



GROVE PLACE  
EXCEPTIONAL IN EVERY WAY



An independent  
lifestyle choice...







in a spectacular 16th  
Century Manor House...



Set in 27 acres of  
Hampshire countryside...







in the company of  
like-minded people...





with 24-hour care  
should you need it.



## Exceptional in Every Way

Grove Place is a beautiful retirement residence in the heart of Hampshire. Previously short-listed for Best Retirement Scheme, this very special community offers elegant apartments in a sophisticated setting, and an exclusive lifestyle choice with devoted service and care.

Every detail has been carefully considered to ensure the experience of living at this exceptional retirement community is unsurpassed. Grove Place offers the unique proposition of your own spacious home within this striking Elizabethan estate.

The crowning glory of this very special community is its location.

A luxurious sanctuary nestled on the edge of the New Forest: Grove Place borders the picturesque Broadlands Estate and is just two miles from the charming market town of Romsey. With independent boutiques, cafés and restaurants – there is always plenty to explore and enjoy.

At the heart of Grove Place is a 16th Century, Grade 1 listed Manor House with a vibrant history. This magnificent building is surrounded by an impressive 27 acres of landscaped grounds, within which you will find many outstanding communal facilities, including a high-class restaurant, lounges and private swimming pool. Extra support, in the form of 24-hour care, is available should one require it. Grove Place is for individuals who wish to live in ultimate style in a peaceful, country setting.

This is independent living in a class of its own, where exceptional is the rule.

### Exceptionally Refined Living

With spectacular grounds and a rich and fascinating history, Grove Place is a retirement community like no other. For those looking to enjoy retirement to the full, in a relaxed, social and scenic setting – Grove Place is the perfect choice.

In this picturesque setting, residents enjoy exploring the countryside, taking part in local activities and meeting new friends.

### Exceptional is Our Aim

The concept of creating purpose-built homes in retirement communities – with first-class facilities, care and services on the doorstep – originated in the USA. Later adopted and modified in Australia, and then in New Zealand where, for many years now, LifeCare Residences has led the way. Our expertise in enabling people in retirement communities continue to enjoy their independence, and live a fulfilling life, is second to none.

We specialise in creating exclusive retirement communities with 24-hour care and emergency assistance available, with properties in Hampshire, London and Dorset, leading the way in retirement communities in the UK.





