



• LIFESTYLE • CHOICE • SECURITY • CARE •



Middleton Village

Carr Lane, Lancaster, LA33LJ



PRESTIGIOUS
RETIREMENT VILLAGES



• LIFESTYLE • CHOICE • SECURITY • CARE •





Welcome to
Middleton Village



The future arrives one day at a time

Chairman's Note

Prestigious Living Group has extensive experience of developments for the over 55's. Our Villages are designed to provide choices by way of well constructed dwellings and facilities. The accommodation is positioned in desirable settings and locations. We will provide as much independent and/or supported living as we are able, giving you the flexibility and option to live your life as you choose.

This booklet is designed to give you an insight into the Prestigious Living lifestyle and the extensive facilities you may expect.

Our uniformed staff are directed to be courteous and are committed to helping each person enjoy and maintain their independence. There will be a 24 hour service provided by our on-site hotel staff to look after matters such as messages and security. We can provide or procure any available assistance as and when requested. Included will be the on-site care and domestic staff together with estate and maintenance operatives.

Our aim is that the facilities and services will exceed your expectations. The village plans include an elegant restaurant, with a selection of meals, morning and afternoon teas, and many tempting treats. From the moment you enter the village, from the greeting at our reception, and throughout every day our intention is to provide you with a warm and memorable experience.

There will be a variety of choices available for you including an on-site provisions store, craft and activity facilities, hairdressing and beauty salon, regular social events, pool and spa areas, gymnasium, tennis court and plenty of areas to relax and unwind... at your own pace.

The full time manager and lifestyle support staff will co-ordinate a variety of events and trips. Transportation can be provided via our own bus and taxi service. Transport can easily be booked for private use.

From the gardeners' greenhouse to the extensive walks (including beaches and nature areas), those who prefer an outdoor life have facilities within the village itself. Well-behaved pets are most welcome and pet-sitting services will be available.

Support services are provided if and when you require them - from cleaning through to care and nursing, your requirements can be met.

We hope that this information is useful and helps you make your choices. Remember always: "It's your life, your future, your choice."

We sincerely hope that Prestigious Living Villages can assist.



John Ward



founders: John Ward



Howard Graham

Introduction

Set in 80 acres Middleton Village will be the largest and best-equipped retirement village in the UK specifically designed for the over 55's. Set on the former Pontins holiday camp the site is complimented with its own beach, which is accessible from your own home. Over 570 new homes are to be developed on the site leaving over 20 acres of natural open space. The homes will be a mixture of bungalows, apartments and mews houses.

The substantial open space will be left as natural habitat for you to enjoy. Bungalows and mews houses will have the benefit of private gardens with onsite gardeners available should you need them. Selected homes will also have the benefit of garages for motor vehicles.

Prestigious Living has successfully developed new projects over the last 10 years and our tried and tested design and construction methods stand the test of time. Considerable leisure facilities will be constructed on site for all residents and guests to use these will include:

- Tennis court
 - Croquet and games lawn
 - Gymnasium
 - Swimming pool
 - Spa facilities
 - Treatment rooms
- In addition on site there will be:*
- Restaurant & snack / bar areas
 - Library area
 - Members room
 - Hotel facilities

Your security is one of our main priorities. Access to the development will be through security gates which will be manned by on site staff. In addition CCTV will monitor the main routes through the site. All houses and ground floor apartments are fitted with alarms as standard, with apartment accessed through video entry systems.



Each home comes with a full 10-year building guarantee. Middleton Village will be constructed by the Prestigious Living team, ensuring that you get the quality that you can reasonably expect. When moving into a Prestigious Living home you will be greeted by a member of our customer service team who will talk you through how your home and appliances work and ensure that your home is set up in exactly the way you like it. All you need to do is put in your furniture and put your feet up. A discrete follow up service provided by our Lifestyle consultants is freely available to help you settle-in, meet other villagers and neighbours from nearby areas. .

Each home is fitted with our emergency call system in order for you to make contact with our on-site teams, which will be available should you have an emergency.

When visitors come to see you they will be able to stay in one of the luxury suites in the village hotel. You can invite as many people as you like to stay for those special occasions.

