



Barley Ridge Gardens

Stamford

McCarthy Stone

Retirement living *your way*



Happiness, confidence, security

For us, it's about you. Providing a home that gives you more choice and fewer obligations. Living in a McCarthy Stone property makes it easier for you to enjoy your retirement to the full, because we take care of some of the mundane tasks that eat up so many precious hours.

Far better that you invest your time with family and friends, learning a new hobby or indulging in an old one, instead of having to deal with tiresome chores such as cutting hedges and keeping windows gleaming.

Look forward to living life your way, with less to worry about and more to enjoy.

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Live life your way

with Retirement Living

Our Retirement Living properties offer the perfect blend for many, from the independence of your own beautiful property in a convenient location, to socialising with neighbours as much or as little as you wish.

It's easy to host family and friends too, as you can book them into the Guest Suite[^], which has en-suite facilities.

Taking care of you and your home

As part of the Services team, the House Manager, on-site during the week*, is the friendly face who takes care of the day-to-day running of the development.

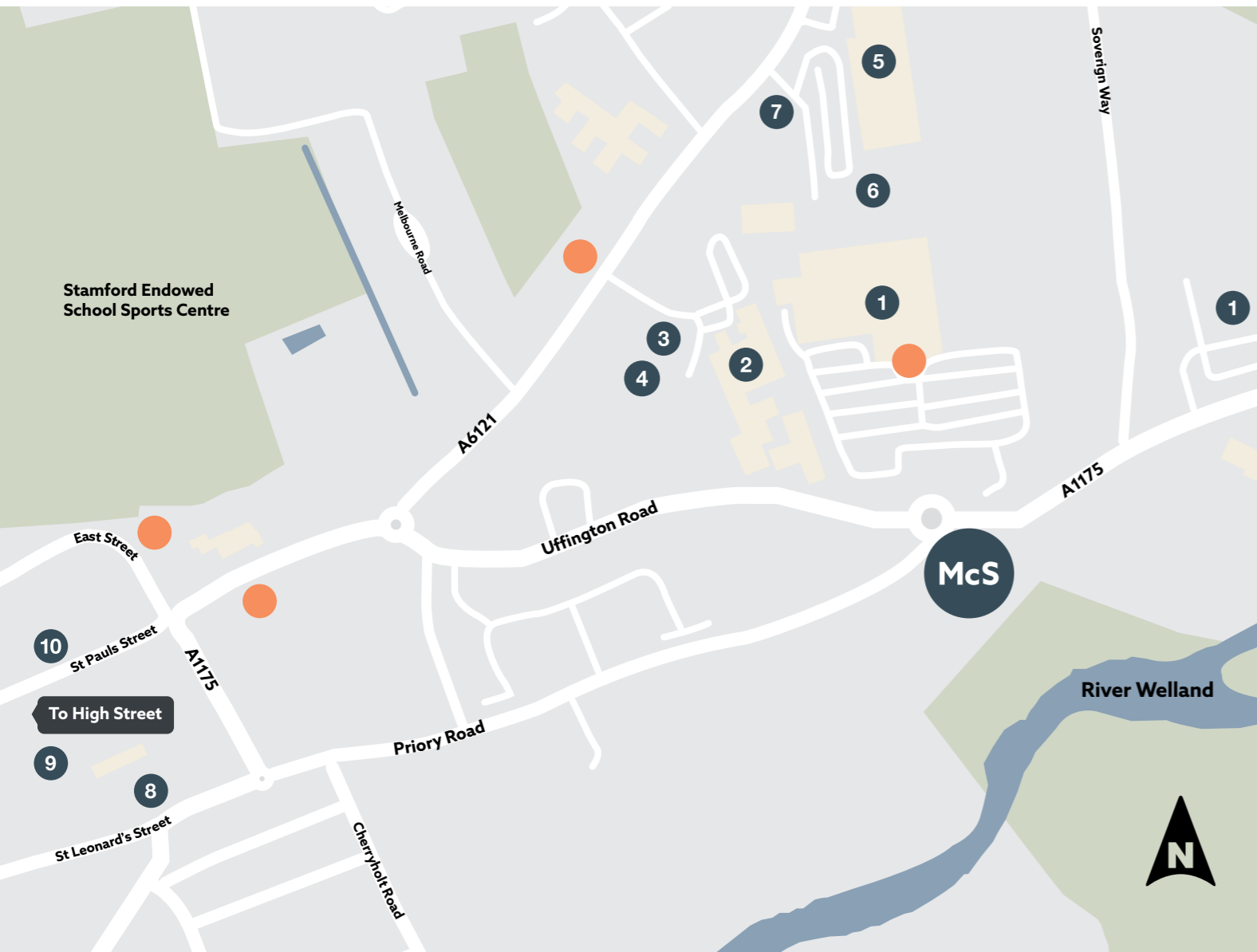
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



