

St George's Place

EDGBASTON

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 St George's Place 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 St George's Place special

Tucked away in leafy Edgbaston, just moments from the vibrant city of Birmingham, buying a home at St George's Place means living among beautifully restored historic buildings within easy reach of world-class culture and entertainment.

Epitome of elegance

At St George's Place 95 luxury retirement cottages and apartments sit within two magnificent Grade II-listed Regency villas, a Victorian house, and a collection of sympathetically designed new buildings.

Built between 1819 and 1901 and previously home to the Royal School for Deaf Children, the historic buildings have been carefully restored and now house facilities including the restaurant, bar & bistro, lounge and library.

Perfectly located

Once home to J.R.R. Tolkien, the peaceful suburb of Edgbaston has roots as far back as the Domesday Book. With several bars, a renowned restaurant and shops, plus easy access to major transport routes, it's clear why it's such a sought-after location.

Beautifully restored historic buildings within easy reach of world-class culture and entertainment.

Yet it's less than a 15-minute drive from central Birmingham, with its famous Bullring shopping centre, museums, galleries, and no fewer than five Michelin Star restaurants. Along with direct rail services across the UK, nearby Birmingham International Airport and East Midlands Airport make international travel easy.



Our attention to detail is unparalleled

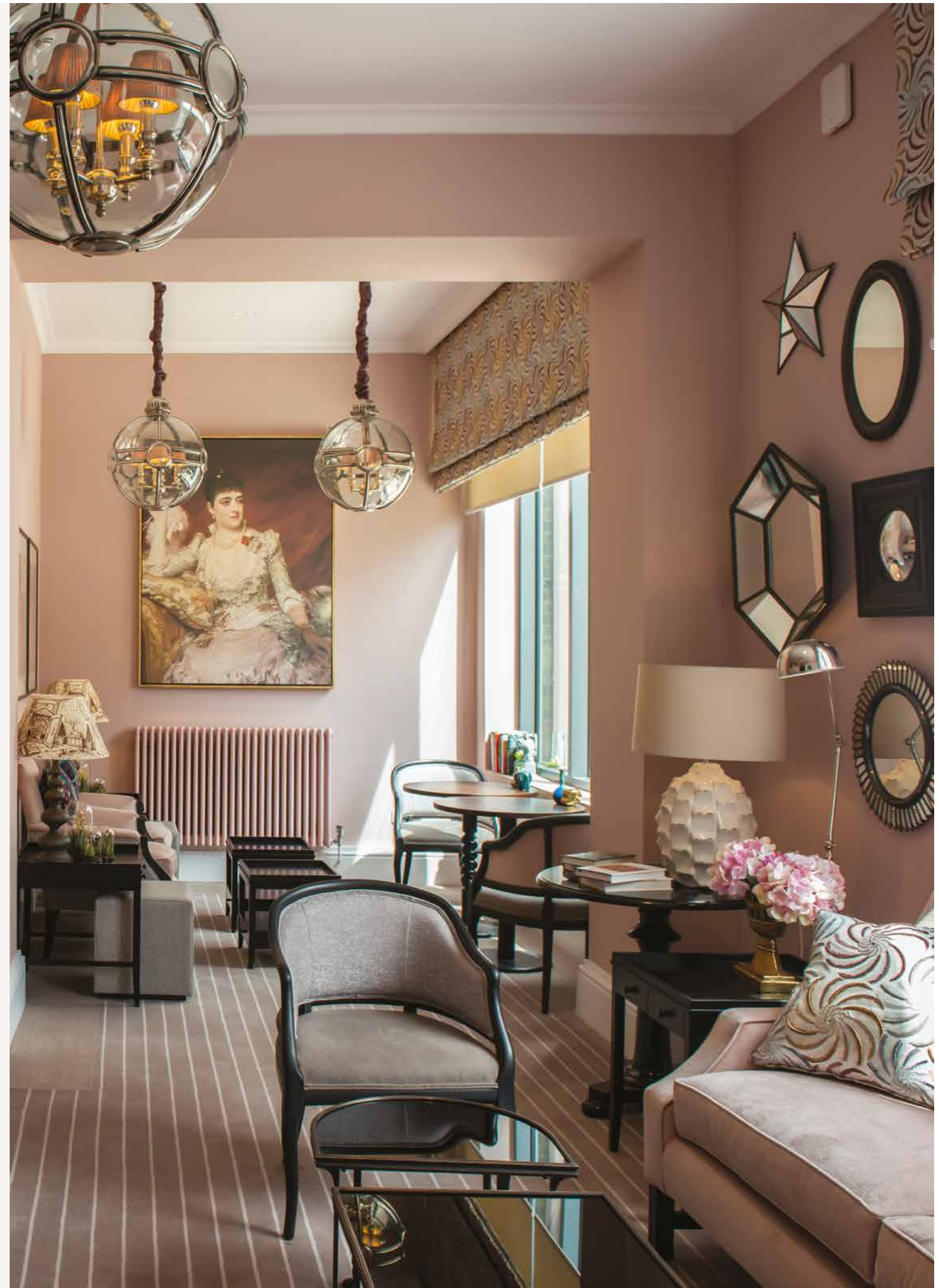


Exquisite workmanship

Each of our luxury properties at St George's Place 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.



Unique Edwardian splendour

Winterbourne is a rare surviving early 20th-century suburban villa. Built and designed in the Arts and Crafts style for John Nettlefold, a pioneer of Birmingham's housing reform, the house features examples of local craftsmanship throughout. The garden – designed by Margaret Nettlefold and inspired by Gertrude Jekyll – is Grade II-listed.



