



# Devonshire Place

Buxton

**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. Plus a little more help and support, from the on-site team if and when you need it.

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# Live life your way

## with Retirement Living Plus

Devonshire Place is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required<sup>^</sup>.

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run, subsidised, bistro restaurant<sup>^</sup>.

There's also a hotel-style Guest Suite<sup>^</sup>. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship<sup>^</sup>.



<sup>^</sup>Extra charges apply.

# Help and support

from our own, dedicated team

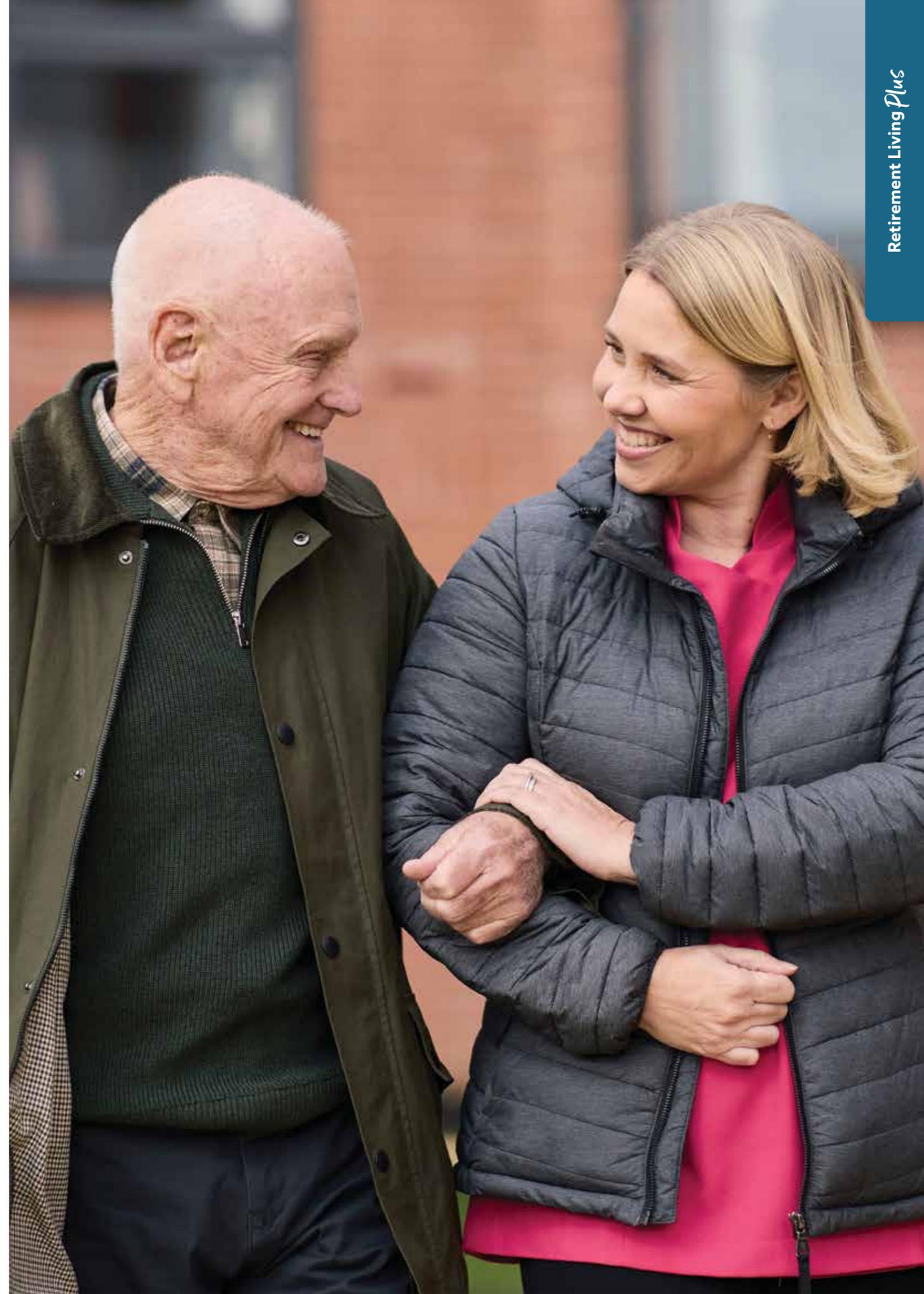
In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that all our support and personal care services are regulated by the Care Quality Commission in England.

Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.



## Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

### Domestic assistance

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

### Staff on-site 24/7

There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.

### Personal support<sup>^</sup>

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

### Lifestyle support<sup>^</sup>

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

### Laundry service<sup>^</sup>

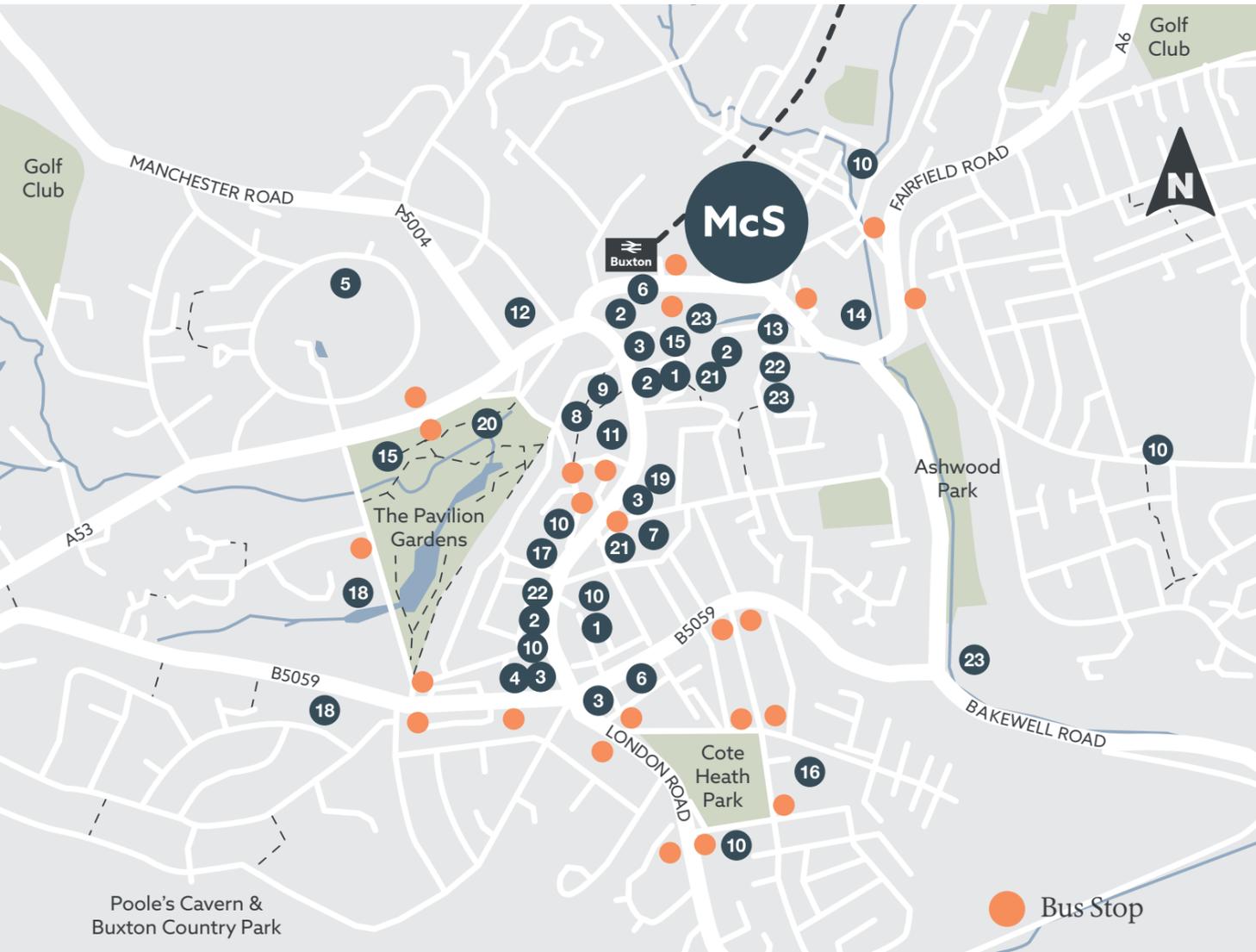
If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



<sup>^</sup>Extra charges apply.

