



John Percyvale Court

Macclesfield

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.

Contents

Live life your way, with Retirement Living Plus	4
Welcome to Macclesfield	10
John Percyvale Court	12
Development overview	18
Property details	20
Our service charge explained	22

Live life your way

with Retirement Living Plus

John Percyvale Court 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[^]

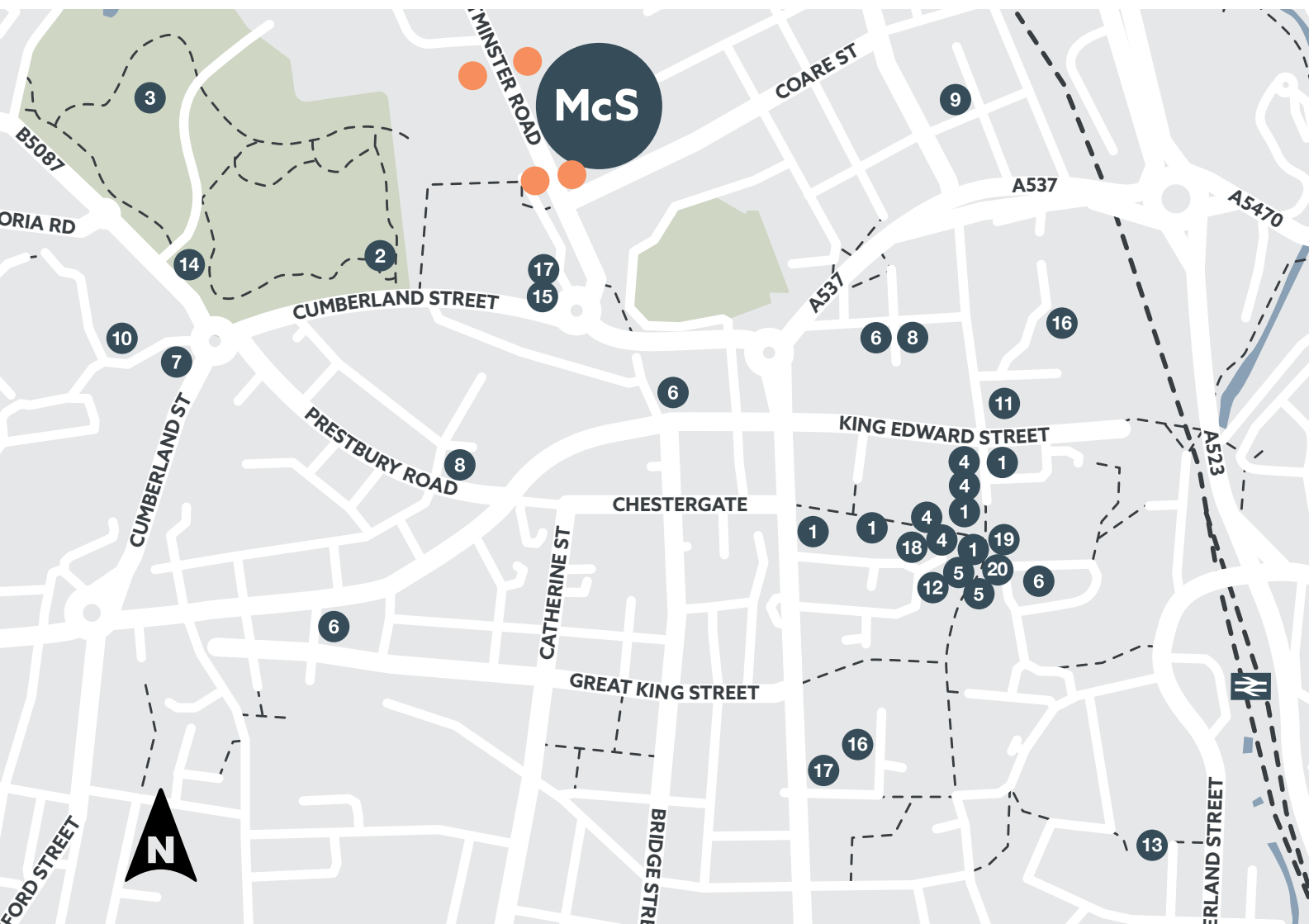
If you would rather not do the laundry yourself, the team can take care of it all for you. They'll collect your laundry and return it washed and ironed.



