





Enjoy more, worry less...

HIGHWOOD MILL

Horsham

www.saxonweald.com

WELCOME TO HIGHWOOD MILL



Welcome

This stylish development, on Horsham's prestigious Highwood estate, offers 105 one and two-bedroom apartments designed predominantly 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.

Care and support

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 planned care calls 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 service managers ensure 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 service 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

THE LOCAL AREA

On your doorstep

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.

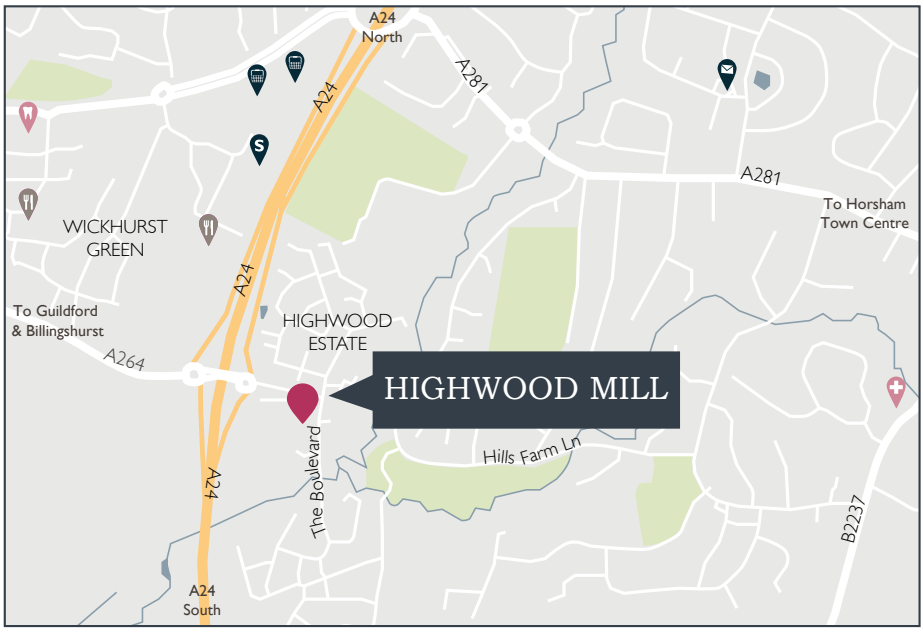






KEY

- Doctor
- Dentist
- Post Office
- Shop
- Supermarket
- Cafe



YOUR APARTMENT



Independent living

Our one and two-bedroom apartments are light and spacious, with many enjoying the added benefit of a private terrace or balcony. Each apartment at Highwood Mill is finished to an exceptional standard.

The modern, fitted kitchens come complete with an integrated oven with hob and extractor fan. Bedrooms have a contemporary en suite which feature walk-in showers and can also be entered via your hallway.

A range of additional thoughtful touches aim to make daily living a little easier. These include raised-height electrical sockets to reduce bending.They also have a door entry system to enable you to let guests in from the main scheme entrance.

All apartments benefit from double glazed windows, and TV aerial and phone points.







Typical one-bedroom apartment



Apartment layouts may vary from the examples shown. Please contact us for more information.

Typical two-bedroom apartment



LIVING AT HIGHWOOD MILL







A friendly community

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 take part in occasional excursions to explore places further afield.

FACILITIES INCLUDE

- Communal lounge
- Stylish restaurant
- Activity room
- Landscaped gardens
- Library
- Off-street parking
- Mobility scooter storage room
- Hairdressing and beauty treatment room

Dining at Highwood Mill

A nutritious, well-balanced diet plays an important role in maintaining health and wellbeing. Our stylish on-site restaurant provides a welcoming space where residents can enjoy freshly prepared meals, light snacks and refreshments while spending time with friends and neighbours.

The warm and friendly atmosphere makes the restaurant a popular place to socialise. Friends and family are also welcome to join residents for a meal.

Our menus feature freshly prepared, familiar favourites alongside well-balanced dishes, designed to provide enjoyable, comforting meals that reflect residents' tastes and preferences. Residents can choose either a starter and main course or a main course and dessert. In addition, our daily lighter bites menu offers a range of alternatives, including salads, soups, sandwiches, omelettes and jacket potatoes.

Meals are included as part of the tenancy agreement for residents who rent their home. Leaseholders can choose whether to take meals in the restaurant, although all residents contribute towards the running of the kitchen and dining facilities.







APPLYING FOR A HOME



If you are interested in living at Highwood Mill, a member of our team will meet you to ensure that you are eligible and that your needs can be met by the scheme.

The scheme is mixed tenured, which means that some apartments are sold and others are rented. As in any community, there will be a mixture of owner occupiers and tenants. You do not need to have a care package to buy an apartment at Highwood Mill.

Renting an apartment

If you are interested in renting at Highwood Mill, you must first contact the local authority to have your need for care assessed by the Adult Social Care team. Priority will be given to people with a local connection to the Horsham area. West Sussex County Council will then assess your eligibility for what care and support you can receive. Generally, you must be aged 55 or over and have demonstrated the need for care and housing support to be eligible.

For more information on renting at Highwood Mill, please call us on 01403 226000.

