

life in place
FROM ANCHOR



PEMBERLEY PLACE

BATH

A collection of 1 and 2-bedroom apartments for sale for over 55s,
set in picturesque Somerset and perfectly situated close to Bath city centre.





Welcome to *life in* place FROM ANCHOR

We believe the right choice makes 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

Pemberley Place offers a selection of modern, stylish 1 and 2-bedroom apartments at the heart of a beautiful community, set amongst picturesque countryside just outside Georgian Bath.

Pemberley Place blends locally quarried stone with smart, contemporary materials, finishes and features to create secure and energy-efficient homes that offer all the comfort and amenities you need, plus flexibility and reassurance for later life.

It's housing for over 55s, redesigned and somewhere you will be proud to call home.





Homes centred around you

EXCEPTIONAL QUALITY AND UNPARALLELED COMFORT

At Pemberley 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.



INDEPENDENCE AND A SENSE OF COMMUNITY

Experience the joy of independent living. Pemberley Place is designed to enhance community spirit, promote togetherness and make it easy to forge new friendships with your neighbours. Every aspect of Pemberley Place is intended to foster connections, to create a warm and welcoming environment.

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 gardens.





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 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, 24/7 Anchor On-Call support should you ever need it and a dedicated location manager onsite during weekdays.



Your life. *Your place.*



At Pemberley 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.

Be part of this exciting new neighbourhood in Lansdown, north of Bath city centre. It's the perfect location to make the most of existing connections and enjoy meeting new neighbours and friends.

See and feel the inspiration from Jane Austen's 1813 novel, *Pride and Prejudice*, and the local landscape. The development, apartments, parades and terraces all take their names from famous characters and places, or local landmarks like William Beckford's tower and ornamental gardens nearby.



GUEST SUITE

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

SPACES TO UNWIND

Landscaped communal gardens and a private outdoor space to all apartments mean you can easily unwind and relax when needed.

ACCESSIBILITY STORAGE

You'll find dedicated mobility storage, 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

But most importantly, your furry friends are welcome to stay at Pemberley Place with you.

Key features and amenities

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

- OUTSIDE SPACE IN THE FORM OF A PATIO OR BALCONY
- A GUEST SUITE FOR VISITORS
- BEAUTIFULLY LANDSCAPED GARDENS
- PRIVATE PARKING WITH ELECTRIC CHARGING POINTS
- BE WELL 360 SERVICE
- HAIR AND BEAUTY SALON
- RESIDENTS LOUNGE
- SENSORY GARDEN
- AN ONSITE TEAM AND 24/7 ANCHOR ON-CALL SUPPORT





A life *enriched*

Pemberley Place anchors a new community, acting as the focal point and hub for a diverse, confident and thriving neighbourhood. Surrounded by countryside criss-crossed with stone walls, the area takes its name from the 'sleight' or summer sheep pasture, for which it was used from Saxon times until the early 20th century.

The building's striking, glazed tower entrance and welcoming foyer are a homage to novelist, art collector and traveller William Beckford's famous Italianate Tower, which is just across the road. Built in 1823 as the centrepiece of a continuous mile-long private retreat with gardens, plantations and rustic seats overlooking the Avon Valley, Beckford proclaimed it "the finest prospect in Europe". And now this panorama is yours to appreciate every day.





On your doorstep

A glance at your local area and the amenities just a short ride away. From daily essentials to weekend treats, everything you need is within easy reach.



DINING

- 01 THE HARE AND HOUNDS**
9 minutes' walk / 0.4 miles
- 02 THE RICHMOND ARMS BATH**
26 minutes' walk / 1.3 miles
- 03 BATHWICK BOATMAN**
11 minutes' drive / 2.5 miles

HEALTH & WELLBEING

- 04 HAWES WHISTON CHEMIST AND WEIGHT LOSS & TRAVEL CLINIC**
33 minutes' walk / 1.8 miles
- 05 ST JAMES'S SURGERY, BATH**
33 minutes' walk / 1.8 miles
- 06 MANOR DENTAL PRACTICE**
9 minutes' drive / 2.7 miles
- 07 ROYAL UNITED HOSPITAL**
10 minutes' drive / 2.8 miles



SHOPPING

- 08 MORRISONS**
11 minutes' drive / 2.2 miles
- 09 BATH CITY CENTRE**
17 minutes' bus / 2.4 miles
- 10 SAINSBURY'S**
15 minutes' drive / 2.7 miles
- 11 WESTON LOCK RETAIL PARK**
14 minutes' drive / 3.3 miles

PARKS

- 12 PRIMROSE HILL
COMMUNITY WOODLAND**
18 minutes' walk / 0.9 miles
- 13 ROYAL VICTORIA PARK BATH**
7 minutes' drive / 2.0 miles

Every path leads to beauty

Perfectly positioned on the edge of Bath, Pemberley Place offers the rare balance of countryside calm and city convenience.

Set amidst the rolling hills of Somerset, the surrounding landscape is defined by open fields, leafy lanes and far-reaching views. An ever-changing natural backdrop that brings a sense of space, light and wellbeing to everyday life.

From gentle morning walks to longer afternoon rambles, the local area invites you outdoors. Peaceful footpaths wind through nearby countryside, while waterways and riverside routes offer flat, scenic walks ideal for relaxed exploration. It's a setting designed for slowing down, reconnecting with nature and enjoying time at your own pace.

- **BATH RACECOURSE**
5 minutes' drive / 2.0 miles
- **ROYAL VICTORIA PARK**
7 minutes' drive / 2.0 miles
- **PRIOR PARK
LANDSCAPE GARDEN**
14 minutes' drive / 3.8 miles



BATH RACECOURSE

Bath Racecourse sits proudly on Lansdown Hill, offering not only exciting race days but also spectacular panoramic views across the surrounding countryside.

Whether you're attending a social event, enjoying a summer meet or simply taking in the scenery, it's a much-loved local landmark that adds energy and character to the area.

CANALSIDE & RIVER WALKS

The nearby Kennet & Avon Canal and River Avon provide some of the most peaceful walking routes in the region.

Flat towpaths and riverside trails are perfect for gentle strolls, with opportunities to watch narrowboats drift by, spot wildlife or pause at a waterside café. These routes connect nature with heritage, creating calm, restorative spaces just a short distance from home.



Kennet & Avon Canal



Bath Racecourse

Discover your active side

The surrounding Lansdown landscape offers a refreshing setting for movement, whether that's a brisk morning walk, a relaxed cycle or simply spending more time outdoors in the fresh Somerset air.

A network of local paths, green spaces and waterways encourages an active lifestyle at your own pace. Flat routes are ideal for leisurely strolls, while gentle inclines across the nearby hills offer more invigorating walks with far-reaching views. Every route offers the chance to reconnect with nature, clear the mind and feel energised by your surroundings.

Beyond the outdoors, Bath provides a wealth of opportunities to support health and wellbeing. From swimming pools and fitness classes to yoga studios and leisure centres.