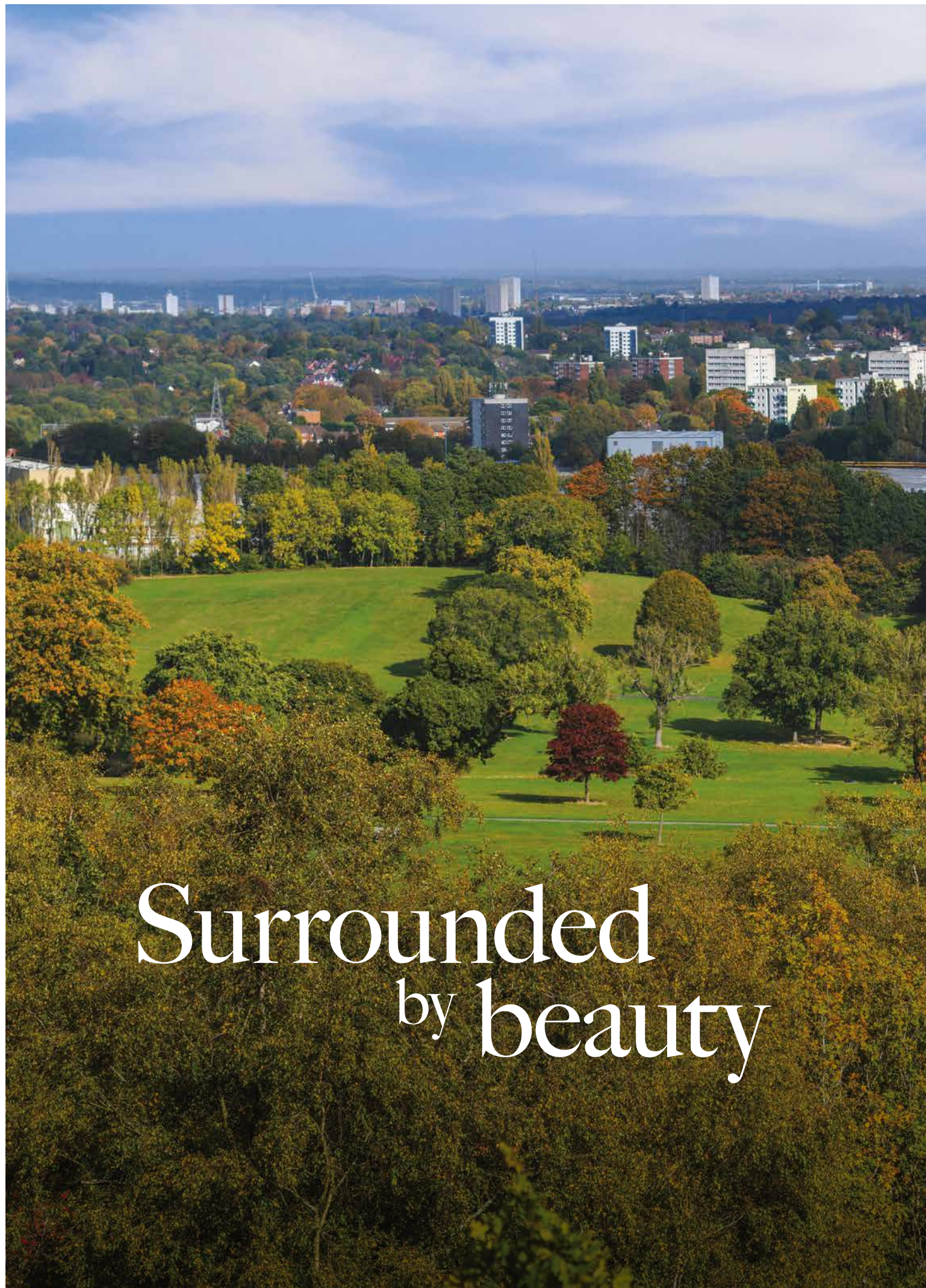
Birmingham back-to-backs

Discover Birmingham's last surviving court of 'back-to-back' houses on a fascinating guided tour. Travel back to the 1840s through to the 1970s, with fires alight in the grates and sounds and smells from the past, to learn about the lives of ordinary people who helped make Birmingham an extraordinary city.



Tour the Roundhouse

Built in 1874 as the result of a design competition from the Birmingham Corporation and originally used as stables and stores, this horseshoe-shaped building is one of Birmingham's most distinctive structures. Though mostly transformed into office space, guided tours are available and the Visitor Centre has an interesting display space.



Surrounded
by beauty



Less than 10 minutes' walk away is Birmingham Botanical Gardens, one of the UK's most significant and historic. This 15-acre Grade II-listed landscape features tropical, subtropical, Mediterranean and arid glasshouses.

You're only a 10-minute drive from Deer's Leap Wood – a wonderful mix of woodland, ponds, boundary brook and meadow areas formally designated as a Site of Local Importance for Nature Conservation.

Or drive 20 minutes to discover Portway Hill, part of the Rowley Hills and home to an astounding wealth of grassland wildflowers and butterflies. Boasting rare plants like the exotic bee orchid and the unusual hare's-foot clover, it's also a great place to spot peregrines, kestrels, and warblers.

A 15-minute drive in the other direction takes you to Moseley Bog and Joy's Wood – the childhood playground of author J.R.R. Tolkien, which inspired the 'old forest' in his books *The Hobbit* and *The Lord of The Rings*.

Only a 10-minute drive from Deer's Leap Wood – a wonderful mix of woodland, ponds, boundary brook and meadow areas.

Audley Health & Wellness.





Audley Club luxury facilities



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

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.

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.

ALLOTMENTS

Our allotments offer the perfect opportunity for owners to reconnect with nature and enjoy the therapeutic benefits of gardening. Each allotment provides a personal space to plant, grow, and nurture vegetables, flowers, and herbs.

