

A photograph of a modern indoor swimming pool. The pool has a blue tiled floor and a metal staircase with handrails. The walls are white with recessed lighting. A large, round, metal clock is mounted on the wall. The ceiling is white with recessed lighting.

# REDWOOD VILLAGE





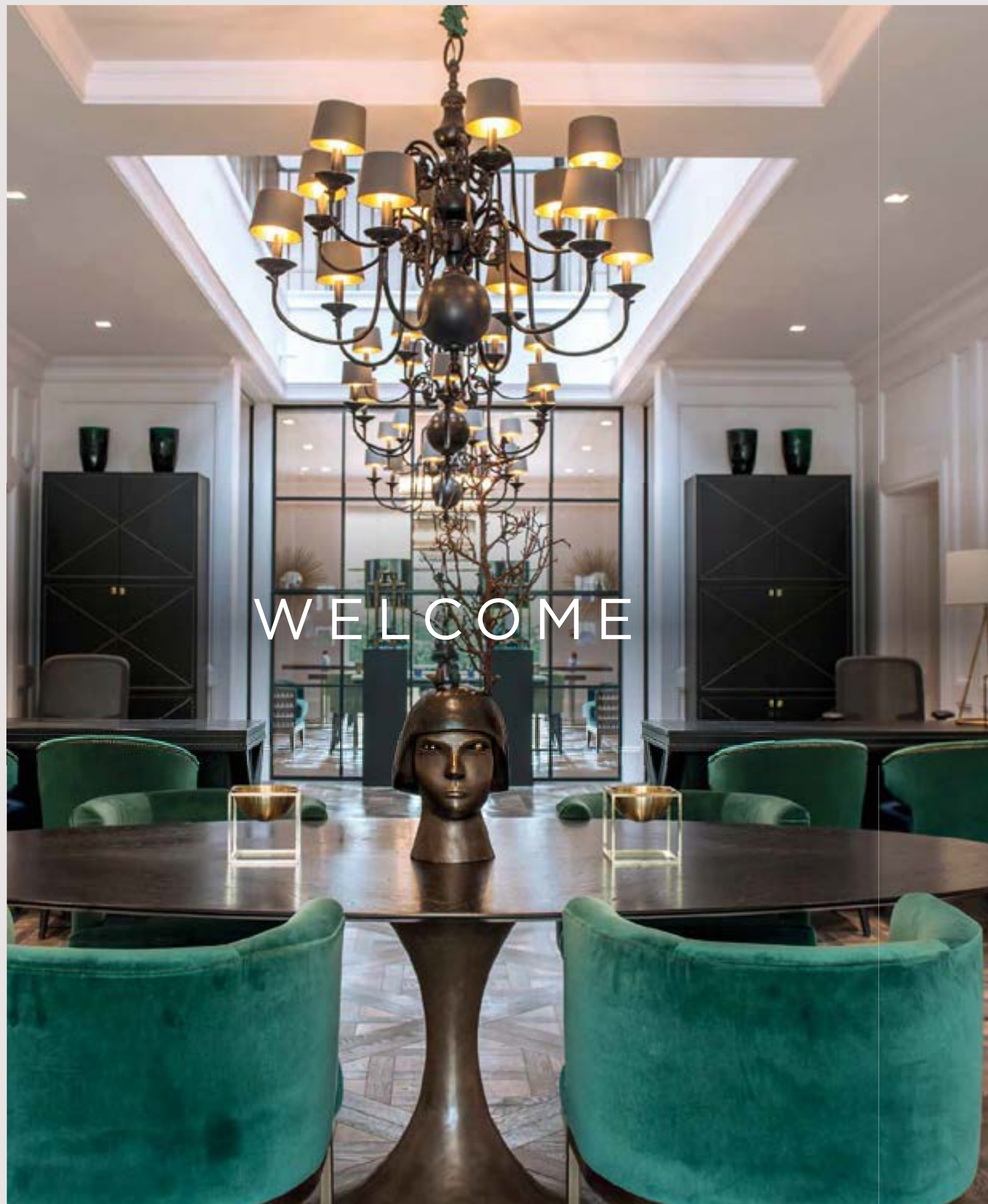
## Exceptional Retirement Living

Our idea of retirement is different. At Audley you own your own home, which means you retain your asset and your highly valued independence.

