



MAYFIELD
• VILLAGES •

Welcome to
Mayfield Villages
Watford



Life
enriched.



There's no place like

Mayfield Villages

At Mayfield, you can keep living the life you love in your own beautiful apartment, enjoy all the benefits of joining our vibrant community, and leave behind the stress of having to maintain your garden, your home's exterior or worry about security.

With many activities and facilities on your doorstep, you can get involved as much (or as little) as you want. And, with extra support on hand if you need it, Mayfield also gives you peace of mind for the future.

Retirement living as it truly should be.



Welcome to Mayfield Watford

Mayfield's first village opened in Watford, Hertfordshire in 2022. Mayfield is part of a buzzing residential neighbourhood and a beautiful riverside park. It consists of 255 contemporary one and two bedroom apartments, all with access to communal gardens, roof terraces, a pool, gym and fitness classes, steam room, beauty treatments, sauna, and a café-bistro.





The best of both worlds

Perfectly located near both a bustling town and peaceful parkland, Mayfield has it all. Right on your doorstep are Watford's theatres, shops and restaurants, with central London just a short train or tube ride away. Or, if the city isn't quite your scene, you can also head to nearby Cassiobury Park to explore and enjoy the nature reserve, or take a walk along the picturesque River Colne.

The Watford Riverwell masterplan

Mayfield Watford is part of the exciting new Watford Riverwell development. This up-and-coming destination is just a short walk from the town centre and includes everything from much-needed homes to more than 4.5 acres of green open space.





Your place for catch-ups

Whether you like your life to be all go or prefer to take things at a more relaxed pace, our village is designed to let you enjoy every day to the fullest among a diverse community of people.

Be part of a welcoming community

There's always something happening at our villages, and you're always welcome to join in or do your own thing – this is your retirement. Our Village Hall is home to many activities, including a regular film club, hobby clubs and classes – some of which have been set up by fellow Mayfield owners.

As an owner you automatically become a member of The Mayfield Club, giving you access to even more places to get together with friends or take some me-time – from the gym, pool and sauna to the M Bar & Kitchen.





Your place to rewind and recharge



From the pool, gym and fitness classes to a sauna, steam room and beauty treatments, The Mayfield Club is all yours to use as you please – you can even take your friends and family along with you.

The Mayfield Club facilities and services:

Indoor swimming pool and relaxation area

Sit by the pool, take a dip or unwind in our relaxing spa facilities and leave feeling revived and refreshed. Or, if you're in the mood for something a little more active, take part in one of our lively aqua-aerobics classes.

Gym & fitness classes

Our qualified trainers can guide you towards the programmes and exercise classes that work for you – whatever your needs or preferences – so you can get the most out of your membership.

Yours to enjoy at an additional cost:

Beauty treatments

Stop by the salon and get pampered in one of our treatment rooms where professional beauticians, therapists and stylists offer services from manicures and pedicures to massages and facials.

M Bar & Kitchen

Our stylish café-bistro is perfect for socialising or relaxing – from coffee and cake on the terrace with your morning paper to catching up with friends or family over a delicious evening meal.

Guest suites

If your family or friends want to visit, invite them to stay in one of our guest suites. That way we take care of the accommodation, while you simply enjoy their company.





Here for you

We want you to always feel in control of your life and to have as many choices open to you as possible. Whether you need a little or a lot of support, for a short time or long term, we are dedicated to helping you live a happy, full life at home. Part of our health and wellbeing services, the Mayfield Villages Care team are professional and discreet, and they enjoy getting to know you and helping you decide what level of support is right.

Mayfield Villages Care

Exceptional service

Mayfield Care is provided by the same people behind our sister company Audley Care – a recognised leader in homecare, registered and regularly audited by the Care Quality Commission (CQC). This means our wonderful team will make sure you receive the very best service and support that’s right for you.

The highest level of care

Our 12-week training programme leads the industry in providing carers who know how to give you the very best around-the-clock, on-call service with kindness, compassion and professionalism. Our specialist carers are also trained to help you with significant health concerns, such as recovering from a stroke, or living with multiple sclerosis, dementia or Parkinson’s.

Specialist care for significant health concerns

Dementia care

End-of-life care

Bereavement after care for your loved ones

How can we help?

Everyone is different, so we work with you to put together a bespoke package and you only pay for the services you require. Whilst we do not provide nursing care, our home care services include:

Specialist care and support with significant health concerns

Cleaning, ironing or meal preparation

Shopping, prescription collections or dog walking

Company and support while recovering from illness

Personal care and support with dressing, eating and showering

Out-of-hours care – live-in, sleep-in, night care, or holiday cover

Companionship – attending appointments or social activities with you

Please contact the Sales Team to discuss prices.