- **BATH CRICKET CLUB**
11 minutes' drive / 2.7 miles
- **BATH SPORTS AND LEISURE CENTRE**
11 minutes' drive / 2.8 miles
- **TWO TUNNELS GREENWAY**
16 minutes' drive / 3.8 miles





TWO TUNNELS GREENWAY

Perfect for both walking and cycling, the Two Tunnels Greenway is a rural path linking Bath's city centre with the countryside beyond.

Part of the National Cycle Network, this accessible route features historic railway tunnels, gentle gradients and wide, comfortable paths that make it ideal for leisurely rides, brisk walks or family outings amidst Somerset's open landscape.

The route passes through two historic railway tunnels, adding a sense of heritage and quiet drama to every journey. Wide paths, gentle gradients and well-maintained surfaces make it ideal for leisurely rides, brisk walks or relaxed outings with friends and family. Whether you're enjoying regular exercise or simply taking in the scenery, the Greenway provides a safe, scenic and rewarding outdoor experience in every season.



Taste the flavours, enjoy the company

You're never far from delightful places to eat, drink and meet friends. From cosy cafés for a leisurely coffee to welcoming pubs and stylish restaurants, the local area offers a wonderful mix of options to suit every taste.

Whether you're seeking a casual lunch, an evening out or weekend brunch, there's always a spot nearby to enjoy the best of Somerset and Bath's culinary offerings.

The surrounding countryside also inspires seasonal menus and farm-to-table produce in many local restaurants. You can enjoy fresh, locally sourced ingredients, traditional recipes with a modern twist, and menus that celebrate the rich heritage of the region – all within easy reach of home.



Bath itself is a short journey away, offering historic inns, independent cafés, artisan bakeries, and high-quality restaurants. Whether it's a riverside dinner, a casual coffee with friends, or a special occasion, the area's food and drink scene is as inviting as the landscape that surrounds it.





The Black Fox, Bath



- **SARTHI**
15 minutes' bus / 2.0 miles
- **THE BLACK FOX**
13 minutes' drive / 2.3 miles
- **SOTTO SOTTO**
12 minutes' drive / 2.9 miles
- **ROSARIOS**
16 minutes' bus / 3.0 miles
- **BROWNS BATH**
19 minutes' bus / 3.0 miles

Experience culture, and fill your days

The area is alive with creativity and heritage. Every day brings a chance to discover something new, whether that's a fascinating exhibition, a concert, or a hidden corner of history waiting to be explored.

The surrounding countryside also provides a perfect complement to city life, with stately homes, landscaped gardens, and scenic walking trails offering a blend of nature, art, and heritage. You can enjoy peaceful days outdoors, then round off the experience with a visit to a nearby gallery, performance, or historic house.



Roman Baths

For those who love to plan experiences, Bath and the wider Somerset region provide a wealth of day-out options for all interests. From historic landmarks and cultural festivals to riverside strolls and traditional village markets, there's always something new to enjoy, making life here as vibrant or as tranquil as you wish.



Queen Street, Bath



The Holbourn Museum



THE HOLBURNE MUSEUM

A short distance from the city centre, The Holburne Museum is home to an impressive collection of fine and decorative arts.

Housed in a beautiful Georgian building, it showcases paintings, ceramics, silver, and historic treasures, often complemented by temporary exhibitions and special events.

Whether you're a lifelong art lover or simply seeking a quiet, inspiring day out, the museum offers a welcoming and enriching experience.



- **THE JANE AUSTEN CENTRE**

16 minutes' bus / 1.9 miles

- **THE HOLBURNE MUSEUM**

25 minutes' bus / 2.3 miles

- **THEATRE ROYAL BATH**

16 minutes' bus / 2.5 miles

- **ROMAN BATHS**

17 minutes' bus / 2.5 miles

- **THERMAE BATH SPA**

18 minutes' bus / 2.5 miles



Endless wonders to discover

YOUR WIDER AREA

Perfectly placed in South West England, there's plenty to fill your days with. Visit the iconic Cotswolds for breathtaking scenery and sights, catch a train to Bristol for a city escape, or go beyond the borders from Heathrow Airport. The possibilities are endless.





Train



Bus



Car

BRISTOL TEMPLE MEADS

20 minutes



FROME

CITY CENTRE

17 minutes



BATH SPA
RAIL STATION

BRISTOL

35 minutes



CHELTENHAM

35 minutes



WORLE
(WESTON-SUPER-MARE)

28 minutes



ROYAL UNITED
HOSPITAL

1hr 10 minutes



OXFORD

1hr



CARDIFF
CENTRAL

31 minutes



PRIOR PARK

1hr 40 minutes



HEATHROW
AIRPORT

1hr 11 minutes



LONDON
PADDINGTON

37 minutes



ALEXANDRA
PARK

1hr 50 minutes



BOURNEMOUTH

1hr 23 minutes

49 minutes

2hrs

All travel times taken from Google Maps for the quickest average time at 10am.

Site *plan*



COMMUNAL GARDENS

GROUND FLOOR

B	BIN STORE
C	CAFÉ
CS	CYCLE STORE
HB	HAIR & BEAUTY SALON
RL	RESIDENTS LOUNGE
SS	SCOOTER STORE

FIRST FLOOR

WR	WELLNESS ROOM
LMO	LOCATION MANAGER'S OFFICE

SECOND FLOOR

GS	GUEST SUITE
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The Belvedere

