

Horsecastles Lane
Sherborne, Dorset DT9 6FH
Email – getintouch@platinumskies.co.uk
Telephone - 01935 678 491
platinumskies.co.uk

**PLATINUM
SKIES**

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V4 110523



MULBERRY HOUSE

**PLATINUM
SKIES**



Find Your New Beginning In Historic Sherborne

Welcome to Platinum Skies Sherborne, a purpose-built community of exclusive apartments, houses and a boutique hotel.

Inspired and built from local hamstone, each property offers innovative design with thoughtfully considered specifications.

Within the community itself, the focus is on providing a welcoming social environment that includes an Owners' Lounge, a bar, bistro and beautiful landscaped grounds with a courtyard garden.

As well as the on-site amenities, you'll find Sherborne's restaurants, boutique shops, abbey and churches just a pleasant stroll away.

Everything you need in fact, to enjoy a fully-supported, independent life.



Now selling at Sherborne - Call 01935 678 491 or email getintouch@platinumskies.co.uk



Feel At Home With Your New Beginning

We don't just build homes for the over 55s. We design and create exclusive purpose-built communities, where people can thrive and live life on their own terms.

Part of that commitment means working in partnership with the government to make fully-supported independent living more affordable. It enables us to provide a safe and secure environment for like-minded people, with access to a range of lifestyle, support and care services.

A caring, supportive community

You'll find your Platinum Skies neighbourhood is already a lively and helpful social network, but it's good to know there's someone on hand to call on. That someone is your Community Manager, hand-picked to ensure you always feel safe, secure and supported.

As well as being highly trained in management and hospitality, they'll be the one co-ordinating the on-site events and activities. (We like to think of them as a cross between a concierge and a best friend.) You may not need healthcare support or assisted living services at the moment, but it's always there if circumstances change.



- Freedom to live your life the way you want to
- Friendly Community Manager on hand to help
- Supportive, active community
- Ever-changing social calendar of events
- Full range of amenities on hand



"It's everything I wanted"

"I grew up in this area and I wanted to move back to reconnect with my friends. Being so close to the local amenities means that I have easy access to everything I need, not to mention the beautiful lounge area on site where I can meet up with them all."

Chapters homeowner, Salisbury



What Shall We Do, Or Not Do, Today?

We pride ourselves on creating communities where like-minded people can live and laugh together.

But one of the pleasures of life here, is being able to choose just how much, or how little you want to be involved. Whether you prefer time to yourself or a more active lifestyle, there's always plenty going on. You might decide to meet up with neighbours and friends for a coffee - 'Shall we say 10 O'clock in the Owners' Lounge?' Or

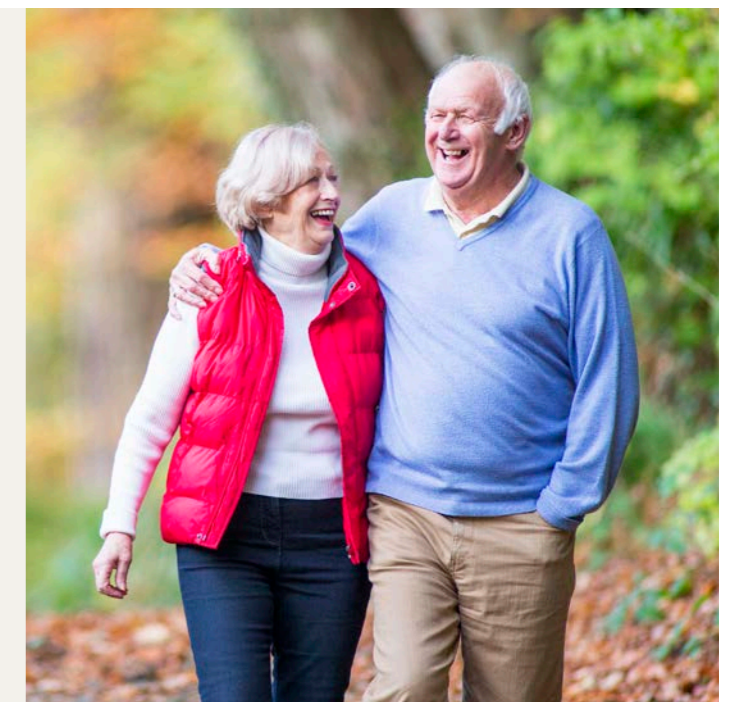
maybe a light lunch in the Bistro.