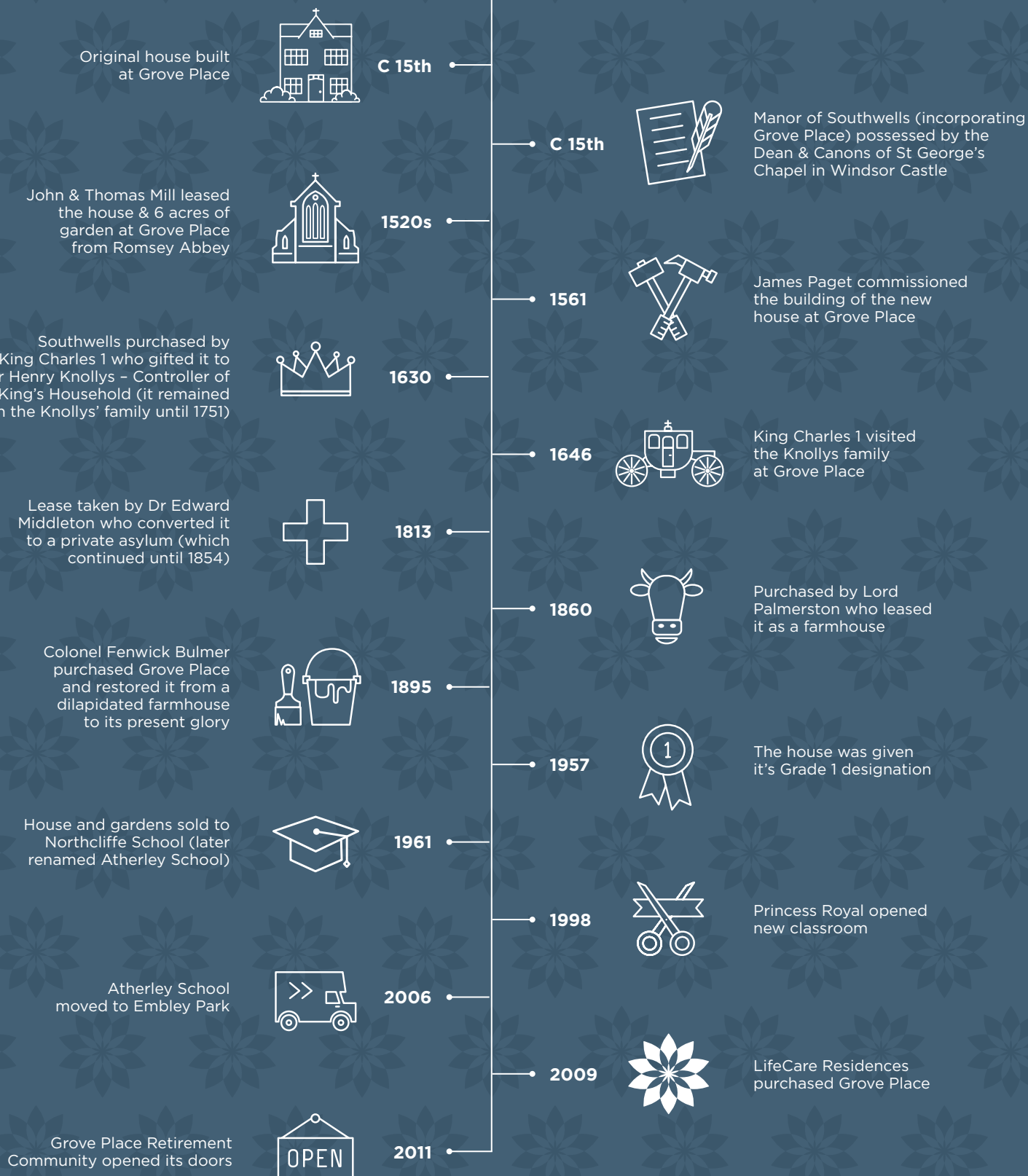
“Once you see it  
– that’s it.  
It’s just home”

Peggy Bigglestone,  
Grove Place Resident





## Grove Place Provenance







Welcome to a historic haven in the glorious Hampshire countryside.

From the grand Norman Abbey in nearby Romsey, to the exceptional grounds at the Sir Harold Hillier Gardens, there is so much to see and do just minutes from Grove Place's own expansive estate. A stroll along the banks of The River Test can take you further afield to scenic villages which play host to cosy country pubs and restaurants.

For those looking for a more sporting pastime – the local Romsey Golf Club is a particular hub for current residents.







## Contemporary Living in a Glorious Location

Nestled discreetly in a quiet corner of the British countryside, with the vibrant coastal city of Southampton and the idyllic woodlands of the New Forest both a short drive away, Grove Place has the best of both worlds.

A stone's throw to the north lies the picturesque market town of Romsey, offering a quintessential slice of English country life. If it's more hustle and bustle you desire, then venture less than six miles south to Hampshire's largest city, Southampton. Brimming with culture, the 'Solent City' boasts some of the largest theatres outside London, innovative art galleries and an impressive mix of music venues. It's not short of history either – within the medieval walls of the city are a number of museums, and with recent investment in the area this is continuing to flourish.

13 miles to the north east is the ancient city of Winchester – home of Winchester cathedral and the legendary 'round table'.

A few miles to the west you will find the unspoiled glades, moors and woodlands of the New Forest. Perfect for enjoying the breath-taking scenery on an afternoon stroll. Humming with regular activities, there is also an array of food festivals and country shows to enjoy throughout the year – perfect to attend with the family or new-found friends.

