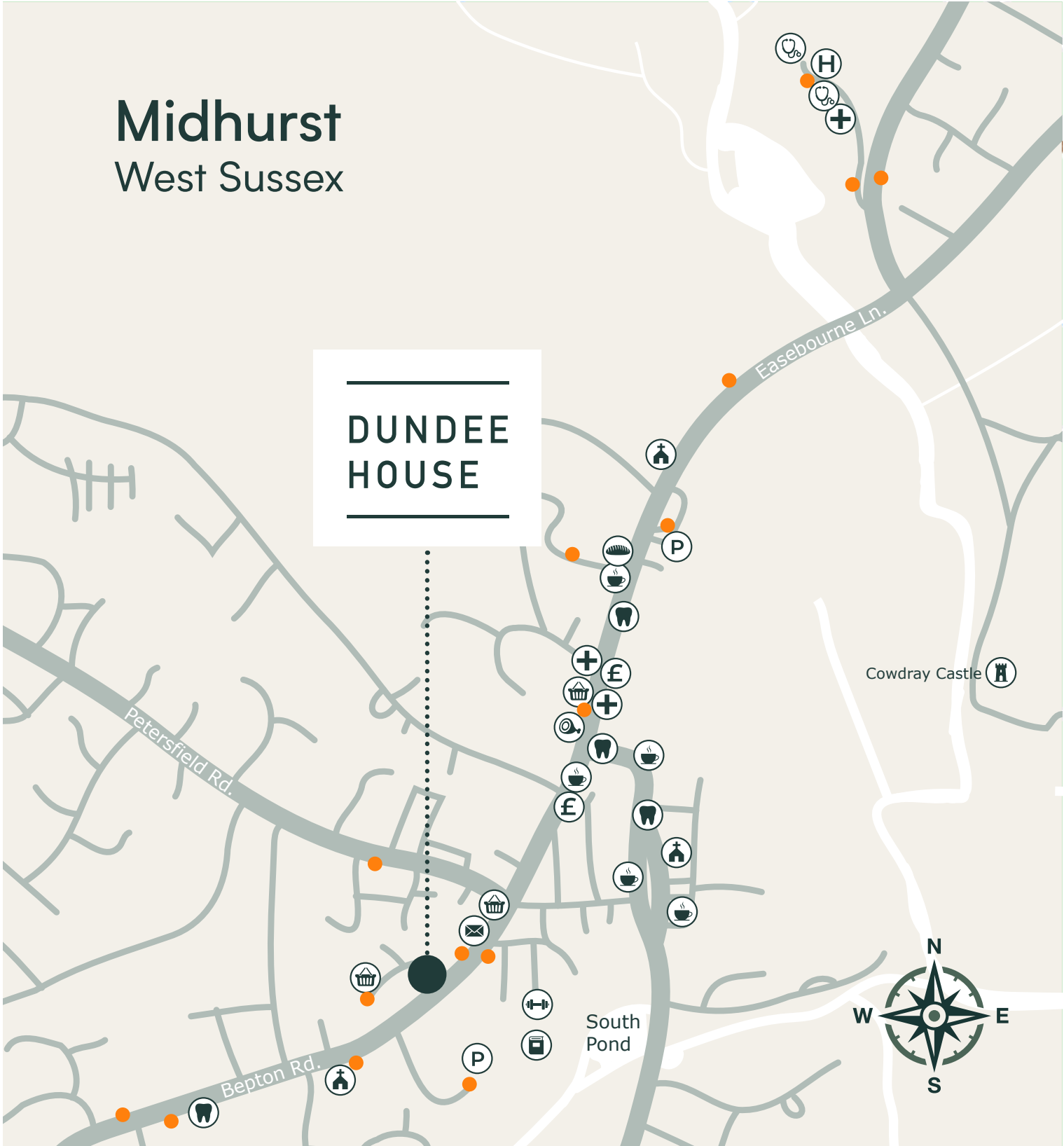
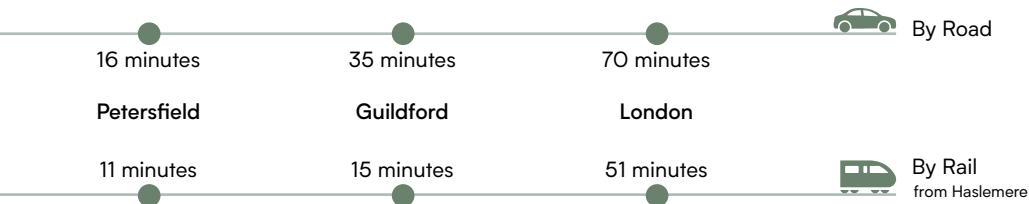