What makes our Sherborne village truly unique is the on-site boutique hotel, complete with its own spa, treatment rooms, and restaurant that homeowners are able to enjoy. The perfect rendezvous for visiting family and friends.



You can also look forward to a varied programme of pay-as-you-go activities throughout the year, from keeping mind and body on the go, to other pursuits further afield. If you're up for it we'll make it happen.

But maybe you just fancy curling up in a corner somewhere with a good book. Whatever you choose to do, we're here to help smooth the way.



Shared Ownership, A Welcome Home

You might have heard of Shared Ownership and thought it was simply for first-time buyers. But as part of the government-backed initiative, Older Persons Shared Ownership is available exclusively to people aged 55 or over.

So how does it work?

Well, with a Platinum Skies property, you purchase a share – typically 50% of the property – then pay a low rent on the remaining share.

As you only pay 50% of the full market value, you can use the freed-up money for things that matter most. Maybe that's a long overdue holiday, a new car or simply helping out your family – how you use it is entirely up to you.

More importantly, you retain property ownership, so you'll still benefit from a secure asset that could appreciate over time.

Of course, it may be that Shared Ownership doesn't suit your particular circumstances. In which case we also offer the option to purchase a property outright.

So where's the catch?

As unlikely as it sounds, there really isn't one. Along with a small service charge for upkeep and maintenance, the rent can be paid from your pension, or by investing any spare capital from the sale of your current home.

You can rest assured knowing the rental charges and fees are set in accordance with government guidance. And maintenance services are delivered on a not-for-profit basis so charges are kept as low as possible.

If you're moving from a large home, you'll probably make a saving on Council Tax. Fuel bills are likely to be cheaper too, thanks to the energy-efficient quality of our homes. And, with Platinum Skies as your long-term partner, you can count on us to keep everything in tip-top condition.

How does Shared Ownership work?



"I couldn't be happier"

"My new Platinum Skies apartment is wonderfully modern, and just the right size for me. It was hugely beneficial moving to somewhere brand new, guaranteed to be low maintenance"

Chapters homeowner, Salisbury

Mulberry House Apartments

Bistro and bar area with indoor and outdoor seating

Owners' lounge and multi-activity suite

Courtyard

Community Manager

Secluded gardens and secure undercroft parking





1, 2 & 3-Bedroom Luxury Apartments

Georgian-style elegance, with lots to enjoy inside and out.

Mulberry House, the centrepiece of our development at Sherborne, is built in the style of a Georgian mansion using local hamstone, brick and slate. 86 generously sized and luxuriously appointed apartments offer a choice of 1, 2 and 3-bedroom accommodation.

All apartments boast underfloor heating throughout to ensure that perfect temperature. Premium kitchens are as standard and feature the latest integrated, low maintenance and energy efficient appliances from Neff and Bosch. Bathrooms featuring Hansgrohe and Villeroy & Boch exude quality. Bedrooms are larger-than-average and are designed to fill with natural light.

Futureproofed design such as wide hallways, soft touch fittings and anti-slip walk-in showers ensure future needs are fully catered for.

