

Binswood

ROYAL LEAMINGTON SPA

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 Binswood 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 Binswood special

Occupying a spectacular Victorian Gothic building inspired by Hampton Court Palace in the Royal Leamington Spa conservation area, Binswood is an impressive place to call home in the heart of Shakespeare's England.

Epitome of elegance

With 115 exquisite retirement properties, including converted Regency and Victorian buildings and new apartments, centred around the awe-inspiring, Grade II-listed Binswood Hall, the Village is rooted in a rich history and surrounded by grounds.

Built in 1847, Binswood Hall's pattern brickwork, stone dressings and octagonal turrets were inspired by Hampton Court Palace and the Oxford Colleges. Originally a school, now it's an impressive place to call home in the heart of the Royal Leamington Spa conservation area.

Perfectly located

Renowned for its mineral springs since the Middle Ages, the elegant Leamington Spa became one of England's most fashionable spa towns after Queen Victoria granted it a 'Royal' prefix in 1838. Discover a treasure trove of independent boutiques, restaurants and theatres set against elegant boulevards, stunning architecture and award-winning parks.

Just a 10-minute drive away you'll find historic Warwick, with its magnificent castle and Collegiate Church. Less than half an hour away by car is the mediaeval market town of Stratford-upon-Avon – famously the 16th-century birthplace of Shakespeare.

Just a 10-minute drive away you'll find historic Warwick, with its magnificent castle and Collegiate Church.



Our attention to detail is unparalleled



Exquisite workmanship

Each of our luxury properties at Binswood 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.



Historic mediaeval castle

Developed from a motte-and-bailey wooden fort built by William the Conqueror in 1068, Warwick Castle has roots as far back as 914. Immerse yourself in over a thousand years of history – from preparing for battle during the War of the Roses to a Victorian-era royal weekend party.



Spectacular Elizabethan palace

Built in the 1120s and later transformed into a spectacular palace by Robert Dudley, the great love of Queen Elizabeth I, Kenilworth is one of England's most magnificent castles. Admire the views from Elizabeth I's private rooms, explore the Elizabeth garden and wander through the Great Hall and Gatehouse.



Catholic recusants' estate

Set in the heart of the Forest of Arden, Baddesley Clinton was home to the Ferrers, a family of Catholic recusants, for 500 years. This secluded, intimate estate was also a sanctuary for the persecuted Catholics they protected from priest hunters in its secret hiding places during the 16th century.

Surrounded by beauty



The Pump Room Gardens, Grade II-listed on the English Heritage Register of Parks and Gardens of Special Historic Interest in England, are less than five minutes' drive from Binswood. Next door is Jephson Gardens, a beautiful formal Victorian park with colourful flower beds and interesting sculptures.

Not far beyond that you'll find Foundry Wood, a managed-access community woodland with footpaths and wildlife habitats. Those with green fingers might even be interested in joining the Friends of Foundry Wood!

Just over a 10-minute drive away beneath the walls of Warwick Castle is The Mill Garden, a half-acre informal cottage garden originally created by Arthur Measures. Winding paths lead through delightful planting and offer dramatic views of the castle, ruined Medieval Bridge, Castle Mill and the River Avon.

You're also not far from Leamington & County Golf Club, a picturesque course redesigned by Hawtree & Son presenting an intriguing test for players of all skill levels.

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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.

