



LIVING LIFE TO THE FULL IN SHERBORNE

Luxury apartments and houses in a village setting

PLATINUM
SKIES



Happy, Healthy and Wealthy

Did you ever imagine your retirement could be such fun!

It's our pleasure to introduce our Platinum Skies development in Sherborne, a community designed to give you the freedom to live life to the full.

Everything you need to enjoy life is literally on your doorstep, leaving you free to indulge in the things you love and share them with family and friends, old and new. Relax in the beautiful courtyard gardens, dine in our bistro, and enjoy a coffee with neighbours.

With our government-approved shared ownership scheme, you can purchase one of our stunning properties in this superb location for half price. So the money you unlock from your old home goes a lot, lot further.

You don't just get a fabulous home to live in, you get to start a wonderful new adventure in a beautiful cathedral city – with the opportunity to do more of the things you love or have always wanted to do. You'll be in good company too – surrounded by likeminded people who are enjoying all the many advantages of a Platinum Skies life.

Welcome to a new way of living. Welcome to Platinum Skies.



Sherborne is now selling - call 01935 678 491



It's Not Retirement, It's Your New Life

Platinum Skies turns old-fashioned ideas about retirement living upside down. You know that old joke about being so busy now you're retired, you wonder how you ever had time for work? That's one our residents play out constantly.

We set out to make Platinum Skies the first choice for anyone over 55 who still has a zest for life. So whether you're after a quiet life or a piece of the action, there's always plenty going on. You can look forward to a varied programme of pay-as-you-go activities every week of the year. From keeping mind and body active to getting out and about, or exploring new hobbies - whatever takes your fancy, it's there for the asking. Tango, tenpin bowling, or day trips to see the sights, if you're up for it we'll make it happen.

Feel free, feel supported

A helping hand, a watchful eye, it's what independence is made of and how our communities look out for each other. It's a real weight off your mind to know you always have someone on hand to call on, not only in an emergency but for everyday matters too. With Platinum Skies, that someone is your Community Manager. Of all the new friends you'll make,

your Community Manager is the one we've hand-picked to make sure you always feel safe, secure, supported and special.

Your Community Manager is your community's cheerleader, an understanding friend, someone who really knows the local area, a reassuring presence, a master organiser. In short, someone who's there for you in every way.

A caring, supportive community

You'll also find your Platinum Skies neighborhood is a lively and supportive social network. There is a real sense of belonging and the opportunity to engage with people who, like you, have also set their sights on getting the most out of their later years. And because we take a long-term view, so can you. You may not need to call on our round-the-clock healthcare support or assisted living services at the moment, but it's always there if circumstances change.



- Freedom to live your life the way you want to
- Friendly Community Manager on hand to help
- Supportive, active community
- Ever-changing social calendar of events
- Full range of amenities on hand
- Access to 24/7 care, as and when you need it



"It's everything I wanted"

"I grew up in this area and I wanted to move back to reconnect with my friends. Being so close to the local amenities means that I have easy access to everything I need, not to mention the beautiful lounge area on site where I can meet up with them all."

Chapters homeowner, Salisbury



It's Your Future, Own It Again

Moving house is a big decision. But when you weigh up what a move to one of our homes has going for it, the decision almost makes itself.

Buying your new home with us couldn't be easier with our unique shared ownership and home exchange service. You get more home for your money with all the benefits of a property designed to meet and adapt to your needs today and for the years to come. An attractive modern setting awaits, with easy access to healthcare and lifestyle support. With the added benefit of releasing your equity, you can live life to the full.

We work together with you

It's all down to us being registered with the Regulator of Social Housing, and our government-approved shared ownership scheme. Social landlords like us bring affordable housing to people whose needs aren't met by traditional housebuilders.

Instead of buying your new home outright, you pay from as little as 25% of its market value. You then pay a low rent on the remaining balance, set in accordance with government guidance, and service charges. In this way, you have the best of both worlds. As property prices increase, so does your equity. And, with Platinum Skies as your long-term partner, you can count on us to keep everything in tip-top condition. As for your surplus cash, you're free to use that however you choose. You can put your worries aside and look forward to a comfortable future.

How does Shared Ownership typically work?



“It's good to share”

“Platinum Skies’ part-buy, part-rent concept has meant I was able to move into a modern, brand new apartment with more space than I thought I could afford - and still be mortgage free!”

