



Stanley Place

Garstang

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 sought-after 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.

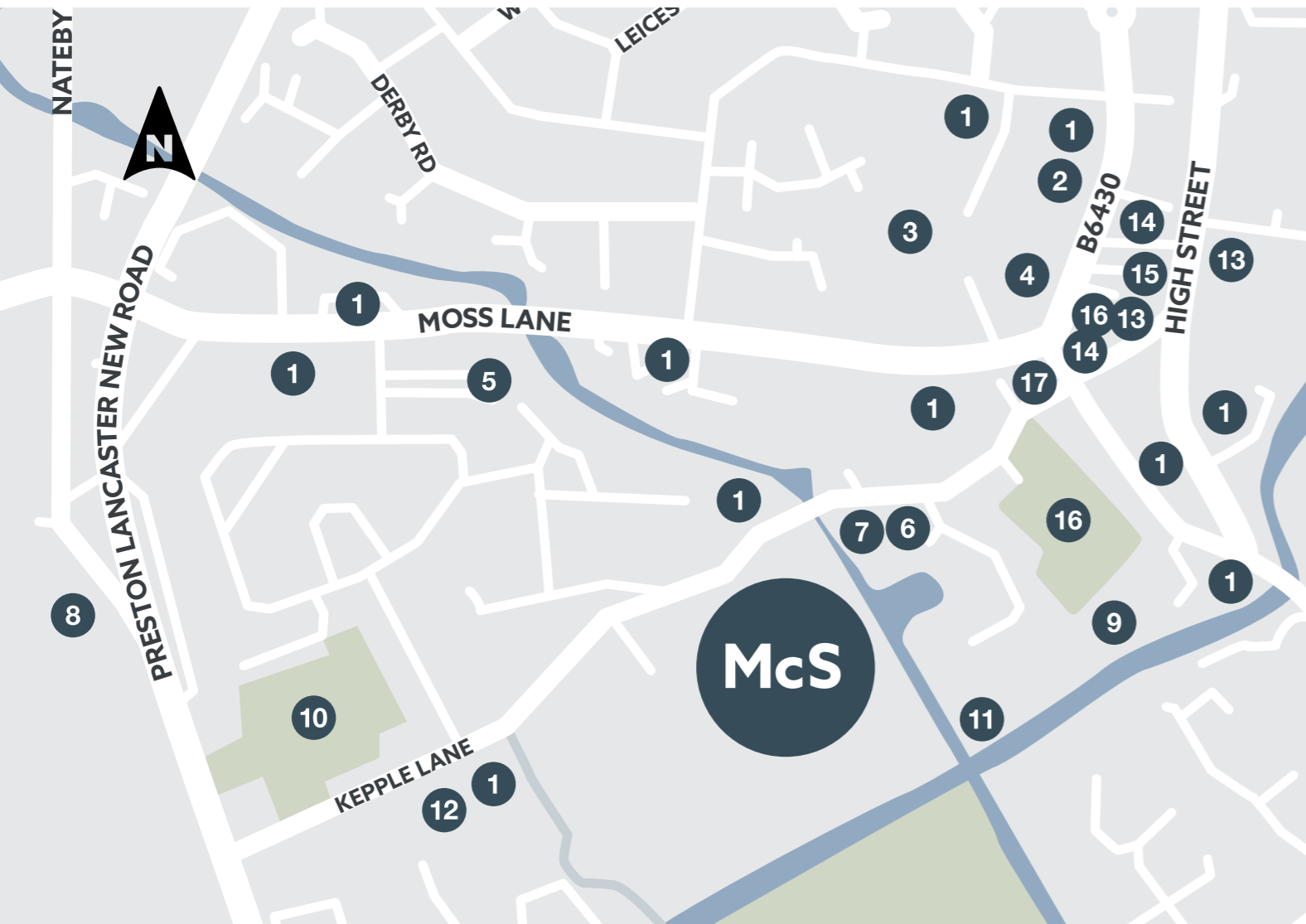
An annual service charge (paid monthly) covers the provision and maintenance of the emergency call system, lifts, intruder alarm and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.



