

# Leadon Bank

Orchard Lane, Ledbury, Herefordshire HR8 1BY



Innovative retirement properties plus<sup>+</sup> care





## Innovative retirement properties plus+ care

Extra care is becoming the commonly accepted term for retirement housing developments where care is available. Housing with care is a more descriptive term; other names include assisted living, continuing care and close care.

Shaw extra care schemes offer the next generation of retirement housing as a real alternative to and a step-up from, traditional sheltered housing schemes which do not provide personal support and care.

If you think all new extra care developments are the same then you're in for a few pleasant surprises.



Shaw extra care schemes offer well designed apartments with supportive communal accommodation for anyone seeking to remain in their own home.

Our extra care schemes provide the opportunity to acquire an assisted living type of property which is both a secured legacy and continued investment in the property market.

Shaw extra care apartments are sold on long leases; each property is different and suited to either single person or partnered couple occupancy: the scheme provides the choice of 17 one and two bedroom premium apartments.

Our extra care properties have bright spacious living spaces and include a fully fitted kitchen, hall, store cupboard, wheelchair accessible shower room, lounge / diner and a host of features to assist your daily living needs. The development also includes a communal lounge, restaurant, café-bar and other hotel type facilities.

These schemes offer a new life style choice and opportunity designed for those active in retirement, who also want the security of care services on hand whenever they are required.



Leadon Bank is a striking new lifestyle retirement development set in the historic town of Ledbury



# Affordable independent living

For a happier, healthier independent life; additional residential, reablement and day care services operate at this site; adding even more value to your choice of secure living with care right on your own doorstep

Leadon Bank is a striking development set in the historic town of Ledbury; a market town of Herefordshire full of character lying in a shallow valley of the Malvern Hills.

In historic Ledbury you could be forgiven for thinking you are back in the 16th century as you take a good look around its buildings and walk its cobbled lanes, scenes of many period films and television appearances offering the photographer beautiful images.

There is easy access to the M50 and beyond to the M5 with Worcester and Birmingham to the north and Bristol to the south. Accessing these cities including nearby Hereford; provides unrivalled choice when it comes to sophisticated and stylish covered shopping malls and popular entertainment centres.

Apartments are positioned on the second and third floor of this development; with the ground floor providing a comprehensive range of communal facilities for residents; whilst a short term reablement service is provided on the first floor in partnership with Herefordshire Council.

Your new home will be accessed through a secure entrance lobby offering you a choice of passenger lifts or stair access to each floor. Outside you will find level walkways providing easy access to the pleasant landscaped grounds and

communal gardens surrounding the development bringing year round pleasure.

A short stroll along the small on-site nature trail through the remaining orchard, provides a wonderful sight in spring when in blossom; alternatively a walk across to the park where children play offers extensive views of the picturesque Malvern Hills.

Leadon Bank is set in the heart of the town of Ledbury with an array of shops, pubs, restaurants and churches all conveniently close at hand.

Herefordshire itself is the county of five rivers and the market town of Ledbury in the East of the County is named after the river Leadon which flows through the parish. Local attractions include the Market House in the centre of town which was erected in 1653 by John Abel the king's carpenter. The English Festival in spring and Poetry Festival are two major events to enjoy, or how about a day out to 'Weston's Cider' with its intriguing visitor centre or Eastnor Castle both just a short car journey away.





## Who can benefit from living in extra care housing?

### You

Anyone who wants opportunity, security and wishes to retain complete independence with the benefits of home ownership for the whole of their life. Shaw extra care schemes afford you the security and peace of mind that; should you need care, then it is on hand to whatever extent you require.

*Shaw extra care – provides a real alternative to a residential or nursing care home*

Faced with frailty or a home that no longer meets your needs, Shaw extra care can provide the solutions to your cleaning, catering, companionship and health needs.

You can choose between maintaining your privacy within your own apartment or enjoy the companionship of others in the communal areas. You will be able to impress and entertain your friends and family in the hotel-style public areas which include comfortable lounges, activity studio, restaurant, terrace café/bar, beauty salon or library and they can even stay overnight in a private guest suite.

