

# *Speldhurst* **COUNTRY** *LIFESTYLE VILLAGE* **ESTATE**

**“Come & Enjoy Living in a Slice of Paradise  
in your Home Under the Ranges”**



## **Our Brochure**

# Introducing Our Management Team



Wayne & Bridget Bishop  
Owners/Directors



Dwayne Martin  
General Manager  
Aged Care & Shared Services



Debra Bishop  
Sales Manager



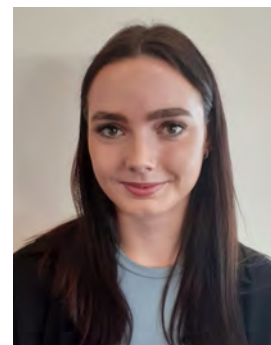
Fiona McGregor  
Village Manager



Sarah Phillips  
Accounts Manager



Phillipa Hodge  
Accounts Assistant



Lily Tyson  
Administration  
Assistant

## General Information, Weekly Fee & Amenities Contribution

Speldhurst County Estate is located on Kimberley Road, Levin and covers an area of approximately 120 acres. Once complete, we will have up to 600 homes on site. We are very proud of how our beautiful Village has added to our local community and neighbouring regions and know that this way of life is appreciated by those who choose to reside here. Our Community Centre, known as The George, is a hive of activity every day of the week!

Once you have decided that this is where you would like to reside, the following process is required:

- You will be given an Application for an Occupation Right Agreement - this shows that you are interested. Once completed, this Application will be sent to our solicitor.
- A deposit of \$5000 is then payable to Covenant Trustee Services in Auckland who hold these funds until settlement date.
- You will then be given four legal documents to take to your own Solicitor to seek independent legal advice about them. They are

- (a) The Retirement Villages Code of Practice 2008

- (b) The Code of Resident's Rights
- (c) The Disclosure Statement for Speldhurst Country Estate (statement personalized to our Village)
- (d) The Occupation Right Agreement (Resident's own document)

The Weekly Fee is payable to cover such things as rates, insurance, lawns, gardens, rubbish collection, external window washing, as well as administration and management fees and other incidentals. It also includes access to all Village facilities. Normally this fee would raise annually along with CPI, but we have made the decision - to support our Residents - to implement a fixed weekly fee on application - so you will know what your weekly payment will be for the full duration of your enjoyment of our Village.

The Amenities Contribution accrues progressively from the capital sum at a certain rate per annum to a maximum percentage over a set number of years.

Please see attached leaflet for the current Weekly Fee and Amenities Contribution rates.

# Speldhurst Country Estate: Building a Legacy

Passion for Horowhenua, creating lifestyle developments and love for his family, past, present and future, are what drive Horowhenua builder/developer Wayne Bishop.

Speldhurst is his biggest development to date. What began as a 25-year plan for 550 to 600 houses, with current momentum looks like it is going to be completed in about a decade.

The Bishops have been in Horowhenua for over 100 years. Wayne's grandfather started farming in Ohau on the land that has since become the Bishop's Vineyard development. Although the Bishops have no connection to the vineyard, the family name remains on the land his grandfather George broke-in, to support dairying. His wife's name "Ivy" as a street name in this new subdivision is a lovely touch.

Ivy's family came from a small village in Kent, England, called Speldhurst, a name adopted for this exciting project on Kimberley Road. Names of the roads within the Estate are names of roads in the little English village. Even "The George", the community centre at the heart of the Estate is named after a feature in that English village: the local pub.

Wayne sees this project as a legacy development for his family, therefore ties to his forebears complete that picture. This project is not just about building houses, it is about creating a community where those who have chosen to make Speldhurst their home have many and varied opportunities to build a community together.

The name 'Speldhurst', comes from a small Village in the Borough of Tunbridge Wells in Kent, south of London. It has a population of 5,000 people approximately. Speldhurst derives from the Old English for 'wooded hill ('hyrst') where wood-chips ('speld') are found'.

Wayne & Debra's paternal grandmother's family immigrated from this Village in the late 1800s, travelling to Tasmania first before settling in New Zealand. "Since the mid 70's we have attended Family Reunions every three years in Matamata from this family line, so we know our relatives very well and many of our extended family have visited us here to see the progress happening and they too, are excited to see this name being used."



Scores of local businesses and subcontractors are part of the making of Speldhurst Country Estate

In 2013 the opportunity arose to buy the old Kimberley site, for which he put in a successful tender, buying it from Mid Central Health to become the first private owner since the early 1900's.

"I am fiercely parochial toward the Horowhenua, my home, and have done all I can to employ and support local business throughout my developments," Wayne says.

His own business has grown constantly since this project commenced. Ever looking for opportunities to grow the perception of the district, Wayne is working on plans for a sister village, "Speldhurst on Liverpool", an exciting new multi-storey development on the old Horowhenua Hospital site in Liverpool Street, Levin, and also "Speldhurst at Tatum".



The George & Dragon, Speldhurst, Tunbridge Wells, UK

# Ivy Suites Serviced Apartments



## *State of the art modern living at its finest!*

Speldhurst's newest gem - The Ivy Suites Serviced Apartments - is state of the art modern living at its finest. It is the next step in the continuum of care, with 144 one or two bedroom apartments to choose from with light, airy and spacious layouts and amenities galore.

All located in a beautiful rural setting, only an hour from Wellington.

It is the perfect way to take a load off household chores like cooking, cleaning and laundry – leaving you more time to enjoy the onsite facilities.

