

# The Old Market *Retirement Village*

WIMBORNE



**McCarthy Stone**



## Live life your way.

Welcome to The Old Market Village in Wimborne. Welcome to a life of more choices and fewer obligations.

The Old Market retirement village offers two Retirement Living PLUS options to choose from. Market House, for over 70s, with a mix of 68 one and two-bedroom low-maintenance apartments. The Old Market Gardens, for over 65s, offering a range of 32 stunning bungalows; 22 with two double bedrooms and 10 are three bedroom chalet style bungalows.

You'll live independently in your own stylish apartment or bungalow that has been thoughtfully designed to make those everyday tasks easier. You'll also have the reassurance of knowing support is available 24/7, should you need it.

And you'll no longer have to worry about keeping on top of a garden that's starting to become a burden or maintaining an older property. We take care of all the buildings and garden maintenance, leaving you free to spend time doing the things you love.

Moving to our village means you'll join a vibrant community too. With friends on your doorstep, you'll have company when you want it and plenty of spaces to relax and enjoy quiet time too.

Set within generous grounds close to the beautiful Dorset countryside, the village is located near local shops and amenities. It just might be in the perfect place to live life your way.

# Enjoy all the benefits of Retirement Living PLUS

Our new retirement village 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 flexible support services that can be easily tailored to meet your needs, so you can have as little or as much assistance as you want.

You will benefit from some light cleaning support each week within your home, which is included within the Service Charge.

We can also offer additional lifestyle options such as extra cleaning, changing linen, grocery shopping, running errands or time for companionship.

When family and friends come to stay, you'll have all the fun of entertaining without having to cook or wash the pots afterwards – thanks to our chef-run bistro.

## Here's what you'll enjoy:

### Bistro

The bistro-style restaurant is licensed and offers a variety of freshly prepared meals, light bites and snacks<sup>^</sup>.

### Communal Lounge

The stylish communal lounge is the social hub of the development where you can spend time with family and friends – old and new.

### Guest suite

Instead of the hassle of making up a spare bed you can book friends or relatives into the development's guest suite, complete with en-suite<sup>^#</sup>.

### Wellness suite

In need of some pampering? Or simply want to relax and recharge? The Wellness Suite has a hairdressing salon and nail bar<sup>^</sup>.

### On-site estate team

Staff are on-site 24 hours a day, and ensure the development is safe, secure and well-maintained. They also arrange social activities to help build a strong sense of community.

### Parking

Spaces are available, and there are a number of electrical charging points across the village<sup>^#</sup>.



<sup>^</sup>Additional charges apply. <sup>#</sup>Subject to availability.

# Help and support from Your McCarthy Stone.

Every Retirement Living Plus development has an experienced, dedicated care and support team on site each day – who you will come to know and trust.

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.

Our personal care and support packages are flexible and tailored to your specific needs. We work with you to help you decide exactly what level of care and support is right for you (starting from as little as a 15-minute weekly slot) and you can adjust your package – so you only ever pay for what you use.

It's reassuring to know that Your McCarthy Stone is regulated in England by the Care Quality Commission, and you'll always have help on hand from our CQC regulated manager plus and a support team that is available 24/7.



## Services include:

### Domestic assistance.

You will enjoy one hour per week of domestic assistance, as part of your service charge. The team can help with tasks such as household cleaning and changing the beds, as well as run errands such as shopping for groceries and posting letters.

### Personal support.

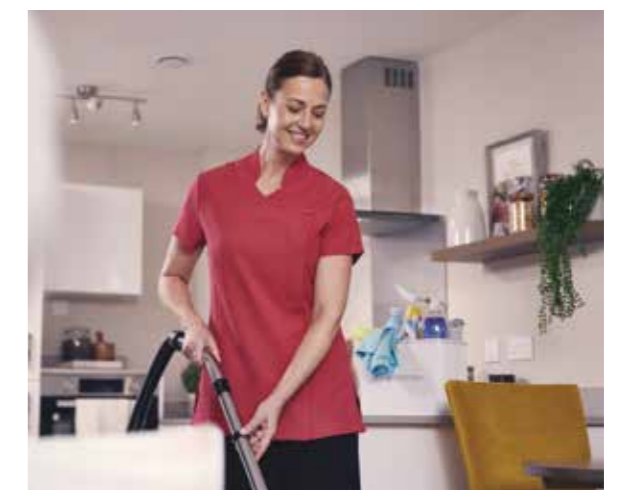
You choose what support you need. Whether it's help with going to bed and getting up in the morning, preparing breakfast, getting to and from appointments or regular assistance during a period of convalescence^.

### 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^.

### 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^.



# Discover The Old Market Village

Wimborne is the first village that McCarthy Stone has built and we're proud to have made community its central focus.

That's why all the homes are centred around a village green, helping to reinforce the idea that you'll be part of a vibrant community, where neighbours look out for one another and soon become good friends.