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.**



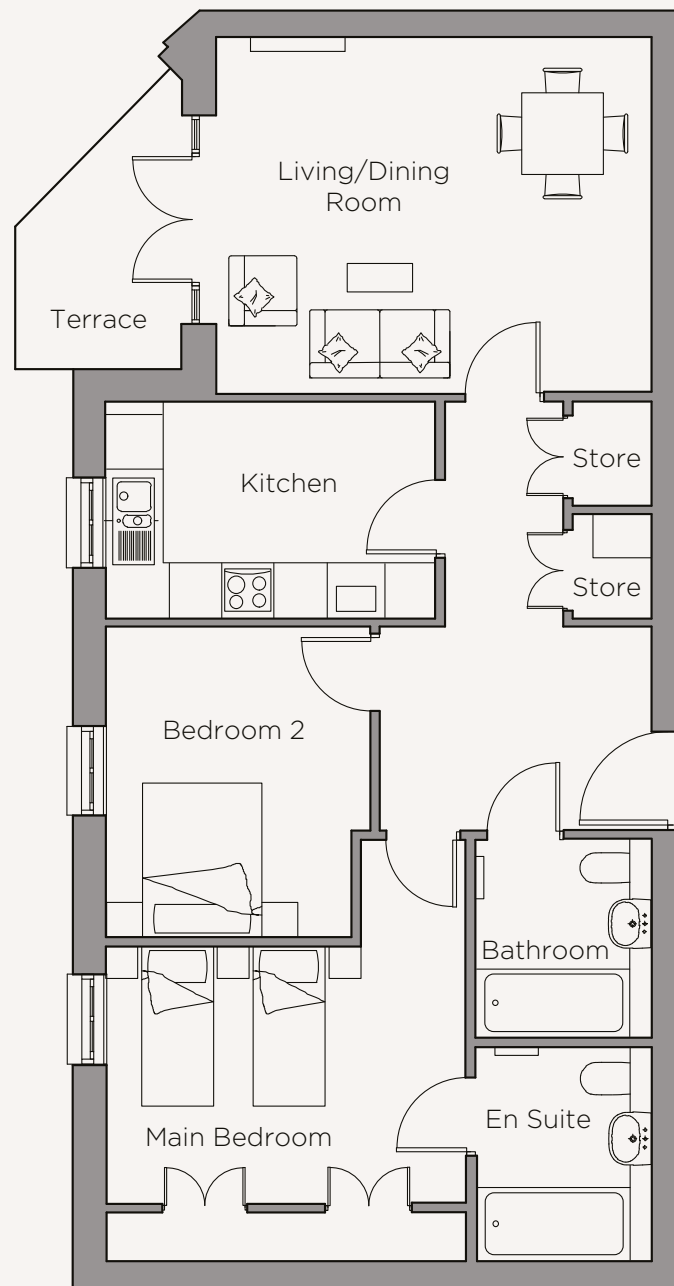
Properties designed with you in mind



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.

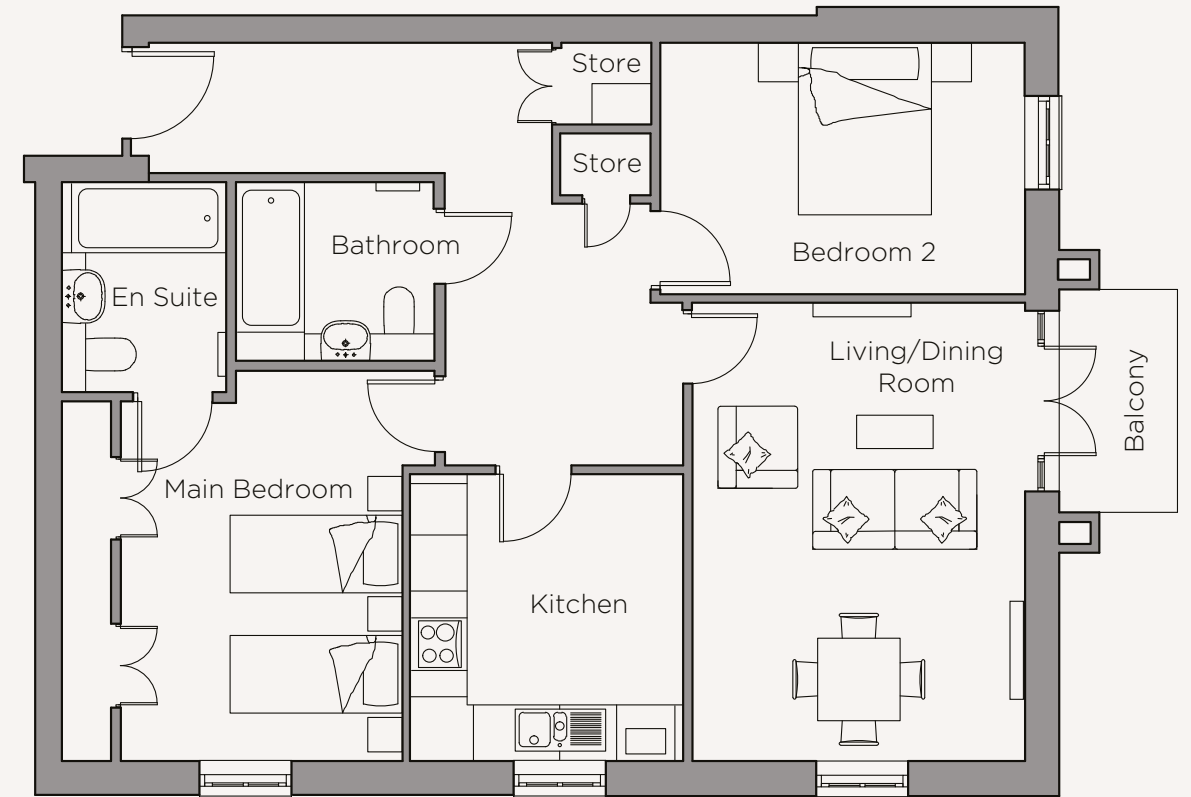
Our luxury properties feature spacious rooms, wide corridors, ample areas to entertain and carefully considered storage solutions. Our expert interior designers have created spaces that inspire and support our owners. This is the standard you can expect at Audley St George's Place.



