

The
WILTSHIRE
LEISURE VILLAGE

RETIREMENT HOMES



NEW ENGLAND STYLE LIVING



New England style Living



Downsizing doesn't mean moving into a tiny house or flat. Downsizing for us means releasing equity in your home whilst still having a comfortable house. We build great houses and sell them for less than any equivalent sized house. I'm retired and I'm in a wheelchair. But I still want to lead an active life. That's what Early Retirement means to me. I believe we've achieved that."

Jennifer Shah

Jennifer and Eddy Shah bought the Wiltshire Golf Club in 2001 and set about transforming the small 18-hole golf club on 140-acres into a special place only two hours from the centre of London and minutes from the motorway.

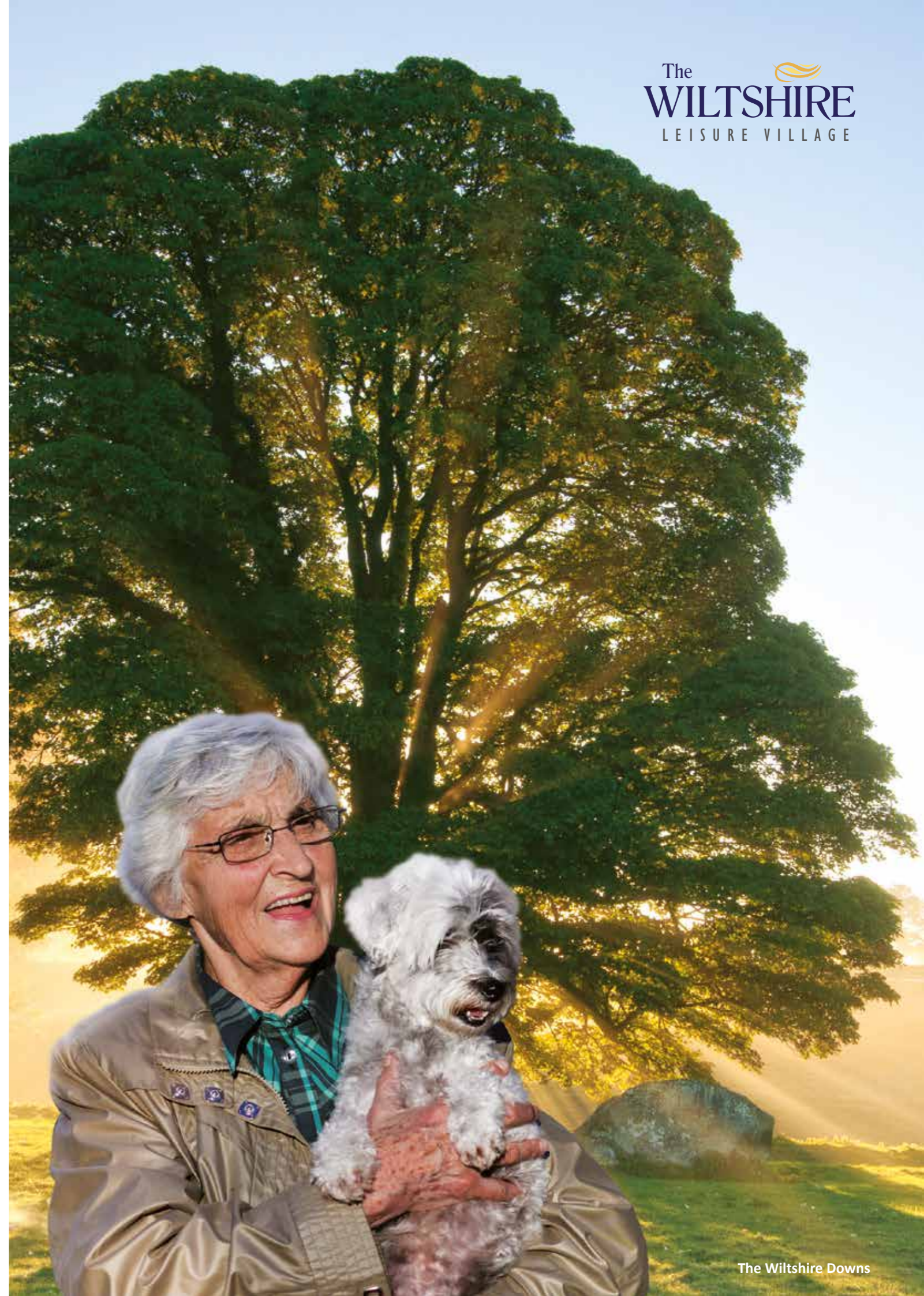
Within six years, they had bought another 100-acres, turned the complex into a 27-hole golf facility, opened a large gym and indoor 18-metre pool and added a 58-room hotel.