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

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.**



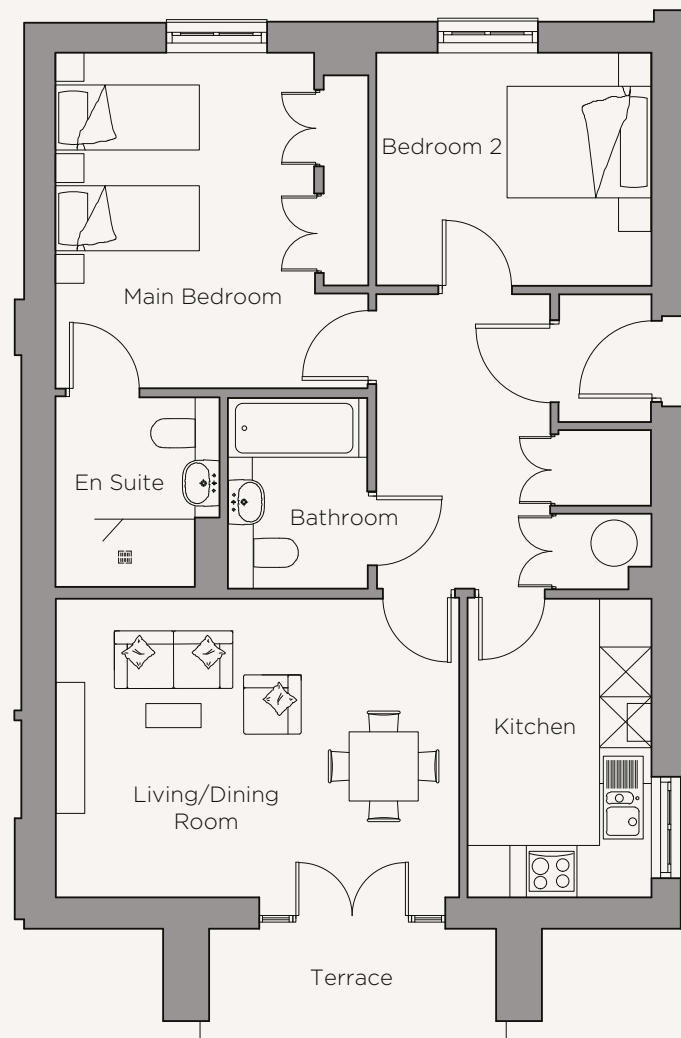
Properties designed with you in mind



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.

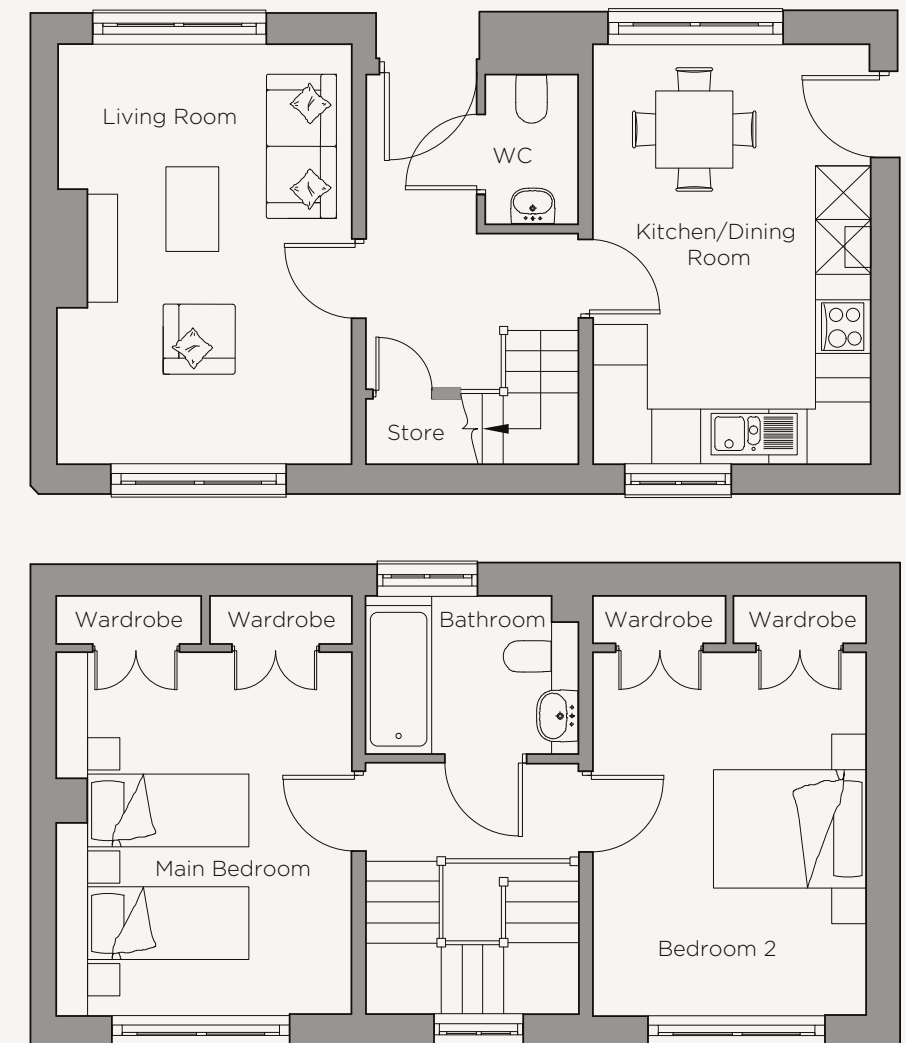
Our luxury properties feature spacious rooms, wide corridors, ample areas to entertain and carefully considered storage solutions. Our expert interior designers have created spaces that inspire and support our owners. This is the standard you can expect at Audley Binswood.