EXAMPLE TWO BEDROOM, GROUND 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	3.73 x 2.45m	12'3" x 8'0"
Living/dining room	4.94 x 4.03m	16'2" x 13'2"
Main bedroom	4.08 x 4.77m	13'4" x 15'7"
Bedroom 2	3.51 x 2.82m	11'6" x 9'3"



EXAMPLE TWO BEDROOM, SECOND FLOOR APARTMENT

INTERNAL MEASUREMENTS	METRIC	IMPERIAL
Kitchen	3.20 x 3.04m	10'5" x 9'11"
Living/dining room	5.11 x 3.71m	16'9" x 12'2"
Main bedroom	4.36 x 4.16m	14'3" x 13'7"
Bedroom 2	4.07 x 2.80m	13'4" x 9'2"

The perfect fit

Everything you need

Every fixture and fitting in an Audley St George’s Place 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, from the underfloor heating to the premium double glazing – and are built with your utmost security in mind.

KITCHENS

- Fully fitted SieMatic kitchen units with a choice of door finishes
- Corian worktops
- Integrated Bosch washer dryer
- Integrated cooking appliances including a Neff fan assisted oven and ceramic hob, auto sense extractor fan, microwave and dishwasher
- Under unit kitchen lighting
- Coloured glass splashback to hob
- Soft door and drawer closers
- Fully integrated fridge freezer
- Stainless steel bowl and a half inset sink with mixer tap spray head
- Minoli ceramic floor tiles.



BATHROOMS & EN SUITE

- Elegant white Villeroy & Boch sanitaryware and Hansgrohe fittings
- Minoli ceramic tiles to full height behind sink, WC, bath and shower areas
- Walk-in shower with level access (en suite bathroom)
- Bathroom cabinets with integrated lighting and shaver points
- Chrome heated towel rail
- Glass screens to shower areas with Hansgrohe shower controls.

INTERNAL FINISHES

- Double glazed and timber framed windows
- Painted white internal doors with chrome handles
- Integral wardrobe in the main bedroom
- Carpet in hall, living/dining areas and bedrooms
- 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 the living areas and bedrooms
- Chrome sockets and switches with black inserts in kitchen (white sockets elsewhere)
- Wiring for TV, FM and satellite signals into the living room/dining room and looped to the main bedroom
- External lighting to the terrace areas
- Heat recovery ventilation system to kitchen and bathroom(s)
- Telephone connection points in the living room, second bedroom and hallway
- Fully controllable, independent hot water heating system.

SECURITY & SAFETY

- Emergency call system
- Smoke detector
- Heat detector
- Intruder alarm operated via a keypad in the hall and Passive Infrared sensors (PIRs)
- Lifts to all floors available in all apartment buildings
- Carbon monoxide detector in properties with individual combi boiler.



SUSTAINABILITY FEATURES

- Low energy lighting
- A & B rated appliances in the kitchen
- Ground source heat pumps utilised to capture energy and heat water
- Combined heat and power unit utilised to contribute to heating and hot water provision (blocks D, E, F & G).

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.

