



Redwood

BRISTOL

It can only be Audley.



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Where liberty and luxury meet

AUDLEY RETIREMENT VILLAGES

Our idea of retirement is different

For Audley owners, the future feels assured. Here, you can live the life you love, with your highly valued independence in a property you own, with help and support on hand if you need it.

Owning a home at Redwood gives you a truly independent lifestyle in a beautiful and secure environment. We are continually listening to the needs and wishes of our owners, curating an experience tailored to your lifestyle.

You could choose to nurture a love of gardening across our stunning, landscaped grounds, or continue to travel the world knowing that your home is taken care of. You could choose to try one of our invigorating fitness classes or relax into a healing mindfulness session. You could choose to immerse yourself in the thriving community around you, or simply enjoy the peace of your own luxury apartment.

It's completely up to you.

It can only be Audley.

What makes Audley Redwood special

Nestled in 15 acres of beautiful parkland just moments from the cultural hub of Bristol and only a short drive from the coast, Redwood combines the best of country, coastal and city living.

Epitome of elegance

Surrounded by lush green landscaping, the village features 106 apartments and 20 cottages – including one-, two- and three-bedroom homes – designed to blend sympathetically with the local Georgian architecture. At its heart is the Audley Club, whose wealth of luxurious facilities includes a health club, library, and restaurant overlooking the stunning grounds.

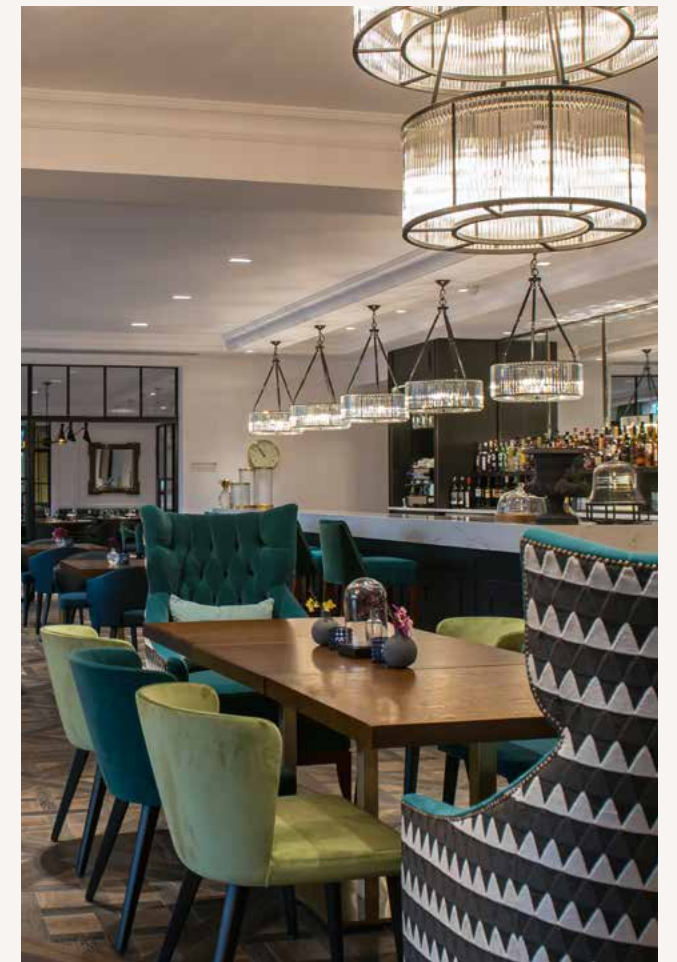
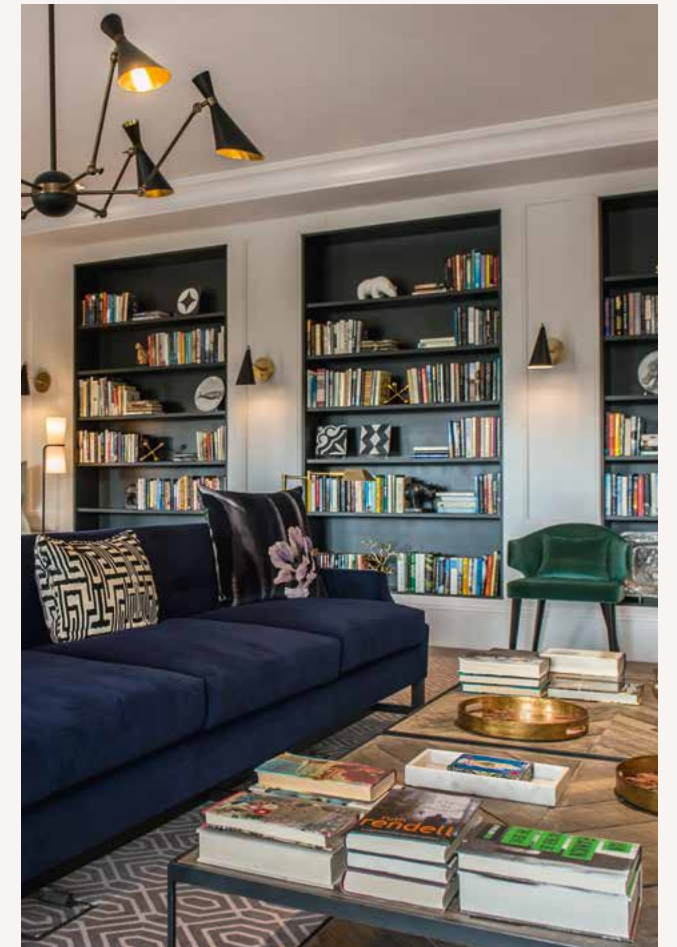
Redwood sits on the grounds of the former Redwood Hotel and Country Club, which was built in 1898 and once housed Sir Greville Smyth's ornithological collection.

