



Twelve Acres Place

Chichester

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. Plus a little more help and support, from the on-site team if and when you need it.

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Live life your way

with Retirement Living Plus

Twelve Acres Place is ideal if you want to continue living independently in your own home, but with the peace of mind of knowing that you can benefit from a tailor-made care and support package if required^.

When family and friends come to stay, you'll have all the fun of entertaining without having to cook a thing, or wash the pots afterwards – thanks to our chef-run bistro^.

There's also a hotel-style Guest Suite^. Family and friends are welcome to stay over - without you having the hassle of making up the spare bed.

You will also benefit from some light cleaning support each week within your home, which is included in the service charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship^.



Help and support

from our own, dedicated team

In addition to taking care of the day-to-day running of the development, we're passionate about providing additional support to you. We're here to assist with your everyday needs; happy to help make your life that little bit easier without ever intruding on your privacy.

The personal care packages and lifestyle services provided are flexible and tailored to your specific needs. We will work with you to decide what level of care and support is right for you. And you can adjust your package, so you only ever pay for what you use.

This could prove a more flexible and affordable option than a traditional care home setting.

It's comforting to know that all our support and personal care services are regulated by the Care Quality Commission in England.

Copies of the latest CQC reports are available online. We thoroughly screen our staff, and invest in their training to ensure they have all the skills they need to provide you with a fantastic service.



Our support packages

Your new home will offer a range of flexible services, so you can have as little or as much support as you need.

Domestic assistance

You can enjoy one hour per week of light domestic assistance, as part of your service charge.

Personal support[^]

You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence.

Lifestyle support[^]

However you like to spend your time away from your apartment, our friendly team can provide companionship and support, helping you to get out and about.

The team can also help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

Staff on-site 24/7

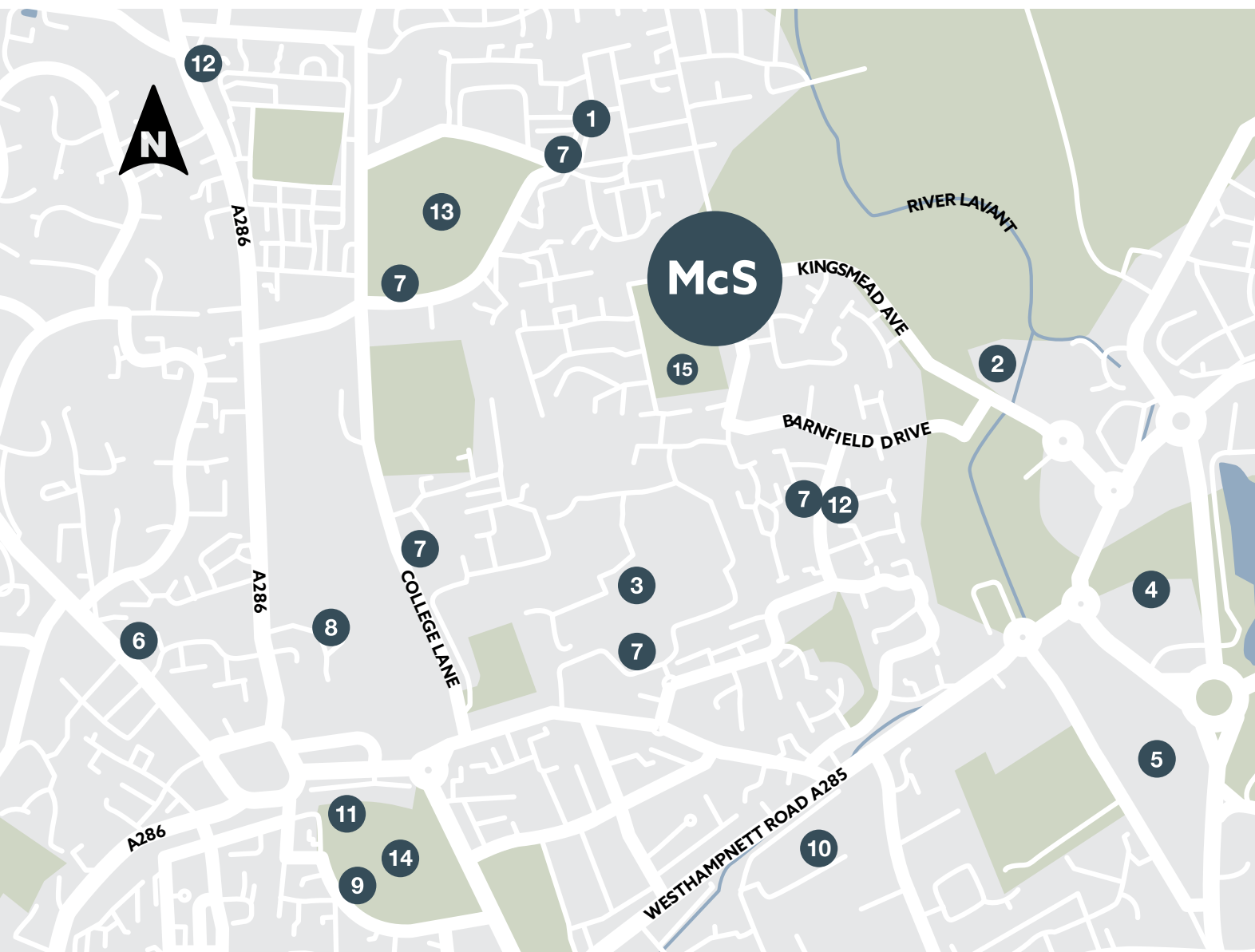
There's the added reassurance of help at hand with a CQC regulated manager and a team available 24/7.