Homeowners at Monterey, Christchurch

A Market Town Unlike Any Other

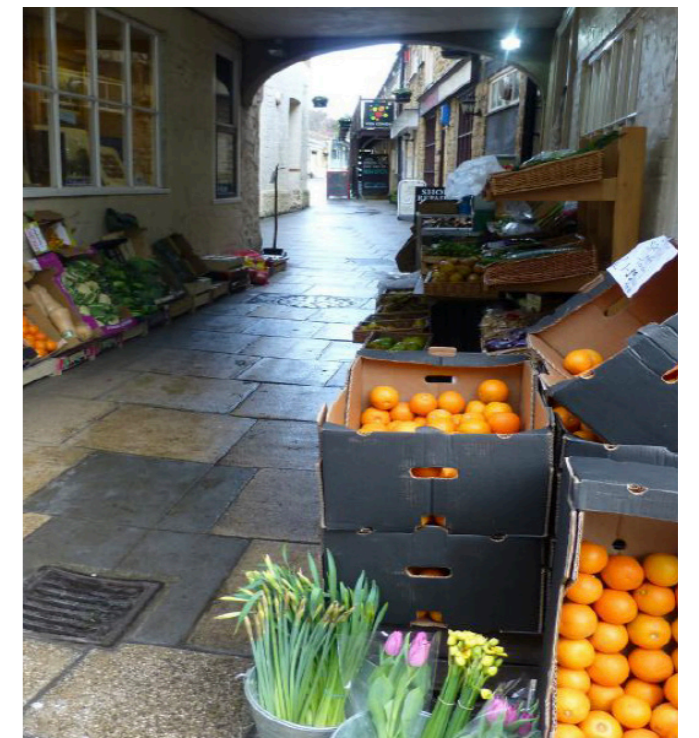
The ancient Dorset market town of Sherborne is famous for its abbey, castles, medieval architecture and a bustling town centre.

Welcome to Sherborne in northwest Dorset, a delightful market town full of Georgian grandeur which combines a wealth of history with a busy town centre full of shops offering antiques, all manner of local produce, fashion, cosy tearooms and coffee shops, pubs and restaurants, and so much more.

Sherborne has its own unique beauty which has attracted visitors throughout the centuries. Whether you are interested in exploring the surrounding Dorset countryside or visiting the various markets which are held in the town every

week, or discovering the majesty of the Abbey and the two castles, you're sure to be charmed by its architecture and character built from its famous ochre-coloured hamstone.

There's also a thriving social scene too - there are several societies and clubs pursuing all manner of hobbies and interests.



