

An indoor swimming pool with clear, rippling blue water. The pool is surrounded by a light-colored tiled deck. In the background, three large, floor-to-ceiling windows offer a view of an outdoor resort area with buildings, trees, and a body of water. The interior is lit with warm, recessed ceiling lights and small floor lights. A metal handrail is visible on the right side of the pool.

CLEVEDON VILLAGE



Exceptional Retirement Living

Our idea of retirement is different. At Audley you own your own home, which means you retain your asset and your highly valued independence.

We look after the exterior maintenance leaving you free to spend your time however you wish. You could visit the Audley Club, with amenities to rival any boutique hotel. Should you require extra help in the future, Audley Care can provide as little or as much support as you need.

Owning a home at Clevedon gives you a truly independent lifestyle in a beautiful and secure environment. We look forward to showing you around.



Clevedon luxury retirement village

Nestled in picturesque Ben Rhydding and on the edge of the Yorkshire Dales sits Audley Clevedon. Just two miles from the beautiful spa town of Ilkley, the centrepiece of the village is a former Victorian schoolhouse which has been carefully rebuilt, stone by stone. It's also home to the Audley Club, with its own luxury health club, swimming pool, owners' lounge, library and The Clevedon Restaurant.





TRANQUILITY



Discover 23 acres of beauty and history

Audley Clevedon is a luxury development of over 90 apartments situated in the village of Ben Rhydding.

The surrounding grounds extend to a generous 23 acres. Walk around and you'll find a small lake, home to ducks and moorhens, a large grassed open area and the owners' allotments. At the far end of the site is the commemorative 'Millennium Wood', planted by the pupils of Clevedon House School. Winner of the Ilkley in Bloom 'Commercial Premises' Award, the Clevedon grounds and gardens are tended to for your enjoyment by skilled grounds staff.



A rich past

Mentioned in the Domesday Book, the area has a long and rich history to uncover. Formerly the home of Civil War rebels, it later developed into the popular and picturesque spa town of Ilkley, characterised by its Victorian architecture, wide streets and floral displays. Originally built in the 1800s, Clevedon House was a privately owned mansion called Wharfedale Mount before it became the home of Clevedon House Preparatory School for Boys in 1905.

WHERE YOU CAN FIND US



From M1 South

Leave the M1 at junction 43 and follow signs for M621 and Leeds centre. In Leeds centre, follow signs for A65 signposted Skipton. On the A65 follow signs for Ilkley. Remain on the A65 to Ilkley. At the first traffic lights you will see The Factory Shop ahead on your left. Turn left at these lights before The Factory Shop into Wheatley Lane, signposted Ben Rhydding. Go straight ahead under the railway bridge and take the 3rd left turn as the road bears right. Go through the stone gateposts, signposted 'private drive', into Ben Rhydding Drive and continue for 1 mile. Audley Clevedon is at the top of the drive, please enter over the cattle grid.

From A1 North

Leave the A1 at Dishforth Interchange Junction 49 and continue forward onto the A1(M). Leave the A1(M) at Junction 47 and join the A59 at the roundabout signposted Harrogate, Knaresborough. At the roundabout take the 2nd exit onto A658 signposted Bradford, Harrogate. In Huby turn right onto A659, signposted Otley, and drive into the centre of Otley.

At the traffic lights in Otley centre, turn right and immediately left, signposted Skipton and Bradford. At the roundabout join the A660 signposted Skipton A65. At the next roundabout join the A65 signposted Skipton. Remain on the A65 through to the traffic lights at Ilkley. You will see The Factory Shop through the lights on your left. Turn left at these lights before The Factory Shop into Wheatley Lane, signposted Ben Rhydding. Go straight ahead under the railway bridge and take the 3rd left turn as the road bears right. Go through the stone gateposts, signposted 'private drive', into Ben Rhydding Drive and continue for 1 mile. Audley Clevedon is at the top of the drive, please enter over the cattle grid.

Site Map



- 1 Wharfedale Grange
- 2 Clevedon House
- 3 The Mount
- 4 Elmsley Lodge
- 5 Padgett Court
- 6 Conyers View



Whether you want to be active, exercise and make the most of the local amenities, or simply take it easy, take stock and enjoy a little peace – it's entirely up to you.