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

Garstang

The best of town and country living



- | | | |
|--------------------------|------------------------------|-----------------|
| 1 Bus Stop | 7 Th'Owd Tithe Barn | 13 Bank |
| 2 Booths Supermarket | 8 Bradshaws Farm shop | 14 Café |
| 3 Aldi Supermarket | 9 Sainsburys Supermarket | 15 Hairdressers |
| 4 The Wheatsheaf | 10 Kepple Lane Park | 16 Church |
| 5 The Fish & Chip Plaice | 11 Wyre Aqueduct | 17 Farmers Arms |
| 6 Toms Kitchen | 12 Medical Centre & Pharmacy | |



Garstang is rich in history and Georgian architecture. Located just a 40-minute drive from both the Lake District and Blackpool, with easy access to bustling Preston and historic Lancaster. It's easy to see why Garstang is a such a desirable place to live.

Take a stroll and to the heart of the bustling town centre. You'll find a mix of high street names alongside independent shops and boutiques. For groceries, there's Booths, Sainsbury's and Aldi. Bradshaw's, a family-owned farm shop, is not far from the development itself.

The town hosts a weekly market selling an array of food and hand-crafted goods. In 2001, Garstang was named the world's first Fair Trade town. This love of food is reflected in the wonderful restaurants, tea rooms, coffee shops, cafés and traditional pubs.

Th'Owd Tithe Barn pub is a firm favourite for locally sourced traditional pub food while Pipers restaurant offers contemporary cuisine.

Live life your way

Garstang boasts an eclectic range of festivals throughout the year, covering everything from music and arts to ice cream and even scarecrows. The local amateur theatre group is open to everyone.

Not far from Stanley Gardens is a delightful park, perfect for an afternoon walk. Nearby is the Lancaster Canal where you can walk across the Wyre aqueduct. There's even an 18-hole golf course behind Stanley Place.

For those that love being outdoors, the Forest of Bowland and Beacon Fell Country Park are beautiful. A seaside trip to Blackpool takes less than an hour by bus.

You'll be well looked after in Garstang

Designed with the over 55s in mind, Stanley Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