# Buxton

Relaxed living in a thriving spa town



- |                               |                      |                   |
|-------------------------------|----------------------|-------------------|
| 1 Bakers                      | 8 Buxton Crescent    | 16 Library        |
| 2 Bank/Building Society       | 9 Cavendish Arcade   | 17 Market         |
| 3 Hairdresser/Barbers         | 10 Convenience Store | 18 Medical Centre |
| 4 Book Shop                   | 11 Chiropractors     | 19 Museum         |
| 5 Bowling Club                | 12 Devonshire Dome   | 20 Opera House    |
| 6 The Springs Shopping Centre | 13 Florist           | 21 Pharmacy       |
| 7 Butchers                    | 14 The Arches        | 22 Post Office    |
|                               | 15 Leisure Centre    | 23 Supermarket    |



Devonshire Place is ideally placed to help you take full advantage of Buxton and the surrounding area. You'll immediately notice a Waitrose supermarket and shopping area are directly opposite, so picking up the daily essentials couldn't be easier. Buxton has retained its architectural gems from both the Victorian and Georgian eras. Buxton Crescent is simply magnificent. With many areas now pedestrianised, the town offers a relaxed shopping experience.

Historic Lower Buxton is home to independent boutiques and the charming Cavendish Arcade. Higher Buxton has a mix of traditional shops including a butcher and Post Office. In the Springs Shopping Centre are familiar names such as Waitrose, Superdrug and WHSmith. For pop up shops and artisan market stalls, visit The Arches. Foodies will find plenty to tempt their tastebuds.

### Live life your way

Buxton also nurtures a vibrant cultural scene. It boasts two theatres, the Edwardian-era Buxton Opera

House and the Pavilion Arts Centre. The town hosts numerous festivals, including one of the UK's leading arts events.

For afternoon walks, Devonshire Place is near to the elegant Pavilion Gardens. Here you can walk along the banks of the River Wye while admiring the manicured lawns and vibrant flowers. Its historic pavilion regularly houses markets and fairs. There's lots to enjoy beyond the town. Close by is Chatsworth, one of England's finest stately homes. You can explore the wilderness of the Peak District. The travel links are excellent too. Devonshire Place sits next to the train station and services will whisk you to Manchester in just over an hour. Several A-roads run through the town, opening up Matlock, Leek and beyond.

### You'll be well looked after in Buxton

Designed with the over 70s in mind, Devonshire Place is built to high standards and is an ideal place to live life your way.

# Designed

with you in mind

As you approach Devonshire Place, you can't help but admire its tall Georgian inspired stone-look façade, The exterior is a complement to the elegant, historic character of Buxton itself.

