

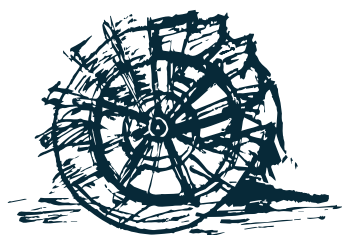


HIGHWOOD
MILL

Horsham



Enjoy more, worry less....



HIGHWOOD MILL

This stylish new development, on Horsham's prestigious Highwood estate, offers 105 one and two-bedroom apartments designed for people over 55. The attractive New England inspired interior, thoughtful design and high quality finish make Highwood Mill truly special.

Enjoy your own self-contained apartment within a friendly community, with the reassurance that a professional care team and support to live independently is there, if and when you need it. An on-site restaurant, hair and beauty salon, landscaped gardens and activity programme makes this a sociable and engaging place to live.

Highwood Mill is a perfect solution for older people looking for a comfortable, safe home in an attractive, welcoming setting.





Highwood Mill

Highwood Mill

Our apartments are light and spacious, with many enjoying the added benefit of a private terrace or balcony.

But your living space doesn't end there, Entertain friends in Ingram's restaurant, or meet for coffee in the lounge. The extensive facilities at highwood Mill are beautifully designed and are yours to enjoy.





Historic Horsham

Horsham and the South Downs

The historic market town of Horsham is a short distance from Highwood Mill and our shuttle bus means you will have no problem getting in and out of town.

Horsham is home to many restaurants, a museum, library, a thriving arts and cinema complex and you will always find lots going on in the town centre. There is a market every Thursday and Saturday and many events take place throughout the year. You will also find a good variety of shops including Sainsbury's, Waitrose and John Lewis. There are several GP surgeries, dentists and a leisure centre with large swimming pool.

Conveniently located across the main road (A24) from Highwood Mill via a wide pedestrian bridge is a Tesco Extra superstore; the shuttle bus will also run here regularly.

From Horsham there are excellent road and rail links to Brighton, London and Gatwick airport.

The stunning scenery of the South Downs National Park is just a short drive away and the coastal resorts of Brighton and Worthing are within easy reach.



Living at Highwood Mill

Your life at Highwood Mill can be as busy or as tranquil as you want it to be. With a wide range of activities on offer, we are confident you'll find something you want to do.

Relax in the landscaped gardens, enjoy a coffee with friends in the restaurant, do a spot of gardening or simply read a newspaper in the comfortable library.

The studio is where many activities will take place, from exercise classes and yoga, to art and craft sessions.

Enjoy regular trips into Horsham town centre using our minibus shuttle service, or join an excursion and travel further afield to the theatre, National Trust properties and the coast.

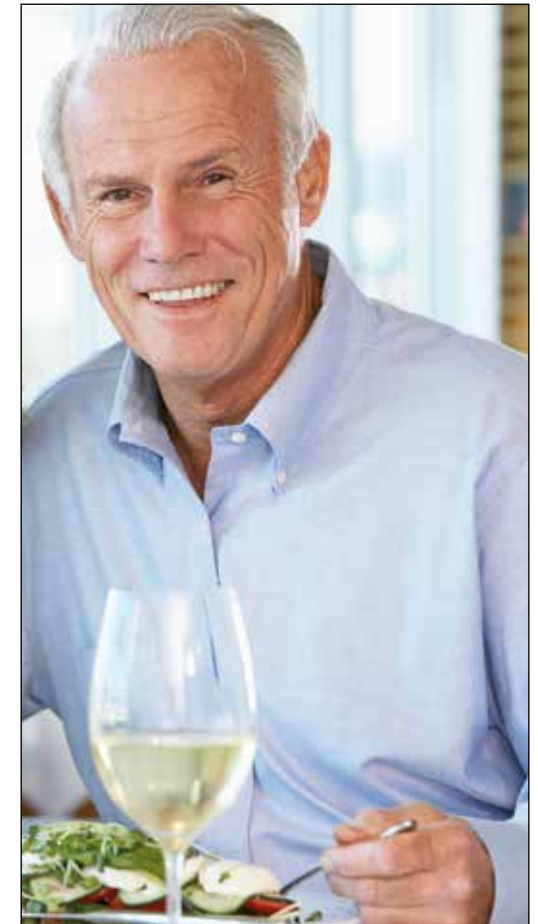
You can help shape the programme of groups, trips and activities by joining Highwood Friends. Membership of Highwood Friends is free and is open to anyone living at or connected to Highwood Mill.