Optional care packages will be available on-site depending on your changing needs and requirements. These packages will enable homeowners to remain in their homes whilst receiving care rather than moving into a “care” prematurely.

From the moment that you walk into the sales office our trained consultants will help you choose a home suited to you. If required, they will help you sell your existing property helping with the stress and strain of moving home.

Welcome to Middleton Village.

Mark Phoenix



*Mark Phoenix
Managing Director*



Leisure & Commercial Centre

Listed Building

Listed Building

- Leisure facilities & shops
- The Grange**
semi-detached bungalow
- The Silverdale**
detached bungalow
- The Kendal**
6 apartments
- The Coniston**
12 Apartments
- Phase IB
- Other phases
- Other phases





Location

Many people will know the location of Middleton Village. Snuggled into the picturesque countryside yet only a few miles from Lancaster, boasting its own beached coastline.

Only six miles from the M6 motorway, and with an abundance of destinations close by including the Lake District, the new City of Preston and the Fylde Coast resorts. A nearby ferry service can take you to Ireland. International airports at Blackpool, Liverpool and Manchester are nearer than most people think.



You will discover why this was such a successful holiday location in the late 20th Century. There is so much to do for the active yet a calming and beautiful retreat for those just wanting to take it easy.



Aerial view of the development 'as now'



Existing listed building giving 'Middleton Towers' it's original name

"I'm not denying my age, I'm embellishing my youth."

At Prestigious Living the team is dedicated, sincere, passionate and professional. They have been carefully selected and trained to look after your needs.

You will discover that we have provided more than you could expect. We provide choices for you to consider, helping you enjoy your lifestyle.



Rush Hour in the Village



MIDDLETON VILLAGE

Lifestyle

Find a sense of purpose to your days. You can be a friend or companion to another. You can live a full life and travel with the confidence of a secure dwelling and lifestyle to return to.

There will be many activities in the Village ranging from tennis to bowls, sailing to chess.

Amenities will include an Inn, General Store and Hairdressers. A spa and beauty salon will allow you to pamper yourself.

For those who need a little extra help from cleaning to healthcare, all the facilities you require are available.

- Swimming Pool
- Tennis court
- Bowling green
- Games area
- Exercise Room
- Health & Beauty Spa
- Hairdressers
- Lounge
- Public house
- Function room
- Internet services
- Library
- Village shop
- Postal service
- Transport services
- Restaurant & Coffee bar
- Guest accommodation
- Handyman and domestic services
- Specialist classes and courses



Relax in your own way, your choice

Relax & Enjoy



“I intend to live forever, or die trying.”

Groucho Marx 1890 - 1977



Awake in your own bed in your luxury dwelling among friends. Choose what you want to do with your day.

Choice



MIDDLETON VILLAGE

Choose what you want to do with your day. Maybe a walk through the extensive gardens and along the water's edge.

Stop for breakfast or just morning coffee, read the newspaper or debate with your peers. Possibly a more adventurous start with a run, swim or structured exercise programme in the gym.

Continue the day at your own pace - read a book or maybe even write one, in the tranquillity of your own home or amongst friends.



You'll never have to walk alone

Your home, your life, your choice.



“Retirement is the period when you exchange the bills in your wallet for snapshots of your grandchildren.”

Unknown



Live where you will be visited...

Friends & Family



MIDDLETON VILLAGE



*A chance to find
new friends,
new experiences.*



“Each friend represents a world in us, a world possibly not born until they arrive, and it is only by this meeting that a new world is born.”

Anais Nin

LIVE ... Love Life



**Our philosophy is to offer
you encouragement, guidance
and support in setting and
achieving your personal goals.**

Health & Wellness



MIDDLETON VILLAGE



We run daily programmes to give advice on diet, nutrition and safe exercise.

Everything is done for each resident according to their needs and wants to ensure a happy, healthy lifestyle.

Your spiritual needs can be accommodated in recreational and social activities that are available within the Village. Our bus and taxi service can transport you to the local community facilities if necessary.



“Old minds are like old horses; you must exercise them if you wish to keep them in working order.”