TWO BEDROOM

GROUND FLOOR – SECOND FLOOR

PLOTS: 5, 29, 31*, 57, 59*

KEY

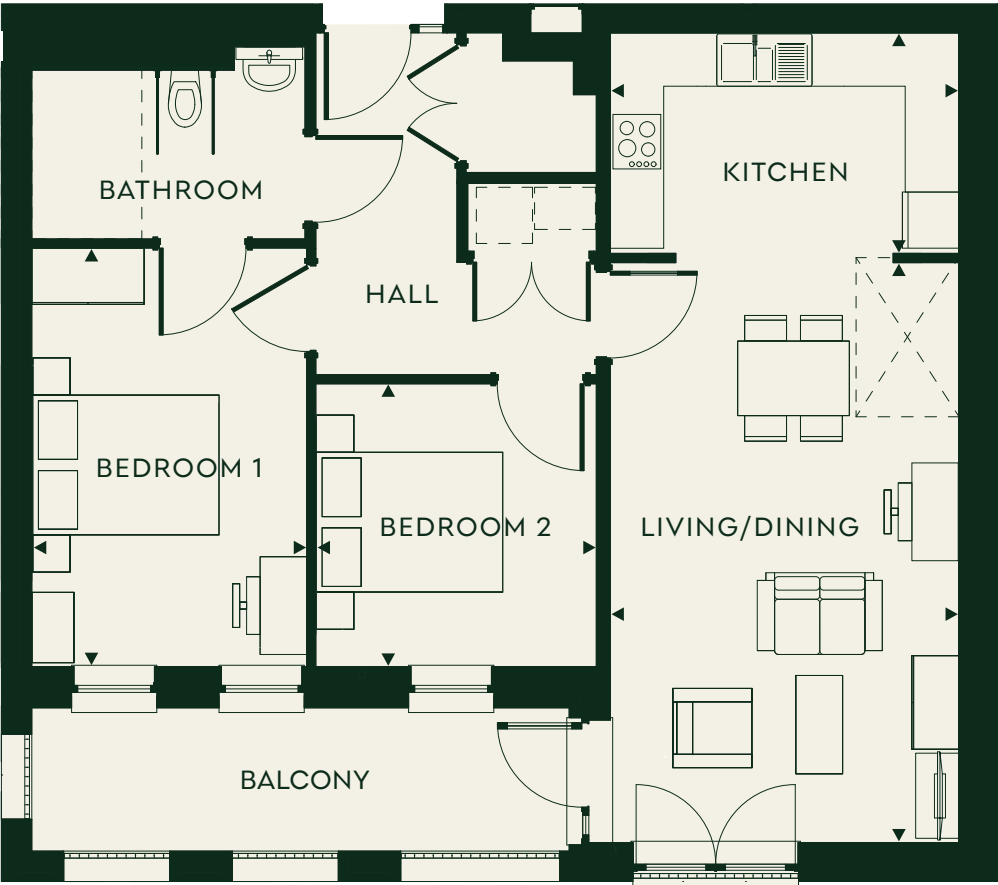


LOCATOR

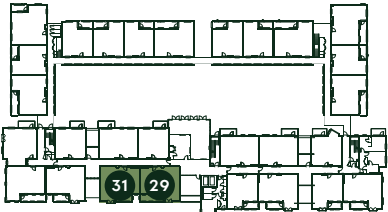
DIMENSIONS

TOTAL AREA	71.5 SQ M	769 SQ FT
LIVING/DINING	6.30m x 3.70m	20'8" x 12'1"
KITCHEN	3.70m x 2.30m	12'1" x 7'6"
BEDROOM 1	4.40m x 2.90m	14'5" x 9'6"
BEDROOM 2	3.00m x 3.00m	9'10" x 9'10"

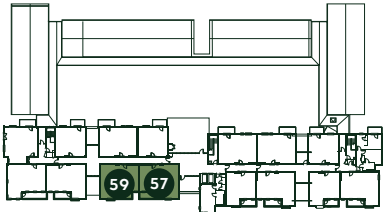
*Handed. 5% variance in floor area across building.



GROUND



FIRST



SECOND

The Goodridge

TWO BEDROOM

GROUND FLOOR – SECOND FLOOR

PLOTS: 24, 26*, 30*, 54, 56*, 60*, 70, 72*

KEY

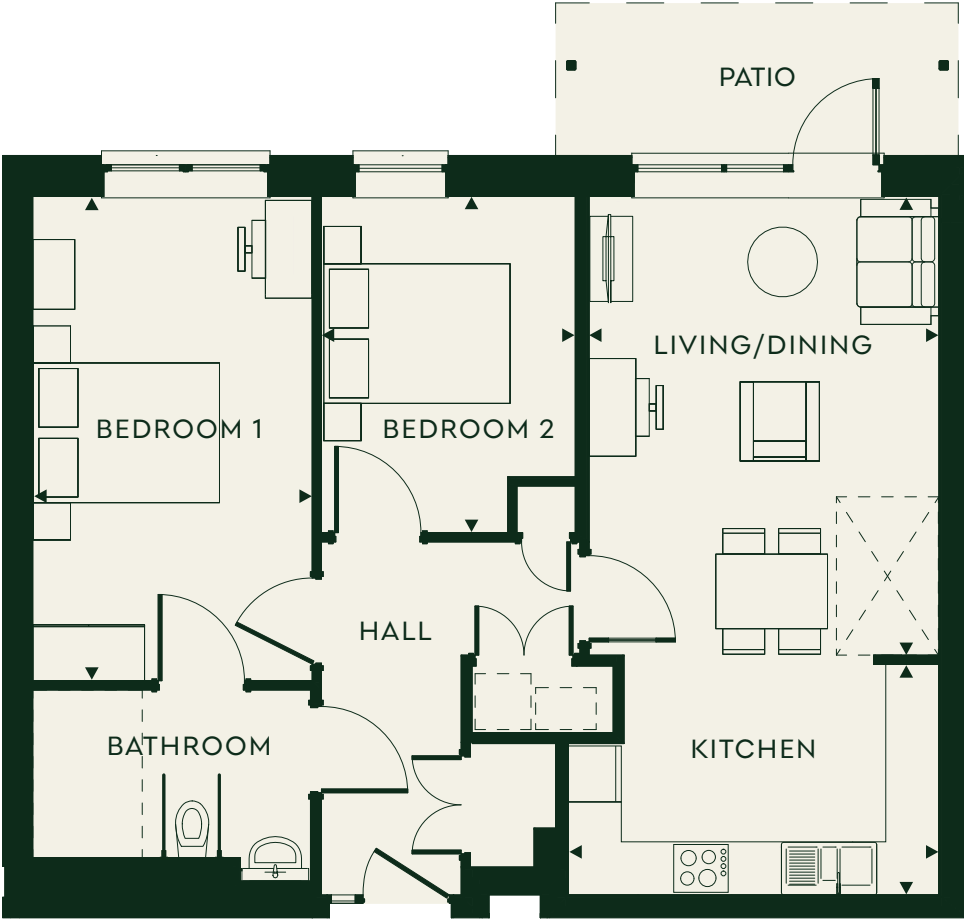


LOCATOR

DIMENSIONS

TOTAL AREA	71.5 SQ M	769 SQ FT
LIVING/DINING	5.00m x 3.70m	16'4" x 12'1"
KITCHEN	4.00m x 2.40m	13'1" x 7'10"
BEDROOM 1	5.20m x 3.00m	17'0" x 9'10"
BEDROOM 2	3.60m x 2.70m	11'9" x 8'10"

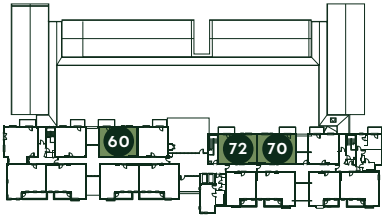
*Handed. 5% variance in floor area across building.



