

Providing much-needed Retirement Living accommodation for older people in Baildon



At McCarthy Stone, we strive to create healthier and happier lives through our retirement communities, enabling older people to maintain their independence for longer.

PROPOSAL

We are currently exploring an option to develop **land at the former Ian Clough Hall, Baildon**. Our plans are for the construction of 46 Retirement Living apartments for private sale, rent and part-rent, part-buy.

YOUR FEEDBACK MATTERS

We invite you to join our pre-application consultation about our proposals for Baildon. The views of the local community are a vital part of the design process and we are eager to involve you in shaping the future of this development.

FIND OUT MORE AT OUR IN-PERSON EVENT

Our consultation process includes a public exhibition where you can learn more about the proposals and speak to members of the project team.

The exhibition will take place:

On: **Monday 11 December 2023**

From: **2pm – 6.30pm**

At: **Baildon Methodist Church, Newton Way, Baildon, BD17 5NH**

Alternatively you can explore our plans online at www.mccarthystoneconsultation.co.uk/baildon

BENEFITS OF THE PROPOSAL



Regeneration of a vacant site;



Much-needed specialist Retirement Living accommodation provided for local older people;



Ideal location close to public transport links, shops and services;



Improved site boundaries with new shrub and tree planting;



A sensitive neighbour for those living near to the site;



Sufficient on-site car parking;



Low levels of traffic generation and car ownership;



Support for the local economy, with residents typically choosing to use local shops and services on a regular basis;



Typically, most residents moving to a McCarthy Stone development move from within a 4-mile radius of the development, releasing family housing back into the market.

ABOUT MCCARTHY STONE

Since completing our first development in 1977, we have become the UK's leading developer and manager of retirement communities. We have sold over 58,000 retirement living properties in more than 1,300 different locations.

We recognise that getting older presents challenges, so that's why everything we do is built around the needs of our residents; from the design of our properties to our on-site support services, the requirements of later life are always at the front of our minds. Our retirement communities bridge the gap between family housing and care, removing concerns about home maintenance and enriching the lives of our residents.

WE WANT TO HEAR FROM YOU

We are committed to meaningful community engagement regarding our proposals for Baildon.

For the convenience of local people, we will host our proposals on a project website so that they can be accessed at any time. For those without access to the internet, hard copies of information are also available on request.

You can view our project website by visiting:

www.mccarthyandstoneconsultation.co.uk/baildon

Between: **Monday 4 December and
Monday 18 December 2023**

You will be able to view the plans and provide your thoughts via an online feedback questionnaire, or you can email your views to feedback@mccarthyandstoneconsultation.co.uk.

OUR RETIREMENT LIVING APARTMENTS

Our Retirement Living developments enable residents to continue to live independent and healthy lives in their own home.

Our properties can be occupied by people aged 60 but the average age of residents upon entry is 79. The majority of residents moving into our developments already live in the local area.

All of our properties are built to generous internal space standards and incorporate features designed to help residents maintain their independence.

Along with the benefits of independent living within their own property, residents are able to enjoy activities in the shared spaces within the apartment development. These include a shared lounge and a guest suite for when friends and family come to stay.

All our developments also include beautifully landscaped outside spaces which enhance the local neighbourhood, as well as providing a social area for residents to come together.



GET IN TOUCH

Leave your feedback, comments and questions by contacting the project team on:

☎ 0800 298 7040 (Freephone)

✉ feedback@mccarthyandstoneconsultation.co.uk

🌐 www.mccarthyandstoneconsultation.co.uk/baildon

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