



The Old Market

Retirement Village, Wimborne

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

Welcome to a life of more choices and fewer obligations. You'll live independently in your own stylish apartment or bungalow that has been thoughtfully designed to make those everyday tasks easier. You'll also have the reassurance of knowing support is available 24/7, should you need it.

And you'll no longer have to worry about keeping on top of a garden that's starting to become a burden or maintaining an older property. We take care of all the buildings and garden maintenance, leaving you free to spend time doing the things you love.

Moving to our village means you'll join a vibrant community too. With friends on your doorstep, you'll have company when you want it and plenty of spaces to relax and enjoy quiet time too.

Set within generous grounds close to the beautiful Dorset countryside, the village is located near local shops and amenities. It just might be in the perfect place to live life your way.

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Live life your way

with Retirement Living Plus

The Old Market Village 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[^].

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[^].

There's also a hotel-style Guest Suite[^]. 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[^].



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[^]

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[^]

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[^]

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.



[^]Extra charges apply.



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 tippie.

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[^]#

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.

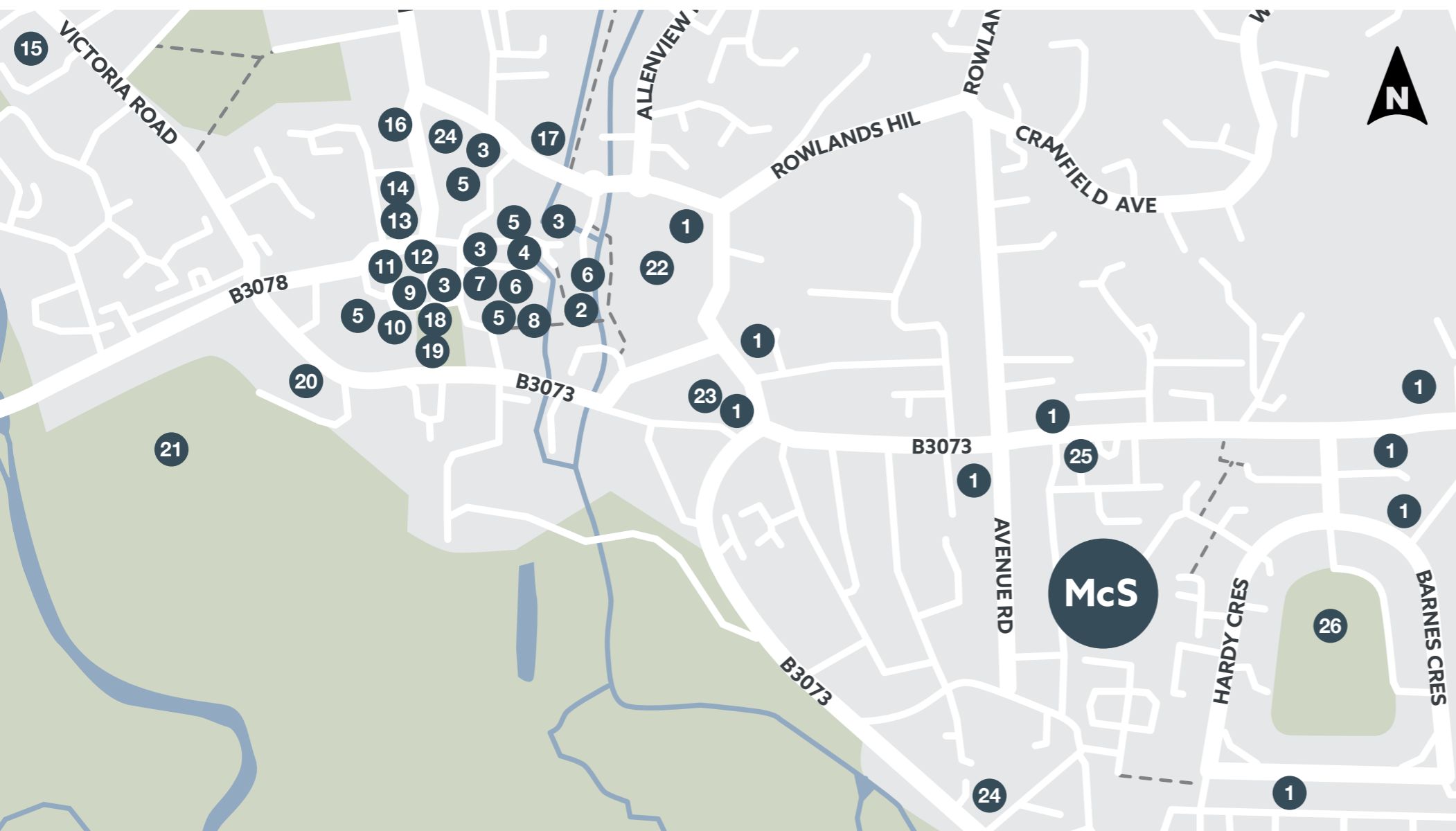
Parking[#]