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	3.64 x 2.24m	11'11" x 7'4"
Living/dining room	4.90 x 3.64m	16'1" x 11'11"
Main bedroom	4.08 x 3.80m	13'4" x 12'5"
Bedroom 2	3.34 x 2.83m	10'11" x 9'3"
Terrace	3.50 x 1.28m	11'6" x 4'2"



EXAMPLE TWO BEDROOM, COTTAGE FLOOR PLAN

INTERNAL MEASUREMENTS	METRIC	IMPERIAL
Kitchen/dining room	4.81 x 3.16m	15'8" x 10'4"
Living room	4.81 x 3.37m	15'8" x 11'1"
Main bedroom	4.16 x 3.03m	13'6" x 9'9"
Bedroom 2	4.16 x 3.13m	13'6" x 10'3"

The perfect fit

Everything you need

Every fixture and fitting in an Audley Binswood 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 handleless kitchen units
- 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
- Integrated boiler in kitchen wall cupboard
- Coloured glass splashback behind 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 bathrooms)
- Bathroom cabinets with integrated lighting and shaver points
- Chrome heated towel rail
- Glass screens to shower areas with Hansgrohe shower controls.

INTERNAL FINISHES

- Timber double glazed windows
- Painted white internal doors with chrome handles
- Integral wardrobe in the main bedroom
- Carpet in hall, living/dining areas and bedrooms
- Ceramic floor tiles in 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 in remaining areas)
- Wiring for TV, FM and satellite signals to living/ dining room TV, FM to bedrooms 1 & 2
- External lighting to the terrace areas where applicable
- MVHR system throughout*
- Telephone connection points in the living room and master bedroom and bedroom 2
- Underfloor heating system.*

SECURITY & SAFETY

- Emergency call system
- Smoke detector
- Heat detector
- Carbon monoxide detector
- Intruder alarm operated via a key pad in the hall with movement sensors.

SUSTAINABILITY FEATURES

- Low energy lighting
- A & B rated appliances in the kitchen
- Air source heat pumps in communal areas*
- Underfloor heating*
- MVHR units.*

*Only available in selected properties.