Dining at Highwood Mill

Our stylish restaurant, Ingram's, is a great place to get together with friends and neighbours, or to entertain your guests. Whether you want a freshly prepared hot lunch, a light snack or just a coffee, a visit to Ingram's is sure to become a favourite part of your day.

Ingram's will be happy to cater for any specific health or cultural requirements.



Caring for you

Highwood Mill offers a range of support and care services aimed at ensuring that you are able to enjoy your home and life to the full.

A professional care team will be available on site 24 hours a day, seven days a week to provide commissioned care and support. Some people will need little or no support, while others may have higher needs including people with physical disabilities or dementia. Costs for care will depend on the level of help you need and your personal financial circumstances.

Our scheme manager service ensures life at Highwood Mill runs as smoothly as possible. As well as being responsible for the management of the building and facilities, they play a key role in creating a friendly and welcoming community that we hope you will want to be a part of. The scheme manager will also visit you at home to give you support with anything from managing your paperwork, arranging appointments or just talking through any issues or concerns.

Please note, while we aim to support your independence for as long as possible, there are upper limits to the amount of care and support that can be provided at Highwood Mill. Very occasionally, alternative accommodation may have to be arranged for a resident. This decision would be made by health and social care professionals in conjunction with the resident and family or an advocate acting on the resident's behalf.



A photograph of two women smiling and embracing outdoors. The woman on the left has short grey hair and is wearing a light pink top. The woman on the right has long blonde hair and is wearing a dark blue top. They are standing in front of a blurred background of greenery and trees, suggesting a park or garden setting. The lighting is warm, indicating it might be late afternoon or early morning.

At a glance:

- Support and advice services – including help with managing your home and finances, finding doctors and dentists, making sure you can get to hospital appointments, helping to get you welfare benefits and encouraging you to take part in community life
- Social activities
- Hobbies, creative activities and exercise classes
- Personal care – including dressing and bathing
- Domestic help with cleaning, laundry and shopping

Peace of mind



Your own front door

Buying your new home

We want to make it as easy as possible for you to buy a home at Highwood Mill, which is why we'll be with you every step of the way. Our experienced Sales team is dedicated to making sure that you're buying a home you're going to be happy with – and we'll help you through the process. And as a not-for-profit company and registered charity we're not in the business of selling you something you don't want or need – if Highwood Mill is to be your home we want you to be happy here. We also need to be sure that Highwood Mill is suitable in respect of any care needs you may have.

Apartments are sold on a leasehold basis. Saxon Weald, as landlord, is responsible for maintenance of the building and grounds. As leaseholder, you are responsible for your own apartment, including repairs and redecoration.

Service charges apply at Highwood Mill; please see page 16 for details.

For more information about buying at Highwood Mill please call the Sales team on 01403 226035 or 226145.



Renting your new home

Renting at Highwood Mill brings you security and peace of mind. Not only do you have access to support and care if you need it, but after a 12 month settling-in period, you will benefit from an assured tenancy – a home for life (care needs allowing). However, you also have great flexibility, with only 28 days' notice required should you wish to move.

In order to ensure the best use of Highwood Mill as a housing resource, priority to rent will be given to people who live in Horsham District. The scheme will also have the provision for up to six rented apartments where the tenants are between the ages of 45 and 55, with an identified care and/or support need or require wheelchair accessible accommodation. We will ask you to meet us to ensure Highwood Mill will be suitable for you in respect of any care needs you may have.

In addition to your rent, service charges apply at Highwood Mill; please see page 16 for details.

For more information on renting at Highwood Mill, please call us on 01403 226196.





*Live life
to the full*

The costs

Service charges apply at Highwood Mill. They reflect the actual costs of providing the services included (see column on the right) and are not profit-making. Charges are usually adjusted on an annual basis.

The service charge covers the cost of our scheme management service and a wellbeing charge, which covers the cost of maintaining a professional care team on site.