Comfort, Convenience, Community

A vibrant retirement community situated on the edge of historic Sherborne

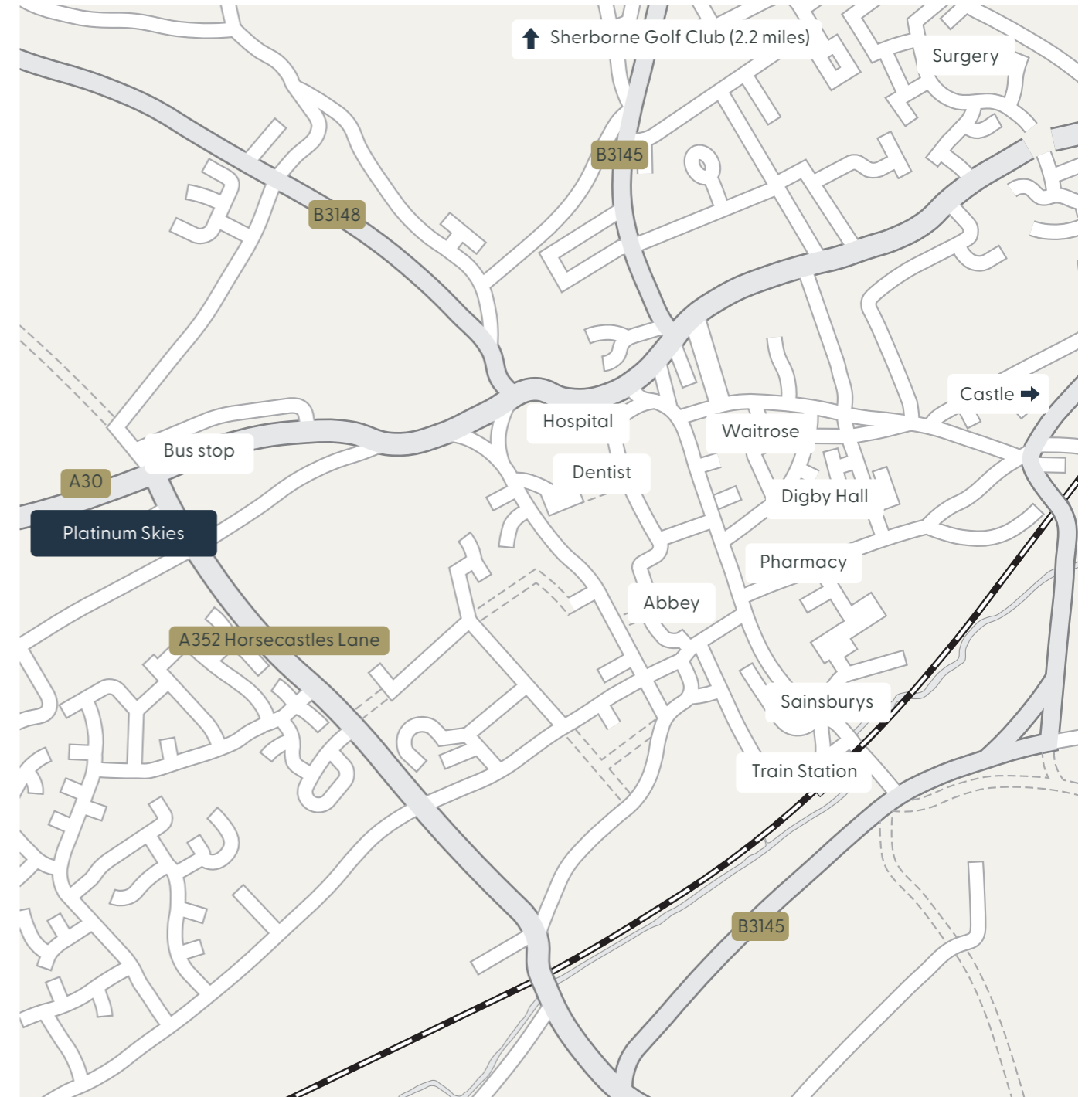
Situated at the top of Horsecastles Road and the A30, our village is close to local amenities and transport. It's location means that everything you could ever need is nearby, whether you're planning a trip to the Abbey or would like to venture further afield via bus or train.

Spoilt for choice

So much is already within our village and waiting for you. On-site facilities include the bistro and bar, residents lounge, and both activity and treatment rooms. A boutique hotel will also be on-site which will feature it's own treatment rooms and restaurant that residents are able to enjoy. There's even a visitor's suite so friends and family can stop over in comfort. The grounds have been landscaped to provide accessible pathways, seating areas and courtyard gardens. Many of the properties offer excellent views of the Dorset countryside.

Getting around town

Sherborne has good public transport systems that connect to several towns in the surrounding area. The nearby train station has a direct line to London which takes around 2 hours, and it's roughly an hour's journey to get to Exeter. There is plenty of local bus routes visiting Dorchester, Sturminster Newton, Yeovil, and Wincanton.



Train Station 🚶 24 mins 🚌 16 mins	Sherborne Abbey 🚶 19 mins	Yeatman hospital 🚶 15 mins 🚌 7 mins
Sainsburys 🚶 24 mins 🚌 15 mins	Medical Centre 🚶 21 mins 🚌 11 mins	Castle & Gardens 🚶 36 mins 🚌 27 mins
Waitrose 🚶 20 mins 🚌 10 mins	Bus stop 🚶 4 mins	Barclays Bank 🚶 19 mins 🚌 10 mins

Plenty Of Opportunities To Meet And Make Friends

Our properties aren't just bricks and mortar. What makes our homes so special is the warm, flexible and supportive way of life here.

At the heart of the village you'll find a likeminded community waiting to welcome you. With a wide range of activities and events available, you'll always be spoilt for choice.

We have a library to catch up on your favourite book and a peaceful lounge to relax in. For those wanting to be active, we have an activity room and a full programme of weekly classes available. You can immerse yourself into the community or live as independently as you wish.

Hearty cuisine and great company

You can also enjoy first-class cuisine and beverages with friends and family at our bistro restaurant. Whether it's a leisurely cup of coffee over the morning paper, lunch with friends, or dining for a special occasion, our Bistro combines the perfect menu with a relaxing environment to enjoy it in. We've gone the extra mile to ensure your surroundings have a lot to offer.





