Moving made easy
Find out why...

Welcome to McCarthy & Stone .................................................... 4
Less upkeep & more time for you ............................................. 6
This could be the best & easiest move you ever make .............. 11
Discover the upside to downsizing ........................................ 13
All the assistance you need, from day one ............................ 17
Help with your move & with your costs ............................... 19
We can help every step of the way .......................................... 23

So many of our homeowners say they wish they’d moved sooner.

We both agree we should have made the move five years ago! The improvement to our quality of life is fantastic. We weren’t looking to slow down, just to make our lives a little easier.

Mr & Mrs Crosby, Homeowners, Chislehurst

mccarthyandstone.co.uk 0800 810 0058
Welcome to McCarthy & Stone

We have been helping people enjoy rich and fulfilling lifestyles throughout their later years for more than four decades. Our experience means we know just how to help someone make the most of their retirement, whatever stage they are at and however they choose to shape it.

We build three different types of high-quality developments in prime locations, all to the exacting standards our customers demand and each one designed to meet individual needs. Maybe it’s time to let our retirement experience enrich yours...
Less upkeep & more time for you

Being able to return to old pastimes and develop the interests you were too busy to devote time to, are among the great pleasures of retirement. In later life, nothing should stop you from giving as much energy as you choose to trying out new experiences and pursuing old hobbies. After all, you've spent decades working hard – this is your time to enjoy.

We think you deserve to be able to do that with as few stresses and worries nigging away in the background as possible. And so we provide practical help by taking care of the mundane tasks that take up so many precious hours, such as gardening and exterior property maintenance. Far better that you invest your time with family and friends, learning new skills or enjoying the freedom to travel, instead of getting bogged down with tiresome chores such as cutting hedges and keeping the windows gleaming.

An award-winning company & plenty of choice nationwide.

More than 90% of our customers would recommend us to a friend. That has allowed us to be awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 12 years’ running - ever since the award scheme began. No other UK house builder of any size or type has achieved this. Because our customers’ needs are as individual as they are, we offer a choice of three property types: Lifestyle Living, Retirement Living and Retirement Living PLUS (providing a chef-run restaurant, plus care and support). We build close to local shops and amenities and near to transport links. We’re nationwide too, so there’s sure to be a development not too far from where you want to be.

Call 0800 810 0058 if you would like to come & see the McCarthy & Stone lifestyle for yourself

Meanwhile, when you buy one of our apartments you will find that your neighbours are similarly minded people to yourself. Most developments offer the convenience of a luxurious homeowners’ lounge, where you can enjoy company and entertainment – or socialise with your own visitors. And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development’s guest suite. They’ll find it’s like staying in a hotel with en-suite facilities, but for a very reasonable charge*, while you can simply enjoy their company.

We also help make life easier.

• There are lifts to each floor and thoughtful touches within apartments, such as slip-resistant shower room floors and raised height ovens and plug sockets.
• All our developments have security features for extra peace of mind. Whether you’ve just popped out for a coffee or are embarking on a six-week cruise, you can rest assured that your home and belongings are safe and secure.
• All developments have door camera entry, which is linked to your TV so you can see who is there before you let them in. And all apartments have a 24-hour emergency call system installed, should you ever need it.

*Typically £25 per night.

The gardens here are the most beautiful I’ve ever seen, and I get to enjoy them without the worry of having to maintain them myself. It is just such an easy way of life and I would absolutely recommend looking to downsize to a development such as this. I am so glad I didn’t wait until I was too old, and made the move while I was younger.

Mrs Roberts, Homeowner, Morriston

I’m always looking for my next adventure. I want to try yoga for meditation and have a go at tennis and cycling. I’m not too sure how happy my family will be about the tennis and cycling but as you get older you really should try to keep active.

Mrs Foster, Homeowner, Perth

Meanwhile, when you buy one of our apartments you will find that your neighbours are similarly minded people to yourself. Most developments offer the convenience of a luxurious homeowners’ lounge, where you can enjoy company and entertainment – or socialise with your own visitors. And if you have visiting friends or relatives who would like to stay the night, instead of the hassle of making up a spare bed you can book them into the development’s guest suite. They’ll find it’s like staying in a hotel with en-suite facilities, but for a very reasonable charge*, while you can simply enjoy their company.

We also help make life easier.

• There are lifts to each floor and thoughtful touches within apartments, such as slip-resistant shower room floors and raised height ovens and plug sockets.
• All our developments have security features for extra peace of mind. Whether you’ve just popped out for a coffee or are embarking on a six-week cruise, you can rest assured that your home and belongings are safe and secure.
• All developments have door camera entry, which is linked to your TV so you can see who is there before you let them in. And all apartments have a 24-hour emergency call system installed, should you ever need it.