ST GEORGE’S
PLACE SITE MAP

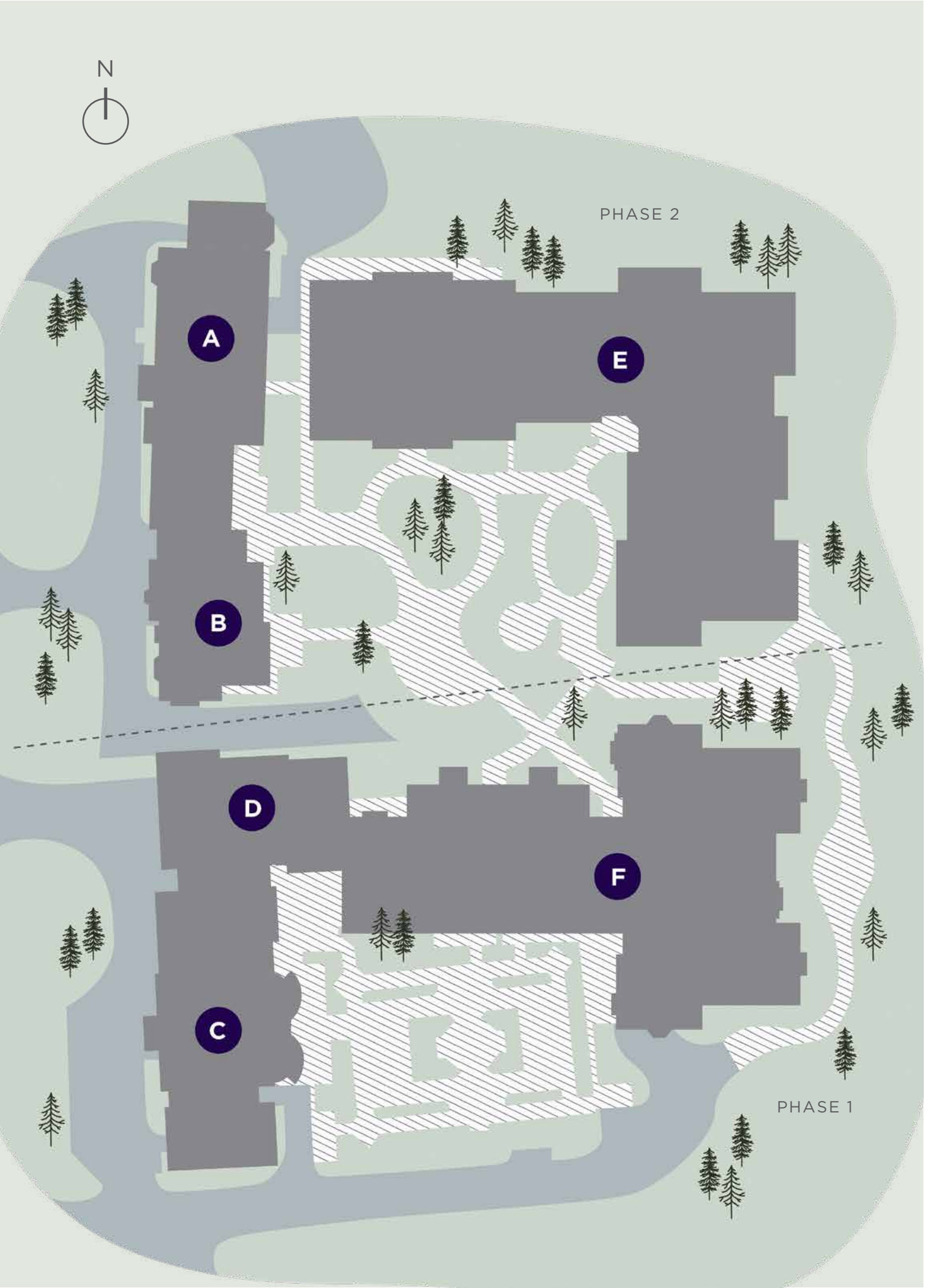
KEY

PHASE 1

ST GEORGE’S HOUSE	C
ST GEORGE’S HOUSE	D
GABRIEL PLACE	F

PHASE 2

MIDDLEMORE HALL	A
CHAINS COURT	B
CHAMBERLAIN PLACE	E



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.