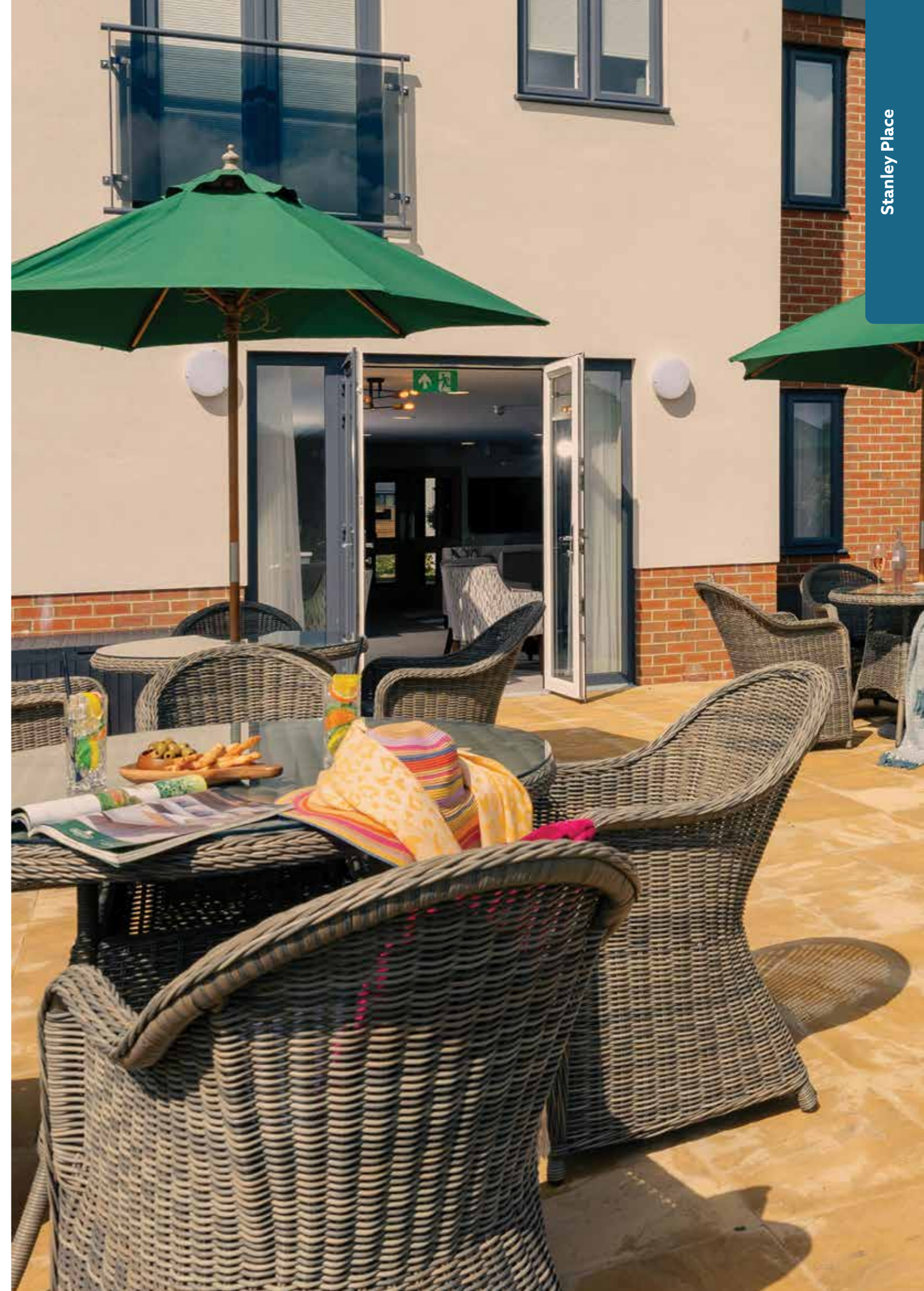
Located on Kepple Lane, Stanley Place is built on the site of the former Dunollie Farm.

Named after Thomas Stanley the 1st Earl of Derby, Mr Stanley had Greenhalgh Castle built in 1490.

When you first see the development, your eyes are naturally drawn to its pleasing, contemporary design. The reception is elegant and welcoming to homeowners, friends, or family members alike.

A few steps further will take you into the light and airy communal lounge. Designed to be the social hub of Stanley place, it's where the community of friends and neighbours can spend time together. It's ideal for a quick catch up, leisurely chat or enjoying some sparkling banter.

If you prefer to relax over a newspaper or spend time with a good book, there are quiet spots too. Step through the exterior door in the lounge and you'll find the seated patio area. It offers a wonderful view across the newly planted garden. This outside space is a pleasure to enjoy and effortless to maintain as we take care of the garden 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 safe, secure and well maintained, alongside arranging social activities that help build a strong sense of community.

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. Stanley Place is no exception.

Comprising 39 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 Stanley 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.



*Through our Smooth Move and Part Exchange services. Please ask your Sales Consultant for more details.