Grove Place balances the tranquillity of rural living with the convenience of being situated within easy reach of a lively and diverse coastal city.

### Stunning Setting. Impeccable Service

On arrival at Grove Place, residents and visitors alike are welcomed with the impressive view of the historic Manor and surrounding grounds. With the added benefit of impeccable service and amenities, comparable to a five star hotel on your doorstep, Grove Place is setting the standard for retirement living.







### An Exceptional Choice

Living in your own private home, peace of mind comes with having a 24-hour emergency call system, where help is never far away.

At Grove Place you can be as sociable as you like, when you like. From being a part of a vibrant and caring community – to knowing that you can also have all the time you want to yourself – you can join in any number of activities and events and enjoy the superb amenities.

From getting involved with one of the weekly exercise classes to individual trips to local art galleries – you are free to follow your own favourite activities and passions – as the mood takes you.

At Grove Place, independent living is about having choice.



“We have been made very welcome, are busy making new friends and are totally convinced we have made the right move”

John Stevens,  
Grove Place Resident

### An Exceptional Lifestyle

A concierge service that can answer wide-ranging requests and will help at every step of the way. A high-class restaurant where residents can invite their family for a gourmet meal. Relaxing lounges where friends can be met for a coffee or tea. An on-site gymnasium, a spa pool and swimming pool. A quiet corner in the library to enjoy a good book.

Residents can live the life they choose, enjoying all the benefits of the excellent services available whilst also having the advantage of living in private apartments.

- \* Concierge service
- \* High-class restaurant
- \* Coffee lounges
- \* Bar
- \* Library
- \* Lounge
- \* Swimming pool
- \* Spa pool
- \* Gymnasium
- \* Putting green
- \* Billiards room
- \* Music and event rooms
- \* Kitchen garden and beehives
- \* Electric car charging point
- \* Guest apartment

Other services available include:

- \* Domiciliary care
- \* Companion service
- \* Beauty treatment room
- \* Hairdressing salon
- \* Laundry service
- \* Housekeeping service
- \* Maintenance support
- \* Courtesy shuttle