Please call us on 01403 226196 for current estimates.

- Costs for any personal care are not included in these charges. The amount you pay for care will depend on how much care you need and your personal financial circumstances.
- Costs for meals or refreshments taken in the restaurant are payable separately.
- You are also responsible for paying your own council tax and home contents insurance.

Help towards costs

We are happy to provide advice and support to help you understand what government support you may be entitled to.

Service charges cover:

- Building maintenance
- Grounds maintenance
- 24-hour emergency call system
- Camera door entry system
- Buildings insurance
- Heating and hot water for communal areas
- Heating and hot water to your apartment (limits apply)
- Cleaning of communal areas
- Window cleaning for external windows
- Maintenance of lifts and other equipment



Saxon
Weald

About us



WEALD Living

by Saxon Weald

Highwood Mill is owned and managed by Saxon Weald. We are leaders in extra care in the region, with huge experience not only in the management of developments, but also in supporting older people in maintaining their independence and creating a welcoming, friendly community. Our properties for sale are marketed through Weald Living. Please see our website www.wealdliving.com.

Established in 2000, Saxon Weald is a not-for-profit housing association based in West Sussex. We are also a registered charity (no. 1114158).





Highwood Mill

Our residents say:

"You've got to pinch yourself all the time. It changes your life even in just a week."

"It's like living in a hotel."

"It's a huge weight of my mind being here."



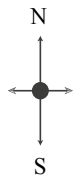


Stylish, comfortable spaces

*These details have been prepared in good faith and are believed to be correct at the time of printing (April 2017).
The information provided is for the interest and guidance of potential residents but does not form part of any contract or constitute an offer.
Photographs shown are examples only, some are computer generated and layouts may vary.*



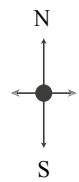
Ground floor site plan



- Sales
- Rental
- 1 (2) Plot numbers & (postal numbers)
- 1 One bedroom
- 2 Two bedroom
- L Lifts
- Communal areas
- Staff & maintenance areas