John Quincy Adams

You are never too old to be what you desire



An uplifting and invigorating day spa experience, which offers you delicious head to toe pampering treats.

Awaken your senses with our rejuvenating spa treatments.



Pamper Yourself



Health and therapy treatments



*“Beautiful young people are accidents of nature,
but beautiful old people are works of art.”*

Eleanor Roosevelt 1884 - 1962

Live safely and independently in your own home



No need to worry, a full time professional team are employed to make sure you are safe and secure in the Village

Security



MIDDLETON VILLAGE



Security is a key consideration for everyone these days. The Village provides a secure environment. A gated entrance limits unwanted visitors whilst CCTV cameras and the village staff provide that extra vigilance often missing from 'ordinary' lifestyles.

We are not social engineers and we do not consider institutional environments appropriate for anybody wishing to retain their independence and choice in their lifestyles. The Village will develop its own unique character from the people who live there, molding their own community from the lifestyle choices they make.

The principles on which the Village has developed are not new. They are values to which we all aspire. Prestigious Retirement Villages will facilitate these ideas and aspirations by providing the infrastructure, landscaping, buildings, dwellings and facilities to a good quality and appoint and administer the team to support the village life.



*A lifestyle
for your future*

"In growing old, one grows more foolish and more wise."

Duke Francois de La Rochefouchauld 1613 - 1680

Expert design and quality construction

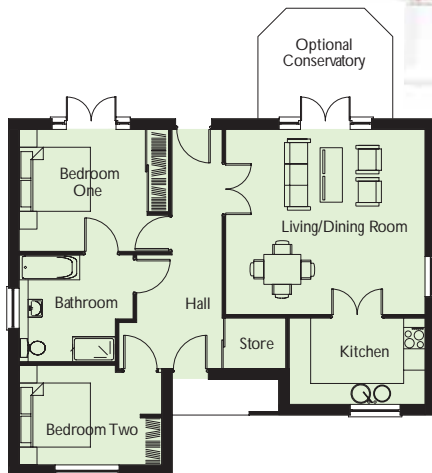


Comfort, Security, Independence, Support



Accommodation

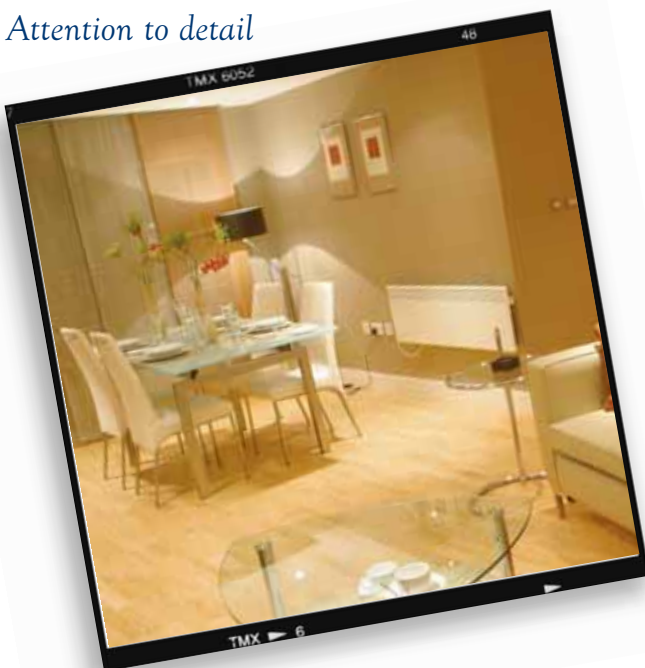
- Exclusive properties in an enviable setting
- 2 bedroomed detached & semi-detached bungalows
- Apartments
- 3 bedroom Townhouses
- Landscaped gardens
- Parking & garages



A typical 2 bed bungalow

Providing good sized reception area, full sized kitchen off lounge/dining room, spacious bathroom and large spacious main bedroom.

Attention to detail



Enjoy the privileges of ownership

Ownership gives you everything:

- beautifully finished properties
- breathtaking scenery
- five star leisure facilities

“You can live to be a hundred if you give up all the things that make you want to live to be a hundred.”

Woodey Allen



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