We look after the exterior maintenance leaving you free to spend your time however you wish. You could visit the Audley Club, with amenities to rival any boutique hotel. Should you require extra help in the future, Audley Care can provide as little or as much support as you need.

Owning a home at Redwood gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.





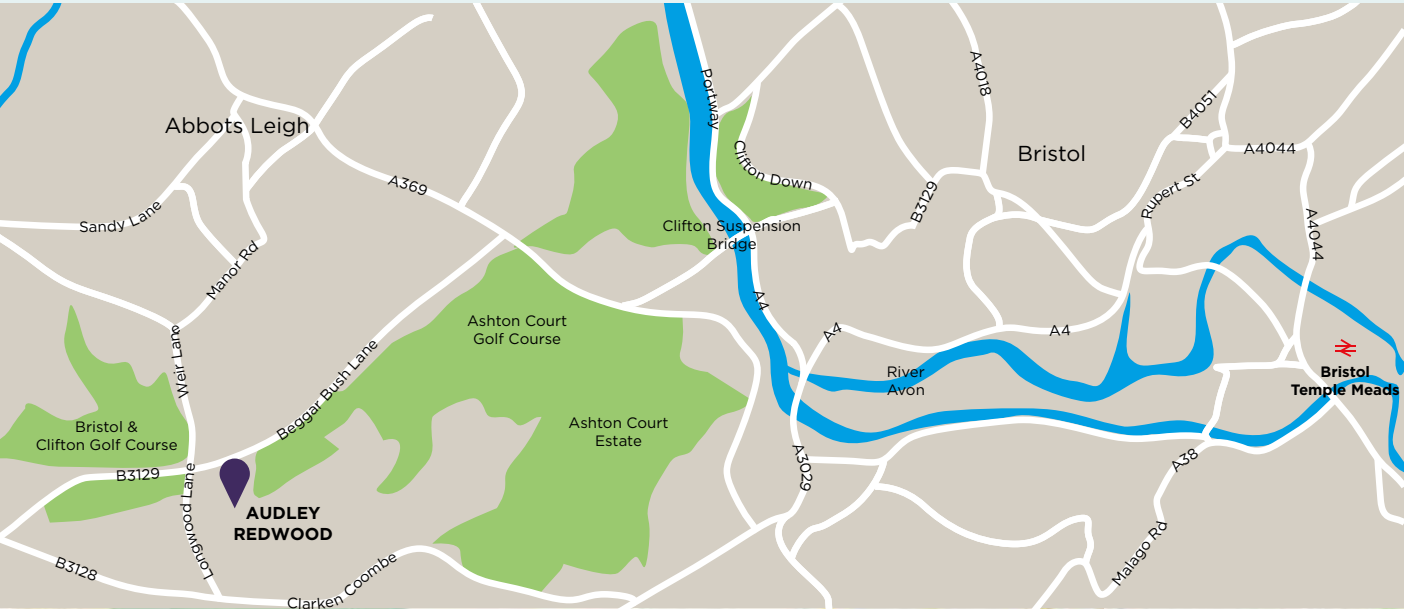
## Redwood luxury retirement village

Set within acres of beautifully landscaped parkland is Audley Redwood. While offering the tranquillity of the countryside, it's just moments away from the vibrant, cultural hub of Bristol and a short drive from the coast. At the heart of the village is the Audley Club, with its own luxury health club, swimming pool, sauna and steam room, library and restaurant overlooking the stunning grounds.





# WHERE YOU CAN FIND US



## From M5 North/South

Exit the M5 at Junction 19, onto the A369/Portishead/Portbury Dock. At the roundabout, take the exit onto the A369/Martcombe Road. Continue along the A369, then turn right onto the B3129/Clevedon. Keep on Beggar Bush Lane, past the Old Cathedralians Cricket Club until you reach Audley Redwood a little further along on your left.

## From Bristol Temple Meads train station

Drive towards the A4/Temple Gate, then turn right onto Temple Gate. Continue along the A4044/Redcliff Way until you reach the roundabout, then take the first exit onto Redcliff Hill. At the next roundabout, take the fourth exit onto A370/Coronation Road, then keep on the A370 until you can merge onto Clift House Road. Turn left at the ramp that leads onto the A38/A370/Taunton/Weston-super-Mare, then merge onto the A3029/Brunel Way. Turn left onto the B3128/Clevedon, then right onto Longwood Lane, and finally right onto Beggar Bush Lane. You'll find Audley Redwood a little further along on your right.

