



McCarthy & Stone  
*Welcome Home.*



Our modern properties are designed to make every day easier. With developments in fantastic locations, there's always plenty going on in the area. But in a welcoming community, with lovely gardens and on-site facilities – you might not fancy venturing too far.

Take a closer look.

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## Designed around you.

Our homes are designed to make your life that little bit easier, now and in the future. With thoughtful touches, like lifts to all floors and easy-to-use kitchens.

### A warm community

Our developments are hand-picked for their locations. So you'll be in a vibrant community close to handy amenities and local transport links. That way, the things you need are close by – and you can continue to get the most out of life.

### A helping hand if you need one

You can ask for a little more help and support from our lifestyle services team, as and when you need it. Everything from help with cleaning to personal care. That way, you have more time to do the things you love doing. Like spending time with family and friends, learning a new hobby or perfecting an old one.

*"I've made a lot of friends over the months, and there's plenty to get stuck into, from chess to film nights and BBQs, there's never a dull moment! The great thing about living here is you can still live your independent lifestyle without feeling any pressure to get overly involved – it really is the best of both worlds."*

McCarthy & Stone Homeowner



# Welcome to our communities

We have three different types of properties in prime locations  
Whatever you're looking for, there's a property to suit you.

## Retirement Living

Our stylish, low-maintenance apartments offer you plenty of opportunities to catch up with friends and neighbours in the delightful shared areas. And there's always something to do with a busy calendar of events. But if you prefer the laid-back life, you can take it easy in the quiet and comfort of your new home.

## Retirement Living *Plus*

Enjoy all the benefits of Retirement Living, plus more. These communities provide thoughtful extra services and amenities such as a bistro that serves freshly prepared meals daily. It's reassuring for both you and your family to know that staff are on-site 24/7 and you can add bespoke lifestyle and personal care packages to suit your needs.

## Bungalows

Available at some of our locations, these beautiful homes offer the same build quality and thoughtful design as our apartments – with the friendly support of a close-knit community and local amenities nearby. If available, you could also take advantage of neighbouring care and communal facilities. Many have the added benefit of a shared pavilion or village green – perfect for socialising and relaxing with friends.

Please ask the sales team for details of the services on offer at your chosen development.



## Our communities, at a glance

| Feature                                         | Bungalows | Retirement Living | Retirement Living <i>Plus</i> |
|-------------------------------------------------|-----------|-------------------|-------------------------------|
| 5-star customer satisfaction                    | ✓         | ✓                 | ✓                             |
| 999-year lease (freehold at bungalows)*         | ✓         | ✓                 | ✓                             |
| Energy efficient                                | ✓         | ✓                 | ✓                             |
| Property management service                     | ✓         | ✓                 | ✓                             |
| 24-hour emergency-call system <sup>2</sup>      | ✓         | ✓                 | ✓                             |
| Car parking where available <sup>^</sup>        | ✓         | ✓                 | ✓                             |
| Pet-friendly <sup>1</sup>                       | ✓         | ✓                 | ✓                             |
| Landscaped gardens <sup>1</sup>                 | ✓         | ✓                 | ✓                             |
| Communal spaces <sup>2</sup>                    | ✓         | ✓                 | ✓                             |
| Added security and alarm systems                |           | ✓                 | ✓                             |
| Gardens and exteriors maintained                |           | ✓                 | ✓                             |
| WiFi in shared areas                            |           | ✓                 | ✓                             |
| On-site Manager (hours vary)                    |           | ✓                 | ✓                             |
| Guest suite <sup>^1</sup>                       |           | ✓                 | ✓                             |
| Cycle and scooter store <sup>2</sup>            |           | ✓                 | ✓                             |
| Staff DBS-checked                               |           | ✓                 | ✓                             |
| Tailored care and support packages <sup>^</sup> |           | ✓ <sup>2</sup>    | ✓                             |
| Household and lifestyle assistance provided     |           |                   | ✓                             |
| Restaurant or bistro <sup>^</sup>               |           |                   | ✓                             |
| Laundry facility <sup>^2</sup>                  |           |                   | ✓                             |
| Function room <sup>2</sup>                      |           |                   | ✓                             |
| Wellbeing Suite <sup>2</sup>                    |           |                   | ✓                             |



## Discover the freedom of Retirement Living

Your own front door that opens onto a warm and friendly community. Shared areas where you can socialise as much or as little as you want to. And hotel-style guest suites with en-suite facilities for when family or friends stay over. You get all this and more with McCarthy & Stone.

## Taking care of you and your home

At our Retirement Living communities, the House Manager is a friendly face on-site during the week. They run the development day-to-day\* and is there to help keep everything tip-top.

We manage the maintenance of the exterior of the property, clean and tidy communal areas and keep the shared gardens looking lovely – meaning you can sit back and simply enjoy them, or plant and potter at your leisure.

Because we take care of some of those tiresome chores, you'll find there's less to worry about and more time to spend doing the things you love.

And that's not all. You can be reassured that everything and everyone is safe and secure – whether you're at home or on holiday – as the annual service charge also covers the provision and maintenance of an emergency call system, the lifts, intruder alert and the door camera entry.

