

Grove Place

We care about living life.



“There really isn’t a retirement home as good as this – we sometimes feel as though we are on a wonderful luxury cruise, but in our own apartments!”

- Grove Place Resident





The perfect setting for an active retirement

Grove Place occupies a 27-acre estate with a bluebell wood and meadows surrounding a Grade I Listed Elizabethan manor house. It is the perfect setting for a retirement community that is made by its residents and designed by people who care about living.

The outstanding facilities and services and the wide range of activities available make it the ideal place for an active retirement with the reassurance of support should it be needed.

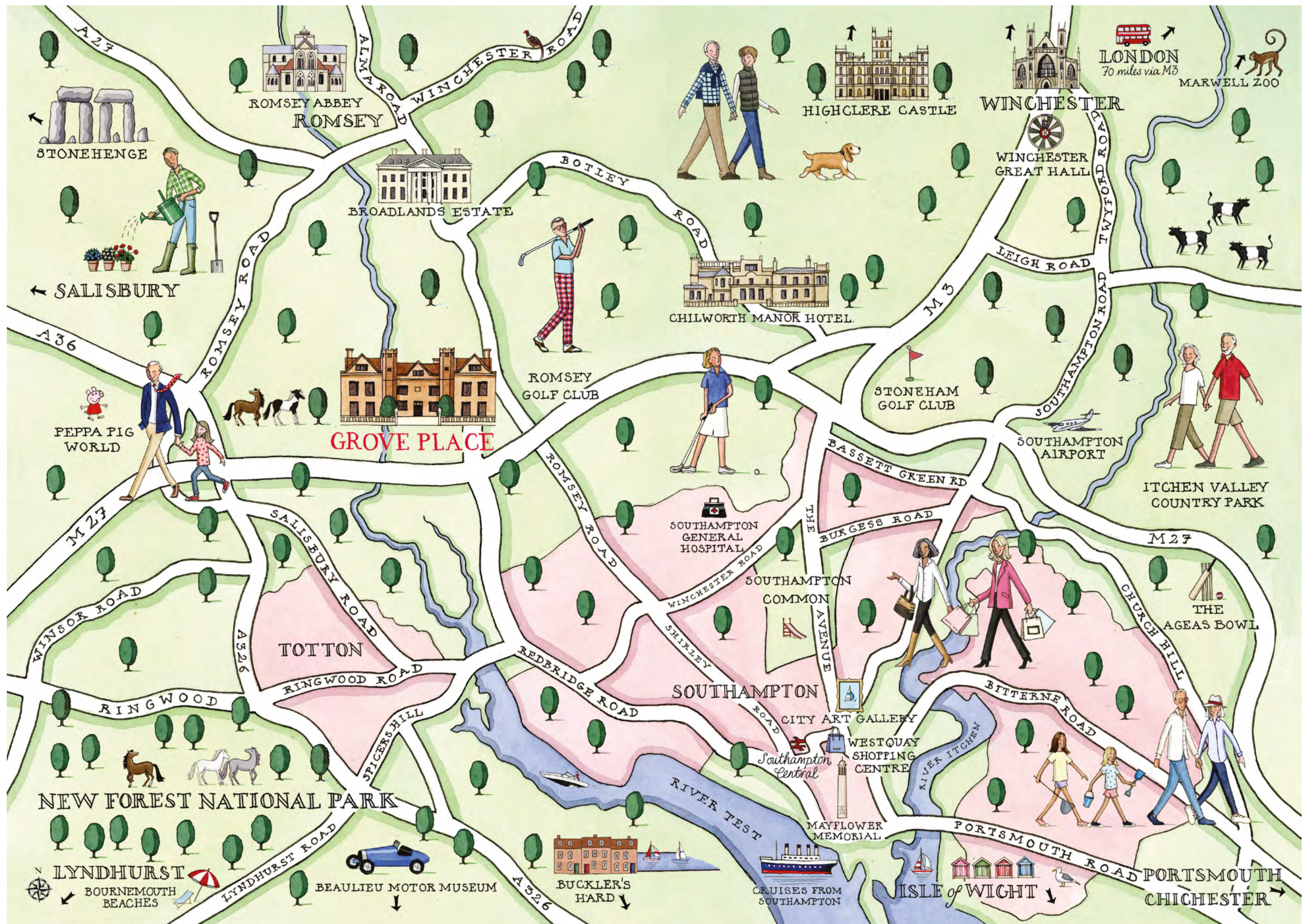
There has been a manor house at Grove Place since medieval times. The one that stands now dates back to the mid-16th century. It is a stunning centre point to a community that benefits from private access to wide open spaces and more formal gardens - perfect for all the health and wellness benefits gained from spending quality time in the open air.