Spaces are available for purchase.



Wimborne

Relaxed living in a beautiful location



- | | | | |
|-------------------|-----------------------|----------------------------------|--|
| 1 Bus Stop | 9 Hearing Aid Shop | 17 Allendale Community Centre | 23 The Quarter Jack Surgery and Pharmacy |
| 2 Co-Op Food | 10 Dentist | 18 Museum of East Dorset | 24 Vets |
| 3 Café | 11 Barbers | 19 Wimborne Minster | 25 M&S Simply Food & Petrol |
| 4 Salon & Barbers | 12 Nationwide Bank | 20 Wimborne Model Town & Gardens | 26 Wimborne Rugby Football Club |
| 5 Restaurant | 13 Pub | 21 Wimborne Cricket Club | |
| 6 Car Park | 14 Hairdressers | 22 Waitrose | |
| 7 Post Office | 15 Victoria Hospital | | |
| 8 Library | 16 The Tivoli Theatre | | |



Wimborne is a bustling market town, with a rich history pre-dating Roman times and plenty of culture thanks to the local theatres, clubs and societies. This quintessentially English town has a full calendar of events throughout the year, including the renowned Folk Festival every June.

Under a mile from the development you will find a Waitrose superstore, Wimborne Square which is packed with shops and cafés, The Tivoli Theatre and The Allendale, a community centre with a café that hosts everything from live performances, exercise classes, films and a weekly market.

Located on the banks of two rivers – the Stour and Allen – Wimborne is perfectly placed for gentle riverside walking or leisurely cycling. It is also surrounded by beautiful Dorset countryside from nature reserves, water meadows and woodland, providing plenty of opportunities to enjoy wildlife.

The rolling countryside is dotted with many stunning villages – their quaint little shops and traditional pubs offering hearty meals make them a great place to visit. Bournemouth and Poole's sandy blue flag beaches are within a half an hour drive and the New Forest is just 14 miles away.

Discover The Old Market Village

Wimborne is the first village that McCarthy Stone has built and we're proud to have made community its central focus.

That's why all the homes are centred around a village green, helping to reinforce the idea that you'll be part of a vibrant community, where neighbours look out for one another and soon become good friends.

We've created spaces to make that happen. There's a multifunction room with a kitchenette that can host parties as well as regular classes, from yoga to painting.

There's also a chef-run bistro, which offers delicious seasonal meals every day, so an ideal venue for those times when you just don't fancy cooking or when you'd like to share a meal with your family, guests or neighbours.

And our gardens at the centre of the village are designed to offer beautiful spaces with lots of south-facing seating to allow you to soak up some sun, enjoy a good book or natter with friends in the warmer months.

You can follow wide pathways, created to accommodate walking and mobility scooters alike, to admire the wonderfully landscaped planting.