*“We arrange coffee mornings most weeks and other social events are arranged a few times a month. Joining in with these events is entirely optional – there is always a good friendly atmosphere.”*

McCarthy & Stone Homeowner



## All the extras with Retirement Living *Plus*

Enjoy all the benefits of Retirement Living and so much more. Plus there's optional, tailor-made care and support if you want it. So you can continue living in your own home, knowing that a helping hand is there if you need one.

Your service charge includes some household or lifestyle support each week in your home. We can also offer additional options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship.

When family and friends stay over, you can entertain without having to cook a thing – or wash pots afterwards – thanks to our chef-run bistro. It's excellent value for money, with main meals costing around £6 for homeowners – guests pay a little more.

The service charge covers the running of the bistro and staff costs across the community. A member of the team is on-site 24 hours a day, every day of the year.

*“The support, care, warmth and professionalism shown by all team members is incredible. Thanks to them, my dad is able to maintain his independence in an environment he enjoys, and I have peace of mind that he has support on-site when needed from a fabulous team.”*

*Daughter of a McCarthy & Stone Homeowner*



## Lifestyle services

As well as managing the development, we're passionate about providing additional support for you. We're here to assist with your everyday needs and make your life that little bit easier – without ever intruding on your privacy.

The personal care packages and lifestyle services we provide are flexible and tailored to your specific needs. We'll work with you to decide what level of care and support is right for you. This could prove a more flexible and affordable option than a traditional care home setting.

You choose exactly what you need and you only pay for what you use. Care is provided in 15-minute sessions which can be increased or decreased as you need. Prices start at just £12 and you can pick and mix as many services – or as few – as you like.

McCarthy & Stone is regulated in England by the Care Quality Commission\*. 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 needed to provide you with a fantastic service.

*“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.”*

McCarthy & Stone Homeowner



## The service charge explained

Your annual service charge is reviewed each year. Within our developments, services covered include providing and maintaining the emergency call system, lifts, intruder alert and door camera entry. It also covers the gardening along with the general upkeep of the exterior of the development and all communal areas.

At our Retirement Living *Plus* properties, the service charge also covers the bistro's running costs, the 24/7 team and an hour of household or lifestyle assistance per week.

The associated services and costs differ within our bungalows.

Where larger repairs and asset replacement (such as lifts or the roof) are needed, alongside regular renovations, these costs are covered by the development's Contingency Fund. This is created through a fee that's included in the service charge as well as through contributions paid when the property is sold to a new owner or let out to a new tenant. The percentage payable will be set out in your lease.

**When you're ready to find out more, we'll happily explain these charges in more detail.**



## Flexible ways to make your move

Once you've found your ideal property, you have a choice of ways to buy. Or, at selected locations, you can rent an apartment.

Our friendly sales team will take you through these options in more detail. And when it comes to the practicalities of buying and moving in, we can help make the whole process easier.

### Part exchange†

Looking for the quickest, most straightforward route into your new home? With Part Exchange you effectively have a cash buyer – removing the risk of property chains. You won't need an estate agent, either, saving money on fees. And while viewings still take place, these will be fewer than selling privately.

We can't guarantee you won't get a better price for your property on the open market. But many homeowners say the time, expense and hassle they save with Part Exchange makes it a better option.

While Part Exchange can speed up the moving process, we appreciate you won't want to feel rushed into getting everything done on moving day – so you can retain access to your old property for up to a fortnight after completion.

### Smooth Move\*

Our Smooth Move service makes moving easier for you – helping you feel instantly at home in your new place. You can leave all the lifting and carrying to us. Our team of specialist removers can help you de-clutter, pack up your belongings and transport them to your new home before carefully unpacking them.

We can even arrange to have pictures and mirrors hung, along with other small tasks that'll soon have you feeling right at home.

In addition to our free specialist removals service, Smooth Move also offers you a contribution towards your estate agent fees and legal fees.

## Help and support every step of the way

From different ways to purchase and move into your property, through to practical support and financial advice, we're here help to make your move as smooth as possible.



Purchase between 10% to 75% of your new home with Shared Ownership



Rent with us and you could move in just four weeks



Free advice on government entitlements, including Attendance Allowance and Pension Credit

## Sustainability across our communities

Our developments are built using the latest methods of construction, to ensure both the best quality build and to minimise each property's carbon footprint – both during construction and as it's lived in.

There's peace of mind when it comes to energy bills too. Insulated walls retain heat, double-glazed windows and glass doors maximise natural light while keeping out the cold, and all electrical appliances provided, are energy efficient models.

During construction we focus on our environmental responsibilities too, with almost all of the waste generated on-site being reused or recycled.

To enhance nature and optimise biodiversity, native plants and shrubs are planted alongside new hedgerows and wildflower lawns to encourage a wide variety of wildlife.

# Come and see if McCarthy & Stone feels like home for you.

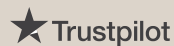


To find out more, scan the QR code  
call 0800 201 4106, or visit  
[mccarthyandstone.co.uk](http://mccarthyandstone.co.uk)

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Protection for new-build home buyers



Rated Excellent



Homes  
England

## 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.

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