They also built 44-eco-friendly second homes with great views and plenty of space for relaxed living.

Planning for a second phase, this time for 30 early retirement homes was later granted and 10 of these new style homes have now been completed and sold. The remainder are now being constructed.

In addition to this, the original 44 homes, most of which are sold, have now been accepted as retirement homes and the first batch of seven will be available for resale as permanent retirement homes shortly.

"It is the final piece of the jigsaw. The Wiltshire Leisure Village is the reality of the dream we both had. Retirement comes in phases. Early Retirement is when one or both partners decide they want a home which still allows you to have plenty of room for your family and friends, a place to store the memories of your life and an environment that is fulfilling and exciting.



Retirement at the Gateway to the South West Yet just over an hour from London

The Wiltshire Leisure Village offers exceptional facilities in the heart of the Wiltshire countryside, only 2 hours by car (M4) from the centre of London (or 1 hour 10 mins by train).

Our eco-friendly spacious retirement homes nestle in the Wiltshire Leisure Estate which includes membership to 'The Wiltshire Golf and Country Club' offering you 27-holes of golf, driving range, an 18-metre indoor pool with spa pool, steam room and sauna, modern fully-equipped Techno-Gym, aerobics hall, and an excellent restaurant.

All this in a top English tourist area which includes the local towns of Royal Wootton Bassett, Marlborough, Malmesbury and Cirencester. Also within 40-minutes are the historic cities of Bath, Bristol, Swindon and Newbury, all with great shopping. The

Avebury Circle, Barbury Castle, Silbury Hill and The White Horse are 15-minutes away, and Stonehenge no more than 45-minutes. For those who love walking or cycling, the Ridgeway runs between the Leisure Village and Reading, whilst the Westonbirt Arboretum draws visitors from all over the world, especially when the Autumn leaves turn. The Cotswolds start at your front door!

The Wiltshire Leisure Village is the Gateway to the South West. A great place for retirement and somewhere special for your family and friends to visit you.