Stanley Place

Ground Floor



- 1 bedroom apartment
- 2 bedroom apartment

- | | |
|---------------------------------|------------------|
| E - Entrance Lobby | O - Office |
| GS - Guest Suite | P - Plant Room |
| K - Kitchen | R - Refuse Store |
| L - Lift | RI - Riser |
| MSC - Mobility Scooter Charging | S - Store |

First Floor



Second Floor



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

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected properties
- ▶ Walk-in-Wardrobes to selected properties
- ▶ En-suite shower room in all master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ NHBC 10-year warranty
- ▶ Sky/Sky+/Sky Q connection point in living room*

Kitchen

- ▶ Fitted kitchen with integrated appliances and ceramic hob
- ▶ Lever mix taps

Heating and finishes

- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door fittings
- ▶ Electric panel heating

Shower room

- ▶ Fitted low profile shower tray with tiled flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Separate shaver socket to all main shower rooms
- ▶ Heated towel rail

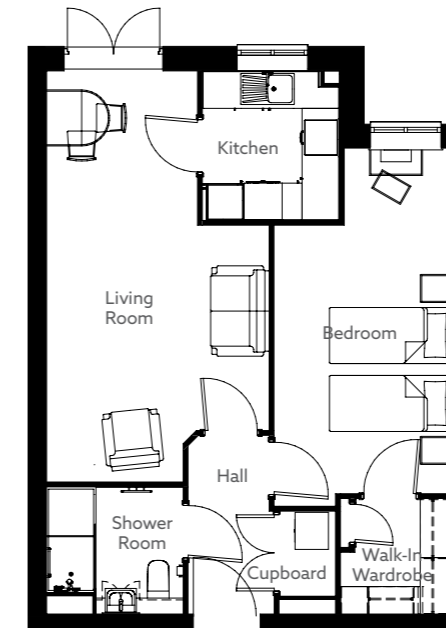
Safety and security

- ▶ Door camera system which is linked to your own TV
- ▶ 24-hour emergency call system
- ▶ Intruder alarm and smoke detector
- ▶ Illuminated light switches to bathroom and main bedroom

Typical apartment layouts

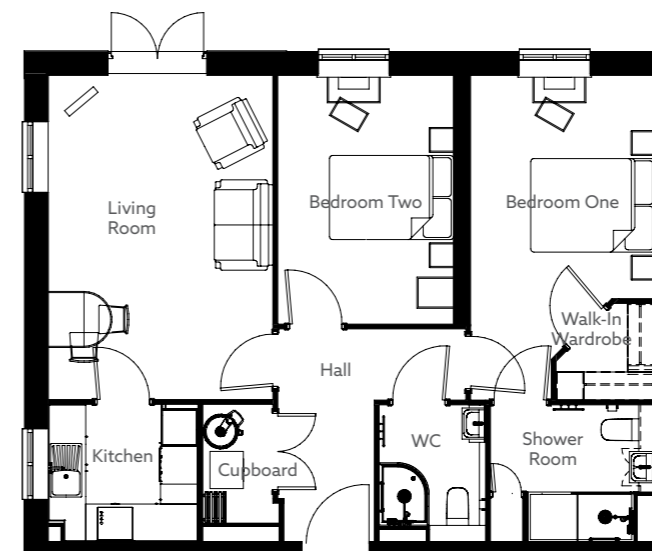
Approximate room sizes

One Bedroom



Living room	3572mm x 6598mm / 11' 9" x 21' 8"
Kitchen	2201mm x 2400mm / 7' 3" x 7' 10"
Bathroom	2192mm x 2042mm / 7' 2" x 6' 8"
Bedroom	2790mm x 5750mm / 9' 2" x 18' 10"

Two Bedroom



Living room	3602mm x 5202mm / 11' 10" x 17' 1"
Kitchen	2391mm x 2200mm / 7' 10" x 7' 3"
Bathroom	1710mm x 2192mm / 5' 7" x 7' 2"
Bedroom One	2964mm x 5210mm / 9' 9" x 17' 1"
En-suite	2645mm x 2192mm / 8' 8" x 7' 2"
Bedroom Two	2820mm x 3992mm / 9' 3" x 13' 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 Stanley 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

More information on this can be found in the service charge section on Stanley 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 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 mccarthystone.co.uk/stanley-place 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



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.

Protection for new-build home buyers



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

Stanley Place, Kepple Lane, Garstang
Lancashire PR3 1XH

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