



# Sorrel Gardens

BIGGLESWADE



93 thoughtfully designed  
one and two bedroom apartments

 **Grand Union**  
Living



## *Relax into retirement*

Welcome to Sorrel Gardens.

A thoughtfully designed new residential development of 93 one and two bedroom apartments. Offered through shared ownership and social rent exclusively for the over 55s, the homes offer independent living with tailored care and support.

Relax on your own private balcony or terrace or enjoy the beautifully appointed social spaces and landscaped gardens, perfect for socialising. With an on-site cafe, hairdresser, cinema room and beauty therapy room, you can also take advantage of the many organised activities on offer.



## Local living

Located in the vibrant market town of Biggleswade in Central Bedfordshire, Sorrel Gardens is located to the east of the town centre and is just over a mile from the market square. Close to open countryside, the town offers good road and rail connections and excellent local amenities and attractions.

Just around the corner you'll find the Saxon Centre, with supermarket, pharmacy, dry cleaners and takeaway restaurants. Also very close is the Saxon Pool & Leisure Centre which offers a 25 metre, eight lane swimming pool and fully equipped gym. With over 65 exercise classes offered each week including aqua aerobics and Pilates, there's something to suit everyone.



The town centre offers a wealth of independent shops, cafés and restaurants while a five minute drive takes you to the A1 retail park offering big brand shopping. Tuesdays and Saturdays are market days in Biggleswade where you can browse the stalls for local delicious meats and cheeses, colourful flowers, and handmade crafts.

Biggleswade is an active town with three association football clubs, a cricket and rugby club, plus a golf club with two 18-hole courses and golf centre driving range. Local societies and groups include a choral society, history society, and walking group.



# *Live life to the full*

Here at Sorrel Gardens you are supported and encouraged to live the life you choose.

After breakfast on your balcony, pop down for a hair cut and a chat at the on-site hairdressers. Catch up with a local friend for a tasty lunch in the café and in the afternoon try your hand at painting in the art class, a great opportunity to try something new and make friends.

The development is designed to make things as easy as possible. On-site mobility scooter storage and charging area gives you the freedom to explore locally. Raised beds for growing flowers, herbs and vegetables are available to tend to in the shared gardens. If you've got friends or family visiting and need a little more room, they can stay at the guest suite which can be booked for a small charge.

Local attractions include the spectacular Shuttleworth Collection at Old Warden, the RSPB Lodge at nearby Sandy and the historic Jordan's Mill and gardens. The attractions of Bedford and Letchworth Garden City are less than a half hour drive away.



*The development is designed to make things as easy as possible.*



## Thoughtfully designed

Downsizing to a smaller home can be daunting, so here at Sorrel Gardens we've designed contemporary apartments that maximize space and need little maintenance.

Each modern apartment has been planned with the future in mind. There are lifts to all floors and the building is accessible to wheelchair users and those with reduced mobility. Communal areas are light and beautifully furnished.

Kitchens come with integrated and well placed appliances including oven with extractor fan, washing machine, dishwasher and fridge freezer. The spa bathrooms, designed as wet rooms, all have level access showers. With cosy electric heating throughout, kitchen and bathroom flooring is included leaving you to put your own stamp on the rest of your home.



## *Peace of mind*

Sorrel Gardens is an independent living housing scheme providing a higher level of support than supported housing while still allowing you to remain as independent as possible.

With support staff on duty in the building 24 hours a day, seven days a week, you can also access tailored care packages in partnership with a local community care provider approved by Central Bedfordshire Council. Care might include help with shopping, preparing meals and all aspects of personal care. The nearest hospital is also a short bus or car ride away.





## *Personal care and support*

Sorrel Gardens enables you to live a rich and fulfilling life, with easy access to on-site care and support, 24 hours a day, so you can maintain your independence.

If you don't need care and support but want to plan for the future, Sorrel Gardens is an ideal way of having your own home in a vibrant community, without worrying so much about what the future holds.

Often, customers find it reassuring to live in a place where each person can have their needs catered for, allowing them to continue living together even if one or both needs more care in the future.

If you need care now or in the future, your needs will be assessed to make sure that your care is personalised to your own requirements. Our aim is to provide a flexible, affordable service. Services will be charged as required and costs will vary according to the amount of care needed\*.



\*The offer of a property is subject to a general affordability and well-being assessment, which will be arranged during the application process. Likewise, the cost of living at Sorrel Gardens and any concessions or financial support available in relation to taking on a lease or tenancy will be made clear to you before you make any firm commitment.

*Relax* into retirement



# Independent living

As an independent living development, Sorrel Gardens offers people who choose to move there, high quality, affordable homes that are part of an active community along with the peace of mind that comes with knowing that care is available on-site, if and when needed.

**The benefits of independent living include:**  
**a modern home of your own of a manageable size**  
**a secure living environment**  
**a range of facilities and social activities on your doorstep**  
**peace of mind that 24-hour care is available on-site**

Those who need a lot of care can get what they need in independent living.

This very often means that people can avoid going into a residential care home later in life. It also means that couples can stay living together even if one or both has or develops care needs. If you need social care support, we will assess your needs and agree them with you. You can then use the on-site care team or arrange your own care, with our support, if required.

Care might range from a little help with everyday tasks up to extensive care during the day and night time. If you need specialist care, we will work closely with healthcare providers and other specialists to find, wherever possible, solutions that help you to live independently.



How much will I have to pay for care?

There are two elements to this. There is the Independent Living Care Charge which all residents of Sorrel Gardens pay as one of the charges for living there. This charge helps ensure that there is care available at all times to anyone who needs it, whether that is on a regular basis or in an emergency.

Our Grand Union Colleagues can explain this in detail.