Royal Wootton Bassett



The Swimming Pool



The Gym



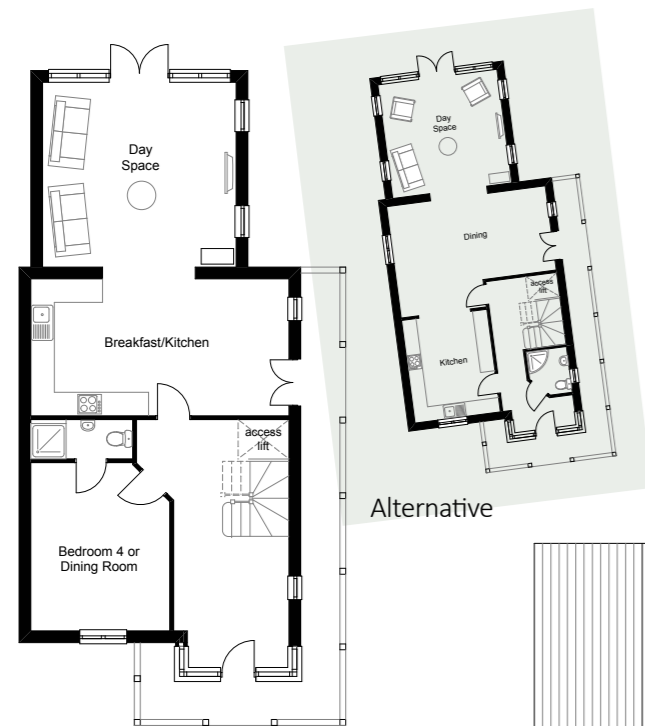
The Lakes 18-hole golf course



The Malmesbury

The Malmesbury is a large '1969 sq ft' 4-5 bedroom home with spacious living areas. The ground floor includes a living area, a kitchen/breakfast room and a dining room which can convert into a fifth bedroom with an en-suite wet room. Patio doors open onto an open, covered verandah that runs round the side and front of the house. The rear doors open onto a patio.

The first floor has two large bedrooms with en-suite amenities and a third bedroom with a family bathroom. The top floor forms a very large master bedroom with en-suite facilities and great views.



Ground floor

New England Style Lodge 3 storey

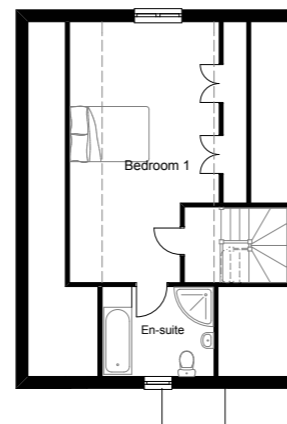
| | |
|-------------------|-----------------|
| Day Space | 15'-5" x 16'-1" |
| Kitchen/breakfast | 21'-8" x 11'-6" |
| Bedroom 1(Master) | 21'-4" x 13'-1" |
| Bedroom 2 | 14'-1" x 10'-2" |
| Bedroom 3 | 11'-6" x 10'-6" |
| Bedroom 4 | 9'-6" x 10'-6" |
| Bedroom 5 | 14'-5" x 12' |

All our homes are built to order. This allows you the opportunity to change certain specifications/areas to suit your living requirements.



First floor

Second floor



The Chalet Purton

The Chalet Purton is a 2,070 sq ft home offering 3-4 bedrooms and two day space extensions (2nd dayspace extra). The large luxurious upstairs bedroom (serviced by lift and stairs) has a big ensuite bathroom, its own landing and exceptional storage space. There are great views from all of the bedrooms. All other bedrooms also have their individual ensuites.

The single storey Purton bungalow is '1495 sq ft' with 2 or 3 bedrooms as required.

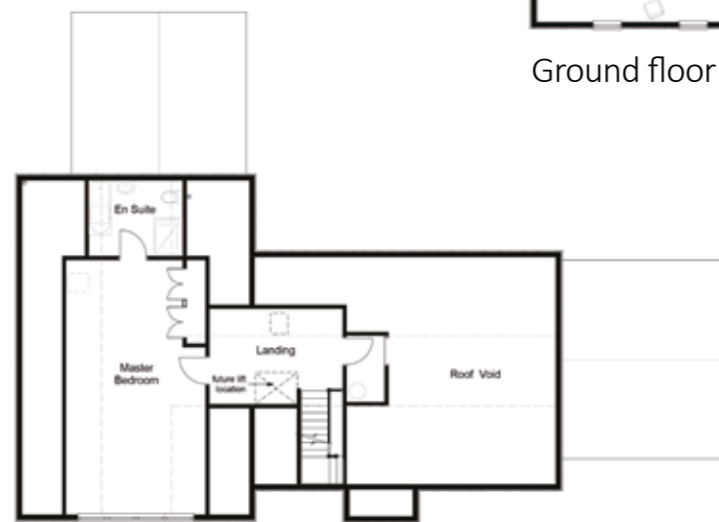


Purton Chalet Bungalow

| | |
|-------------------|------------------|
| Day space | 17' 9" x 17' 7" |
| Kitchen/Breakfast | 23' 4" x 14' 3" |
| Utility | 12' 1" x 7' 2" |
| Master Bedroom | 26' 2" x 14' 3" |
| Bedroom 2 | 15' 11" x 15' 3" |
| Bedroom 3 | 15' 1" x 12' 3" |
| Bedroom 4/Study | 20' 1" x 13' 3" |



Ground floor



First floor

All second extensions will cost extra. All layouts include second extensions (as day space or Bedroom). All our homes can be built to order. This allows you the opportunity to change certain specifications/areas to suit your living requirements.