Perfectly located

Close to the independent boutiques of historic Clifton and less than a 15-minute drive to the bustling Bristol city centre, living at Redwood means being spoiled for choice when it comes to shops, restaurants, museums, and theatres.

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But drive less than five minutes in the other direction and you'll find the charming village of Failand, something of a rural retreat with a church, observatory, pub and village hall. Or head just 15 minutes northwest to land among the breathtaking scenes of the spectacular North Somerset coast.



Our attention to detail is unparalleled

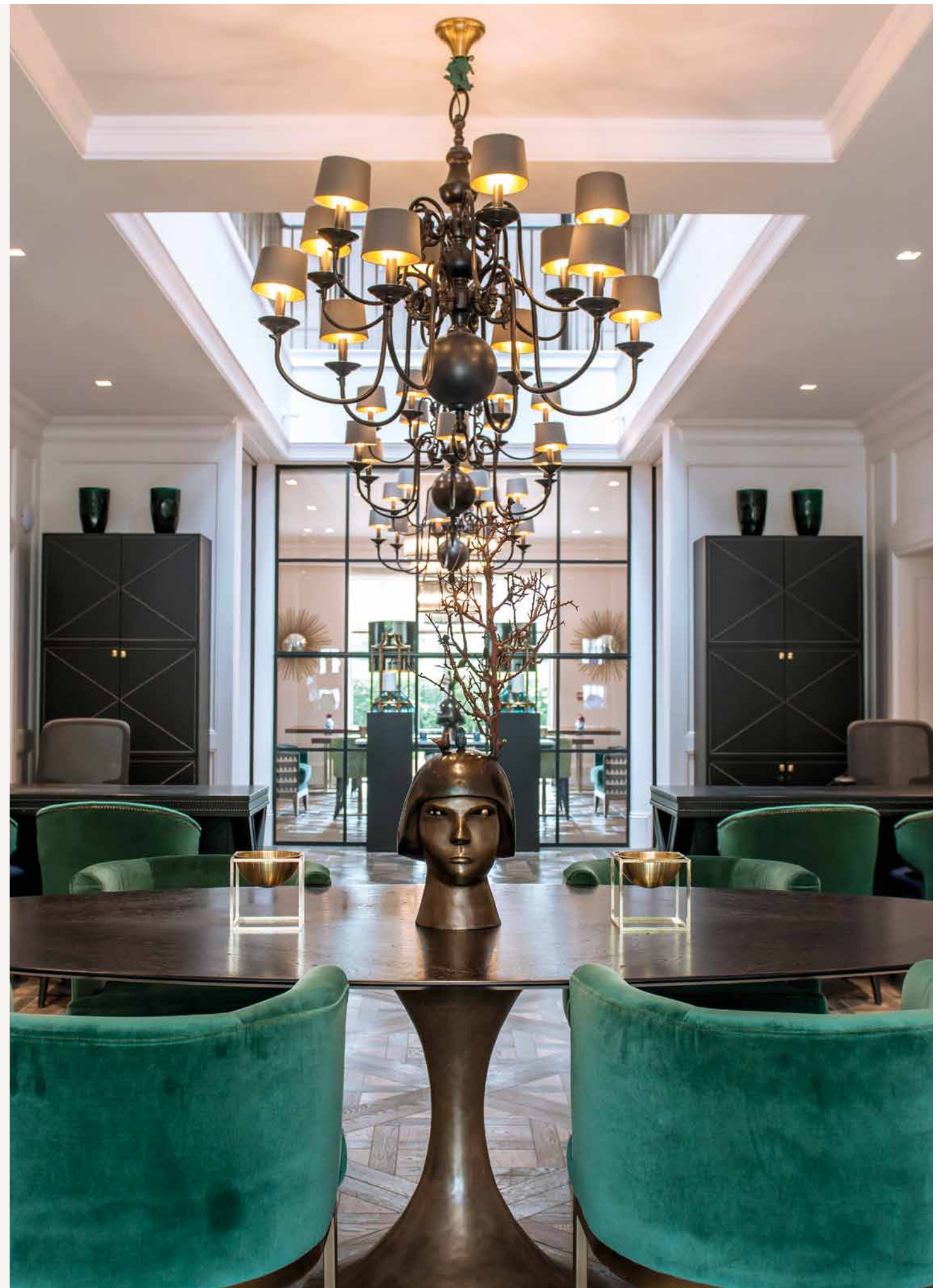


Exquisite workmanship

Each of our luxury properties at Redwood is beautifully crafted and built to an exceptional standard. You will find the highest quality workmanship and carefully considered layouts inspired by both form and function, making homes which are both practical and inspiring.

Carefully considered

We pay careful attention to every element of the property, from the living space to the lighting, from the fridge to the counter tops. Each home has everything you need to create your sanctuary.





Steeped in history.



World-famous suspension bridge

One of Bristol's most recognisable structures, Brunel's striking bridge marked a turning point in the history of engineering. Take a tour or visit an exhibition to understand why it's come to symbolise a city of original thinkers and an independent spirit.



Gothic Revival house

Built with two types of Bath stone, Tyntesfield's impressive exterior features turrets, pitches and gables, along with naturalistic carvings of flora, fauna and exotic mediaeval beasts. This ornate, Grade I-listed Victorian home is surrounded by flower-filled terraces, an empty lake, extensive woodland, champion trees and a productive kitchen garden.



