

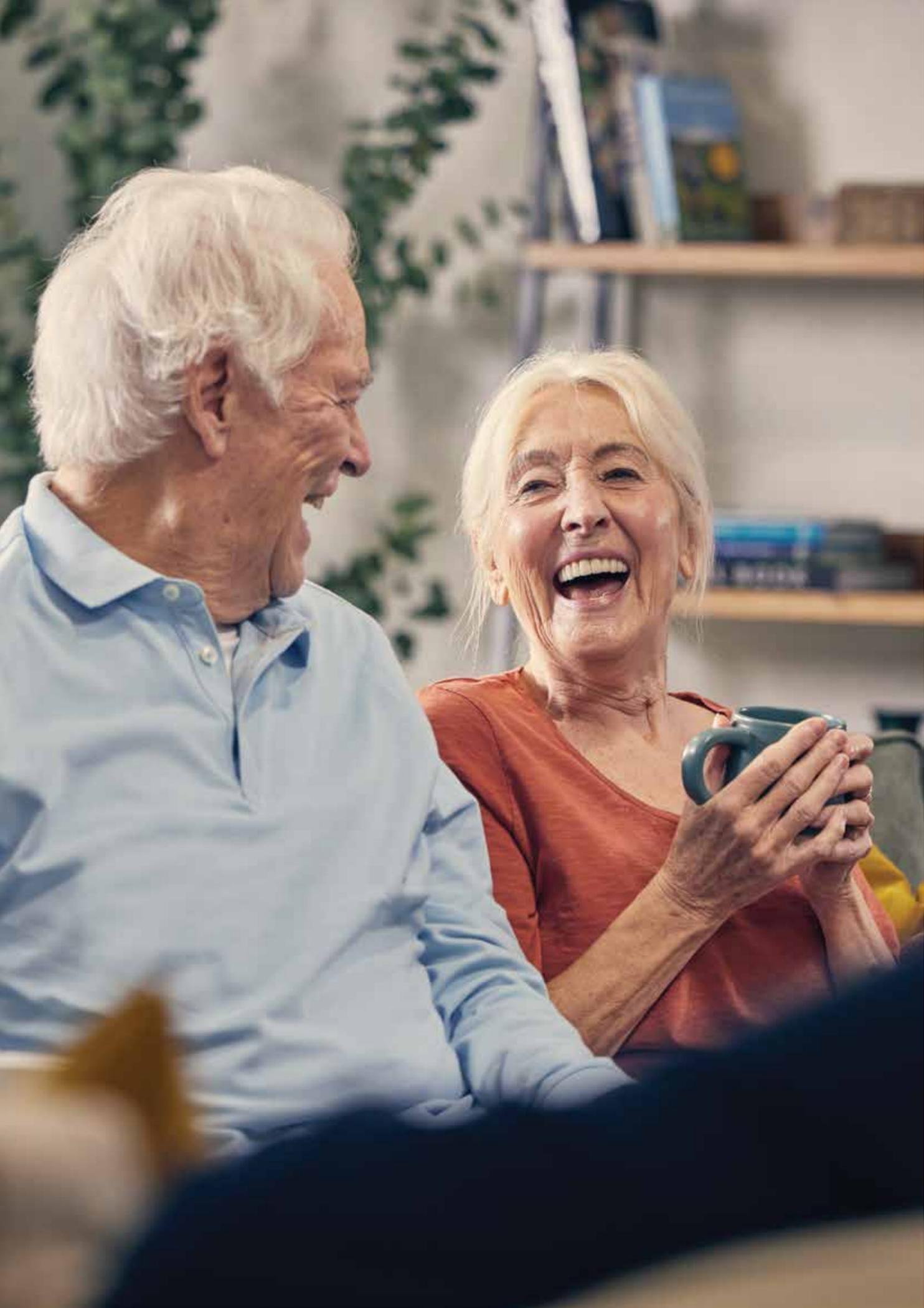


Westwood Manor

Beverley

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

Westwood Manor 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[^].



[^]Extra charges apply.

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.

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.

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.

Laundry service[^]

If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



[^]Extra charges apply.