We've created spaces to make that happen. There's a multifunction room with a kitchenette that can host parties as well as regular classes, from yoga to painting.

There's also a chef-run bistro, which offers delicious seasonal meals every day, so an ideal venue for those times when you just don't fancy cooking or when you'd like to share a meal with your family, guests or neighbours.

And our gardens at the centre of the village are designed to offer beautiful spaces with lots of south-facing seating to allow you to soak up some sun, enjoy a good book or natter with friends in the warmer months.

You can follow wide pathways, created to accommodate walking and mobility scooters alike, to admire the wonderfully landscaped planting.

Created for all-year interest, every plant, shrub and tree carefully selected for their vibrant colours or subtle hues. You'll discover sections dedicated to wild planting to encourage wildlife. A wooden pergola completes this oasis of tranquillity.

Enjoying the outside space comes with the extra satisfaction of knowing you don't need to lift a trowel or wrestle with a lawnmower to enjoy it – we look after all the outside spaces for you.

The Old Market retirement village offers two Retirement Living PLUS options to choose from:

**Market House**, for over 70s, with a mix of 68 one and two-bedroom low-maintenance apartments.

**The Old Market Gardens**, for over 65s, offering a range of 32 stunning bungalows; 22 with two double bedrooms and 10 are three-bedroom chalet style bungalows.

# Here's what's on offer:

## Community

At The Old Market you will be entering a warm and welcoming community. We have a number of fantastic communal areas where you can spend time with family and friends – old and new.

## Multi-function room

Perfect for events, parties and activities, this room can be used by homeowners and community groups.

## Village green

A beautifully landscaped space, which includes terraces, multiple seating areas and beautiful raised bed allotments.



## Close to nature

We've taken inspiration from the nearby Cranborne Chase, an area of outstanding natural beauty, to create our own nature garden. There are wildflower gardens with native plants and shrubs, bat and bird boxes to invite nesting, and bee bricks to encourage pollination. We've also added raised bed planters so those of you with green fingers can grow your own vegetables and herbs. Outside seating means there are always opportunities to get fresh air and be inspired by nature when the weather is fine.

## Sustainability

The village is sustainably built using the latest and most innovative methods of construction to not only ensure the best quality build but also to minimise the development's carbon footprint, both during construction and as it's used. A combination of solar panels built into roofing for communal areas and energy efficient design, all add up to peace of mind when it comes to energy bills too.