Created for all-year interest, every plant, shrub and tree carefully selected for their vibrant colours or subtle hues. You'll discover sections dedicated to wild planting to encourage wildlife. A wooden pergola completes this oasis of tranquillity.

Enjoying the outside space comes with the extra satisfaction of knowing you don't need to lift a trowel or wrestle with a lawnmower to enjoy it — we look after all the outside spaces for you.

The Old Market retirement village offers two Retirement Living PLUS options to choose from:

Market House, for over 70s, with a mix of 68 one and two-bedroom low-maintenance apartments.

The Old Market Village, for over 65s, offering a range of 32 stunning bungalows; 22 with two double bedrooms and 10 are three-bedroom chalet style bungalows.

Here's what's on offer:

Community

At The Old Market Village you will be entering a warm and welcoming community. We have a number of fantastic communal areas where you can spend time with family and friends – old and new.

Multi-function room

Perfect for events, parties and activities, this room can be used by homeowners and community groups.

Village green

A beautifully landscaped space, which includes terraces, multiple seating areas and beautiful raised bed allotments.



Close to nature

We've taken inspiration from the nearby Cranborne Chase, an area of outstanding natural beauty, to create our own nature garden. There are wildflower gardens with native plants and shrubs, bat and bird boxes to invite nesting, and bee bricks to encourage pollination. We've also added raised bed planters so those of you with green fingers can grow your own vegetables and herbs. Outside seating means there are always opportunities to get fresh air and be inspired by nature when the weather is fine.

Sustainability

The village is sustainably built using the latest and most innovative methods of construction to not only ensure the best quality build but also to minimise the development's carbon footprint, both during construction and as it's used. A combination of solar panels built into roofing for communal areas and energy efficient design, all add up to peace of mind when it comes to energy bills too.

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. The Old Market Village is no exception.

Each property is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing or renting your apartment at The Old Market Village, 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.

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



The Old Market Village

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment
- 2 bedroom bungalow
- 2/3 bedroom chalet bungalow

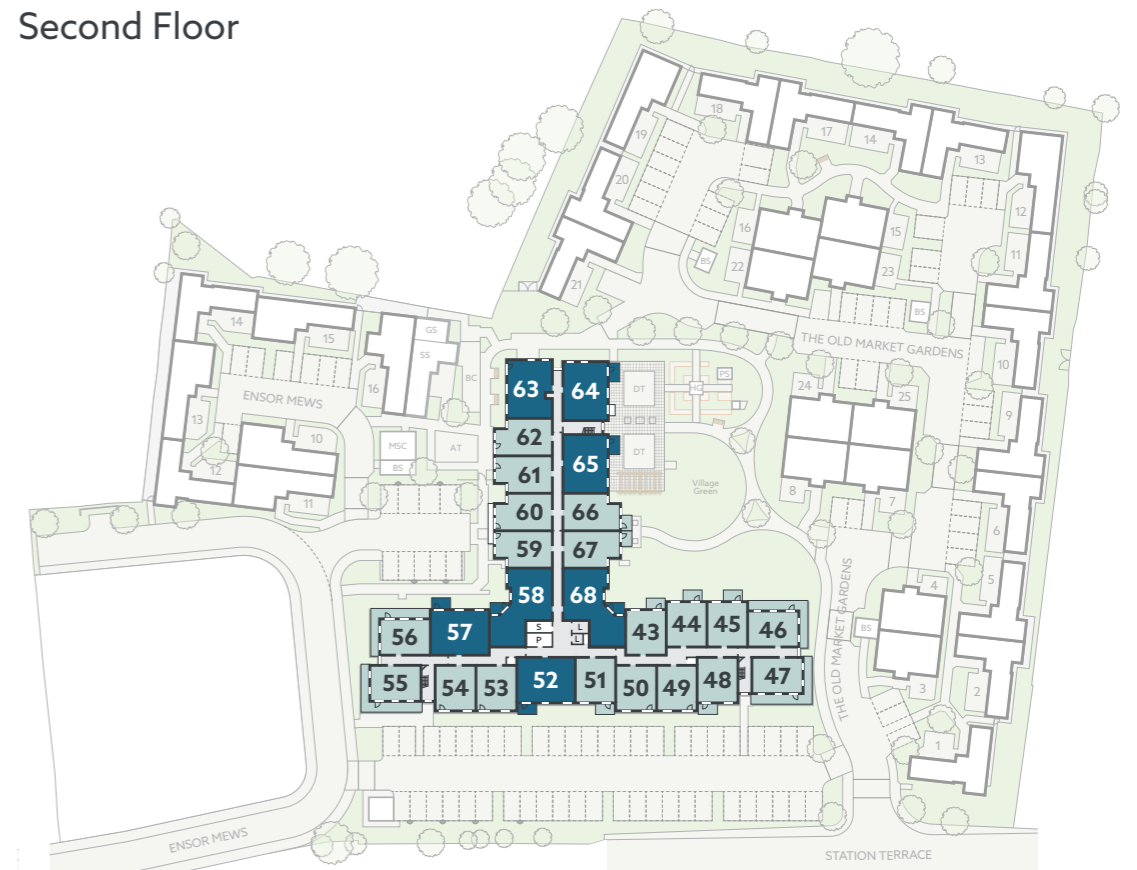
- AT - Alfresco Terrace
- BC - Boules Court
- BS - Bin Store
- DT - Dining Terrace
- E - Entrance Lobby
- F - Foyer
- GS - Guest Suite