Structural Guarantee

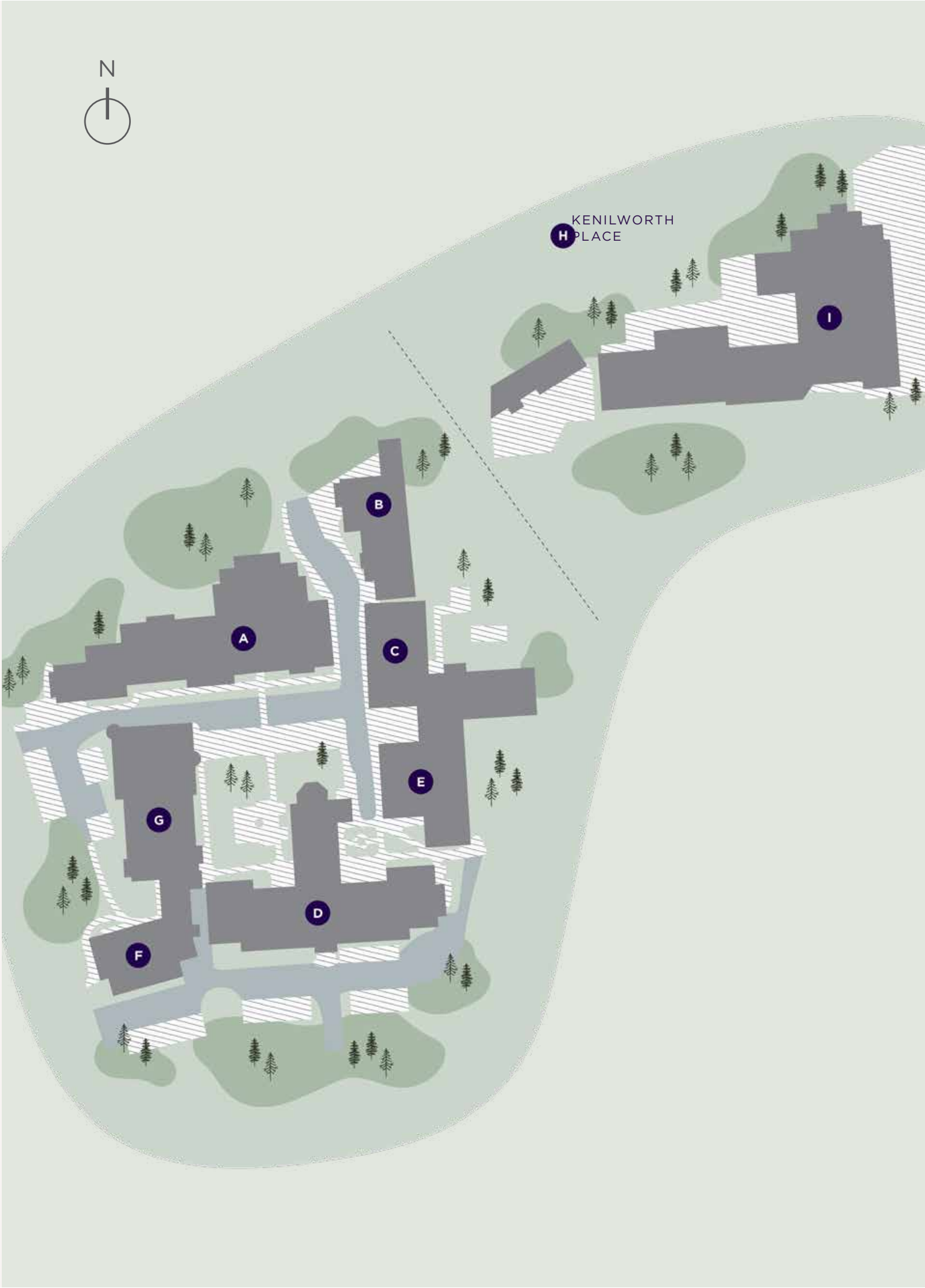
All properties are covered by a guarantee from either Buildzone or Premier Guarantee, valid for 10 years from the date of build completion. This can be obtained from the sales team.

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.

BINSWOOD
SITE MAP

KEY

WALTON COURT	A	HARBURY COURT	F
CLAVERDON HOUSE	B	NEWBOLD COURT	G
KINETON HALL	C	KENILWORTH PLACE	H
BINSWOOD HALL	D	HENLEY HALL	I
BRUNSWICK HOUSE	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.