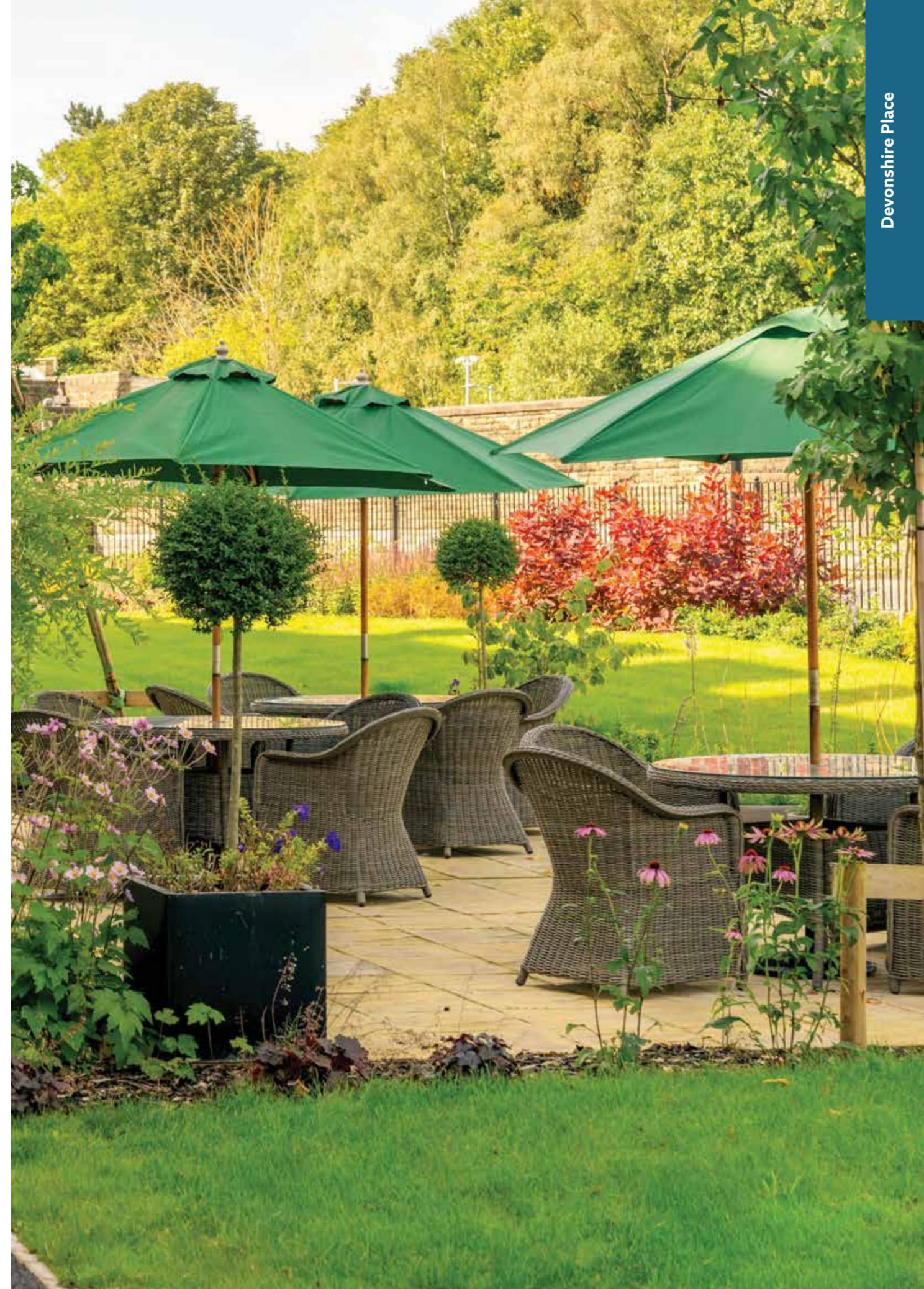
This thoughtful design continues through into the reception area. Created to make you feel instantly at home, it always offers a warm welcome to homeowners, friends and family members alike. From here you enter the social heart of Devonshire Place.

Filled with natural light, the communal lounge is where our thriving community can come together. It's a space for all occasions, from a morning catch up over a coffee to a lively evening gathering. It's also great for relaxing with a newspaper or settling down with a good book.

The lounge area is also home to the bistro restaurant serving drinks, light snacks and a delicious seasonally inspired menu every day.

From the lounge you can access the immaculate garden that wraps itself around Devonshire Place. Here you'll find the terrace complete with seating. It's a lovely spot to soak up the sun during the warmer months or raise a glass on a summer's evening. From here you can follow a paved path that leads you past the many immaculate beds and borders.

Each shrub and plant has been selected to create a mix of vibrant colours and subtle hues. With its compact trees and carefully tended lawn, this is a garden to be enjoyed throughout the seasons. What's more, you don't even need to lift a fork or wrestle with a lawnmower to make sure it always looks wonderful. We maintain all the outside spaces for you.





# More for you

## Estate Manager

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

## Bistro on-site

If you don't feel like cooking, the subsidised bistro restaurant provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tipple.

The cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.

## Guest Suite<sup>^#</sup>

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

## Parking<sup>#</sup>

Spaces are available for purchase.



<sup>^</sup>Extra charges apply. <sup>#</sup>Subject to availability.

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. Devonshire Place is no exception.

Comprising 70 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 your apartment at Devonshire Place, 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<sup>~</sup>, 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.



\*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.  
~Ts&Cs apply. See [www.mccarthystone.co.uk/shared-ownership](http://www.mccarthystone.co.uk/shared-ownership) for more information.