- HG - Homeowners' Garden
- K - Kitchen
- L - Lift
- MFR - Multi-Function Room
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- PS - Potting Shed
- R - Reception
- RR - Refuse & Recycling
- SS - Staff Suite
- S - Store
- WS - Wellness Suite

First Floor



Second Floor



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



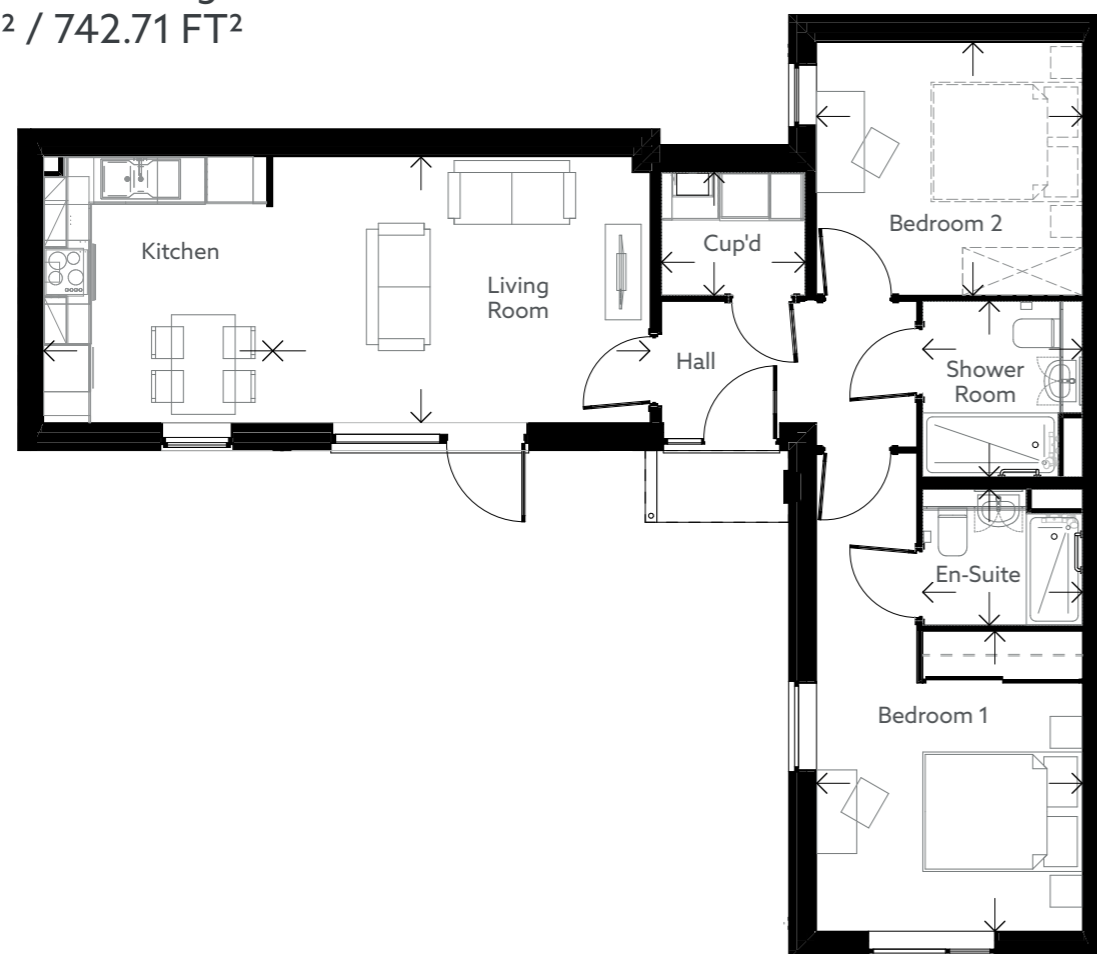
The Old Market Gardens

Our luxury bungalows are full of thoughtful features – so you can continue to live independently in style and comfort, while feeling safe, secure and supported.

From waist-height ovens – so there is less need to bend with heavy dishes – to plug sockets that are a bit higher to reduce kneeling and bending, they feature clever designs and considerations that make life that little bit easier as you get older. With high attention to detail throughout, we add those touches to ensure you have a home you'll be proud to live in.