[^]Extra charges apply.

Chichester

Relaxed living in Roman cathedral city



- | | | |
|-----------------------|-------------------------------|---------------------------------|
| 1 Graylingwell Chapel | 7 Bus stop | 12 Post Office |
| 2 Aldi | 8 Chichester Festival Theatre | 13 Havenstoke Park |
| 3 Hospital | 9 Public House | 14 Priory Park |
| 4 Sainsburys | 10 Florist | 15 Keepers Green Cricket Ground |
| 5 M&S Foodhall | 11 Bowls Club | |
| 6 Doctor's surgery | | |



Twelve Acres Place is ideally placed to make the most of Chichester living, situated on Graylingwell Park, the largest carbon neutral development in the UK. Bursting with wildlife and an endless array of events and facilities, Graylingwell Park offers you much more than just a home.

With a welcoming community, sensitively landscaped parkland as far as the eye can see, artists' studios, a café, farmers' market, and sports grounds, you can look forward to an inspiring lifestyle.

Your weekly shop is easy too. An Aldi Supermarket is within walking distance of Twelve Acres Place. Other supermarkets close by include Sainsbury's and M&S Foodhall. A mile away is Portfield retail park, with shops including Waitrose and Dunelm.

Live life your way

Twelve Acres Place is 2.5 miles away from the mostly pedestrianised town centre of Chichester, so it makes for a very safe and spacious shopping experience. There are lots of places

to enjoy lunch, including French restaurants and pubs.

For the culture vultures, the Cathedral and museum are right in the heart of the city. Chichester Cathedral is over 900 years old with a Chagall stained-glass window, music, talks, and other events. Chichester hosts a variety of cultural events, including theatre, film festivals and poetry. And of course the city's layout, baths, city wall, amphitheatre, and old Roman road are all there to enjoy this historic settlement.

Venturing further, Chichester train station is 2.5 miles away from Twelve Acres Place. Trains run approximately every 30 minutes from London Victoria, with the journey taking about 1 hour 32 minutes.

You'll be well looked after in Chichester

Designed with the over 70s in mind, Twelve Acres Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Twelve Acres Place, you won't fail to be impressed.