## Midhurst offers town centre living at its best

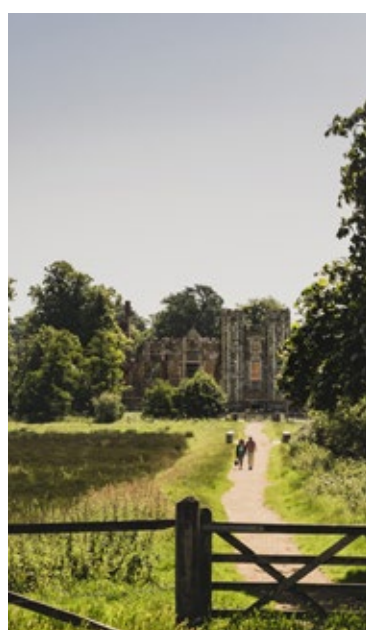
We don't build Lilyford properties just anywhere - we always want to build homes in places we know well, and are close to local, dynamic and interesting town centres. Being a real part of the local area, and having a positive impact, is also important to us.

## Travel times

DUNDEE  
HOUSE







Enjoy an active lifestyle, with all that the South Downs have to offer



## THE LOCAL AREA & YOUR LIFESTYLE

Historic Midhurst, a town of attractive shops and narrow lanes, sits squarely on the Surrey and Sussex border. As well as over 100 listed buildings, including The Parish Church of St Mary Magdalene and St Denys in the Old Market Square, Midhurst is also blessed with delightful hotels, glorious gastro-pubs and splendid restaurants.

There's so much to see and do in this delightfully charming place. From walking, cycling and horse riding in the South Downs National Park, to golf, clay pigeon shooting and fly fishing in next door Cowdray Park, there are no shortage of invigorating and quintessentially British outdoor pursuits in and around the town. Midhurst is also the home of English polo, and its seasonal highlight, the British Open Gold Cup final.

The Grange Centre offers more indoor activities and facilities to help people stay fit and active, including squash and badminton courts, drop-in exercise classes and a well-equipped gym, and is also home to a function room, café and the town's library. When you need to decompress and relax, Cowdray Hall hosts Yoga, Pilates and meditation classes, and you could always try spot of wine tasting at Upperton Vineyard, or hand-blended spirits at the Lurgashall Winery.

There are also lots of ways to get involved with the local community, notably some fantastic charities, and a few arts, crafts and theatre groups. Every August the MADhurst Festival brings together musicians, artists and craftspeople for a celebration of creativity, and a procession through the high street, while green-fingered residents are invited to enter their gardens into the annual Midhurst in Bloom competition. Festivities continue throughout the year and in December, the town gets together for a Christmas street party.

If the recreations of Midhurst aren't enough, you don't need to venture far out of town to discover some other excellent towns to explore. A mere 12 miles from Midhurst, Chichester is a destination for sailors and theatre buffs, and for the racing enthusiasts, glorious Goodwood is only a short drive away. Stunningly beautiful Haslemere, 8 miles from our building, means fast trains to London are virtually on our doorstep too. Nearby Petworth is worth a visit, particularly to see the Old Masters hanging in Petworth House, and Arundel's medieval castle is not to be missed.





We always approach the concepting of our homes holistically...reflecting on how we can combine the best locations, with beautiful designs, and very human services to create an exceptional lifestyle offering.



