

An introduction
to living life well.



McCARTHY STONE
Life, well lived

Our stylish properties offer you so much more than just a lovely new home.

We have many years' experience in creating retirement living communities that offer you all the independence and support you want, as and when you need it – helping you to make the most of your retirement.



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The McCarthy Stone lifestyle.

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 an easier life, with less to worry about and more to enjoy. Plus a little more help and support, from the Your McCarthy Stone team if and when you need it.

We build close to local shops and amenities, with transport links nearby, and with locations nationwide there's sure to be one of our communities in the perfect place for you.

“ I've made a lot of friends over the months, and there's plenty to get stuck into, from bingo and chess to film nights and BBQs – there's never a dull moment! The great thing about living here is you can still live your independent lifestyle without feeling any pressure to get overly involved – it really is the best of both worlds. ”

McCarthy Stone Homeowner

Introducing our communities.

We have three different types of properties in prime locations, all designed to meet a variety of individual needs. Whatever you're looking for, there's a property to suit you.

Retirement Living

Stylish and low-maintenance, our one and two bedroom Retirement Living properties are available to the over 60s and are set in great locations. There's a manager to take care of the day-to-day running of the development and with access to communal areas and a calendar of events, you can choose to socialise as much as you wish or simply enjoy the quiet and comfort of your new home.

Retirement Living Plus

These properties offer all of the benefits of Retirement Living, plus so much more. Exclusive to the over 70s, these communities provide thoughtful extra services and amenities, including a bistro serving freshly prepared meals daily. Staff are on-site 24/7 for extra peace of mind and there's the option to add bespoke lifestyle and personal care packages.

Bungalows and Cottages

At some locations, in addition to our popular apartments, bungalows, chalet bungalows and cottages may be available. Homeowners may also be able to take advantage of neighbouring care and communal facilities where provided. Please ask for details.

Safe and secure, these beautiful homes share the exceptional build quality and design you would expect, with the friendly support of a close-knit community and local amenities nearby.



Our communities, at a glance

Feature	Bungalows and cottages	Retirement Living	Retirement Living Plus
5-star customer satisfaction	✓	✓	✓
999-year lease*	✓	✓	✓
Minimum age	55	60	70
Energy efficient	✓	✓	✓
Property management service	✓	✓	✓
24-hour emergency-call system ²	✓	✓	✓
Car parking where available [^]	✓	✓	✓
Pet-friendly ¹	✓	✓	✓
Landscaped gardens ¹	✓	✓	✓
Communal spaces ²	✓	✓	✓
Added security and alarm systems		✓	✓
Gardens and exteriors maintained		✓	✓
WiFi in shared areas		✓	✓
On-site Manager (hours vary)		✓	✓
Guest suite ^{^1}		✓	✓
Cycle and scooter store ²		✓	✓
Staff DBS-checked		✓	✓
Restaurant or bistro [^]			✓
Domestic assistance provided			✓
Care packages			✓
Laundry facility ^{^2}			✓
Function room ²			✓
Wellbeing suites ²			✓

*999 is our most common lease. On occasions this varies, please ask for details. [^]Extra charges apply.
1 - At most developments. 2 - At selected developments.



Discover the freedom of Retirement Living.

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property, or 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 one of our Guest Suites[^], which have en-suite facilities.

Taking care of you and your home

As part of the Your McCarthy Stone 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.

[^]Extra charges apply. Subject to availability. *Part-time hours which vary by location.

All the extras, with Retirement Living Plus.

Here you can enjoy all the benefits of Retirement Living, with optional extra help available. 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.