The building's blend of red and cream brickwork contrasts sympathetically with the dark grey slate roofing and grey window frames. The flat roofing and steel balconies add a clean and modern finish. Neat planting completes the stylish design.

Follow a wide path to the entrance lobby and walk through to an airy reception area that offers a warm welcome to homeowners, friends and family alike. From here you will discover the social hub of the development, a stylish communal lounge adjoining a wonderful bistro restaurant[^] which serves drinks, light snacks, and a delicious seasonally inspired menu every day.

These elegant spaces are where our community can spend time together. From a catch-up over coffee in the morning to evenings filled with fun and laughter.

On the third floor, there is an additional sunny lounge that leads out onto a large south facing terrace. This is an ideal place to settle down with a newspaper or good book.

Step through the patio doors from the main lounge and you'll find yourself on a paved terrace. With lots of comfy seating, it's a wonderful spot for socialising or soaking up some sun during the warmer months. From here you can admire the landscaped garden.

Every shrub and plant has been carefully selected for their vibrant colour or subtle hues. This means the terrace offers something to please the eye throughout the seasons.

We keep the gardens beautiful, leaving you more time to do the things you want to.





More for you

Estate Manager

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

Bistro on-site

If you don't feel like cooking, the subsidised bistro provides delicious food all year round. From everyday classics and tempting treats, barista-grade coffees or your favourite tippie.

The cost for each meal varies and everything is freshly prepared by our chef. A small additional charge is added to guest meals.

Wellness Suite[^]

In need of some pampering? Want to relax and recharge? The Wellness Suite has a hairdressing salon and treatment station.

Guest Suite^{^#}

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

Parking[#]

Spaces are available for purchase.



[^]Extra charges apply. [#]Subject to availability.

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. Twelve Acres Place is no exception.

Comprising 61 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 Twelve Acres Place, 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.

