

Hudson Meadows

Congleton, Cheshire



LATIMER
by Clarion Housing Group



The Counting House, Congleton



The River Dane, Congleton Park

WELCOME TO HUDSON MEADOWS

NESTLED IN THE CHESHIRE COUNTRYSIDE, HUDSON MEADOWS OFFERS A CONTEMPORARY COLLECTION OF 2 AND 3 BEDROOM HOMES FOR SHARED OWNERSHIP.

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LYING ON THE EDGE OF THE POPULAR AND SOUGHT-AFTER TOWN OF CONGLETON, THE DEVELOPMENT PROVIDES STUNNING VIEWS ACROSS THE PEAK DISTRICT AND THE MACCLESFIELD CANAL, WITH LIVERPOOL AND MANCHESTER LESS THAN AN HOUR'S DRIVE AWAY.

HUDSON MEADOWS IS PROUDLY BROUGHT TO YOU BY LATIMER AND BLOOR HOMES.

LATIMER DELIVERS MORE



LATIMER
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT

HUDSON MEADOWS, CONGLETON



Welcome to Hudson Meadows – an outstanding new selection of two and three bedroom homes in Congleton, Cheshire.

Located in the green serenity of Cheshire and with close proximity to the North West's most vibrant cities, Hudson Meadows is a carefully crafted collection of new 2 and 3 bedroom homes for shared ownership.

The development perfectly balances the best of tranquil countryside living with modern amenities and convenient connectivity to the rest of the region and beyond. Its natural surroundings make this a spacious and neighbourly place to call home, for both families and professionals alike.

Each home is thoughtfully designed and built to the highest standards, with open plan living spaces, modern appliances and luxurious finishing touches throughout.

Whether you're upsizing, downsizing or looking to take your first step on the property ladder, you're sure to find your ideal home at Hudson Meadows.

WELCOME TO CONGLETON



Situated on the River Dane just west of the Macclesfield Canal, Congleton is a picturesque market town in the Cheshire Peak District.

Beartown as it's colloquially known, dates back to Saxon times and is once thought to have been home to a Roman settlement. Today, you'll find hidden history and modern amenities at every turn. Its location — almost equidistant between Manchester and Stoke — unlocks the North West and Midlands with ease and previously paved the way for its success in the textiles trade during the 18th and 19th centuries.

Its green landscape complements a vibrant community spirit that offers a welcoming, family friendly feel. Waterside strolls and the great outdoors bring the English countryside to your front door, with heritage and culture also found nearby at the Tudor-era Little Moreton Hall and the Jacobean-style Capesthorpe Hall. For science, astronomy and events, the unique and inspiring Jodrell Bank Discovery Centre is just a 20 minute drive away.

The town's community spirit is evident in its 'In Bloom' scheme, which blossoms its streets and buildings every year. The stunning floral displays add colour to every corner, none more so than the award-winning Congleton Park. This has led to numerous awards and even representing the North West in national Britain in Bloom competitions. Such schemes are testament to its nickname as 'the

Little Town with the Big Heart', with its resident's caring commitment helping to keep Congleton clean, green and a great place to live all year round.

Along its bustling streets, you'll find a thriving eatery and drinks scene, with an array of bars and restaurants such as Rumba, Wild & Wild, The Beartown Tap and The Olde Kings Arms. Alongside a traditional twice-weekly market, a monthly makers market showcases tasty treats, as well as arts and crafts. On an everyday level, a variety of independent business and high street names will cover the essentials, including Morrisons, Tesco and M&S.

If you fancy a show or musical performance, Daneside Theatre and Clonter Opera Theatre will have you covered. But if activities and exercise are more your game, you'll find sports and leisure facilities in abundance, including two golf courses, a semi-professional football team and amateur cricket and rugby teams.

Education settings in the area are rated highly, with Buglawton Primary and Eaton Bank Academy both within walking distance. Slightly further afield you'll find Stepping Stones Pre-School, Saint Mary's Catholic Primary School, Havannah Primary School and Congleton High School.

