



Earls Grange

Burscough

McCarthy Stone
Retirement living *your way*



Happiness, confidence, security

For us, it’s about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a sought-after location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Burscough

Stylish living in a charming town



- | | | | |
|-------------------------------|---------------------|-------------------|--------------------|
| 1 Antiques Centre | 5 Butchers | 10 Dentist | 15 Pharmacy |
| 2 Bakery | 6 Card shop | 11 Florist | 16 Post office |
| 3 Barbers | 7 Church | 12 Library | 17 Sports Centre |
| 4 Beauty Salon / Hairdressers | 8 Coffee Shop | 13 Medical centre | 18 Supermarket |
| | 9 Convenience store | 14 Opticians | 19 Burscough Wharf |



Surrounded by countryside and ideally located for the Fylde Coast, this charming Lancashire town has much to offer. Proud heritage. Beautiful scenery. Plenty to see and do. Burscough would be a delightful place to call home.

Earls Grange is conveniently located in a welcoming residential community, just a short drive from the small but thriving town centre. A popular mix of high street shops and independent outlets can be found throughout the town with Ringtail Retail Park offering further shopping as well as being home to two of the town's three supermarkets.

Burscough offers an impressive range of places to eat and drink, with the redeveloped Burscough Wharf providing several eateries and other leisure facilities in attractive canal-side buildings.



Live life your way

As you explore, you will discover many great scenic spots and delightful walks. From delightful flat towpath walks, nature reserves and lakeside pathways, to woodland and hillside rambles.

Constructed in the late 18th century, the Leeds to Liverpool canal provides an historical centre piece as it curves its way through the town, providing lovely flat towpath walks lined with barges and canal boats.

Burscough has excellent transport links and is close to the A59 which provides easy access to both Liverpool and Preston. The town also boasts two railway stations with direct links to Manchester, Liverpool and Preston as well as coastal areas.

You'll be well looked after in Burscough

Designed with the over 60s in mind, Earls Grange is built to high standards and is an ideal place to live life your way.