# The Old Market Retirement Village

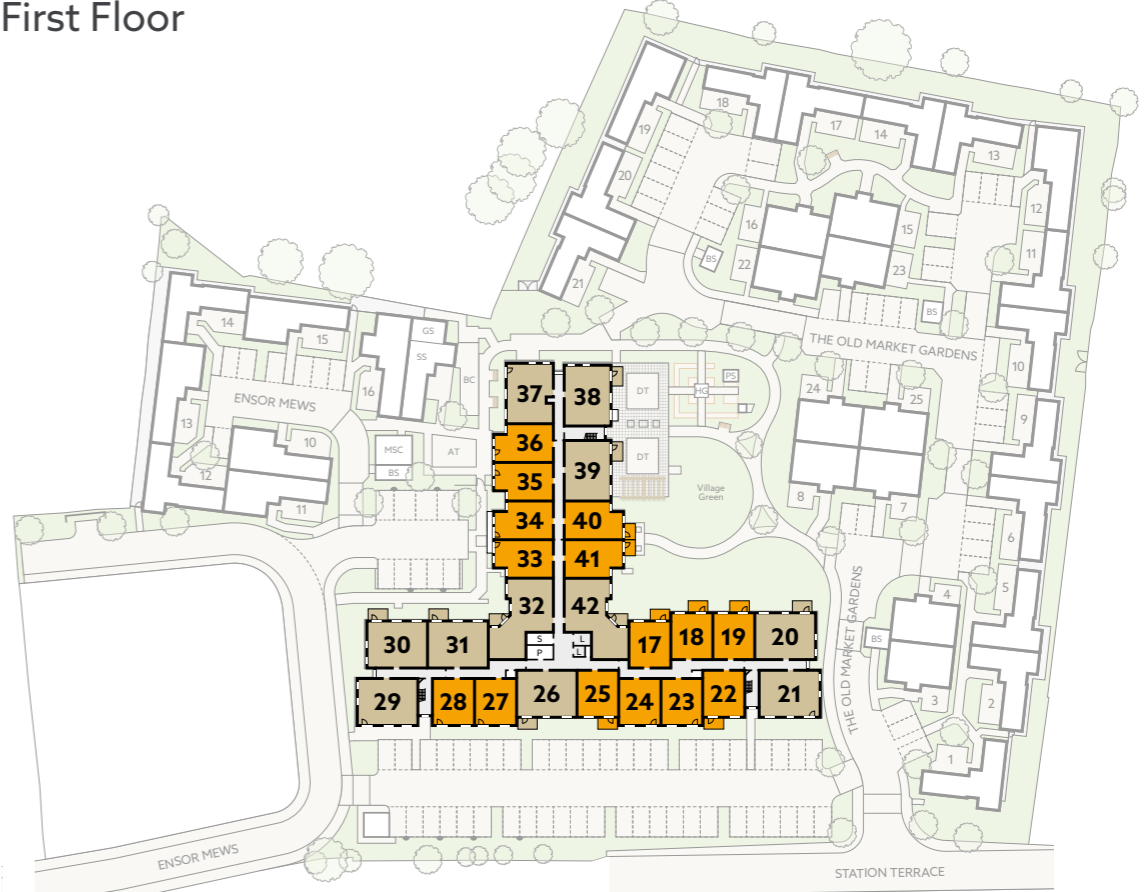
## Overview

Ground Floor

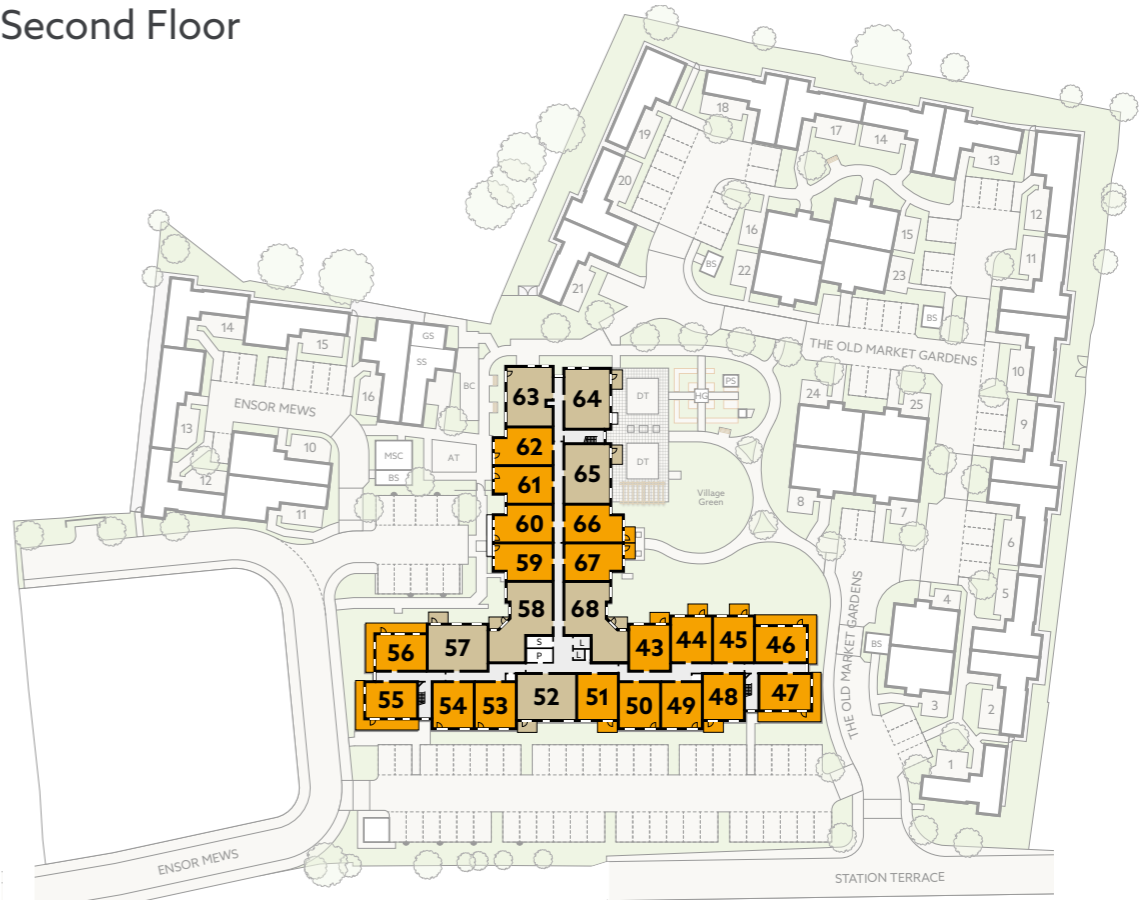


- 1 bedroom apartment
  - 2 bedroom apartment
  - 2 bedroom bungalow
  - 2/3 bedroom chalet bungalow
- |                         |                                 |
|-------------------------|---------------------------------|
| AT - Alfresco Terrace   | MFR - Multi-Function Room       |
| BC - Boules Court       | MSC - Mobility Scooter Charging |
| BS - Bin Store          | O - Office                      |
| DT - Dining Terrace     | P - Plant Room                  |
| E - Entrance Lobby      | PS - Potting Shed               |
| F - Foyer               | R - Reception                   |
| GS - Guest Suite        | RR - Refuse & Recycling         |
| HG - Homeowners' Garden | SS - Staff Suite                |
| K - Kitchen             | S - Store                       |
| L - Lift                | WS - Wellness Suite             |