### Future-proofed design features

- ✓ Stylish bathrooms with convenient handles and safety features
- ✓ Appliances and cabinets at the right height
- ✓ Easy to use and simple to control systems and equipment
- ✓ Dependable slip-resistant flooring
- ✓ Charging buggy stores

## Your safe, peaceful and inspiring sanctuary

### Perfectly curated homes

Our beautiful properties have been concepted to reflect the local area, are lovingly curated, and thoughtfully tailored to your lifestyle. We think high quality materials and an exacting attention to detail are essential, but it's not just about looking good. It's important that the layout is carefully considered, and everything fits and works well in the space, so each and every element is there for a reason.

### Always there for you

We provide an extra level of care by regularly checking on our residents to make sure they're happy, so we'll always take the time to notice how you're feeling. As we're a small team, we can provide a much more hands-on, personalised service. You'll get to know your House Manager and the team, who will always be contactable either in person, via phone or by email.

### Freedom to enjoy life

You'll enjoy all the town centre has to offer; shopping trips, visiting friends and relatives, high street lunches, or even just simply popping out for a pint of milk or a newspaper without having to get in the car. There's a huge choice of activities and clubs to get involved in, and Midhurst is a thriving, welcoming community.







# Outstanding high-specification living

We have worked tirelessly to provide the best possible specification in your home. Each and every element has been fully considered to ensure they are all intuitive, easy to use and maintain, and will improve our residents' day to day lives.



## The Living Space

- Community living and working spaces, and coffee bar
- House Manager's reception
- A supportive House Manager that's on hand to assist during the working week
- Coffee machine
- Low level kitchen island bar
- Honesty pantry packed with everyday essentials
- Guest room with ensuite bookable for visiting friends & family
- High-speed wi-fi in the communal areas

## Kitchens

- Designer kitchens by Stolz
- Fully integrated appliances
- Premium worktops
- Low level units
- Open shelving for easy access
- Integrated fuss free appliances with simple button functions
- Excellent storage provision

## Bathrooms

- Well sized bathrooms
- Custom-made walk-in shower rooms
- Convenient handles and design-led safety features
- Dependable slip-resistant flooring
- Ceramic sanitaryware
- High pressure showers
- Thermostatically controlled taps
- Electric towel radiators with timers
- Slide rail in shower room

## Heating & ventilation

- Underfloor heating throughout
- Easy to control system
- Renewable air source heating and hot water systems

## Internals

- Large double-glazed picture windows
- Laundry cupboard with washer dryer
- Views to The Downs and across town from the upper floor apartments

## Externals

- Private off-street parking
- Bicycle and buggy storage with charge points
- Fully maintained landscaped garden

## Technical

- Pre-wired for digital TV & Sky Q
- Superfast broadband ready in each apartment
- Energy efficient lighting throughout
- Lift to all floors providing level access throughout
- 10 Year Building Warranty by Premier Guarantee

## Security & safety

- Secure video entry control
- Integrated 24-hour customer careline
- Pre-installed security alarm
- Smoke alarm off button at eye level

## For your convenience

- Utility cupboard with washing machine & storage
- Building and windows cleaned & looked after
- Inclusive hot & cold water and heating, fully maintained
- Low cost renewable energy heating
- Secure buggy & bicycle storage including charging
- Post delivered to your front door
- Convenient parcel drop-off point

## Eco-credentials

- High energy efficiency rated appliances
- All WC's are fitted with dual flushes to reduce water consumption
- Double glazed windows have been used to reduce heat loss and have an A rating
- Enhanced insulation installed in the building provides greatly reduced heat loss
- Low voltage LED lighting throughout to conserve energy
- As much waste as possible recycled during construction to minimise our impact on the environment





# Inspirational spaces for our owners to enjoy

The Living Space with coffee bar, kitchen, snug and house manager's reception.

## Interior Design

Lilyford have partnered with Studio Denim to create the sensational interiors at Dundee House. Studio Denim founder Amelia Heggie is a highly regarded interior designer with unwavering passion, and a true dedication to her art.