If you require regular care and support, the amount you need will be assessed and agreed with you. The amount that you pay towards the cost of this care will be dependent on your financial circumstances. We will assess this and also provide advice about financial assistance that you may be able to apply for.

What if I need aids and/or adaptations?

The building is designed to make it easy for people with disabilities to live there. You may find that you require less in the way of adaptations than where you currently live. For example, all apartments have a level access shower, and there is an accessible bathing spa within the building.

As part of the assessment process for coming to Sorrel Gardens, where necessary, an occupational therapy assessment can work out what extra equipment or adaptations you might need.





# Ground Floor

## Key

- Parsley
- Thyme
- Sage
- Rosemary
- Basil
- Mint
- Oregano
- Marjoram
- Dill
- Tarragon
- Lifts



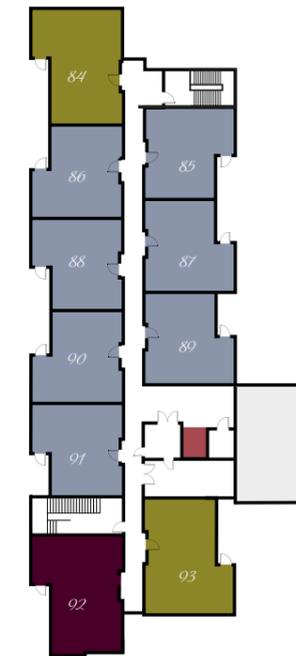
First Floor

Key

- Parsley
- Thyme
- Sage
- Rosemary
- Basil
- Mint
- Oregano
- Marjoram
- Dill
- Tarragon
- Lifts



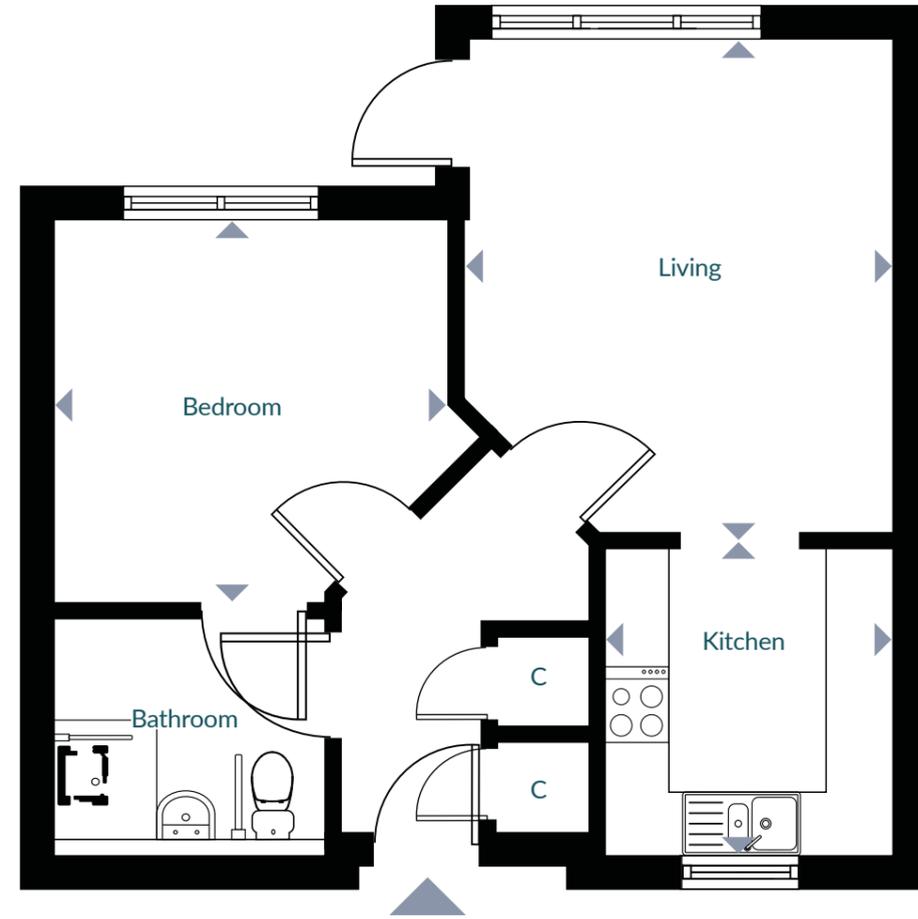
Second Floor



# Parsley

Rented - Plots 2-8, 11-13, 17, 19, 21, 25, 27, 29-35, 38-44, 47-49, 55, 56, 58, 60, 62, 72, 74, 76-82 & 85-91