Stamford

The best of town and country living



- | | | |
|---------------|-------------------|----------------|
| 1 Supermarket | 5 Stamford Retail | 9 M&S Foodhall |
| 2 Hospital | 6 Gym | 10 Pub |
| 3 Pharmacy | 7 Barbers | ● Bus Stop |
| 4 Dentist | 8 Salon | |



Barley Ridge Gardens is situated within walking distance of Stamford town centre. There you'll find plentiful amenities like supermarkets (including an M&S and Waitrose), pubs, restaurants – including Chinese, Italian and traditional British cuisine, and an abundance of local cafés and shops, alongside national brands such as Boots and Caffe Nero.

Every Friday, a market of over 90 traders offer artisan crafts, flowers, fresh produce and more.

A picturesque town, with the famous The George hotel, Stamford has recently been named in the Sunday Times as one of the best places to live in Britain due to its stunning architecture and community spirit.

Live life your way

If you like the Arts, Stamford Arts Centre, hosts theatre, cinema, live music, poetry and exhibitions, plus the Stamford Corn Exchange Theatre hosts a variety of live shows.

For history lovers, you might choose to explore Browne's Hospital – a beautifully preserved medieval

almshouse founded in 1475 or Easton Walled Gardens, just 15 minutes from Stamford, is a restored 12-acre garden offering a peaceful escape with wildflower meadows, winding paths, and a tearoom serving tasty treats.

Beyond the delights of the countryside right on your doorstep, Burghley House and Park offers a slice of history, just a 5 minute drive away. Rutland Water Country Park can be reached in around 15 minutes – a large reservoir, it's an ideal spot for walking and wildlife.

Stamford station is just a mile away from Barley Ridge Gardens, with direct routes to Birmingham New Street and Peterborough, which links to the East Coast line to London and onward to Scotland. By car, Peterborough is just 15 miles away and Leicester 32 miles away.

You'll be well looked after in Stamford

Designed with the over 60s in mind, Barley Ridge Gardens is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

Stamford was appointed England's first conservation area in 1967, having retained over 600 listed buildings with a distinctive mellow limestone palette and original street layouts. Our building has been sympathetically designed to be in keeping with this historic town.

Inside, the stylish reception area offers a welcome to homeowners, friends, and family alike.

On the top floor of Barley Ridge Gardens, you'll find the communal lounge and a stunning terrace with sweeping views over the county.

From this rooftop haven you can while away the hours watching the coming and goings of countryside life, tended allotments and the River Welland.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together.

If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

In the enclosed garden, you'll notice every plant, shrub and tree has been carefully selected for its vibrant colours or subtle hues, providing interest throughout the seasons. These tended beds provide a wonderful backdrop to a stroll in the sun or on a mild evening.





More for you

Guest Suite^{^#}

Having friends or relatives over and would like them all to stay the night? You can book them into the Guest Suite, which has en-suite facilities.

House Manager

Ensures the development is well maintained, alongside arranging social activities that help build a strong sense of community.

Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

Parking[#]

Spaces are available for purchase.

Made for living

your way

We pour our heart and soul into creating developments that give you the freedom to do more of the things you love. Each one is thoughtfully designed to nurture a vibrant, active community and is built to high standards. Barley Ridge Gardens is no exception.

Comprising 41 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

Whether purchasing or renting your apartment at Barley Ridge Gardens, we can help you every step of the way*.

If you have a property to sell, we can assist with everything from appointing your Solicitor and Estate Agents, to arranging your removals. And with our Part Exchange service, you'll have a cash buyer for your current home.