First Floor



Second Floor



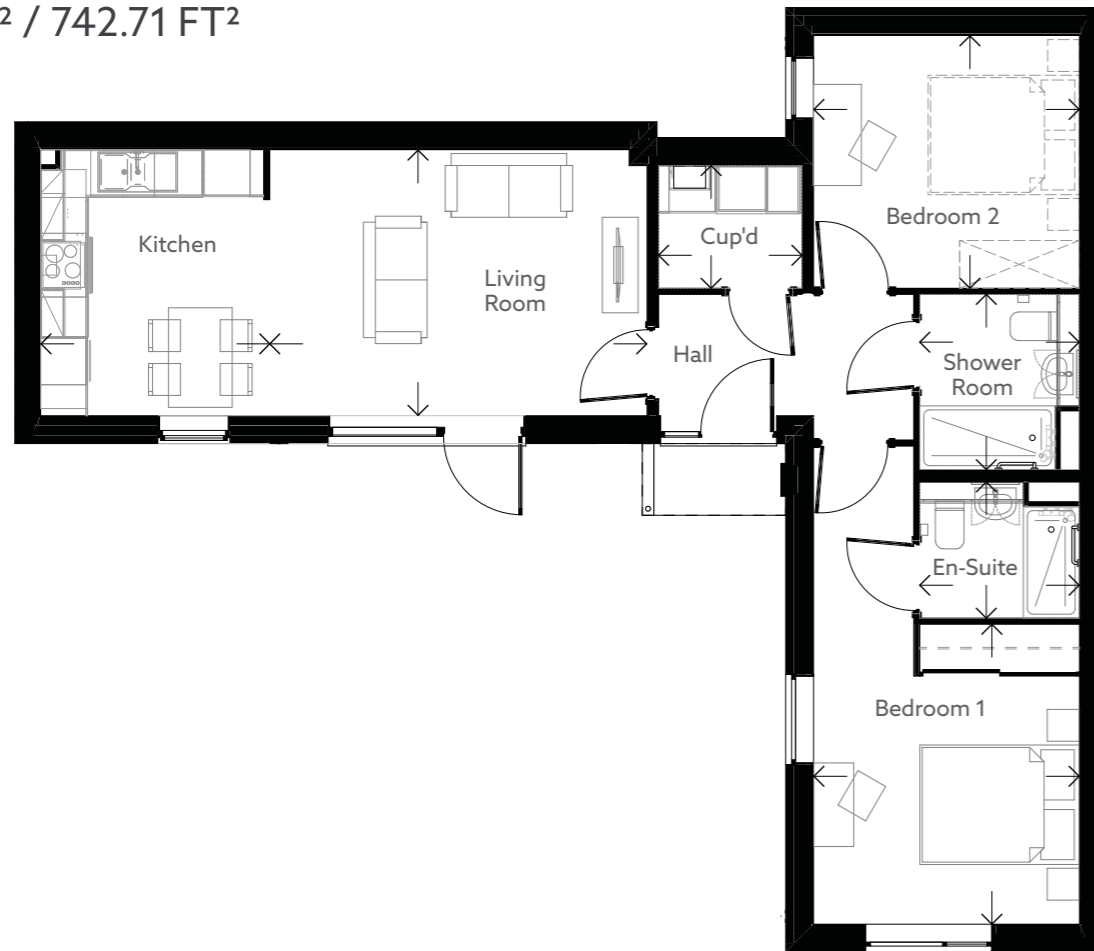
# The Old Market Gardens

Our luxury bungalows are full of thoughtful features – so you can continue to live independently in style and comfort, while feeling safe, secure and supported.

From waist-height ovens – so there is less need to bend with heavy dishes – to plug sockets that are a bit higher to reduce kneeling and bending, they feature clever designs and considerations that make life that little bit easier as you get older. With high attention to detail throughout, we add those touches to ensure you have a home you'll be proud to live in.