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



Twelve Acres Place

Ground Floor

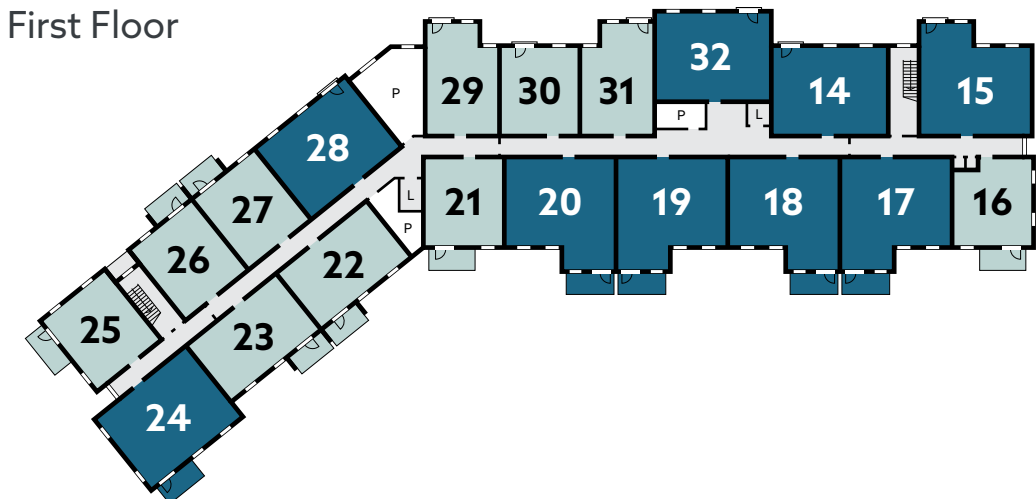


- 1 bedroom apartment
- 2 bedroom apartment

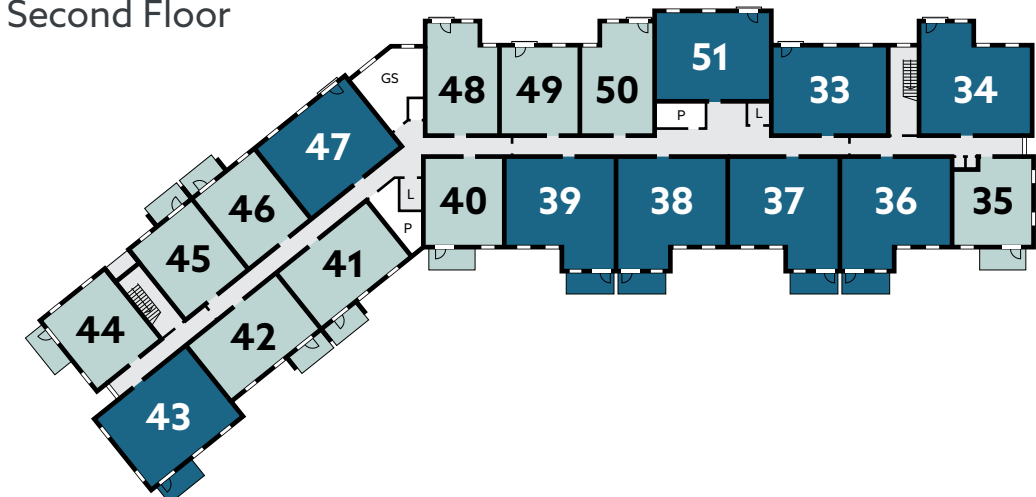
- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room

- R - Reception
- RR - Refuse & Recycling
- S - Store
- SL - Sun Lounge
- ST - Staff Night Room
- T - Terrace
- WS - Wellness Suite
- - Electric Vehicle Charging Point