[^]Extra charges apply.

Macclesfield

All the ingredients to live life your way



- | | | |
|---------------------------|-------------------|--------------------|
| 1 Bank / Building society | 8 Dentist | 15 Pharmacy |
| 2 Bowling club | 9 Fitness centre | 16 Post office |
| 3 West Park | 10 Hospital | 17 Supermarket |
| 4 Café | 11 Library | 18 Shopping Centre |
| 5 Coffee Shops | 12 Markets | 19 Town hall |
| 6 Church | 13 Medical centre | 20 Treacle Market |
| 7 Convenience store | 14 Museum | ● Bus stops |



John Percyvale Court is perfectly located for you to make the most of this friendly market town and surrounding area.

Food shopping is easy — there's a Sainsbury's just over the road and for everything else, you can take a stroll to the town centre where you'll find high street names alongside independent retailers.

You'll also find a great selection of restaurants, cafés and trendy eateries covering many cuisines. The popular Salt Bar serves Scandi food with veggie choices and, for a delicious afternoon tea, the Cherry Blossom Bakery is highly recommended. You'll also find mouth-watering treats at the monthly Treacle Market.

Live life your way

The town has a lively cultural scene with events held throughout the year including its own beer and gin festival and Barnaby Festival, which dates back to the 13th Century. In addition, there are many historic houses to visit, alongside museums and galleries. The Silk Museum will



take you on a tour of the town's heritage. Lyme Park with its house, gardens and deer park is just 12 miles away.

A 9-minute car ride will take you to Teggs Nose Country Park where you can join the Gritstone Trail and Macclesfield Forest is just 15-minutes away. Closer to home, there's a leisure centre, golf course and a local bowling club.

Macclesfield has excellent travel links. You can catch a bus from outside the development to take you in to town or to the main bus station for onward travel. The railway station is a 15-minute walk, connecting you to Manchester in 20 minutes. The town has good connections to the M60 and M6, and Manchester Airport is 10 miles away.

You'll be well looked after in Macclesfield

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

Designed

with you in mind

As you approach John Percyvale Court, 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 occasional 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.

There's also a quiet spot or two if you just want to settle down with a newspaper or a good book.

Step through the patio doors and you'll find yourself on a large, paved terrace with an eye-catching pergola in the corner. 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 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. But, if you have green fingers, John Percyvale Court will have garden space put aside for the community's projects.



John Percyvale Court



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. John Percyvale Court is no exception.

Comprising 66 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.