Plus, with selected properties available through Shared Ownership[~], you can have the retirement lifestyle you've dreamed of – without paying the full price. Pay just 75% of the property value and when you move in, there'll be no rent to pay on the rest.

To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details
~Ts&Cs apply. See www.mccarthystone.co.uk/shared-ownership for more information.

Barley Ridge Gardens

Ground Floor

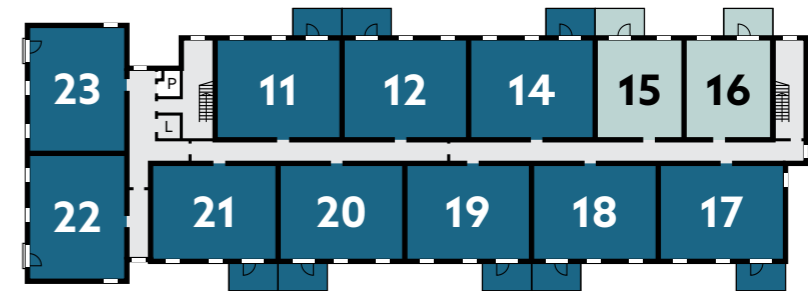


- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office

- P - Plant Room
- R - Reception
- RR - Refuse & Recycling
- S - Store
- T - Terrace
- ⬮ - Electric Vehicle Charging

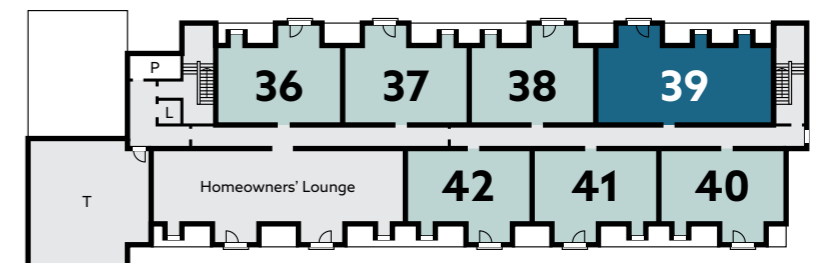
First Floor



Second Floor



Third Floor



For the latest apartment availability and prices, please ask your Sales Consultant or visit mccarthystone.co.uk/barley-ridge-gardens

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Shelf and fitted hanging rail to wardrobe in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room*
- ▶ Washer/Dryer provided to Utility cupboard
- ▶ NHBC 10-year warranty

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Integrated Extractor hood, with splashback
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel warmers
- ▶ Neutral décor
- ▶ White five-panel doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Fitted shower room with tiled floor
- ▶ White sanitary ware with high quality fittings
- ▶ Additional en-suite shower rooms to all two bedroom apartments
- ▶ Fixed mirror
- ▶ Shaver socket
- ▶ Heated towel warmer

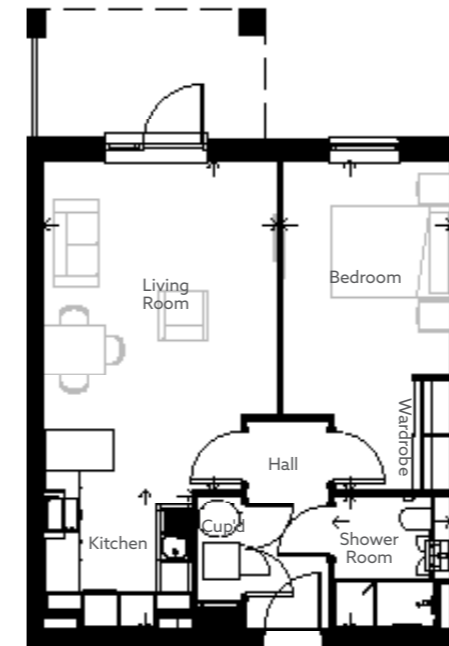
Safety and security

- ▶ Door camera entry system
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm
- ▶ Smoke detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional WCs

