

life in place
FROM ANCHOR



MILL PLACE

SUTTON COLDFIELD

Brand new 1 and 2-bedroom apartments available for sale for over 55s, in the heart of the Royal Town of Sutton Coldfield.



Welcome to
life in place
FROM ANCHOR

We believe that choices
make life richer and
altogether more rewarding.

So when you reach the stage of life
where you're ready to 'right-size' your
home and look with confidence to
the years ahead, we're here for you.

Across England, our affordable,
brand new apartments for later living
open up a world of possibilities; not
just in a range of locations, layouts
and specifications.

The choice is yours with Life in Place
from Anchor.

Later living within reach

This is Mill Place, where you can find a welcoming and low-maintenance lifestyle in a secure and supportive environment.

Set in the heart of the Royal Town of Sutton Coldfield, Mill Place offers everything you need to enjoy life at your own pace: a vibrant town centre, expansive countryside within easy reach and activities to fill your days.

Whether you're looking to downsize, plan ahead or enjoy a simpler way of living, Mill Place is ideal for independent living with peace of mind. All with affordable ways to buy that will make your move easier.



Homes centred around you

EXCEPTIONAL QUALITY AND UNPARALLELED COMFORT

At Mill Place, our later living homes are built to an exceptional standard, setting a new benchmark. Each apartment is meticulously crafted to offer the perfect blend of comfort and practicality.



PEACE OF MIND WITH LONG-TERM ASSURANCE

When you choose one of our homes, you're not just buying a property; you're gaining peace of mind. Every home comes with a 12-year build warranty, assuring you of its durability and our commitment to maintaining the highest standards.

UNMATCHED SECURITY AND SUPPORT

Feel secure knowing your new home is equipped with a secure door entry system, award-winning 24/7 Anchor On-Call support should you ever need it and a dedicated location manager.

INDEPENDENCE AND A SENSE OF COMMUNITY

Experience the joy of independent living, with the freedom to choose your own pace and enjoy privacy when you want it. At the same time, Mill Place nurtures a genuine sense of community, with welcoming spaces, shared experiences and plenty of opportunities to meet neighbours and build lasting friendships.

LUXURY COMMUNAL FACILITIES

Finished to a premium standard, our onsite amenities meet your every need. Whether you're enjoying a coffee in the elegant lounge, or unwinding with friends in our landscaped outdoor spaces.



Computer generated image is indicative only.



Your life.
Your place.



At Mill Place, we understand what later living truly means. More than a roof over your head, it's a foundation for comfort and security for the next chapter of life.

This is where modern comfort meets accessibility. Nestled in the heart of the Royal Town of Sutton Coldfield, the apartments are designed to support independent living with comfort, style and peace of mind.

At Mill Place, you'll quickly find a sense of belonging. Whether it's in your apartment with features designed with you in mind or in the beautiful communal spaces where you can spend time with neighbours, or just yourself. It's your life, your place.

GUEST SUITE

Open to all our residents, simply book our comfortable guest suite should your visiting family or friends need to spend a night or two.

SPACES TO UNWIND

Landscaped outdoor spaces and a private patio, Juliette balcony or balcony to all apartments means you can easily unwind and relax when needed.

SUSTAINABLE FEATURES

The building has a net biodiversity gain, with 74% carbon reduction. It's also equipped with air source heat pumps for energy efficiency and solar panels serve all communal areas.

ACCESSIBILITY STORAGE

You'll find dedicated cycle and mobility scooter storage in the building, so you can move out and about with ease and stay connected to the things that matter most.

COMMUNAL AMENITIES

The Residents Lounge is the perfect place to relax and socialise with neighbours, family and friends.

PETS WELCOME

Most importantly, your furry friends are welcome to stay at Mill Place with you.

Key features and amenities

By choosing a home with us, you're not just buying a property; you're embracing a lifestyle that prioritises your wellbeing and community involvement.

- A WELCOMING RESIDENTS LOUNGE
- BEAUTIFULLY LANDSCAPED OUTDOOR SPACES
- A COMFORTABLE GUEST SUITE FOR VISITORS
- 24/7 ANCHOR ON-CALL SUPPORT
- PRIVATE PATIO, JULIETTE BALCONY OR BALCONY TO ALL APARTMENTS
- BE WELL 360 SERVICE
- ONSITE CAFÉ
- HAIR AND BEAUTY SALON
- LOCATION MANAGER