Together we have created unique and design-led spaces that are sumptuous, warm and inviting. All of the furniture and accessories have been carefully selected for a balanced, relaxed scheme, accented by pops of colour, rustic textures and soft lighting. The result is an established homely feel.

Interiors by

STUDIO  
DENIM



## Inspiring Spaces

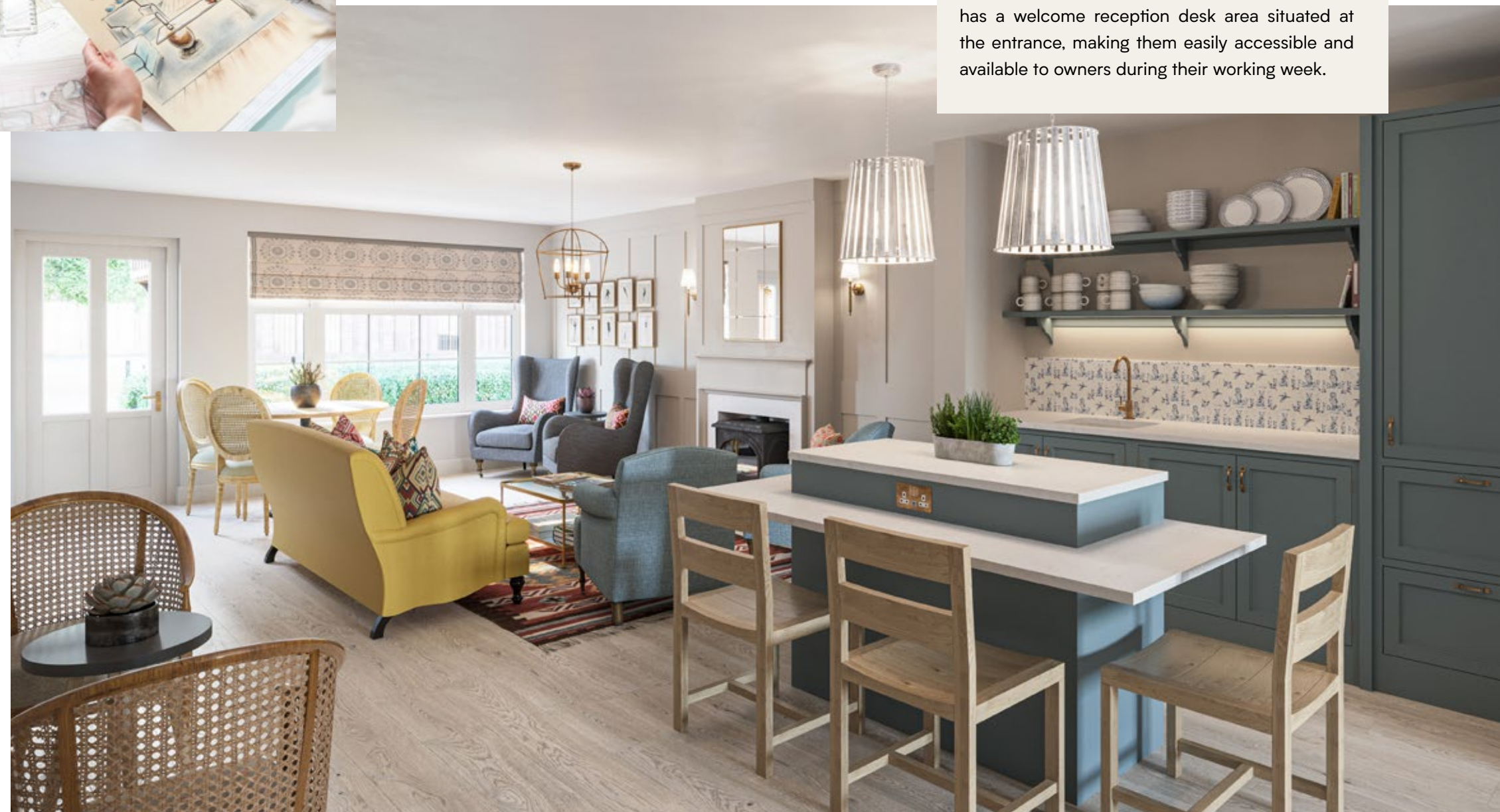
The Living Space is a welcoming area for all our owners to use and enjoy. The brief was to create a home from home, a place our residents will enjoy using for many years to come. The space is large, bright and filled with natural daylight. There's an open plan kitchen with low level breakfast bar island, a lounge centred around a cosy fire, lots of seating areas, the House Manager's desk and a snug. It's a wonderful, flexible and adaptable space for hosting community events, such as wine tastings and the book club, and the perfect spot for a card game.