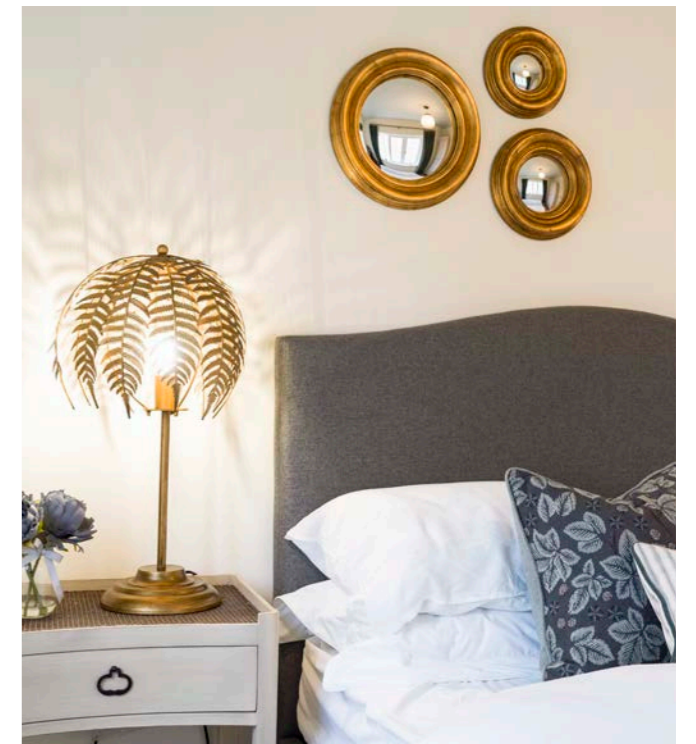
All with easy access, most apartments benefit from having a terrace or private balcony. Many offer wonderful views of the abbey and the Dorset countryside. Mulberry House also offers the security of video entry and convenience of lifts to all floors.

Undercroft parking with electric car charging facilities and lift access to all apartments ensure that everything is in place to make your Platinum Skies life as easy and comfortable as possible.



Key features

- Dedicated undercroft parking
- Full lift access to all floors
- Underfloor heating
- Secure video entry
- Fitted wardrobes
- Luxury bathrooms
- Open plan kitchens with NEFF appliances
- Balcony or terrace
- Courtyard garden setting





Houses

Mulberry House

Hotel

A30 / Yeovil Road

Horsecastles Lane

Discover The Sherborne Village

Mulberry House apartments, the boutique hotel and a variety of houses all come together to create the Sherborne community.

Example 1 Bedroom Apartment



Average apartment size
58.6m² / 630ft²



Example 2 Bedroom Apartment



Average apartment size
77.4m² / 832ft²



Example 3 Bedroom Apartment



Average apartment size
117m² / 1260ft²





Specifications

Entrance Hall

- Oak veneer solid core entrance door (apartments)
- Telephone point (where possible)

Kitchen

- Contemporary fitted kitchens with clean lines. Finished in cashmere gloss or light oak (apartments),
- Polished stone composite kitchen worktop
- Integrated appliances: Neff slide and hide fan-assisted single oven, microwave, induction hob with telescopic hood, fridge freezer, washer-dryer, Bosch dishwasher
- Single lever stainless steel kitchen mixer tap
- Stainless steel under-mounted bowl and a half sink
- Under cupboard LED lighting
- Luxury vinyl tile flooring in contemporary oak
- Recessed LED down lighters

Living Area

- Open plan living
- Fitted carpet
- Recessed LED down lighters with dimmer (apartments)
- Underfloor heating with thermostatic control

Bathrooms

- Villeroy & Boch semi recessed basin
- HIB mirrored medicine cabinet, with built-in shaver socket and lighting
- Villeroy & Boch wall-hung WC with soft close hinges, concealed cistern and dual flush
- Apartments with an en-suite have the main bathroom fitted with a 1700 x 700mm steel bath with anti-slip finish
- En-suites fitted with a 1500 x 800mm anti slip shower tray
- Apartments with main bathroom fitted with a 1700 x 800mm shallow profile anti-slip shower tray
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Vado recessed thermostatic valve conveniently positioned to adjust water temperature before entering the shower or bath
- En-suites[†] have a Vitra wall-mounted vanity unit, with white ceramic basin with wall behind clad in silver mirror
- Main bathrooms provided with a medicine cabinet
- Walls finished in full height ceramic tiles
- Porcelain floor tiles
- Electric heated towel rail with thermostatic control

- Recessed LED downlights
- Underfloor heating with thermostatic control

Bedroom

- Master bedrooms with built-in wardrobes
- Fitted carpet
- Decorative glass and chrome ceiling pendant light with dimmer switch
- Lighting 2-way-switched from side of bed in master bedroom
- Underfloor heating with thermostatic control (apartments and houses only)

Communications

- Television point in bedrooms and living area (cable TV enabled)**
- Telephone point in hall and living area

Utilities

- Metered hot water and heating
- Underfloor heating throughout
- 13 amp power circuits

Balconies[†]

- Black metal railings with rounded hand rail to perimeter
- Composite timber effect decking

- Wall lights controlled from living area (apartments)

Security

- Security fob access control to building, gardens and car park entrances
- Video entry phone system
- Doors with spy hole and euro profile sashlock and thumb-turn lock
- Mains supply smoke and heat detectors

Notes

Variations occur between apartments, please confirm with your relationship manager for individual kitchen and bathroom schedules.

