



Barley Ridge Gardens, Priory Road, Stamford, PE9 2ZP

 **NEWTON FALLOWELL**





## Key Features

- Over 60s retirement property
- Country living combined with town centre convenience
- Manager on-site during office hours
- Communal lounge
- Landscaped gardens
- Pets allowed
- Guest suite
- Lifts to all floors
- EPC Rating Pending
- Leasehold

Guide price £275,000







GUIDE PRICE FROM £275,000

Positioned in the heart of Stamford, Barley Ridge Gardens offers a collection of thoughtfully designed one-bedroom retirement apartments for the over 60s, blending peaceful countryside views with the convenience of town centre living. Currently under development by McCarthy & Stone, this brand-new scheme is set for completion in Summer 2026 and promises stylish, low-maintenance living in one of the UK's most desirable towns.

Each apartment has been carefully crafted to support an independent, stress-free lifestyle with considered features such as easy-turn taps, modern fitted kitchens, and energy-efficient heating. Many of the homes enjoy either a private patio or balcony, with stunning views stretching across the River Welland, nearby allotments, and surrounding countryside. The development is centred around a vibrant communal lounge and beautifully landscaped gardens, perfect for socialising with neighbours or relaxing in the sun. Additional benefits include a welcoming guest suite for visiting family and friends, lifts to all floors, and the peace of mind of a camera entry system, 24/7 emergency call system, and on-site house manager.

Barley Ridge Gardens is just a short walk from Stamford's array of independent shops, eateries, and cultural attractions, including the Corn Exchange Theatre, M&S, and the renowned George Hotel. With a strong community feel and exceptional design, this is retirement living redefined.





Living Room 12'8" x 17'10" (3.9m x 5.4m)

Kitchen 8'1" x 7'6" (2.5m x 2.3m)

Bedroom 9'2" x 17'10" (2.8m x 5.4m)

Shower Room 6'5" x 7'3" (2m x 2.2m)

#### Ask About Our Smooth Move Package

To make your move even easier, McCarthy & Stone offers a Smooth Move package, including a free specialist removals service, £2,500 towards estate agent fees, and £1,000 towards legal costs when using their recommended partners. Help with settling in, everything is designed to take the stress out of moving into your new home at Barley Ridge Gardens.

Terms and conditions apply









## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band: X

### AGENTS NOTE:

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.

### ANTI-MONEY LAUNDERING REGULATIONS:

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

### REFERRAL FEES:

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.