GROUND



FIRST



SECOND

The Fonthill

ONE BEDROOM

GROUND FLOOR AND SECOND FLOOR

PLOTS: 4, 68

KEY

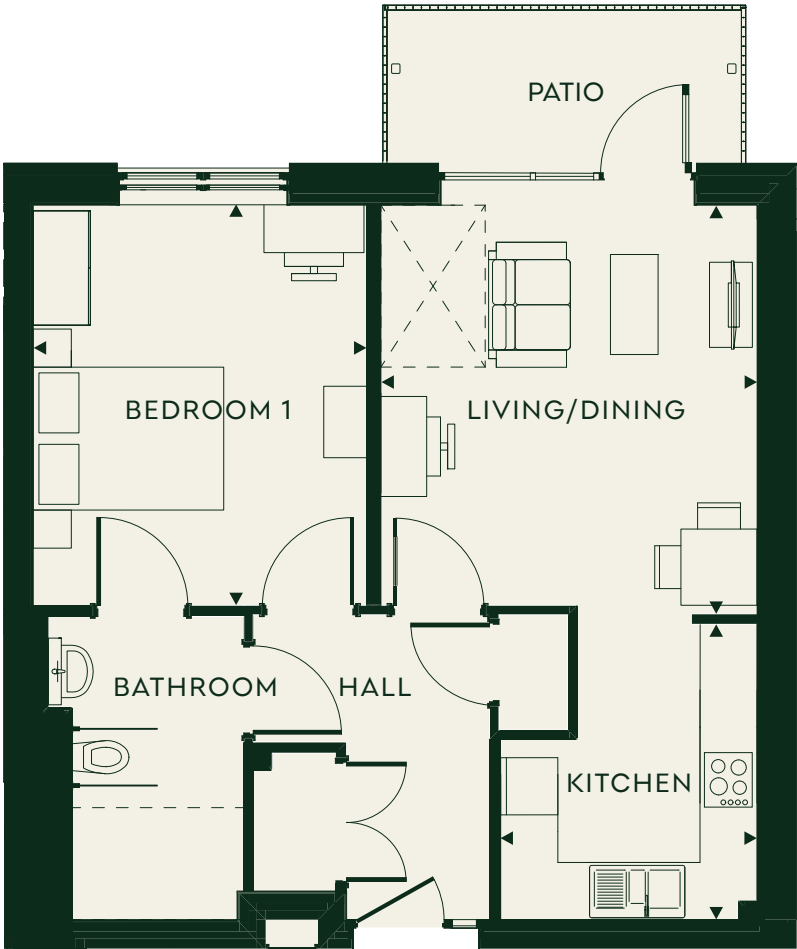


LOCATOR

DIMENSIONS

TOTAL AREA	56.0 SQ M	602 SQ FT
LIVING/DINING	4.20m x 3.90m	13'9" x 12'9"
KITCHEN	3.10m x 2.60m	10'2" x 8'6"
BEDROOM 1	4.20m x 3.50m	13'9" x 11'5"

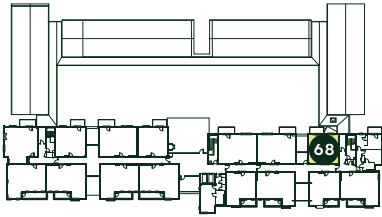
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Wentworth

TWO BEDROOM

GROUND FLOOR – SECOND FLOOR

PLOTS: 6, 34, 63

KEY

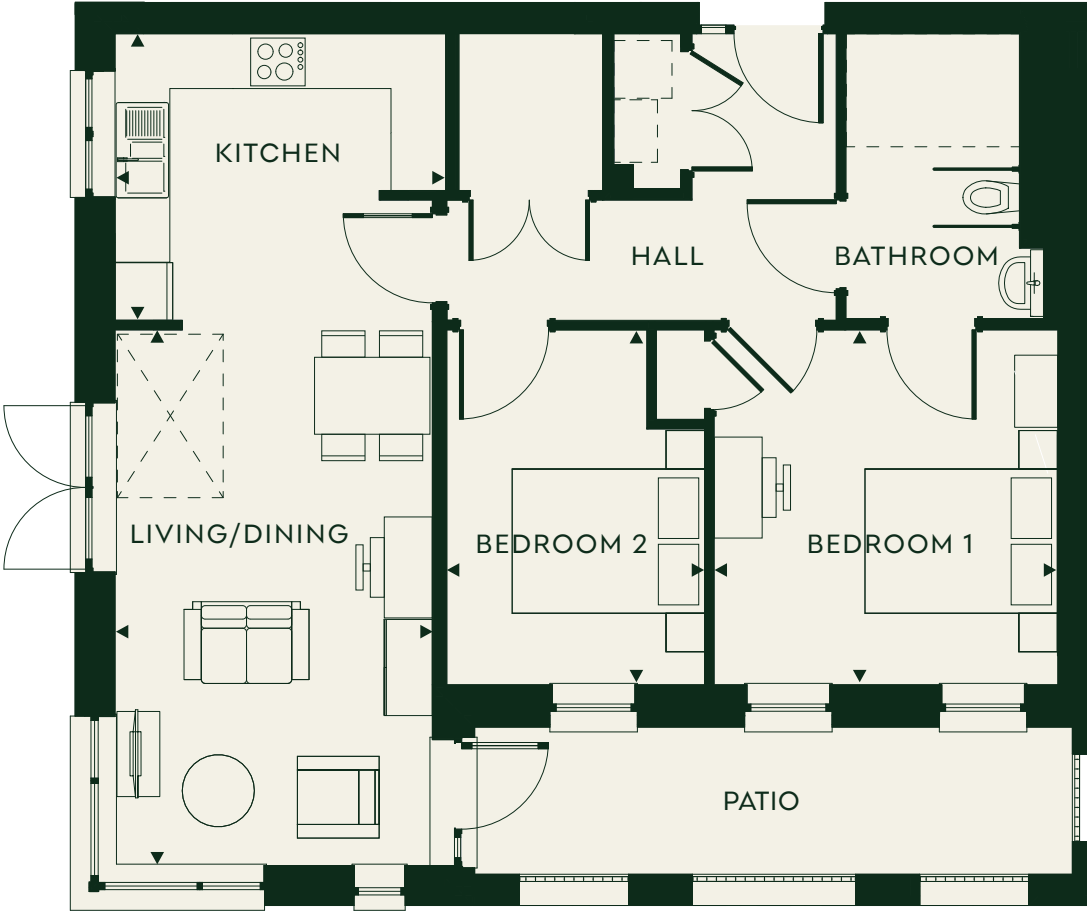


LOCATOR

DIMENSIONS

TOTAL AREA	71.5 SQ M	769 SQ FT
LIVING/DINING	5.60m x 3.30m	18'4" x 10'9"
KITCHEN	3.40m x 3.00m	11'1" x 9'10"
BEDROOM 1	3.60m x 3.50m	11'9" x 11'5"
BEDROOM 2	3.60m x 2.60m	11'9" x 8'6"

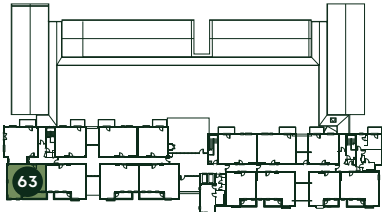
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Elliot