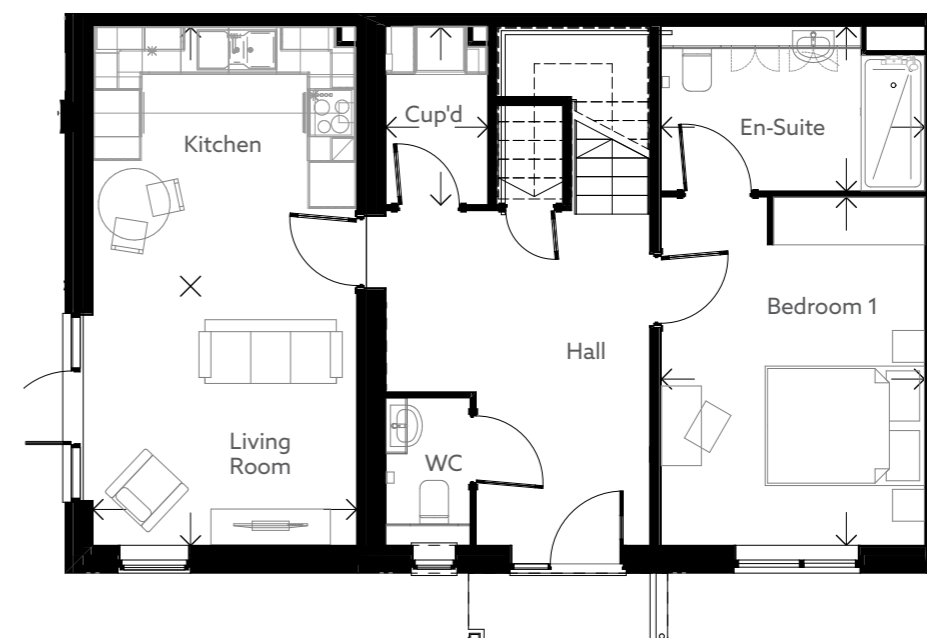
Typical bungalow layouts

2 Bedroom Bungalow -
69 M² / 742.71 FT²

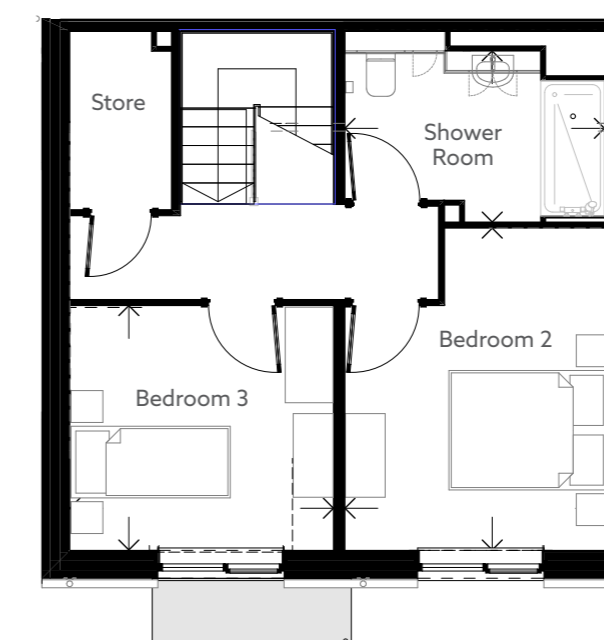


3 Bedroom Chalet Bungalow -
112 M² / 1207 FT²

Ground floor



First floor





The bungalows

at The Old Market Gardens

General

- Double glazing to all windows
- Patio to all bungalows
- Fully fitted wardrobes
- Ensuite
- Guest shower room
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*
- Outside tap
- One car parking space

Kitchen

- Fitted kitchen with integrated Bosch ceramic hob, oven and microwave
- Stainless steel cooker hood with glass canopy
- Stainless steel 1.5 bowl under mounted sink
- Lever mixer taps
- Silostone work tops
- Integrated dishwasher

Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Revelo Shaver Cabinet Mirror
- Heated towel warmer

Heating and finishes

- Stelrad Flat Fronted radiators with thermostatic rad valves and Myson Touch room thermostats
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings

Safety and security

- Door camera entry system in the hallway
- 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

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.

Market House

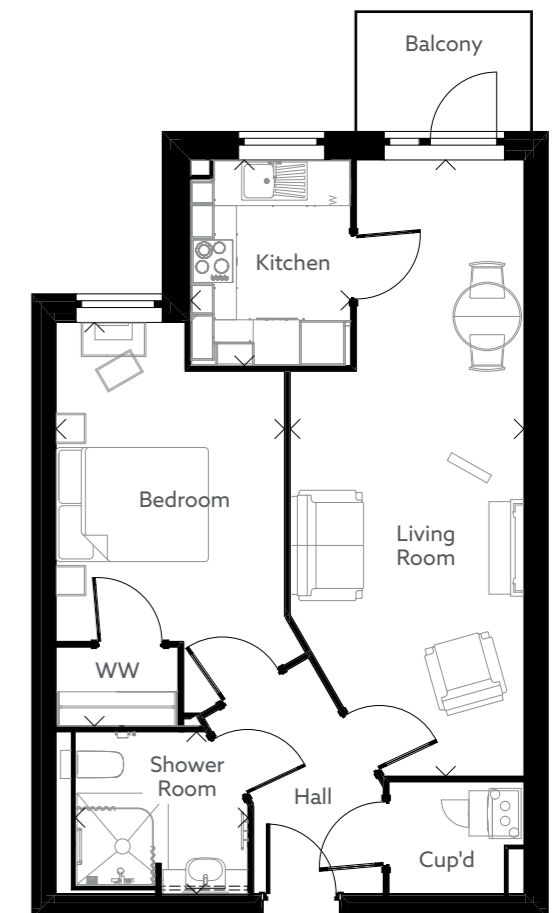
Our apartments are ergonomically designed to be a joy to live in with features such as contemporary fitted kitchens, spacious, light-filled living rooms, and modern, sleek bathrooms. As with all our properties they are packed with clever home adaptations to make life that bit easier.