Come and see us



By car

From M1 North / South

Exit the M1 at Junction 5 and join Stephenson Way/A4008.

At the roundabout take the first exit and continue on Stephenson Way/A4008 until you reach the second roundabout, where you'll take the first exit onto Waterfields Way/A411.

Continue until the road becomes Lower High Street.

At the traffic lights turn right onto Dalton Way and move over into the left lane.

Turn left onto Thomas Sawyer Way. You will reach a small roundabout, turn left (first exit) and follow Colnebank Drive around to the right. Mayfield Watford is at the end of this road and the reception is located in Heron Place.

From M25, Junction 20

Leave the M25 at Junction 20 and exit onto Watford Road/A41.

At the roundabout, take the second exit onto Hempstead Road then take the second exit at the next roundabout.

You'll merge directly onto another roundabout where you should take the third exit onto Rickmansworth Road.

After 0.2 miles turn left onto Merton Road/A4178.

After about 1.4 miles, at the traffic lights, turn right onto Thomas Sawyer Way. You will reach a small roundabout, turn left (first exit) and follow Colnebank Drive around to the right. Mayfield Watford is at the end of this road and the reception is located in Heron Place.



By bus

Bus 10 from Watford Junction

Bus number 10 departs every ten minutes from Watford Junction Station. There are four stops until you reach Watford General Hospital on Vicarage Road.

Bus 10 or 520 from Market Street.

Bus routes 10 and 520 depart every ten minutes from Market Street (stop G) in Watford town centre. On both routes, there are two stops until you reach Watford General Hospital on Vicarage Road.

Whichever bus you take

When you reach Vicarage Road get off and walk in the same direction as the bus.

Turn left at the traffic lights onto Willow Lane.

Continue walking past the hospital on your left and go straight across at the mini roundabout onto Thomas Sawyer Way.

Continue walking down the road for 1–2 minutes and turn right at the next roundabout. Follow Colnebank Drive to the right and you'll find yourself at Heron Place, the entrance to the village.





Site map

Mayfield Watford is made up of two main buildings that share three spacious roof gardens between them, overlooking the river Colne. Leisure and restaurant facilities are found in Heron Place, with communal gardens and plenty of parking outside for friends and family. The Village is set safely away from the main road, close to Oxhey Park, and a 15-minute walk away from Watford town centre.

- A** Heron Place
- B** Kingfisher Court
- C** River Colne
- D** Roof gardens
- E** Communal gardens



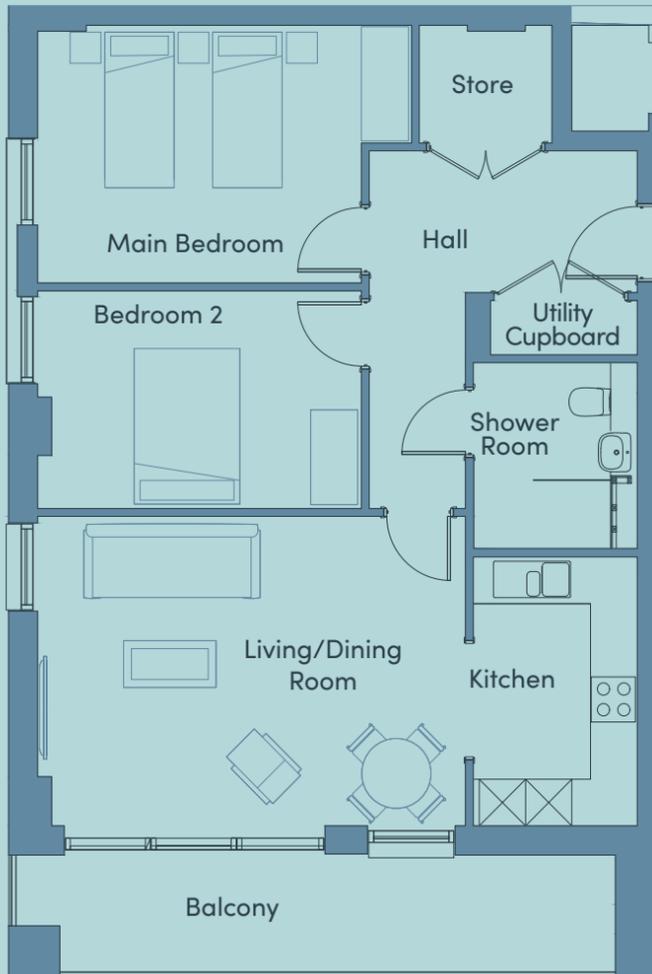


Designed with you in mind

All our properties are thoughtfully made with you, your needs and your future in mind – from spacious rooms and wide corridors, to clever storage solutions and room to entertain your loved ones.