History on your doorstep

The historic market town of Romsey, with its classically English heart, is within a five mile drive of Grove Place. Traditional pubs, great restaurants and tea rooms populate its medieval streets. At its centre is the Norman Abbey which hosts a variety of musical events throughout the year. Just outside Romsey is Broadlands, the 18th century mansion that was home to Lord Palmerston and Lord Mountbatten. It is open for guided tours in the summer.







Cities within easy reach

Southampton is less than six miles to the south of Grove Place. The 'Solent City' is home to an exciting cultural scene with some of the country's best theatres, art galleries, museums and music venues. It also has a thriving restaurant scene.

Venture 13 miles north east to Winchester, the famous cathedral city with its beautiful winding streets and architecture dating back to medieval times. Winchester market is open from Thursday to Sunday with a twice-monthly farmers' market and monthly markets for antiques and collectibles, and art and design.



Luxury in stunning surroundings

Grove Place is a luxurious community in stunning surroundings. The spacious apartments and bungalows spread around the estate are completely self-contained, stylishly appointed and ideal for entertaining friends and family. A guest suite is also available for overnight stays.

The private residences offer fully independent living with the reassurance of a 24-hour emergency call system should it ever be needed. All exterior maintenance is taken care of, allowing residents the freedom to make the most of the exceptional facilities.



Expertise built on experience

LifeCare Residences' experience in creating the finest communities is built on more than 30 years' experience around the world and in the UK. We have won numerous awards for luxury developments as far apart as Battersea Place in London and Remuera Rise in Auckland, New Zealand.

Each of the communities is founded on an absolute focus on quality of residence, facilities and service and, most importantly, the people who bring it to life.



Be at home with a luxurious apartment or bungalow

LifeCare Residences creates homes of unparalleled style and comfort. Somewhere you feel at ease the moment you walk through your door. Where you feel especially relaxed knowing all exterior servicing and maintenance is taken care of.

Each apartment and bungalow is fully self-contained - a completely private home within the community, but with the reassurance of a 24-hour emergency call system.



Breath-taking, carefully considered spaces for relaxation in effortless luxury, the superbly proportioned reception rooms of each residence are light filled and airy with space to stretch out and relax – or to entertain in style. Should your guests need to stay the night there is a suite available for their convenience.

Each residence provides the perfect home for your cherished furnishings, artworks, collections and pictures, allowing you to stamp your personality on it from the moment you arrive.

Beautiful and calming, the bathrooms are as much of a joy to look at as they are a pleasure to use. Each one has a walk-in shower and many have separate bathtubs.

The thoughtfully designed bespoke fitted kitchens come fully equipped with high-quality integrated appliances throughout.

Designed to the highest of standards, the apartments and bungalows are the product of attention to thoughtful design detail.

Everything is there to make your life even easier, more comfortable and more secure.



A world of activities, at home and beyond



Events and activities are available all year round as part of life at Grove Place. From croquet on the lawn with Pimm's and scones in the summer to the switching on of the Christmas lights with entertainment, a hog roast and mulled wine, there is something to appeal to everyone, year round. Events for family and friends include BBQs with entertainment, music and a bouncy castle for younger loved ones.

Other activities include fitness classes, a snooker ladder, a craft club, charity events and even a ukulele group that performs regularly outside Grove Place. In the winter months there is a programme of talks from experts on subjects ranging from gardening to wildlife to travel. There are also monthly themed buffets and musical evenings.

There is a regular programme of day trips to the museums and art galleries of Southampton, and to local towns including Lymington, Portsmouth, Lyndhurst and Bournemouth. Other places of interest within easy reach include Stonehenge, the Isle of Wight, Beaulieu Motor Museum, the Spinnaker Tower and many more. Romsey and Stoneham Golf Clubs are also both nearby.

There is plenty to occupy the most active and curious, both within the community and the sanctuary of its magnificent grounds and beyond.

A wealth of high-quality services

Our estate offers the privacy of self-contained residences and the sociability of a dynamic community in the shared areas. All the facilities and activities are designed to allow residents to make the most of the freedom Grove Place allows.

There is a range of exercise classes to suit all abilities. Sporting facilities include a putting green, croquet lawn, pétanque court and billiard room as well as an on-site gym, swimming pool and spa.