### Your loved ones

Our relatives often need our support in their older age. Adaptations at home are increasingly costly, as is your valuable time required to fulfil their personal care needs. Expensive care institutions are not always suitable for our relatives and may be prohibitive when we choose to spend quality time with them as a family.

Investing in a Shaw extra care apartment may help your relative to maintain their independence yet allow for higher levels of care to be delivered whenever they need it and in their own safe and secure home. Direct telephone access and assistive technology will give you and them reassurance and allow you to stay in touch.

Increasingly one partner or the other in a relationship becomes a carer and a crisis event can result in the ill health of the other. This can be prevented in a Shaw extra care development with responsive intervention at hand to give you and your relative's peace of mind and respite care for you or your loved one just when you need it most.

You are not on your own with Shaw extra care

Our landscaped grounds and communal gardens bring year round pleasure

# Shaw extra care - the real alternative to a residential care home

Leadon Bank is a new build extra care development with retirement apartments offering a mix of one & two bedroom properties over two floors, providing accommodation with an optional range of support services including care packages to meet every individual's home and personal care needs.

This exciting development has the unique benefit of access to on-site community activities and visiting healthcare professionals. There is also a residential reablement service provided in partnership with Herefordshire council.

Your safety is paramount. All apartments are equipped with the latest assistive technology; offering wireless emergency response devices that include fall and inactivity detection, smoke, heat, gas and panic alarm options.

## Your extra care team consists of:

- Concierge
- Hotel Services
- Extra Care Support Workers
- Domiciliary Care
- Scheme Manager

## Standard aid call systems offer:

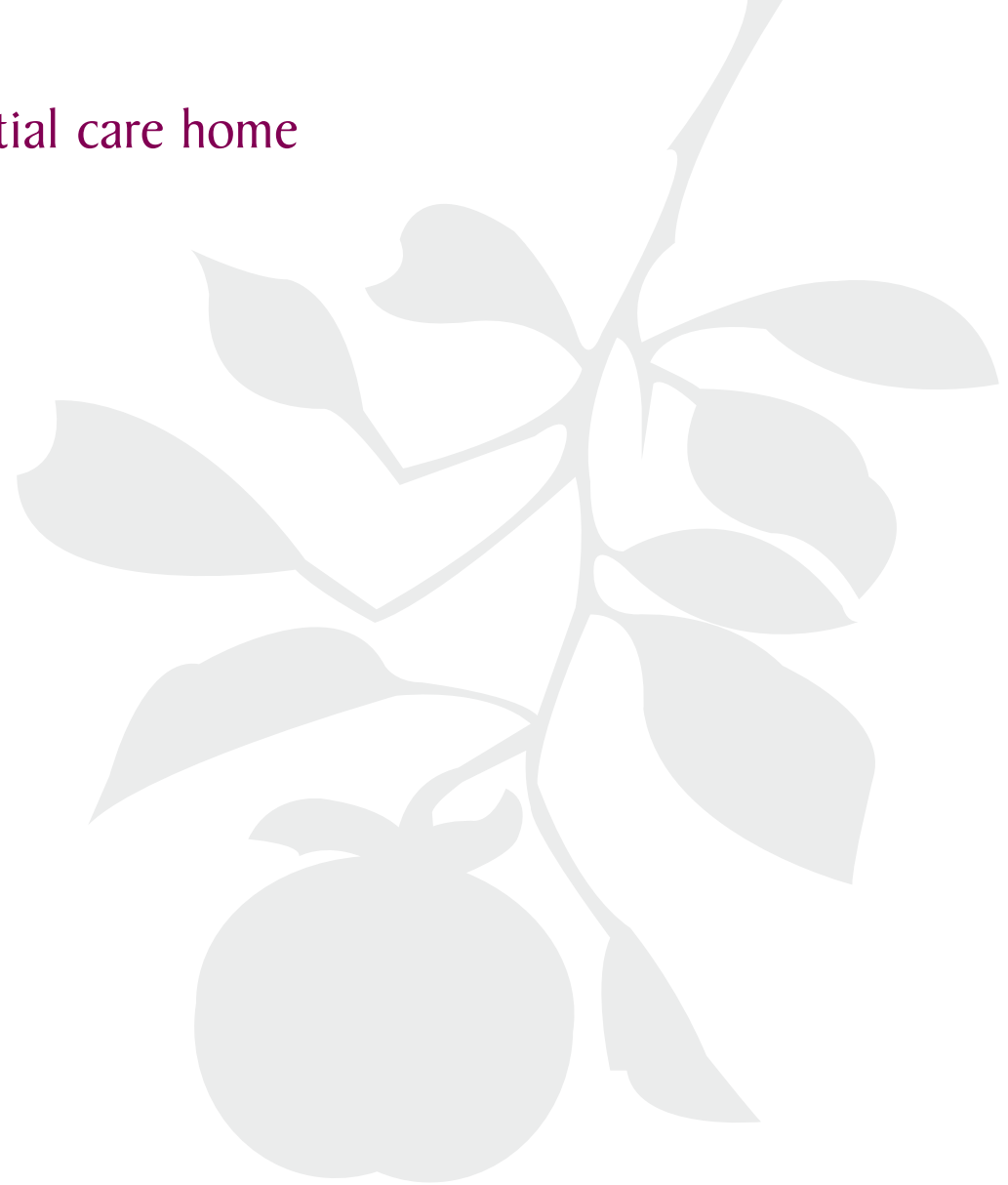
- Base Station & Wireless Radio Call Button
- Emergency Call Assistance
- Management Response
- Courtesy Messaging & Intercom
- Smoke Activated Alarms
- Main Door Entry System to Permit Warranted Entry
- Security Cameras at Main Entrance – to view your visitors by using the telephone door entry system.