## Site Map



- |                  |                     |
|------------------|---------------------|
| 1 West Court     | 9 Smyth Court       |
| 2 Redwood Drive  | 10 Lyons Mews       |
| 3 Redwood Hall   | 11 Stokeleigh Court |
| 4 Blackwell Mews | 12 Whitebeam Court  |
| 5 Marshall Place |                     |





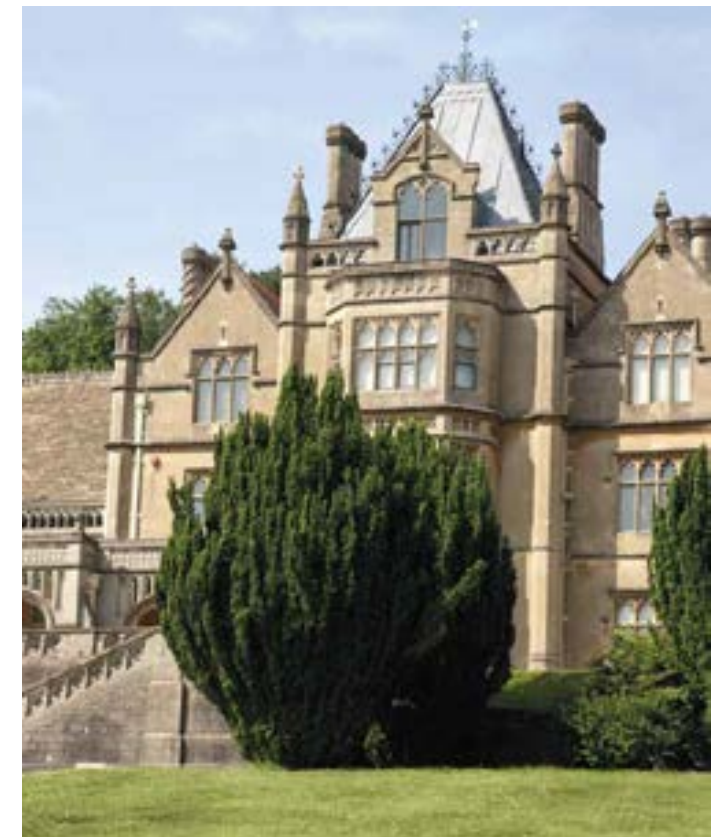
# SPACE



## Tranquil countryside, vibrant city

Audley Redwood is set within acres of landscaped parkland and is a short drive from the bustling city of Bristol. Just minutes from historic Clifton and the spectacular North Somerset coast, there are breathtaking scenes, right on your doorstep.

Surrounded by beautiful landscapes, Audley Redwood comprises 106 luxury apartments and 20 cottages, offering one, two or three bedrooms, all built to perfectly complement the local Georgian architecture. The centrepiece of the village, Redwood Hall, is home to the Audley Club.



## In good company

Audley Redwood is set in 15 acres within the grounds of the former Redwood Hotel and Country Club, originally built in 1898 to house the ornithological collection of Sir Greville Smyth of Ashton Court fame. The village also stands adjacent to the popular Old Bristolians Rugby Club.

Nearby is the village of Failand, a charming rural setting, with the quaint original village of Lower Failand nestled beside it. Audley Redwood is also a short drive from the Victorian Gothic Revival estate of Tyntesfield, a Grade I\* listed building recently acquired by the National Trust.





Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

### Charming Clifton

Between the pretty village of Failand and the vibrant hub of Bristol lies picturesque Clifton. It's home to Brunel's famous Clifton Suspension Bridge and boasts everything from beautiful walks to an array of independent boutiques within the famous Clifton Arcade. Bristol itself is a bustling city, built around the River Avon with a fantastic choice of shops, restaurants, museums and the world famous Bristol Old Vic theatre.

### A county of culture

History and culture are in easy reach from Audley Redwood, close to the historic town of Bath and only a short drive to the breathtaking landscapes and dramatic coastline of North Somerset. The pretty spa town of Cheltenham and cultural hub of Cardiff are also within easy reach, as well as rural retreats such as the Mendips and Cheddar Gorge.