Specification are subject to change during the construction process. Final detail will be confirmed by your relationship manager.

** Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner

† Where applicable

Proud to work in partnership with



A Market Town Unlike Any Other

The ancient Dorset market town of Sherborne is famous for its abbey, castles, medieval architecture and a bustling town centre.

Welcome to Sherborne in north-west Dorset, a delightful market town full of Georgian grandeur. Combining a wealth of history with a lively community, you'll find shops offering antiques, all manner of local produce, fashion, cosy tearooms and coffee shops, pubs and restaurants.

The town has a unique beauty which has attracted visitors throughout the centuries. Whether you're discovering the majesty of the abbey, the castles or the local architecture, you're sure to be charmed by the character

of the famous ochre-coloured hamstone.

And you'll find plenty of activities to keep you occupied, from weekly markets to sporting events, arts lectures and wine tastings. Or maybe a walk in the beautiful rolling countryside - it's all here on your doorstep.

For more information about Sherborne's local attractions visit sherbornedorset.co.uk





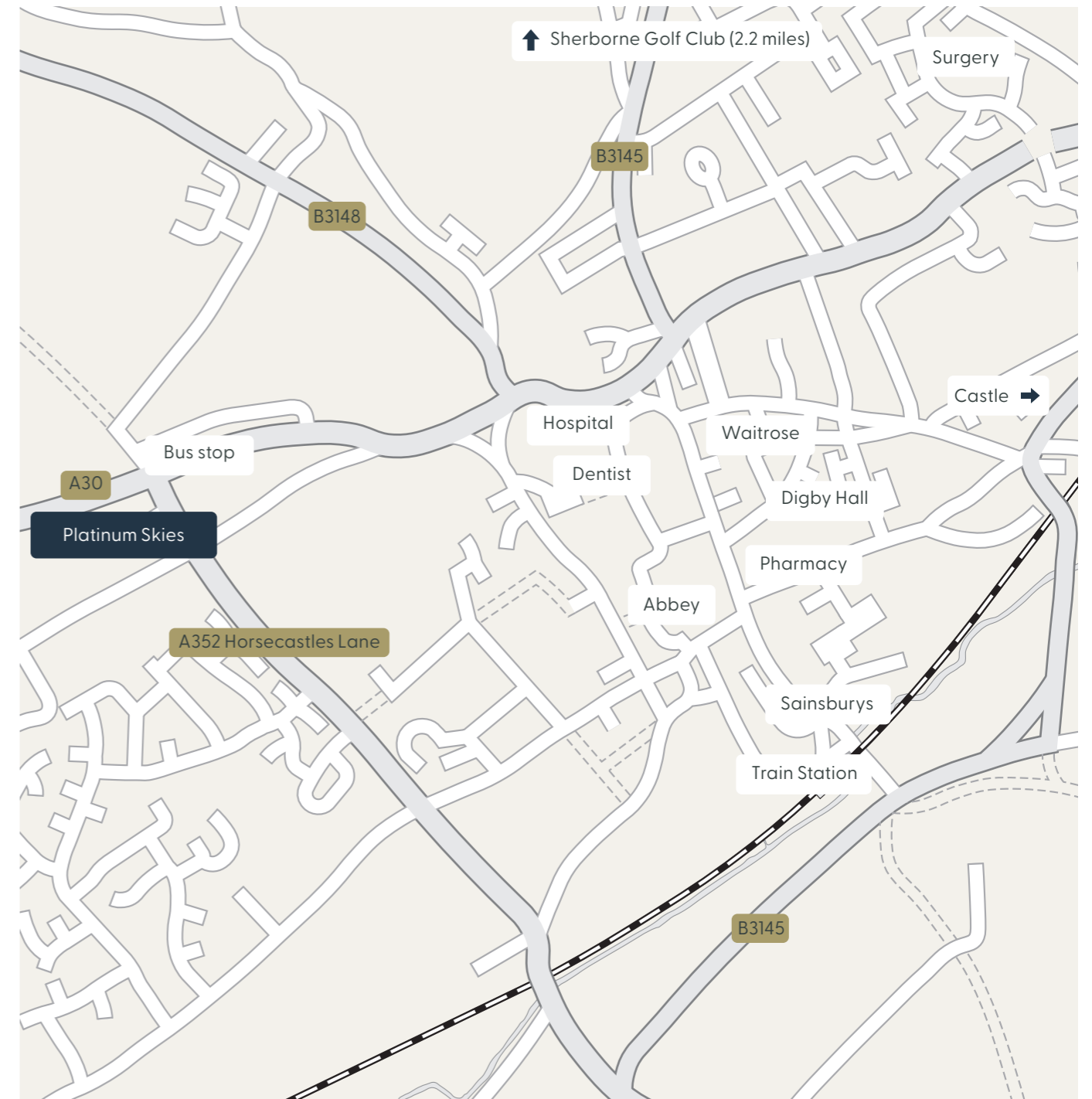
Getting Around

A vibrant community situated on the edge of Sherborne.

Located at the top of Horsecastles Lane and the A30, the village is close to local amenities and transport. Its location means that everything you need is nearby, whether you're planning a visit to the Abbey, the shops or venturing further afield by bus or train.

Sherborne has good public transport systems that connect to several towns in the surrounding

area. The nearby train station has a direct line to London which takes around 2 hours, and it's roughly an hour's journey to get to Exeter. There are also plenty of local bus routes visiting Dorchester, Sturminster Newton, Yeovil, and Wincanton.



Train Station 24 mins (walk) 16 mins (bus)	Sherborne Abbey 19 mins (walk)	Yeatman hospital 15 mins (walk) 7 mins (bus)
Sainsburys 24 mins (walk) 15 mins (bus)	Medical Centre 21 mins (walk) 11 mins (bus)	Castle & Gardens 36 mins (walk) 27 mins (bus)
Waitrose 20 mins (walk) 10 mins (bus)	Bus stop 4 mins (walk)	Barclays Bank 19 mins (walk) 10 mins (bus)



A Weight Off Your Mind, The Wait Out Of Moving

