BELONG
BIRKDALE

Apartments for Sale or Rent

## 30 newly built, modern 1 and 2 bed apartments

Dunesville Court

2 Oxford Road, Birkdale, Southport PR8 2JT

01704 614 101

ARCO
APPROVED OPERATOR

*We are members of the Associated Retirement Community Operators. As Approved Operators we aim to comply at all times with the ARCO Consumer Code*

*Last updated August 2026*

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# Apartment living

For independent individuals or couples, moving to Belong offers the opportunity to start your new life in a light, modern apartment.

With a choice of one or two bedroom apartments and superb village facilities on site, a Belong apartment is a place where you can be yourself, entertain old friends and have the opportunity to make new ones.

## Vibrant Community

It is a haven of privacy, with a vibrant community right on your doorstep. Village facilities, from bistro to hair salon and gym to function rooms, are open to the wider community and offer opportunities to meet with a range of people and pursue your interests. You can join in as much, or as little, as you please.

## Experience Days Service*

Apartment customers who need more support to join in with activities can do so by taking advantage of our Experience Days service, which is a facilitated programme for small groups, typically taking place from 10am – 4pm daily.

## Gym*

Belong provides an award-winning exercise service with state-of-the-art equipment and dedicated exercise specialists who work with customers to create personalised programmes. Our team has a proven track record in improving strength, balance, mobility and overall wellbeing for older people.

## Support in your home*

For those in need of more support within their apartment, Belong is able to provide high quality home care through its registered Belong at Home domiciliary service. Belong at Home Southport is rated 'Outstanding' by the Care Quality Commission. Customers may also choose their own home care provider.

The Belong lifestyle is actively chosen by many older people, because it offers peace of mind, choice and independence. Everything we do is done in partnership with the people who choose to live with us and this relationship is at the heart of Belong.

*Please note: Images are for illustrative purposes only.*
*All Belong apartments are unfurnished.*

**Charges apply*

For more information on Belong villages and apartments call **01704 614 101** or visit **www.belong.org.uk**

# Apartment - general specifications

### Windows, doors and balconies
uPVC double glazed windows with low UV glass. Main entrance door to fire resistant security specification. Oak veneer finish internal doors. Most apartments have a private balcony or patio (see price list for exact details for each apartment).

### Decoration
Emulsion painted walls and ceilings, white gloss painted woodwork, en-suites in water resistant paints with tiled shower area. Carpeted throughout except for slip resistant flooring to kitchen and en-suites.

### Kitchen
Fully fitted contemporary units, with a Silestone worktop and Silestone wall splashback, integrated built-in oven, hob and cooker hood. A washer dryer and fridge freezer are included.

### Heating
Heating and hot water are provided from a central plant room and there is underfloor heating in all apartments, with each one having its own thermostat.

### Bathrooms
White sanitary ware with chrome taps; walk-in shower with shower seat; shower area fully tiled with Porcelanosa tiles.

### Electrical
Graphite plastic sockets and switches to most areas. TV aerial and satellite TV sockets to lounge and bedroom; compatible with Freeview, Freesat+, Sky+ and FM/DAB radio (subscription for Sky TV is the responsibility of the occupant). Telephone sockets to lounge and bedroom.

### High speed broadband and telephone
Apartments are directly connected to our high speed broadband service with WiFi and a telephone line as standard. You can also bring your own number with you from anywhere in the country (in some cases this is dependent on your current telephone provider). Customers who prefer to choose their own fibre broadband provider or call provider may do so at their own cost. WiFi is also available throughout the village.

### Building code
Built to Building Regulation standards.

### Safety and security
All apartments have an emergency response system, meaning a member of staff is available around the clock (for emergency situations only). There is an access control system including video and two-way audio entry phone. CCTV cameras are in place externally. All apartments follow 'Secured by Design' standards. The Belong village is a non-smoking environment. Smoking is not permitted anywhere in the village building or on external balconies and is only permitted in designated external areas.

### Accessibility
All doors and bathrooms are fully accessible to wheelchair users and can be fitted with handrails upon request. (Additional costs will apply; please speak with a member of the Belong team for further details.)

### Parking
There is non-reserved, on-site parking for customers. Shelters for mobility scooters and bicycles are available with communal charging ports.