Buying an apartment

Some apartments at Highwood Mill are available to buy on the open market via local estate agents. Once you have shown interest in an available property, we will require contact to arrange an extra care assessment. We need to be sure that Highwood Mill is suitable in respect of any care needs you may have.

You will also need to complete and return an expression of interest form to sales@wealdliving.com. You can download our expression of interest form here. Alternately, please contact us for a copy.

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 10 for details.

For more information about buying at Highwood Mill please call the Sales team on 01403 226000.


Stylish, comfortable spaces

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 management service and a wellbeing charge, which covers the cost of running the minibus and organising activities.

Please call us on 01403 226000 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 in addition to rent and service charges.

• You are also responsible for paying your own council tax and home contents insurance.

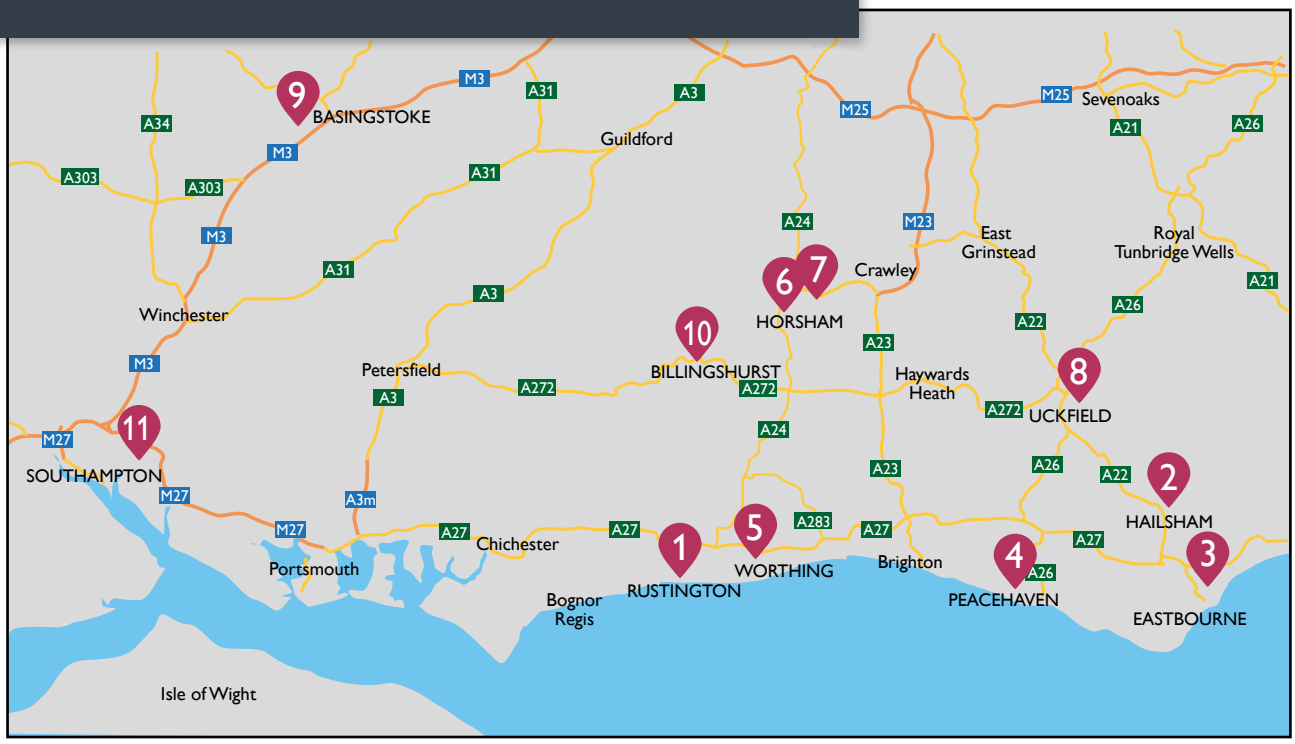
Help towards costs

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)
- Water rates
- Cleaning of communal areas
- Window cleaning for external windows
- Maintenance of lifts and other equipment

OUR EXTRA CARE SCHEMES



We have 11 extra care communities across Hampshire, West Sussex and East Sussex. Full details of these can be found on our website: www.saxonweald.com/looking-for-a-home/extra-care/.

1. Abbotswood, Rustington
2. Bentley Grange, Hailsham
3. Cranbrook, Eastbourne
4. Downlands Court, Peacehaven
5. Highdown Court, Worthing
6. Highwood Mill, Horsham
7. Leggyfield Court, Horsham
8. Margaret House, Uckfield
9. Newman Court, Basingstoke
10. Osmund Court, Billingshurst
11. Rosebrook Court, Southampton

INTERESTED IN PURCHASING?

Please call our sales team on 01403 226000 or email: sales@saxonweald.com.

Our current range of extra care properties for sale can be found at: www.wealdliving.com.

INTERESTED IN RENTING?

Please contact Horsham District Council's housing department on 01403 215100 or email: hello@saxonweald.com.

EXTRA CARE

If you have an enquiry about extra care please call 01403 226000.

Should you require a large-font, braille, audio or OpenDyslexic font version of this document, please contact: marketing@saxonweald.com.

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HDN YOUR NETWORK TO DIVERSITY

OFFICIAL ADOPTER Together with tenants

disability confident COMMITTED