TWO BEDROOM

GROUND FLOOR – SECOND FLOOR

PLOTS: 7, 35, 64

KEY

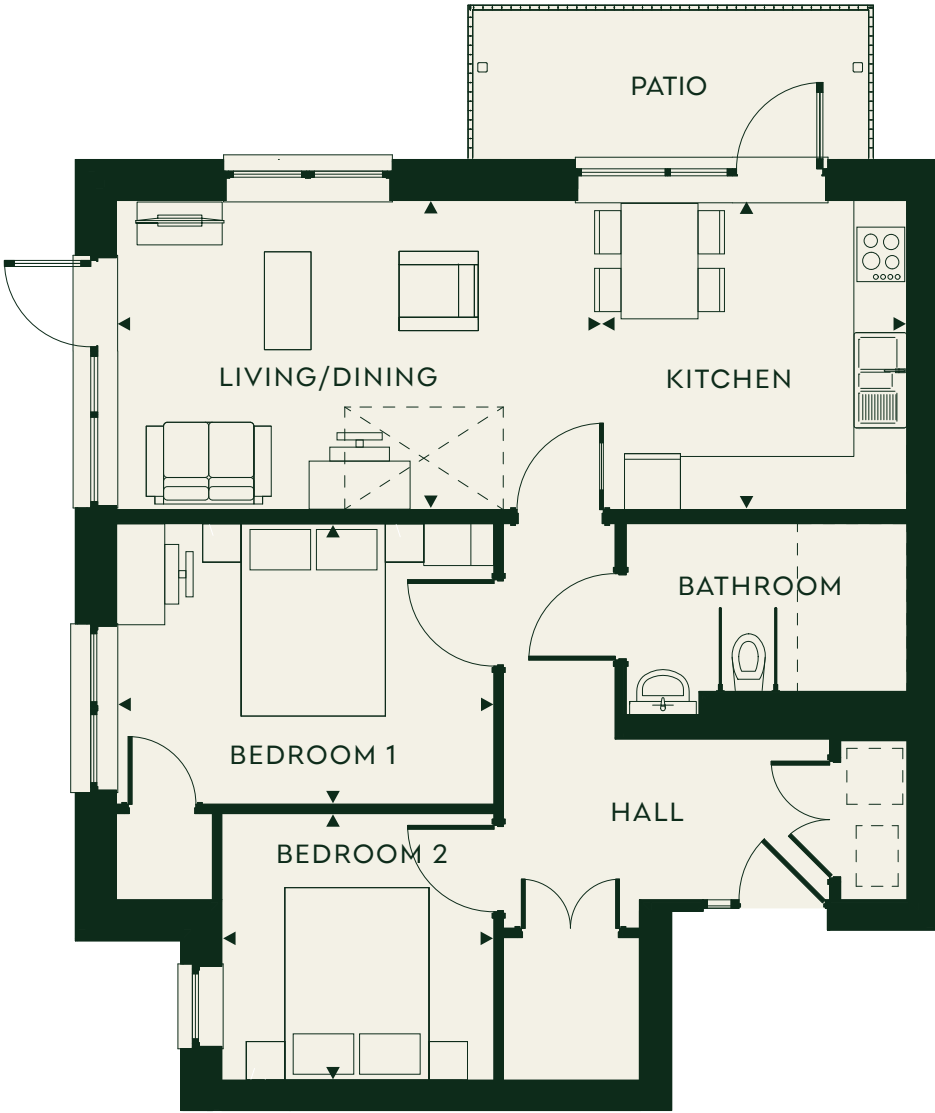


LOCATOR

DIMENSIONS

TOTAL AREA	71.0 SQ M	764 SQ FT
LIVING/DINING	5.40m x 3.30m	17'8" x 9'10"
KITCHEN	3.30m x 3.00m	10'9" x 9'10"
BEDROOM 1	4.00m x 3.00m	13'1" x 9'10"
BEDROOM 2	2.90m x 2.80m	9'6" x 9'2"

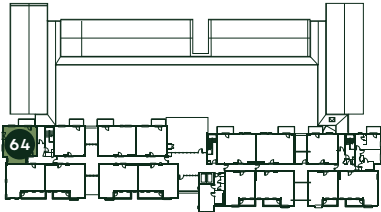
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Darcy

TWO BEDROOM

GROUND FLOOR – FIRST FLOOR

**PLOTS: 8*, 14*, 17*, 18, 20, 36*,
42*, 45*, 46, 48**

KEY

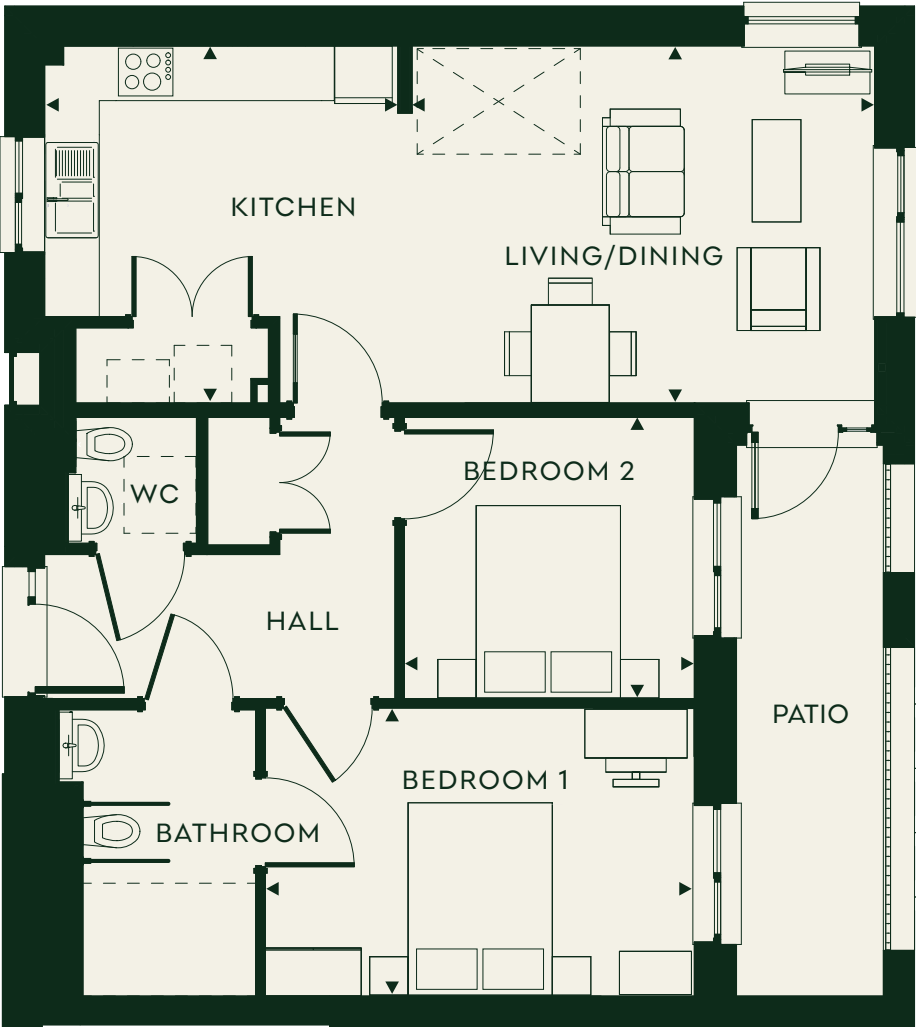


LOCATOR

DIMENSIONS

TOTAL AREA	72.5 SQ M	780 SQ FT
LIVING/DINING	5.00m x 3.70m	16'4" x 12'1"
KITCHEN	3.60m x 2.80m	11'9" x 9'2"
BEDROOM 1	4.40m x 3.00m	14'5" x 9'10"
BEDROOM 2	3.00m x 2.90m	9'10" x 9'6"

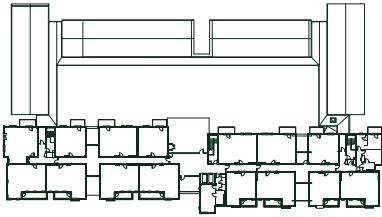
*Handed. 5% variance in floor area across building.