### Facilities
Dunesville Court apartment customers live in close proximity to the Belong village centre and can easily access a host of additional amenities, including bistro, hair and beauty salon with barber service, an exercise studio, library with internet, spa and treatment room. There is also a community room, 'The Venue' for meetings, parties, cinema evenings and more – complete with licensed bar and catering if required.

### Guest suite
There is a guest suite in the village, which may be hired by visitors for overnight stays, subject to availability.

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# ‘Buy back’ scheme and financing options

Apartments are available to rent or purchase, or part purchase with a monthly community fee, payable in all cases to cover many of the building maintenance, utilities and emergency response costs. Please see the Key Facts document for details of the financial arrangements for renting or purchasing a Belong apartment.

For those who do opt to purchase, the ‘Buy Back’ scheme guarantees that we’ll repurchase your apartment from you, ensuring a frictionless process. The amount you receive will be the price that you originally paid, minus the Deferred Management Fee and any arrears owing to Belong.

The Deferred Management Fee allows part of the cost of village living to be paid when the apartment is sold, helping to reduce your regular costs and leaving you with more of your money to enjoy during your time at Belong. The fee helps us maintain and renew the buildings, communal spaces and village environment, so that Belong remains a high-quality place to live both now and in the future. As part of this commitment, Belong takes full responsibility for significant future maintenance and refurbishment of the village. This reduces the risk of tenants being faced with unexpected individual bills for major works.

The Deferred Management Fee is based on how long you have lived in your apartment. It is calculated as follows:

15% of the original purchase price if you have lived in your apartment for up to two years

17.5% of the original purchase price if you have lived in your apartment for more than two years but less than three years

20% of the original purchase price if you have lived in your apartment for three years or more.

As an example, the tables below show what you would receive at the end of your tenure if you bought an apartment costing either £222,000 or £324,000. They show different amounts depending on how long you own the apartment.

| Year of Ownership | **Property Cost** | Buyback Price | Deferred Management Charge | **Buyback Price less Deferred Management Fee** |
|---|---|---|---|---|
| 1st/2nd | **£222,000** | £222,000 | £33,300 | **£188,700** |
| 3rd | **£222,000** | £222,000 | £38,850 | **£183,150** |
| 4th Onward | **£222,000** | £222,000 | £44,400 | **£177,600** |

| Year of Ownership | **Property Cost** | Buyback Price | Deferred Management Charge | **Buyback Price less Deferred Management Fee** |
|---|---|---|---|---|
| 1st/2nd | **£324,000** | £324,000 | £48,600 | **£275,400** |
| 3rd | **£324,000** | £324,000 | £56,700 | **£267,300** |
| 4th Onward | **£324,000** | £324,000 | £64,800 | **£259,200** |

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# Community and additional services

| Service Type | Included in community fee | Belong additional charge | Customer additional expense |
|---|---|---|---|
| 24-hour emergency response service | ✓ | | |
| Daily check (on request) | ✓ | | |
| Building insurance | ✓ | | |
| Building maintenance (external fittings and finishes) | ✓ | | |
| Cleaning and maintenance of communal areas | ✓ | | |
| Water and waste | ✓ | | |
| Gas | ✓ | | |
| Electricity to apartment | ✓ | | |
| Electricity to communal areas | ✓ | | |
| WiFi | ✓ | | |
| Phone connection and bills* | ✓ | | |
| Broadband connection* | ✓ | | |
| Contribution to the reserve fund for future major repairs | ✓ | | |
| Care packages** | | ✓ | |
| Lifestyle packages*** | | ✓ | |
| Exercise Studio | | ✓ | |
| Therapy treatments | | ✓ | |
| Internal cleaning | | ✓ | |
| Hair Salon | | ✓ | |
| Bistro | | ✓ | |
| Handyman services | | ✓ | |
| Council tax | | | ✓ |
| Contents insurance | | | ✓ |
| TV licence | | | ✓ |
| Television subscriptions | | | ✓ |

* These are included in the community fee if you use Belong's provision. However, if customers choose their own provider, this would be at their own expense.

** Care packages can be arranged through Belong or from alternative providers. Housing benefit or Attendance Allowance can sometimes be used towards charges; please speak to the team if you would like more information about this.

*** Gold and silver packages are available providing meals and housekeeping; see separate sheet for details.

# Lifestyle packages

Belong apartments are designed to enable people to live independently for as long as possible, and we recognise that for some people, the ability to access additional support services can be significant in making this a viable option.