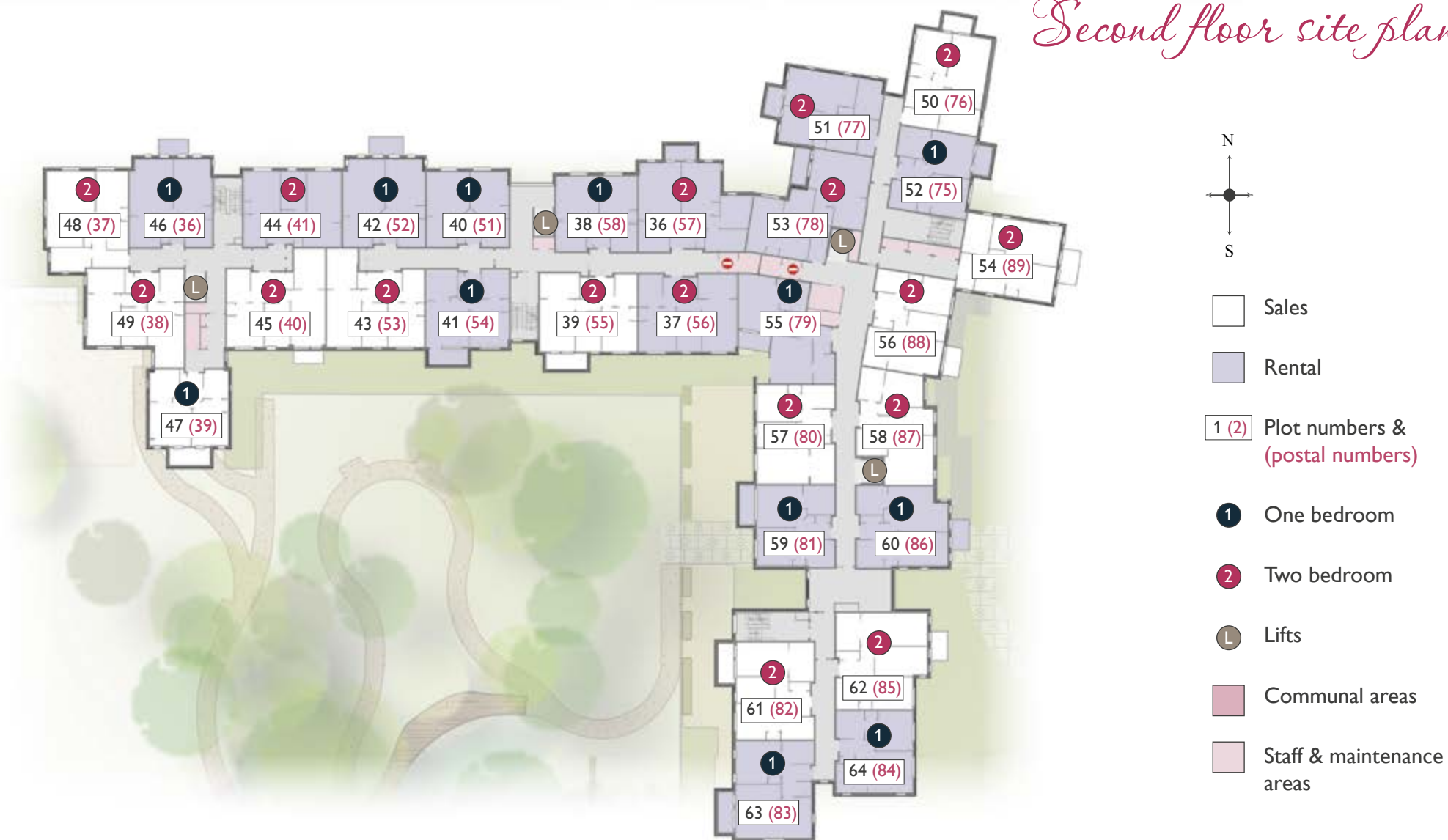
First floor site plan



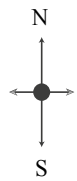
- Sales
- Rental
- 1 (2) Plot numbers & (postal numbers)
- 1 One bedroom
- 2 Two bedroom
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- Staff & maintenance areas



Second floor site plan



Third floor site plan



□ Sales

■ Rental

1 (2) Plot numbers & (postal numbers)