In the heart of the Dales

Audley Clevedon lies just 2 miles from the beautiful spa town of Ilkley. A little further afield you'll find another much-prized spa town – Harrogate. Historic York with its famous National Railway Museum and of course, York Minster, the largest Gothic cathedral north of the Alps is also within easy reach.

You'll also be among a select few to have one of the country's finest areas of natural beauty on your doorstep, the Yorkshire Dales National Park. Bolton Abbey, immortalised by artists and poets from Turner to Wordsworth, lies within it – just 9 miles from the village. For some of the best shopping and theatre in the North of England, the great cities of Leeds and Bradford are just 17 and 12 miles away respectively.

Ilkley: a Yorkshire gem

Immortalised by the folk song, 'On Ilkla Moor Baht At', which means 'On Ilkley Moor Without a Hat', the pretty spa town of Ilkley is a joy to explore. It's long been a place for the great and the good; British scientist, Charles Darwin, lived in the town prior to the publication of 'On the Origin of Species'.

As well as its famous connections, Ilkley is home to a wonderful array of specialist shops, galleries and award-winning parks. Should you wish to soak up the local culture, there is a theatre, museum, concert hall and library to visit, as well as numerous literary and artistic festivals to enjoy throughout the year.



SPACE



LUXURIOUS SURROUNDINGS



UNWIND



COMFORT



QUALITY





WELCOME
TO THE

AUDLEY CLUB



RELAX

The Audley Club - luxury on your doorstep



When you move to one of our luxury villages, you automatically become a member of the Audley Club. It's on your doorstep, part of the village, and yours to use as you please. You can also use the facilities of the Audley Club at any of our other villages.

You will be looked after by our highly trained Audley Club team who have been chosen for their exceptional personal qualities. They provide nothing less than a 'concierge' level of service to ensure you get the most out of your Club membership - whether that's through delivering delicious room service meals, help booking a holiday or whipping up the frothiest cappuccino.

The Audley Club luxury facilities

There's so much to enjoy at Clevedon:

Swimming pool and relaxation area

Take a dip without worrying about the weather.

Exercise in the fitness studio

Our qualified staff can advise on the right programme or exercise class for you.

Time to yourself in the library and lounge

When you want some real peace and quiet, you will find it in the library amongst our huge range of books or sit and relax in our lounge.

Also yours to enjoy at an additional cost:

Spa therapies in our treatment rooms

Professional beauticians and therapists are available to offer manicures, pedicures, massages and facials to help you feel pampered and relaxed.

Hair salon

Your hair appointment will be just a few short steps from your front door with one of the area's top hairdressers.

Exquisite dining in The Clevedon Restaurant and bistro

Not only do our chefs use local ingredients to create great menus, but while you dine you can also enjoy stunning views.





AUDLEY

CARE

As time moves on and some tasks become less easy, there is no reason why you shouldn't continue to live the life you know, in the home you have made. All you need is a visit from a trusted, friendly face; someone to listen or lend a helping hand when you would appreciate it.

Care of the highest level

As one of the UK's most respected care providers and a leader in its field, Audley is recognised, registered and regularly audited by the Care Quality Commission (CQC). Which means the carer you invite into your home is rigorously trained and highly qualified, and our standard of care is second to none.

Safe and secure

Not only do we take care of all the exterior maintenance of your home but we also have CCTV that covers the village. We have staff on call every minute of every day, so if you need anything you can just pick up the phone. This means you can go on holiday or visit relatives for as long as you please, knowing your home is looked after. Within each property there is an intruder, smoke and heat alarm connected to the central monitor alarm. There is also an emergency call system.

And don't forget that your neighbours are looking for the same stress-free life as you, so they fully understand and respect your wishes, as you do theirs.

How can we help?

Everyone has their own tastes and needs, so our care is made to measure and you only pay for the services you use. Our discreet and friendly staff will help you with as little or as much as you want, including:

A hand with domestic tasks like cooking, cleaning and ironing.

Assistance with getting up and going to bed, whatever the time.

Someone to go shopping with you or for you, or to collect prescriptions.

Help with personal care or eating.

Someone to walk the dog or feed the cat.

A little help and company if you are recovering from illness.

Live-in, sleep-in or night care, or simply holiday cover.

Long-term, short-term or emergency care.

Someone to accompany you to appointments or social activities.



IT'S ALL

IN THE

DETAIL



Beautifully crafted

You will find every one of our luxury properties beautifully laid out and built to a high specification with quality workmanship. They have all been sensibly designed with your future needs in mind and have flexibility built-in. Every layout has been thoroughly thought through right down to the last detail and each one has all the space you need to live comfortably. Speak to our Sales Team to find out more.