* Train travel times are taken from Nationalrail.co.uk, measured from Congleton station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am). Travel information is based on external sources, and while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

Information about the local area is based on a variety of external sources: while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.



Little Moreton Hall, Cheshire

WHAT'S NEARBY

From restaurants and bars to leisure facilities and the great outdoors, there's something happening for everyone in Congleton and its surrounding area.

Food & drink

- 1 Rumba
- 2 Reubens 46
- 3 The Beartown Tap
- 4 Church House Inn
- 5 Wild & Wild
- 6 The Olde Kings Arms
- 7 Stock at the Pavilion

Amenities

- 8 Tesco
- 9 M&S Food
- 10 Co-op
- 11 Boots
- 12 Morrison's
- 13 Lawton House Surgery
- 14 Congleton Dental Centre
- 15 Congleton Dental Centre

Schools

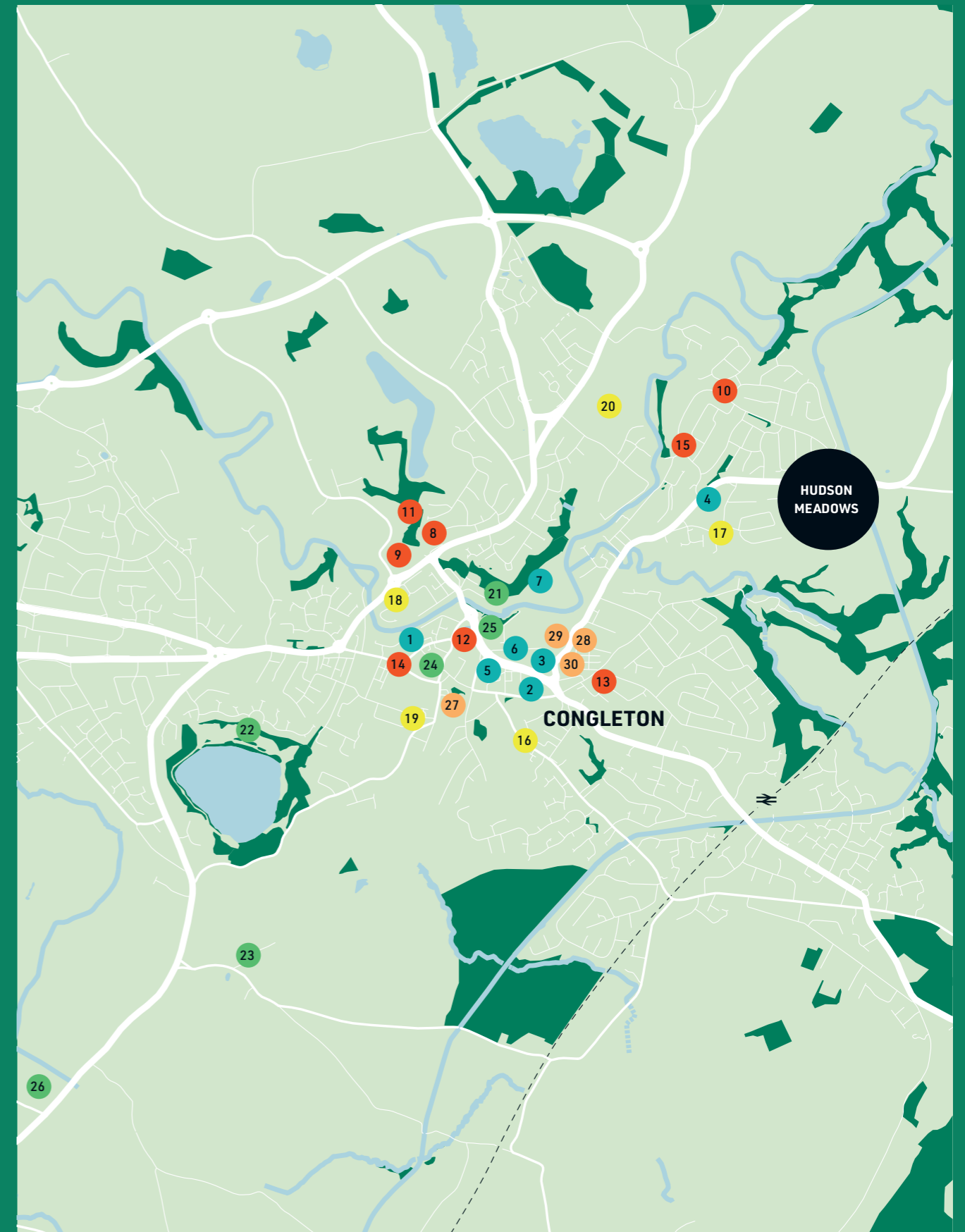
- 16 Stepping Stones Pre-school
- 17 Buglawton Primary School
- 18 Saint Mary's Catholic Primary School
- 19 Marfields Primary Academy
- 20 Eaton Bank Academy