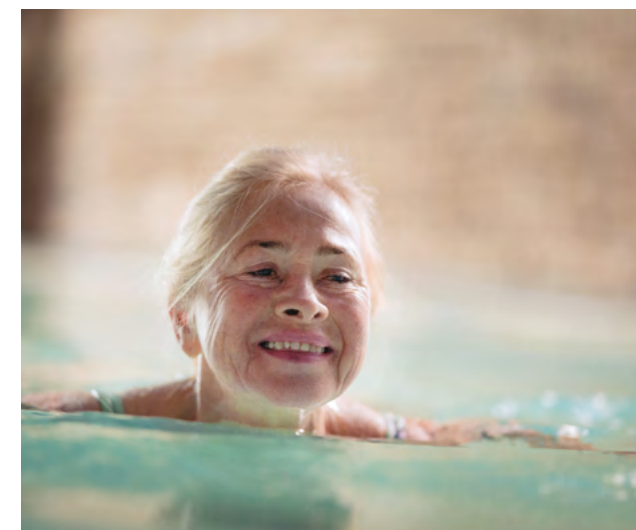
The hairdressing salon and beauty treatment room ensure residents needn't travel far for the best in personal pampering. Our concierge service can help with your day-to-day life from arranging home maintenance to booking restaurants and theatre tickets, through to providing guidance on your smartphones and tablets.

All facilities are designed with choice in mind, making Grove Place the very finest in independent, luxury living.

Full list of facilities:

Concierge service | Restaurant | Coffee lounges | Bar | Communal lounge | Library | Swimming pool | Gymnasium | Putting green | Croquet lawn | Pétanque court | Billiards room | Fitness classes | Music and events rooms | Barbecue area | Shop | Guest apartment for residents' visitors | Prescription collection service | Companion service | Courtesy shuttle | Beauty treatment room | Hairdressing salon | Housekeeping | Laundry | Property maintenance support

(Additional charges may apply).



A Safe Pair of Hands

Many people choose to live in Grove Place before they have any need for additional help, which means they can make the most of the exceptional facilities and services. As residents' individual needs change, their care programmes do too, so our expert domiciliary care is always on standby. From ironing and cleaning to help with personal care, any additional services you may require are charged for separately. Our commitment to providing exceptional care was recognised by the Great British Care Home Awards.

Home-delivered snacks, gourmet dining and everything in between



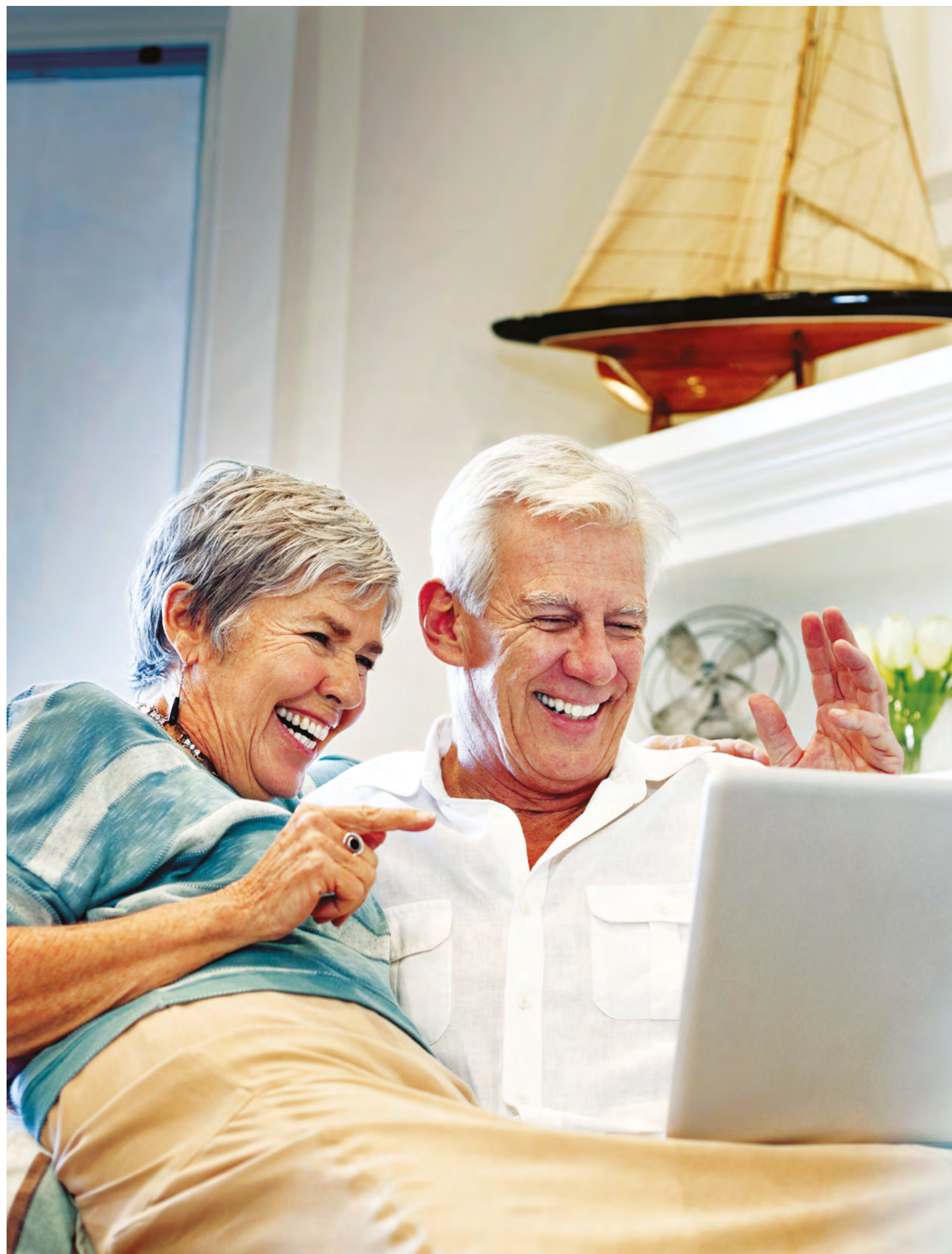
Our first-class chefs provide everything from in-room meals, snacks and light bites to fine dining, all created using fresh produce from local farms and Grove Place's own kitchen garden.