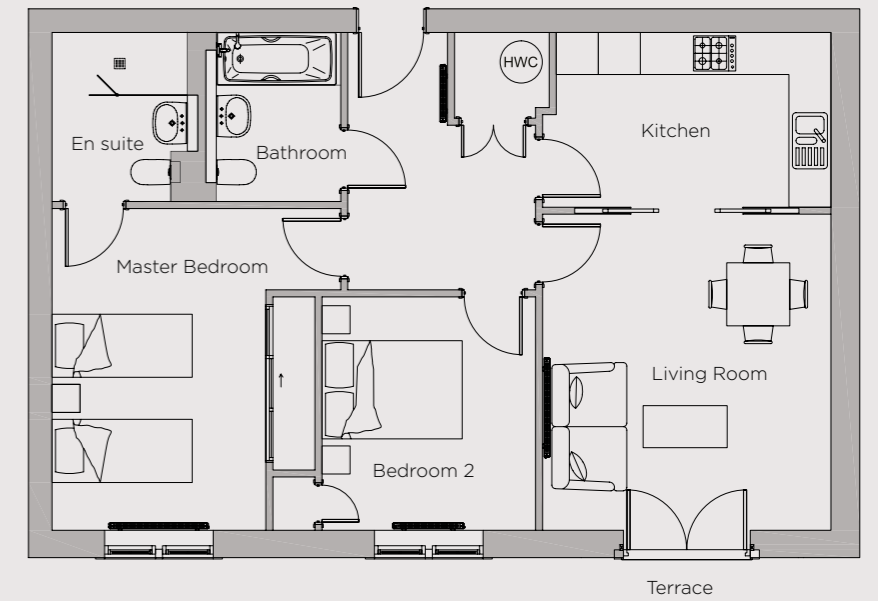


INTELLIGENT
DESIGN

Properties designed with you in mind

Our properties are purposefully designed to fit your needs - for now and in the future. Every property has spacious rooms, wide corridors, well placed storage and space to entertain your loved ones. Discover the thoughtful design you'll come to expect from an Audley property.

Two bedroom apartment ground floor plan example



Two bedroom apartment first floor plan example



THE PERFECT FIT



Quality Craftsmanship

Every fixture and fitting in an Audley Clevedon property has been carefully designed to look beautiful, feel comfortable and provide a safe and relaxing living space.

Kitchens

- Fully fitted kitchen units
- Integrated washer dryer
- Integrated cooking appliances including extractor fan, ceramic hob and fan assisted oven
- Integrated dishwasher
- Under unit kitchen lighting
- Integrated fridge/freezer
- Stainless steel bowl and a half inset sink with mixer tap spray head
- Soft door and drawer closers



Bathrooms & En suite

- Elegant white bathroom suites with luxurious sanitaryware
- Ceramic tiles behind sink, WC, bath and shower areas
- Walk-in shower with level access (en suite bathrooms)
- Bathroom cabinets with integrated lighting and shaver points
- Chrome heated towel rail
- Glass screens in the shower areas with Hansgrohe shower controls



Internal Finishes

- All windows are double glazed
- Painted white internal doors with chrome ironmongery
- Integral wardrobe in the master bedroom
- Carpet to the hall, living/dining areas and bedrooms
- Non-slip ceramic floor tiles to the kitchen, bathroom and en suite
- Timber windows



Lighting, Heating & Electrical

- Recessed down-lighting in the kitchen, bathroom and en suite
- Pendant lighting in the living areas and bedrooms
- Chrome sockets and switches with black inserts in the kitchen (white to remaining areas)
- Wiring for TV, FM and satellite signals to the living room/dining room
- External lighting to terrace/balcony areas
- Extract ventilation in the kitchen, bathroom and en suite
- Telephone connection points in the living room and master bedroom
- Pressurised hot water system feeding radiators
- Fully controllable, independent, hot water heating system



Security & Safety

- Emergency call system
- Smoke detector
- Heat detector
- Intruder alarm operated via a key pad

Sustainability Features

- Low energy lighting
- A & B rated appliances in the kitchen

Whilst every effort has been made to ensure that this information is correct, properties are altered over time and therefore this information is intended as a guide in light of the Property Misdescriptions Act 1991, and the company reserves the right to alter the specification as necessary and without prior notice.