Attractions and parks

- 21 Congleton Park
- 22 Astbury Mere Country Park
- 23 Glebe Farm & Café
- 24 Congleton Paddling Pool
- 25 Congleton Museum
- 26 Little Moreton Hall

Fitness and leisure

- 27 Aptitude Personal Training
- 28 Machin Exercise Studios
- 29 Congleton Leisure Centre
- 30 Congleton Iyengar Yoga Centre



TRANSPORT LINKS







Despite its tranquil rural location, Hudson Meadows is well connected to nearby towns and the region's major cities.

Manchester and Liverpool are reachable in around an hour's drive, providing a gateway to two of the UK's most diverse, vibrant and culturally significant cities. As well as careers and professional opportunities, both cities offer a wide variety of leisure and entertainment options, from art galleries and museums to nightlife and sporting events. The walled cathedral city of Chester is a similar distance away, with Macclesfield, Northwich, Crewe and Stoke-on-Trent closer still. For travel further afield, the M6 takes you to Birmingham in the south and the Lake District and beyond in the north.

Congleton train station is located on the West Coast Main Line, with a direct, hourly service to Manchester city centre and a twice hourly service to Stoke-on-Trent. For travel across the country, Crewe and Macclesfield stations connect to a wider network, including direct services to London Euston. A comprehensive bus network takes you across the region, including Crewe, Macclesfield, and Sandbach.

If you're looking to take a trip across the globe, international travel can be found at Manchester Airport, which is just over a 30 minute drive away. The UK's third busiest airport flies to over 190 destinations, including America, the Middle East and Asia. Liverpool John Lennon and East Midlands airports are alternative options with destinations throughout the continent.

		 Journey times are from Congleton station*.
Church House Inn 7 mins	Macclesfield 16 mins	Macclesfield 7 mins
Bunglawton Primary School 9 mins	Stoke-on-Trent 29 mins	Stoke-on-Trent 15 mins
McColl's Store 10 mins	Crewe 30 mins	Manchester Picadilly 40 mins
St John's Community Centre 11 mins	Manchester 50 mins	Milton Keynes Central 1h 18 mins
Co-op Food 22mins	Liverpool 58 mins	Birmingham New Street 1h 34 mins
Congleton Museum 25 mins	Birmingham 1h 17 mins	London Euston 1h 3 mins

 Bus services depart from the nearby stop on St Johns Road.
Harvey Road 2 mins
Brook Street 5 mins
Congleton Bus Station 8 mins