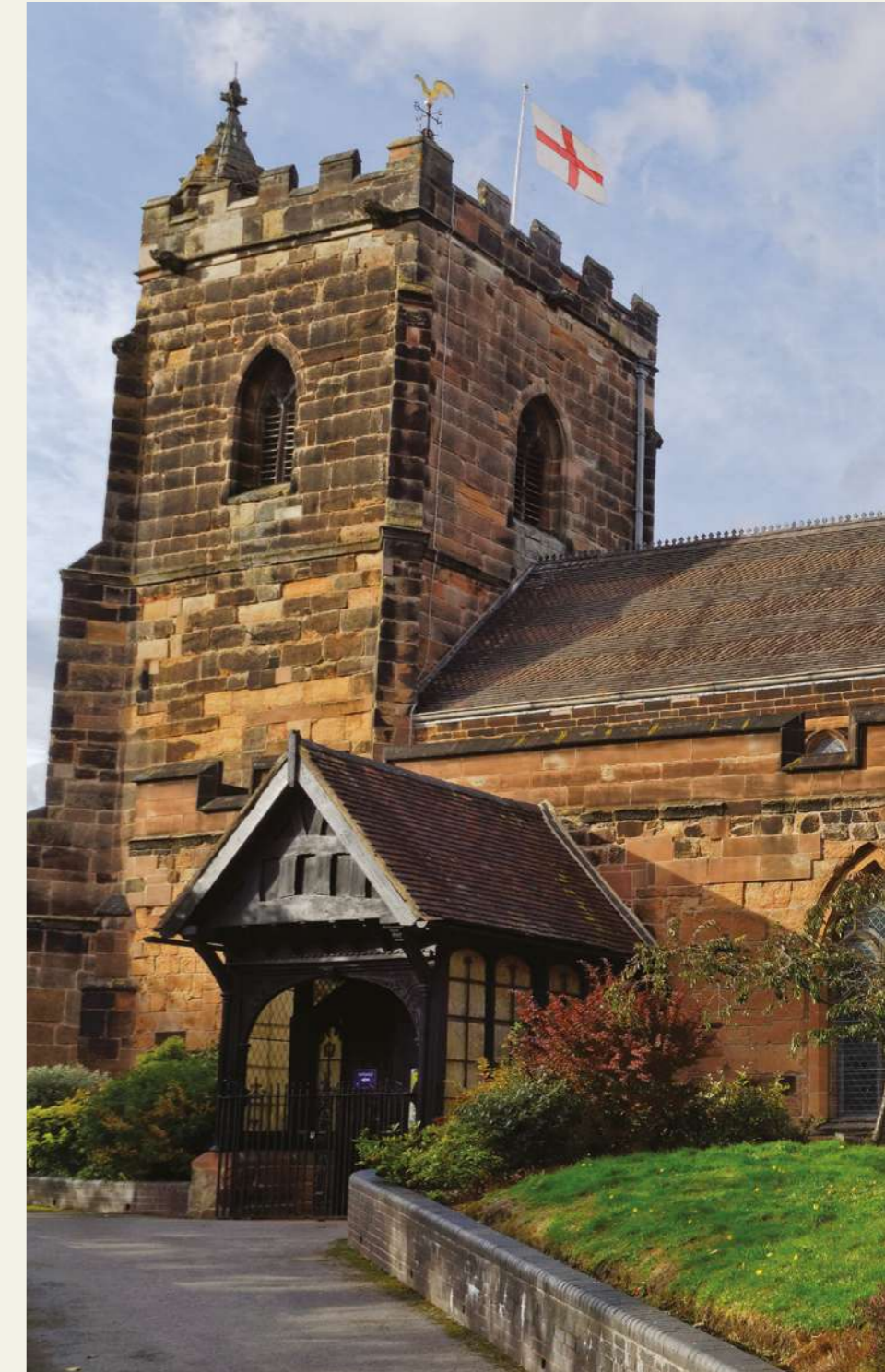


A life *enriched*

Lying just northeast of Birmingham city centre, discover the charm of the Royal Town of Sutton Coldfield.

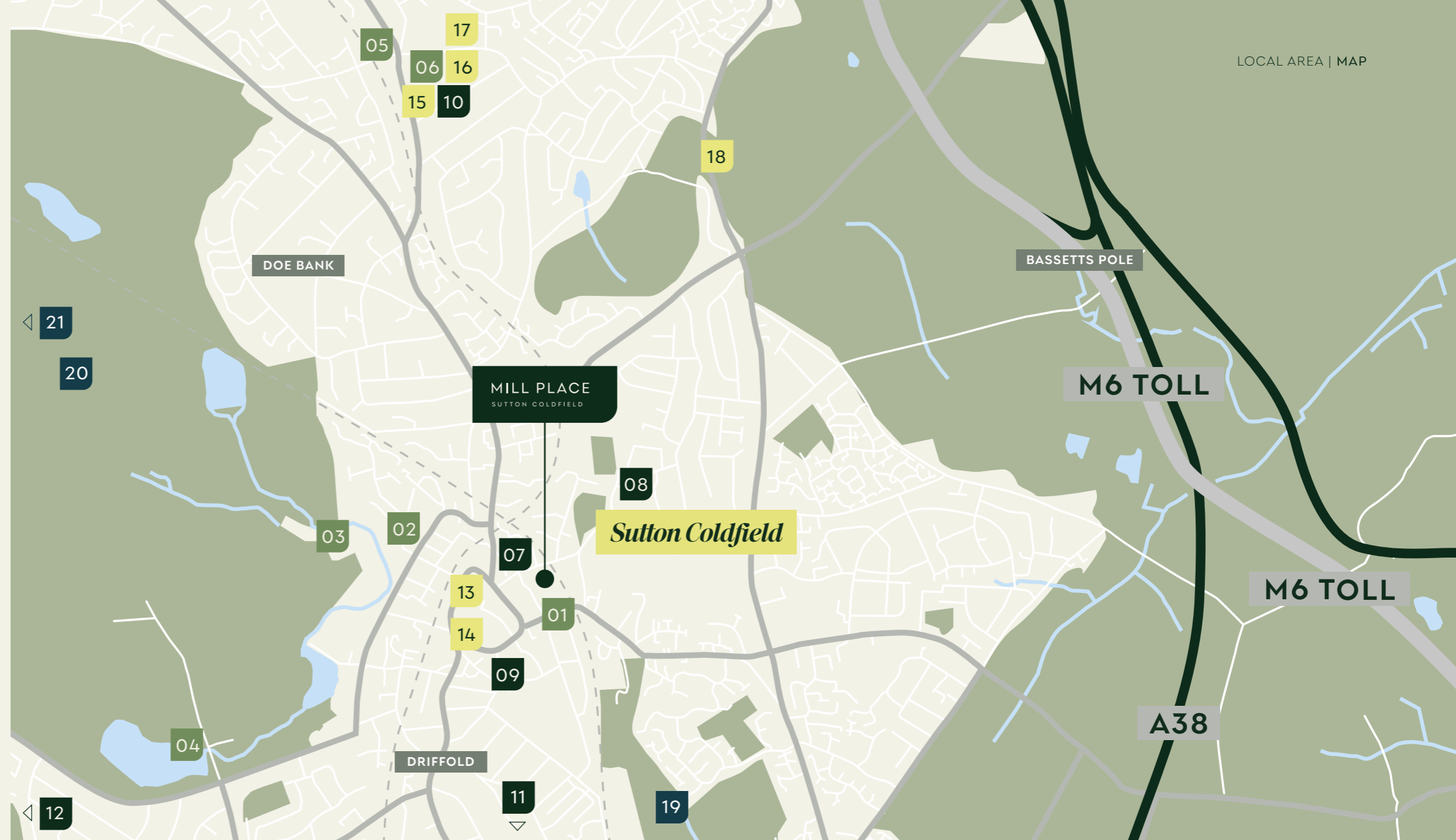
Escape the urban rush and immerse yourself in an atmosphere that is both peaceful and perfectly connected. From relaxing park walks and friendly chats with neighbours or popping to the nearby Gracechurch Shopping Centre, Mill Place is the right place to be.

Homes are designed for independent living, with space, light and comfort in mind. It's ideal for those ready to enjoy more of what matters, with less to maintain. With affordable ways to buy, it's easy to make your next move one that brings you peace of mind and everyday ease.



On your doorstep

A glance at your local area and the amenities at your doorstep. All your daily necessities are within easy reach.



DINING

- 01 THE KINGS ARMS PUB & INDIAN GRILL**
2 minutes' walk / 472 sq ft
- 02 ASIAN GRILL**
13 minutes' walk / 0.5 miles
- 03 BROWNS**
18 minutes' walk / 0.8 miles
- 04 MILLER & CARTER**
35 minutes' walk / 1.5 miles
- 05 ROMANTICA**
13 minutes by bus / 1.9 miles
- 06 WILLOW**
15 minutes by bus / 1.9 miles

HEALTH & WELLBEING

- 07 SUTTON DENTAL CARE**
3 minutes' walk / 0.1 miles
- 08 GOOD HOPE HOSPITAL**
10 minutes' walk / 0.4 miles
- 09 JAMES PRESTON HEALTH CENTRE**
10 minutes' walk / 0.5 miles
- 10 BETTER GYM MERE GREEN**
7 minutes' drive / 2.0 miles
- 11 WALMLEY GOLF CLUB**
7 minutes' drive / 2.1 miles
- 12 BANNATYNE HEALTH CLUB & SPA**
14 minutes' drive / 2.5 miles

SHOPPING

- 13 GRACECHURCH SHOPPING CENTRE**
8 minutes' walk / 0.3 miles
- 14 ALDI**
8 minutes' walk / 0.4 miles
- 15 M&S FOODHALL**
7 minutes' drive / 1.8 miles
- 16 SAINSBURY'S**
8 minutes' drive / 2.1 miles
- 17 LIDL**
8 minutes' drive / 2.1 miles
- 18 MITCHELLS SHOPPING**
20 minutes by bus / 2.0 miles

PARKS

- 19 NEWHALL VALLEY COUNTRY PARK**
9 minutes' walk / 0.4 miles
- 20 SUTTON PARK NATURE RESERVE**
6 minutes' drive / 1.0 mile
- 21 BARR BEACON LOCAL NATURE RESERVE**
16 minutes' drive / 5.5 miles

Every path leads to beauty

Wherever you look in Sutton Coldfield, you're perfectly placed to access beautiful, relaxing nature.