**Coffee Bar** – The Coffee Bar kitchen has a really homely feel – its rich tones make it the heart of this communal space. Simply ideal for catching up with a friend over a cup of tea or checking your emails on your iPad.

**Library** – The library is a relaxing area for getting comfy and reading a book, or joining in a game of cards around the large table. There are also plenty of further seating areas.

**Snug** – The snug is the second communal space and is located by the House Manager's desk. This separate cosy lounge is beautifully furnished with specially selected pieces.

**Reception** – The community House Manager has a welcome reception desk area situated at the entrance, making them easily accessible and available to owners during their working week.







**Key**

- C** Coffee Bar
- HM** House Manager's Reception
- L** Lift
- LB** Library
- P** Pantry
- S** Staircase
- SN** Snug
- WC** Water Closet

**Community**

If you appreciate the same things we do, you probably enjoy spending time, and sharing things, with people you have something in common with. Our properties have been created to help fantastic communities thrive. We love new residents who want to join in and meet new friends in their building, so we've built some cool communal spaces. We'll also introduce you to all your neighbours so you feel like you're part of the group. Regular events, activities and excursions get everyone together and are often the highlights of the weekly calendar. Mostly though it's the friendship, companionship and sense of togetherness that's most valuable and makes our buildings such vibrant places to live in.

**You'll be able to relax knowing things are being looked after**

We have partnered with a well-established industry leader in property management to ensure our homes are cared for by highly experienced professionals. Award winning Millstream Management Services have an excellent reputation and track record for providing a high quality service to their clients. All of the maintenance and administration of Dundee House will be looked after by The Millstream Management Services team.

This means you'll be able to relax knowing things are being looked after. Living with us is designed to be easy, giving you more time, and the freedom to enjoy life that bit more. After all, running a home is a whole lot of hassle, so the Millstream team will be on hand to eliminate all the headaches, and make things much less stressful.

Millstream Management Services are proud members of the ARHM (Association of Retirement Housing Managers). The ARHM was founded in 1991 to continually raise the standards within the sector by promoting best practice and ethics amongst those managing leasehold retirement housing. They represent over 55 members who manage over 100,000 retirement properties in the UK. ARHM members benefit from a Government approved Code of Practice that clearly identifies rights, responsibilities and improves the practice and reputation of our sector.



**Millstream Management Services will ensure:**

- Your building is fully managed and maintained
- All of the associated administration is fully managed
- A supportive House Manager is on hand during the working week
- Community living & working spaces and coffee bar are well kept and replenished
- You have access to private off-street parking
- The landscaped garden is fully maintained
- The building and windows are cleaned & looked after
- The hot & cold water, and heating systems are fully maintained
- The post is delivered to your front door
- Parcels are received and stored securely
- Continuous high-speed wi-fi in the building
- The lift is fully functional
- The Guest Room with ensuite for visiting friends and family is bookable, cleaned and changed
- The honesty pantry packed with everyday essentials is re-stocked to the residents' liking

**Your warranty & peace of mind**

The Dundee House development is protected by a 10 year New Home Warranty from Premier Guarantee. All homes covered by the warranty are insured against a wide range of structural issues that could occur to your home during the 10 years after construction is completed. A New Home Warranty provides you with protection against structural faults, or 'defects' which could occur in the structure of your new home. Lilyford adhere to and are covered by the Consumer Code for Home



Builders. The Consumer Code for Home Builders ("the Code") was developed by the home building industry to make the home buying process fairer and more transparent for purchasers. The Consumer Code sets mandatory Requirements that all Home Builders must meet in their marketing and selling of Homes and their after-sales customer service. The purpose of the Code is to ensure that Home Buyers are treated fairly.