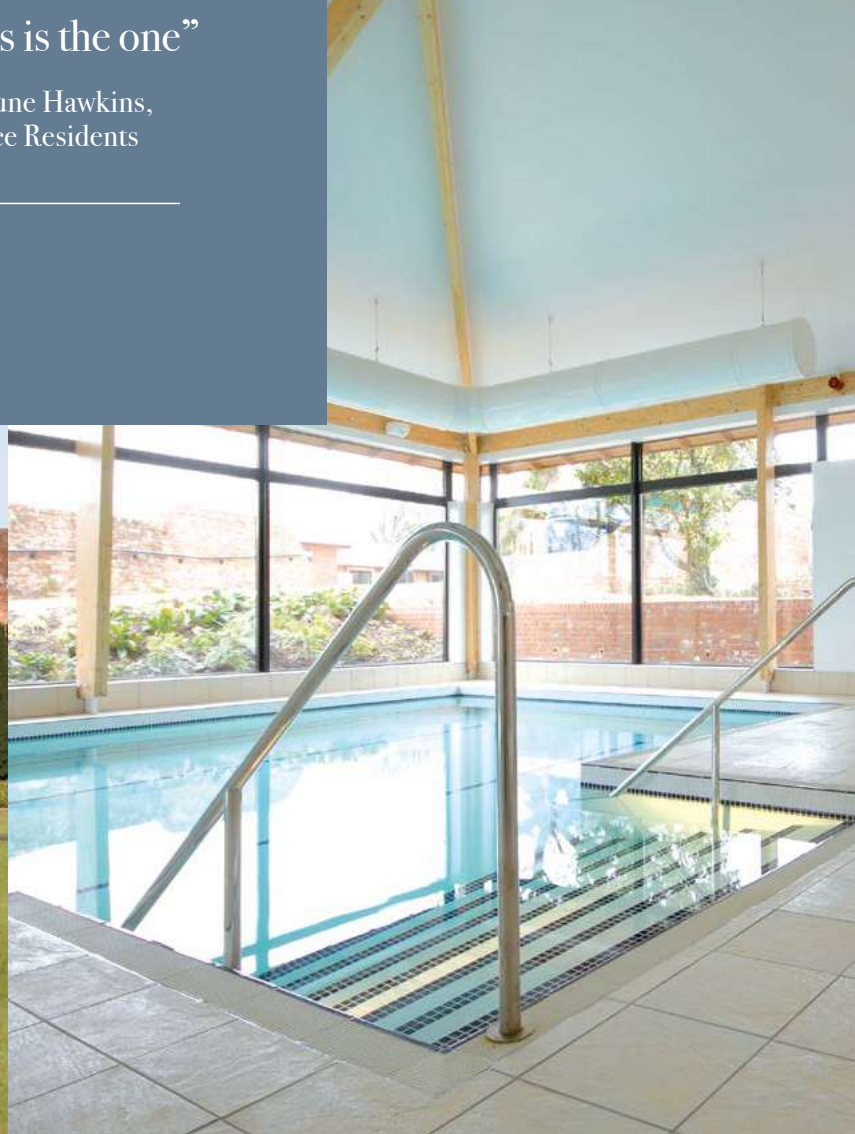




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❁  
“It is like living  
in a country house hotel,  
as soon as we saw it we  
thought this is the one”

Brian and June Hawkins,  
Grove Place Residents

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### An Exceptional Way of Life

Our vision is to create homes of unparalleled style and comfort. Somewhere you feel at ease the moment you walk through the door. Where you feel especially relaxed knowing all exterior servicing and maintenance is taken care of for you. A truly carefree lifestyle without a worry in the world.

Each generously sized apartment or bungalow is fully self-contained, creating a place in which you will feel totally at home. The spacious living areas in each apartment are ideal for having family and friends over to visit. Alternatively, if you would like to offer your guests separate accommodation, a guest suite is also available.

A wealth of mod cons is there to make your life even easier, more comfortable and more secure. Every apartment has a walk-in shower, with many benefitting from a separate bathtub. Well-equipped kitchens benefit from integrated appliances throughout. A 24-hour emergency call system gives the reassurance that help is near at hand, ensuring that residents feel completely secure in their new home. Everything is designed to the highest of standards.

As custodians of this incredible Manor and its extensive grounds, LifeCare Residences continues to invest in its improvement.

At Grove Place, bungalows and apartments are stylish and welcoming – a perfect home from home.

### A Safe Pair of Hands

At Grove Place, it's reassuring to know that your care is personalised. Many people choose to live in Grove Place long before they have any need for additional help, which means they can make the most of the exceptional facilities and fixed costs for longer. As residents' individual needs change, their care programmes do too. Planning permission has been granted for the addition of a nursing home in the grounds of Grove Place. In the interim, should you ever require further help and attention, our expert domiciliary care is always on standby. You couldn't be in safer hands. Our commitment to providing exceptional care was recently recognised by the Great British Care Home Awards.

A wide range of tailored, personal care is available, if and when required. From ironing and cleaning, to help with personal care. Any additional care or services that you may require are charged for separately with your own bespoke agreement.

Our in-house staff are here to make life easier for you. With our exceptional support you can focus on living life the way you choose, with emergency assistance available – should you need it.





## Exceptional Dining

Intimate and inviting, the restaurant at Grove Place is set in truly luxurious surroundings. Here, traditional favourites are lovingly prepared with the finest regional ingredients and presented with a gourmet twist.

The seasonal menu is created using the freshest produce from local farms and our own kitchen garden, under the expert direction of our Head Chef, who, along with his team, put into play their many years of experience compiling classic menus that match the moods and preferences of residents.

