



Jacob Place

Saffron Walden

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

Jacob 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[^].

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 bistro[^].

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.

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.

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.



[^]Extra charges apply.

Saffron Walden

Relaxed living in an historic town



- | | | |
|-------------------------|------------------------------|-------------------------------|
| 1 Tesco | 7 Pharmacy | 12 Saffron Walden Golf Club |
| 2 Waitrose | 8 Post Office | 13 Audley End House & Gardens |
| 3 Saffron Walden Market | 9 Café | 14 Bridge End Garden |
| 4 Community Hospital | 10 Pub | 15 Saffron Hall |
| 5 Doctor's Surgery | 11 Saffron Walden Bowls Club | ● Bus Stop |
| 6 Dental Practice | | |



The sought-after market town of Saffron Walden was voted The Sunday Times' Best Place to Live in the UK 2025. With its wealth of local amenities and a strong community spirit, it's not hard to see why.

Saffron Walden is named after the spice - the most expensive in the world, which started to be grown and traded in the town in the 14th century. As well as boasting a large range of shops and eateries, the town holds a market twice a week, selling everything from fresh produce to vintage jewellery- you might even bump into local resident, Jamie Oliver, at one of the artisan food stalls! For daily essentials, or your weekly shop, there's a Tesco supermarket right next door.

Live life your way

There are plenty of other historic attractions nearby, including the magnificent Jacobean-style Audley End House and Gardens, which is looked after by English Heritage and well worth a trip. The town also offers an award-winning museum

(one of the first in the country), an eccentric turf maze and a miniature railway, which is sure to keep the grandchildren entertained.

If it's walks you enjoy, you can't beat pretty Bridge End Gardens, which is free to enter and has a traditional walled garden, fountains, and a box hedge maze. If you've worked up an appetite, the nearby Eight Bells pub has quality traditional food including Sunday roasts. This 16th Century timber framed pub is renowned for its stunning décor.

Saffron Walden is easily accessible via the M11 and is just a 30 minute drive from the cultural delights of both Cambridge and central London by car. Audley End, just 4 miles away, has a mainline service to London Liverpool Street, Cambridge and Stansted Airport.

You'll be well looked after in Saffron Walden

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

Designed

with you in mind

As you approach Jacob Place, you won't fail to be impressed.

Located in a residential area, just one mile from the centre of the characterful market town and with the surrounding countryside on the other.

The building's blend of red and cream brickwork contrasts sympathetically with the red slate roofing. The black steel balconies add a clean and modern finish. Neat planting completes the stylish design.

Follow a wide path to the entrance lobby and walk through to an airy reception area that offers a warm welcome to homeowners, friends and family alike. From here you will discover the social hub of the development, a stylish communal lounge adjoining a wonderful bistro restaurant^ which serves drinks, light snacks, and a delicious seasonally inspired menu every day.

These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to evenings filled with fun and laughter.

If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

Step through the patio doors from the main lounge and you'll find yourself on a paved terrace. With lots of comfy seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months.

Every shrub and plant has been carefully selected for their vibrant colour or subtle hues. This means the terrace offers something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to.





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 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.

Wellness Suite[^]

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.

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.



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. Jacob Place is no exception.

Comprising 56 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

Whether purchasing or renting your apartment at Jacob 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.

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



Jacob Place

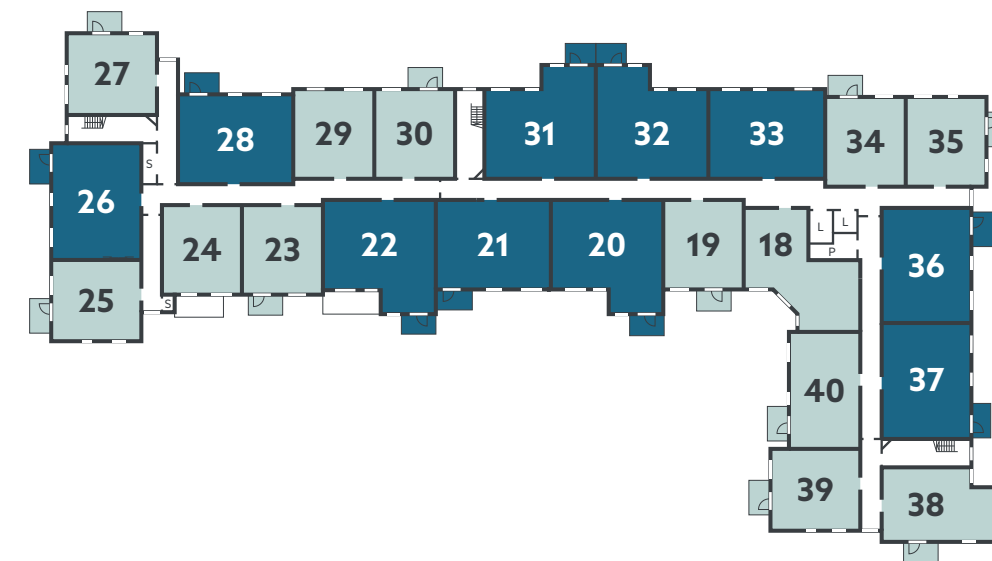
Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