1  Floor G, 1 & 2



C = Cupboard

Apartment Size: 539 - 547<sup>2</sup>

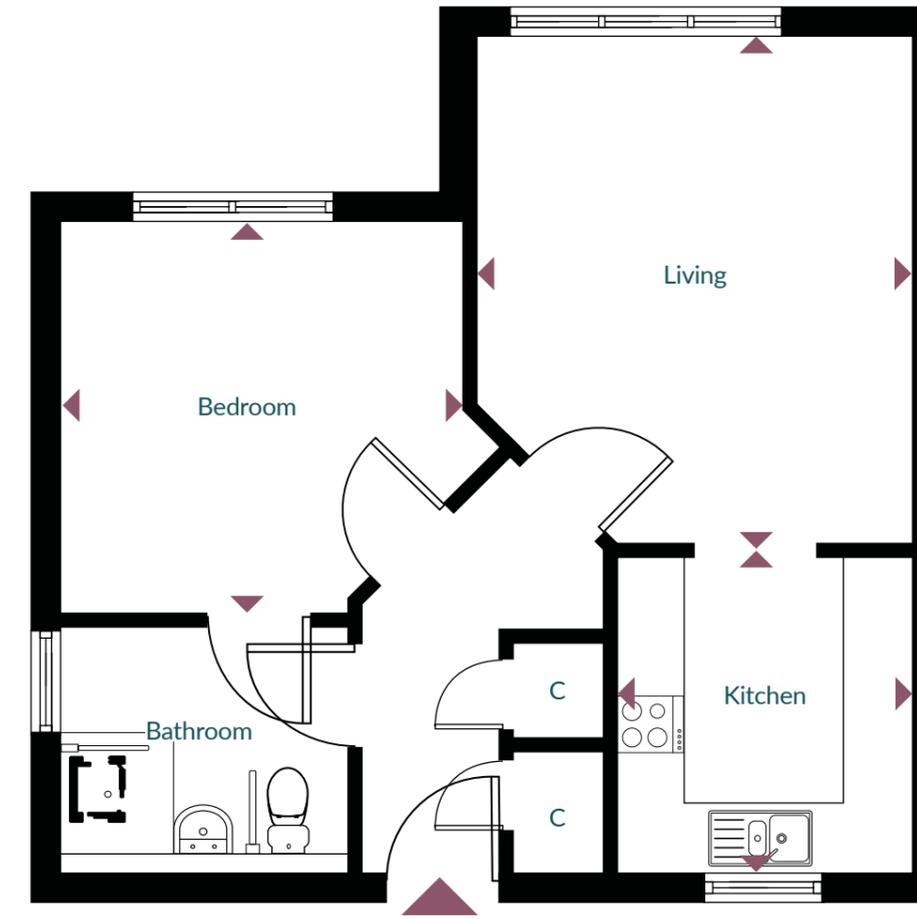


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only.  
All dimensions indicated are approximate and are within a tolerance of plus or minus 50mm.  
Computer generated images are indicative only.