*Typically £25 per night.

mccarthyandstone.co.uk

An award-winning company & plenty of choice nationwide.

More than 90% of our customers would recommend us to a friend. That has allowed us to be awarded the maximum 5-star rating for customer satisfaction in the Home Builders Federation survey for the last 12 years’ running - ever since the award scheme began. No other UK house builder of any size or type has achieved this. Because our customers’ needs are as individual as they are, we offer a choice of three property types: Lifestyle Living, Retirement Living and Retirement Living PLUS (providing a chef-run restaurant, plus care and support). We build close to local shops and amenities and near to transport links. We’re nationwide too, so there’s sure to be a development not too far from where you want to be.

Call 0800 810 0058 if you would like to come & see the McCarthy & Stone lifestyle for yourself

The gardens here are the most beautiful I’ve ever seen, and I get to enjoy them without the worry of having to maintain them myself. It is just such an easy way of life and I would absolutely recommend looking to downsize to a development such as this. I am so glad I didn’t wait until I was too old, and made the move while I was younger.

Mrs Roberts, Homeowner, Morriston

I’m always looking for my next adventure. I want to try yoga for meditation and have a go at tennis and cycling. I’m not too sure how happy my family will be about the tennis and cycling but as you get older you really should try to keep active.

Mrs Foster, Homeowner, Perth
Lifestyle Living

Whether your dream home is by the coast, in a vibrant city centre or tucked away in a rural retreat, Lifestyle Living provides a wealth of stylish solutions for the over-55s. Our low maintenance, high-specification properties are light and spacious, provide privacy and have security features that offer extra peace of mind if you want to ‘lock-up and leave’. This is “right sizing”, not downsizing – a chance to enjoy plenty of room without looking after space you rarely use.

Retirement Living

Retirement Living is all about making life easier for the over 60s – providing safe and secure environments in wonderfully convenient locations, where you can be as independent as you like. Enjoy socialising in the homeowners’ lounge or relish some peace and quiet in your own apartment – the choice is yours. There’s also a guest suite available to you for when family and friends wish to stay over.

And you’ll never have to worry about exterior maintenance and gardening again, because we take care of all that.

Retirement Living PLUS

If you’re over 70 and looking for a beautiful, brand new apartment in a desirable location, but sometimes need a little extra support, Retirement Living PLUS is the perfect choice. Our Estates Manager and on-site team are there to help, all day every day. Meanwhile, our support packages are fully flexible, so you only pay for the care you actually use. There’s a spacious homeowners’ lounge for entertaining and socialising, plus a great value on-site restaurant or bistro and a guest suite.

Whichever lifestyle you choose, we have stunning, brand new apartments for sale in hundreds of desirable locations nationwide. To find out more, call 0800 810 0058 or visit the UK’s most popular retirement address mccarthyandstone.co.uk.
This could be the best & easiest move you ever make

The decision to move is one few take lightly, and might seem particularly daunting if decades have passed since you last changed your address.

For more than 40 years, we at McCarthy & Stone have been helping our customers move from properties that have often become a drain on their time and energy, into new and easy to maintain apartments where they can enjoy a relaxing and fulfilling lifestyle.

Our breadth of experience means we fully appreciate how homes come to mean far more than mere bricks and mortar – they hold precious memories and lifetimes’ worth of possessions within their walls.

But there’s also the pleasure of setting up a lovely new home, where you can continue to create many more wonderful memories while keeping the belongings you hold most dear. And all without the stress of maintaining a property that no longer meets your needs.

At McCarthy & Stone we know just how to remove the hassles and reduce the expenses traditionally associated with a house move. Our specialist removal teams can help you de-clutter, pack up your belongings and unpack again at the other end, while we can contribute towards the expense of estate agent fees and recommend a supportive solicitor.

If you choose our Part Exchange service, you’ll save even more on professional fees and remove the stress of managing a chain, with effectively a cash buyer in place.

Almost 90% of our homeowners say that moving to a McCarthy & Stone development has improved their quality of life*. 

Why not allow us to help turn your next move into your easiest and most life enhancing one yet.

0800 810 0058

*HBF New Homes Survey – based on 1,460 homeowners who moved into a McCarthy & Stone development since October 2015.
Discover the upside to downsizing

Our needs inevitably change over the years, but sometimes people baulk at the idea of ‘downsizing’. It is, perhaps, an unfortunate word - one that can provoke unhelpful feelings of loss no matter how much sense moving from an unmanageably large home might make.

That’s why we prefer to think of it as ‘right-sizing’, because we know that far better describes the experience of moving to a McCarthy & Stone apartment.