Already there is the Newhall Valley Country Park and Sutton Park Nature Reserve on your doorstep, making for an easy choice when you need a breath of fresh air or an early morning walk.

Further afield, there's acres upon acres of open space to behold, with some having its own touches of ancient history. At Mill Place, you're never far from green and historic spaces to explore and discover.

- **SUTTON PARK NATURE RESERVE**
6 minutes' drive / 1.0 mile
- **KINGSBURY WATER PARK**
16 minutes' drive / 6.8 miles
- **DRAYTON MANOR RESORT**
18 minutes' drive / 7.2 miles
- **NATIONAL TRUST – LETOCETUM ROMAN BATHS AND MUSEUM**
20 minutes' drive / 7.7 miles



Newhall Valley Country Park

KINGSBURY WATER PARK

15 beautiful lakes spread across 600 acres of country park.

There is plenty to see and do at Warwickshire's premier waterside attraction. From birdwatching and camping and caravanning to cycling, fishing and sailing, fill your days easily here.

Visit their website for more information, including specific opening times for each month and annual permits to purchase if you're going to be visiting often.



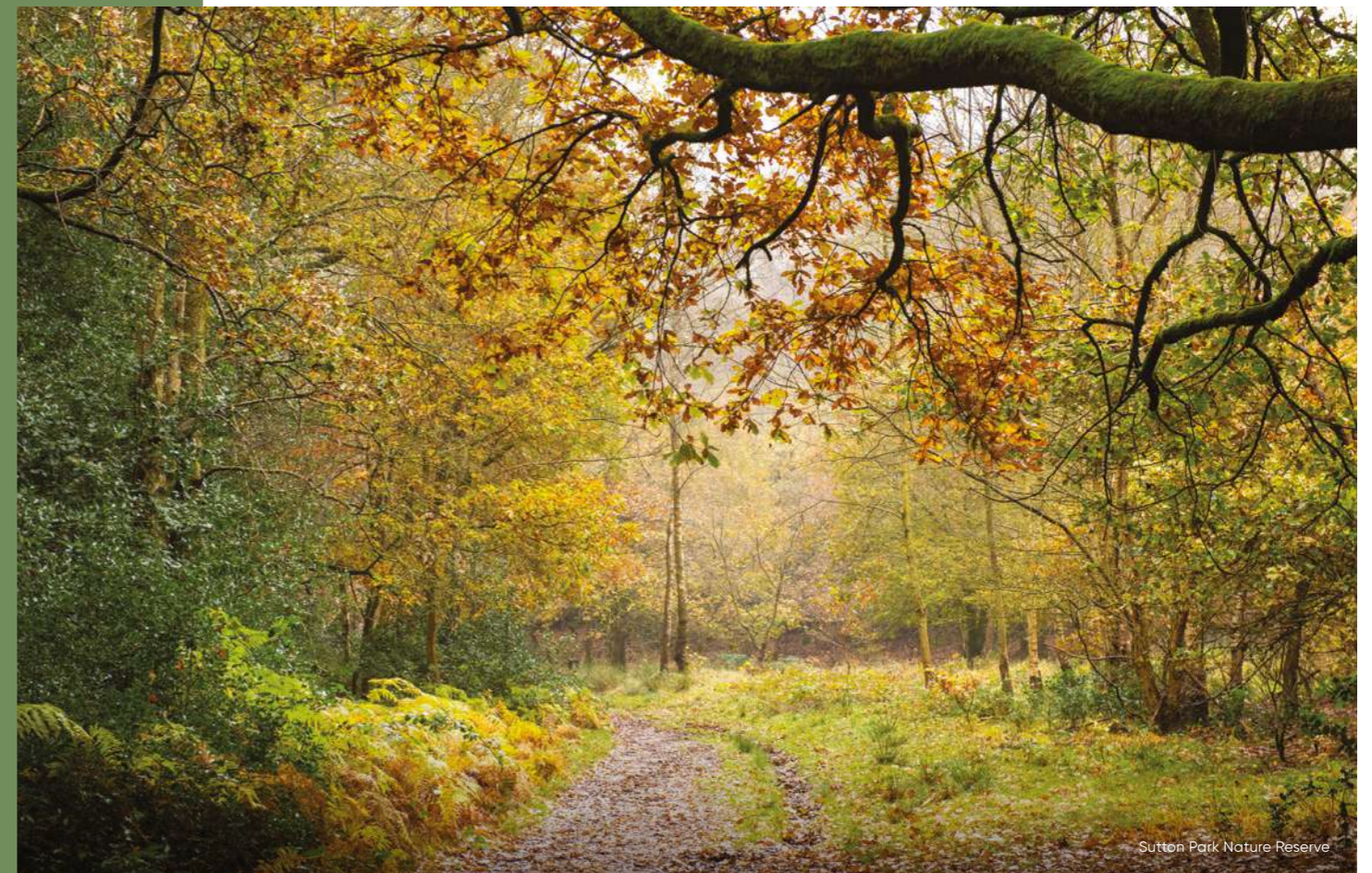
Kingsbury Water Park

DRAYTON MANOR RESORT

Just a short drive away from Mill Place is this exciting theme park and zoo destination.

Perfect for a day out with the grandkids, the theme park features a good variety of thrilling rides and family rides in themed areas like the western Frontier Falls and nordic Vikings.

On the other side of the park, the Drayton Manor Zoo offers carefully curated exhibits showcasing a diverse range of creatures from charismatic carnivores to playful primates.



Sutton Park Nature Reserve

Discover your active side

Keep up with your fitness routine, or make a start, at Mill Place. In Sutton Coldfield, you're never far from amenities and facilities to improve your physical fitness and mental wellbeing.

In addition to the award-winning Be Well 360 programme at Mill Place, you'll find a range of clubs, gyms and sport facilities across Sutton Coldfield.