We are proud to have teamed up with leaders in their field to make your next move as simple as possible

- Assisted Sale or Home Exchange with our partner Silverbridge Properties
- An Easy Mover Package with our specialist removal firm Bishop's Move
- Bespoke downsizing service with experts Senior Move Partnership



| How we can help you to...   |  |   |  |
|---|--|---|--|
| sell  | buy  | move  | settle in  |
| <p><b>ASSISTED SALE</b></p> <ul style="list-style-type: none"><li>• Silverbridge Properties will obtain 3 independent valuations for your property</li><li>• They will manage the marketing of your property based on their recommended 6 week sales price</li></ul> <p><b>Benefit to you:</b> Your property is sold swiftly, usually within six weeks.</p> | <p><b>CONVEYANCING SERVICES</b></p> <ul style="list-style-type: none"><li>• Carefully selected professional legal service for your sale and purchase</li><li>• Choose one of our panel of solicitors</li></ul> <p><b>Benefit to you:</b> Reduced fees and a quick &amp; easy process</p> | <p><b>EASY MOVER</b></p> <p>Competitively priced removals service by our carefully selected partner: Bishops Move, industry leading professionals.</p> <p><b>Benefit to you:</b> A bespoke removals package tailored to your exact need so you experience a stress free move to your new home.</p>  | <p><b>COMPLIMENTARY HANDYMAN SERVICES FOR THE DAY</b></p> <ul style="list-style-type: none"><li>• A completely free service to help you set up your new home</li><li>• We will provide you with a professional handyman for the day to get everything set up for you</li></ul> <p><b>Benefit to you:</b> Feel at home ASAP.</p>          |
| <p><b>HOME EXCHANGE</b></p> <ul style="list-style-type: none"><li>• Silverbridge Properties will get your property valued</li><li>• You will be made an instant offer on your property</li></ul> <p><b>Benefit to you:</b> A guaranteed swift sale with no fees, no chain, flexible move date and your legal fees paid. No stress. Zero worry.</p>          |  | <p><b>DOWNSIZE PREPARATION &amp; MOVE PLANNING</b></p> <ul style="list-style-type: none"><li>• Professional help to move &amp; downsize with The Senior Move Partnership</li><li>• Bespoke help to address your downsizing needs</li></ul> <p><b>Benefit to you:</b> De-clutter and organize your possessions and furniture to fit your new home perfectly.</p> | <p>Additional options to help you move:</p> <ul style="list-style-type: none"><li>• Space planning</li><li>• De-cluttering</li><li>• Disposal of furniture &amp; possessions</li><li>• Change of address notices</li><li>• Utility bill set ups</li><li>• Packing &amp; unpacking</li><li>• Tailored help throughout your move</li></ul> |
| For further information on any of these services, please contact us. Call 01730 770 660   |  |   |  |

“The longer I live, the more beautiful life becomes.”

– Frank Lloyd Wright

Ready to make a life changing move?

Let’s talk.



Lilyford Sales Team

sales@lilyford.co.uk  
01730 770 660

lilyford.co.uk  
sales@lilyford.co.uk  
01730 770 660



---

# DUNDEE HOUSE

---

BEPTON ROAD  
MIDHURST  
WEST SUSSEX  
GU29 9LZ



**Lilyford**  
PRIDE OF PLACE

**[lilyford.co.uk](http://lilyford.co.uk) | 01730 770 660**

Ideal House, Bedford Road, Petersfield, GU32 3QA

Copyright © 2020 Lilyford Homes Ltd.  
Lilyford Homes Ltd is a company registered in  
England & Wales with company number 08796124.