From a weekly changing 'choice' menu in the restaurant, where every effort has gone in to selecting tempting, freshly prepared options to suit every taste – to a light bite menu for occasions when relaxed dining with comforting classics is preferable – every whim can be catered for.

For special occasions, exclusive dining is available in our Private Dining Room. A menu can be specially designed just for you. Or the Chef's imagination can be set free to dream up a treat or feast for residents and their guests, with selected wines to complement.

Our excellent wine list reflects variety at great value. For real ale aficionados, the bar serves bespoke British craft beers. For those wishing to order 'in apartment dining' – this can be arranged with the same array of wonderful dishes. With a choice of roasts, fresh vegetables and potatoes, followed by classic English desserts, our Family & Friends Sunday Lunch is the highlight of every week. For residents who wish to embark on a gastronomic adventure, food and wine tastings are hosted throughout the year.

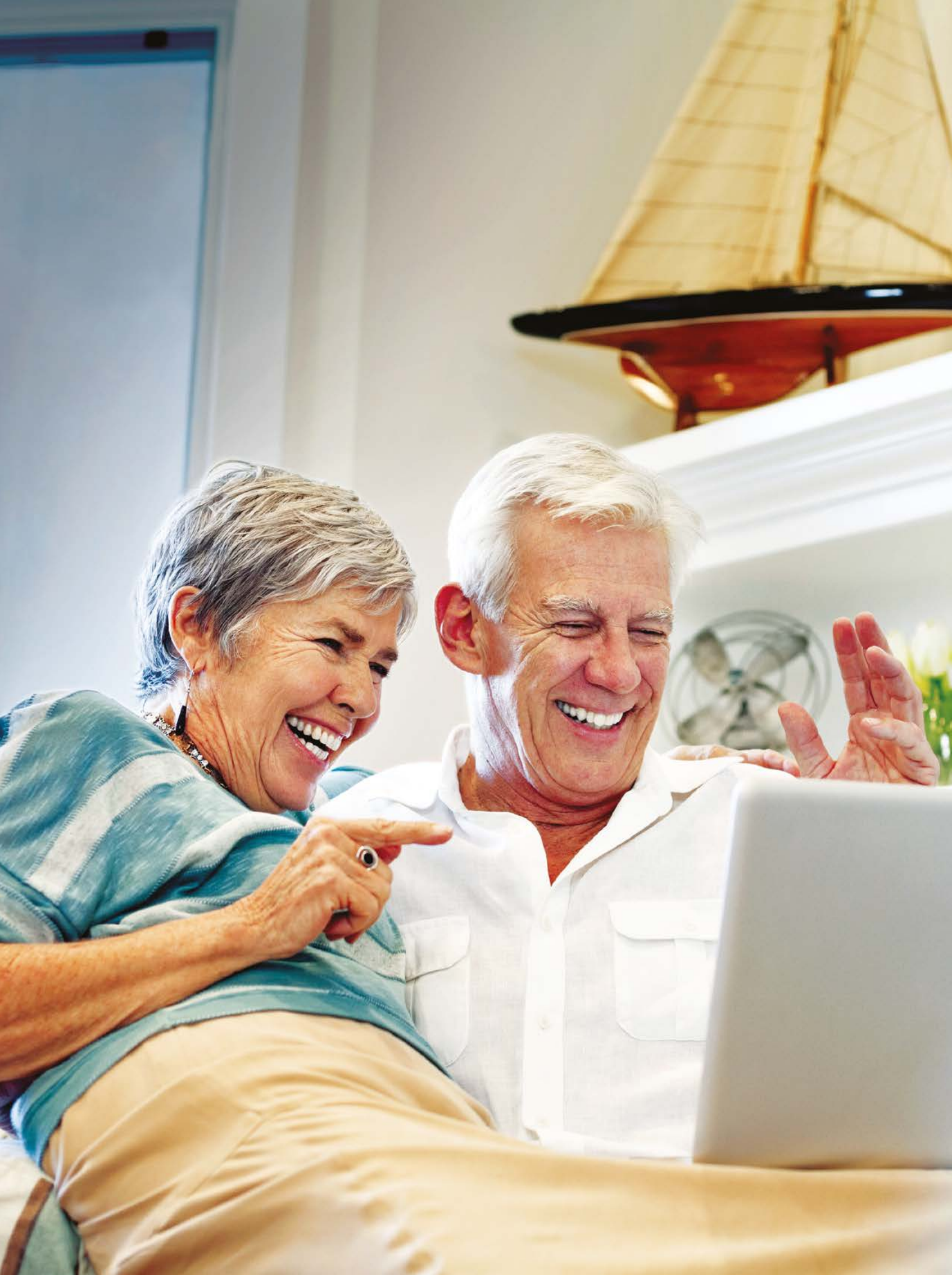




A simple, seasonal  
approach to classic dishes  
with a modern twist.











## Planning Your Retirement at Grove Place

Becoming a Grove Place resident is like joining an exclusive club – except the membership fee is deferred until the end of your stay.

Because buying a home in one of our retirement communities is an important decision, we want you to understand fully both the costs and benefits involved, right from the outset.

All costs and our formal obligations are clearly set out in your lease. We recommend you discuss your options with us face-to-face so you feel confident that you are making the right decision. While you may wish to discuss your options with close family members, you should also seek independent, legal advice..

### Exceptionally Straightforward and Transparent

You have decided the time has come to move from your existing home and you have chosen a property at Grove Place. Purchasing a property at Grove Place means you will:

1. Own the property on a long lease.
2. Pay a fixed monthly service charge for the duration of your ownership.
3. Pay a Deferred Membership Fee when you or your estate sell the property
4. Benefit from fixed, preferential rates for the majority of optional extra services.

