



Yelland Place

Tadley

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 convenient 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.

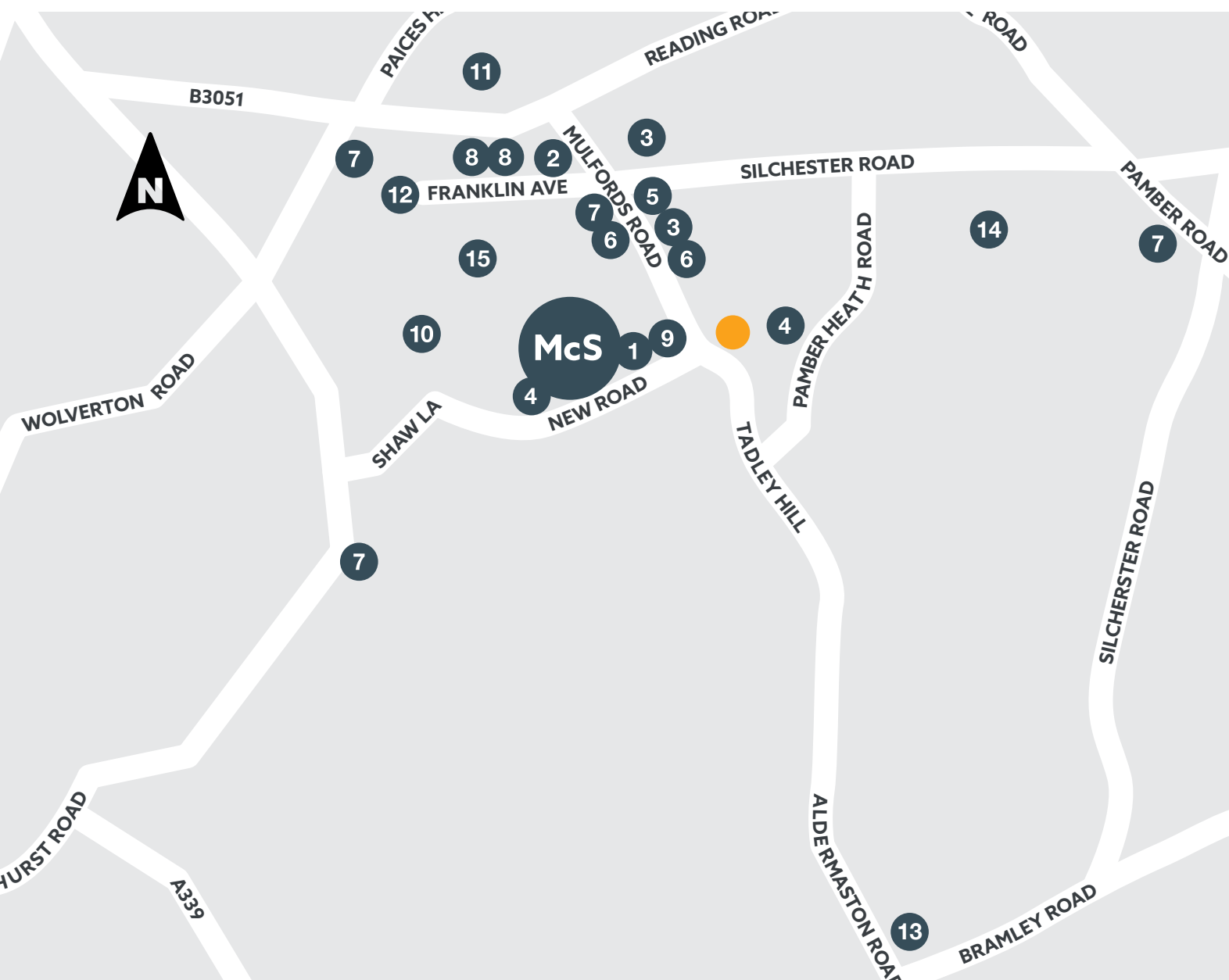
We manage the maintenance of the exterior of the property, upkeep of the communal areas and arduous tasks that keep the shared garden looking lovely.

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.



Tadley

Stylish, modern living
in a desirable town



- | | | |
|-------------------------------------|----------------------|---------------------------------|
| 1 Moorlands surgery | 6 Cafe & coffee shop | 12 Church |
| 2 Holmwood Health Centre & Pharmacy | 7 Pub / Restaurant | 13 Elm Park Garden Centre |
| 3 Supermarket | 8 Takeaway | 14 Pamber Forest Nature Reserve |
| 4 Convenience Store | 9 Leisure centre | 15 Community centre |
| 5 Library | 11 Bowls club | Orange dot: Bus Stop |



Yelland Place is ideally located to help you get the most out of the small, friendly town of Tadley and surrounding area.