The Bassett

Apartments

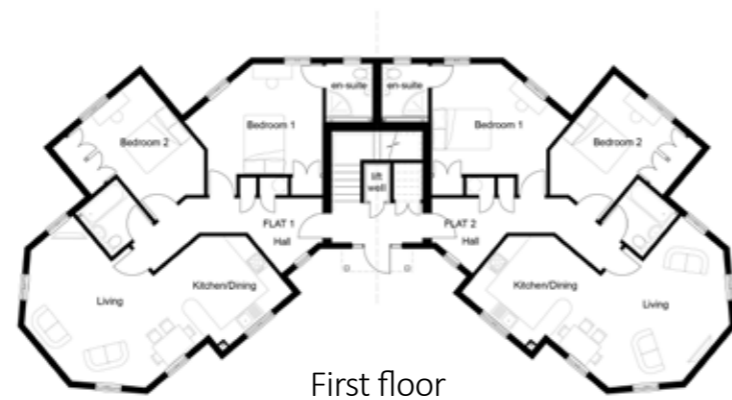
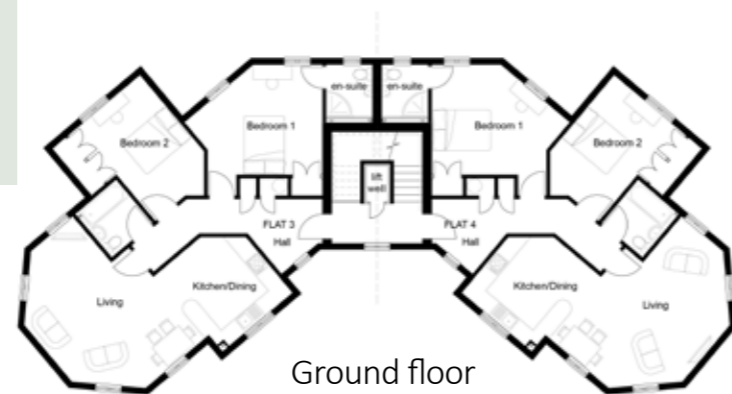
These apartments, as all our properties, are designed to offer maximum privacy to its owner, yet within a safe community of like minded retirees.

At approx '1,070 sq feet', these large 2 bedroomed apartments served by lift and stairs all have ensuites and a great living area. **Can also be built as large one bedroom flay when pre-purchasing with re-design time.** With only four flats to each building, they offer great views and have all the facilities of the bungalows and houses, and have all the village and country club facilities of all retirement homes.

Bassett Apartments

| | |
|----------------|------------------|
| Lounge | 20' 4" x 14' 9" |
| Kitchen/Dining | 11' 6" x 10' 10" |
| Bedroom 1 | 13' 1" x 12' 6" |
| Bedroom 2 | 13' 9" x 10' 8" |

All our homes are built to order. This allows you the opportunity to change certain specifications/areas to suit your living requirements.



The photograph opposite are of our Bassett semi-detached. These 12 new apartments are the same outside dimensions as those pictured opposite.



The Village today

Phase 1 retirement homes now also on the market

The picture below is a 'SkySnap' of Phase 1 of the Wiltshire Leisure and Retirement Village and the adjoining Golf Club and Leisure Centre. All these homes have been completed and are now also available for retirement. (See picture below - taken at the start of Phase 2).

These houses are mostly owned by residents as second homes who may wish to sell on as retirement homes.