The beautiful oak-panelled restaurant is the ideal space for entertaining and there is a private dining room for more exclusive occasions. The head chef is happy to work with residents to create specific menus or offer classic dishes.

There is an expertly-curated and reasonably-priced wine list and the bar serves a great selection of British craft beers. There are regular food and wine tastings throughout the year.

The Family and Friends' Sunday Lunch offers a choice of roasts with traditional trimmings and is a very popular time for residents to host loved ones.





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.

Exceptionally Straightforward and Transparent

You have decided the time has come to move from your existing home and you have chosen an apartment at Grove Place. Purchasing an apartment 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.

The Deferred Membership Fee model enables us to offer you a fixed service charge for life, 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 apartment is sold.

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. 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.

“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.”

- Grove Place 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 three 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

The three core financial terms are summarised below:

1. Purchasing Your Apartment

You will buy your apartment 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 available to residents for an additional charge (charges for these services may be varied at any time).

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 Retail Price Index (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, which you select when you complete the purchase of your property.

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 apartment 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.

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 have the exclusive right to market your property for you in the first six months which will help you achieve an optimum sale 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 page 24 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

At LifeCare Residences, 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 us at 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 two additional guarantees:

Fixed Service Charge

We fix the monthly service charge as part of your purchase, which applies for the entire period of your ownership. This gives you certainty over your regular outgoings.

An End to Service Charges

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, we will stop charging you the standard service charges from then on.



* To benefit from this guarantee you must continue to use us as sole agent until completion, and the transaction and the marketing of the property must not be frustrated for reasons beyond our control. 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 your or any of your representatives, LifeCare Residences reserves the right to stop time from accruing for the purpose 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. Further developments are planned in the UK.

Our parent company also operates retirement communities in New Zealand.

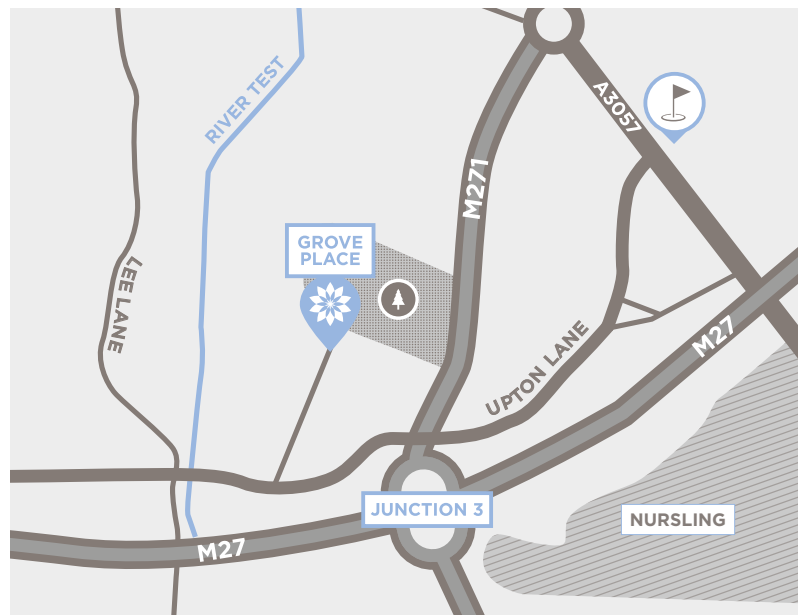


Become part of an exceptional community

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. Alternatively, you can find 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.



For sales enquiries, please call +44 (0)23 8074 3592 or visit groveplace.co.uk

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