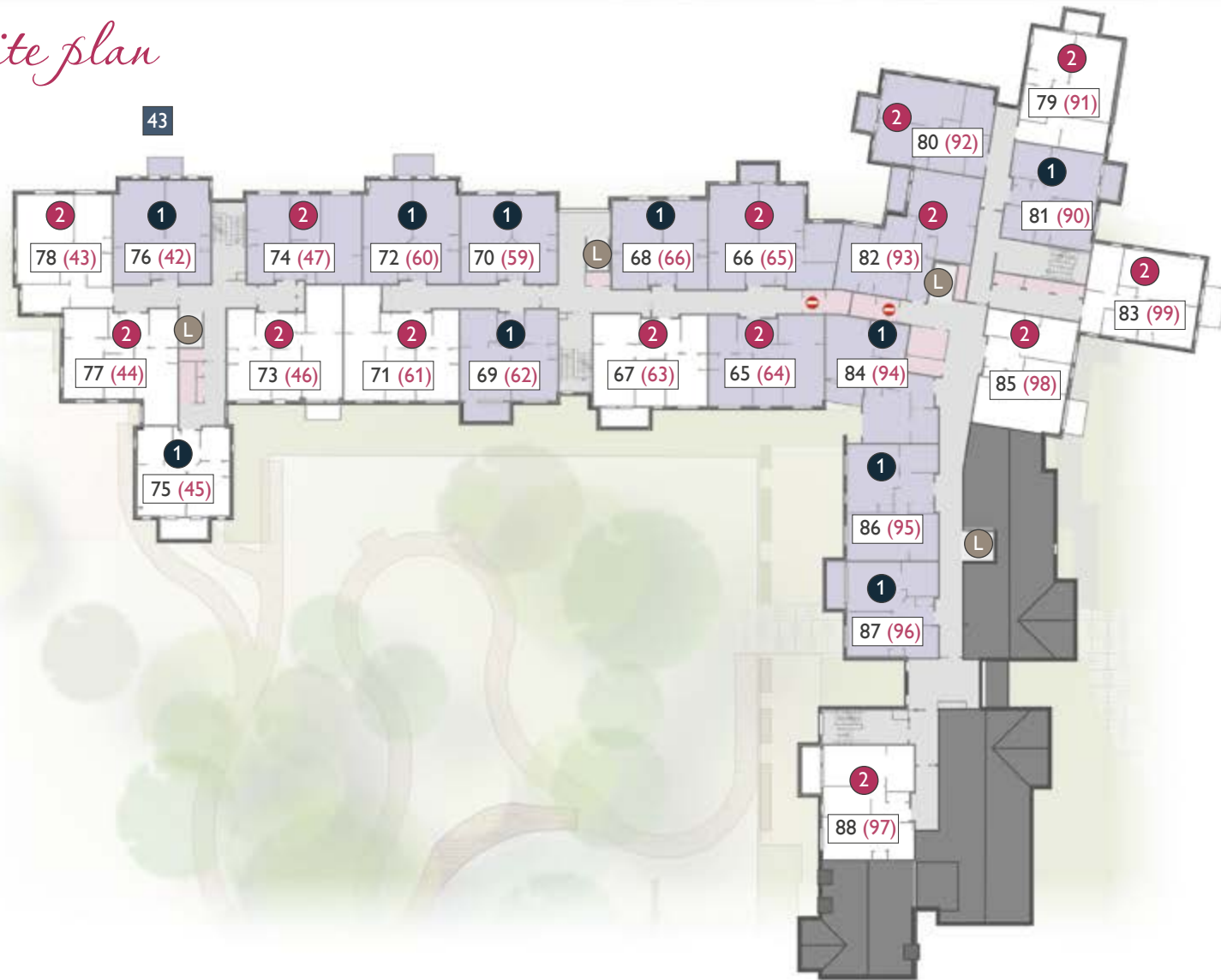
1 One bedroom

2 Two bedroom

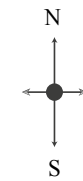
L Lifts

■ Communal areas

■ Staff & maintenance areas



Fourth floor site plan



□ Sales

□ Rental

1 (2) Plot numbers & (postal numbers)

① One bedroom

② Two bedroom

L Lifts

■ Communal areas

■ Staff & maintenance areas

A typical one-bedroom apartment



Based on plot 6:

54.1 sq m (582.33 ft²)

Living room
4.04 m x 4.20 m (13'3" x 13'9")

Kitchen
2.84 m x 2.98 m (9'4" x 9'9")

Bedroom
3.59 m x 4.30 m (11'9" x 14'1")

Bathroom
2.50 m x 2.68 m (8'2" x 8'10")

A typical two-bedroom apartment



Based on plot 5:

66.1 sq m (711.49 ft²)

Living room
3.30 m x 5.0 m (10'10" x 16'5")

Kitchen
3.74 m x 2.12 m (12'3" x 6'11")

Bedroom one
3.43 m x 4.42 m (11'3" x 14'6")

Bedroom two
2.44 m x 3.94 m (8'0" x 12'11")

Bathroom
2.21 m x 2.94 m (7'3" x 9'8")

Built by Berkeley Homes, each apartment at Highwood Mill is finished to an exceptional standard and neutrally decorated throughout.

Specifications

Kitchen

Stylish design by Manhattan kitchens

Integrated oven with hob and extractor fan

Glass splashbacks

1½ bowl stainless steel sink and mixer tap

All apartments include a fridge freezer and washer/dryer

* Sales apartments also feature slimline dishwasher and co-ordinated ceramic flooring