CULTURE





LUXURIOUS

SURROUNDINGS









WELCOME  
TO THE

AUDLEY CLUB





RELAX

## The Audley Club - luxury on your doorstep



When you move to one of our luxury villages, you automatically become a member of the Audley Club. It's on your doorstep, part of the village, and yours to use as you please. You can also use the facilities of the Audley Club at any of our other villages.

You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities. They provide nothing less than a 'concierge' level of service to ensure you get the most out of your Club membership - whether that's through delivering delicious room service meals, help booking a holiday or whipping up the frothiest cappuccino.



The Audley Club luxury facilities

There’s so much to enjoy at Redwood:

**Swimming pool and relaxation area**  
Take a dip without worrying about the weather, or relax in our sauna and steam room.

**Exercise in the fitness studio**  
Our qualified staff can advise on the right programme or exercise class for you.

**Time to yourself in the library and lounge**  
When you want some real peace and quiet, you will find it in the library amongst our huge range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

**Spa therapies in our treatment rooms**  
Professional beauticians and therapists will be available to offer manicures, pedicures, massages and facials to help you feel pampered and relaxed.

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

**Exquisite dining in the restaurant, bar and bistro**  
Not only do our chefs use local ingredients to create great menus, but while you dine you can also enjoy stunning views.

**Luxury guest suites**  
If your 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.







As time moves on and some tasks become less easy, there is no reason why you shouldn't continue to live the life you know, in the home you have made. All you need is a visit from a trusted, friendly face; someone to listen or lend a helping hand when you would appreciate it.

### Care of the highest level

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). Which means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

### Safe and secure

Not only do we take care of all the exterior maintenance of your home but we also have CCTV that covers the village. We have staff on call every minute of every day, so if you need anything you can just pick up the phone. This means you can go on holiday or visit relatives for as long as you please, knowing your home is looked after. Within each property there is an intruder, smoke and heat alarm connected to the central monitor alarm. There is also an emergency call system.

And don't forget that your neighbours are looking for the same stress-free life as you, so they fully understand and respect your wishes, as you do theirs.

### How can we help?

Everyone has their own tastes and needs, so our care is made to measure and you only pay for the services you use. Our discreet and friendly staff will help you with as little or as much as you want, including:

A hand with domestic tasks like cooking, cleaning and ironing.

Assistance with getting up and going to bed, whatever the time.

Someone to go shopping with you or for you, or to collect prescriptions.

Help with personal care or eating.

Someone to walk the dog or feed the cat.

A little help and company if you are recovering from illness.

Live-in, sleep-in or night care, or simply holiday cover.

Long-term, short-term or emergency care.

Someone to accompany you to appointments or social activities.







# INTELLIGENT DESIGN

Ground floor plan example

Properties designed with you in mind

Our properties are purposefully designed to fit your needs - for now and in the future. Every property has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. Discover the thoughtful design you'll come to expect from an Audley Redwood property.

Second floor plan example





# THE PERFECT FIT



## Quality Craftsmanship

Every fixture and fitting in an Audley Redwood property has been carefully designed 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 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 master bedroom
- Carpet to the hall, living/dining areas and bedrooms
- Minoli non-slip ceramic floor tiles in the kitchen, bathroom and en suite



## Lighting, Heating & Electrical

- Recessed down-lighting 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 master 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 either by a guarantee from Buildzone or Premier Guarantee Provider for 10 years from the date of the initial completion, which can be obtained from your sales consultant.



