



Poppy Grange

Maghull

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.



[^]Extra charges apply. Subject to availability. *Part-time hours which vary by location.

Maghull

Canal-side living in a popular town



- | | | |
|-------------------------|-------------------|------------------|
| 1 Bank/Building Society | 5 Church | 9 Leisure Centre |
| 2 Maghull Cricket Club | 6 Shopping Centre | 10 Pub |
| 3 Bus stop | 7 Pharmacy | 11 Supermarket |
| 4 Restaurant | 8 Town Hall | 12 Post Office |



Close to Maghull town centre, Poppy Grange is named in recognition of an old British Legion building that once stood on the site.

Everything you need is close by. Morrison's supermarket and the medical centre are just 0.2 miles away. 'The Square' (0.4 miles) has a baker, butchers, post office, bank, opticians and pharmacy and a monthly all-day market.

There are plenty of eateries too, from Chinese and Indian to British pub grub. The Greek Taverna is popular for its varied menu, and Suzy's Café offers tasty breakfasts and lunches. Neptune Beerhouse gets rave reviews for its craft ales.

Live life your way

There are opportunities for walking, boating and enjoying nature. With direct access to the canal towpath from the development, a 4 mile circular trail passes several sites of historical interest, including the former home of Frank Hornby, designer of model railways.

For those wanting to keep fit, Meadows leisure centre is a 2-minute drive and Mossock Hall Golf Club is just 3.5 miles away. There's a local cricket club too.

Lunt Meadows is a spectacular wetland nature reserve. And it's only a 15-minute drive to the sandy beach at Crosby, site of the famous Antony Gormley sculptures.

Other local attractions include Aintree Racecourse, known for the Grand National (3 miles) and Southport (12 miles), home to the UK's largest independent flower show, held every August.

For travel further afield, the M58 links you to Ormskirk and the M57/M62 takes you to Liverpool. A short bus journey takes you to the train station (1.4 miles). Liverpool John Lennon Airport is just 18 miles away.

You'll be well looked after in Maghull

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

Designed

with you in mind

As you approach Poppy Grange, you'll immediately appreciate the thoughtful design of its exterior. The red brickwork building with its grey pitched roof and white window frames has traditional appeal. Large open balconies add an extra flourish. The development is bordered by neat iron metal fencing and landscaped gardens for an impressive finish.

Inside, the reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social heart of the development.