We have been building and managing luxury villages for over 15 years but our experience in providing high-quality accommodation and care for older people goes back much further.

BUILDING

BETTER

FUTURES

In 1983, our Chief Executive Nick Sanderson founded a company called Beaumont - which, over time, developed the conventional care home concept into something completely different, the UK's very first luxury retirement villages. Thirty years on, we have grown to be a successful company. Our solid foundations and innovative thinking have attracted major financial backing from companies, including Private Patients Plan, 3i and, most recently, Moorfield Group.



Growing communities

Willicombe Park in Royal Tunbridge Wells and Hollins Hall in Harrogate, our first retirement villages, opened back in 2000. We are proud to say they are now thriving communities. And thanks to our financial backing, we are also pushing ahead with our plans to build further luxury villages across the UK.



THE SIMPLE WAY TO SELL YOUR HOME

Audley Part Exchange service

Moving home can be a stressful experience, particularly if you need to sell your current property first. Audley can remove the uncertainty of the process.

Guaranteed cash buyer for your property

We act as cash buyers, giving you the peace of mind of a guaranteed sale.

Speed

We will make an offer within 24 hours and contracts are usually exchanged in 28 days.

No chain

Our Part Exchange service removes the risk of delays and fall-throughs often encountered with chains.

Option to stay in your current home after completion

We can arrange for you to stay in your property for up to 2 weeks after completion on your new Audley property, helping to reduce the stress of arranging your removals.

Flexibility

We will consider all types of properties - irrespective of the location or value.

No estate agent fees

Not only will we handle all the legal paperwork, you'll avoid paying estate agents' fees too.

Our Part Exchange partner

The Audley Part Exchange service is managed by Silverbridge Ltd Properties who have over 60 years of experience in the UK property market. For the last decade they have offered one of the most competitive and attractive Part Exchange service available.

A higher value may be achieved for your property by selling independently of Part Exchange. Buyers are advised to seek impartial advice to ensure the Part Exchange service is suitable for their needs.

HOW IT WORKS



Step 1

Once you've found your perfect Audley property, you simply provide the details of your current home to us and we will obtain valuations from our network of trusted local estate agents.



Step 2

We will then make an offer to purchase your home within 24 hours. If you accept the offer a survey will be arranged and we will then confirm our offer.



Step 3

Your property is now sold, your Audley property can be reserved and solicitors are instructed to proceed to exchange within six weeks. You can move in when your property is ready, or up to two weeks after the completion date if you need some extra time to make the move.



Bridging Finance

Audley Villages has partnered with Knight Frank Finance to help you move into your new Audley property before you sell your current home.

Customers who are awaiting the sale of their home, and need to finance the purchase, will now be able to use bridging finance to speed up their move. This is different from the normal terms of a bridging loan, where the borrower is required to remain in the property. Audley Group and Knight Frank Finance's innovative structures mean customers will be able to move to a village and take advantage of all the facilities and care immediately.

Bridging finance is usually taken between one day and 12 months and loans are available at market leading rates.

Audley will take no fee for introducing anyone to Knight Frank Finance, forming part of the value added range of services it provides to prospective customers.



ENSURING A STRESS-FREE MOVE

Decluttering can be an overwhelming experience, particularly if you are starting to think about downsizing for the first time.

Audley can help ease the pain of moving, we can:

- Sort and pack your possessions
- Arrange and liaise with estate agents, solicitors, financial advisors and other professionals
- Organise a removal company
- Produce floor plans showing how your furniture will look in your new home
- Arrange for the auction, donation or disposal of unwanted items
- Unpack and set up your new home
- Co-ordinate cleaning, property repairs, waste removal and recycling, decorating, carpeting and new furniture
- Deal with change of address notifications and co-ordinate connection to gas, electric, water, telephone, TV, IT and other suppliers

Our downsizing partner

We work with The Senior Move Partnership who has a team of trained specialists. Each is committed to providing the highest standard of practical and emotional support.

RESELLING

Our aim is to get you the best possible price with the least amount of stress.

So, we ensure every effort is made to complete the sale of your home as quickly and as efficiently as possible. On all resales, Audley charges a sales administration fee of 1-2% of the greater of either the achieved market price or agreed valuation.*

There are two ways to sell your Audley property:

- You can instruct a traditional estate agent
- You can instruct us to market your property to our database and waiting lists. This way, you know that the people being targeted are already aware of Audley

Our sales agency fee is 1-2% of the sales value achieved (VAT applicable).*

*Please speak to the Audley sales team for property specific information.