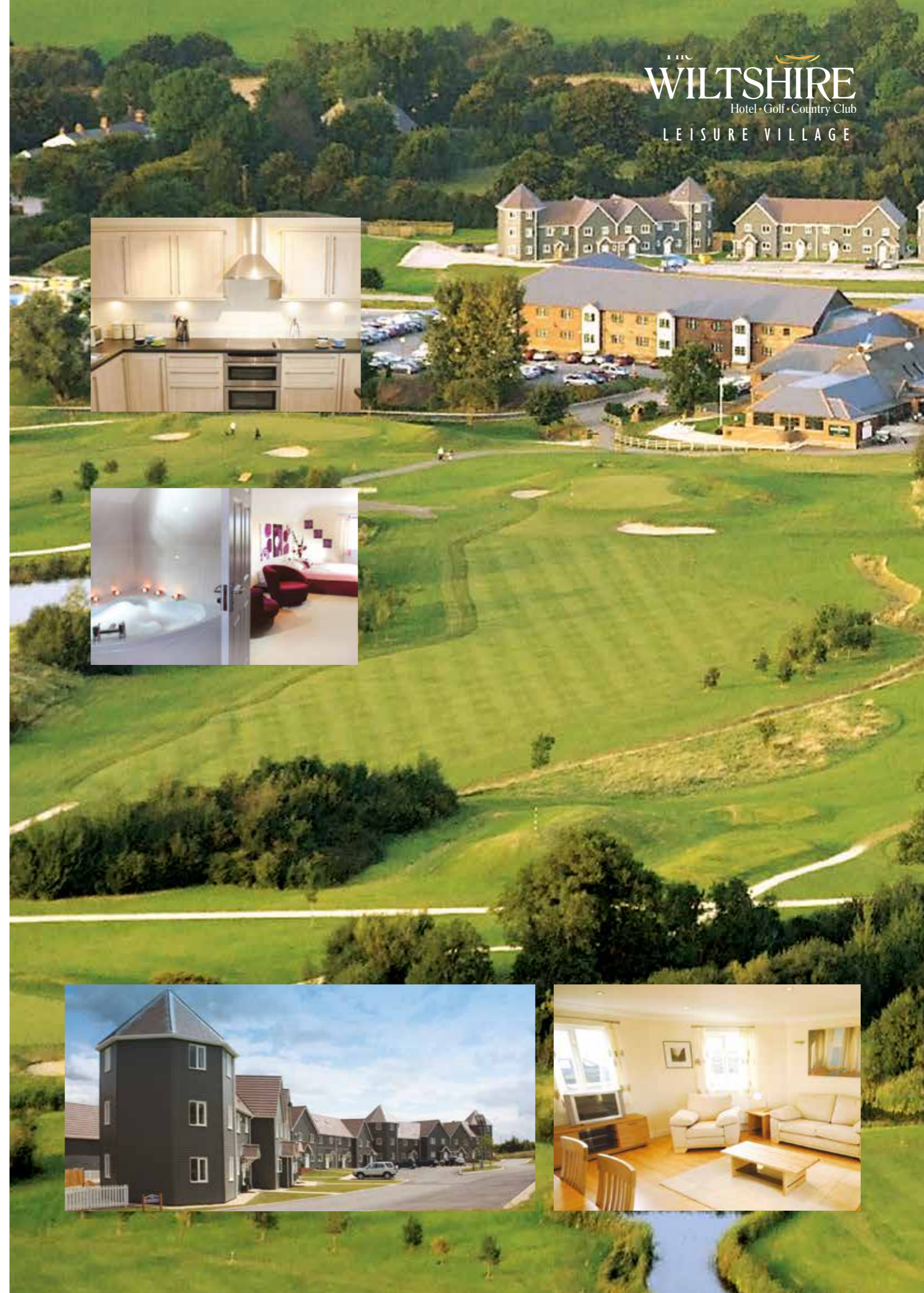
The house designs consist of the Marlborough (1550 sq ft), Avebury (1150 sq ft) and Ridgeway (1050 sq ft).

A new road will also be completed so that the village will have its own entrance from the club driveway, creating a secure community. A door-to-door bus service and a cycle pool will be available to all

retirement residents. At present these properties are leasehold (with a ground rent that includes two golf and leisure memberships).