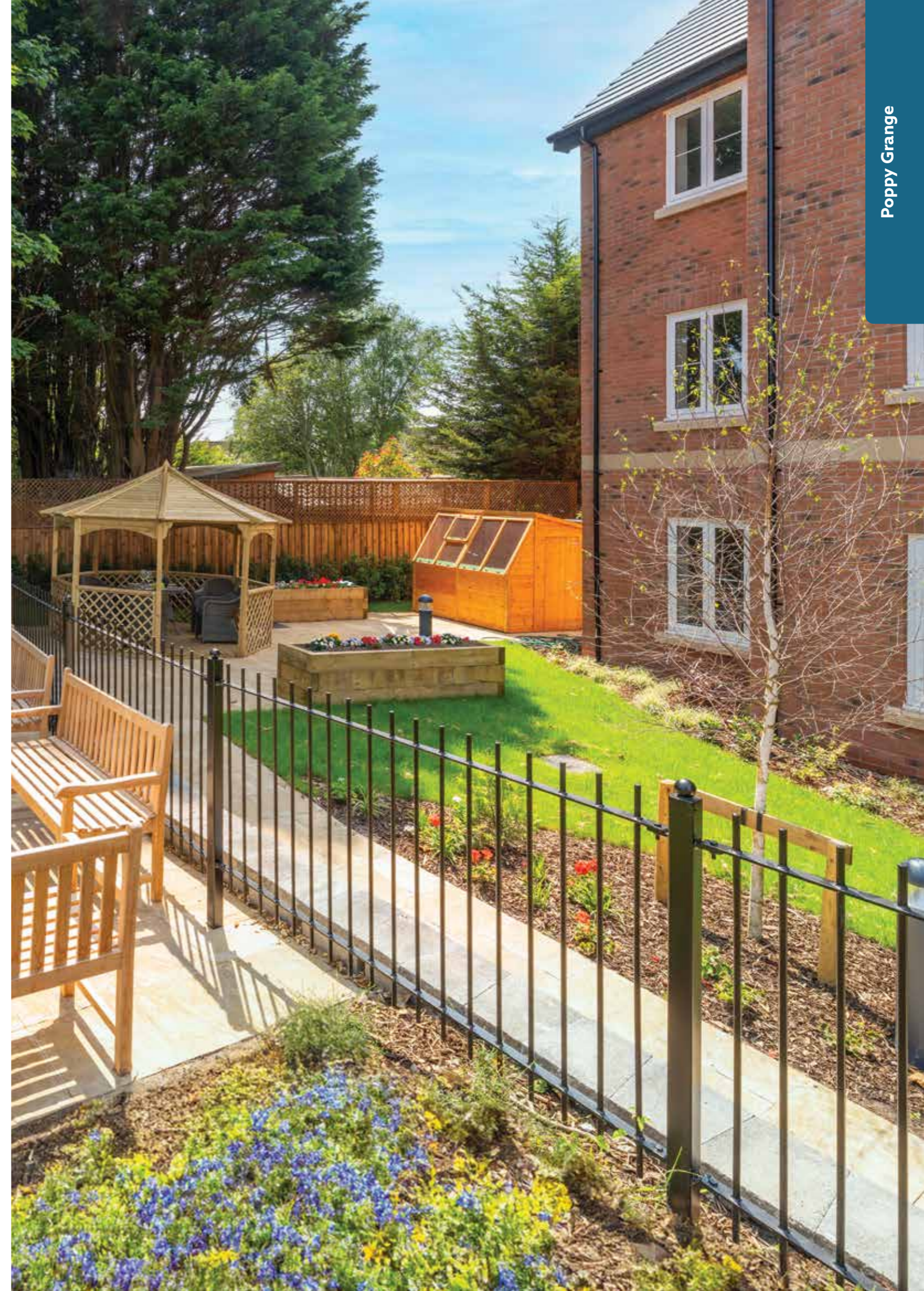
From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together.

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

From the lounge you can step through the patio doors to a large, paved terrace with lots of seating. This oasis of tranquillity is a lovely spot to soak up some sun during the warmer months.

From here you can walk along the pathway that runs parallel to the canal and wonderfully landscaped gardens. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues, to be enjoyed throughout the seasons.

What's more, you don't need to lift a trowel or wrestle with a lawnmower to enjoy the garden. We look after all the outside spaces for you.





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. Poppy Grange is no exception.

Comprising 44 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

We're here to help

When purchasing your apartment at Poppy Grange, 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, we can act as a cash buyer.

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 Consultant 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.