Iconic observatory

Established in 1766, Clifton Observatory is an integral part of the Bristol landscape boasting spectacular views of Bristol, Avon Gorge, and the Clifton Suspension Bridge. Discover the museum featuring a rare Victorian-era camera obscura, explore the atmospheric and mythical Giant's Cave, or savour lunch at 360 Café.

Surrounded by beauty



From nearby Failand discover a network of footpaths alongside babbling brooks and through peaceful woodland filled with gorgeous displays of bluebells, damsons and stitchwort in spring.

Drive five minutes to explore Abbots Pool Nature Reserve, so named for the large pool at its centre once used by mediaeval monks farming for fish. This idyllic mature woodland contains massive oak and beech trees and an abundance of wildlife including deer, bats and birds.

Or venture 20 minutes by car to discover the 150-acre Portbury Wharf Nature Reserve on the Severn Estuary. Classed as a Site of Special Scientific Interest, it's a great place for spotting wading birds, wildfowl, and even occasionally skylarks and barn owls. The wetland is home to rare species including great crested newt, water vole and otters, while hay meadows and hedgerows provide food and shelter for many small mammals.

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Audley Health
& Wellness.



At Audley, living well and staying well is our number one priority, which is why when you move to one of our retirement villages, you automatically become a member of the Audley Club.

This is where your pampered body meets your thoroughly refreshed mind.

Welcome to the Club

You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities and provide nothing less than a 'concierge' level of service – ensuring you get the most out of your Club membership.

Exclusive access

This membership entitles you to exclusive access to our lounge, library and luxury health and wellness centre, and gives you priority booking at our restaurant, bar and bistro.

We have identified eight dimensions of mental health and wellness, and have developed a comprehensive programme to support them. We also recognise you will have your own needs, preferences and goals which we will support you with.

The eight dimensions of wellness include:

Physical

Emotional

Social

Intellectual

Vocational

Spiritual

Financial

Environmental

Audley Club luxury facilities



HEALTH & FITNESS

Enjoy a refreshing dip in the indoor swimming pool, calm your mind in our relaxation area or soothe tired muscles in our sauna and steam room.

If you'd like to re-energise in our fitness studio, we welcome all abilities and our qualified staff can advise on the right programme or exercise class for you.

LIVING WELL

Our library is the ultimate sanctuary when you're seeking some peace and reflection. Our lounge offers a space to relax with a vast array of books to immerse yourself into.

HOBBIES ROOM

Nurture your passions, reignite old hobbies or discover brand new interests in our dedicated hobbies room — a space to absorb yourself without interruption or join friends to enjoy a shared passion.



ENJOY AT AN ADDITIONAL COST:

Spa therapies in our treatment rooms, professional beauticians and therapists are available to offer manicures, pedicures, massages and facials to help you feel pampered and refreshed.

Hair salon

Your hair appointment will be just a few short steps from your front door with one of the area's top hairdressers.

Exceptional dining in the restaurant, bar and bistro

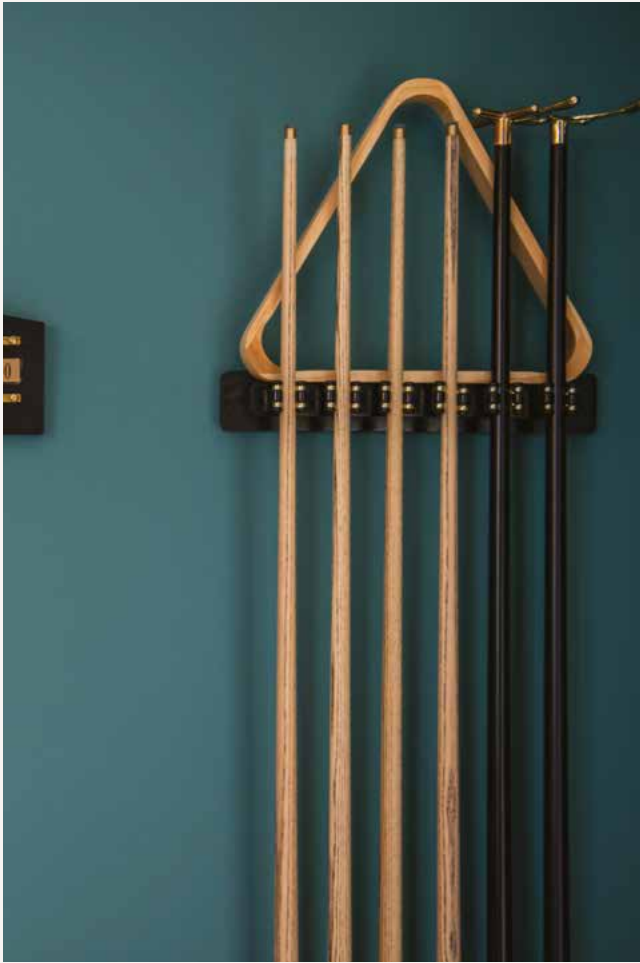
Indulgent and healthy seasonal dishes in a luxury location alongside stunning views.

Unwind in the bar and lounge

Our bar staff know how to pour the perfect drink and set the perfect scene, so whether you're enjoying some quiet time or meeting friends, you'll feel right at home.

Luxury guest suites

If family and friends come to visit, treat them to a stay in our luxury guest suite. And, as an Audley owner, you can also take advantage of a guest suite at any of our UK villages.



Audley Cares.

FOR YOUR WELLNESS, HOME & HAPPINESS

At Audley Care, our holistic approach means we offer a wide range of support to suit your needs, as little or often as required. Whether that's helping you get out and about or lending a hand at home, our team is passionate about providing you lifestyle support that helps you live life your way.