Houses

A collection of detached and semi-detached homes



2 & 3 Bedroom Luxury Houses

Independent living the way you want it. A choice of 37 detached, semi detached and terraced houses with brick and stone façade and slate roof.

With Platinum Skies, we design our living spaces around you. Each and every one of our homes has been considered around your needs and priorities for today and tomorrow.

All our homes feature contemporary styling combined with premium appliances and fittings. Your kitchen is a dream to work in and keep clean, with a host of integrated appliances from Bosch and Neff.

There's so much to love, from the polished stone worktops to energy-efficient kitchen appliances. Bathrooms come fully tiled and feature Villeroy

& Boch and Hansgrohe fittings throughout, and there are plenty of thoughtful touches like anti-slip walk-in showers.

Bedrooms have easy-open fitted wardrobes and underfloor heating, so you will always be able to find the perfect temperature.

Outside, you will find that all of our houses feature a stone patio and garden.



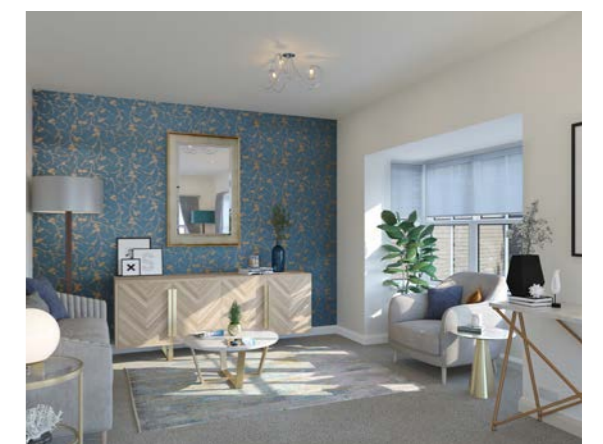
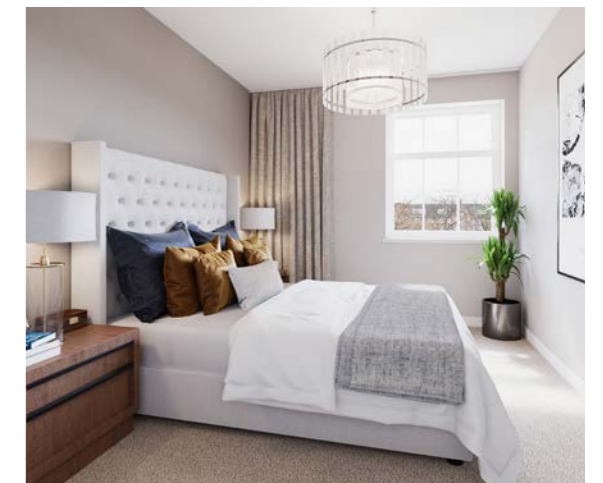
**Typical 3 bedroom house
ground floor**
(Plot B1)



**Typical 3 bedroom house
first floor**
(Plot B1)



- Key Features**
- Luxury specification
 - Neff Appliances
 - Composite stone work surfaces
 - Fitted wardrobes
 - En suite bathroom
 - Private garden





Apartments

Mulberry House



1, 2 & 3 - Bedroom Luxury apartments

Georgian-style elegance, with lots to enjoy inside and out.

Mulberry House, the centrepiece of our development at Sherborne, is built in the style of a Georgian mansion using local Hamstone, brick and slate. Behind its impressive façade are 82 luxuriously appointed apartments offering 1, 2 and 3-bedroom accommodation.

Our apartments come with premium kitchens featuring the latest integrated, low maintenance and energy efficient appliances from Neff and Bosch. Bathrooms featuring Vado and Villeroy & Boch exude quality.

All with easy access, each of these apartments benefits from having their own outside spaces, be it a terrace or private balcony. Many offer views across the Dorset countryside.

Every apartment is designed ready to adapt to your changing needs. The building offers the security of video entry and convenience of lifts to all floors.