# Thyme

Rented - Plots 53 & 54

1  Floor 1



C = Cupboard

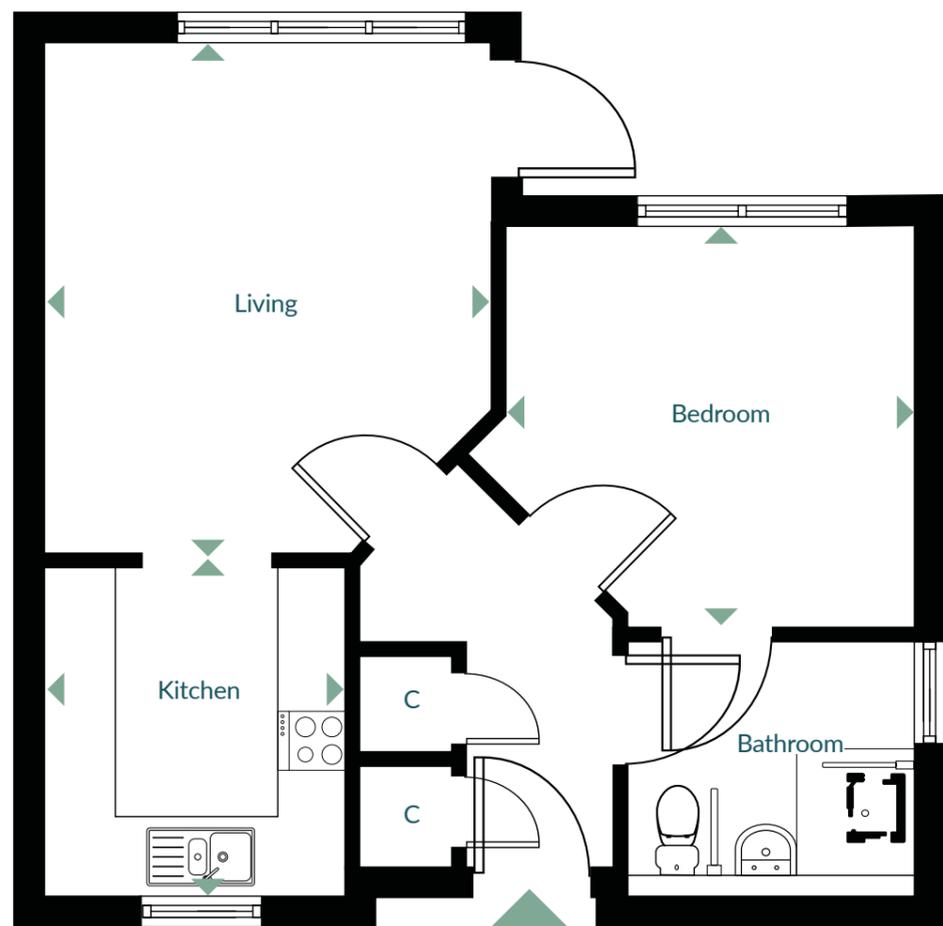
Apartment Size: 542 - 544ft<sup>2</sup>



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# Sage

Rented - Plots 23, 36, 64 & 83



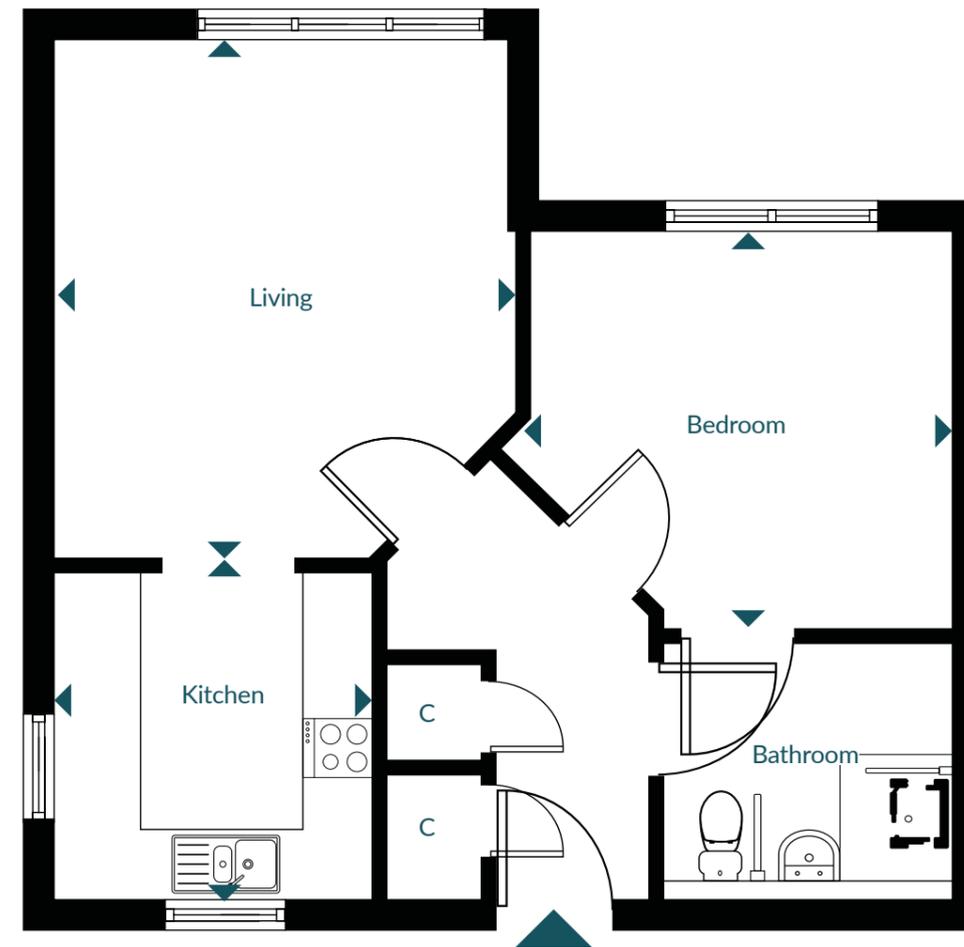
C = Cupboard