# Devonshire Place

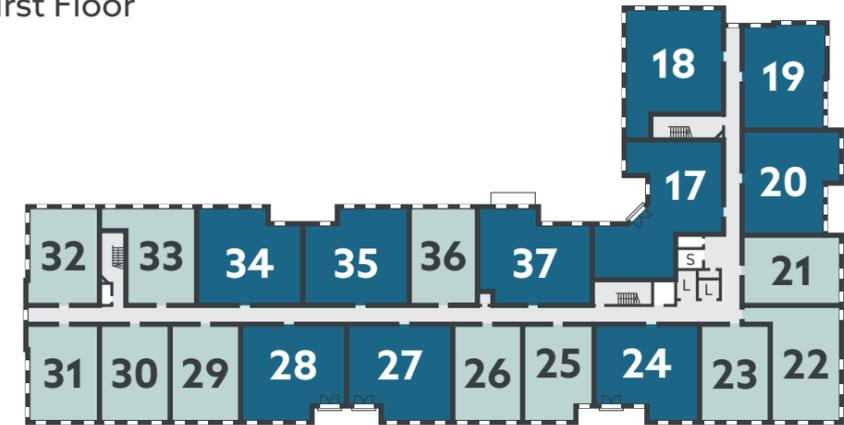
Ground Floor



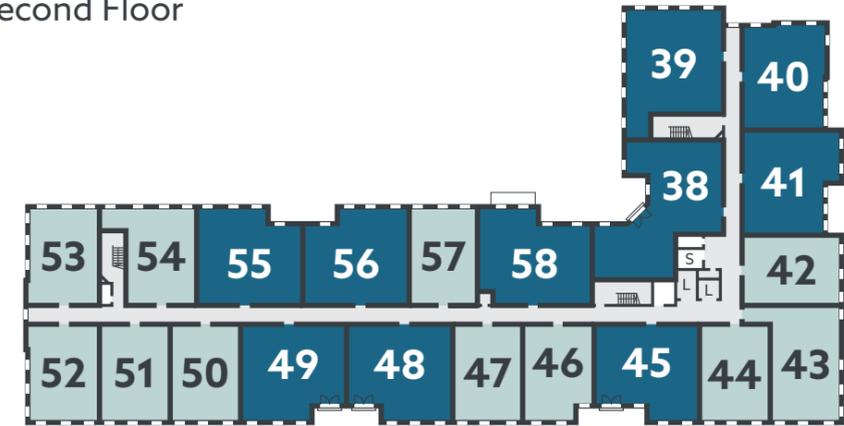
- 1 bedroom apartment
- 2 bedroom apartment

- |                                 |                         |
|---------------------------------|-------------------------|
| E - Entrance Lobby              | O - Office              |
| GS - Guest Suite                | R - Reception           |
| K - Kitchen                     | RR - Refuse & Recycling |
| L - Lift                        | S - Store               |
| LA - Laundry Room               | SR - Staff Room         |
| MSC - Mobility Scooter Charging |                         |

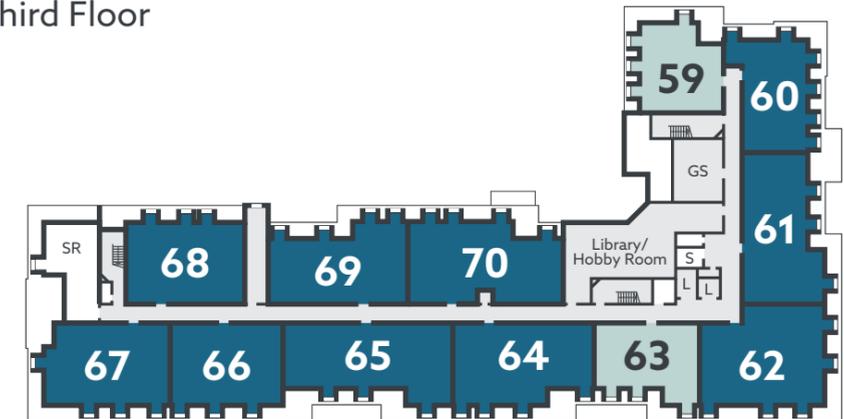
First Floor



Second Floor



Third Floor



For the latest availability and prices, please ask your Sales Consultant or visit [mccarthystone.co.uk/devonshire-place](http://mccarthystone.co.uk/devonshire-place)