GROUND



FIRST



SECOND

The Lansdown

ONE BEDROOM

FIRST FLOOR

PLOT: 37

KEY

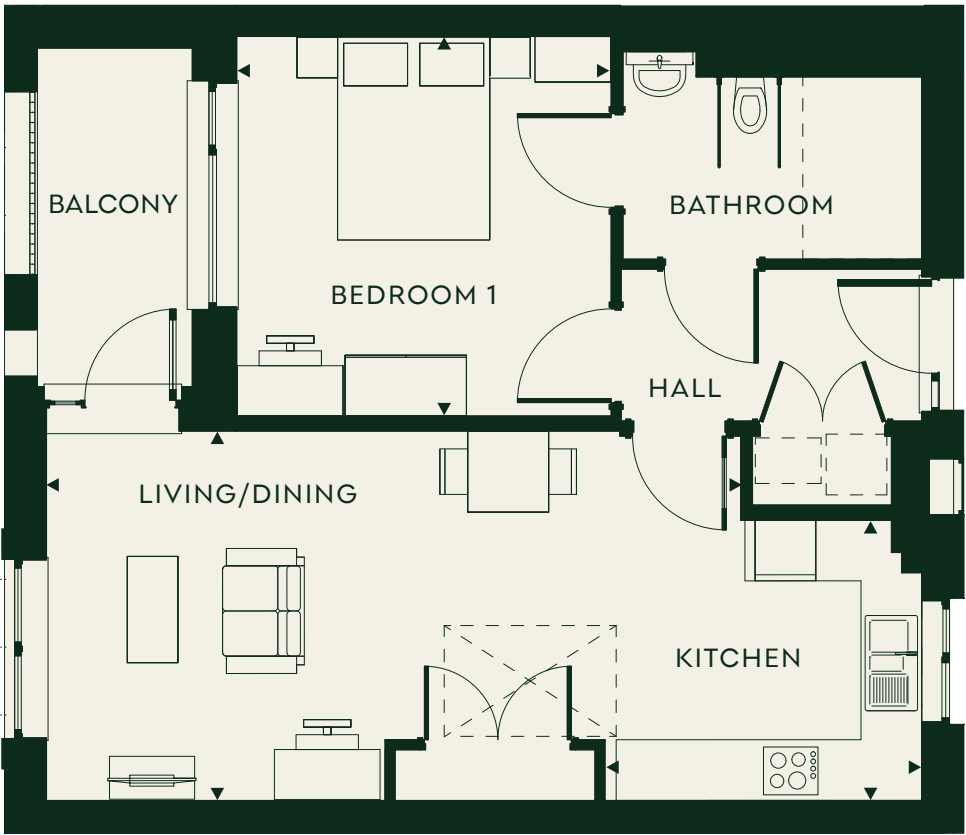


LOCATOR

DIMENSIONS

TOTAL AREA	56.5 SQ M	608 SQ FT
LIVING/DINING	5.50m x 3.60m	18'0" x 11'9"
KITCHEN	3.10m x 2.70m	10'2" x 8'10"
BEDROOM 1	3.70m x 3.70m	12'1" x 12'1"

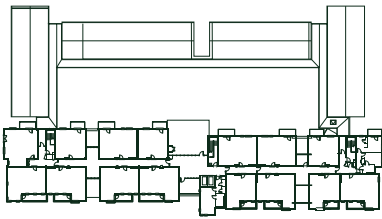
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Hamilton