Apartment Size: 539ft<sup>2</sup>



# Rosemary

Rented - Plot 66



C = Cupboard

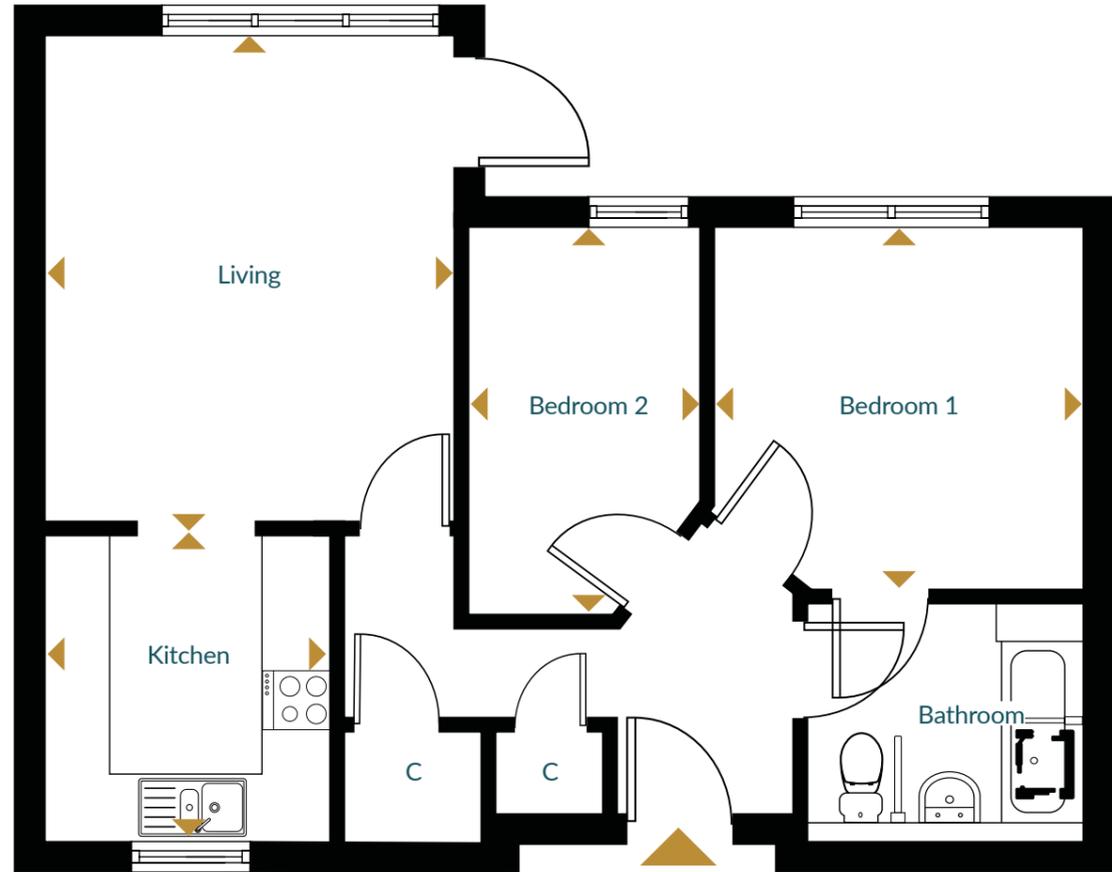
Apartment Size: 546ft<sup>2</sup>



# Basil

Rented - Plots 24 & 71  
Shared Ownership - Plots 16, 18, 20, 22, 26, 28, 51, 57, 59,  
61, 63, 65, 68, 69, 73 & 75