We therefore offer flexible lifestyle packages that allow people to buy in additional daily support with meals and housekeeping services, such as laundry, bed making and cleaning.

Our silver package includes one bistro meal per day and a weekly clean and linen change, whereas our gold package includes daily cleaning, full laundry, three daily meals and other extras. The full breakdown can be found in the table below:

| **Options provided** | **Silver** | **Gold** |
|---|---|---|
| Main meals provided per day (Apartment/Bistro) | 1 | 3 |
| Weekly Clean (30 minutes) | ✓ | ✓ |
| Laundry - bedding - including changing bed | ✓ | ✓ |
| Daily housekeeping & bed-making (15 minutes) | ✕ | ✓ |
| Apartment breakfast & basics stock-up | ✕ | ✓ |
| Laundry - Personal laundry & towels (weekly) | ✕ | ✓ |
| Monthly hairdressing or weekly wash & blow-dry | ✕ | ✓ |
| **Pricing per week** | **£200** | **£600** |
| **Additional Person Rate per week** | **£100** | **£200** |

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# Apartment rental and purchase pricing

| Apt number | Apt Type | m² | ft² | Number of bedrooms | Floor | Outside Space | Sales Price £ | Rent £ / Month | Community Fee £ / Month |
|---|---|---|---|---|---|---|---|---|---|
| **1** | A | 69 | 743 | 2 | Ground | Patio | 302,000 | 1,535 | 917 |
| **2** | B | 48 | 517 | 1 | Ground | Patio | 231,000 | 1,174 | 655 |
| **3** | B | 48 | 517 | 1 | Ground | Patio | 231,000 | 1,174 | 655 |
| **4** | A | 69 | 743 | 2 | Ground | Patio | 302,000 | 1,535 | 917 |
| **5** | A | 69 | 743 | 2 | Ground | Patio | 306,000 | 1,556 | 917 |
| **6** | C | 53 | 570 | 1 | Ground | Patio | 231,000 | 1,174 | 655 |
| **7** | B | 48 | 517 | 1 | Ground | Patio | 227,000 | 1,154 | 655 |
| **8** | A | 69 | 743 | 2 | First | Balcony | 315,000 | 1,601 | 917 |
| **9** | B | 48 | 517 | 1 | First | Balcony | 236,000 | 1,200 | 655 |
| **10** | B | 48 | 517 | 1 | First | Balcony | 236,000 | 1,200 | 655 |
| **11** | A | 69 | 743 | 2 | First | Balcony | 306,000 | 1,556 | 917 |
| **12** | A | 69 | 743 | 2 | First | Balcony | 306,000 | 1,556 | 917 |
| **14** | C | 53 | 570 | 1 | First | Balcony | 227,000 | 1,154 | 655 |
| **15** | B | 48 | 517 | 1 | First | Balcony | 222,000 | 1,129 | 655 |
| **16** | A | 69 | 743 | 2 | Second | None | 319,000 | 1,622 | 917 |
| **17** | A | 69 | 743 | 2 | Second | Balcony | 319,000 | 1,622 | 917 |
| **18** | B | 48 | 517 | 1 | Second | Balcony | 236,000 | 1,200 | 655 |
| **19** | B | 48 | 517 | 1 | Second | Balcony | 241,000 | 1,225 | 655 |
| **20** | A | 69 | 743 | 2 | Second | Balcony | 315,000 | 1,601 | 917 |
| **21** | A | 69 | 743 | 2 | Second | Balcony | 306,000 | 1,556 | 917 |
| **22** | C | 53 | 570 | 1 | Second | Balcony | 227,000 | 1,154 | 655 |
| **23** | B | 48 | 517 | 1 | Second | Balcony | 222,000 | 1,129 | 655 |
| **24** | B | 48 | 517 | 1 | Third | None | 245,000 | 1,245 | 655 |
| **25** | A | 69 | 743 | 2 | Third | Balcony | 319,000 | 1,622 | 917 |
| **26** | B | 48 | 517 | 1 | Third | Balcony | 241,000 | 1,225 | 655 |
| **27** | B | 48 | 517 | 1 | Third | Balcony | 245,000 | 1,245 | 655 |
| **28** | A | 69 | 743 | 2 | Third | Balcony | 324,000 | 1,647 | 917 |
| **29** | A | 69 | 743 | 2 | Third | Balcony | 315,000 | 1,601 | 917 |
| **30** | C | 53 | 570 | 1 | Third | Balcony | 231,000 | 1,174 | 655 |
| **31** | B | 48 | 517 | 1 | Third | Balcony | 227,000 | 1,154 | 655 |