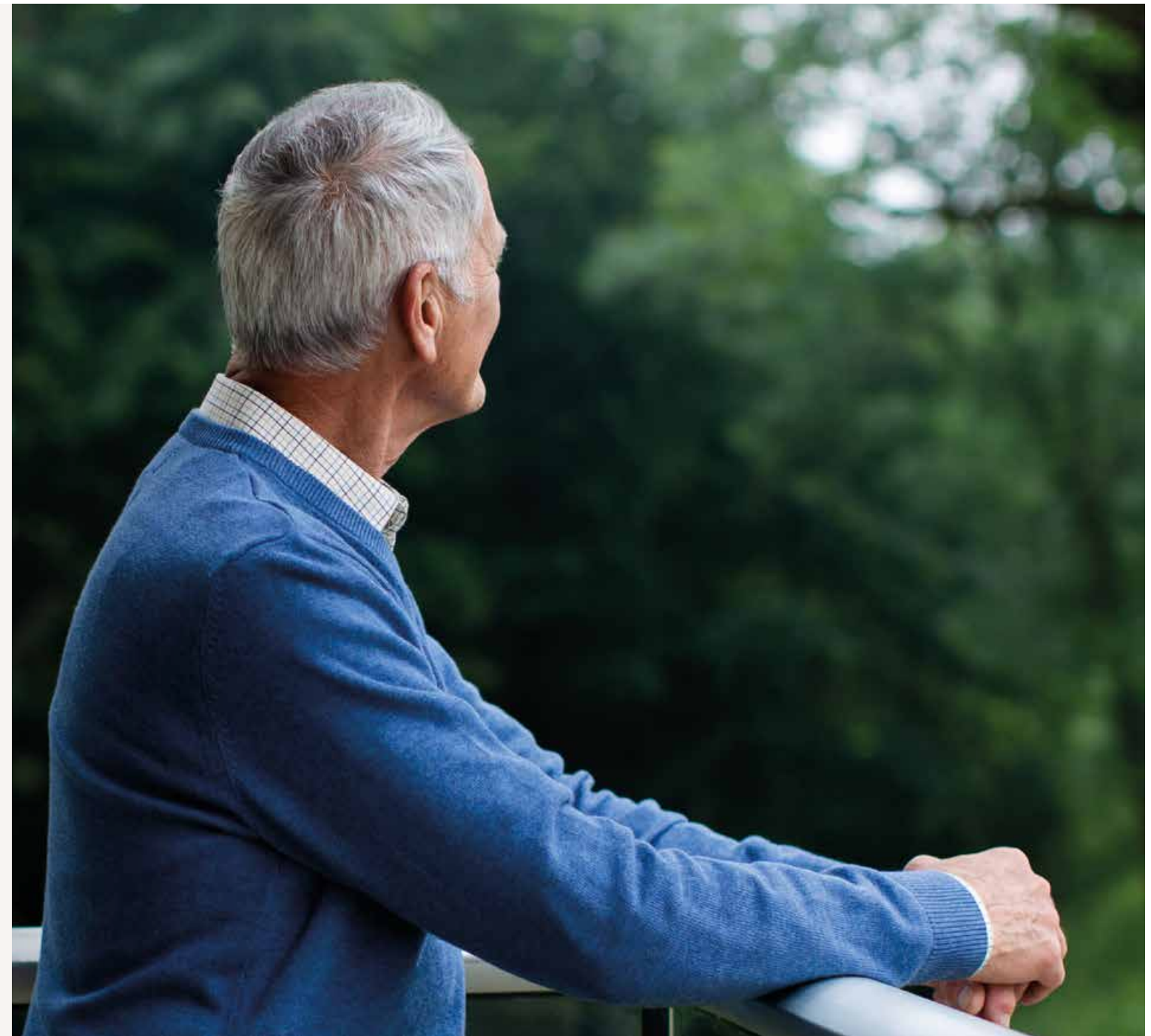
No estate agent fees

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:

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

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

01926 339 484
binswoodsales@audleyvillages.com

audleyvillages.co.uk/bin

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



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of Audley Villages. All images for illustration purposes only.
All information correct at time of production.

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