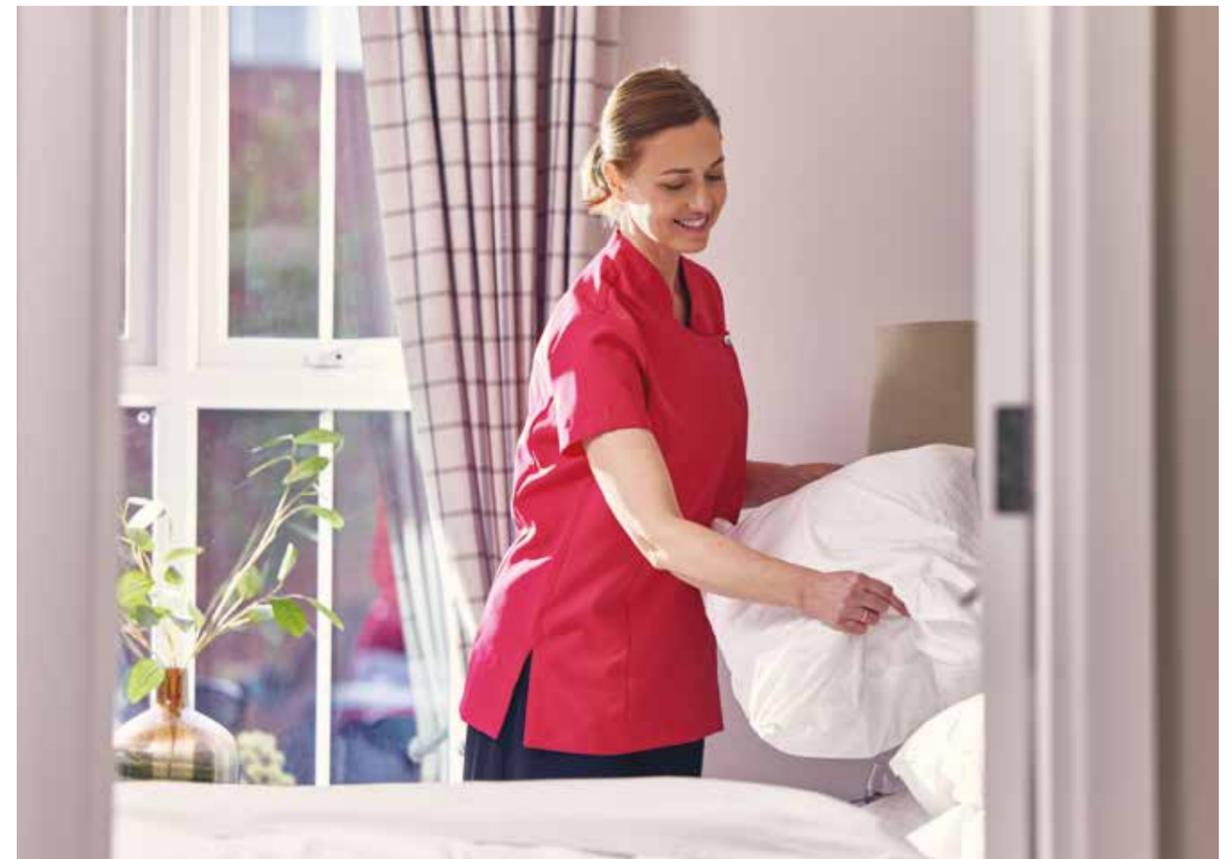
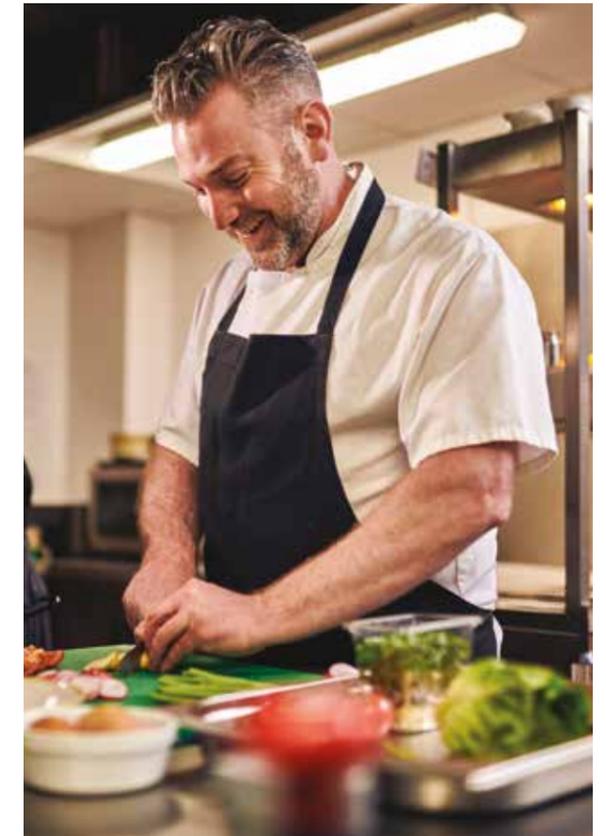
You will benefit from some light cleaning support each week within your home, which is included within the Service Charge. We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship.