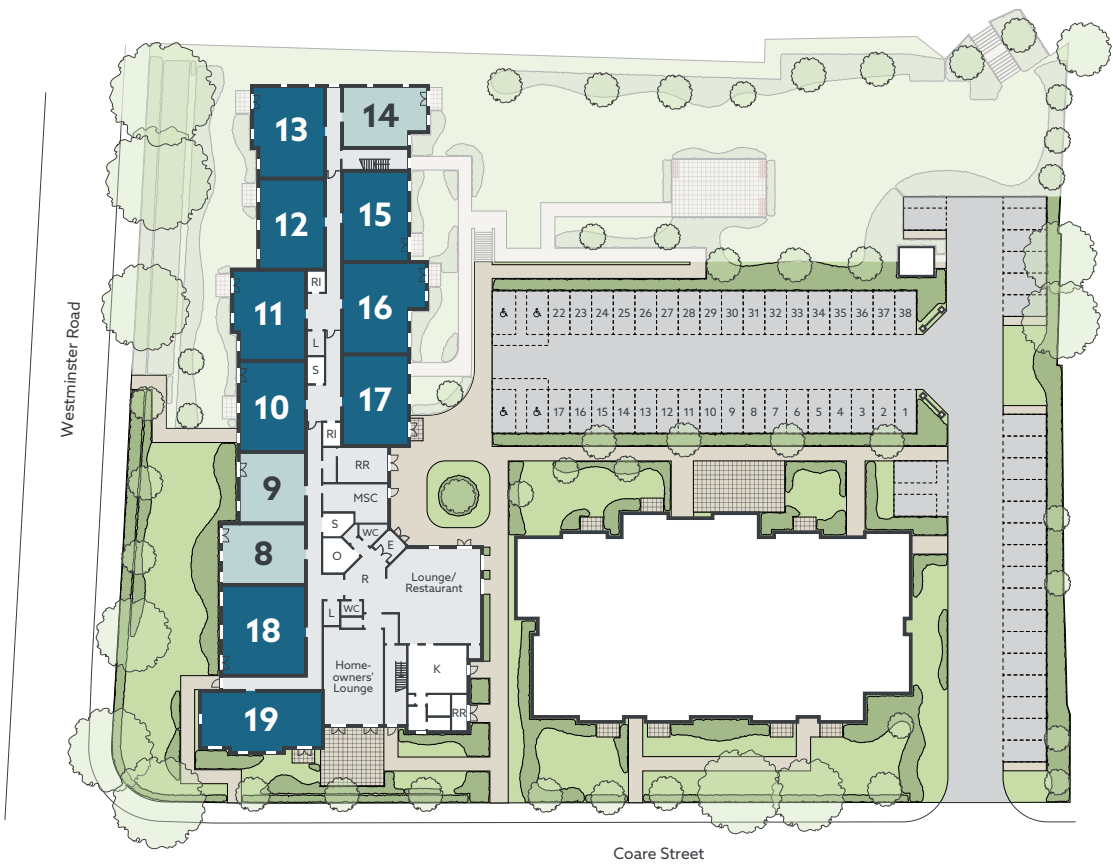
To help you select the option that's right for you, our friendly Sales Consultants will explain each in greater detail.



John Percyvale Court

Ground Floor

Lower Ground Floor



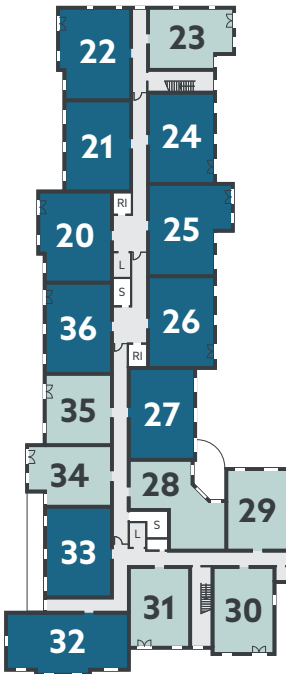
- 1 bedroom apartment
- 2 bedroom apartment

- E - Entrance Lobby
- GS - Guest Suite
- K - Kitchen
- L - Lift
- M - Maintenance Room

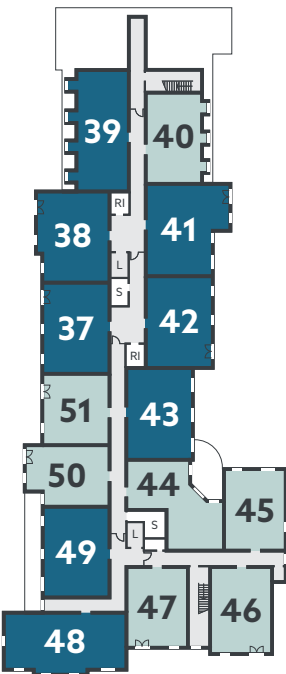
- MSC - Mobility Scooter Charging
- O - Office
- P - Plant Room
- R - Reception
- RA - Roof Access
- RI - Riser
- RR - Refuse & Recycling
- S - Store