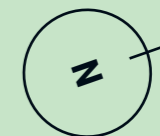
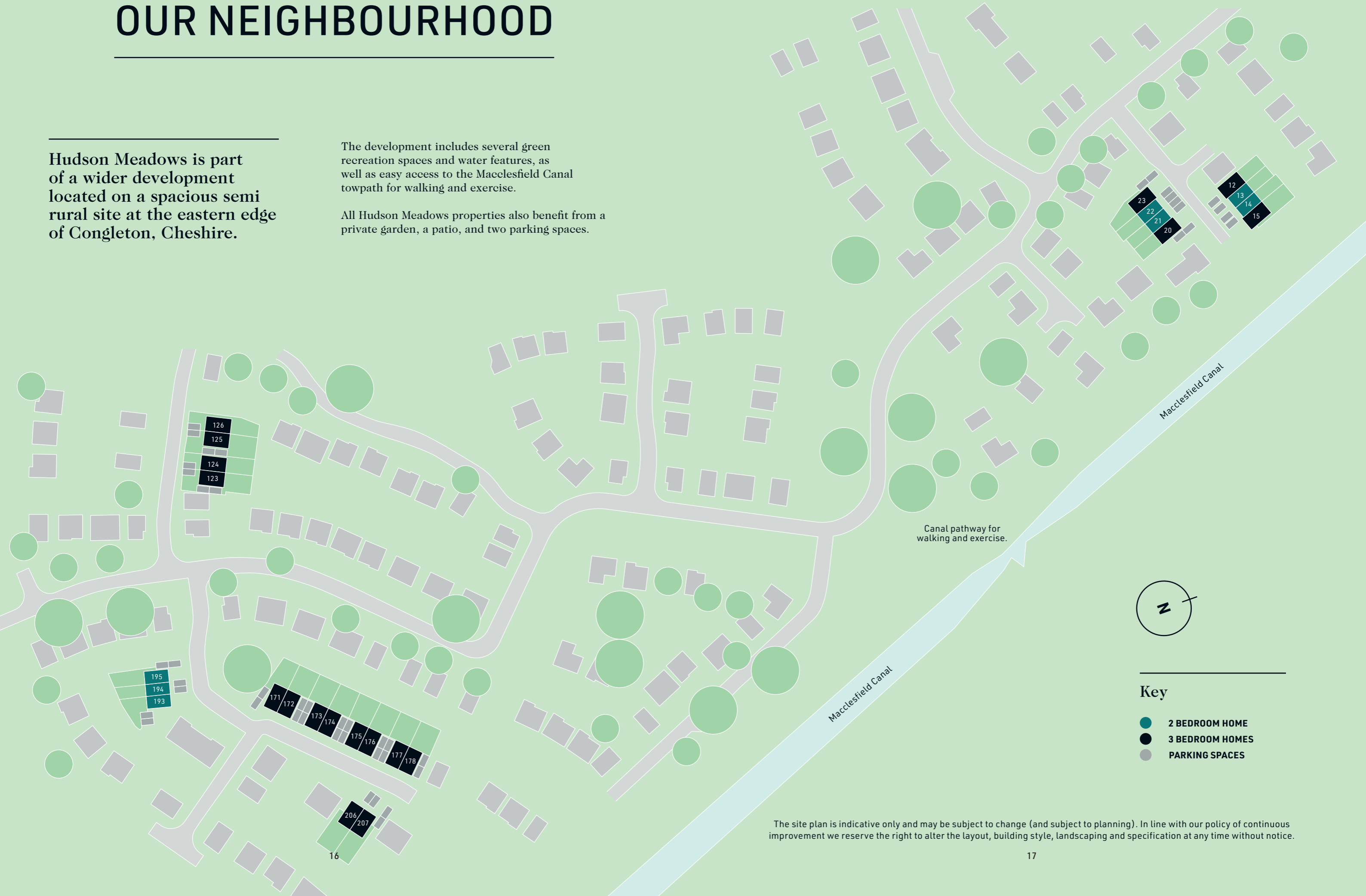
* Journey times sources: Nationalrail.co.uk, Google Maps and bustimes.org. Train travel times are measured from station (not development) and are for the quickest single service commencing during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic. Bus journey times are given for off-peak weekday journeys between the nearest stops for which information is available (or estimates based on these) but may change depending on time, day and traffic. Travel information is based on external sources, and while Clarion Housing makes every effort to reproduce correct information, we cannot guarantee its accuracy.

OUR NEIGHBOURHOOD

Hudson Meadows is part of a wider development located on a spacious semi rural site at the eastern edge of Congleton, Cheshire.

The development includes several green recreation spaces and water features, as well as easy access to the Macclesfield Canal towpath for walking and exercise.

All Hudson Meadows properties also benefit from a private garden, a patio, and two parking spaces.