Bathroom

Contemporary white sanitary ware with wall hung basin

Walk-in shower

Co-ordinated vinyl flooring

Bedroom

Fitted wardrobe in bedroom one

Heating, lighting, electrical

Raised height plug sockets

TV and phone points in bedrooms and living room

Communal satellite dish

Low voltage LED down lighters in kitchen, bathroom and hallway

Efficient heating system via wall mounted radiators

Exterior and interior

Private balcony or terrace in some apartments

Double glazed windows

Secure front doors

Carpeted living room, bedrooms and hallway

Built-in storage cupboard

Security and peace of mind

Smoke detectors

Secure entry door system

Emergency pull cord in lounge, bedroom one, bathroom and intercom in hallway





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Horsham RH12 1GF

Tel 01403 226196

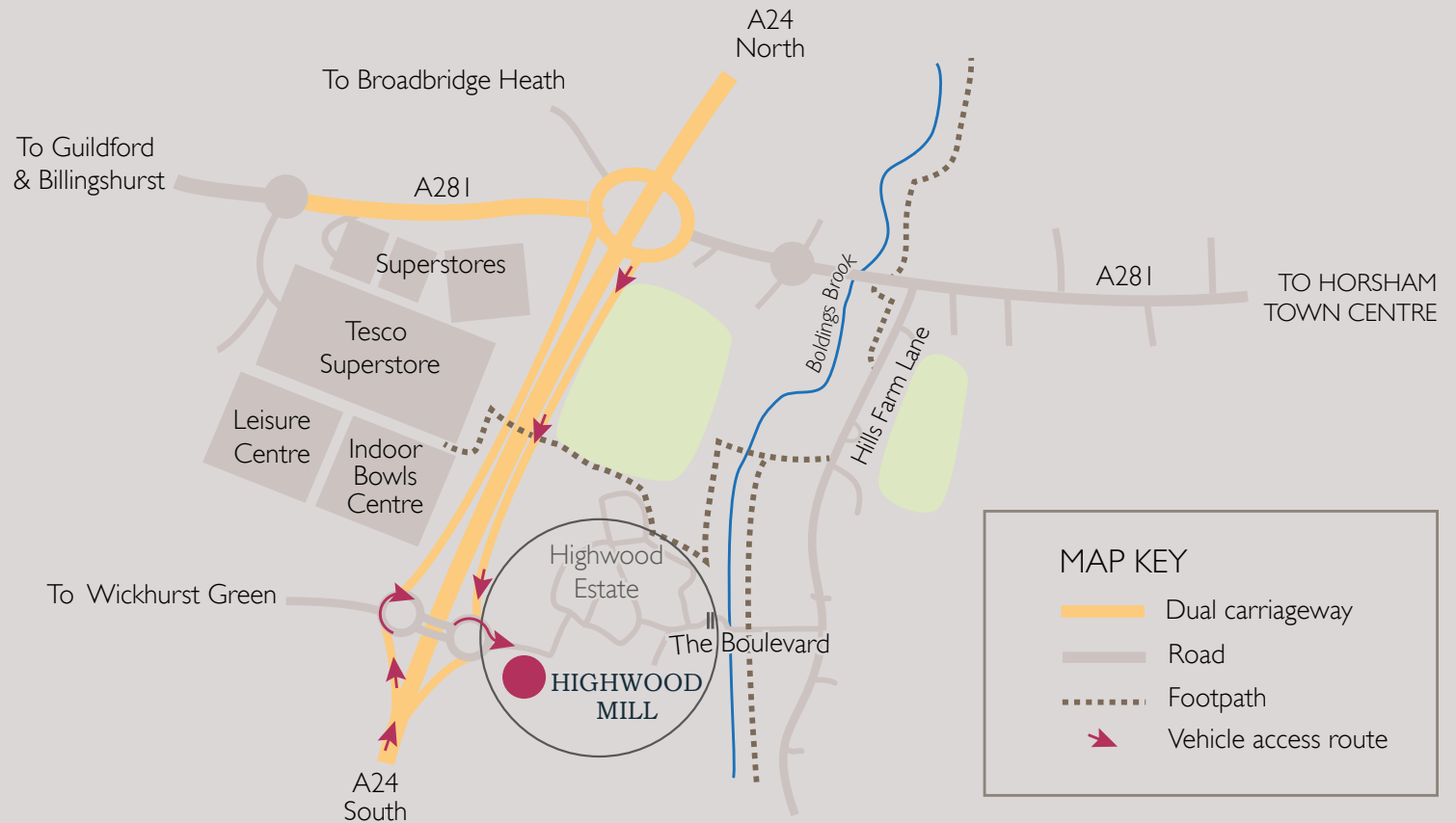
www.highwoodmill.co.uk



WEALD Living

by Saxon Weald

Location



* Please note that vehicle access to Highwood Mill is via the A24