

RETIREMENT HOMES



PHASE 2  
NOW BEING BUILT  
DESIGN YOUR OWN INTERIOR SPACE



THE WILTSHIRE LEISURE VILLAGE



RETIREMENT HOMES



## NEW ENGLAND STYLE LIVING



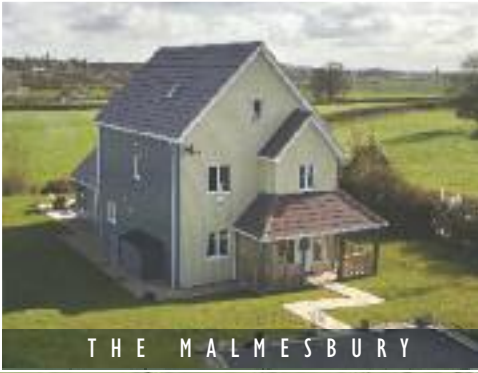
*"We always wanted to create a sporting environment which had a village atmosphere and was an ideal place for families. It had to be a place where people could relax and escape the pressures of everyday life. It had to be a place where we, ourselves, would feel comfortable in."* **Eddy and Jennifer Shah, 2003**

Jennifer and Eddy Shah bought the Wiltshire Golf Club in 2001 and set about transforming the small 18-hole golf club on 140-acres into a special place only two hours from the centre of London and minutes from the motorway.

Within six years, they had bought another 100-acres, turned the complex into a 27-hole golf facility, opened a large gym and indoor 18-metre pool and added a 58-room hotel. They also reconstructed the restaurant and function areas and built the 44-eco-friendly holiday homes with great views and plenty of space for relaxed living. Planning for a second phase, this time for 30 early retirement homes was applied for in 2009. Five retirement homes have been built and the second phase of 25 further retirement homes is now under construction.

*"It is the final piece of the jigsaw. The Wiltshire Leisure Village is the reality of the dream we both had. Retirement comes in phases. Early Retirement is when one or both partners decide they want a home which still allows you to have plenty of room for your family and friends, a place to store the memories of your life and an environment that is fulfilling and exciting. Downsizing doesn't mean moving into a tiny house or flat. Downsizing for us means releasing equity in your home whilst still having a comfortable house. We build great houses and sell them for less than any equivalent house. I'm retired and I'm in a wheelchair. But I still want to lead an active life. That's what Early Retirement means to me. I believe we've achieved that."* **Jennifer Shah, 2009**





The  
**WILTSHIRE**  
LEISURE VILLAGE

## LIVE A COUNTRY CLUB RETIREMENT



The Wiltshire Leisure Village offers exceptional facilities in the heart of the Wiltshire countryside, yet is less than 2-hours from the centre of London (or 1 hour 15 mins by train).

Our eco-friendly spacious retirement homes nestle in the Wiltshire Leisure Estate which includes membership to 'The Wiltshire Golf and Country Club' offering you 27-holes of golf, driving range, an 18-metre indoor pool with spa pool, steam room and sauna, modern fully-equipped Techno-Gym, aerobics hall, and an excellent restaurant.

All this in a top English tourist area which includes the local towns of Royal Wootton Bassett, Marlborough, Malmesbury and Cirencester. Also within 40-minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15-minutes away, and Stonehenge no more than 45-minutes. For those who love walking or cycling, the Ridgeway runs between the Leisure Village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world, especially when the Autumn leaves turn. The Cotswolds start at your front door! The Wiltshire Leisure Village is the Gateway to the South West. A great place for retirement and somewhere special for your family and friends to visit you.