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

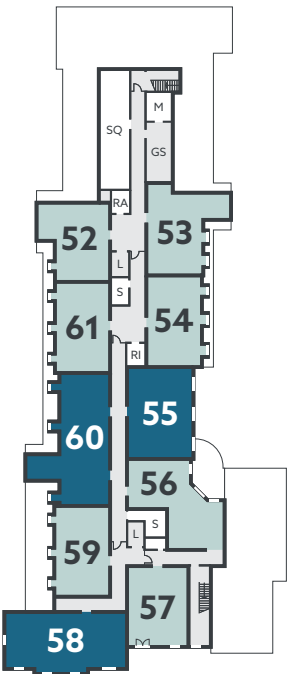
First Floor



Second Floor



Third Floor



Your new home

in detail

General

- ▶ Double glazing to all windows
- ▶ Balcony or patio to selected apartments
- ▶ Walk-in or fitted wardrobes to all master bedrooms
- ▶ Telephone and television point in living room and bedrooms
- ▶ Sky/Sky+ connection point in living room*
- ▶ NHBC 10-year warranty

Kitchen

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

Heating and finishes

- ▶ Electric panel radiators
- ▶ Neutral décor
- ▶ Oak veneered doors
- ▶ Chrome door furniture and fittings

Shower room

- ▶ Level access shower room with slip resistant flooring
- ▶ White sanitary ware with high quality fittings
- ▶ Additional WC in selected two bedroom apartments
- ▶ Fitted mirror
- ▶ Heated towel rail
- ▶ Integrated shaver socket

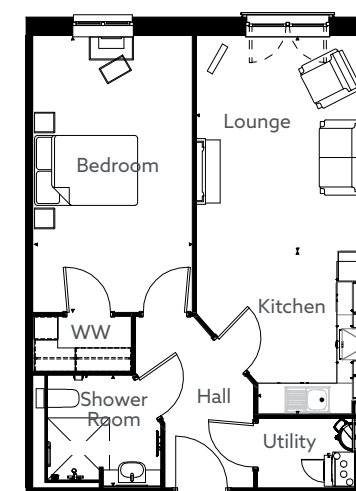
Safety and security

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

Typical apartment layouts

Approximate room sizes

One Bedroom



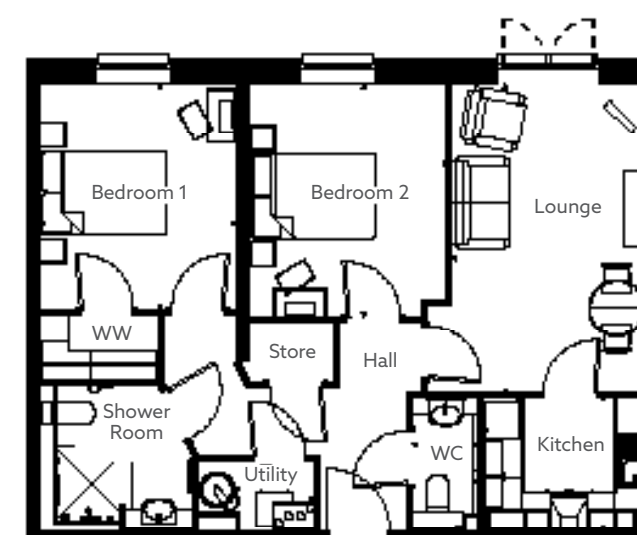
Living/Dining Room (Max)
4130mm x 3313mm / 13'7" x 10'10"

Kitchen (Max)
3148mm x 2132mm / 10'4" x 7'

Bedroom (Max)
5311mm x 3050mm / 17'5" x 10'

Shower (Max)
2139mm x 2191mm / 7' x 7'2"

Two Bedroom



Living/Dining Room (Max)
4911mm x 3210mm / 16'1" x 10'6"

Kitchen (Max)
2101mm x 2700mm / 6'11" x 8'10"

Bedroom 1 (Max)
3578mm x 3092mm / 11'9" x 10'2"

Bedroom 2 (Max)
3695mm x 3120mm / 12'1" x 10'3"

Shower Room (Max)
2177mm x 2191mm / 7'2" x 7'2"

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 John Percyvale Court 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 John Percyvale Court, 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 John Percyvale Court 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 mccarthystone.co.uk/john-percyvale-court 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.

December 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/john-percyvale-court

John Percyvale Court, Coare Street,
Macclesfield, Cheshire SK10 1DN

McCarthy Stone
Retirement living *your way*