Typical apartment layouts

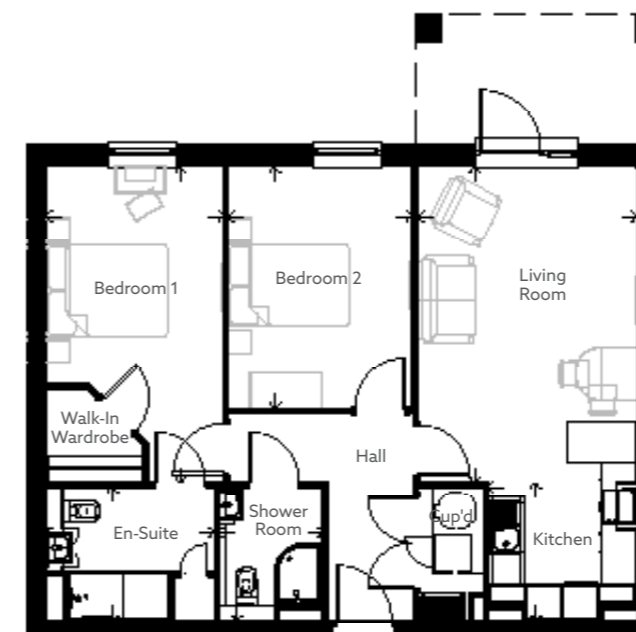
Approximate room sizes

One Bedroom



Living room (Max)	12' 8" x 17' 10" / 3853mm x 5441mm
Kitchen (Max)	8' 1" x 7' 6" / 2460mm x 2277mm
Bedroom (Max)	9' 2" x 17' 10" / 2800mm x 5441mm
Shower Room (Max)	6' 5" x 7' 3" / 1950mm x 2200mm

Two Bedroom



Living room (Max)	11' 10" x 17' 2" / 3610mm x 5218mm
Kitchen (Max)	8' 1" x 7' 6" / 2463mm x 2277mm
Bedroom 1 (Max)	9' 7" x 17' 2" / 2930mm x 5218mm
En Suite (Max)	9' 1" x 7' 3" / 2774mm x 2200mm
Bedroom 2 (Max)	9' 11" x 13' 2" / 3026mm x 4000mm
Shower Room (Max)	5' 7" x 7' 3" / 1710mm x 2200mm

The service charge explained

To keep our developments running smoothly and to provide the facilities and support, a service charge is payable. If you have not paid a service charge before you may have questions about how this works.

When you consider the services available at Barley Ridge Gardens and then compare these with the facilities and running costs of your current property, we believe you will find it represents good value for money. The service charge is calculated annually and paid in monthly instalments.

Services covered include providing and maintaining:

- Access to on-site staff (hours may vary)
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera, linked to your TV
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Buildings insurance
- Window cleaning (outside only)
- Water and sewerage costs (communal areas only)
- Heating, lighting and cleaning of all communal areas
- Management Fee

More information on this can be found in the service charge section on the Barley Ridge Gardens web page.

Contingency Fund

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations; these costs are covered by a Contingency Fund – this is created through a fee that’s included in the service charge.

As well as the regular payments as part of the service charge, the contingency fund is further 'topped-up' through contributions paid when the apartment is either sold to a new owner or let out to a new tenant. The percentage payable is set out in your lease.

We keep this cost at an appropriate level to maintain the development for everyone's benefit.

When you're ready to find out more, we will happily explain these charges in more detail.



Now, come and take a closer look

Step inside one of our properties and you'll feel instantly at home. They're bright and airy, warm and comfortable, with everything designed to make life easier.

To arrange your visit, call **0800 201 4106** or visit mccarthy-stone.co.uk/barley-ridge-gardens to find out more.

We're sure it won't be long before you discover why so many of our homeowners tell us they wish they'd made their move sooner.



“The beauty of living in a McCarthy Stone development is that it gives you and your family peace of mind when you go away. I've been away several times and when I come back, I know that everything is safe. I really appreciate our House Manager, who keeps a close eye on everything.”

McCarthy Stone Homeowner

A large print version of this brochure is available on request

This brochure is not a contract and does not form any part of a contract. We are not responsible for any misstatement in this brochure. All content, terms and conditions are correct at the time of going to print. We have the right to alter specifications without notice. Age restrictions apply on all retirement developments. If there are any important matters which are likely to affect your decision to move, please contact the Sales Consultant before travelling to view a development.

May 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



Rated Excellent



Homes
England



To find out more, scan the QR code
call 0800 201 4106

or visit mccarthystone.co.uk/barley-ridge-gardens

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