Designed

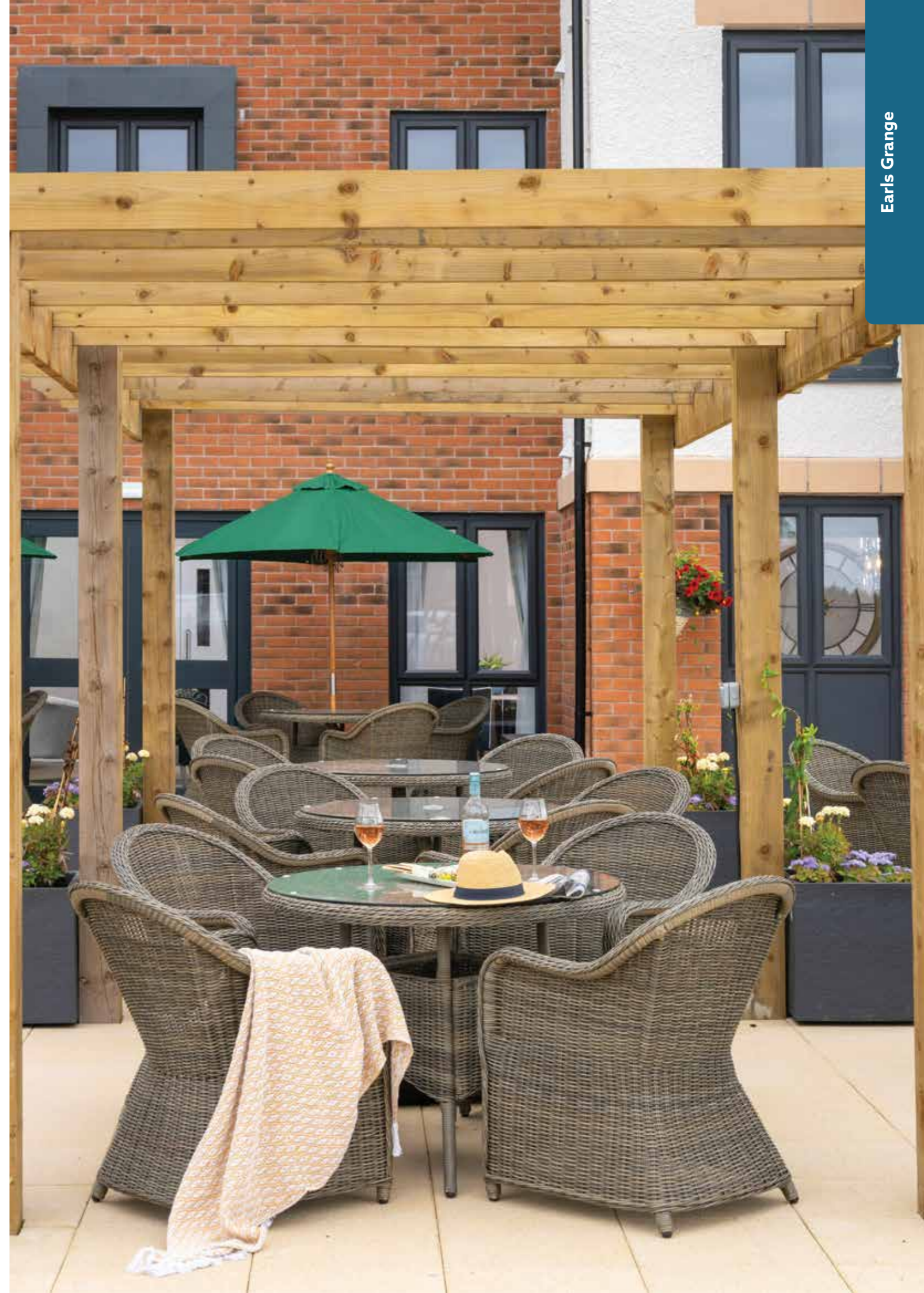
with you in mind

As you approach Earls Grange, you'll immediately appreciate it's thoughtful design. A combination of red brickwork, white render and grey pitched roofing provides a clean and stylish finish to the development while complementing the surrounding areas.

Inside, the reception area offers a warm welcome to homeowners, friends and family alike. Walk on a little further and you'll soon discover the communal lounge - the social heart of the development. From catching up over a morning coffee to a lively social evening filled with fun and laughter, this light and airy space is where our community can spend time together. But if you just want to relax with a good book or newspaper, there are lots of quiet spaces too.

Exit the lounge via large patio doors to walk out on to a paved terrace with plenty of seating and an eye catching pergola offering shade for sunny days.

The gardens have been created to be enjoyed throughout the seasons. Each plant, shrub and tree has been carefully selected for their vibrant colours and hues. What's more, you don't need to lift a trowel or wrestle with a lawnmower to keep the garden immaculate. We look after all the outside spaces for you. However, there is a potting shed and raised planters for anyone wanting to cultivate and grow their own plants and vegetables.





More for you

Guest Suite[^]#

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

Pets welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Parking[#]

Spaces are available for purchase.

Made for living *your way*

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Earls Grange is no exception.

Comprising 48 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing or renting your apartment at Earls Grange, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents to arranging your removals. And with our Part Exchange service, we can act as a cash buyer.

Plus, with selected properties available through Shared Ownership~, you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.

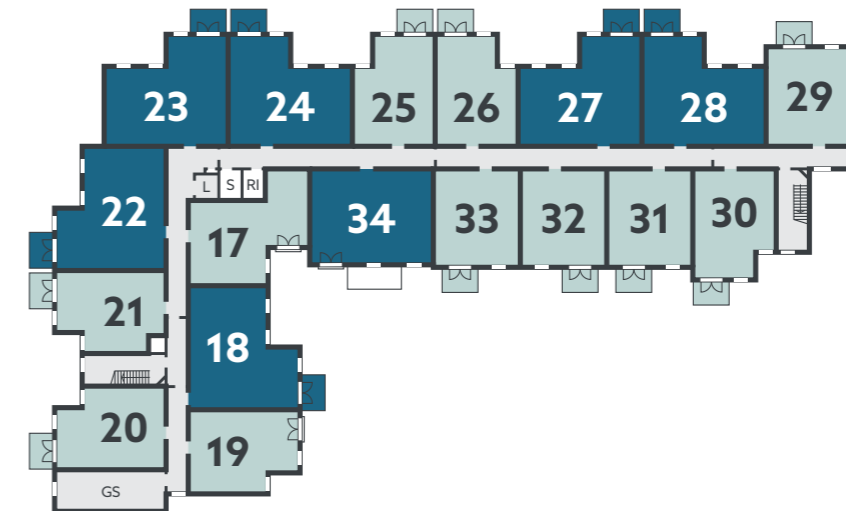


Earls Grange

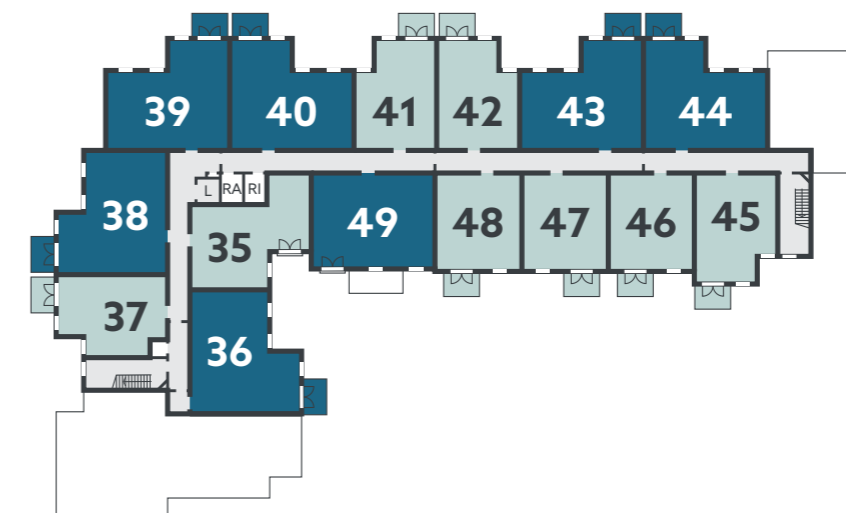
Ground Floor



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- PS - Potting Shed
- R - Reception
- RI - Riser
- RR - Refuse & Recycling
- S - Store
- - Electric Vehicle Charging