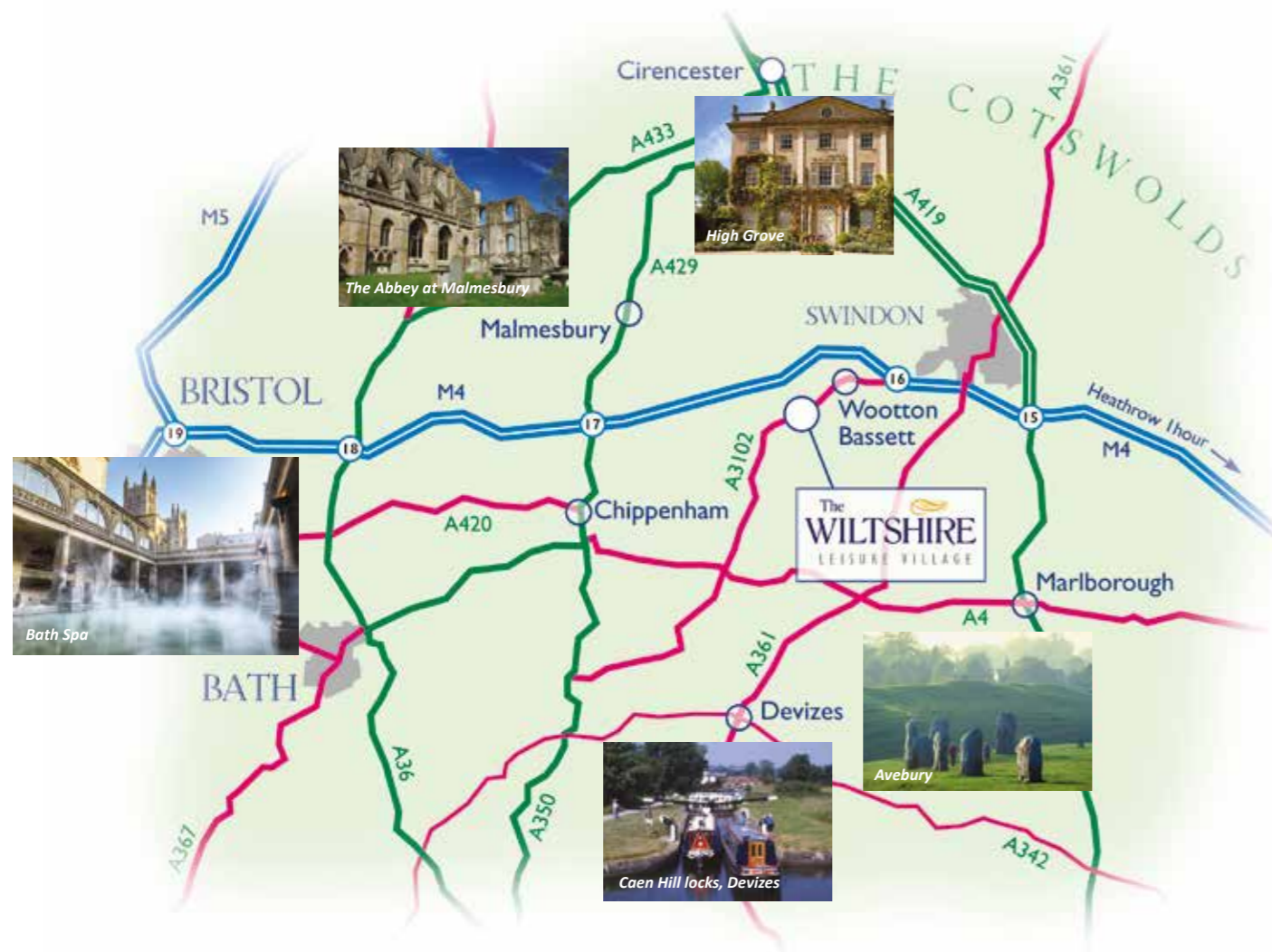
The Wiltshire Leisure Village is designed for people in retirement who wish to lead a full, independent and active life, have room for visiting friends and families, have space for all those memorable items they have collected through a lifetime and can look forward to the future with pleasure.