2  Floor G, 1 & 2



Apartment Size: 663 - 667ft<sup>2</sup>

Type E1 - 672ft<sup>2</sup>

C = Cupboard

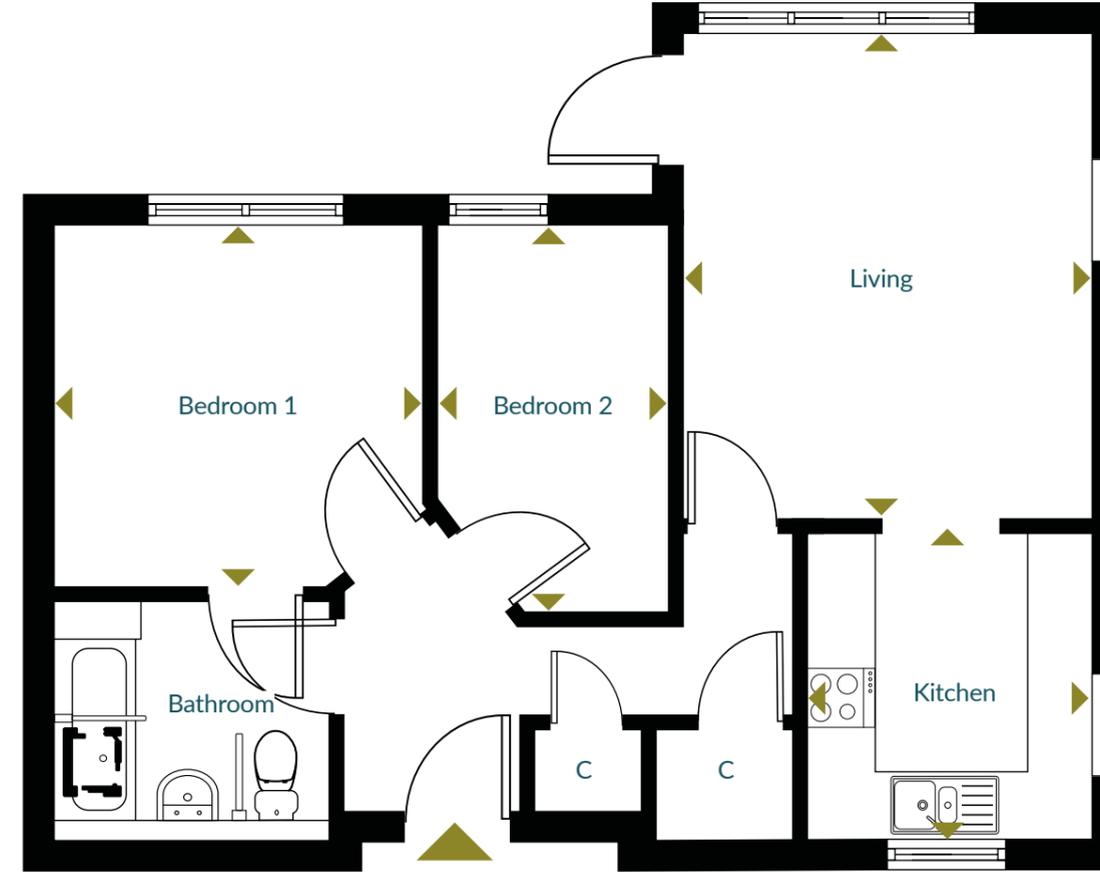


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# Mint

Rented - Plots 1, 37 & 84  
Shared Ownership - Plots 10, 46, 70 & 93

2  Floor G, 1 & 2



Apartment Size: 665ft<sup>2</sup>

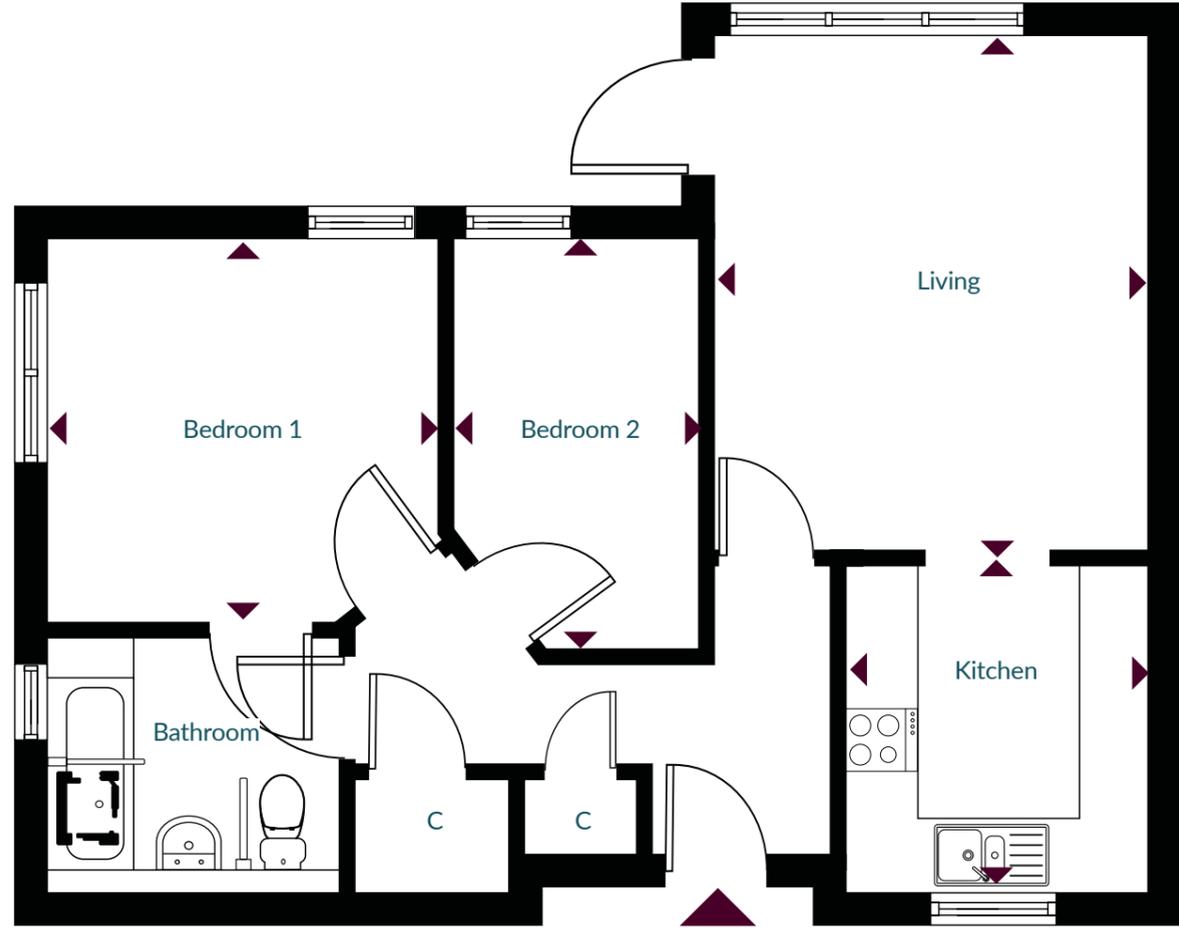
C = Cupboard



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# Oregano

Rented - Plot 92  