Beverley

Stylish living in an historic market town



- | | | |
|--------------------------|-------------------|-------------------------------|
| 1 Asda | 7 Saturday Market | 13 Chiropractors |
| 2 M&S Simply Food | 8 Opticians | 14 Beverley Library |
| 3 Tesco | 9 Bakers | 15 Beverley Minster |
| 4 Beverley Bus Station | 10 Grocers | 16 Flemingate Shopping Centre |
| 5 Beverley Train Station | 11 Fishmongers | |
| 6 Health Centre/Doctors | 12 Chemist | ● Bus stops |



Westwood Manor is conveniently located, a five-minute drive to Asda or Tesco Superstore. High street brands and quirky independents line the pedestrianised main shopping street in the town's centre, which links two squares with markets on Wednesdays and Saturdays. Flemingate shopping centre offers further shopping and leisure facilities a mile from the development.

Beverley has an impressive range of restaurants plus great pubs – some dating back to the 18th century. As you explore the town, you'll discover a mix of architectural styles from Victorian to Tudor. Beverley Minster, a famous landmark, was built in 1420. With a playhouse and cinema, Beverley is a cultural hub and hosts many festivals, including a famous annual folk festival.

Live life your way

There are many options for days out. You can choose to stroll in stunning pastureland next door to the development, or along the canal

side at Beverley Beck. A half hour drive takes you to the seaside town of Hornsea or further up the coast to Bridlington or Scarborough. You can also enjoy a day at Beverley Racecourse (1.2 miles).

If you like to keep active, the Yorkshire Wolds are on your doorstep, with walking and cycling trails connecting Beverley to York. The North Yorkshire Moors are an hour's drive. The beautiful East Yorkshire coast is within easy reach too. East Riding Leisure (6-minute drive) has a gym, swimming pool and activity classes.

Beverley train station links you to Hull, and onward travel to York. Take the car, along the A1079 for Hull and York, while the A165 takes you to the coast. Local buses connect you to Woodmansey and Hull.

You'll be well looked after in Beverley

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

Designed

with you in mind

As you approach Westwood Manor, you'll immediately appreciate the thoughtful design of the exterior. The pale and red coloured brickwork with pitched slate roofing complement the traditional character of the town.

This thoughtful approach continues through into the reception, which offers a warm welcome to homeowners, friends and family members alike. From here you'll discover the social hub of the development, a stylish communal lounge annexed by 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 an evening gathering filled with fun and laughter. There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

From the bistro, exit through patio doors to find yourself on a large, paved terrace. With lots of seating,

it's a wonderful spot for socialising or soaking up some sun during the warmer months.

From here you can admire the wonderfully landscaped garden. Each plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues. 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. However, there's a potting shed and planters for anyone wanting to cultivate and grow their own plants and vegetables.

Making your way to the rear of the development via wide pathways, created to accommodate walking and mobility scooters alike, you'll discover a garden route adjoined by mature trees and pastureland. There's another seating area here to enjoy the finer weather and birdlife and slightly further along the path, there's a wooden gazebo with seating, offering shade for sunny days.





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 development's 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. Westwood Manor is no exception.

Comprising 51 one and two bedroom properties, each apartment is exquisitely finished and comes fitted with carpets, flooring and white goods.

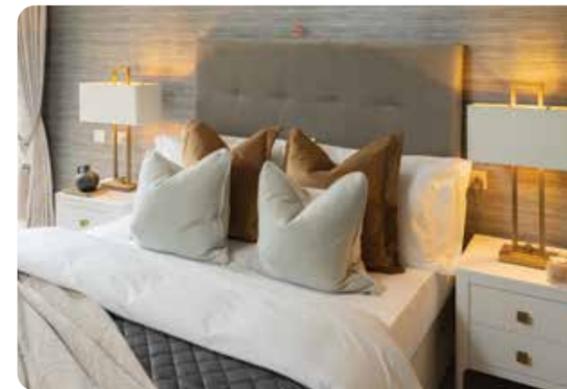
We're here to help

Whether purchasing or renting your apartment 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 Agent, 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 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. Subject to availability. See www.mccarthyStone.co.uk/shared-ownership for more information.