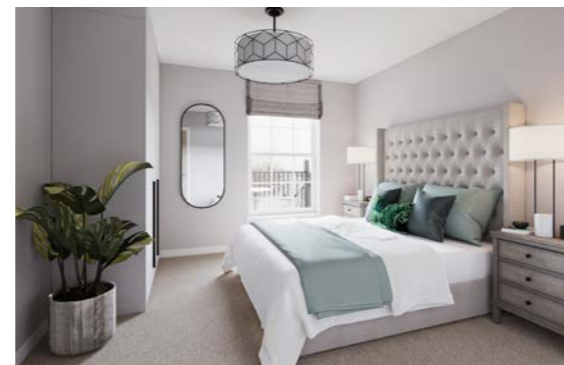
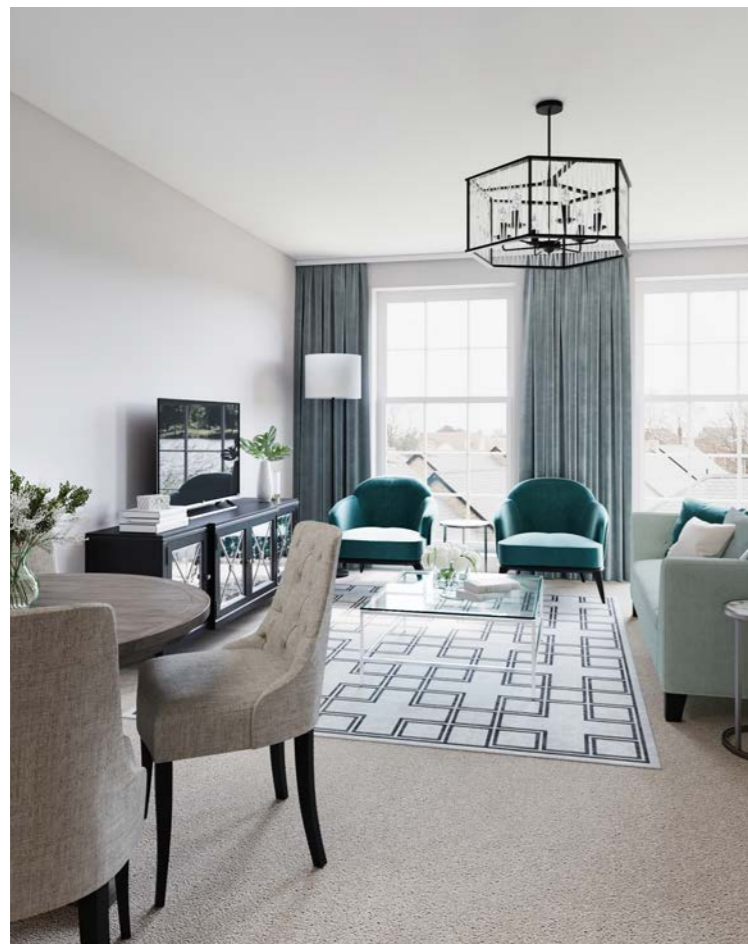
A range of different layouts form this collection of 1, 2 and 3 bedroom apartments. All are larger than- average and filled with natural light.



Typical 1 bed apartment
(Plot 9, Mulberry House)



Typical 2 bed apartment
(Plot 1, Mulberry House)



Key Features

- Contemporary styling
- Luxury specification
- Underfloor heating
- Balcony or terrace
- Courtyard garden setting
- Parking for residents and visitors



Be Quick.

The Early Bird Gets The First Pick

Platinum Exchange makes the process of moving home as stress free and smooth as possible, and is guaranteed to save you money too.

Our Platinum Exchange plan takes a weight off your mind and takes the wait out of your move-in day. You could secure the Platinum Skies home of your choice right away while your old property is being sold and move in just a few weeks from now. No delays, no worries about finding a buyer. We'll take care of the packing and removals. Just leave it all to us and start looking forward to enjoying your new lifestyle.

Trusted partnerships

We are a registered social landlord. We're part of AHH (Affordable Housing & Healthcare Group), an organisation committed to creating affordable living that promotes wellbeing for all. Every development we create aims to serve the local community as well as the residents who move in. We don't just build anywhere. We

partner with NHS Trusts and local authorities to redevelop surplus land in prime locations. Our shared ownership scheme was developed in consultation with the Regulator of Social Housing and Homes England, the government agency whose role is to help find innovative ways to meet the UK's critical housing demand. All our rental charges and fees are set in accordance with government guidance.

- We're only happy if you're happy
- Think of us as your new life partners
- We can manage your move for you

* Your existing property must be in England or Wales only.



“Let us take care of it”

“We couldn't really enjoy life before because all our money was tied up in our previous property. Platinum Skies got in touch with us and did everything. I would advise anyone who was in our position to seriously think about doing this. It's the best thing we've done.”