MAKING FINANCES SIMPLE

Naturally, when you are considering your next move, you want to be sure that you are making a sound long-term financial decision. Below you will find all the costs associated with living at an Audley retirement village explained – our aim is to ensure everything is as simple and stress-free as possible for you.

Two types of payment to make life easier

Our fees cover the overall costs of running an Audley retirement village. This includes ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds. Additionally, at some point in the future, expensive structural repairs or improvements will become necessary. We collect two types of fee: a monthly payment and deferred management charge. These fees ensure we can cover all the ongoing costs of running the village and the expense of any major works required. This means you'll never face a surprise cost and you'll have total peace of mind about your home.

Ground rent

Like many other leasehold schemes, there is an annual charge for ground rent. It will increase every 10 years based upon the retail price index % figure. Please ask your sales consultant for more details.

All these services are covered by your fees:

Building insurance for your home

External upkeep of your home, so you don't have to worry

Professional garden and ground maintenance

Regular clearing of roadways and footpaths

Servicing of lifts

Servicing of CCTV, emergency call system, intruder and smoke alarms

Night Porter and security service

Firstline home carers and call line services, 24/7

Nightly removal of your rubbish

External window cleaning

A range of luxury facilities with Audley Club membership

Preferential rates for food and drinks at the restaurant, bar and bistro