Key

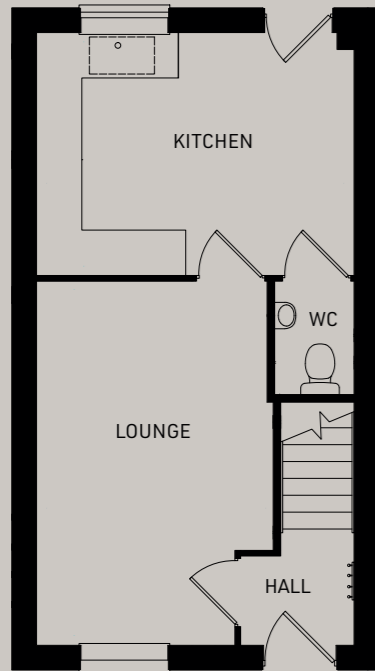
-  2 BEDROOM HOME
-  3 BEDROOM HOMES
-  PARKING SPACES

The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

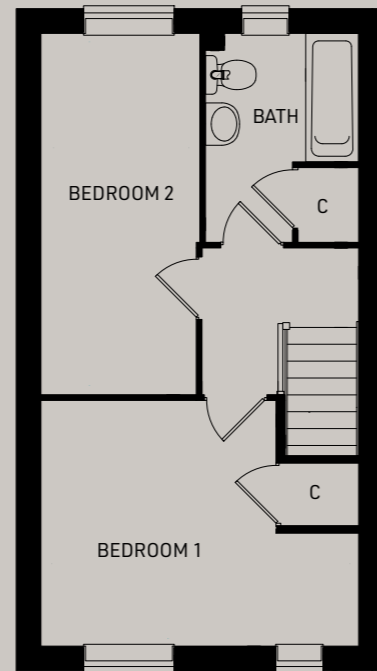
TWO BEDROOM HOUSE

A NEAT 2 BEDROOM HOME, FEATURING ENTRANCE HALL, SPACIOUS LOUNGE, FULLY FITTED KITCHEN AND DOWNSTAIRS TOILET.

PLOT: 13, 14, 21, 22, 193, 194, 195



GROUND FLOOR



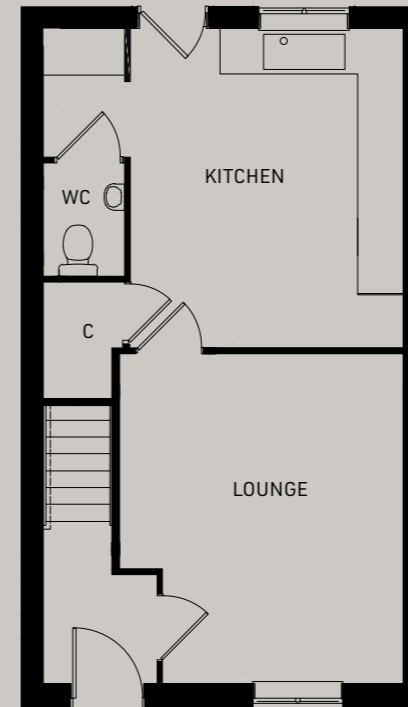
FIRST FLOOR

KITCHEN	3.2 M X 4.2 M	10'6" X 13'9"
LOUNGE	4.8 M X 3.0 M	15'10" X 10'0"
BEDROOM 1	3.2 M X 2.1 M	10'8" X 6'11"
BEDROOM 2	4.7 M X 4.2 M	15'8" X 13'9"