Royal Wootton Bassett





*The Swimming Pool*



*The Pavilion Restaurant*



*The Lakes 18 hole Golf Course*



*Club House Bar*



*The Gym*



The  
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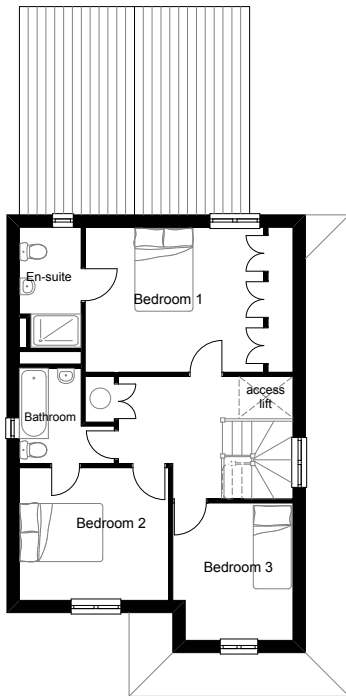
# THE MALMESBURY

**The Malmesbury** is a large '1969 sq ft' 4-5 bedroom home with spacious living areas. The ground floor includes a living area, a kitchen/breakfast room and a dining room which can convert into a fifth bedroom with an en-suite wet room. Patio doors open onto an open, covered verandah that runs round the side and front of the house. The rear doors open onto a patio.

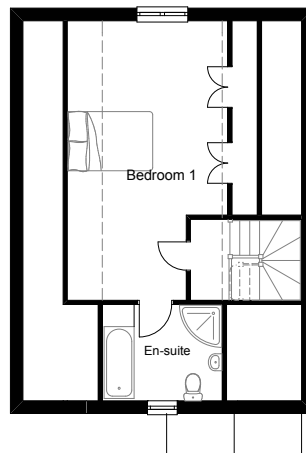
The first floor has two large bedrooms with en-suite amenities and a third bedroom with a family bathroom. The top floor forms a very large master bedroom with en-suite facilities and great views.

## New England Style Lodge 3 storey

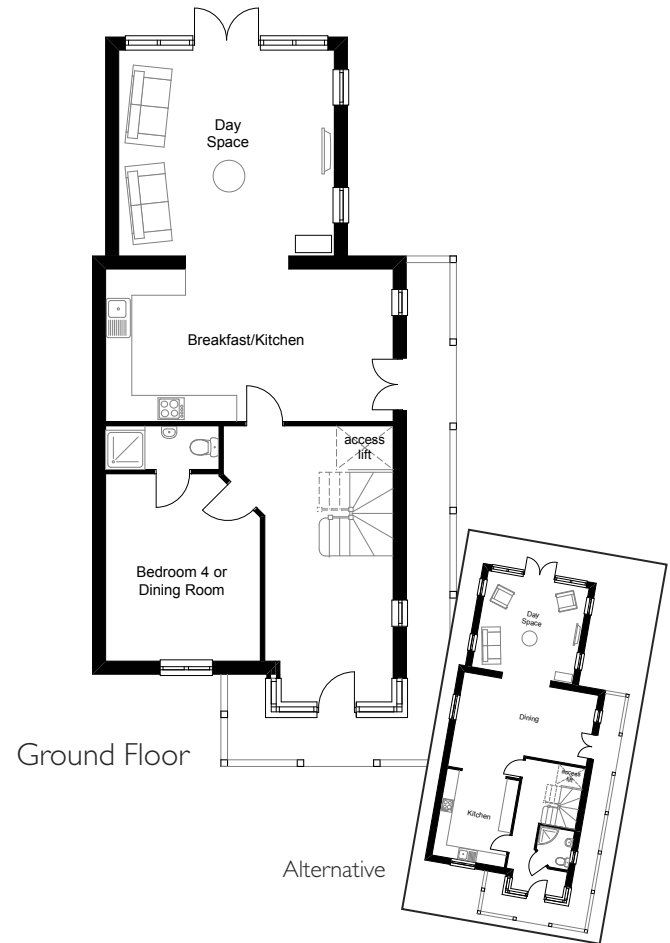
Day Space	15'-5" x 16'-1"
Kitchen/breakfast	21'-8" x 11'-6"
Bedroom 1 (Master)	21'-4" x 13'-1"
Bedroom 2	14'-1" x 10'-2"
Bedroom 3	11'-6" x 10'-6"
Bedroom 4	9'-6" x 10'-6"
Bedroom 5	14'-5" x 12'



First Floor



Second Floor



Ground Floor

Alternative

**All our homes are built to order. This allows you the opportunity to change certain specifications/areas to suit your living requirements.**



# THE PURTON

**The Purton** is a '1590 sq ft' 3-4 bedroom, right-angled semi-detached house. The right-angled design creates maximum privacy from your neighbours. The ground floor has a large living space and kitchen/breakfast area. The downstairs room can be a dining room or 4th bedroom with en-suite wet room.