“We spent 30 years in our family home and have some lovely memories, but we knew it was time for a new chapter in our lives. You have to look forward and be brave; and the decision we took turned out to be one of the best we have ever made.”

Mr & Mrs Grain
Homeowners, Kidlington

mccarthyandstone.co.uk
0800 810 0058
The responsibilities of maintaining an older property, or a rambling garden, can be exhausting. At our developments a Manager organises all the exterior maintenance and gardening, leaving our homeowners free to enjoy their hassle-free lifestyle.

Meanwhile, our luxurious communal lounges provide bright, airy spaces, where homeowners can relax with friendly neighbours and join in with social gatherings. Indeed, they can give a sense of gaining space rather than losing it.

As for what to do with all the ‘stuff’ you’ve collected over the years – moving provides a fantastic opportunity to de-clutter, ensuring the belongings in your new home are those you find most useful or give you the greatest pleasure. There will be plenty of room in your new apartment for much-loved books and precious ornaments. But many customers see this move as a great opportunity to pare down their collections to the things that mean the most.

We have some top tips over the page to help get you started and don’t forget, we can help by providing a free, specialist removal service.

“if there was one thing I could say about the whole experience it is that I am glad we took the plunge and began the journey to downsize when we did. So much so, that we have recommended McCarthy & Stone to our friends and two of them have gone on to purchase apartments elsewhere for themselves!”

Mr & Mrs Croll
Homeowners, Dibden Purlieu

0800 810 0058
Here are our five top tips to help get you started:

1. Don’t rush this. Take time to reminisce over the items that come down from the loft, so the experience becomes a pleasure rather than a chore.

2. Many of the pieces of furniture and ornaments you want to get rid of will hold sentimental value to your children and grandchildren, who will be delighted to become their new custodians. Make an occasion of getting loved ones over to choose items they’d like to keep.

3. Start with the rooms you use least, because these hold the items it’ll be easiest to let go of. The sooner you see progress, the more motivated you’ll feel when it comes to tackling the rest of the house.

4. Furniture you know will be too big for your new home might be of value at auction; your local sale house can provide an idea of its worth. And many charities will pick up larger pieces to re-purpose for others.

5. Most of us have a wardrobe or cupboard filled with clothes we simply don’t wear. If you haven’t worn something in the last two years, it’s probably time it went to the charity shop. You can apply the same principal to other belongings.

Moving home is an emotional experience. Counsellor and life coach, Lynda Field, has some advice for moving forward:

• Remember, you’re not alone – we all hesitate to leave the known for the unknown. Working with our doubts and fears in a rational way can help us to overcome our difficult emotions.

• Be optimistic – whatever we focus on grows in our minds. Focus on the positive aspects that change will bring to increase your confidence and motivation.

• Don’t be afraid to ask for any assistance along the way. Many people actually love to help.

• Make a plan and then break it down into bite-sized chunks of action. One easy step at a time is the best way to achieve any goal. And getting it all down on paper is a great way to make any plan feel more realistic.

• Finally, remember that you have got what it takes to make the changes you need to make. If self-doubts arise, just let them go. You’re flexible and creative, and have risen to challenges many times before – you will do so again!

Don’t think for a moment that you will be left to struggle with practicalities of your move alone. From selling your property and organising your belongings to dealing with utility companies, we can offer a supportive hand every step of the way.

Concierge Service*

The planning stage can feel like the most daunting part of a move, which is why many customers find our concierge service so helpful. We send expert advisors to visit you at home where together you work out every detail in advance to keep stress to a minimum. We can:

• Help you work out which possessions you want to keep, send on to charity shops, throw out or put up for auction

• Create a floor plan of your new apartment

• Measure large items of furniture and help you consider where they will best fit

• Bring down boxed up items from your loft

• Establish your needs once you are settled in your new home

• Agree what level of administrative telephone support you need throughout the process

*The retail price of this service is from £795 inc. VAT. Please ask your Sales Executive for more details. **Lifts must be bullied, with boarded floors and have fixed ladder access.

All the assistance you need, from day one
Smooth Move*

Nobody expects moving to be easy, but that’s not to say it can’t go smoothly. Our Smooth Move service aims to minimise your efforts throughout the process, and help you feel instantly at home in your new apartment. You really couldn’t be in better hands.

Don’t worry about lifting and carrying – we take care of all of that. Our team of specialist removers can help you de-clutter, pack your belongings and transport them to your new apartment before carefully unpacking them again.

We even make professional handymen available to you to hang pictures and mirrors, put up shelving and other small tasks that’ll help you to settle in to your new home.