Shared Ownership - Plots 9 & 45



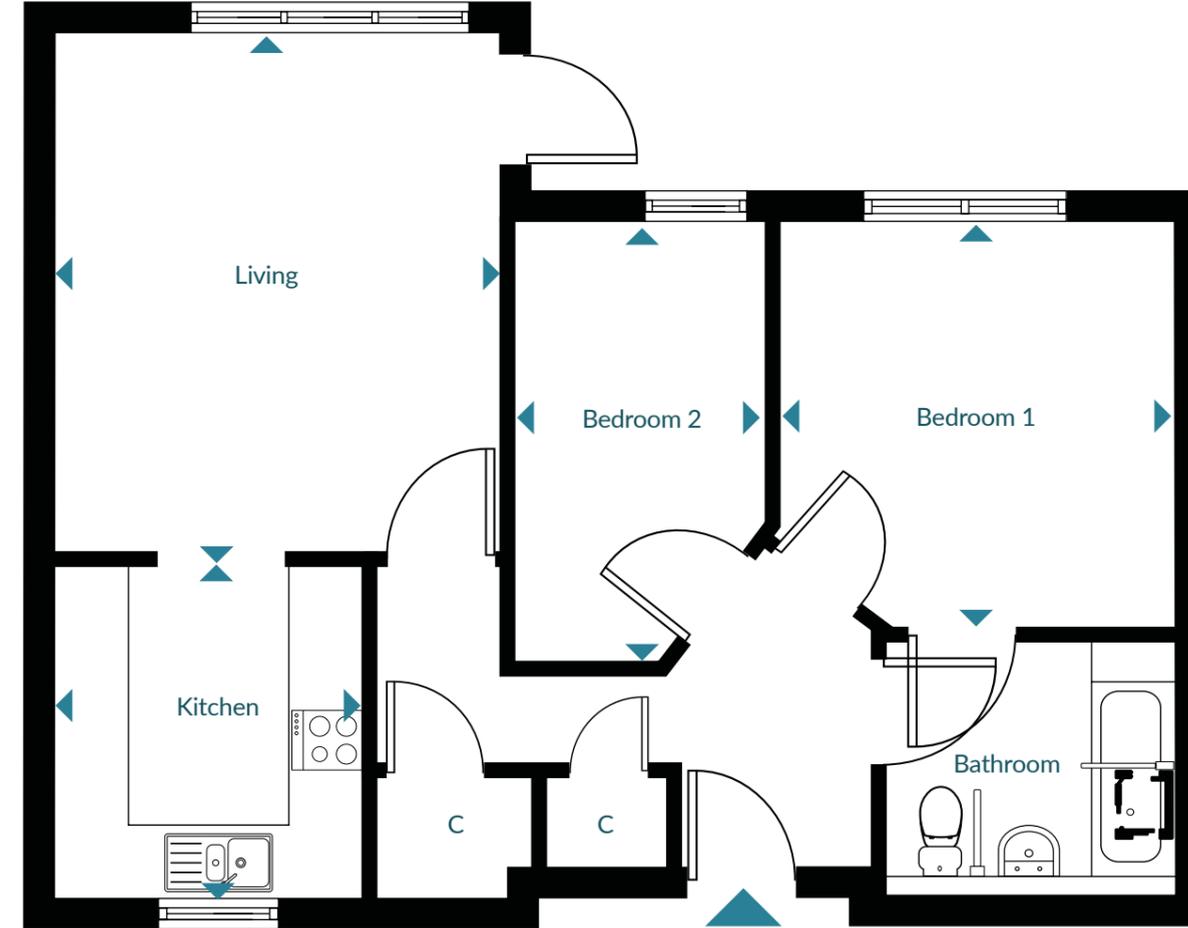
Apartment Size: 669ft<sup>2</sup>



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# Marjoram

Shared Ownership - Plot 67



Apartment Size: 666ft<sup>2</sup>

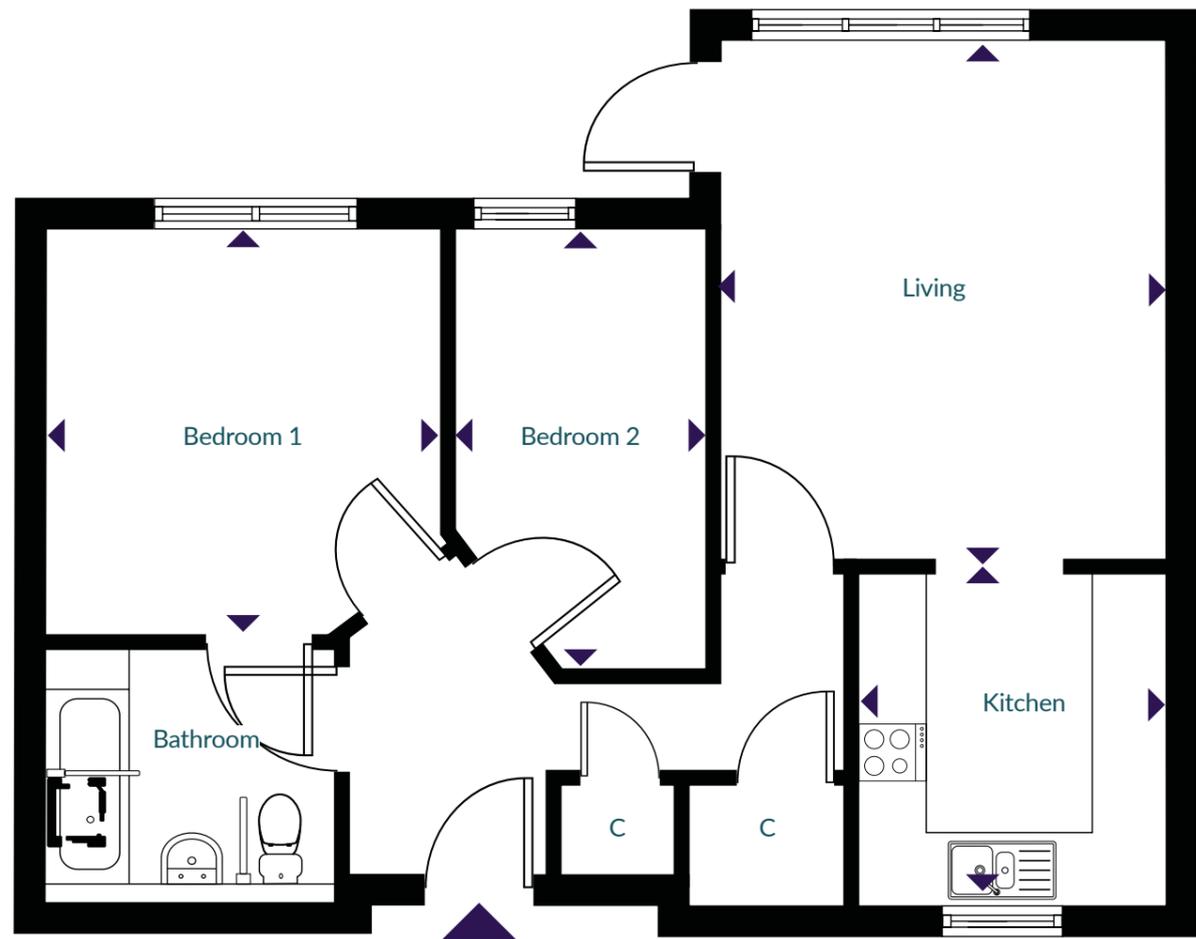


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. All dimensions indicated are approximate and are within a tolerance of plus or minus 50mm. Computer generated images are indicative only.