Floor plan example A



Floor plan example B



Plans are for illustration purposes only



Specifications

Crafted & considered

Every fixture and fitting in Mayfield Watford has been carefully considered and designed to look stylish, feel comfortable and provide a safe and relaxing living space for you to enjoy.



Kitchen

Fully integrated German Beckermann kitchen with soft-close units

Stainless steel sink inset with single bowl, mixer tap and drainer

Integrated cooking appliances including Zanussi multi-function fan oven with grill, four-ring ceramic hob and canopy hood

Zanussi dishwasher with AirDry technology

Fully integrated Zanussi fridge/freezer with low-frost technology

Duropol laminate work surfaces with upstands

Feature glass backsplash behind hob area

Porcelain tiled flooring

Zanussi washer/dryer located in utility cupboard

Shower room

Ideal Standard Tempo sanitary-ware, including basin and toilet with soft-close seat

Bristan tap

Fixed glass screen panel to shower area with Bristan multi-function handheld shower with sliding rail

Chrome electric heated towel rail

Vinyl flooring throughout, including shower

Full height porcelain tiles in shower area

Walk-in shower with level access

Cabinet mirror with shaver point

Internal finishes

Cavalier carpet in bedrooms, lounge and hallway

Horizontal 4-line moulded apartment entrance doors

Flush painted internal doors with stainless steel ironmongery

Composite windows finished in white internally

White walls and ceilings to create clean, contemporary feel

Lighting, heating & electric

Down-lighting in kitchen and shower room

Pendant lighting in living areas and bedrooms

White sockets and switches throughout apartment

TV, FM and satellite signals wired to living room and looped to master bedroom and bedroom two

Mechanical fan unit mounted in utility cupboard

Telephone points in lounge and all bedrooms

Heating provided via heat interface unit and standard radiators with valves at the bottom

Programmable digital room thermostat located in lounge

External light located on balcony

Safety & security

Proximity card that controls access into the building and from the communal area into private owner spaces

Key access to apartment front doors

Smoke detectors in living room, bedroom and hallway

Heat detector in kitchen

Sprinkler system

Sentinel SmartLINK system with emergency alarm, door entry system, care monitoring and Wi-Fi hotspot capability

Sustainability features

Roof terraces and south-facing gardens on ground floor

All floors, walls and roofs are thermally efficient with improved energy performance

On occupation, owners will receive an energy performance certificate (EPC) for their apartment

We have installed infrastructure for future electric car charging points

Structural Guarantee

All properties are covered either by a guarantee from Protek or Premier Guarantee Provider for 10 years from the date of the initial completion, which can be obtained from your Sales Team.

The details here provide a general guide only. Mayfield specifications may change and owners may have altered their own properties.

Specifications for individual properties for sale are available from our Sales Team.



**“I was impressed
by the development
and facilities that
are on offer.”**

Mayfield Watford Owner





Simple, stress-free finances

Two types of payment for an easy life

Unlike traditional developers, we have a vested interest in making sure the village and its properties are maintained to the highest standards. Our fees ensure that all of these running and maintenance costs are met. This includes ongoing costs such as maintaining the exterior of your home, providing discreet but effective security, maintaining the village and the village grounds as well as fees associated with managing and staffing the village.

To relieve your concerns, we collect a monthly fee and a deferred management charge.

Monthly management fee

Mayfield owners have our firm assurance that their monthly management fee will increase only once a year, on 1st March. This is based upon the previous December retail price index % figure supplied by the ONS or in line with the Annual Earnings index, whichever is the highest.

Our deferred management charge

As well as the monthly management fee, a deferred management charge is payable from the sale of your home, or change of occupier. This, together with the monthly management fee, ensures that everyone who lives in a Mayfield village can do so knowing there will always be sufficient funds to carry out any works, maintain the continued high

standard of the village and ensure that each property has the ability to increase its value within the housing market.

Following many years of experience, we consider that the Mayfield lease and the deferred management charge is the most cost effective and efficient method to cover expenditure and, over a long term, this may work out at lower cumulative costs than some people may pay for upkeep and major works on their own family home.

How much will you pay?