In addition to our FREE specialist removals service, Smooth Move also offers you:

• £2,500 towards your estate agent fees
• Access to our recommended solicitors to help with the legal process

As soon as we visited, we knew it was the right place for us. Once we had our heart set on our dream apartment, using the Smooth Move package made the whole process of buying and selling plain sailing. We have moved around quite a lot in recent years, and we were pleasantly surprised at how simple and stress-free McCarthy & Stone managed to make everything.

Mr & Mrs Clarke, Homeowners, Walsall

* Ts&Cs apply. Offer only available on selected new apartments at participating developments. Estate Agent fees paid up to £2,500 inc VAT. Recommended Agents must be used in order to qualify. Handyman service available in the first 30 days after moving. Belongings are unpacked to a flat surface, not available in conjunction with any other offer or promotion, or on resale properties. Offer may be withdrawn at any time. Written details available upon request.
Part Exchange†
If you’re looking for the quickest, most straightforward route into your new McCarthy & Stone apartment then Part Exchange might be the answer. You effectively gain a cash buyer, removing the risk of problems with property chains. You won’t need an estate agent either, saving money on fees and avoiding lots of viewings.

While Part Exchange can speed up the whole moving process, we still appreciate that you won’t want to feel rushed into getting everything done on moving day. That’s why we give you access to your old property for up to a fortnight after completion.

Of course, we can’t guarantee you won’t get a better price for your property on the open market. But many customers conclude the time, expense and hassle they save with Part Exchange makes it their better option.

The Part Exchange scheme was of great benefit to us. With two homes to downsize from it proved to be the perfect solution to aid us in buying our new home, as well as taking away a lot of the stress of dealing with estate agents and solicitors. In the end, we completed the transaction in less than a week; it was incredibly fast!

Mr Johnston, Homeowner, Tenby

†Ts&Cs apply. Part Exchange offer only available on selected new apartments at participating developments. Agreement is subject to survey, contract and the terms and conditions of the Part Exchange provider. The Part Exchange service is offered for properties up to a value of £450,000. Properties with a higher value are also considered, but on a discretionary basis. Offers are made on the condition that your current property will be marketed from acceptance (at the discretion of the Part Exchange provider). Offers must be accepted within 10 days. The difference in trade down value between your current property and your new McCarthy & Stone property must not exceed £100,000. Not available in conjunction with any other offer or promotion, or on resale properties. Offer may be withdrawn at any time. Written details available upon request. Offer and Ts&Cs may differ in Scotland and the East Midlands.

McCarthy & Stone take the hassle out of buying and selling. We benefitted greatly from using the Part Exchange scheme. Without having to waste time waiting to find a buyer, we were able to start enjoying our wonderful new apartment sooner.

Mr & Mrs Burrows
Homeowners, Bridgnorth
Relax.

We can help every step of the way.

✓ Experience the lifestyle - Now you know more about the McCarthy & Stone lifestyle, we’d love to meet you in person and show you around one of our fantastic developments. While you’re there, ask the sales team about our ‘experience’ apartments. These allow you and a friend or family member to stay over at a development for a couple of nights, giving you a true taste of what we offer.

✓ Selling & Buying - Moving to a new home means lots of do. Ask how we can make the process easier.

✓ Concierge Service - We can provide extra help planning and organising your move. This fully personalised service costs from £795 including VAT.

✓ De-cluttering - our removals teams work exclusively for the retirement sector and we give you access to their services. They’re experts at de-cluttering and can help you organise your possessions, even taking unwanted items away for disposal or donating to charity on your behalf.

✓ Entitlements advice - When you’re ready to buy, we can put you in touch with one of our dedicated Entitlements Advisors to assess any government monies you are entitled to*.

*According to Age UK and the CAB the retired population is failing to claim some £5 billion each year they may be entitled to. Our advisors routinely discover that McCarthy & Stone homeowners qualify for, and could benefit from, additional income. This might be in the form of pension credits, attendance allowance and council tax reductions. Our advisors offer a free and confidential service. Please ask one of the Sales Executives at your preferred development for more information.

It’s never too early to start thinking about your next move. In fact the sooner you look, the more choice you’ll have.

For your pick of all our upcoming apartments, simply let us know that you’d like to stay up-to-date with the news at your preferred location. There’ll be opportunities to find out more about the McCarthy & Stone lifestyle, through invitations to special events. And we’ll send you full details the moment they come available to purchase. If you choose to reserve “off-plan” you can select your ideal location and aspect before building work is complete.

Of course, if you don’t want to wait, we always have completed apartments available to buy nationwide.

If you’d like to be kept informed, please call 0800 810 0058 or visit mccarthyandstone.co.uk/offplan
This could be the best & easiest move you ever make

Come & see for yourself

Call 0800 810 0058 to take a tour of your preferred development or visit the UK’s most popular retirement address mccarthyandstone.co.uk