# Dill

Rented - Plots 15 & 52

2  Floor G & 1



C = Cupboard

Apartment Size: 668ft<sup>2</sup>

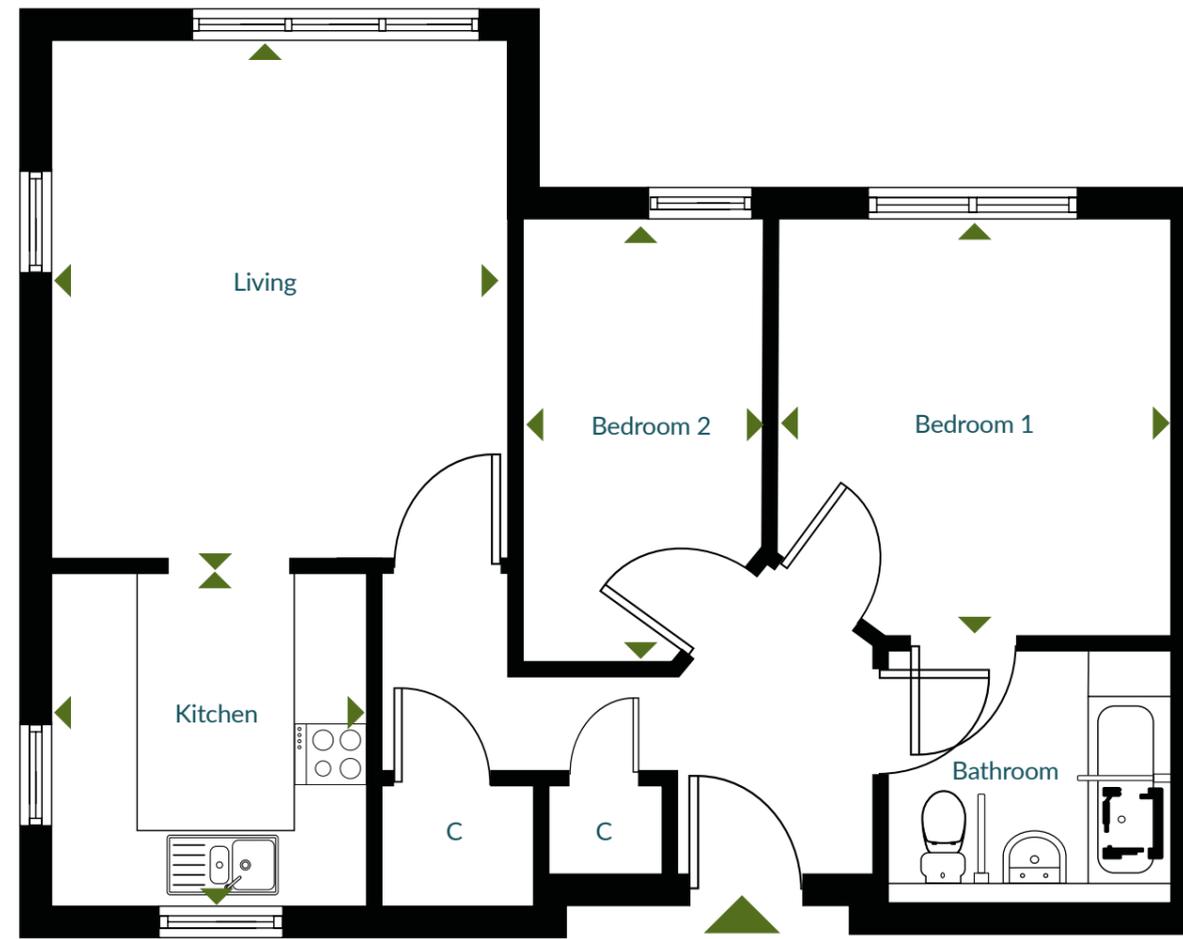


Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. All dimensions indicated are approximate and are within a tolerance of plus or minus 50mm. Computer generated images are indicative only.

# Tarragon

Shared Ownership - Plots 14 & 50

2  Floor G & 1



C = Cupboard

Apartment Size: 670ft<sup>2</sup>



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# A perfect base

Sorrel Gardens is very well connected by rail, road and bus.

### By bus

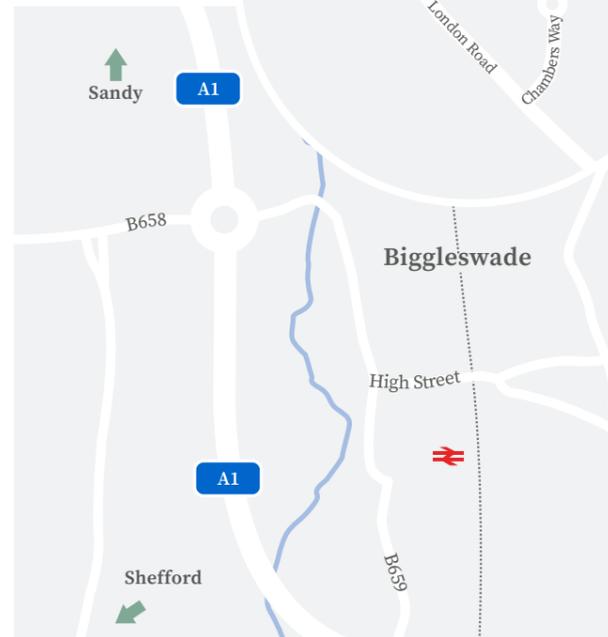
Catch a bus round the corner on Chambers Way outside the Saxon Leisure Centre into town or pick up the bus to Sandy and Bedford from Eagle Farm Road. Biggleswade Bus station in the town centre also offers more destinations including nearby villages.

### By train

Biggleswade train station is 1.5 miles away. The line runs north to Peterborough (a journey of 30 minutes) for connections to the East Coast Mainline and south to Horsham running through London St Pancras (45 minutes).

### By air

London Luton Airport and London Stanstead can be reached in less than an hour by car. London Heathrow and London Gatwick are a little further in under two hours.



SG18 8WB

### By road

There is easy access to the A1 which takes you north towards Peterborough and south down to London.



London St Pancras  
**45mins**



Peterborough  
**30mins**



London Luton  
London Stanstead  
**< 60mins**

# About Grand Union Housing Group

Grand Union Housing Group was established over 25 years ago. We build quality homes across Bedfordshire, Buckinghamshire, Northamptonshire and Hertfordshire.



Our mission is more homes, stronger communities, better lives.

We build affordable homes, provide personal support, and help people to learn, work and be healthy. We're a financially stable and innovative not-for-profit organisation that believes in partnership and collaboration. We plan to build 1,900 more new homes in the coming years to play our part in ending the housing crisis.

### Learn More

You can find out more about Grand Union, including the support services and independent living services we provide, on our website: [www.guhg.co.uk](http://www.guhg.co.uk)

### Other Services

Why not also look into our Life24 service – a unique telecare and support service for people of all ages: [www.Life24.uk](http://www.Life24.uk)



To find out more about  
shared ownership and affordable  
social rent contact:

[sorrelgardens@guhg.co.uk](mailto:sorrelgardens@guhg.co.uk)

Alternatively call:

0300 123 5544

Visit:

[www.sorrelgardens.co.uk](http://www.sorrelgardens.co.uk)

Sorrel Gardens, Sorrel Way  
Biggleswade, Bedfordshire  
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Grand Union Living is part of Grand Union Housing Group

Please note any independent facilities promoted within the scheme such as restaurant, hairdressers, beauty bar cannot be guaranteed as all are subject to separate commercial Leases to be negotiated and signed up therefore these services may not be available until such time as the legal work is finalised and agreed. The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +50mm (2") tolerance. House designs and layouts are representative only and may change. Please note, floor plans and dimensions are taken from architectural drawings and are for guidance only. Computer generated images are indicative only. These details should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Consumer Protection from Unfair Trading Regulations 2008. Nor do they constitute a contract, part of a contract or a warranty. For individual property specification, please contact your sales advisor.



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