TWO BEDROOM

GROUND FLOOR – FIRST FLOOR

PLOTS: 10, 38

KEY

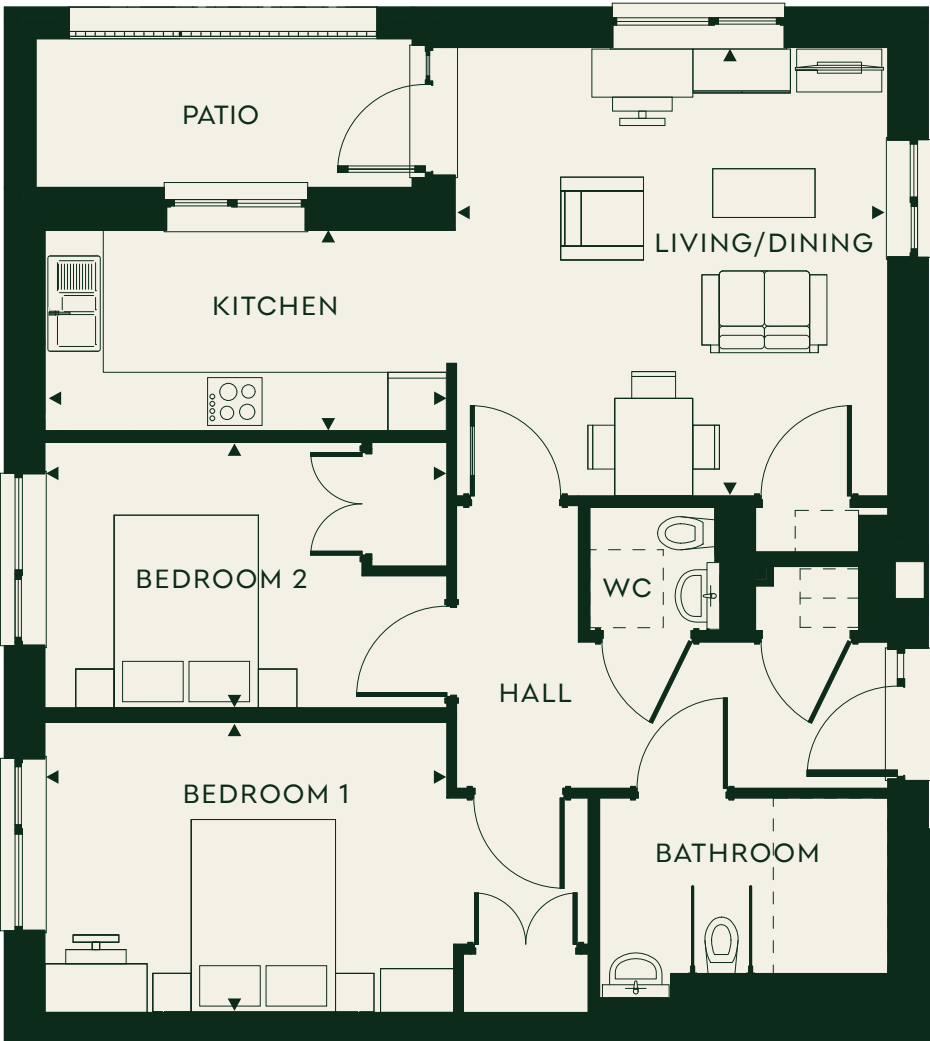


LOCATOR

DIMENSIONS

TOTAL AREA	76.5 SQ M	823 SQ FT
LIVING/DINING	4.60m x 4.40m	15'1" x 14'5"
KITCHEN	4.10m x 2.00m	13'1" x 6'6"
BEDROOM 1	4.10m x 3.00m	13'5" x 9'10"
BEDROOM 2	4.10m x 2.70m	13'5" x 8'10"

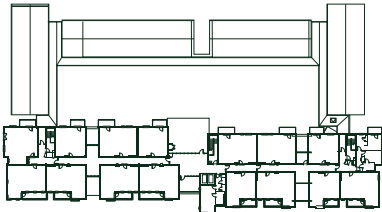
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Morland

TWO BEDROOM

GROUND FLOOR – SECOND FLOOR

PLOTS: 21, 25, 50, 53, 66, 69

KEY

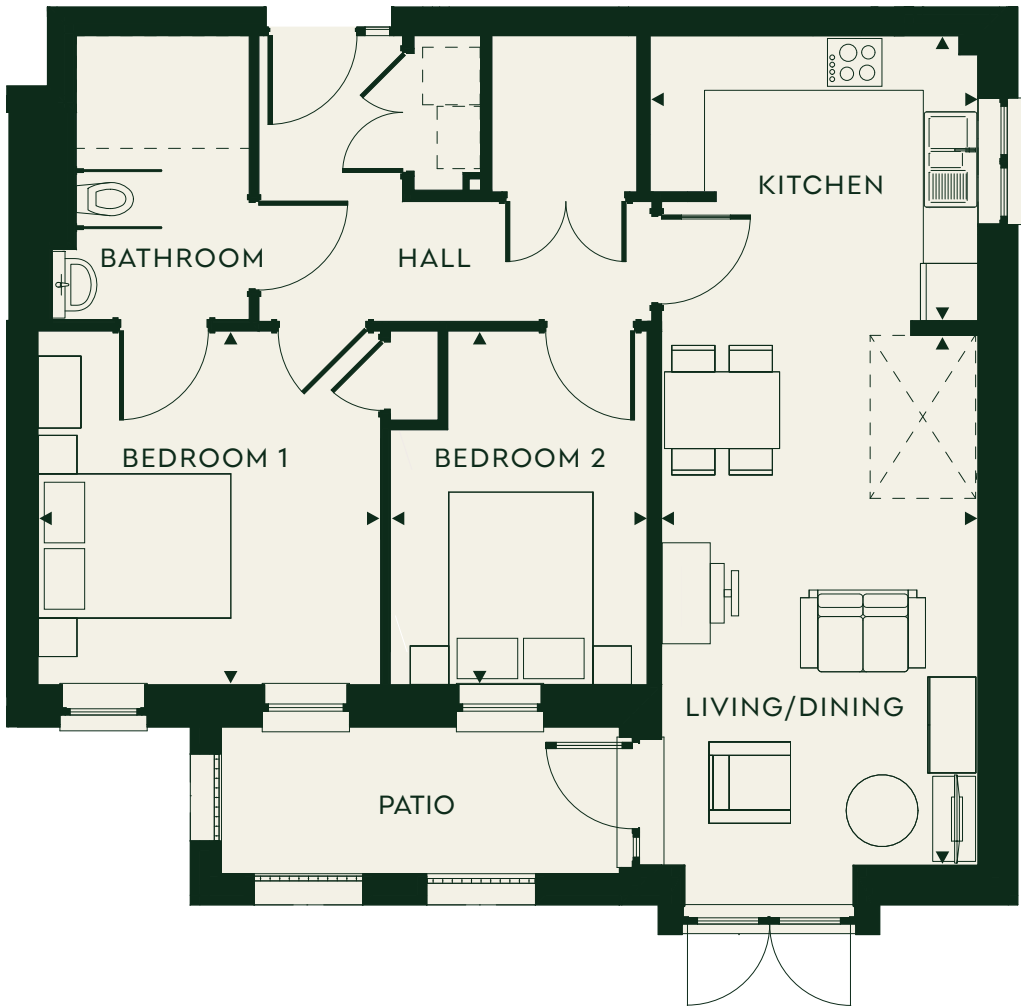


LOCATOR

DIMENSIONS

TOTAL AREA	72.0 SQ M	775 SQ FT
LIVING/DINING	5.70m x 3.30m	18'8" x 10'9"
KITCHEN	3.40m x 3.00m	11'1" x 9'10"
BEDROOM 1	3.70m x 3.50m	12'1" x 11'5"
BEDROOM 2	3.70m x 2.70m	12'1" x 8'10"

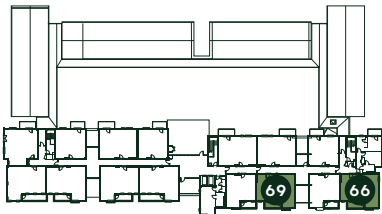
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Holburne