The Deferred Membership Fee model enables us to offer you a fixed service charge for life and fixed preferential tariffs, as well as ensuring the ongoing upkeep and operation of Grove Place. In other words, you enjoy a great quality of life within luxurious surroundings – with all the benefits of living in a secure retirement community – free from financial worry because your service charge is fixed and you don't have to pay the Deferred Membership Fee until your property is sold.

Exceptionally easy-to-understand for budgeting. With no hidden extras.



“In contrast to other options I had considered, Grove Place made all the money-related matters simple and stress-free. I feel as though I have acquired a worthwhile investment with my apartment and, through the Fixed Service Charge and Deferred Membership Fee, I am able to manage my outgoings and keep on top of my budget.”

LifeCare Residences Resident





# Key Financial Terms

At LifeCare Residences, we have developed a unique business model that recognises the importance people place on financial certainty in later years, whether in the early stages of retirement, or seeking support with care and nursing. Based on the philosophy of 'Enjoy Now, Pay Later', there are four core financial terms that apply when you join the Grove Place Retirement Community:

- ✳ The Purchase Price that you pay for the leasehold title.
- ✳ The Fixed Service Charge.
- ✳ The Deferred Membership Fee - deducted upon completion of the sale.
- ✳ Fixed, preferential rates for the majority of optional extra services (which include services such as housekeeping, guest apartment reservations and domiciliary care).

The four core financial terms are summarised below:

## 1. Purchasing Your Apartment

You will buy your property on a long 150-year lease (which started on 1 April 2009), at its market value, at the time of purchase.

## 2. Fixed Service Charge For The Duration of Your Ownership

Our fixed service charge is exactly that; we provide luxury amenities and services at a fixed rate for life. Services include concierge, pool, gym, library, lounge, billiards room, gardens, courtesy shuttle service and many more – all available for your enjoyment. Even if the cost of providing these services goes up, the cost to you remains the same. Additional services such as the restaurant, room service,

housekeeping, maintenance, domiciliary care, hairdressing, beauty treatments and use of the guest apartment are provided at highly preferential rates (some of which are fixed for life).