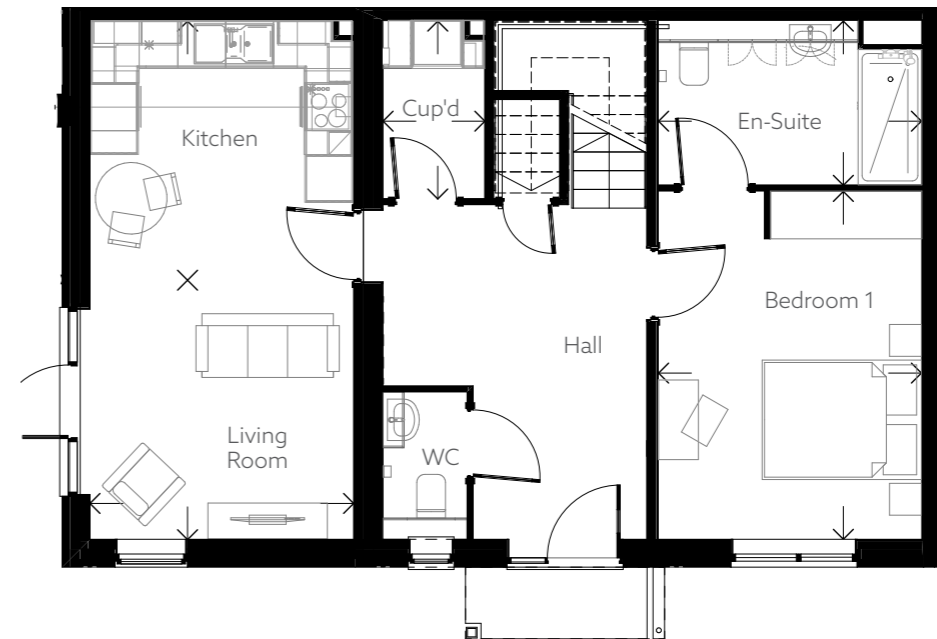
## Typical bungalow layouts

2 Bedroom Bungalow -  
69 M<sup>2</sup> / 742.71 FT<sup>2</sup>

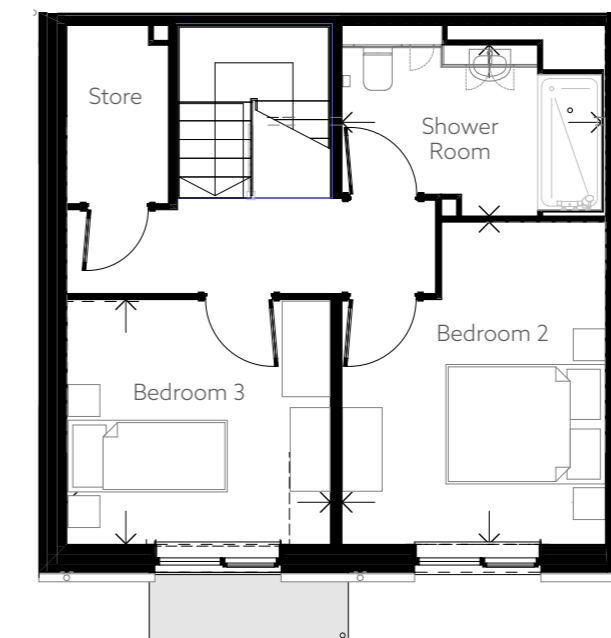


3 Bedroom Chalet Bungalow -  
112 M<sup>2</sup> / 1207 FT<sup>2</sup>

## Ground floor



## First floor





## The bungalows at The Old Market Gardens:

### General

- Double glazing to all windows
- Patio to all bungalows
- Fully fitted wardrobes
- Ensuite
- Guest shower room
- Telephone and television point in living room and bedrooms
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*
- Outside tap
- One car parking space

### Kitchen

- Fitted kitchen with integrated Bosch ceramic hob, oven and microwave
- Stainless steel cooker hood with glass canopy
- Stainless steel 1.5 bowl under mounted sink
- Lever mixer taps
- Silostone work tops
- Integrated dishwasher

### Shower room

- Fitted shower room with tiled floor
- White sanitary ware with high quality fittings
- Revelo Shaver Cabinet Mirror
- Heated towel warmer

### Heating and finishes

- Stelrad Flat Fronted radiators with thermostatic rad valves and Myson Touch room thermostats
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings

### Safety and security

- Door camera entry system in the hallway
- 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

This specification is for guidance only, items may vary. Please check with Sales Consultant for further details. Images are indicative only. \*Sky/Sky+ subject to Sky subscription.



# Market House

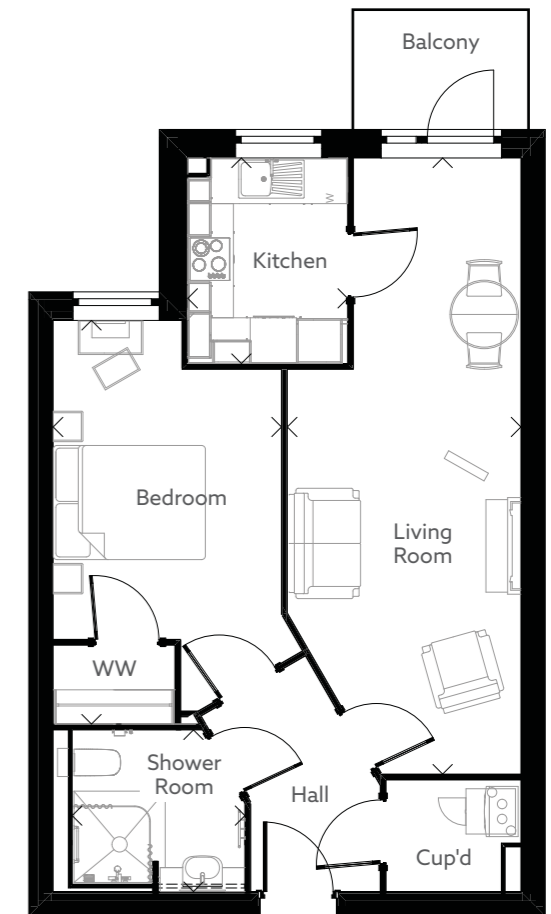
Our apartments are ergonomically designed to be a joy to live in with features such as contemporary fitted kitchens, spacious, light-filled living rooms, and modern, sleek bathrooms. As with all our properties they are packed with clever home adaptations to make life that bit easier.