You don't pay a deferred management charge until you sell your property or there is a change of occupier; you contribute a percentage of the greater of the achieved market price or agreed valuation of the property per year or part-year of occupation before receiving the proceeds.

We understand that everyone's financial situation is different. That's why we have two options – to give you two choices of how much you pay and when.

Option 1

Higher monthly fee and deferred management charge of 1% per year, up to a maximum of 15% (15 years).

Option 2

Lower monthly fee and deferred management charge of 2% per year, up to a maximum of 30% (15 years).





Finances (continued)

All these services are covered by your fees:

Buildings insurance for your home	Mayfield Club membership
External upkeep of your home	Preferential rates for food and beverages
Professional garden and ground maintenance	Full servicing of the guest suite, bookable at an advantageous price
Regular clearing of roadways and footpaths	Free inter-property telephone calls
Servicing of lifts	Onsite Village Manager and Head of Mayfield Care with supporting teams
Servicing of CCTV, emergency call system and smoke alarms	Minibus service
Night Porter and security service	Social events and activities organised by the Village Manager
Firstline home carers and call line services 24 hours a day, seven days a week	Fees associated with managing and operating Audley Group Ltd.
External window cleaning	

We also offer additional goods and services at each Mayfield village should you wish to use them. These vary from village to village and include facilities such as a restaurant and bar, drinks, hairdressing, shopping, laundry and housekeeping. For your convenience, the cost of these additional services, when used, is added to your monthly invoice.

What isn't included in your fees

Because the house you live in is owned by you, you are responsible for the water and energy bills associated with your home as well as the council tax, television licence and home contents insurance.

To find out more about specific costs in your Mayfield village, please contact your Sales Team.



Selling your home is easier than you think

When you're ready to sell your home, our staff will ensure every effort is made to complete the sale as quickly and efficiently as possible – getting you the best price with the least possible stress.

On all properties, Mayfield will charge a sale administration fee of 1% (VAT applicable) of the greater of either the achieved market price or agreed valuation. This covers the costs that Mayfield incurs in administering sales and explaining the Mayfield retirement living concept to prospective buyers.

How do you sell?

There are two ways to go about selling your property:

1. You can instruct a traditional estate agent to sell your property on the open market
2. 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 Mayfield and the retirement living concept

If you would like us to sell your property, our sales agency fee will be 2% of the sales value achieved (VAT applicable). This is additional to the administration fee.

If you'd like to switch from us to an agent at any point during the sale process, that's entirely your choice and we'll respect it completely. However, it's worth noting that the sale administration fee will remain payable in these circumstances, as this covers the costs that we incur in all resales.





Keeping moving simple

Mayfield Home Buying Service

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

Guaranteed cash buyer for your property

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

Speed

An offer will be made within 7 days and contracts are usually exchanged in 28 days.

No chain

The 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 Mayfield property, helping to reduce the stress of arranging your removals.

Flexibility

All types of properties will be considered – irrespective of the location or value.

No estate agent fees

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

Your decision

If an offer is reduced following an unfavourable survey you are under no obligation to accept it. A higher value may be achieved for your property by selling independently of part exchange.

Buyers are advised to take their own advice to ensure the part exchange service is suitable for their needs.

Our Part Exchange partner

The Mayfield Home Buying Service is managed by our market-leading home buying partners who offer the most competitive and attractive Part Exchange Schemes available.

How it works



Step 1

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



Step 2

An offer will then be made to purchase your property. If you accept the offer a survey will be arranged and our home buying partners will then confirm their offer.



Step 3

Your property is now sold, your Mayfield property can be reserved and solicitors are instructed to proceed to exchange within 6 weeks. You can move in when your property is ready, or up to 2 weeks after the completion date if you need some extra time to make the move.





Ensuring a stress-free move

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

Mayfield 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.





Moving forward together

Mayfield Villages was founded in 2016 by Audley Group, who has been successfully building and managing luxury retirement villages for over 20 years.

However, our expertise in providing high-quality accommodation and care for older people goes back to 1983 when Chief Executive Nick Sanderson founded a company called Beaumont.

Since then, we've developed the traditional care home concept into something more forward-thinking and relevant to our times. Now a successful company with solid roots, we've attracted major financial backing from organisations such as the Moorfield Group.

And we're excited to be developing even more plans to build further Mayfield villages across the UK.





Mayfield
Brent Cross

Coming
Soon

There's still lots to discover about
Mayfield Villages, and we're happy to
answer any questions you might have.

Please don't hesitate to get in touch

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