## In addition, for optional personal and home safety solutions:

- Automatic Appliance Switching
- Medication Reminder
- Light Guidance
- Life Line Pendant Check
- Health Check

## An Active Lifestyle:

- Restaurant & Cafe' Bar
- Residents Lounge
- Library & Media Suite
- Laundrette
- Beauty / Complementary Therapy
- Craft & Hobby Studio
- Terrace
- Guest Suite
- Passenger Lift
- Ample Parking
- Communal Gardens





An attractive collection of private apartments  
with contemporary communal space affording  
easy living with traditional values



# Your new home

An attractive collection of private apartments with contemporary communal space affording easy living with traditional values

In addition to our standard features, a selection of choices and options are available to personalise your individual apartment subject to the stage of construction.

Further information on our range of optional extras (including choices of mobility adaptations) is now available from your sales consultant.



## General

- Insulated floor and wall construction
- Gas fired thermostatically controlled central heating
- Fitted carpets to lounge & bedrooms
- Quality ironmongery
- Double glazed softwood windows
- Veneer effect internal doors
- Mobility scooter power point & bay
- Environmental and car park low energy lighting
- 10 Year Zurich Home Build Guarantee Scheme

## Shower Room

- Full height wet room wall covering
- White traditional style sanitary suites
- Contemporary easy grip chrome tap fittings
- Modern wide & level access shower bay
- Skimmed ceilings
- Grab rail & bar handles
- Chrome thermostatic shower valves and shower screen rail
- Raised height toilet seating
- Shaver socket & vanity light
- Airlux ventilation
- Slip resistant self draining vinyl floor finish

## Kitchen

- Designer layout base & wall units
- Matching tiles, doors, worktops & fittings
- Electric eye level oven
- Electric hob
- Extractor hood
- Provision for integrated fridge/freezer
- Feature splash backs
- Feature low voltage lighting
- Vinyl floor finish

## Electrical

- 13amp power circuits
- Interlinked smoke alarms
- Telephone point
- TV/FM aerial point
- Satellite TV point
- Aid call alarm system
- Wall down lighting
- Audio & video door entry system





A new lifestyle awaits the discerning  
purchaser at Leadon Bank





Hereford Cathedral, museums and art & entertainment venues feature a diverse programme of events