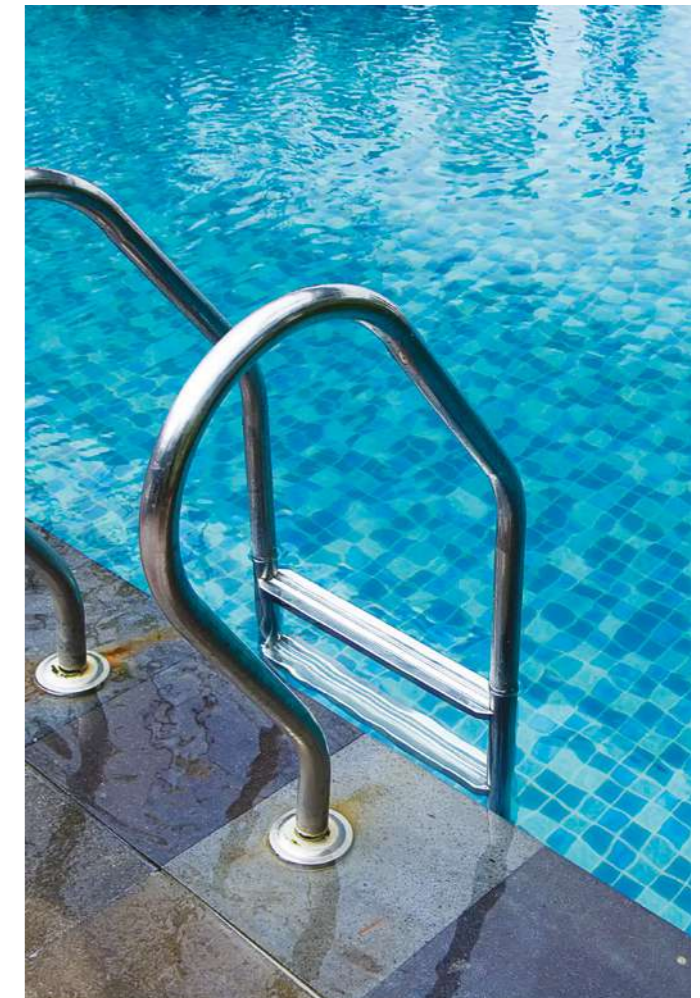
- **UNIQUE ONE**
9 minutes' walk / 0.4 miles
- **THE GYM GROUP**
8 minutes' walk / 0.6 miles
- **SUTTON COLDFIELD TOWN FOOTBALL CLUB**
15 minutes' walk / 0.8 miles
- **BOLDMERE GOLF CLUB**
6 minutes' drive / 1.7 miles
- **BETTER GYM MERE GREEN**
7 minutes' drive / 2.0 miles
- **WALMLEY CRICKET AND SPORTS CLUB**
8 minutes' drive / 2.3 miles
- **PURE GYM**
9 minutes' drive / 2.5 miles

WYNDLEY LEISURE CENTRE

Offering a fantastic range of facilities suitable for all ages and abilities.

Spread across two sites, you can find a fully air-conditioned gym, two swimming pools, a versatile five-court sports hall, a workout area, and an 8-lane, 400m athletic track.

The leisure centre offers a variety of memberships tailored to specific needs. From swimming and workout classes to personal training, it's the perfect place to tackle your fitness goals. Timetables can be found online.



Taste the flavours, enjoy the company

The Royal Town of Sutton Coldfield is no stranger to a vibrant food scene, from traditional pubs to cosy coffee shops and family-friendly restaurants.

Just a quick walk down the road is the popular Kings Arms Pub and Indian Grill, where you can grab a pint to go with your mix grill.

And with the town centre just a 7-minute walk away, you have even more choices to pick from. A short walk in the other direction, dip into a variety of dishes at Italian tapas, Pesto. If you fancy a roast, Wetherspoons is a short drive away too.



- **THE GATE**
6 minutes' walk / 0.3 miles
- **CAFFE NERO**
8 minutes' walk / 0.5 miles
- **THE BOTTLE OF SACK – JD WETHERSPOON**
9 minutes' walk / 0.5 miles
- **PIZZA BY GOLI**
13 minutes' walk / 0.6 miles
- **PESTO**
20 minutes' walk / 0.9 miles
- **THE BISHOP VESEY – JD WETHERSPOON**
36 minutes' walk / 1.6 miles
- **HARVESTER**
7 minutes' drive / 1.7 miles
- **THE MARE POOL – JD WETHERSPOON**
25 minutes' by bus / 1.8 miles



Experience culture, and fill your days

The bustling town centre is just a 7-minute walk away, offering you access to an abundance of shopping, culture and entertainment.

Catch a play or watch a musical at the Sutton Arts Theatre, renowned for their high quality, award-winning productions. Each season, they provide a variety of dramatic productions to suit all tastes.

If you're looking for nostalgia and the sounds of the last few decades, head over to The Rhodehouse. Open mic nights, 80s v 90s showdowns, Ladies' Night... This upbeat venue will fill your evenings with fun.

Not to mention, Sutton Coldfield Town Hall also regularly hosts events from incredible orchestras to exciting productions.



- **SUTTON ARTS THEATRE**
5 minutes' walk / 0.4 miles
- **SUTTON COLDFIELD TOWN HALL**
8 minutes' walk / 0.4 miles
- **THE RHODEHOUSE**
9 minutes' walk / 0.5 miles
- **ROYAL CINEMA SUTTON COLDFIELD**
14 minutes' walk / 0.7 miles

ROYAL CINEMA SUTTON COLDFIELD

A newly refurbished four-screen cinema in the heart of Sutton Coldfield.

Operating since 1936, the walls of Royal Cinema Sutton Coldfield is packed with history itself.

From the latest Hollywood releases and seasonal classics to anniversary screenings, this is the go-to cinema for the town. There are ticket bundles for families and individual discounts for children, students and seniors.



Endless wonders to discover

Perfectly placed in the West Midlands, there's always something new to enjoy. Explore the beautiful Shropshire Hills National Landscape or take a trip to Stratford-upon-Avon for a touch of Shakespearean history. Discover vibrant city life in Birmingham or travel further afield from Birmingham Airport. With so much within easy reach, the possibilities for your later life are endless.



BIRMINGHAM

21 minutes by rail



LICHFIELD

19 minutes by rail



TAMWORTH

20 minutes' drive



BIRMINGHAM AIRPORT

26 minutes' drive



STRATFORD-UPON-AVON

55 minutes' drive



Site plan

CG COMMUNAL GARDENS

UPPER GROUND FLOOR

- B BIN STORE
- MS MOBILITY SCOOTER STORE
- CS CYCLE STORE
- GS GUEST SUITE
- E ENTRANCE
- RL RESIDENTS LOUNGE
- W WELLBEING ROOM
- HB HAIR AND BEAUTY SALON
- C CAFÉ