Full servicing of the guest suite, bookable at a reduced owner's price

Free inter-property telephone calls

Onsite General Manager and Head of Audley Care with supporting teams

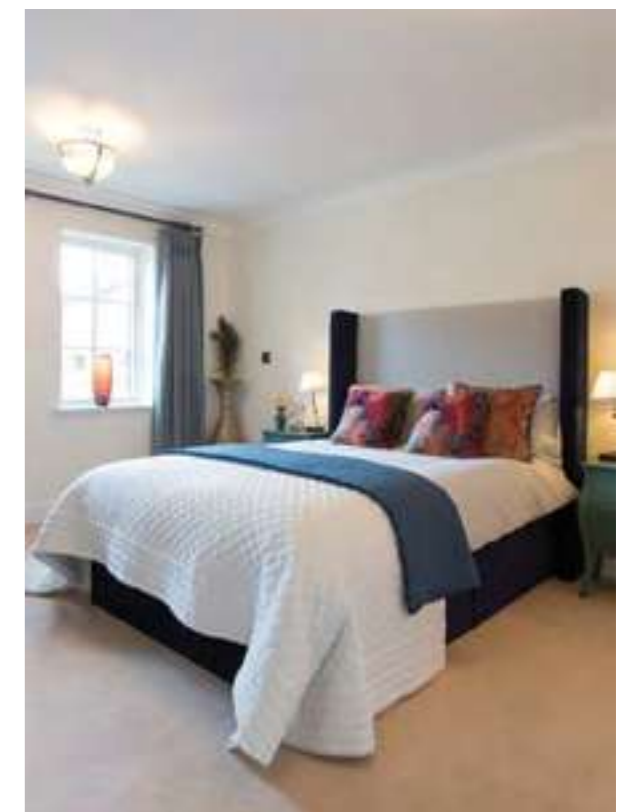
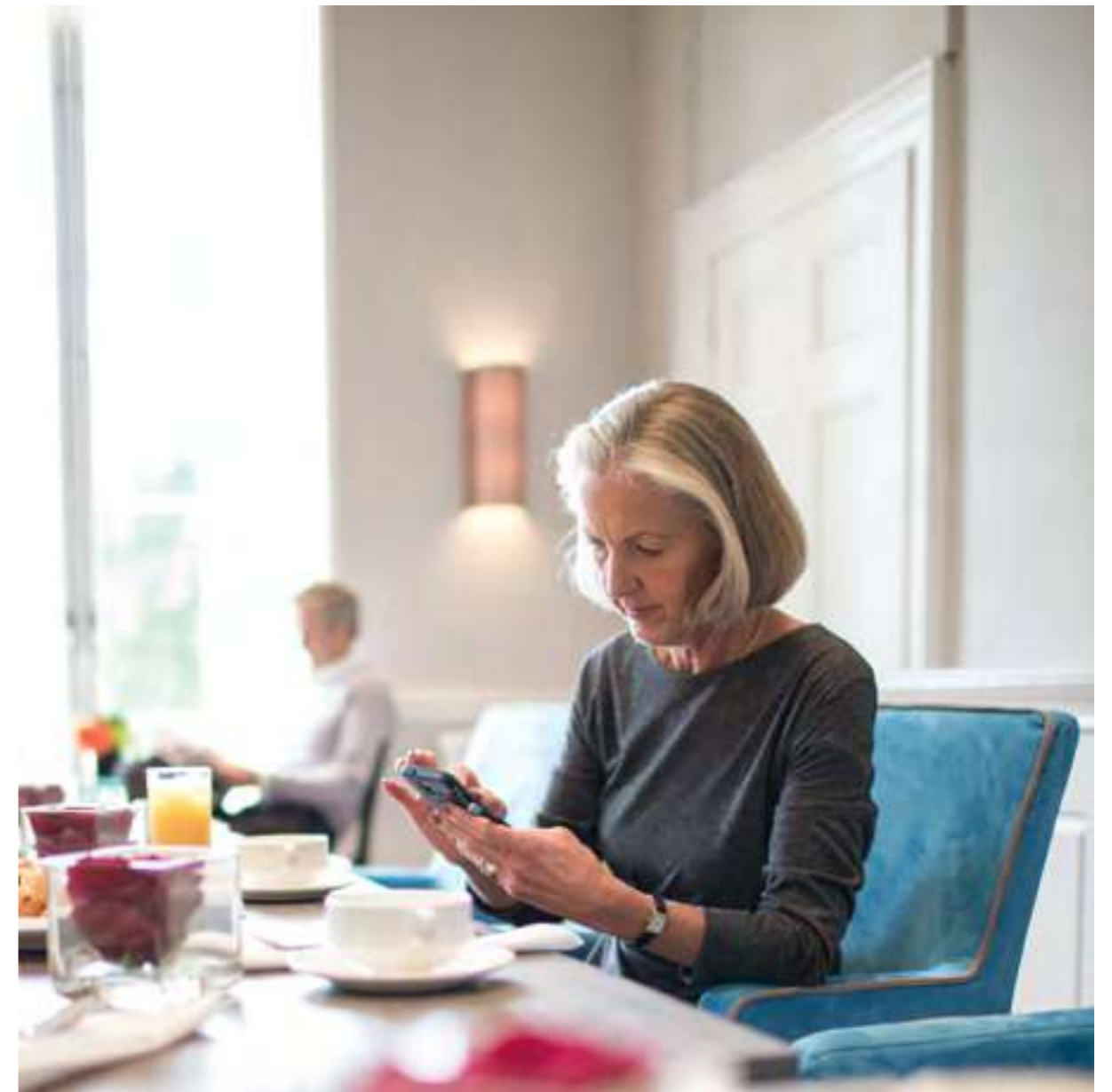
Minibus service, for shopping trips and days out

Favourable utility costs

Social events and activities organised by the General Manager

Fees associated with managing and operating Audley Court Ltd

We offer additional goods and services at each Audley retirement village should you wish to use them. These vary from village to village and include restaurant and bar, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of any additional services used will be added to your monthly invoice.





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clevedonsales@audleyvillages.co.uk

Audley Clevedon, Ben Rhydding Drive,
Ben Rhydding, Ilkley, Yorkshire LS29 8AQ

Audley villages:

Binswood, Royal Leamington Spa,
Warwickshire.

Chalfont Dene, Chalfont St Peter,
Buckinghamshire.

Cooper's Hill, Englefield Green, Surrey.

Ellerslie, Malvern, Worcestershire.

Flete House, Ivybridge, Devon.

Hollins Hall, Harrogate, Yorkshire.

Inglewood, Kintbury, Berkshire.

Mote House, Bearsted, Kent.

Redwood, Failand, Bristol.

Stanbridge Earls, Romsey, Hampshire.

St Elphin's Park, Darley Dale, Derbyshire.

St George's Place, Edgbaston, Birmingham.

Willicombe Park, Royal Tunbridge Wells, Kent.

Opening soon:

Berkhamsted, Hertfordshire.

Cobham, Surrey.

Nightingale Place, Clapham, London.

Scarcroft, Yorkshire.

Sunningdale Park, Ascot, Berkshire.

www.audleyvillages.co.uk

Images from a variety of Audley villages.
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