- | | |
|---------------------------------|-------------------------|
| E - Entrance Lobby | P - Plant Room |
| GS - Guest Suite | R - Reception |
| EM - Estate Manager's Parking | RR - Refuse & Recycling |
| K - Kitchen | S - Store |
| L - Lift | SR - Staff Room |
| MSC - Mobility Scooter Charging | V - Visitor Parking |
| O - Office | 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/jacob-place

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to most apartments
- ▶ Fitted carpets to living room, hall and bedrooms
- ▶ Walk-in wardrobe with shelf and fitted hanging rail, or a mirrored fitted wardrobe, in master bedrooms.
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and glass splashback
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

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

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

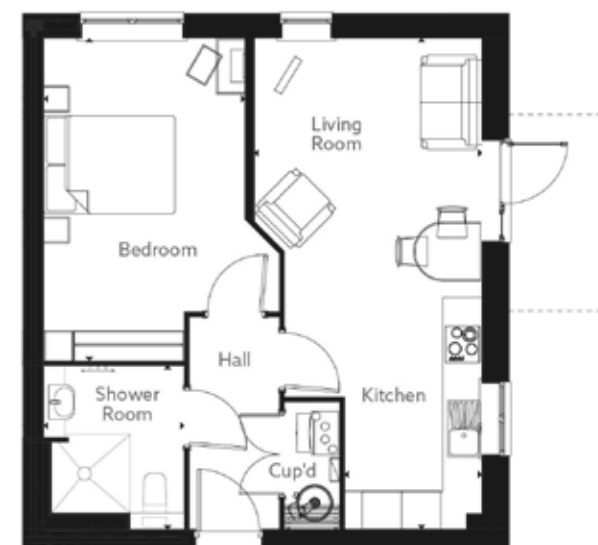
Safety and security

- ▶ Door camera entry system
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alert 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

11' 5" x 15' 2" / 3480mm x 4614mm

Kitchen

6' 11" x 9' 6" / 2096mm x 2887mm

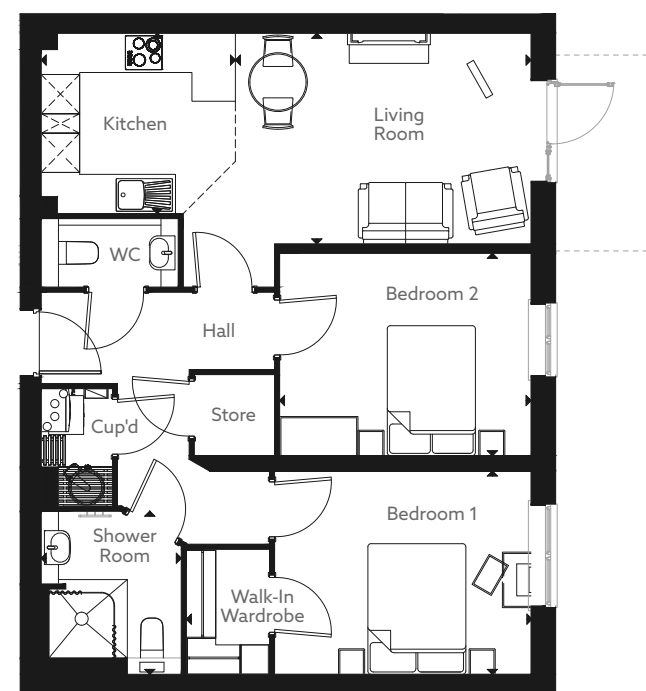
Bedroom

10' 1" x 16' 2" / 3075mm x 4931mm

Shower Room

7' 1" x 8' 3" / 2147mm x 2503mm

Two Bedroom



Living/Dining Room

14' 11" x 10' 7" / 4531mm x 3224mm

Kitchen

9' 9" x 9' 1" / 2975mm x 2760mm

Bedroom

17' 5" x 10' 3" / 5294mm x 3113mm

Shower Room

7' 1" x 8' 2" / 2147mm x 2497mm

Bedroom

12' 8" x 10' 2" / 3853mm x 3099mm

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 Jacob 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
- 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 Jacob 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 of Jacob 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 find out more, call **0800 201 4106** or visit mccarthystone.co.uk/jacob-place 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.



"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.

June 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/jacob-place

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