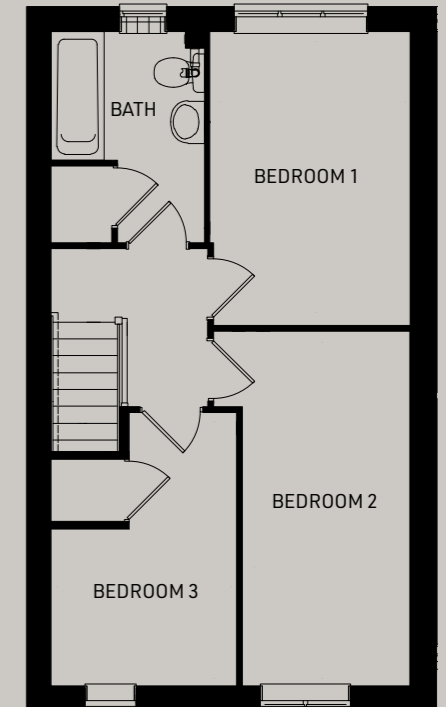
THREE BEDROOM HOUSE

A CAREFULLY CRAFTED 3 BEDROOM HOME, COMPLETE WITH A ROOMY LOUNGE, STRIKING FULLY FITTED KITCHEN AND DOWNSTAIRS TOILET.

PLOTS: 12, 15, 20, 23, 123, 124, 125, 126, 171, 172, 173, 174, 175, 176, 177, 178, 206, 207



GROUND FLOOR



FIRST FLOOR

KITCHEN	4.2 M X 3.6 M	13'10" X 11'10"
LOUNGE	4.3 M X 3.7 M	14'4" X 12'3"
BEDROOM 1	3.8 M X 2.6 M	12'9" X 8'8"
BEDROOM 2	4.6 M X 2.2 M	15'5" X 7'4"
BEDROOM 3	3.6 M X 2.4 M	11'11" X 8'0"

Hudson Meadows homes come with a selection of quality modern fittings and finishes.

A kitchen with selected appliances is fully installed, and floor coverings are fitted throughout – while in the bathroom, finishings have been chosen to create a light and relaxed atmosphere.

Each property is tastefully decorated in a timeless fashion, making it easier to adapt to your personal style.

ATTENTION TO DETAIL

KITCHENS

Fully fitted kitchen units with 40mm thick worktops

Stainless steel gas hob

Stainless steel chimney hood

1.5 bowl composite sink

Space and utility provision for washing machine

Track lighting

Vinyl flooring

BATHROOMS

White sanitaryware including washbasin, WC and non-slip bath

Ceramic wall tiles to full height around three sides of bath

Ceramic tiled splashback above washbasin

Shower screen (singlepiece, toughened glass)

Vinyl flooring.

GENERAL

White UPVC doubleglazed windows

Wool mix carpets with underlay to lounge, hallway, stairs and bedrooms

Woodwork finished in white satinwood gloss paint

Combination boiler

Mains-powered carbon monoxide and smoke detectors with battery backup

TV points in lounge and bedrooms

Turf to front and rear garden

Garden shed

1.8m-high fencing to rear garden boundaries

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

WAYS TO BUY WITH LATIMER



Why buy with Latimer?

Latimer is the private 'for sale' development arm of Clarion Housing Group, developing private homes in thriving, mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country.

As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.



SHARED OWNERSHIP

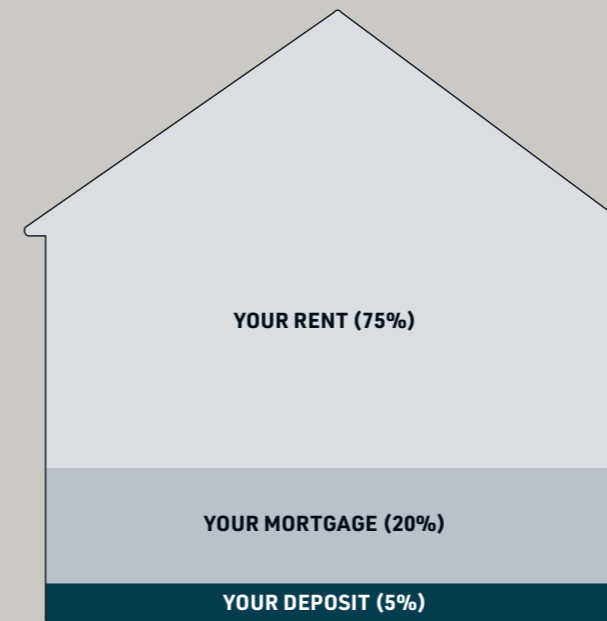
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

EXAMPLE : PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don't own.