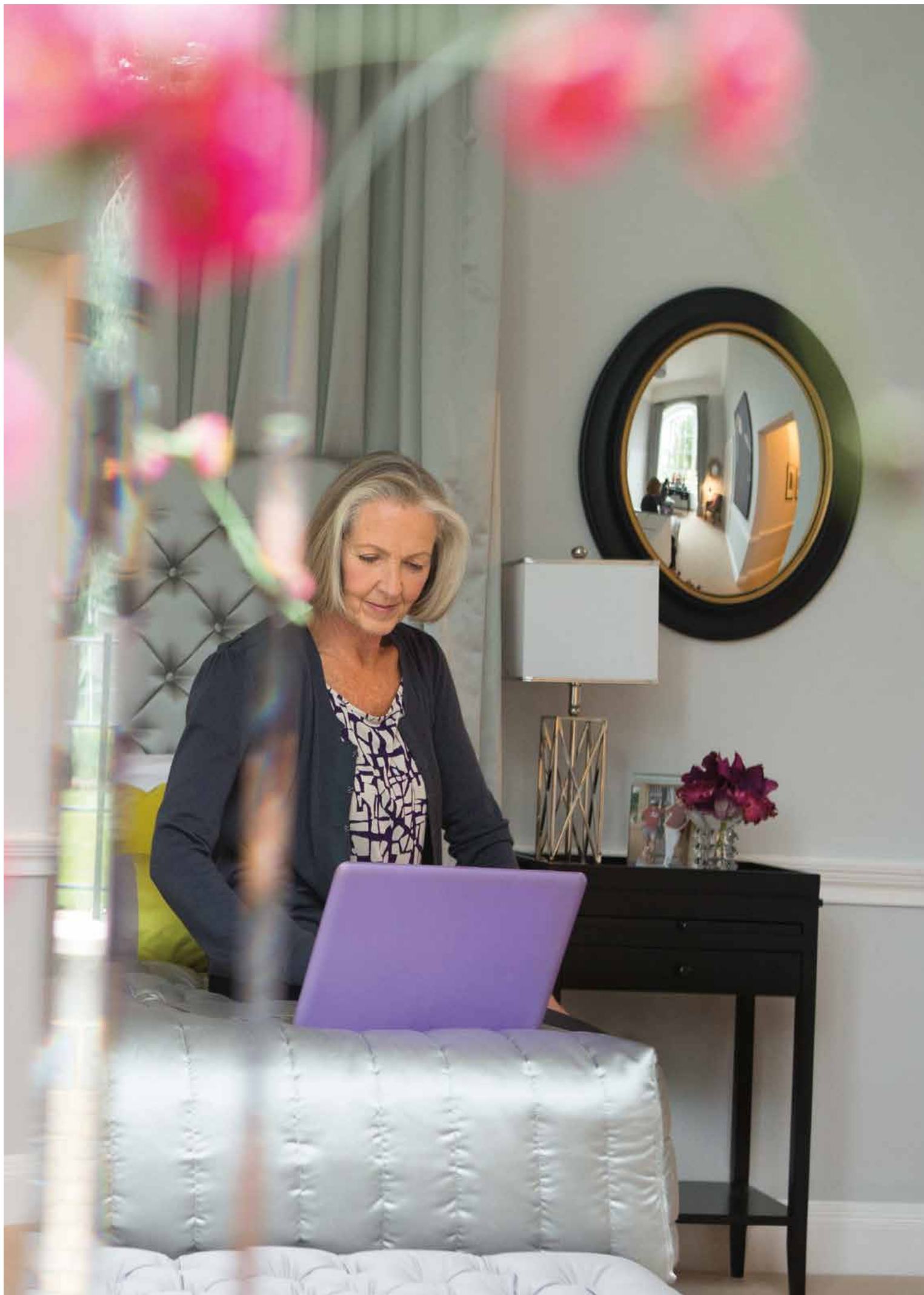
Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i, and most recently, Moorfield Group.

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.