IT'S ALL

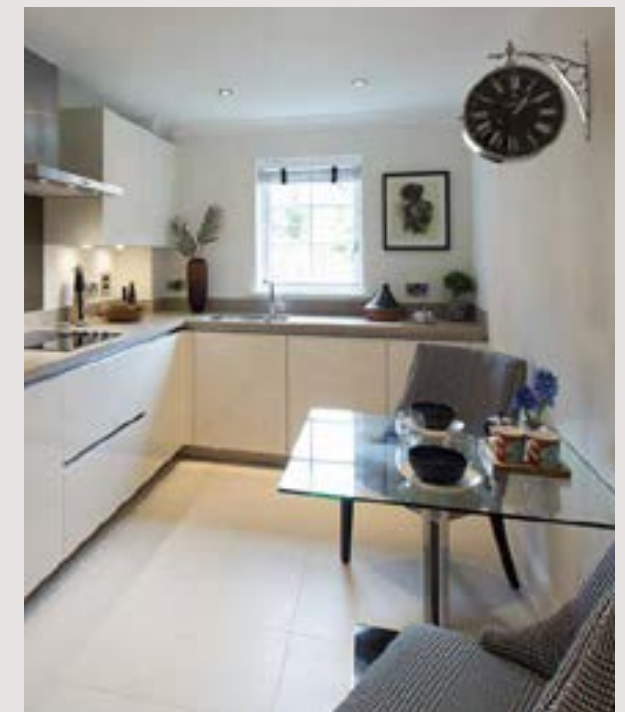
IN THE

DETAIL



### Beautifully crafted

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built-in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. And should you want to add a few personal touches, upgrades may be available. Speak to our Sales Team to find out more.





# THE SIMPLE WAY TO SELL YOUR HOME

## Audley Part Exchange service

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

## Guaranteed cash buyer for your property

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

## Speed

We will make an offer within 24 hours and contracts are usually exchanged in 28 days.

## No chain

Our Part Exchange 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 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

## Flexibility

We will consider all types of properties – irrespective of the location or value.

## No estate agent fees

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

## Our Part Exchange partner

The Audley Part Exchange service is managed by Silverbridge Ltd Properties who have over 60 years of experience in the UK property market. For the last decade they have offered one of the most competitive and attractive Part Exchange Schemes available.

A higher value may be achieved for your property by selling independently of part exchange. Buyers are advised to take their own advice to ensure the part exchange scheme 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 we will obtain valuations from our network of trusted local estate agents.



### Step 2

We will then make an offer to purchase your home within 24 hours. If you accept the offer a survey will be arranged and we will then confirm our offer.



### Step 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.



## Bridging Finance

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 to finance the purchase, will now be able to use bridging finance 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.

Bridging finance is usually taken between 1 day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services it provides to prospective customers.





# 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 can help ease the pain of moving, we can:

- 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, carpeting and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, IT and other suppliers

## Our downsizing partner

We work with The Senior Move Partnership who has a team of trained specialists. Each is committed to providing the highest standard of practical and emotional support.

# 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 greater of either the achieved market price or agreed valuation.

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 sales value achieved (VAT applicable).



# 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. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

## Two types of payment to make life easier

Our fees cover the overall costs of running an Audley retirement village. This includes 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. We collect two types of fee: a monthly payment and deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

## Ground rent

Like many other leasehold schemes, there is an annual charge for ground rent. It will increase every 10 years based upon the retail price index % figure. Please ask your sales consultant for further details.

## 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

Favourable utility costs

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 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.





We have been building and managing luxury villages for over 20 years but our experience in providing high-quality accommodation and care for older people goes back much further.

# BUILDING BETTER FUTURES

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



## Growing communities

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.









**01275 217 797**

**redwoodsales@audleyvillages.co.uk**

Audley Redwood, Beggar Bush Lane,  
Failand, Bristol BS8 3TG

Audley villages:

**Binswood**, Royal Leamington Spa,  
Warwickshire.

**Chalfont Dene**, Chalfont St Peter,  
Buckinghamshire.

**Clevedon**, Ilkley, Yorkshire.

**Ellerslie**, Malvern, Worcestershire.

**Flete House**, Ivybridge, Devon.

**Hollins Hall**, Harrogate, Yorkshire.

**Inglewood**, Kintbury, Berkshire.

**Mote House**, Bearsted, Kent.

**St Elphin's Park**, Darley Dale, Derbyshire.

**St George's Place**, Edgbaston, Birmingham.

**Willicombe Park**, Royal Tunbridge Wells, Kent.

Opening soon:

**Berkhamsted**, Hertfordshire.

**Cobham**, Surrey.

**Cooper's Hill**, Englefield Green, Surrey.

**Nightingale Lane**, Clapham, London.

**Northcote Place**, Ascot, Berkshire.

**Scarcroft**, Yorkshire.

**Stanbridge Earls**, Romsey, Hampshire.

**Sunningdale Park**, Ascot, Berkshire.

[www.audleyvillages.co.uk](http://www.audleyvillages.co.uk)

Images from a variety of Audley villages.  
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