Upon agreeing your property purchase, your fixed monthly service charge will be applied, which is priced according to the number of bedrooms in your property. This will apply throughout your ownership with no RPI increases.

## 3. The Deferred Membership Fee

The Deferred Membership Fee model enables us to offer a simple and affordable way for our residents to enjoy being part of their own exceptional retirement community.

With no annual ground rents or additional demands for any sinking fund, budgeting for monthly costs is simple and transparent, allowing you to enjoy being part of our retirement community without having to worry about increased or unexpected repair costs for the village.

Under the terms of the lease, LifeCare Residences takes responsibility for the maintenance and modernisation of the buildings and communal parts as required, ensuring all amenities are kept in good condition.

As part of the sales process, during your initial meeting with our team, you will receive a Key Facts document and worked examples.

We offer two options for the Deferred Membership Fee:

### Option One

With this first option, you only pay the



Deferred Membership Fee on the sale price of your property when sold. If the property is sold in Year One, this figure is 10% and if the property is sold in Year Two, it is 20%. In Year Three, and thereafter, the Deferred Membership Fee will be 30%.

#### Option Two

With this second option, when your property is sold, you pay the Deferred Membership Fee on the amount you originally paid for your apartment. If the property is sold in Year One, this figure is 10% and if the property is sold in Year Two, it is 15%. If the property is sold in Year Three, or thereafter, the Deferred Membership Fee is 20%. In addition, any capital gain (the amount gained in value from when you purchased the property until you sell it) will be split with LifeCare Residences equally on a 50/50 basis.

#### **4. Fixed Tariffs for Additional Services for the Duration of Your Ownership**

Should you require any optional extra services to enhance or support your lifestyle, you can be reassured that the majority of tariffs are also fixed for the entire length of your ownership. These key service tariffs include:

- \* Housekeeping / laundry
- \* Maintenance / Handyman
- \* Guest apartment
- \* Domiciliary care
- \* Nursing home fees\*

\*Planning permission has been granted for a boutique, onsite Nursing Home

By offering a fixed service charge and fixed tariffs for life, you will not face any unexpected price increases. This enables you to enjoy your independence, whilst accessing additional support services in a seamless way, with peace of mind when budgeting for the future.

#### **Our Sales Agency**

We have our own internal specialist sales and marketing team. We are in

the best position to handle the sale of your apartment due to our experience and in-depth understanding of the benefits and facilities of the retirement community. Under the terms of the lease, we will market your apartment for you, which will help you achieve the best price for the property. A sales agency fee of 1.5% (plus VAT) is payable to Grove Place Village Limited. The fee is also payable if contracts are exchanged up to six months after the expiry of the sole agency period with a buyer that engaged with the vendor or us within the sole agency period. To make the sales process successful, we promote the retirement community continually for the benefit of all residents. We also keep a list of prospective purchasers and hold open days and market the retirement community in other ways.

#### **Resident Guarantees**

We are a privately owned company with a focus on creating long-term value. Our ownership structure means we are able to do the right thing to ensure we provide residents with an enduring and sustainable, quality offering.

For absolute peace of mind, you can also be sure that, with LifeCare Residences as your agent, you are protected by our Resident Guarantees, which are covered on pages 24 and 25 of this brochure.

**We encourage you to take the time to review these core financial terms, and we recommend you consult your solicitor and family members, so you can make the decision that is most appropriate for you.**





## Our Guarantees

As part of the LifeCare Residences group,  
we do everything we can to make retirement  
the best time of our residents' lives.

In every way, without exception.

To ensure our high standards are maintained,  
we don't just build our retirement communities,  
we manage and operate them as well.

We understand that making a move at this stage of  
your life is a big step. As an internationally renowned owner and  
operator of retirement communities,  
LifeCare Residences is committed to ensuring that  
buying and living in one of our communities  
is as easy as possible.