Wellness

From the pleasure of taking a daily stroll with your four-legged friend to the feeling of fresh bedding at the start of each week, we are on hand to enhance your personal wellness with support that suits your individual needs.

Home

We understand what your home means to you and the importance of continuing to live your life in comfort. Whether it's organising kitchen cupboards or assisting with household chores such as ironing, we are here to help you live life to the fullest in a familiar setting.

Happiness

Maintaining your happiness is at the heart of everything we do. So, if it's spending long afternoons in the gardens with a glass of something cold or regularly catching up with friends, we will do all we can to help you find fulfilment where it matters to you.

THE HIGHEST LEVEL OF SUPPORT

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). That means the lifestyle professional you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

This is where
your passion
for independence
meets the
warmth of
knowing
someone is
there for you
if you should
need them.

SAFE AND SECURE

With CCTV covering the entire village, rest assured that you're in the safest of hands. In each property you'll find a smoke and heat alarm connected to the central monitor alarm alongside a dedicated emergency call system. With staff on call every minute of every day, we're always just a quick phone call away.



HELPING YOU MAKE THE MOST OF EVERY DAY

Nothing is more important to us than knowing you find enjoyment in every day. Alongside our range of tailored care services, our lifestyle professionals will take the time to really get to know you, and will always be seeking new ways to inject positivity and warmth into your daily routine. This could be from looking through a family photograph album or simply chatting about local events they know will interest you. Whilst we do not provide nursing care, here are some of the ways we can help:

By your side

Perhaps you're seeking some company for a local stroll, or simply a chat with a familiar face. Our companionship services ensure you always have someone by your side when you need it.

Pride in your home

Fresh sheets, immaculate surfaces, spotless floors – we will keep your home clean and tidy just the way you like it.

Tailored Support

Your lifestyle professional is trained to provide the highest standards of care. We will complete a Health and Wellness assessment to determine how we can best support you. We also work closely with health professionals to ensure there is a holistic approach to meeting your health needs where necessary.

Help is always
on hand, any
time of the day.



Lifestyle & nutrition

As part of our preventative care services, we can help prepare meals for you as well as monitoring your hydration and nutritional needs.

Personal care

Should you require assistance with elements like showering, dressing, or eating, your lifestyle professional can support you in all aspects of personal care in a respectful and sensitive manner.



Out of hours care

Help is always on hand, any time of the day, ensuring you receive the right level of care when it's needed. You can also choose from a range of extended services such as night care.

Maintaining
your happiness
is at the heart
of everything
we do.

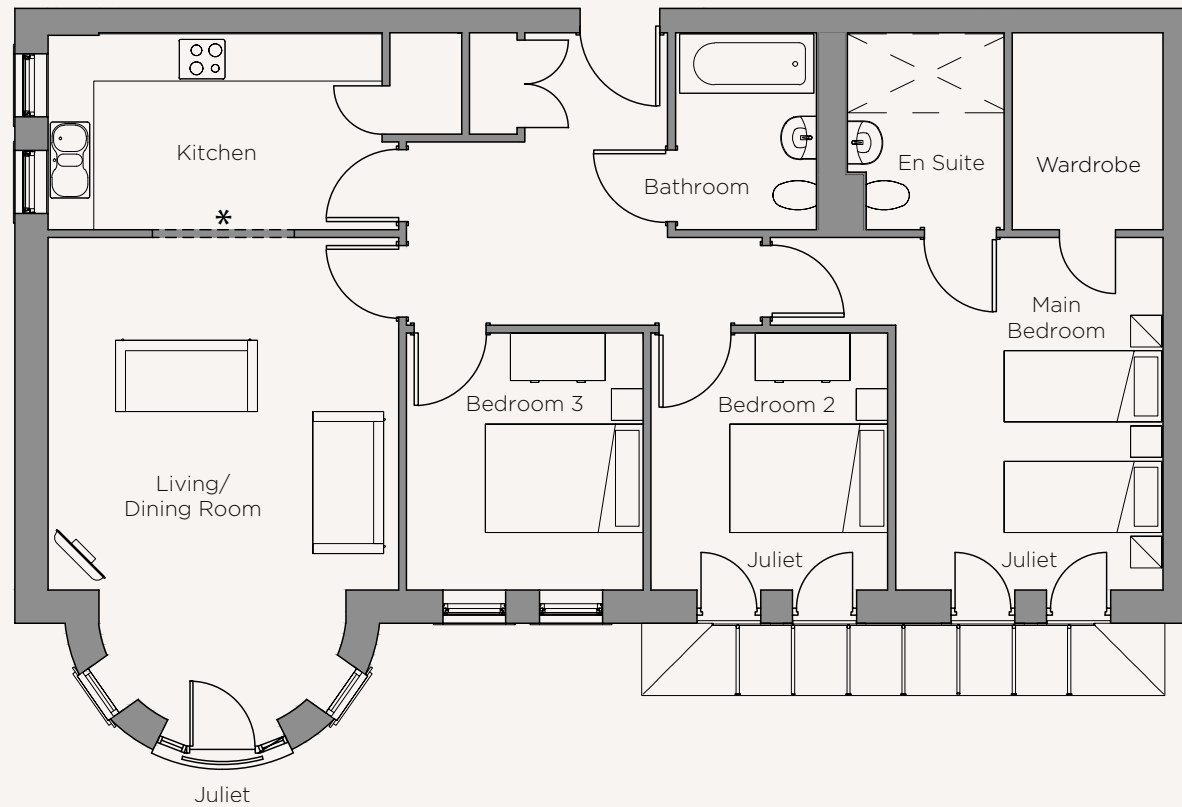
Properties designed with you in mind



Tailor-made

The development and curation of each and every Audley property has been informed by decades of experience and commitment to the wellness of our owners. We pay particular attention to the way properties will be used now and in the future. We ensure that each home can reflect its owner's preferences, with all the essentials that make a house a home.