For everyday essentials, there is a handy Co-op store on the doorstep of the development. You can you can drive to Sainsbury's and Lidl, which are just a mile away. A nearby bus stop connects you to the high street with a range of shops, many independently owned. You'll find a few eateries here too.

You don't have to drive far for lovely country pubs. The award-winning Wellington Arms in Baughurst is just three minutes away and prepares delicious home-grown produce. The Plough Inn is the main event in the nearby village of Little London and regarded as a 'proper pub'.

Access to health services is good. Just yards from the development are a GP surgery and chemist. An optician, audiologist and osteopath are just off the high street. The local hospital is just seven miles away.

Live life your way

For leisure facilities, you can walk to Tadley Health and Fitness centre –



with a 25 metre pool, sauna, steam rooms and a jacuzzi. Bishopswood Golf Course with nine holes, through natural woodland, and a clubhouse open to all, is up the road. Walkers will appreciate the surrounding rolling countryside and pretty villages. From Tadley Common you can walk to Pamber Heath and on to Silchester, the site of an old Roman town.

The community centre offers lots of classes and an in-house cinema club. The town also hosts an annual summer fair.

The nearest rail service at Bramley (11-minute drive) links you directly to Reading and Basingstoke, for onward travel to London. Badgers Wood bus stop connects you to local villages as well as Basingstoke and Thatcham.

You'll be well looked after in Tadley

Designed with the over 60s in mind, Yelland Place is built to high standards and is an ideal place to live life your way.

Designed

with you in mind

As you approach Yelland Place, you'll immediately appreciate the thoughtful design of the exterior. The red coloured brickwork and pitched roofs are typical of the area. Dark balcony rails add to a clean and stylish look.

As you approach the entrance, you'll notice a paved courtyard to your right, complete with tables and chairs and an attractive pergola. The trees and perfectly tended beds that surround it create a wonderful spot for socialising or soaking up some sun during the warmer months.

Inside, the stylish reception area offers a welcome to homeowners, friends, and family alike. Walk on a little further and you'll soon discover the communal lounge. This is the social hub of the community.

From catching up over a morning coffee to a lively social evening event, this light and airy space is where our community can spend time together. If you just want to relax with a good book or a newspaper, there are lots of quiet spaces too.

The landscaped gardens wrap around most of Yelland Place via wide pathways, created to accommodate walking and mobility scooters alike. Every plant, shrub and tree has been carefully selected for their vibrant colours or subtle hues and to provide interest throughout the seasons.

If you're the green fingered sort, there's a potting shed so you can prepare and care for your own cherished pots and planters.



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 well maintained, alongside arranging social activities that help build a strong sense of community.

Pets Welcome

You are welcome to bring a well-behaved pet to live with you. Please ask your Sales Consultant for further details on our pet policy.

Mobility scooter charging point[#]

An accessible space available where mobility scooters can be charged.

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. Yelland Place is no exception.

Comprising 42 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 Yelland 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.

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 Consultant will explain each in greater detail.