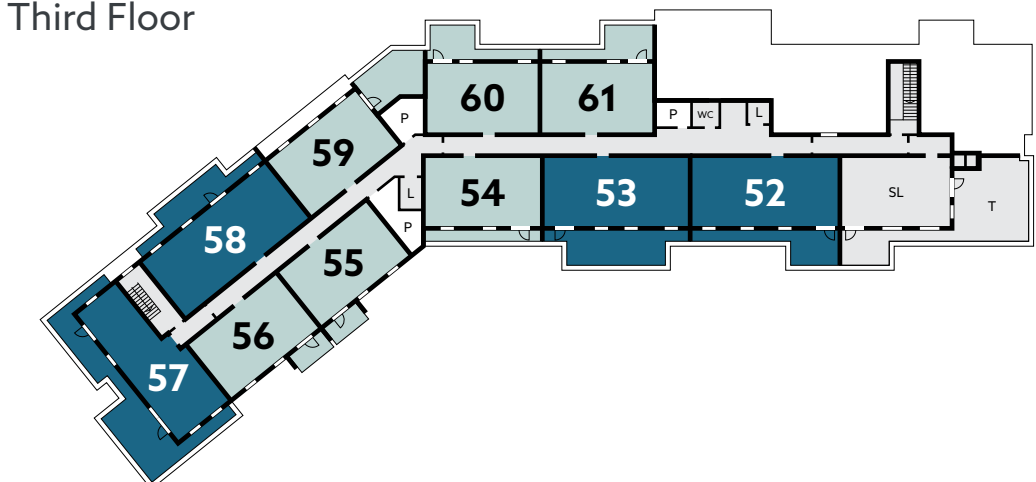
First Floor



Second Floor



Third Floor



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
- ▶ NHBC 10-year warranty

Kitchen

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

Shower room

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

Safety and security

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

Heating and finishes

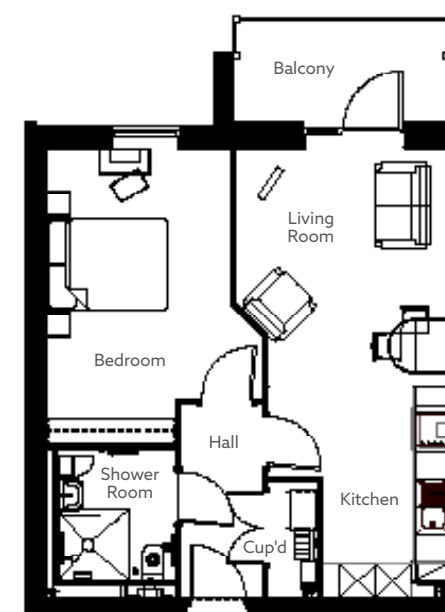
- ▶ Electric panel warmers*
- ▶ Neutral décor
- ▶ White interior doors
- ▶ Chrome door furniture and fittings

*Situating on the unique Graylingwell Park, the largest carbon neutral development in the UK, Twelve Acres Place utilises leading and sustainable technologies and is served by a District Heating System, which fuels every home and business on the park, via a network of highly insulated underground pipes.

Typical apartment layouts

Approximate room sizes

One Bedroom



Living/Dining Room

3967mm x 3548mm / 13'0" x 11'7.5"

Kitchen

3540mm x 2100mm / 11'7.5" x 6'10.5"

Bedroom

4933mm x 3601mm / 16'2" x 11'10"

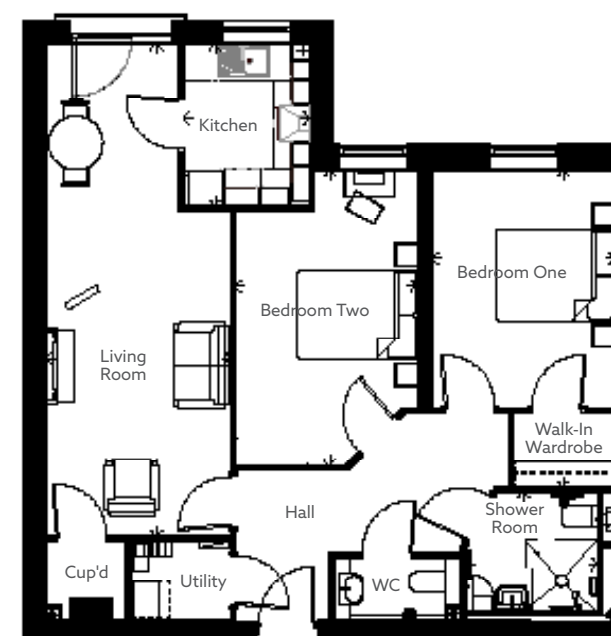
Shower room

2200mm x 1960mm / 7'2.5" x 6'5"

Balcony

3596mm x 1707mm / 11'9.5" x 5'7"

Two Bedroom



Living/Dining Room

8222mm x 3071mm / 26'11.5" x 10'1"

Kitchen

2705mm x 2100mm / 8'10.5" x 6'10.5"

Bedroom 1

5287mm x 3030mm / 17'4" x 9'11.5"

Bedroom 2

4902mm x 3029mm / 16'1" x 9'11"

Shower room

1982mm x 2200mm / 6'6" x 7'2.5"

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 Twelve Acres Place 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

At Twelve Acres Place, the service charge also covers the bistro's running costs, the 24/7 team and an hour of light domestic assistance per week.

More information on this can be found in the service charge section on Twelve Acres Place'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 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 find out more, call **0800 201 4106** or visit mccarthystone.co.uk/twelve-acres-place

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.



"There are a whole host of reasons that make living here a dream come true, but what stands out for me, is the friendly on-site support. The team are incredibly helpful and always go above and beyond to check in with me. They also offer tailored care packages to suit individual needs, which has given my family and I great peace of mind."

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.

August 2026

We subscribe to and comply with the Consumer Code



Protection for new-build home buyers



Rated Excellent



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

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McCarthy Stone
Retirement living *your way*