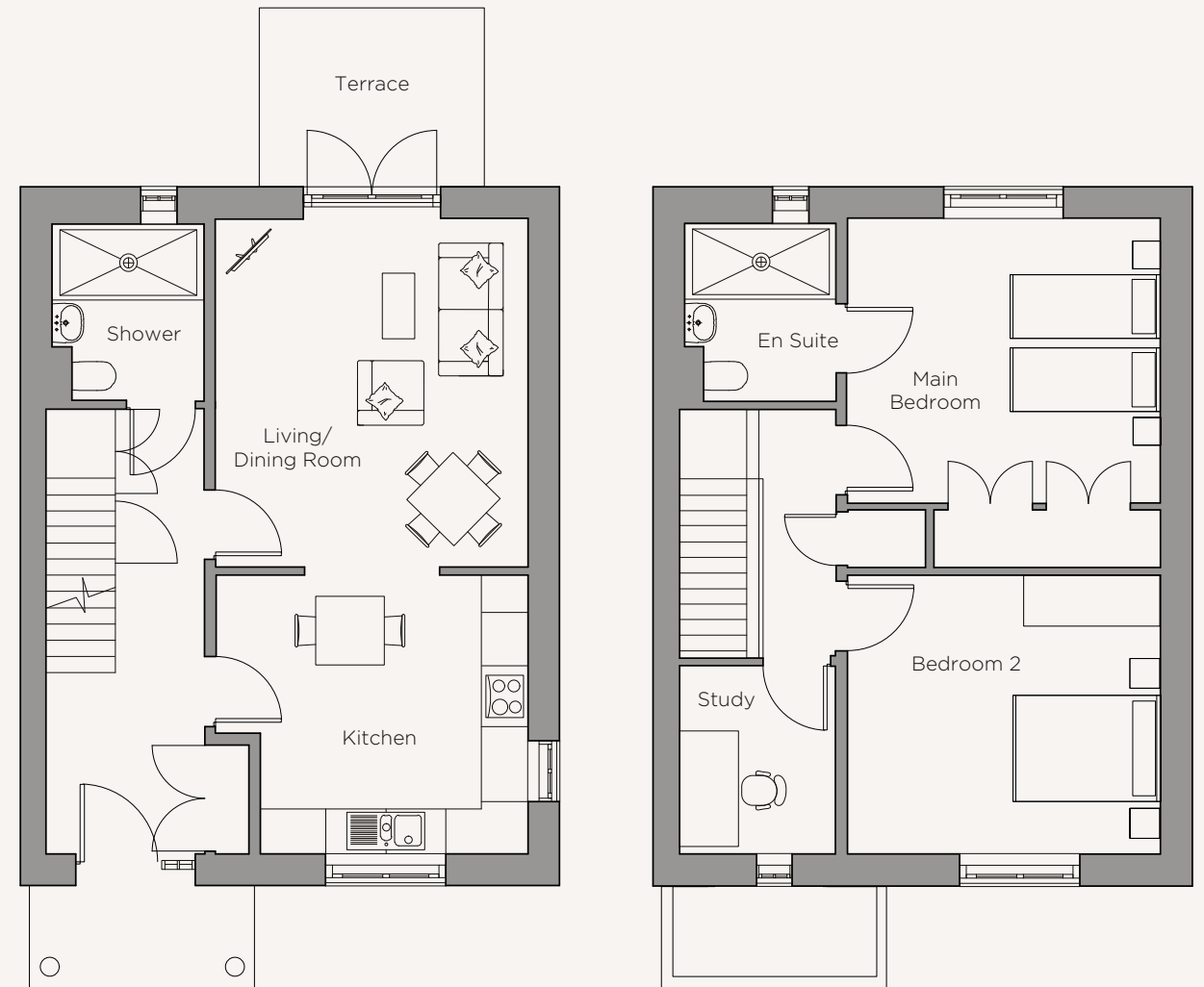
Our luxury properties feature spacious rooms, wide corridors, ample areas to entertain and carefully considered storage solutions. Our expert interior designers have created spaces that inspire and support our owners. This is the standard you can expect at Audley Redwood.



EXAMPLE THREE BEDROOM,
SECOND FLOOR APARTMENT

Plans are for illustration purposes only. Furniture shown to indicate possible room layouts and not included in sale.

| INTERNAL MEASUREMENTS | METRIC | IMPERIAL |
|-----------------------|--------------|---------------|
| Kitchen | 4.24 x 2.46m | 13'11" x 8'1" |
| Living/dining room | 6.15 x 4.45m | 20'2" x 14'7" |
| Main bedroom | 4.47 x 3.39m | 14'8" x 11'1" |
| Bedroom 2 | 3.26 x 3.00m | 10'8" x 9'10" |
| Bedroom 3 | 3.26 x 3.00m | 10'8" x 9'10" |



EXAMPLE TWO BEDROOM,
COTTAGE FLOOR PLAN

| INTERNAL MEASUREMENTS | METRIC | IMPERIAL |
|-----------------------|--------------|---------------|
| Kitchen | 3.70 x 3.54m | 12'2" x 11'7" |
| Living/dining room | 4.62 x 4.14m | 15'2" x 13'7" |
| Main bedroom | 4.14 x 3.77m | 13'7" x 12'4" |
| Bedroom 2 | 4.14 x 3.70m | 13'7" x 12'2" |
| Study | 2.50 x 2.10m | 8'2" x 6'11" |
| Terrace | 3.00 x 2.37m | 9'10" x 7'9" |

The perfect fit

Everything you need

Every fixture and fitting in an Audley Redwood apartment or cottage has been considered to look beautiful, feel comfortable and provide a safe and relaxing living space. Our properties give you the highest quality of living and are built with your utmost security in mind.