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. The cost for each meal varies by location and a small additional charge is added to guest meals.

The Service Charge covers the running of the bistro and staff costs across the community. A member of the team is on-site 24 hours a day, every day of the year.

“ 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





Help and support from Your McCarthy Stone

In addition to on-going property management, we're also passionate about providing additional support to you.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs, and we will work with you to enable you to decide exactly what level of care and support is right for you (starting from a 15 minute session) and you can adjust your package – so you only ever pay for what you use. 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.

It's comforting to know that Your McCarthy Stone is regulated in England by the Care Quality Commission*. Copies of the latest CQC reports are available online.

Each staff member has a certificate from the DBS (The Disclosure and Barring Service) and we invest in their training to ensure they have all the skills they need to provide you with a fantastic service.

*In Wales, the regulator is the Care and Social Services Inspectorate.

A variety of property types, our Bungalows and Cottages.

Our bungalow and cottage properties are exclusively available to the over 55s and provide a network of neighbours and a comfortable sense of community.

These beautiful developments are inspiring places to live. Usually comprising of a mix of one, two and three bedroom homes.

Each property is spacious, light, and contemporary and has been ergonomically designed to help make life easier.

Some of our developments also have the added benefit of a shared pavilion or village green. A stylish space, designed to be the hub of the community, perfect for socialising and relaxing with friends, old and new.

The service provided by Your McCarthy Stone

Certain bungalow developments feature a manager, keeping the community running smoothly. If situated near one of our Retirement Living or Retirement Living Plus developments, homeowners may also be able to access amenities in the nearby apartment building.

Please ask the Sales Consultant for the services on offer at your chosen development.





A flexible way to make your move.

Once you've found your ideal property, we can offer you a choice of ways to purchase, or at selected locations you could choose to rent one of our apartments. Our friendly Sales Consultants will take you through these options in more detail.

When it comes to the practicalities of buying and moving in, our moving services help make the whole process easier.

Part exchange†

If you're looking for the quickest, most straightforward route into your new home then Part Exchange might be the answer.

Whatever the value of the property you're leaving – be it more, less or equal to that of your new home – if you choose our Part Exchange scheme we become your cash buyer, removing the risk of problems with property chains. You won't need an estate agent either, saving money on fees and, while viewings still take place prior to your move, these will be fewer than when selling privately.

Of course, we can't guarantee you won't get a better price for your property on the open market. But many homeowners conclude the time, expense and hassle they save with Part Exchange makes it a better option.

While Part Exchange can speed up the whole moving process, we appreciate that you won't want to feel rushed into getting everything done on moving day. That's why we give you access to your old property for up to a fortnight after completion.

Smooth Move*

Our Smooth Move service minimises your efforts throughout the moving process, and helps you feel instantly at home in your new apartment. You can leave all the lifting and carrying to us. Our team of specialist removers can help you de-clutter, pack up your belongings and transport them to your new apartment before carefully unpacking them again.

We can even arrange to have pictures and mirrors hung, along with other small tasks that'll soon have you feeling right at home.

In addition to our free specialist removals service, Smooth Move also offers you £2,500 towards your estate agent fees and £1,000 towards legal fees.

†For full terms and conditions, please visit mccarthystone.co.uk/part-exchange

*Easy Move may be used as an alternative package at selected developments. Please visit mccarthystone.co.uk/smooth-move or mccarthystone.co.uk/easy-move for details.

The Service Charge and other fees.

You'll pay an annual Service Charge, which is reviewed each year. These are transparent costs which are passed directly to you. Within our apartments, 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 our Retirement Living Plus properties, 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 and costs differ within our bungalows. More information on this can be found in the Service Charge section on the individual development's web page.

Where larger repairs and asset replacement are needed, alongside regular renovations; these costs are covered by the development's Contingency Fund – this is created through a fee that's included in the Service Charge.

We keep this cost at an appropriate level to maintain the development for benefit of everyone. As well as the regular payments as part of the Service Charge, the Contingency Fund is further supplemented through contributions, paid at the time when the apartment is either sold to a new owner or let out to a tenant.

We will happily explain these charges in more detail, please ask for more information.



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 to find out more.

We're sure you'll discover why so many of our homeowners tell us they wish they'd made their move sooner.

^Provided at a margin.
*Future properties may have individual water meters fitted and will be billed separately.

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.

March 2024

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, call **0800 201 4106**
or visit mccarthystone.co.uk

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