**Apartment Community Fees**

The Community Fee is operated in compliance with the Landlord and Tenant Act 1985 which regulates residential service charges in England and Wales. Community Fees are applicable to both tenants and leaseholders. Fee rates are set based on a fair apportionment of Belong Birkdale costs across the apartments in relation to costs associated with the apartments and communal areas.

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# Site Plan

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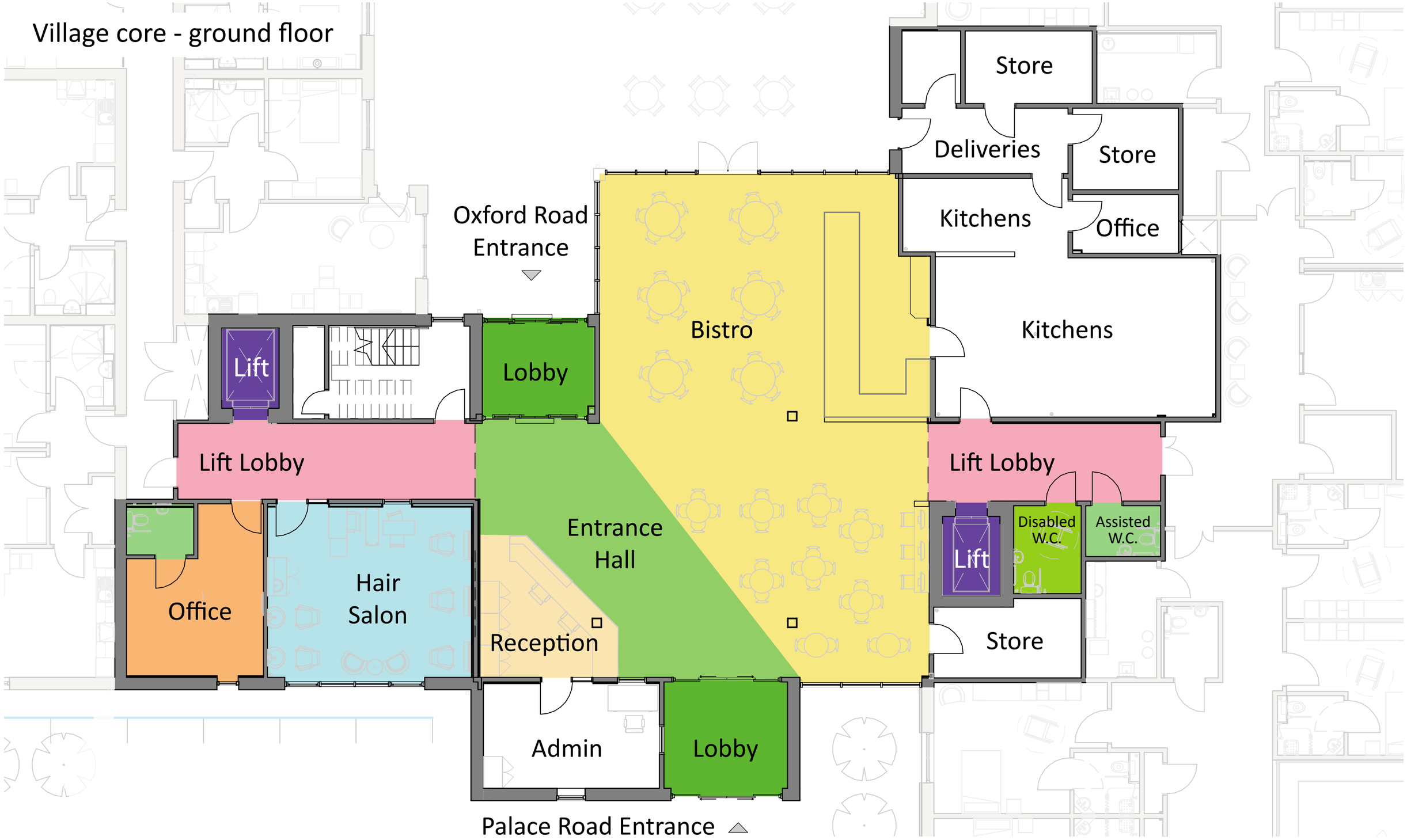
# Village core - ground floor