# Facilities available within the Local Community of Ledbury

- The Parish Church of St Michaels and All Angels
- Catholic Church of The Most Holy Trinity
- Methodist Church
- Pentecostal Fellowship
- Solicitors
- Library
- Police Station
- Community Halls
- Pubs & Clubs
- Bank
- Post Office
- Ledbury Community Health & Care Centre with minor Injuries Unit
- St Katherine's Surgery
- Market Street Surgery
- Natural Health Therapy Centre
- The Market Theatre
- Dymock Golf Club
- Ledbury Leisure Centre & Swimming Pool

## Shops

- Shoes and soft furnishings
- Clothing stores
- Silversmiths and gifts
- Travel agents
- Antiques
- Kitchenware
- Whole and speciality food halls
- Off licence
- Flower Shop
- Gift Stores
- Art Gallery
- Pharmacy Stores
- Supermarkets

## Restaurants

- The Talbot Hotel
- The Feathers Hotel
- Black Pepper
- The Sandwich Bar
- Tea Rooms

## Local Attractions

- Eastnor Castle
- Hellens – Much Marcle
- Three Choirs Vineyard – Newent
- Westons Cider
- Malvern Hills

For when the family visit; nearby Hereford City is well served with extensive shopping, bars, restaurants, leisure and sports activities and other visitor attractions.



# Leadon Bank - extra care facilities

## Lower Ground Floor - 7 Apartments

- Assisted Bathroom
- Hobbies Studio
- Laundrette

## Ground Floor - 11 Apartments

- Main Entrance & Reception
- Restaurant & Café Bar
- Beauty Studio & Alternative
- Therapy Suite
- Residents Lounge
- Multi Purpose Meeting Room
- Day Care Services
- Consulting Rooms
- Bathing Clinic
- Care Centre Office
- Assisted Bathroom
- Hotel Services

## 1st Floor - 13 Apartments

- Therapy Suite
- Resource Centre & ADL Kitchen
- Short Stay Residential Reablement Wing
- Assisted Bathroom

## 2nd Floor - 16 Apartments

- 1 bedroom from 49 sq m
- 2 bedroom from 82 sq m
- Guest Suite
- Assisted Bathroom
- Store Rooms

## 3rd Floor - 5 Apartments

- 1 bedroom from 50 sq m
- 2 bedroom from 70.4 sq m
- Store Room

## Assisted Bathing

In addition tenants have free access to assisted bathing systems, adaptable to all degrees of mobility and positioned in separate bathrooms conveniently found on each floor. Modules are designed to provide for independent -safe transfer and offer, via a handset; a sequence controlled chair lift for gentle and secure transfer into the bath, whilst maintaining an ergonomically correct posture.



## Care Packages

Should you require personalised care or support whilst living at Leadon Bank we can provide you with a superb quality service, delivered by our own in-house Community Services support team.

Shaw healthcare's friendly committed and well trained team members are based on the premises and are available to support you with a wide range of unhurried care & support options.

To ensure choice, control and independence these services may be purchased by the hour or half hour at competitive rates with preferential terms available should you require a significant support package.

We listen to what people say, want and value; personalising and costing support packages that are flexible, ensuring that you can plan your required support from week to week.

### Personal care options:

- Assisting with getting up/going to bed, making bed, changing linen
- Assistance with dressing
- Bathing, hair care, oral hygiene, shaving
- Assistance with prosthetics
- Assistance with moving and transferring
- Assisting to eat and drink, kitchen cleaning/hygiene
- Preparing to attend day care/appointments etc
- Monitoring general safety and welfare
- Assistance with non prescribed creams, preparations etc, and prompting to take prescribed medication, overseeing collection/safe storage of medication
- Assisting with continence - use of toilet, and associated personal hygiene routines.