# Your new home

## in detail

### General

- ▶ Double glazing to all windows
- ▶ Walk-in or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedroom(s)
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ point in living room\*

### Kitchen

- ▶ Fitted kitchen with integrated appliances
- ▶ Stainless steel cooker hood
- ▶ Ceramic hob
- ▶ Composite sink
- ▶ Lever mixer taps

### Heating and finishes

- ▶ Electric panel heaters
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

### Shower room

- ▶ Level access shower with slip resistant flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Illuminated mirror with integrated shaver socket
- ▶ Heated towel rail
- ▶ Additional WC in selected two bedroom apartments

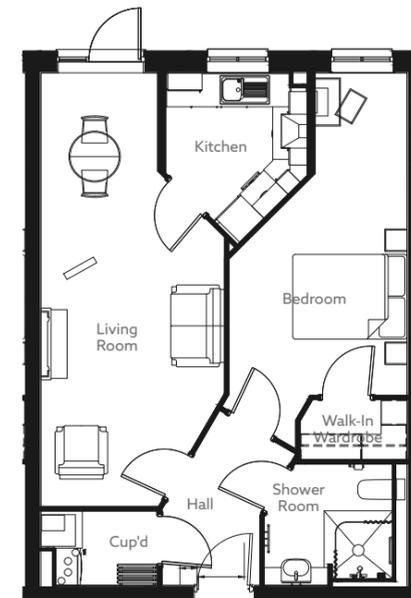
### Safety and security

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

## Typical apartment layouts

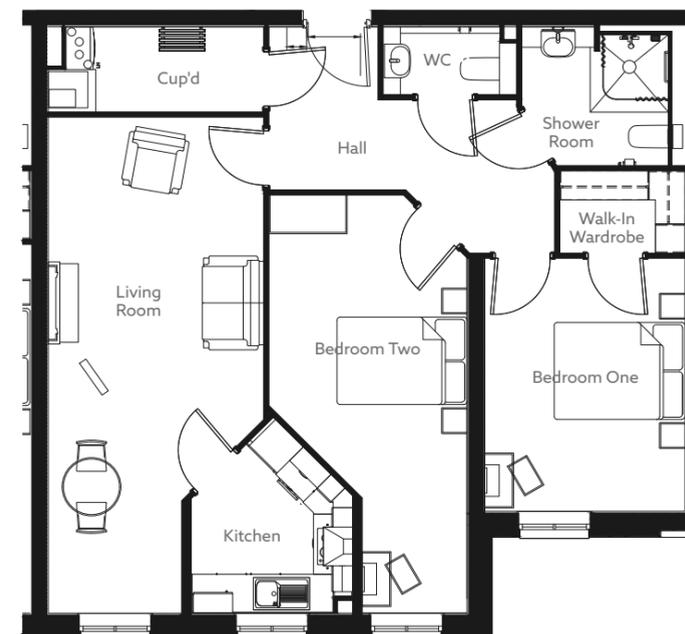
Approximate room sizes

### One Bedroom



Living Room	3213mm x 7671mm / 10' 6" x 25' 2"
Kitchen	2474mm x 3030mm / 8' 1" x 9' 11"
Shower Room	2247mm x 2147mm / 7' 4" x 7' 1"
Bedroom	3119mm x 6840mm / 10' 3" x 22' 5"

### Two Bedroom



Living Room	3297mm x 7671mm / 10' 10" x 25' 2"
Kitchen	2474mm x 3030mm / 8' 1" x 9' 11"
Shower Room	2247mm x 2147mm / 7' 4" x 7' 1"
Bedroom 1	3070mm x 5273mm / 10' 1" x 17' 4"
Bedroom 2	3043mm x 6474mm / 10' 0" x 21' 3"

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.

## The service charge explained

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

When you consider the services available at Devonshire Place 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.

### 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

At Devonshire Place, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on Devonshire Place'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/devonshire-place](https://mccarthystone.co.uk/devonshire-place) to find out more.

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.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

*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.

July 2025

We subscribe to and comply with the Consumer Code



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.



Protection for new-build home buyers



To find out more, scan the QR code  
call 0800 201 4106  
or visit [mccarthystone.co.uk/devonshire-place](https://mccarthystone.co.uk/devonshire-place)

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**McCarthy Stone**  
Retirement living *your way*

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