Poppy Grange

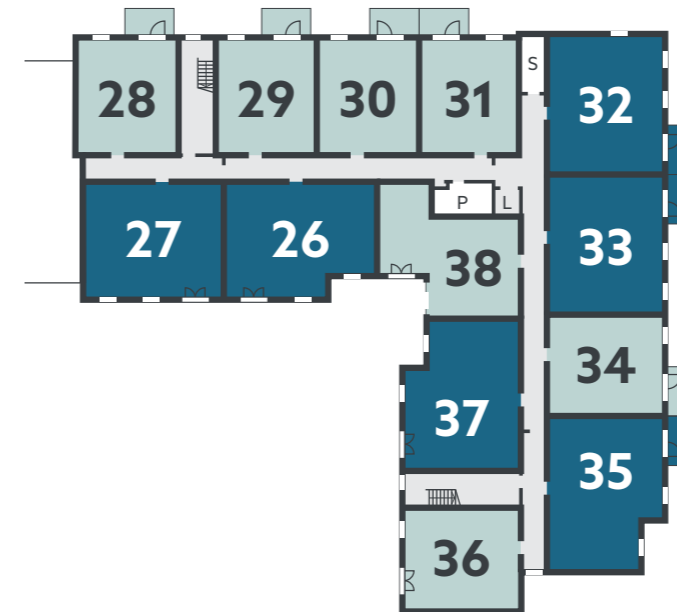
Ground Floor



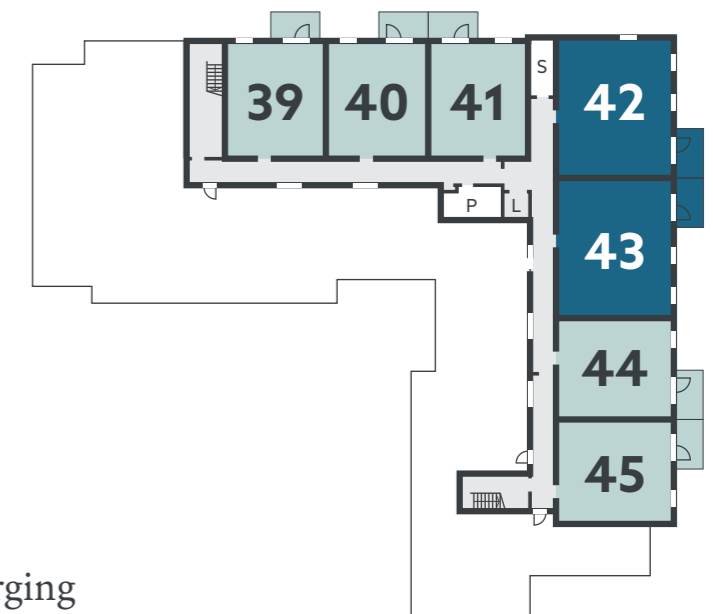
First Floor



Second Floor



Third 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

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

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Juliet Balcony, walk out balcony or patio to all apartments
- ▶ Fitted wardrobe in master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+ connection point in living room*

Kitchen

- ▶ Fitted kitchen with integrated ceramic hob
- ▶ Stainless steel cooker hood and splashback
- ▶ Anthracite composite sink
- ▶ Lever mixer taps

Heating and finishes

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

Shower room

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

Safety and security

- ▶ Door camera entry system which is linked to the TV
- ▶ 24-hour emergency call system with a personal pendant alarm
- ▶ Intruder alarm, smoke and heat detector
- ▶ Illuminated light switches to hall, bedroom(s), shower room and additional shower rooms

Typical apartment layouts

Approximate room sizes

One Bedroom



Living/Dining Room

5441mm x 3770mm / 17'10" x 12'4"

Kitchen

3230mm x 2460mm / 10'7" x 8'1"

Bedroom

5441mm x 2800mm / 17'10" x 9'2"

Shower room

2200mm x 1950mm / 7'2" x 6'5"

Two Bedroom



Living/Dining

5591mm x 3187mm / 18'4" x 10'5"

Kitchen

3230mm x 2460mm / 10'7" x 8'1"

Bedroom One

5591mm x 2900mm / 18'4" x 9'6"

En-Suite

2200mm x 2050mm / 7'2" x 6'8"

Bedroom Two

4289mm x 2827mm / 14'1" x 9'3"

Shower Room

2200mm x 1550mm / 7'2" x 5'1"

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 Poppy Grange 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.

It's important to note that we do not make a penny from the service charge. The costs incurred to run our developments and support our customers are all re-charged with no mark-up or other fees added by us. This includes our management fee, which covers our back-office support teams. Any future change to this position will be clearly communicated.

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
- Heating, lighting and cleaning of all shared areas
- Management Fee

More information on this can be found in the service charge section on Poppy Grange's 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 benefit of everyone.

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/poppy-grange 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.

April 2025

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



More than 90% of our customers say they would recommend us, which means we've been awarded the maximum 5-star rating for customer satisfaction. We've achieved this rating every year we have taken part in the survey.



To find out more, scan the QR code
call 0800 201 4106
or visit mccarthystone.co.uk/poppy-grange

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