Access is easy as there are lifts to all floors and throughout the village gardens you can enjoy wide pathways. To keep things as safe and convenient as possible, all showers in all apartments are walk-in too.

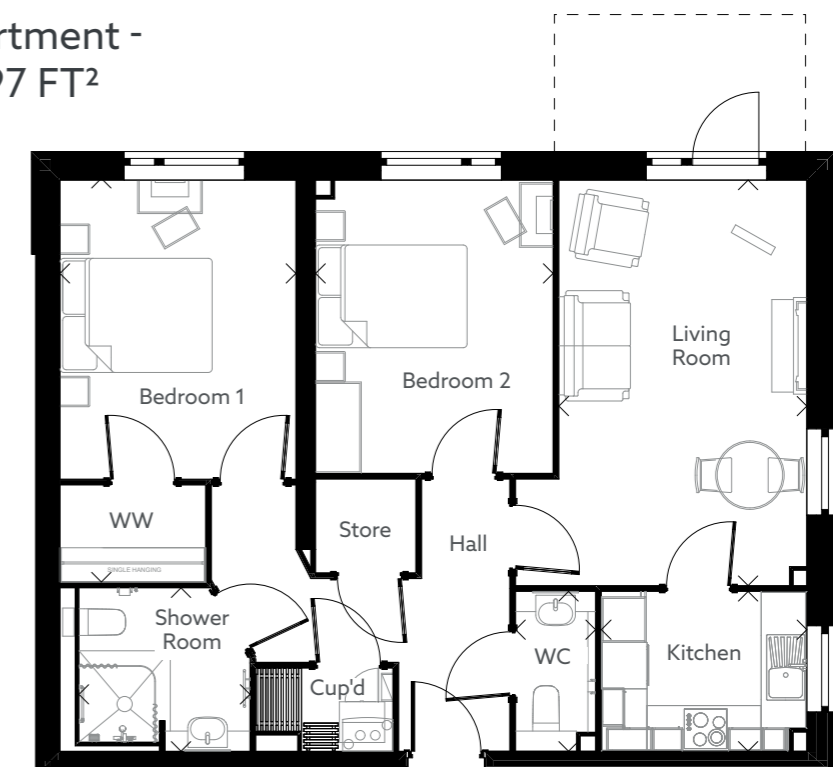


Typical apartment layouts

1 Bedroom Apartment -
55.48 M² / 597.18 FT²



2 Bedroom Apartment -
73.67 M² / 792.97 FT²



The apartments

at Market House

General

- Double glazing to all windows
- Balcony or patio to selected apartments
- Shelf and fitted hanging rail to wardrobe in master bedrooms
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room*
- Car parking (at an additional charge)

Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps

Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer

Heating and finishes

- Electric panel warmers
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings

Safety and security

- Door camera entry system in the hallway
- 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



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Our Service Charge

You'll pay an annual Service Charge, which is reviewed each year. These are transparent costs which are passed directly to you. A fair and reasonable contribution towards running and maintenance costs of all shared communal facilities have been apportioned to the properties and the cost varies between property types.

Services covered include providing and maintaining:

- Access to on-site staff
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera system
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Window cleaning (outside only)
- Heating, lighting and cleaning of all shared areas
- Management Fee^

The Service Charge also covers the bistro's running costs, the 24/7 team and an hour of domestic assistance per week. The associated services differ within the properties. Please see examples of these below and ask your Sales Consultant for more details.

Key differences	Bungalows	Apartments
Maintenance of patio and hedge surrounding	✓	
Water, separately metered	✓	
Gas, seperately metered	✓	
Buildings Insurance		✓
Water and sewerage costs		✓
Maintenance of lifts		✓



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/the-old-market-village to find out more about buying or renting one of our properties.

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.

November 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/the-old-market-village

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