### General support options:

- Assistance with cleaning, house keeping and laundry
- Help with shopping or cooking
- Assistance in dealing with correspondence, including accessing benefits
- Accompaniment to appointments & activities







For your free consultation or alternatively just for more information about our care & support packages please contact Shaw Community Services:

Tel: 07904 387493 or  
email: [community.services@shaw.co.uk](mailto:community.services@shaw.co.uk)

**City & Guilds**



# The Leadon Bank Site

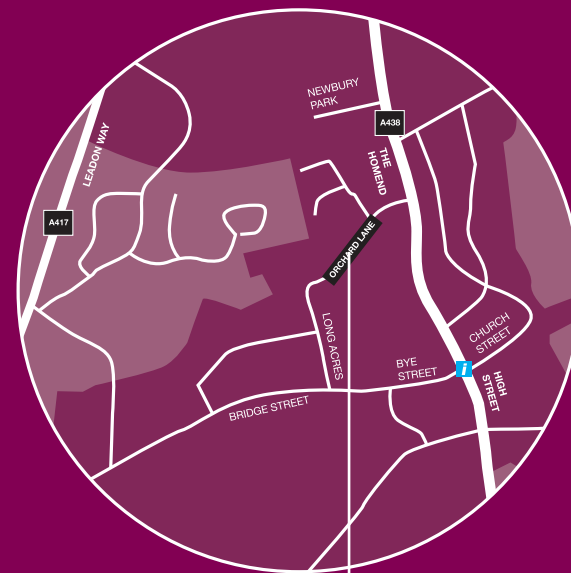
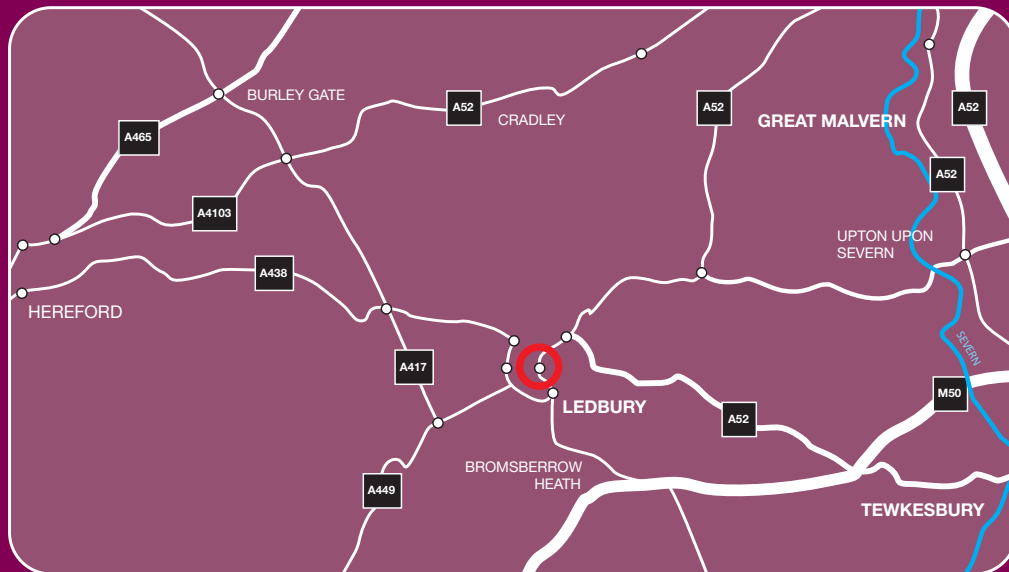
-  1 and 2 bedroom apartments
-  car parking and roads
-  gardens
-  trees and shrubs



# What you should do next

## Once we have your details...

- We will send you further information
- Undertake a detailed assessment of your requirements.
- Offer personal home consultations for viewing of plans to secure early reservation.
- Provide access to our marketing suite and show apartments throughout your transaction.
- Propose a fully costed and robust sales cost package based on your individual needs.
- Give professional advice on home and care packages available.
- Develop & communicate transition plans with you.
- Allocate a personal case manager should you require car



  
Leadon Bank

Designed by Picador: 0117 929 2969

Property Misdescriptions Act 1991

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These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions Act 1991. Customers are strongly advised to contact a Shaw representative for further details and to satisfy themselves as to their accuracy.