The second floor has two large bedrooms with en-suite facilities and a third bedroom served by a family bathroom.

These large-spaced houses have covered verandas over their entrances and to the sides.

## New England Semi-detached 2 Storey

### Type A

Day Space	15'-5" x 16'-1"
Kitchen/Breakfast	21'-8" x 11'-6"
Bedroom 1	14'-1" x 11'-10"
Bedroom 2	11'-6" x 10'-6"
Bedroom 3	11'-6" x 10'-6"
Bedroom 4	13'-9" x 11'-6"

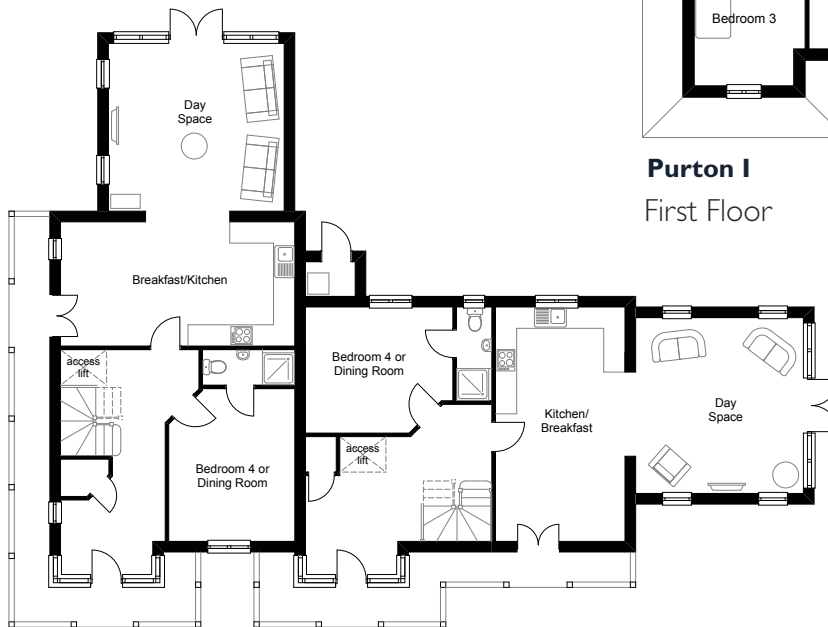
### Type B (same measurements apart from bedroom 3)

Bedroom 3	12'-10" x 10'-2"
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**Purton I**  
First Floor

**Purton II**



**Purton I**  
Ground Floor

**Purton II**

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## Bassett I

# THE BASSETT

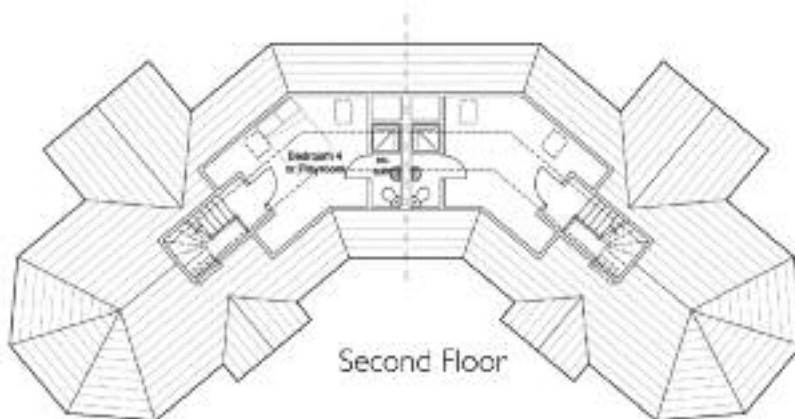
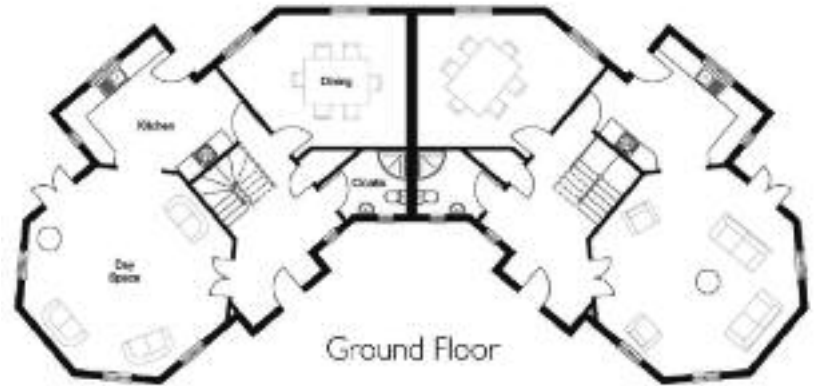
## 'TYPE A' AND 'TYPE B'