The Powell

LOWER FLOOR TO SECOND FLOOR

PLOTS: 2, 5, 6, 13, 16, 17, 23*, 24*, 26, 29, 30, 38*, 39*, 41, 44, 45

KEY

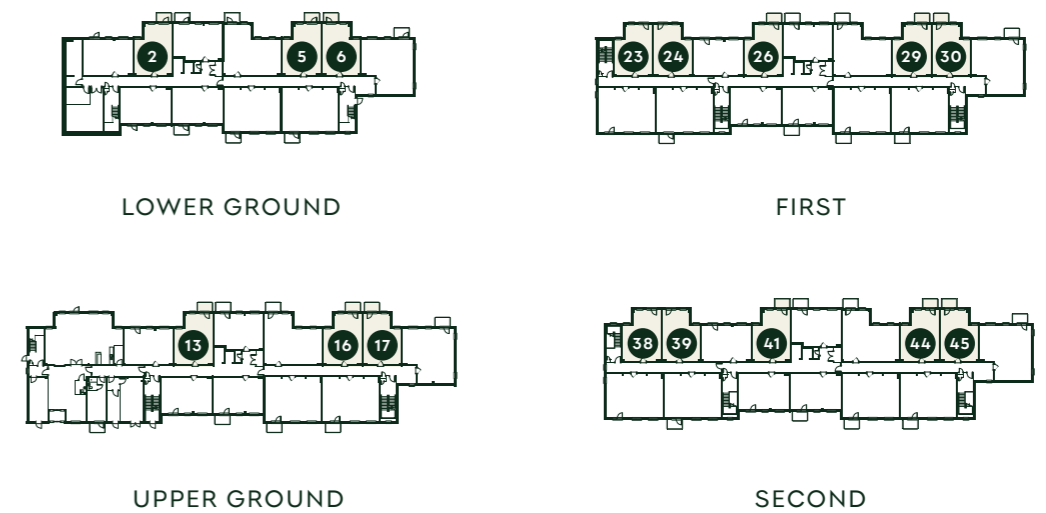
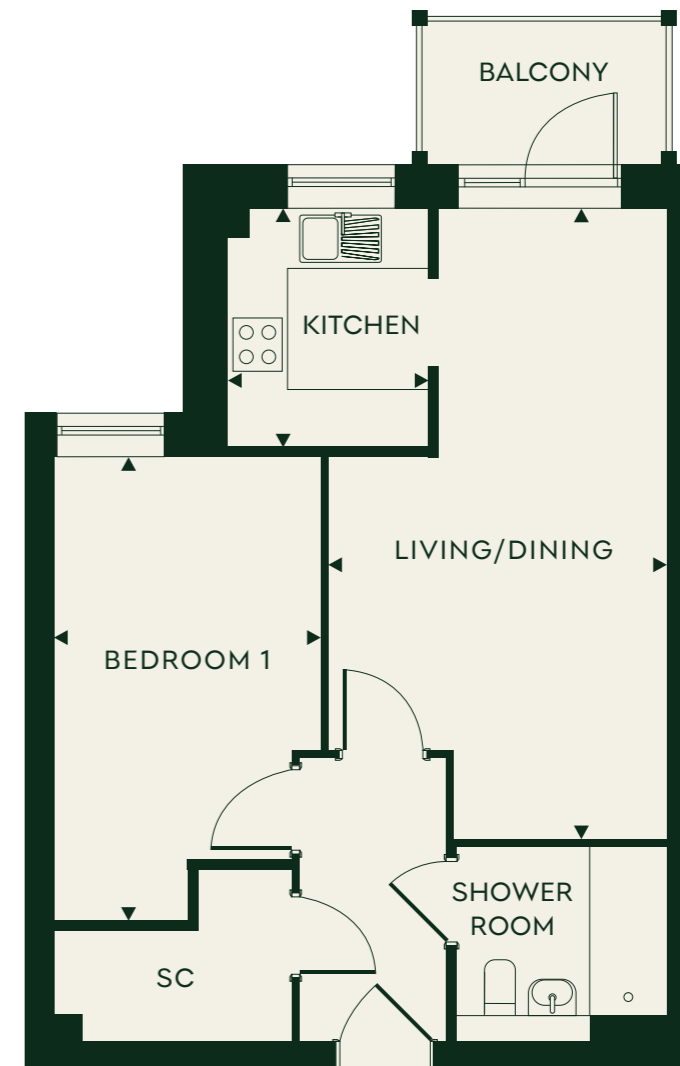
LOCATOR

SC STORE CUPBOARD

DIMENSIONS

TOTAL AREA	51.3 SQ M	552 SQ FT
KITCHEN	2.46m x 2.06m	8'1" x 6'9"
LIVING/DINING	6.55m x 3.52m	21'6" x 11'7"
BEDROOM 1	4.83m x 2.84m	15'10" x 9'4"

*Plots have a Juliette balcony. All apartment layouts and dimensions are for illustrative purposes only and may vary.



The Wyndley

LOWER FLOOR TO SECOND FLOOR

PLOTS: 1, 10, 11, 12*, 21, 22*, 25*, 34, 35*, 40*, 49, 50*

KEY

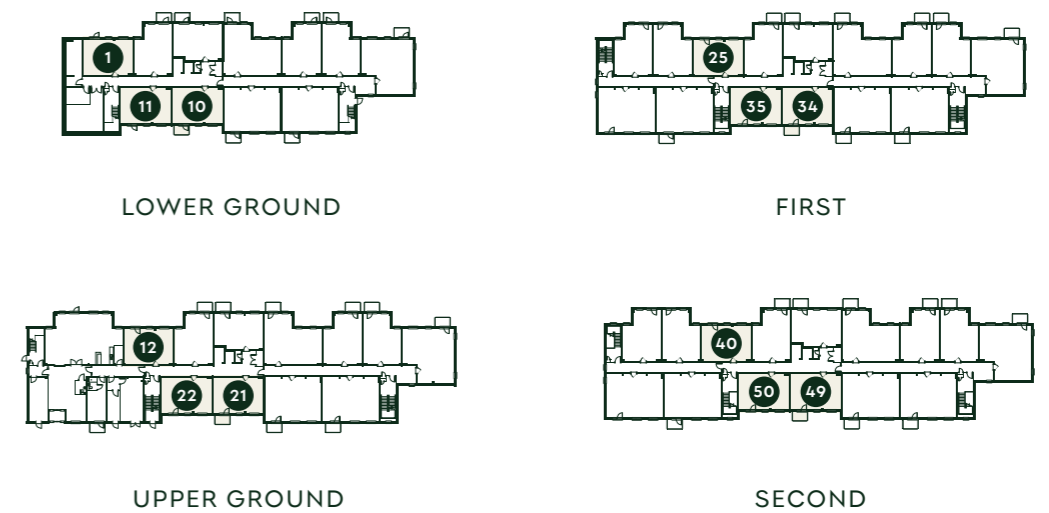
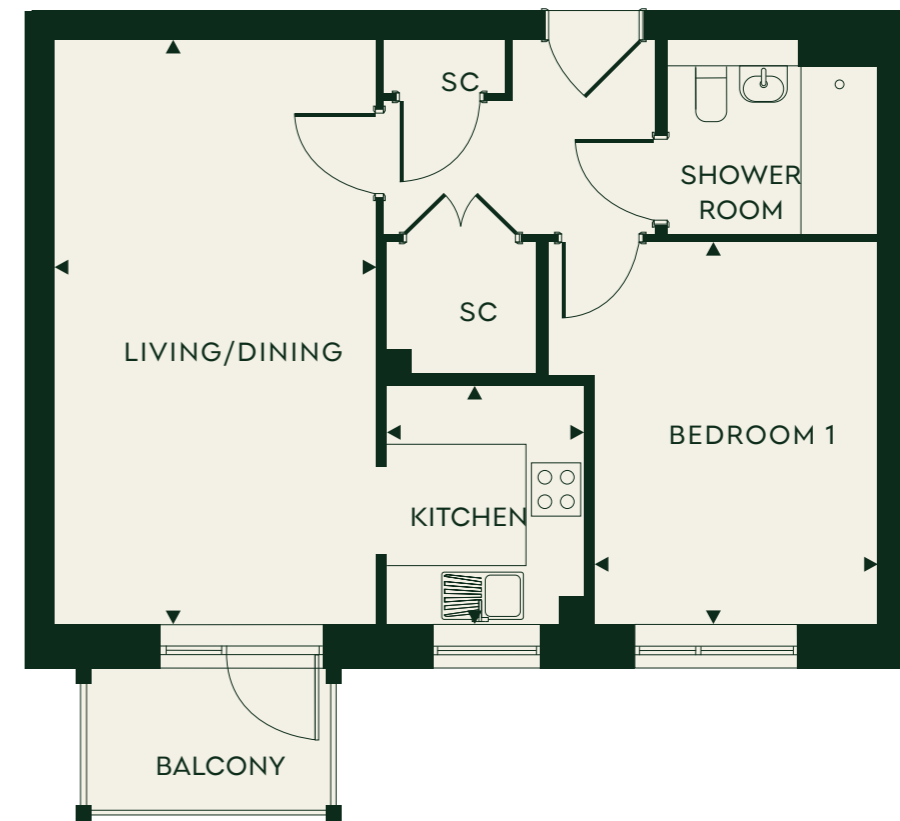
LOCATOR