Homeowners at Monterey, Christchurch





Typical Specifications

Entrance Hall

- Oak veneer solid core entrance door
- Telephone point

Kitchen

- Contemporary fitted kitchens with clean lines. Finished in cashmere gloss or light oak.
- Polished stone composite kitchen worktop
- Integrated appliances: Neff slide and hide fan-assisted single oven, microwave, induction hob with telescopic hood, fridge freezer, washer-dryer, Bosch dishwasher
- Single lever stainless steel kitchen mixer tap
- Stainless steel under-mounted bowl and a half sink
- Under cupboard LED lighting
- Luxury vinyl tile flooring in contemporary oak
- Recessed LED down lighters

Living Area

- Open plan living
- Fitted carpet
- Recessed LED down lighters with dimmer (apartments)
- Underfloor heating with thermostatic control

Bathrooms

- Full height porcelain wall tiles
- Porcelain floor tiles
- Recessed LED down lights and low level LED courtesy light with motion sensor
- Showers are fitted with a glass shower screen, fixed shower head & wall mounted shower hose
- Main bathroom fitted with a 1500x800mm shallow profile anti-slip shower tray
- Wall mounted vanity units with white ceramic basin. A section of wall above the vanity unit will be clad in silver mirror
- Electric heated towel rail with thermostatic control
- Underfloor heating with thermostatic control

Bedroom

- Master bedrooms with built-in wardrobes
- Fitted carpet
- Decorative glass and chrome ceiling pendant light with dimmer switch
- Lighting 2-way-switched from side of bed in master bedroom
- Underfloor heating with thermostatic control

Communications

- Television point in bedrooms and living area (cable TV enabled)**
- Telephone point in hall and living area

Utilities

- Metered hot water and heating
- Underfloor heating throughout (ground floor only in cottages)
- 13 amp power circuits

Balconies†

- Glass balustrade with chrome finished hand rail to perimeter
- Composite timber effect decking
- Wall lights controlled from living area (apartments)

Security

- Security fob access control to building, gardens and car park entrances (apartments)
- Video entry phone system (apartments)
- Doors with spy hole and euro profile sashlock and thumb-turn lock (apartments)
- Mains supply smoke and heat detectors

Proud to work in partnership with



Notes

Variations occur between apartments, please refer to the sales team for individual kitchen and bathroom schedules.

** Connection to the communication infrastructure and satellite channels to be arranged by and at the cost of the purchaser via a service provider in the normal manner

† Where applicable

Your Questions Answered

You're bound to have a lot of questions. The most common ones are below, but feel free to contact us if you have any others.

Can I bring my pets?

Yes, of course. We know having a pet around can add to our happiness and wellbeing. So feel free to have your pet move in with you.

What is retirement living?

In many ways, living in a retirement house or apartment is much the same as living anywhere. Your home is yours to furnish and decorate as you please. Invite friends and family over and it's up to you to keep the place spick and span. On top of this, retirement living brings added security, support and peace of mind. Your home will be part of a purpose-designed development, chosen for easy access to essential facilities and care services. Thought is given to making sure everything is accessible and help is never far away if you need it.

Are family and friends able to stay?

Absolutely! Family and friends are important and this is your home. We have a dedicated guest suite where your visitors can stay. There's a small fee for this and you'll need to book in advance with your lifestyle manager.

Will I get a garden?

We know how much pleasure comes from nature and the changing seasons, so our Cottages and Houses come with gardens and most of our apartments have a terrace or balcony. Throughout Chapters we have created outdoor spaces to enjoy with courtyards and landscaped gardens, water features, and plenty of seating.

Who can live at Platinum Skies?

Anyone over 55. We cater for retirees of every age and people who choose to keep working into their seventies and beyond.

What costs do I have to pay?

You'll pay a monthly rent (assuming you move in with our shared ownership scheme) and service charge. This covers the share of the property that you don't own yourself, plus provision of day-to-day services. All our rental charges and fees are set by the government's housing agency, Homes England. Lifestyle services – everything from dining at the bistro to health and social activities – are offered pay-as-you-go.



"He's my best friend"

"My cat and I have been companions for as long as I can remember. I love that he was allowed to move in with me, it's one of the main reasons why I moved to a Platinum Skies home. Not all developments accept pets and some don't actually allow pets in the grounds. The team have been so helpful and nothing has been too much trouble."

Vista homeowner, Poole



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PLATINUM SKIES

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