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# Village core - first floor

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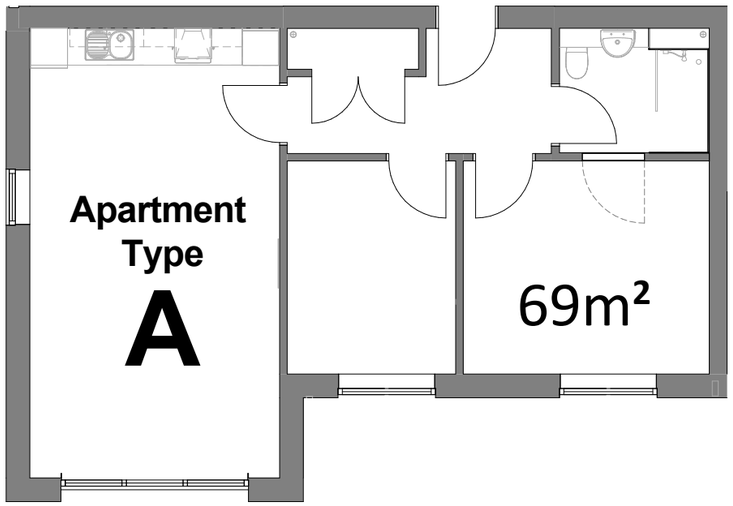
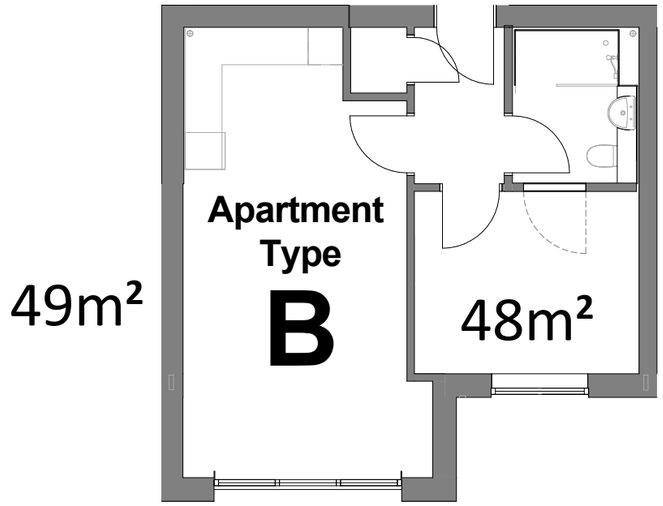
# Apartment types

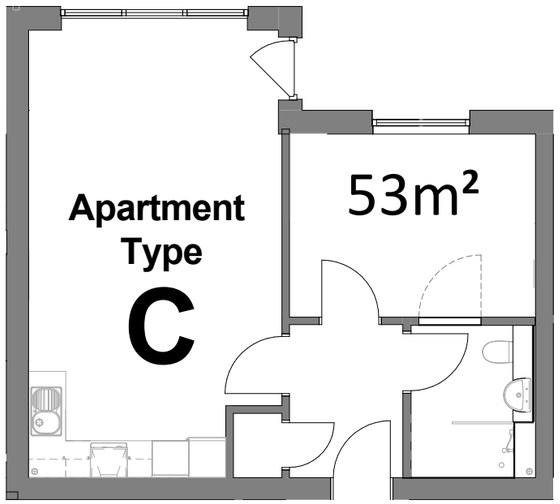
## Apartment type A - 2 Bedrooms




## Apartment type B - 1 Bedroom




## Apartment type C - 1 Bedroom




Floor areas are for guidance purposes only and may vary.

Apartment orientation may be different from that shown here. See following floor plans.

All apartments have access to a private balcony or patio area (except apartments 16 and 24).

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## Apartment floor plan - common to all floors*

Ground floor - Belong at Home office
First floor - Library
Second floor - Creative Studio
Third floor - Colleague Lounge

*See following page for Apartment types on individual floors at this end of the development.