Access is easy as there are lifts to all floors and throughout the village gardens you can enjoy wide pathways. To keep things as safe and convenient as possible, all showers in all apartments are walk-in too.

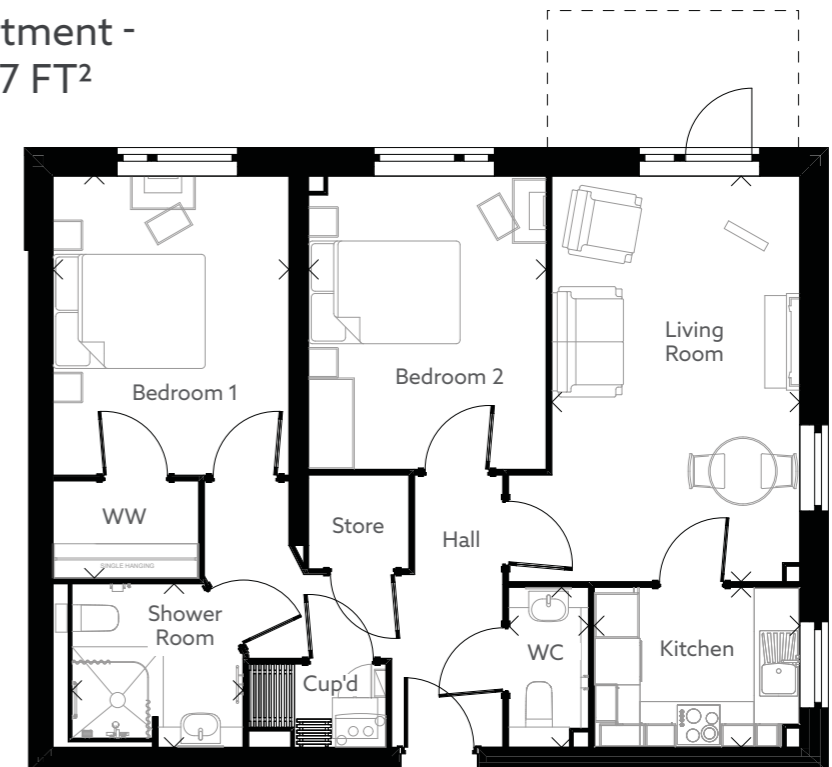


## Typical apartment layouts

1 Bedroom Apartment -  
55.48 M<sup>2</sup> / 597.18 FT<sup>2</sup>



2 Bedroom Apartment -  
73.67 M<sup>2</sup> / 792.97 FT<sup>2</sup>



## The apartments at Market House:

### 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
- NHBC 10-year warranty
- Sky/Sky+ connection point in living room\*
- Car parking (at an additional charge)

### Kitchen

- Fitted kitchen with integrated ceramic hob
- Stainless steel cooker hood and splashback
- Black Silgranit composite sink
- Lever mixer taps