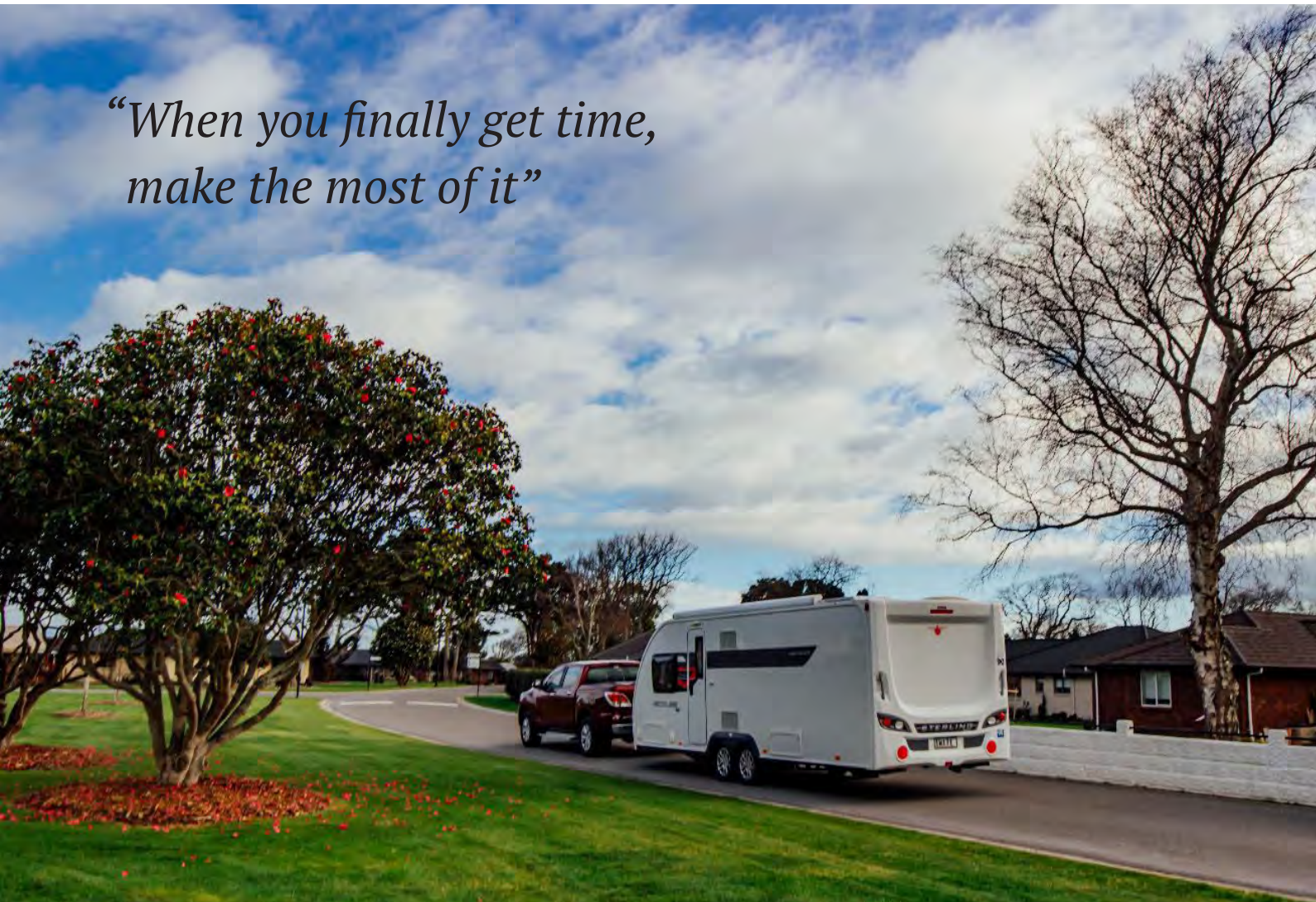
# Life at Speldhurst

There are so many activities, groups and events here at the Village to keep you busy ... you really do need to implement a scheduling program when you arrive!!

- Outdoor Bowls
  - Indoor Bowls
  - Card Making
  - Mah Jong
  - Quilting
  - Billiards
  - Pickleball
  - Table Tennis
  - Darts
  - Ukulele group
  - Knit 'n Knatter
  - Band
  - Exercise classes
  - Art Groups
  - Social events/dinners/functions
- And many, many more!!



*“When you finally get time,  
make the most of it”*



# Life at Speldhurst



"We still want to travel a bit and the security of the Village really appealed."

*Yvonne and Graeme Carrick*



"I work full-time and I am very happy pottering about here at the weekends."

*Denise Minogue*

"When we saw 'our' villa and its beautiful setting, we immediately made the decision to sign on. We have not regretted it for a second."

*Tricia and Gerard McMullan*





"Wayne and Debra have been amazing to deal with! What special people they are!"

*Jill Smith*



"... what a great decision we made and how successfully our move has fulfilled our expectations."

*Ian and Christine Taylor*

"Management made it easy ... the choices and options were a factor that encouraged us."

*Garry & Jan Coley*





## The George Café

The George Cafe opened in February 2019 and is the spot to go for a delicious bite to eat. Whether it's for morning tea, brunch, lunch, an intimate dinner for two or a special family occasion!

The lunch and dinner menu provides for many tastes, with a range of pizzas, burgers and a wide variety of European and Middle Eastern food.

Monthly 'Residents Only' dinners are a big hit – as is the hefty discount the Speldhurst ID card offers residents at the Café.

They can also provide large function facilities, available all year round – especially Christmas



**Please call 06 920 2055 to make a booking**

**Check out the website for opening hours and specials**