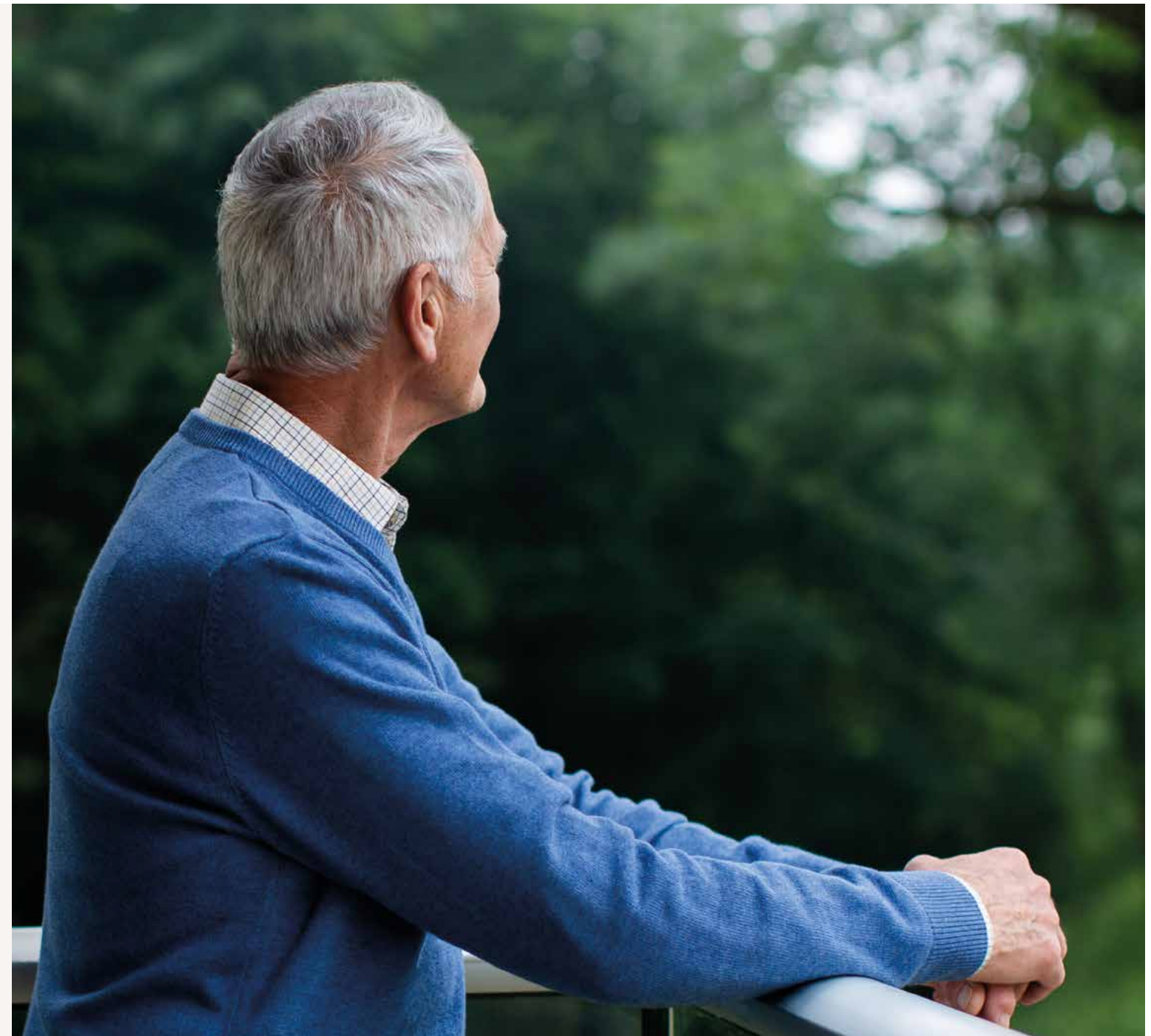
No estate agent fees

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. Services and facilities offered and mentioned are subject to change in the future. Please refer to your lease for more information.

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

Redwood,
Failand, Bristol

Scarcroft Park,
Leeds, West Yorkshire

Shiplake Meadows,
Henley-on-Thames,
Oxfordshire

Stanbridge Earls,
Romsey, Hampshire

St Elphin's Park,
Darley Dale,
Derbyshire

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

0121 238 8707
stgeorgessales@audleyvillages.co.uk

audleyvillages.co.uk/stg

Audley St George's Place, 2 Church Road,
Edgbaston, Birmingham B15 3SH



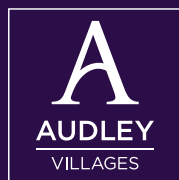
Scan the QR code to watch our
village videos and discover more
about life at Audley.



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/stg

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