Apartment Type B
(1-bed) x 3 per floor

Apartment Type C
(1-bed) x 1 per floor

Apartment Type A
(2-bed) x 2 per floor

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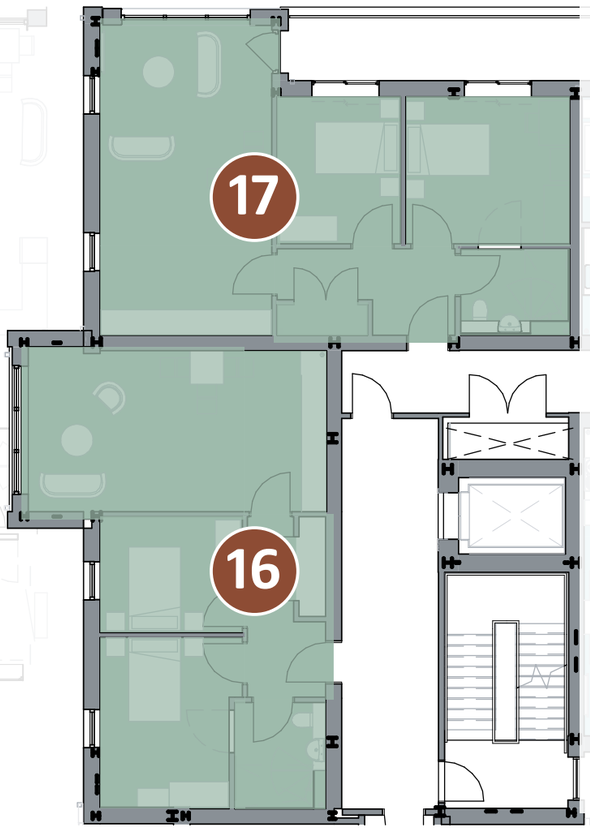
# Apartment floor plan - Floors Ground, 1, 2 and 3

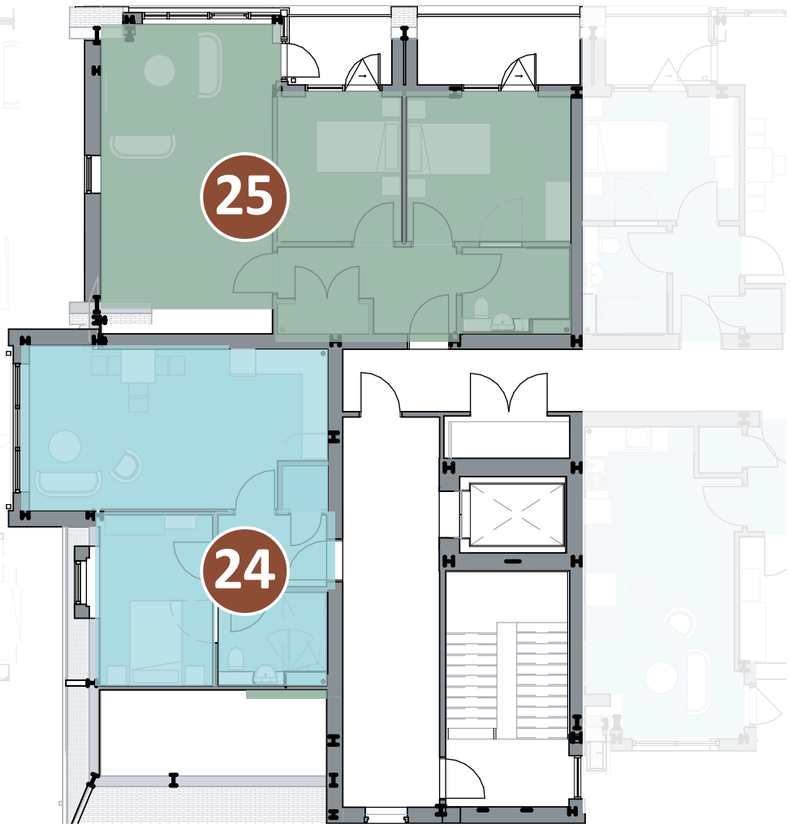
Ground and 1st Floor

Apartment Type A
(2-bed) x 1 per floor




2nd Floor

Apartment Type A
(2-bed ) x 2




3rd Floor

Apartment Type A
(2-bed) x 1

Apartment Type B
(1-bed) x 1