These semi-detached homes are, like the Purtons, designed to offer the maximum privacy to its owners.

At '2151 sq ft', these spacious lodges have a large curved living area, an ample kitchen and a dining room that can be changed into a downstairs bedroom with en-suite facilities.

The first floor has three bedrooms with two en-suite facilities and a family bathroom. The top floor has a playroom/ study/bedroom with en-suite facilities.

The difference between Type A and Type B is the positioning of front doors and views subject to its position on the Leisure Village Estate.

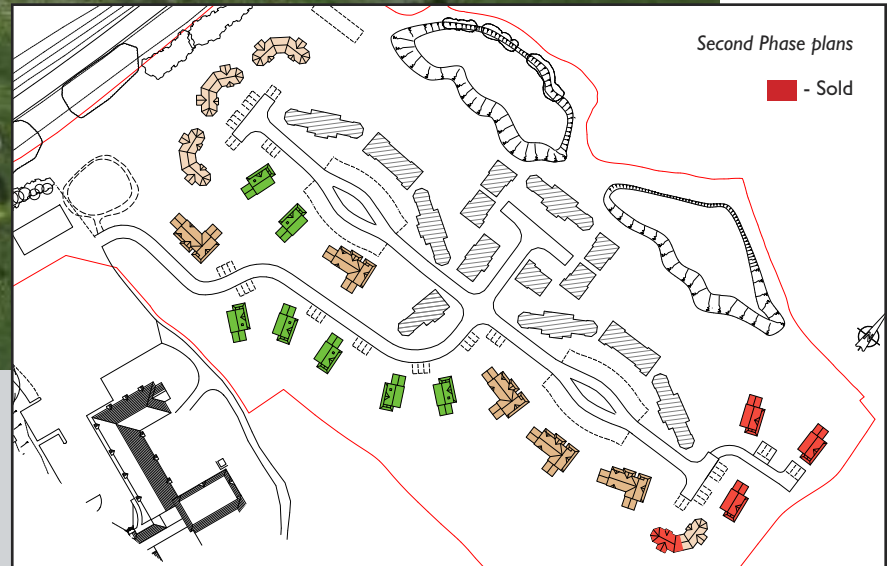


### Lodge Type A (Splayed Semi-Detached)

Overall size (no deductions for irregular shapes)

Day Space	20'-4" x 20'-4"
Dining Room	17'-5" x 13'-5"
Master Bedroom	20'-4" x 14'-5"
Bedroom 2	13'-5" x 11'-6"
Bedroom 3	13'-9" x 12'-6"
Bedroom 4	16'-5" x 11'-2"

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The above picture is a 'SkySnap' of the Wiltshire Leisure and Retirement Village and the adjoining Golf Club and Leisure Centre. All these homes have been completed after building began in 2008.

The illustration shows where the new homes to be built (first batch of seven Malmesburys in green) are situated. Construction will start in July 2015.

The show house, an existing Bassett, is available for viewing and was completed in 2012. It's build components, exceptional quality and specific green credentials including air-to-water heating, will be exactly as that to be found on the new yet to be completed homes. All the existing houses, and those to be built, will have a construction guarantee with one of the top insurance companies. Our existing houses all have NHBC guarantees.