KITCHENS

- Fully fitted SieMatic handleless kitchen units
- Corian worktops
- Integrated AEG washer dryer
- Integrated appliances including extractor fan, ceramic hob, Neff fan assisted oven, combi microwave oven, dishwasher and fully integrated Neff fridge freezer
- Under unit kitchen lighting
- Glass splashback behind the hob
- Soft door and drawer closers
- Stainless steel bowl and a half inset sink with mixer tap spray head.



BATHROOMS & EN SUITE

- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Minoli ceramic tiles in the bathroom and en suite
- Walk-in shower with level access in en suite bathrooms
- Bathroom cabinets with integrated lighting and shaver points
- Chrome heated towel rail
- Shower screens with Hansgrohe shower controls.

INTERNAL FINISHES

- All windows and external doors are double glazed aluminium with timber composite units
- Painted white internal doors with chrome ironmongery
- Integral wardrobe in the main bedroom
- Carpet in hall, living/dining areas and bedrooms
- Minoli non-slip ceramic floor tiles in the kitchen, bathroom and en suite.



LIGHTING, HEATING & ELECTRICAL

- Recessed downlighting in the kitchen, bathroom and en suite
- Pendant lighting in living areas and bedrooms
- Chrome sockets and switches with black inserts in the kitchen
- Chrome switches in all other rooms
- White sockets in all other rooms
- Wiring for TV, FM and satellite signals to living room/dining room and to the bedrooms
- External lighting to balcony areas
- Telephone connection points in the living room and main bedroom
- Heating system, providing hot water and heating, with underfloor heating throughout the property.



SECURITY & SAFETY

- Emergency call system in all properties
- Smoke detector
- Heat detector
- Intruder alarm.

SUSTAINABILITY FEATURES

- Low energy lighting
- A & B rated appliances in kitchen.

Structural Guarantee

All properties are covered by a guarantee from either Buildzone or Premier Guarantee, valid for 10 years from the date of build completion. This can be obtained from the sales team.

The details here provide a general guide only. Audley specifications may change and owners may have altered their own properties. Specifications for individual properties for sale are available from our sales team.

REDWOOD
SITE MAP

KEY

| | | | |
|---------------------|---|-------------------|---|
| WEST COURT | A | 1-8 REDWOOD DRIVE | G |
| 12-18 REDWOOD DRIVE | B | REDWOOD DRIVE | H |
| 9-10 REDWOOD DRIVE | C | SMYTH COURT | I |
| REDWOOD HALL | D | LYONS MEWS | J |
| BLACKWELL MEWS | E | STOKELEIGH COURT | K |
| MARSHALL PLACE | F | WHITEBEAM COURT | L |



Why Audley.

The UK's first luxury retirement village

In 1983 our Chief Executive Nick Sanderson founded a company called Beaumont – which over time developed the conventional care home concept into something completely different – the UK's very first luxury retirement villages. Over thirty years on, we continue to grow and develop our luxury concept.

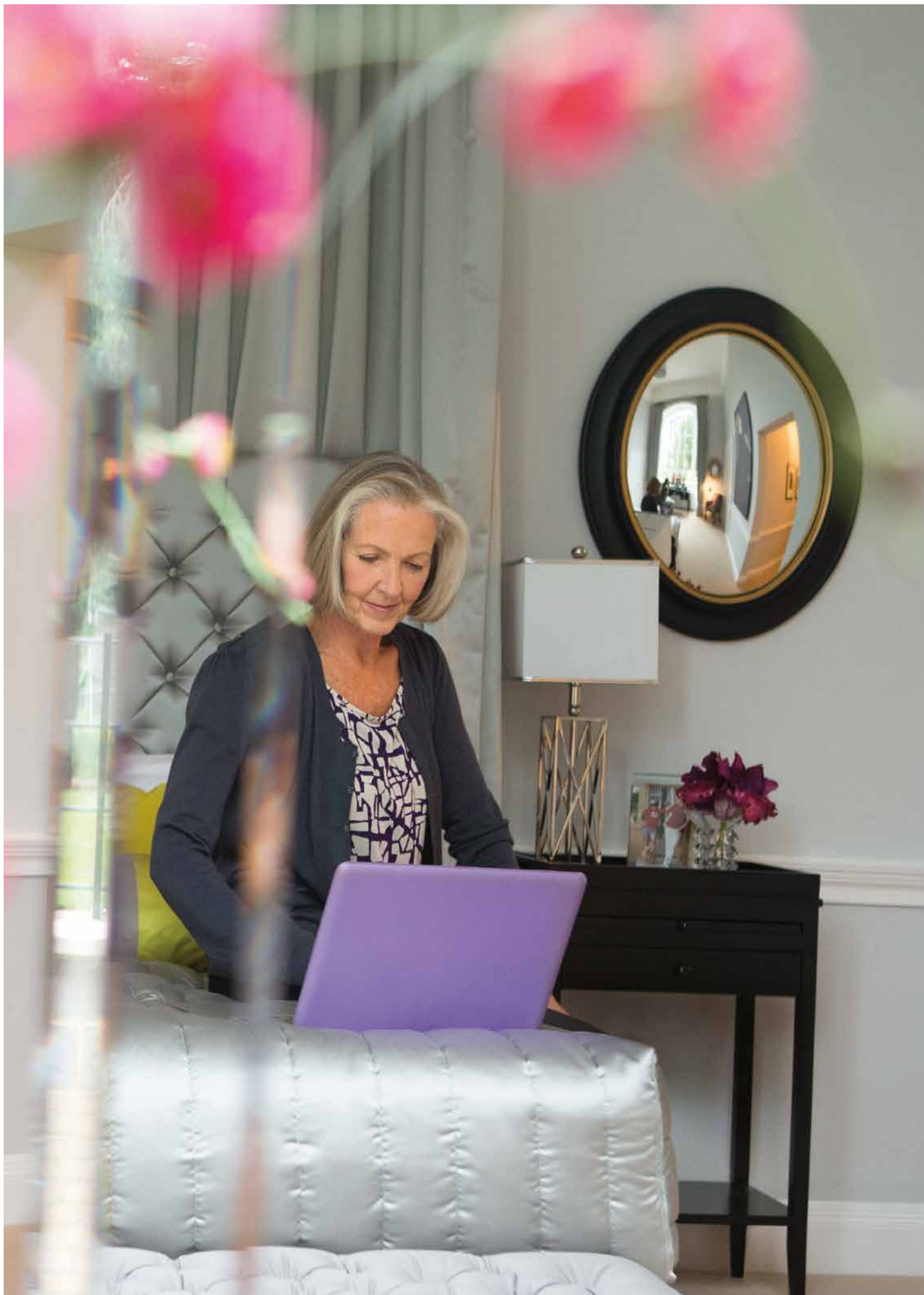
Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i, and most recently, Moorfield Group.