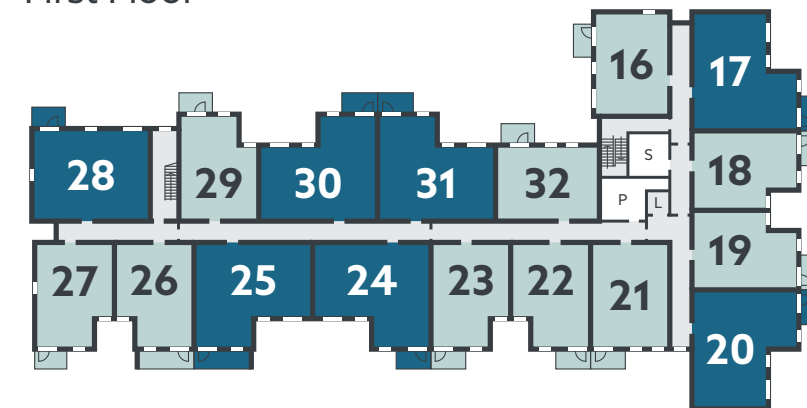


Yelland Place

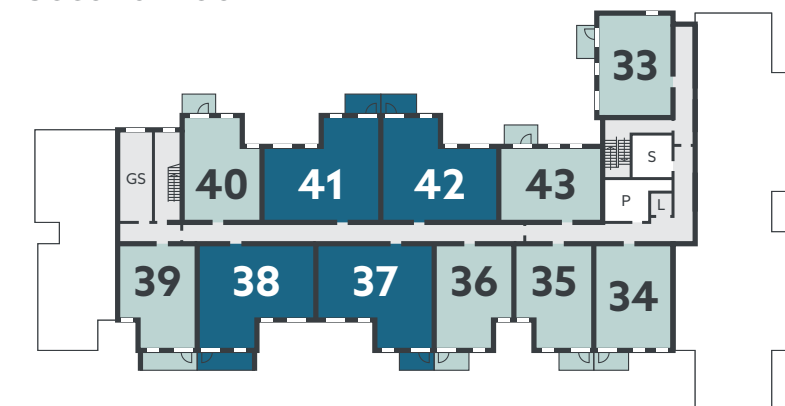
Ground Floor



First Floor



Second Floor



- 1 bedroom apartment
- 2 bedroom apartment

- | | |
|---------------------------------|-------------------------|
| E - Entrance Lobby | P - Plant Room |
| GS - Guest Suite | PS - Potting Shed |
| L - Lift | R - Reception |
| MSC - Mobility Scooter Charging | RR - Refuse & Recycling |
| O - Office | S - Store |

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

Your new home

in detail

General

- Double glazing to all windows
- Balcony or patio to selected apartments
- Shelf and fitted hanging rail to wardrobe in 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
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps

Heating and finishes

- Electric panel warmers
- Neutral décor
- White five-panel doors

Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Additional WC in selected two bedroom apartments
- Fixed mirror
- Shaver socket
- Heated towel warmer

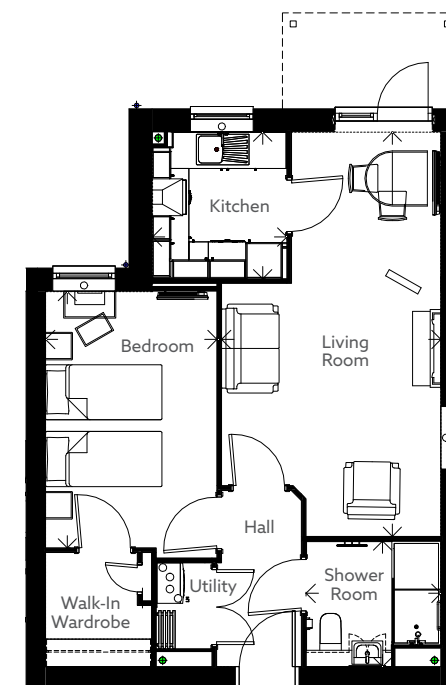
Safety and security

- 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

6606mm x 3580mm / 21'8" x 11'9"

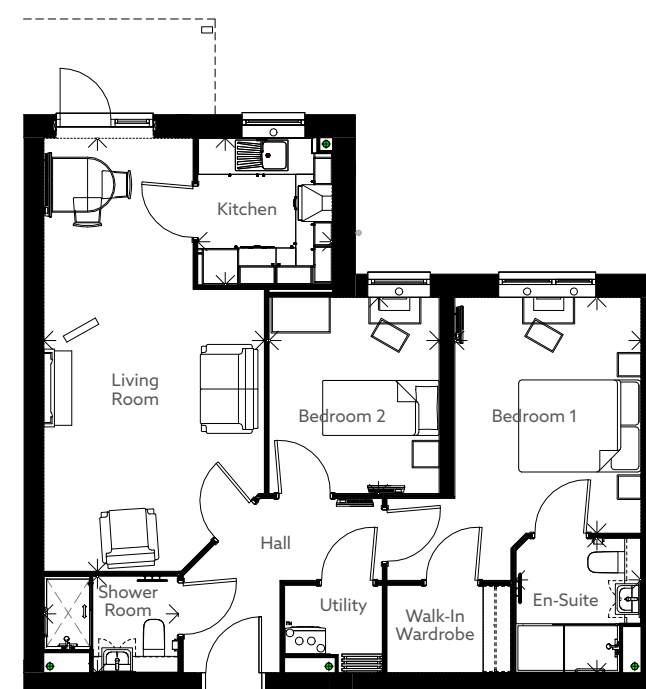
Kitchen

2400mm x 2200mm / 7'10" x 7'3"

Bedroom

4191mm x 2798mm / 13'9" x 9'2"

Two Bedroom



Living/Dining Room

7081mm x 3604mm / 23'3" x 11'10"

Kitchen

2400mm x 2200mm / 7'10" x 7'3"

Bedroom 1

3853mm x 2980mm / 12'8" x 9'9"

Bedroom 2

3208mm x 3040mm / 10'6" x 10'0"

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 Yelland 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 Yelland 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/yelland-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



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/yelland-place

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