Apartments are available to buy or rent. For the latest availability and prices, please ask your Sales Consultant or visit or visit mccarthystone.co.uk/earls-grange

Your new home

in detail

General

- Double glazing to all windows
- Television point in living room and master bedroom
- NHBC 10-year warranty
- Balcony or patio to selected apartments
- Walk-in or fitted wardrobes to all master bedrooms
- Sky/Sky+ connection point in living room*

Kitchen

- Fitted kitchen with integrated ceramic hob and oven
- Stainless steel cooker hood
- Ceramic hob
- Composite sink
- Lever mixer taps

Heating and finishes

- Electric panel radiators
- Neutral décor
- White panelled doors
- Chrome door furniture and fittings

Shower room

- Shower room with tiled flooring
- White sanitary ware with high quality fittings
- Additional ensuite in all two bedroom apartments
- Heated towel rail
- Fitted mirror
- Shaver socket

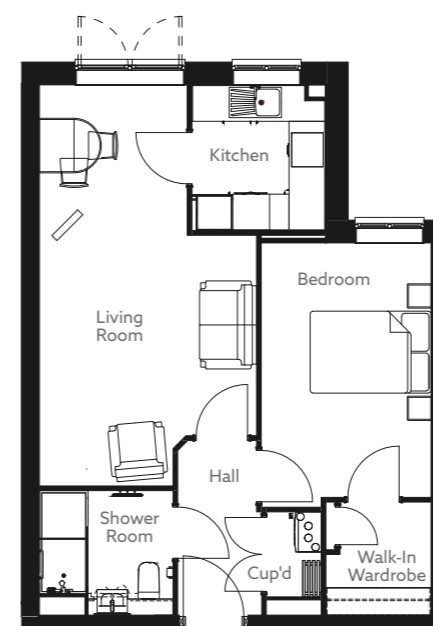
Safety and security

- Door camera entry system which is linked to your own TV
- 24-hour emergency call system with a personal pendant alarm
- Intruder alarm and smoke detector
- Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

Approximate room sizes

One Bedroom



Living Room

21'8" x 11'9" / 6606mm x 3577mm

Kitchen

7'10" x 7'3" / 2400mm x 2200mm

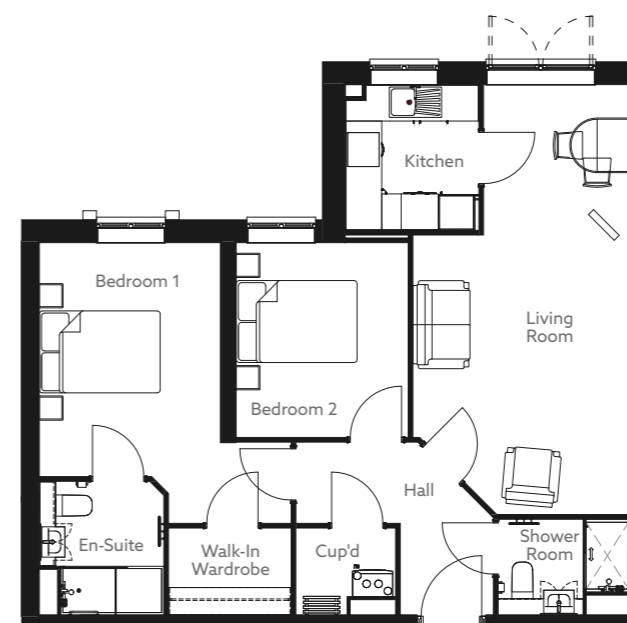
Shower

6'9" x 7'3" / 2050mm x 2200mm

Bedroom

14'3" x 9'2" / 4353mm x 2796mm

Two Bedroom



Living Room

19'0" x 11'10" / 5797mm x 3604mm

Kitchen

7'10" x 7'3" / 2400mm x 2200mm

Shower

5'2" x 7'3" / 1575mm x 2200mm

Bedroom One

12'8" x 9'9" / 3851mm x 2983mm

En-Suite

7'3" x 6'9" / 2200mm x 2050mm

Bedroom Two

10'6" x 9'4" / 3194mm x 2833mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Earls Grange and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

Services covered include providing and maintaining:

- ▶ Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs

- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Earls Grange's web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that's included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthystone.co.uk/earls-grange to find out more about buying or renting one of our apartments.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



"The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything."

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

May 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/earls-grange

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