Westwood Manor

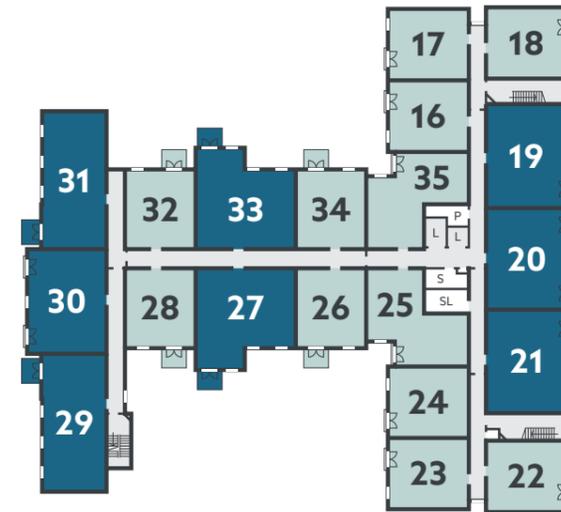
Ground Floor



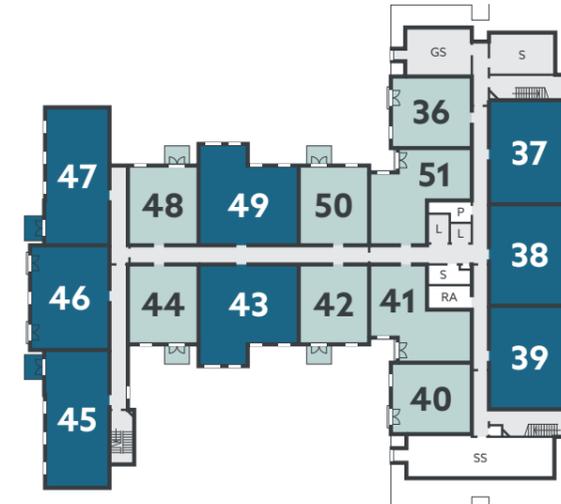
- 1 bedroom apartment
- 2 bedroom apartment

- | | |
|---------------------------------|-------------------------|
| E - Entrance Lobby | PS - Potting Shed |
| GS - Guest Suite | R - Reception |
| K - Kitchen | RA - Roof Access |
| L - Lift | RR - Refuse & Recycling |
| MSC - Mobility Scooter Charging | S - Store |
| O - Office | SK - Staff Kitchen |
| P - Plant Room | SL - Staff Laundry |
| | SS - Staff Suite |

First Floor



Second Floor



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

Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Walk-in or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and master bedroom
- ▶ NHBC 10-year warranty
- ▶ Sky connection point in living room*

Kitchen

- ▶ Fitted kitchen with integrated fridge/freezer and oven
- ▶ Stainless steel cooker hood
- ▶ Ceramic hob
- ▶ Composite sink
- ▶ Lever mixer taps

Heating and finishes

- ▶ Electric panel radiators
- ▶ Neutral décor
- ▶ White panelled doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Level access shower with slip-resistant flooring
- ▶ White sanitary ware with high-quality fittings
- ▶ Mirror
- ▶ Heated towel rail
- ▶ Additional W.C to selected two bedroom properties
- ▶ Shaver socket

Safety and security

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

Typical apartment layouts

Approximate room sizes

One Bedroom



Living Room

5100mm x 3425mm / 16'9" x 11'3"

Kitchen

2300mm x 3540mm / 7'7" x 11'7"

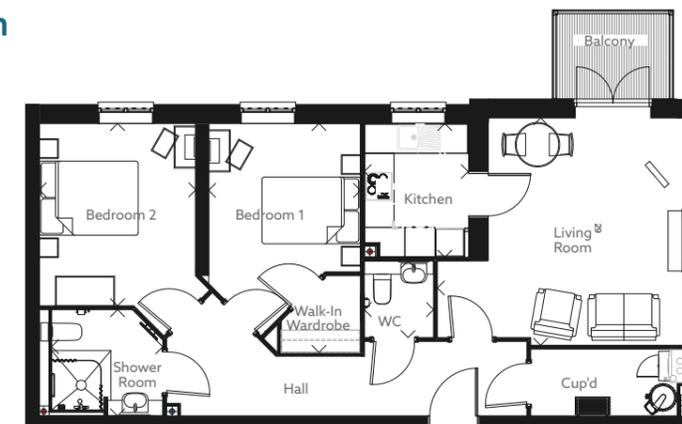
Shower

2247mm x 2050mm / 7'4" x 6'9"

Bedroom

4925mm x 3479mm / 16'2" x 11'5"

Two Bedroom



Living Room

4591mm x 5123mm / 15'1" x 16'10"

Kitchen

2700mm x 2100mm / 8'10" x 6'11"

Bedroom 1

3682mm x 3164mm / 12'1" x 10'5"

Bedroom 2

4624mm x 3069mm / 15'2" x 10'5"

Shower room

2247mm x 2147mm / 7'4" x 7'1"

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

At Westwood Manor, 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 the Westwood Manor 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 the 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/westwood-manor 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.



"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.

February 2026

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/westwood-manor

Westwood Manor, 4 Langholm Close,
Beverley HU17 7DH

McCarthy Stone
Retirement living *your way*