# THE VILLAGE TODAY



The  
**WILTSHIRE**  
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A new road will also be completed so that the Village will have its own entrance from the club driveway, creating a secure community. A door-to-door bus service and a cycle pool will be available to all retirement residents.

The Wiltshire Leisure Village is designed for people in retirement who wish to lead a full, independent and active life, have room for visiting friends and families, have space for all those memorable items they have collected through a lifetime and can look forward to the future with pleasure.

# FREQUENTLY ASKED QUESTIONS



## 1. Are there any conditions relating to the purchase of my property at The Wiltshire Leisure Village?

Conditions of the planning permission mean that you can use your home as a permanent and primary retirement residence if you are over 55 years old. It can also be used as a second or holiday home and can be rented out on long or short term leases.

## 2. Are the homes freehold?

Our new retirement homes are all freehold.

## 3. Will I pay Stamp Duty Land Tax?

Stamp Duty Land Tax will normally be payable. Purchasers are advised to consult their lawyers for full details.

## 4. Is Council Tax payable?

The retirement home will be subject to Wiltshire Council Domestic Tax.

## 5. Is there a ground rent or service charge?

As you will own the freehold to your plot and its approaches, no ground rent is charged. There will be a service charge for the roads maintenance, sewage treatment, security, grounds maintenance, waste collection, lighting of common areas, eight year redecoration of outside paint work and similar services.

## 6. Will I get membership to the golf club, the swimming pool, the gym and use of the restaurants and other facilities?

Yes. You will be deemed a member of the club and have access to all the facilities. A special rate will be agreed with club owners for you and your family.

## 7. Will I get transport support if I decide not to use my car?

Each house will have at least two parking spots nearby. We will also supply bicycles for general use which will be available at all times. There

will be a door to door bus service into Royal Wootton Bassett which continues on into Swindon.

## 8. How do I proceed to the next stage?

a. If you decide to buy a house that is completed, you will pay a reservation fee of 1%, a further 10% on exchange of contracts (normally 4 weeks) and the remainder on completion. Any extras asked for will be paid at the same time.

b. If you 'BUILD TO SUIT' or 'DESIGN BUILD INTERIORS' as an early purchaser you will be required to pay a reservation fee of 1% whilst you work with our architect, then 10% is required on exchange of contracts which is inclusive of the 1% fee paid at reservation, when construction begins. A further 15% will be paid six weeks after commencement of building. No changes are allowed at this stage, unless minor and agreed to with the agents. The balance will be paid on completion plus any additional build costs for upgrades that were agreed at the time of exchange.

c. Should the buyer pull out between reservation and exchange or should the buyer make no reasonable attempt to meet the exchange timeline of 4 weeks and contracts are withdrawn a refund of their reservation fee will be made, less any costs incurred such as administrative, legal or architect's fees.

## 9. What guarantees are available with my property?

A 10-year scheme will be attached to each home. Premier Home Guarantees. [www.premierguarantee.co.uk](http://www.premierguarantee.co.uk)

## 10. Can I get a mortgage?

Dependent on the conditions asked for by mortgage companies (especially if you're over seventy), many of our existing owners found mortgages when required.



## Directions

The Wiltshire Village is approximately 3-miles from M4-J16. Join the A3102 west; proceed over one roundabout, and turn left at the next, continuing on the A3102 through Wootton Bassett. Approximately half a mile after the town, you will see The Wiltshire Golf & Country Club clearly signed on the left.



Any areas, measurements or distances are approximated and may be liable to change. The text and plans are only for guidance and some specifications may be changed, although overall sizes will be as described. The properties do have the necessary planning consent, but all information should be verified before completion. Purchasers must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract or offer, and must not be relied upon as statements of representation or fact.



The Wiltshire Leisure Village

Vastern

Wootton Bassett

Wiltshire SN4 7PB

*(Minutes from M4 - Junction 16)*

[www.wiltshireleisurevillage.co.uk](http://www.wiltshireleisurevillage.co.uk)



**Enquiries:** Knight Frank Bath

01225 325 999

[KnightFrank.co.uk](http://KnightFrank.co.uk)