Am I eligible for Shared Ownership?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England and the Greater London Authority. You could be eligible for Shared Ownership if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household's needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£90,000 or less inside London)
- You are a first-time buyer

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.

MAKING A POSITIVE IMPACT



The homes we create at Latimer are homes for life; meaning we deliver more to the communities our homes are part of and do more to protect the environment they're located in.



Environmental impact

Guided by UN Principles and targeting net zero. From the centre of the city to rural retreats, Latimer homes will always maximise fresh air and green spaces.

Our homes are designed and built to keep our residents and the world they live in healthy.

Our projects are future facing, because the homes we create are homes for life, not just for profit.



Economic impact

Latimer developments deliver more than just new homes. The planning process considers the potential for prosperity and opportunity as much as it does the nuts and bolts of the build. All developers have a legal obligation to the local community, but at Latimer we deliver more than what is required by law.

Latimer projects benefit communities through job generation, green places, fresh faces and vibrant social spaces.

Our economic impact starts when we buy the land, and continues far into the future through our tenants and the relationships we build.



Social impact

We create spaces that generate Social Energy. We design high-quality homes and spaces that help foster a sense of community, building a sense of inclusion, safety and happiness.

Communities are created in the shared spaces, the green spaces, the open doors and the passing places. When you bump into your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer we spend the same time and energy on creating those spaces as we do on the design, layout and production of your homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation. From contemporary apartments to family homes. From rural landscapes to iconic central cities.

Each of our developments utilise our expertise and share our commitment to quality. From iconic locations to beautiful craftsmanship and the best materials, we deliver more spaces for our residents and their communities thrive.

The Latimer logo is synonymous with high-quality design and a commitment to excellence. We partner with architects, designers and contractors that share our values.

Once built and occupied our customer service and after care continue to uphold our core values of providing happiness and delivering more.

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The Cocoa Works York / Yorkshire

Built by Joseph Rowntree, businessman, visionary and philanthropist, in the 1890s, The Cocoa Works has a remarkable past with community wellbeing at its heart. Today – creatively reinvented – The Cocoa Works is becoming a thriving community once again.



Conningbrook Lakes Ashford / Kent

Conningbrook Lakes is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment.

These homes are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.



The Boulevard Blackfriars / London

A boutique collection of new apartments located in the heart of Blackfriars Road, one of London's only true boulevards. An exclusive Zone 1 development, in close proximity to key transport links, and the best of the creative, cultural and social experiences London has to offer, The Boulevard has been designed to reflect and enhance the unique character and iconic heritage of the area.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS

HUDSON MEADOWS, CONGLETON

A place of my own.

STEPH HALL

HOME OWNER AT
LINGLEY FIELDS, WARRINGTON

“When my mum first told me about shared ownership, I was sceptical – I’d never heard of it before and had no idea how it worked or whether I would actually own the house or not. But after doing more research, it became clear that it could offer me a way to buy the type of house I wanted, on my own.”

Being able to live in a new-build house was such an incentive for me to buy via Shared Ownership. For the same amount I pay per month, I’d only be able to afford a small, old flat if I was traditionally renting. Instead, I now own part of a house I love and crucially, I’ve been able to buy it on my own.”



A lovely rural location.

NATALIE IVIN

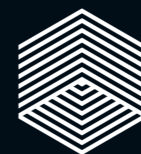
HOME OWNER AT
SAYERS GROVE, HAYWARDS HEATH

“I am very happy with my flat. The block I’m in is really open, spacious and has a big hallway. I am also in a lovely rural location and look out onto fields.”

I would definitely recommend shared ownership and in fact have directed my friend, who is in a similar position to me, to the website.”



GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US
0300 100 0309

E-MAIL US
SHAREDOWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM

VISIT US
BUXTON ROAD, CONGLETON, CW12 2DY

PLEASE NOTE: viewings are by appointment only,
please speak to our sales team for further information.

DISCLAIMER

Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA



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[LATIMERHOMES.COM](https://www.latimerhomes.com)