Our Platinum Exchange Plan makes the process of moving home as smooth and stress-free as possible. Whatever the age, condition or location* of your old property, your home will be considered for our Exchange Plan, offering a guaranteed sale. You'll receive full market value and save on agent's fees and legal fees.

You could secure the Platinum Skies home of your choice right away and move in while your old property is being sold. No delays, no worries about finding a buyer. We'll take care of the packing and removals, so just leave it all to us and start looking forward to enjoying your new lifestyle.

* Your existing property must be in England or Wales only



- We're only happy if you're happy
- Think of us as your new life partners
- We can manage your move for you



Your Questions Answered

You're bound to have a lot of questions. The most common ones are below, but feel free to contact us if you have any others.

What is fully-supported living?

In many ways, living in one of our properties is much the same as living anywhere. Your home is yours to furnish and decorate as you please. Invite friends and family over and it's up to you to keep the place spick and span.

On top of this, fully-supported living brings added security and peace of mind. Your home will be part of a purpose-designed community, chosen for easy access to essential facilities and care services. Thought is given to making sure everything is accessible and help is never far away if you need it.

Are family and friends able to stay?

Absolutely. Family and friends are important and this is your home, so we have a dedicated guest suite where your visitors can stay. There's

a small fee for this and you'll need to book in advance with your Community Manager.

Who can live at Platinum Skies?

Anyone over 55 is welcome.

Can I bring my pets?

Yes, of course. We understand how having a pet around can add to our happiness and wellbeing. So feel free to have your pet move in with you.

Will I get a garden?

We all know how much pleasure comes from nature and the changing seasons. So throughout the grounds we've created outdoor spaces to enjoy, with courtyards and landscaped gardens, water features, and plenty of seating.



"He's my best friend"

"My cat and I have been companions for as long as I can remember. I love that he was allowed to move in with me, it's one of the main reasons why I moved to a Platinum Skies home. Not all developments accept pets and some don't actually allow pets in the grounds. The team have been so helpful and nothing has been too much trouble."

Vista homeowner, Poole