SC STORE CUPBOARD

DIMENSIONS

TOTAL AREA	51.0 SQ M	548 SQ FT
KITCHEN	2.46m x 2.06m	8'1" x 6'9"
LIVING/DINING	6.09m x 3.14m	20'0" x 10'4"
BEDROOM 1	3.97m x 2.93m	13'0" x 9'7"

*Plots have a Juliette balcony. All apartment layouts and dimensions are for illustrative purposes only and may vary.



The Longmoor

LOWER FLOOR TO SECOND FLOOR

PLOTS: 3, 14, 27, 42

KEY

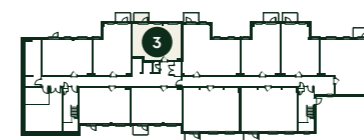
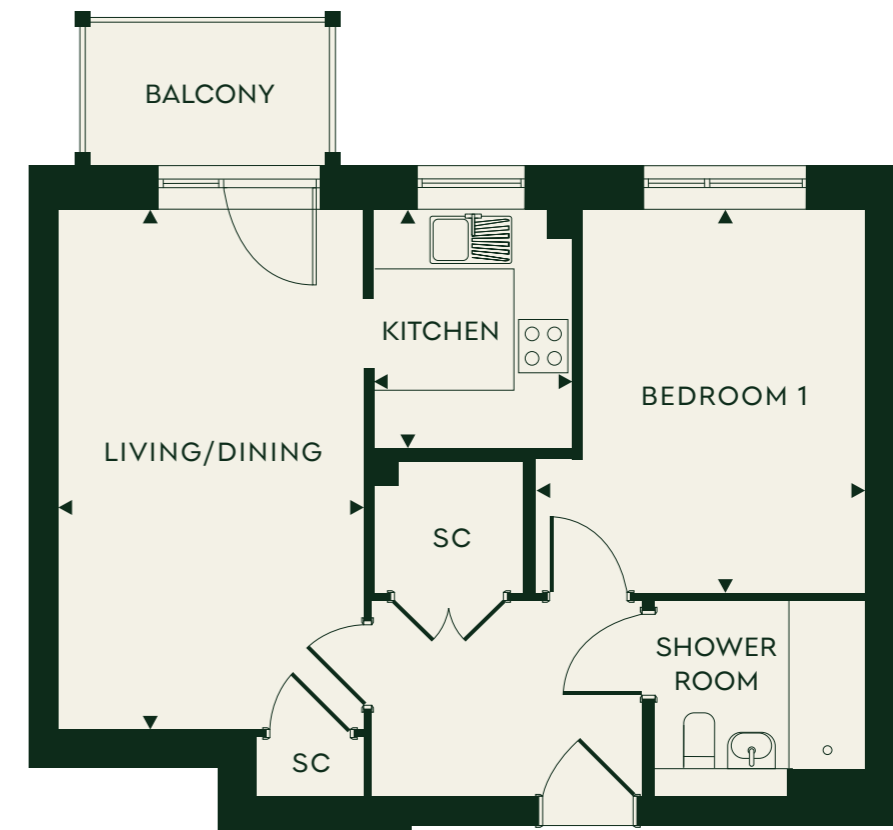
LOCATOR

SC STORE CUPBOARD

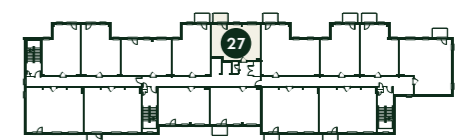
DIMENSIONS

TOTAL AREA	50.0 SQ M	538 SQ FT
KITCHEN	2.46m x 2.06m	8'1" x 6'9"
LIVING/DINING	5.18m x 3.21m	17'0" x 10'6"
BEDROOM 1	3.97m x 2.93m	13'0" x 9'7"

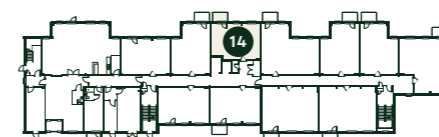
All apartment layouts and dimensions are for illustrative purposes only and may vary.



LOWER GROUND



FIRST



UPPER GROUND



SECOND

The Blackroot

LOWER FLOOR TO SECOND FLOOR

PLOTS: 8, 9, 19, 20, 32, 33, 36, 37*, 47, 48, 51, 52*

KEY

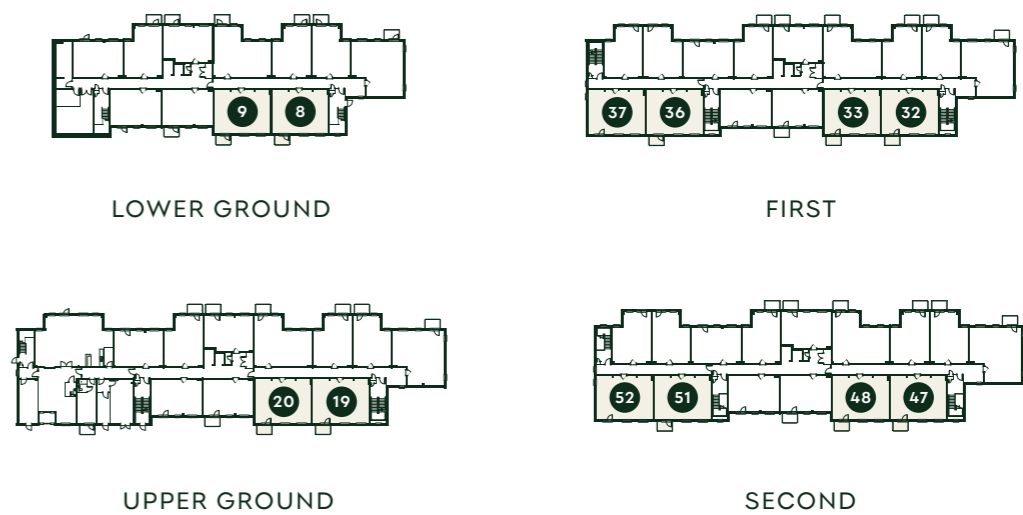
LOCATOR

SC STORE CUPBOARD

DIMENSIONS

TOTAL AREA	71.4 SQ M	768 SQ FT
KITCHEN	2.55m x 2.08m	8'4" x 6'10"
LIVING/DINING	5.24m x 3.73m	17'2" x 12'3"
BEDROOM 1	5.24m x 2.91m	17'3" x 9'7"
BEDROOM 2	3.99m x 2.77m	13'1" x 9'1"

*Plots have a Juliette balcony. All apartment layouts and dimensions are for illustrative purposes only and may vary.