Our growing communities

Willicombe Park in Royal Tunbridge Wells, our first retirement village, opened back in 2000. We are proud to say it is now a thriving community. Thanks to our strong financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.

**The UK's very first
luxury retirement villages.**

It can only be Audley.



The simple way to sell your home

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley's partners can remove the uncertainty of the process.

Our home buying service and assisted sale service are available individually or together and are managed by our market-leading partners who offer two of the most competitive and attractive schemes available.

HOME BUYING SERVICE

Guaranteed cash buyer for your property

Our home buying partners act as cash buyers, giving you the peace of mind of a guaranteed sale.

Speed

An offer will be made within seven days and contracts are usually exchanged in 28 days.

No chain

The home buying service removes the risk of delays and fall-throughs often encountered with chains.

Option to stay in your current home after completion

We can arrange for you to stay in your property for up to two weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

Flexibility

All types of properties will be considered – irrespective of the location or value.

No estate agent fees

Not only will our partners handle all the legal paperwork, you'll avoid paying estate agents' fees.

Your decision

If an offer is reduced following an unfavourable survey you are under no obligation to accept it. A higher value may be achieved for your property by selling independently of the home buying service.

Buyers are advised to take their own advice to ensure the service is suitable for their needs.

HOW IT WORKS



Step 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and our home buying partners will obtain valuations from our network of trusted local estate agents.