ONE BEDROOM

FIRST FLOOR – SECOND FLOOR

PLOTS: 55, 71

KEY

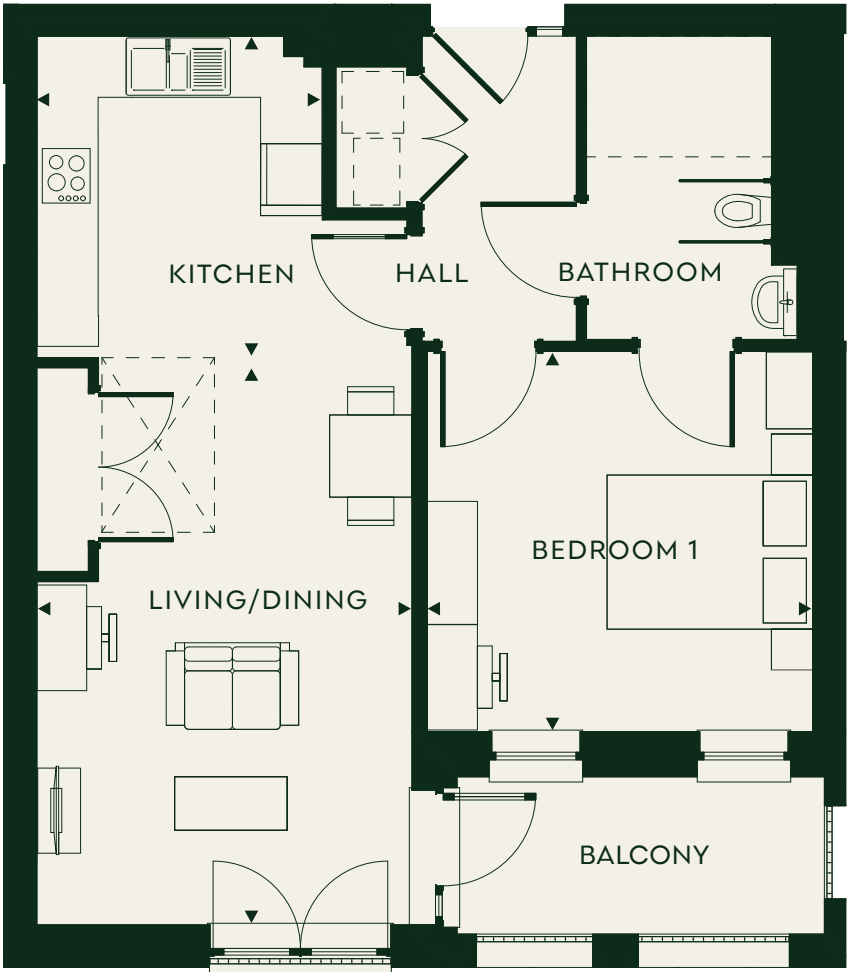


LOCATOR

DIMENSIONS

TOTAL AREA	56.5 SQ M	608 SQ FT
LIVING/DINING	5.50m x 3.60m	18'0" x 11'9"
KITCHEN	3.10m x 2.70m	12'1" x 16'4"
BEDROOM 1	3.70m x 3.70m	12'1" x 12'1"

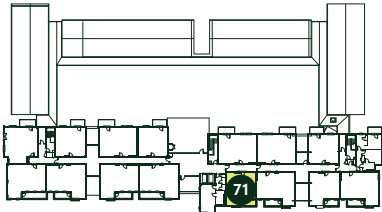
5% variance in floor area across building.



GROUND



FIRST



SECOND

The Vathek

ONE BEDROOM

GROUND FLOOR

PLOT: 23

KEY

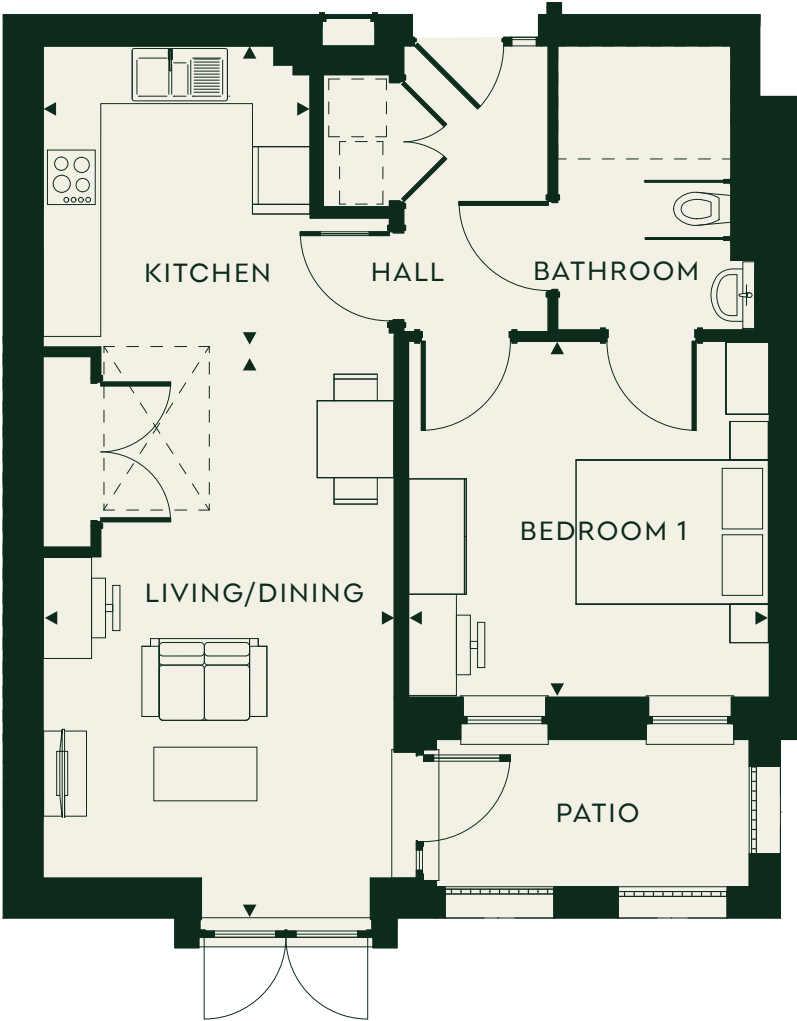


LOCATOR

DIMENSIONS

TOTAL AREA	57.0 SQ M	613 SQ FT
LOUNGE	5.50m x 3.60m	18'0" x 11'9"
KITCHEN	3.10m x 2.80m	10'2" x 9'2"
BEDROOM 1	3.70m x 3.70m	12'1" x 12'1"

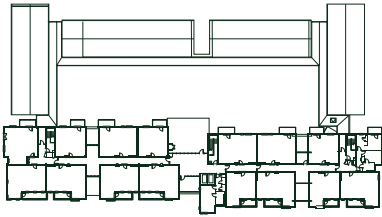
5% variance in floor area across building.



GROUND



FIRST



SECOND

Choosing well *means living well*

SECURITY AND SAFETY

- ENS Warden Call system with pendant
- Site-wide CCTV
- Video door entry system
- Mains-wired smoke detectors in ceilings linked to main fire alarm system

SUSTAINABILITY FEATURES

- Low-energy lighting
- Individual metering to apartments
- PV panels serving communal areas only
- Blue roofs

KITCHEN

- Symphony kitchens
- Bosch electric hob and cooker hood
- NEFF integrated single oven
- Wood-effect LVT in Light Maple
- Under pelmet LED lighting
- Soft close drawers
- Bosch washer/dryer

BATHROOMS

- Level access walk-in shower
- Tiling to two full walls; Diesse Avorio Atlas Concorde
- Wet room vinyl flooring; Altro Aquarius
- Heated chrome towel rail



Computer generated image is indicative only



GENERAL

- Built to HAPPI (Housing our Ageing Population: Panel for Innovation) standards
- Private balcony to each apartment (aluminium surface)
- Freestanding Bosch washer dryer in utility cupboard
- Provision for Sky Plus

COMMUNAL AREAS

- Two lifts
- Guest room in south block
- Communal courtyard garden
- Scooter store in each block

WARRANTY

- 12-year NHBC 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.
Registered Provider No. LH4095. Registered office: Anchor Hanover Group, 2 Godwin Street, Bradford, BD1 2ST

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FROM ANCHOR

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