### 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

### Heating and finishes

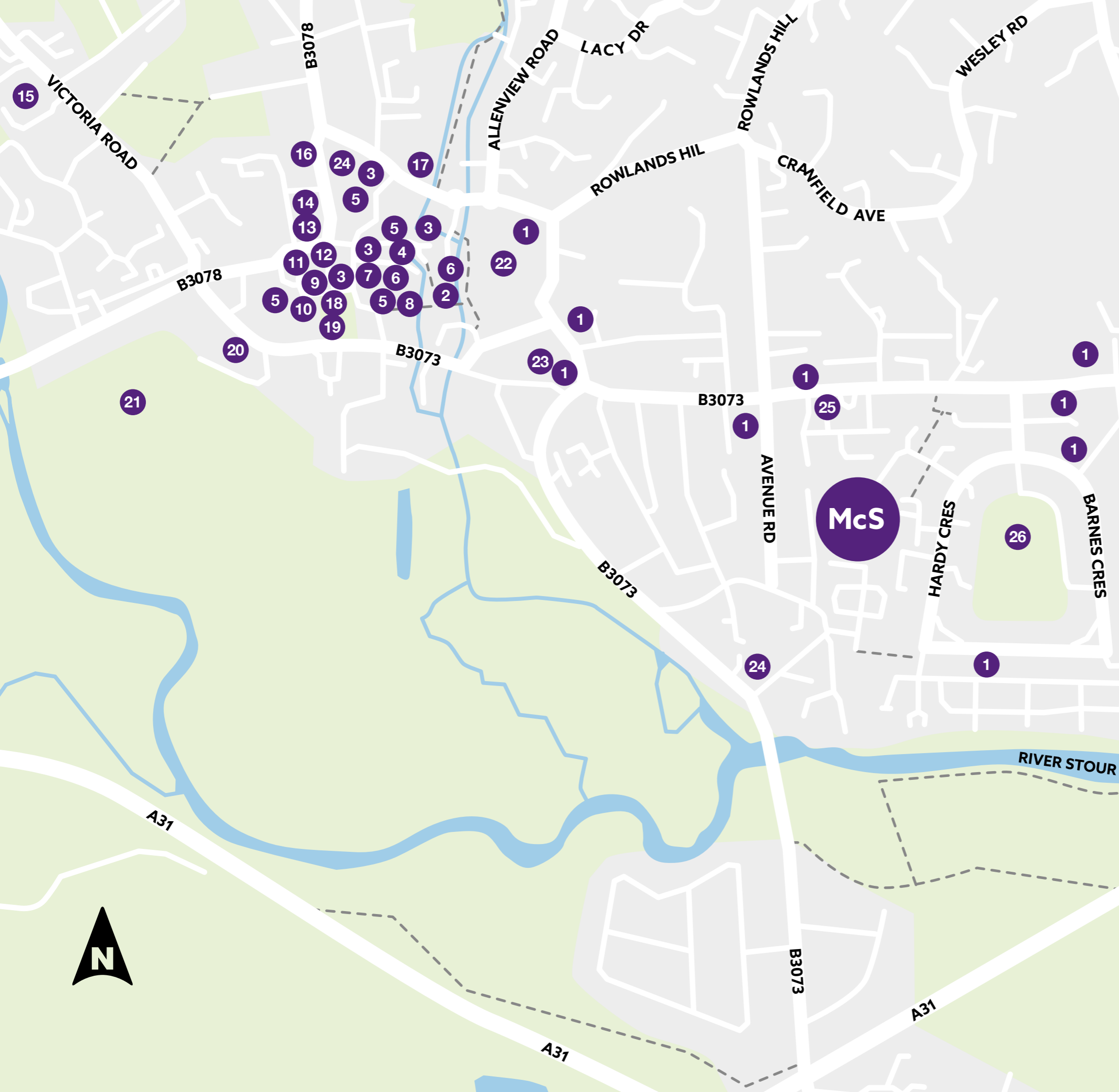
- Electric panel warmers
- Neutral décor
- White five-panel doors
- Chrome door furniture and fittings

### Safety and security

- Door camera entry system in the hallway
- 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



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**Market House**

**McS** 17 Ensor Mews, Wimborne, Dorset, BH21 1WW.

**The Old Market Gardens**

**McS** Wimborne, Dorset, BH21 1WU.

**MAP KEY**

- 1 Bus Stop
- 2 Co-Op Food
- 3 Café
- 4 Salon & Barbers
- 5 Restaurant
- 6 Car Park
- 7 Post Office
- 8 Library
- 9 Hearing Aid Shop
- 10 Dentist
- 11 Barbers
- 12 Nationwide Bank
- 13 Pub
- 14 Hairdressers
- 15 Victoria Hospital
- 16 The Tivoli Theatre
- 17 Allendale Community Centre
- 18 Museum of East Dorset
- 19 Wimborne Minster
- 20 Wimborne Model Town & Gardens
- 21 Wimborne Cricket Club
- 22 Waitrose
- 23 The Quarter Jack Surgery and Pharmacy
- 24 Vets
- 25 M&S Simply Food & Petrol
- 26 Wimborne Rugby Football Club



## All set in a beautiful location:

Wimborne is a bustling market town, with a rich history pre-dating Roman times and plenty of culture thanks to the local theatres, clubs and societies. This quintessentially English town has a full calendar of events throughout the year, including the renowned Folk Festival every June.

It is important that our properties are built in locations close to local amenities, and The Old Market is no exception. Under a mile from the development you will find a Waitrose superstore, Wimborne Square which is packed with shops and cafés, The Tivoli Theatre and The Allendale, a community centre with a café that hosts everything from live performances, exercise classes, films and a weekly market.

Located on the banks of two rivers – the Stour and Allen – Wimborne is perfectly placed for gentle riverside walking or leisurely cycling. It is also surrounded by beautiful Dorset countryside from nature reserves, water meadows and woodland, providing plenty of opportunities to enjoy wildlife.

The rolling countryside is dotted with many stunning villages – their quaint little shops and traditional pubs offering hearty meals make them a great place to visit. Bournemouth and Poole's sandy blue flag beaches are within a half an hour drive and the New Forest is just 14 miles away.

# The Service Charge.

You'll pay an annual Service Charge, which is reviewed each year. These are transparent costs which are passed directly to you. A fair and reasonable contribution towards running and maintenance costs of all shared communal facilities have been apportioned to the properties and the cost varies between property types.