It is important to LifeCare Residences that  
residents live a rich and fulfilling retirement,  
free from financial worry. We believe the solutions  
we offer provide for an independent and friendly  
environment for all our residents to enjoy –  
both now and in the years ahead.





As leaders in retirement communities our commitment to you goes beyond the terms of the lease.

For this reason, we offer three additional guarantees.

### 1. Resale Protection

LifeCare Residences guarantees that if we, as sole agent, have been unable to sell your apartment within nine months\* of you vacating and putting your home on the market with us, we will pay you interest on the net sales proceeds at 0.25% above the Bank of England base rate (capped at 1.5%), from the end of the ninth month until the date contracts are exchanged.

### 2. An End to Service Charges After Nine Months

LifeCare Residences guarantees that if we, as sole agent, have been unable to sell your apartment within nine months of you vacating and putting your home on the market with us, we will stop charging you the standard service charges from the end of the nine month period, until completion.

### 3. Fixed Costs

Our fixed service charge and fixed service tariffs (for the majority of optional, extra services) give you certainty over your regular outgoings. We fix the monthly service charge and other key service costs as part of your purchase, which applies for the entire period of your ownership.

\*If the apartment is marketed before probate has been granted and this frustrates a transaction resulting in a failure to exchange or complete, or the transaction is unduly delayed by you or any of your representatives, LifeCare Residences reserves the right to stop time from accruing for the purposes of this guarantee.





## Our Exceptional Portfolio

LifeCare Residences is an internationally renowned retirement community owner and operator dedicated to creating lifestyles and environments that enrich the lives of our residents. As our name suggests, we are committed to providing high quality living and care options for the lifetime of our residents.





We have two other retirement communities in the United Kingdom: Battersea Place in London and Somerleigh Court in Dorset. We are currently developing a new retirement community in Hampstead, London.

We also have two retirement communities in New Zealand: Remuera Rise in Auckland, and Waiheke Retirement Village in Auckland's Hauraki Gulf.

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### New Zealand



Waiheke Retirement Village



Remuera Rise

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### United Kingdom



Grove Place, Hampshire



Somerleigh Court, Dorset



Battersea Place, London







## Become Part of an Exceptional Community

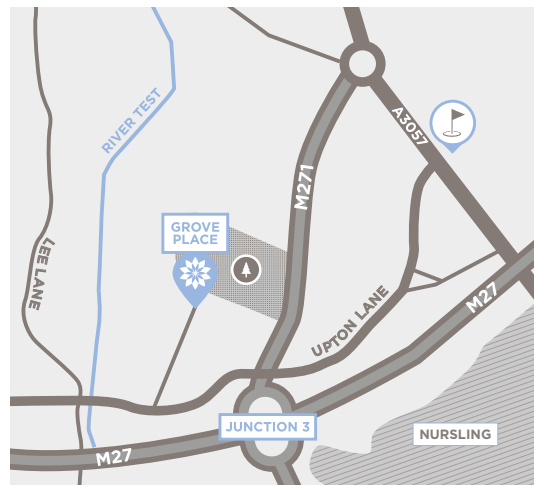
We are a founding member of ARCO (Associated Retirement Community Operators), which promotes retirement communities for older people. ARCO requires its members to adhere to its standards and Compliance Framework. ARCO also raises awareness of retirement communities to the general public, government and other interested parties.



Each retirement community is unique, with lots to offer. So may we offer you a chance to find out about this first-hand, by speaking to our residents? We know they will be more than happy to share their experiences with you, or, just watch some of our exceptionally glowing testimonials from residents on our website.

If you're over 60, it's never too early to get in touch with us. Feel free to contact us for any further information you may require. Or simply to make an appointment to visit Grove Place.

Call us on +44 (0)2380 743 592  
or visit [www.groveplace.co.uk](http://www.groveplace.co.uk)



Grove Place Village,  
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