The Bracebridge

LOWER FLOOR TO SECOND FLOOR

PLOTS: 4, 15, 28, 43

KEY

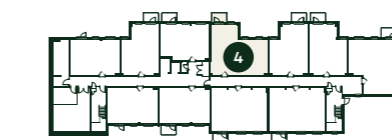
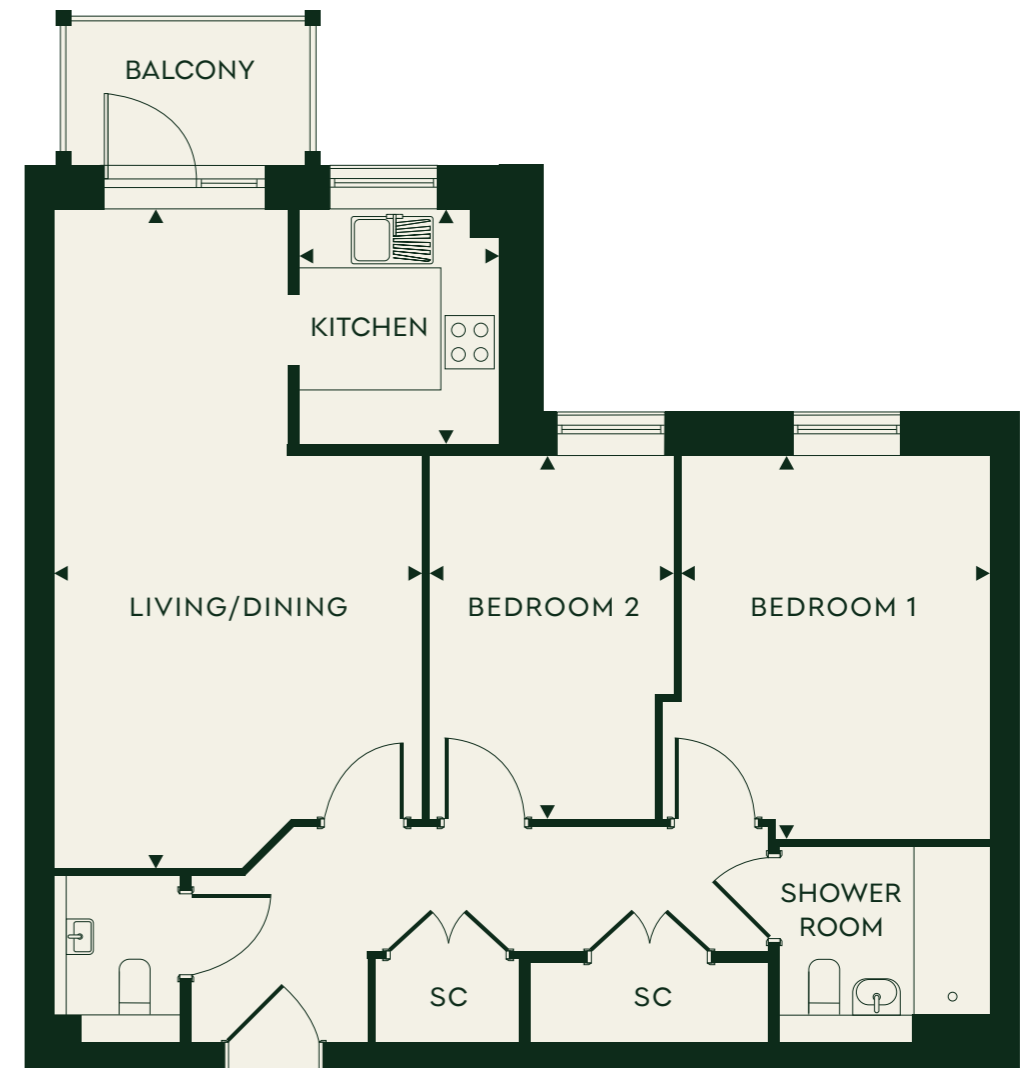
LOCATOR

SC STORE CUPBOARD

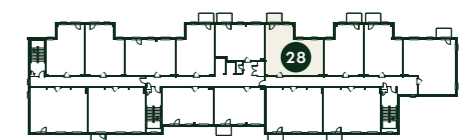
DIMENSIONS

TOTAL AREA	71.4 SQ M	768 SQ FT
KITCHEN	2.46m x 2.08m	8'1" x 6'10"
LIVING/DINING	6.96m x 3.82m	22'10" x 12'6"
BEDROOM 1	3.97m x 3.21m	13'0" x 10'6"
BEDROOM 2	3.76m x 2.53m	12'4" x 8'4"

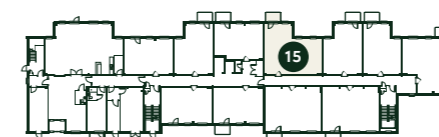
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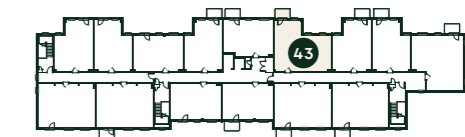
LOWER GROUND