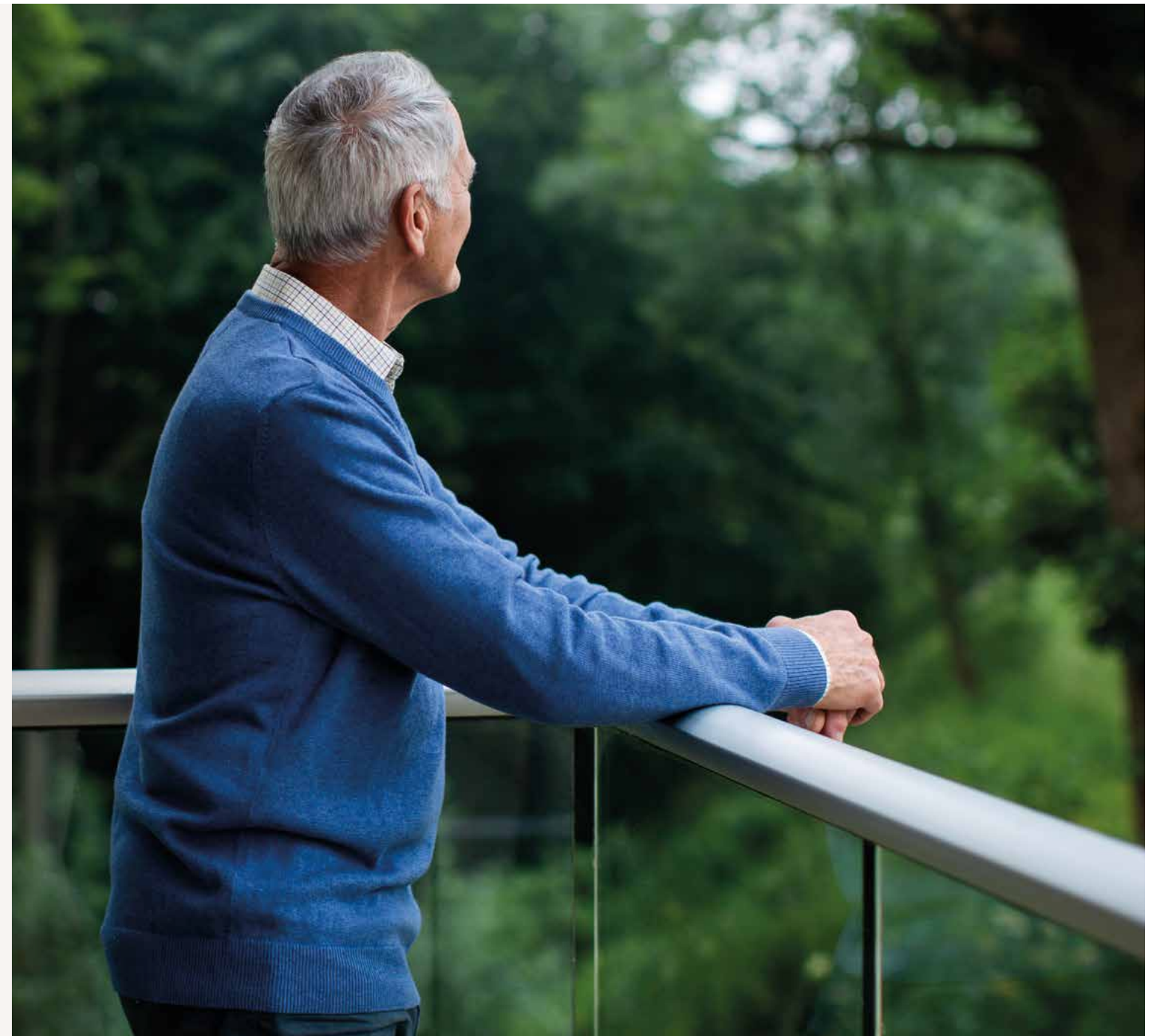
Step 2

An offer will then be made to purchase your home. If you accept the offer a survey will be arranged and our home buying partner will then confirm their offer.



Step 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within six weeks. You can move in when your property is ready, or up to two weeks after the completion date if you need some extra time to make the move.



ASSISTED SALE SERVICE

Let our partner take the stress of moving house, so you can focus on what's to come. With assisted sale our partner establishes the value of your property, works with the high performing estate agents in your area

and provides you with feedback following viewings. They will also negotiate on your behalf to ensure you get the best possible deal. Once the sale is agreed they will continue to drive the sale forward, working with all different

parties and will keep in regular contact with you so you know what's going on. Ask your Audley team for more details.

Ensuring a stress-free move

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time. Audley's partner can help ease the pain of moving.

HELP WITH:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, flooring and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, internet and other suppliers.

Our downsizing partners
We work with various partners, who have teams of trained specialists, each committed to providing the highest standard of practical and emotional support.

Bridging option
Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home. Customers who are awaiting the sale of their home and need to sell before purchasing have this option to speed up their move.

This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Making finances simple
Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Our aim is to ensure everything is as simple and stress-free as possible for you.

Two types of payment to make life easier
We collect two types of fee: a monthly payment and a deferred management charge. Our fees cover the overall costs of running an Audley retirement village. These include ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary.



Ground rent
Please note that ground rent is not charged on new properties but remains payable on a selection of properties being sold by Audley owner(s) and the rate is set out in the relevant lease. Please ask the sales team for more information.

ALL THESE SERVICES ARE COVERED BY YOUR FEES:

- Building insurance for your home
- External upkeep of your home, so you don't have to worry
- Professional garden and ground maintenance
- Regular clearing of roadways and footpaths
- Servicing of lifts
- Servicing of CCTV, emergency call system, intruder and smoke alarms

- Night Porter and security service
- Firstline home carers and call line services 24 hours a day, 7 days a week
- Nightly removal of your rubbish
- External window cleaning
- A range of luxury facilities with Audley Club membership
- Preferential rates for food and drinks at the restaurant, bar and bistro
- Full servicing of the guest suite, bookable at an advantageous price
- Free inter-property telephone calls
- Onsite General Manager and Head of Audley Care with supporting teams
- Minibus service for shopping trips and days out
- Social events and activities organised by the General Manager
- Fees associated with managing and operating Audley Court Ltd.



We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include a restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.

Reselling
We aim to get you the best possible price with the least amount of stress. Our staff will ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley will charge a sales administration fee of 1%* of the final achieved sales price or open market value, whichever is greater (VAT applicable).

THERE ARE TWO OPTIONS FOR SELLING YOUR PROPERTY:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley
- Our sales agency fee will be 2%* of the final achieved sales price or open market value, whichever is greater (VAT applicable)
- *Property dependent, please consult with a member of the Audley sales team for details.

OUR OTHER
AUDLEY
VILLAGES:

Binswood,
Royal Leamington Spa,
Warwickshire

Chalfont Dene,
Chalfont St Peter,
Buckinghamshire

Clevedon,
Ilkley, Yorkshire

Cooper's Hill,
Englefield Green,
Surrey

Ellerslie,
Malvern,
Worcestershire

Fairmile,
Cobham, Surrey

Inglewood,
Kintbury, Berkshire

Mote House,
Bearsted, Kent

Nightingale Place,
Clapham, London

Scarcroft Park,
Leeds, West Yorkshire

Shiplake Meadows,
Henley-on-Thames,
Oxfordshire

Stanbridge Earls,
Romsey, Hampshire

St Elphin's Park,
Darley Dale,
Derbyshire

St George's Place,
Edgbaston,
Birmingham

Sunningdale Park,
Ascot, Berkshire

Willicombe Park,
Royal Tunbridge Wells,
Kent

Wycliffe Park,
Horsleys Green,
Buckinghamshire

COMING UP:

Headley Court,
Epsom, Surrey

Lingfield Grange,
Lingfield, Surrey

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Failand, Bristol BS8 3TG



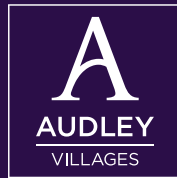
Scan the QR code to watch our
village videos and discover more
about life at Audley.



Property images featured in this brochure are from a variety
of Audley Villages. All images for illustration purposes only.
All information correct at time of production.

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It can only be Audley.

audleyvillages.co.uk/red

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