## Services covered include providing and maintaining:

- Access to on-site staff
- The 24-hour emergency-call and intruder-alarm system
- The door-entry camera system
- Grounds maintenance and general gardening work
- Building repairs and general maintenance costs
- Window cleaning (outside only)
- Heating, lighting and cleaning of all shared areas
- Management Fee<sup>^</sup>

The Service Charge also covers the bistro's running costs, the 24/7 team and an hour of domestic assistance per week. The associated services differ within the properties. Please see examples of these below and ask your Sales Consultant for more details.

Key differences	Bungalows	Apartments
Maintenance of patio and hedge surrounding	✓	
Water, separately metered	✓	
Gas, separately metered	✓	
Buildings Insurance		✓
Water and sewerage costs		✓
Maintenance of lifts		✓

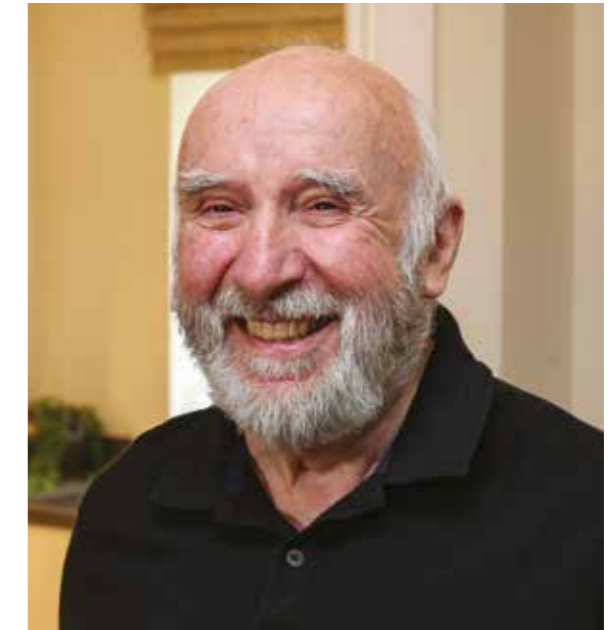
# Don't just take our word for it...

Our communities are rather wonderful and it's the inspiring insights into our homeowners' lives that best tell the tale.



**Megan, Homeowner, Topsham**

“ 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. ”



**Mike, Homeowner, Swindon**

“ I had considered downsizing my home but not truly explored what a retirement development could offer or even what it would be like. What began as a casual visit turned into a life-changing move. The warmth of the community and the welcoming atmosphere immediately won me over, and the central location was a bonus as it meant I had everything I could possibly need right on my doorstep. ”

<sup>^</sup>Provided at a margin.

## A flexible way to make your move.

Once you've found your ideal property, we can offer you a choice of ways to purchase. Our friendly Sales Consultants will take you through these options in more detail.

When it comes to the practicalities of buying and moving in, our moving services help make the whole process easier.



### Part Exchange†

If you're looking for the quickest, most straightforward route into your new home then Part Exchange might be the answer.

Whatever the value of the property you're leaving – be it more, less or equal to that of your new home – if you choose our Part Exchange scheme we become your cash buyer, removing the risk of problems with property chains. You won't need an estate agent either, saving money on fees and, while viewings still take place prior to your move, these will be fewer than when selling privately.

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

While Part Exchange can speed up the whole moving process, we 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.

### Smooth Move\*

Our Smooth Move service minimises your efforts throughout the moving process, and helps you feel instantly at home in your new apartment. 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 apartment before carefully unpacking them.

We can even arrange to have pictures, mirrors hung and shelving put up along with any 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 £2,500 towards your estate agent fees and £1,000 towards legal fees.

†For full terms and conditions, please see [mccarthystone.co.uk/part-exchange](https://mccarthystone.co.uk/part-exchange)

\*Please visit [mccarthystone.co.uk/smooth-move](https://mccarthystone.co.uk/smooth-move) for full details. Belongings are unpacked to a flat surface.

The square meterage given on plans are for general guidance only, and should not be used for carpet sizes, appliance spaces or items of furniture. Although every effort has been made to ensure accuracy, dimensions quoted are subject to final measurement on completion of actual apartment and bungalow. No responsibility can be accepted for any misstatement of this leaflet, which is not a contract nor forms any part of any contract. Apartments and bungalows showcase illustrations only; they may be handed alternately and room sizes may vary. Please ask your Sales Consultant for individual apartment plans.

All information is correct at time of print, December 2024 and is subject to design revision at the discretion of McCarthy Stone.

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.



Homes England

Protection for new-build home buyers

To find out more, call **0800 201 4106**  
or visit [mccarthystone.co.uk/the-old-market-village](https://mccarthystone.co.uk/the-old-market-village)

# The Old Market *Retirement Village*

## McCarthy Stone

McCarthy & Stone Retirement Lifestyles Limited, 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset BH8 8AQ.