Seven houses owned by WLW Ltd are now for sale as retirement homes with prices between £220,000 and £275,000. They each have 3 bedrooms and are finished in the Avebury or Ridgeway styles. Each of these houses will include a complete interior decoration and mechanical refurbishment before being sold.



Directions

The Wiltshire Village is approximately 3-miles from M4-J16. Join the A3102 west; proceed over one roundabout, and turn left at the next, continuing on the A3102 through Wootton Bassett. Approximately half a mile after the town, you will see The Wiltshire Golf & Country Club clearly signed on the left.



Any areas, measurements or distances are approximated and may be liable to change. The text and plans are only for guidance and some specifications may be changed, although overall sizes will be as described. The properties do have the necessary planning consent, but all information should be verified before completion. Purchasers must satisfy themselves by inspection or otherwise. These particulars do not form part of any contract or offer, and must not be relied upon as statements of representation or fact.

Frequently asked questions

1. Are there any conditions relating to the purchase of my property at The Wiltshire Leisure Village?

Conditions of the planning permission mean that you can use your home as a permanent and primary retirement residence if you are over 55 years old. It can also be used as a second or holiday home and can be rented out on long or short term leases.

2. Are the homes freehold?

Our new retirement homes are all freehold.

3. Will I pay Stamp Duty Land Tax?

Stamp Duty Land Tax will normally be payable. Purchasers are advised to consult their lawyers for full details.

4. Is Council Tax payable?

The retirement home will be subject to Wiltshire Council Domestic Tax.

5. Is there a ground rent or service charge?

As you will own the freehold to your plot and its approaches, no ground rent is charged. There will be a service charge for the roads maintenance, sewage treatment, security, grounds maintenance, waste collection, lighting of common areas, eight year redecoration of outside paint work and similar services.

6. Will I get membership to the golf club, the swimming pool, the gym and use of the restaurants and other facilities?

Yes. You will be deemed a member of the club and have access to all the facilities. A special rate will be agreed with club owners for you and your family.

7. Will I get transport support if I decide not to use my car?

Each house will have at least two parking spots nearby. We will also supply bicycles for general use which will be available at all times. There will be a door to door bus service into Royal Wootton Bassett which continues on into Swindon.

8. How do I proceed to the next stage?

a. If you decide to buy a house that is completed, you will pay a reservation fee of 1%, a further 10% on exchange of contracts (normally 4 weeks) and the remainder on completion. Any extras asked for will be paid at the same time.

b. If you 'BUILD TO SUIT' or 'DESIGN BUILD INTERIORS' as an early purchaser you will be required to pay a reservation fee of 1% whilst you work with our architect, then 10% is required on exchange of contracts which is inclusive of the 1% fee paid at reservation, when construction begins. A further 15% will be paid six weeks after commencement of building. No changes are allowed at this stage, unless minor and agreed to with the agents. The balance will be paid on completion plus any additional build costs for upgrades that were agreed at the time of exchange.

c. Should the buyer pull out between reservation and exchange or should the buyer make no reasonable attempt to meet the exchange timeline of 4 weeks and contracts are withdrawn a refund of their reservation fee will be made, less any costs incurred such as administrative, legal or architect's fees.

9. What guarantees are available with my property?

A 10-year scheme will be attached to each home. Premier Home Guarantees. www.premierguarantee.co.uk

10. Can I get a mortgage?

Dependent on the conditions asked for by mortgage companies (especially if you're over seventy), many of our existing owners found mortgages when required.

The
WILTSHIRE
LEISURE VILLAGE

The Wiltshire Leisure Village
Vastern
Wootton Bassett
Wiltshire SN4 7PB
(Minutes from M4 - Junction 16)

www.wiltshireleisurevillage.co.uk



Humberts Chippenham
King's Head House
35 Market Place
Chippenham SN15 3HT
01249 444557

Humberts Cirencester
40 Castle Street
Cirencester GL7 1QH
01285 650955

Humberts Marlborough
106 High Street
Marlborough
Wiltshire SN8 1LT
01672 552070