FIRST



UPPER GROUND



SECOND

The Keeper's

LOWER FLOOR TO SECOND FLOOR

PLOTS: 7, 18, 31, 46

KEY

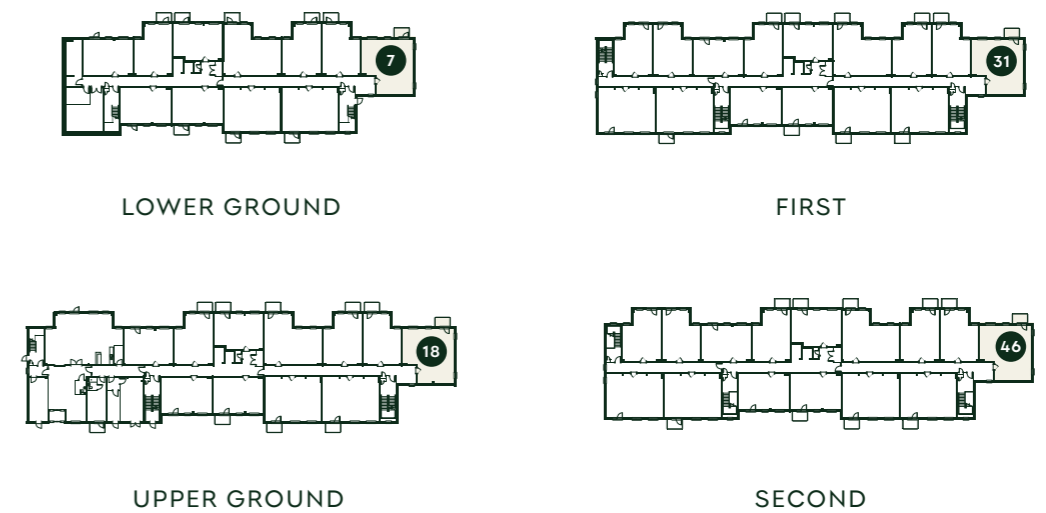
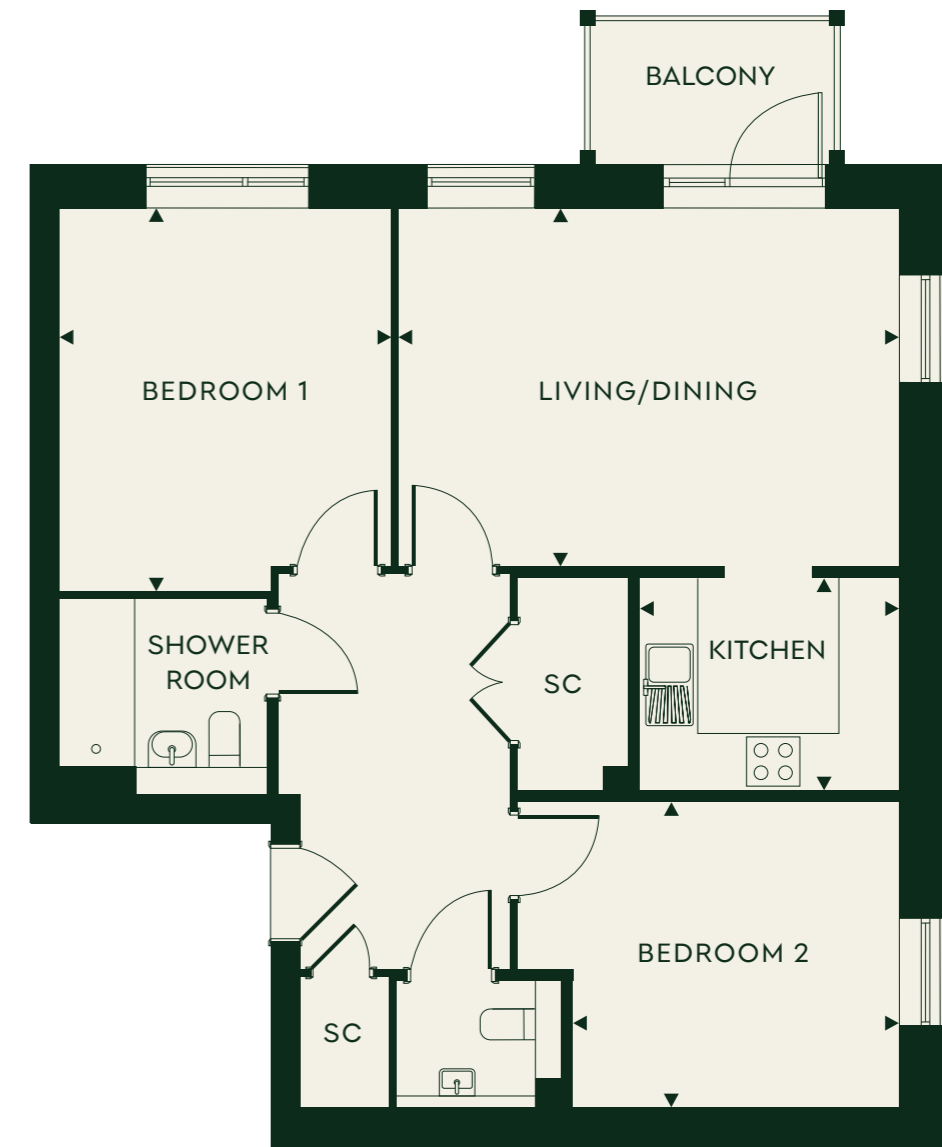
LOCATOR

SC STORE CUPBOARD

DIMENSIONS

TOTAL AREA	73.5 SQ M	791 SQ FT
KITCHEN	2.67m x 2.23m	8'9" x 7'4"
LIVING/DINING	5.19m x 3.71m	17'0" x 12'2"
BEDROOM 1	3.97m x 3.45m	13'0" x 11'4"
BEDROOM 2	3.94m x 3.16m	12'11" x 10'4"

All apartment layouts and dimensions are for illustrative purposes only and may vary.



Choosing well *means living well*

SECURITY AND SAFETY

- Warden Call system
- CCTV for added security
- Door entry system
- Mains-wired smoke detectors in ceilings linked to main fire alarm system

SUSTAINABILITY FEATURES

- Low-energy lighting
- Individual metering to apartments
- Air source heat pumps
- Solar panels serving communal areas only

KITCHEN

- Richmond kitchens
- Caple induction hob and cooker hood
- Caple integrated single oven
- Wood-effect LVT in Light Maple
- Under pelmet LED lighting
- Soft close drawers





BATHROOMS

- Level access walk-in shower
- Tiling: Madagascar Blanco (main tile) and Ona Blanco (feature tile)
- Wet room vinyl flooring: Polysafe Quattro Cool Pebble
- Heated chrome towel rail

GENERAL

- Space for washer/dryer
- Private patio, Juliette balcony or balcony to all apartments
- Sky, Sky+, Sky Q and BT
- Wifinity

COMMUNAL AREAS

- Communal lobby and two lifts
- Guest Suite
- Communal patio garden
- Scooter store

WARRANTY

- 12-year Meridian Warranty



About *life in place* FROM ANCHOR

Life in Place from Anchor is our dedicated brand for new homes for sale, designed exclusively for people over 55.

Backed by over 60 years of experience, we are proud to offer thoughtfully designed homes with flexible and affordable ways to buy – all delivered with the warmth, quality and peace of mind you can expect from Anchor.

We make sure all our profits are invested back into the communities we create, ensuring an uncompromising approach to quality and the reassurance that we will always act in the best interests of our residents. We are driven by relationships, and our continued success is firmly founded on an unwavering commitment to openness, honesty and respect.



About Anchor

At Anchor, we have been helping people get the most out of later life since 1963 and are proud to have become England's largest not-for-profit provider of housing and care for older people.

From independent living to 24-hour care, our locations provide access to different levels of support with a variety of tenure options – leasehold sales, rental, Shared Ownership and residential care homes.

Buy or rent from us and you'll enjoy a secure and welcoming home from a not-for-profit organisation that puts you at the heart of everything we do, a home where you'll love living in later life.





How to *contact us*

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Anchor Hanover Group is a charitable community benefit society with registered society No 7843.
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