

HAZEL PARK

Bishop's Stortford, Hertfordshire



LATIMER
by Clarion Housing Group



Image displayed is an example of homes in the hazel park development described in this brochure.

WELCOME TO HAZEL PARK

A NEW SELECTION OF THREE AND
FOUR-BEDROOM HOUSES AVAILABLE
FOR SHARED OWNERSHIP.

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



HAZEL PARK

Located on the edge of picturesque Bishop's Stortford, Hazel Park is the ideal opportunity to acquire a beautiful home on the border of Hertfordshire/Essex that is also within easy reach of London.

Each Hazel Park home is also designed and built to the highest standards. With fresh contemporary interiors, a fitted kitchen and dedicated parking provision, Hazel Park is the ideal place to make a home.



ABOUT THE AREA

Boat on the Stort river



Hazel Park is situated at the northern edge of Bishop's Stortford, a beautiful Hertfordshire market town with a rich heritage dating back to Roman times.

Today, it is an ideal location for modern living – close to London and just a short drive from Stansted Airport.

For your day-to-day needs, Bishop's Stortford offers an excellent range of amenities: supermarkets include Waitrose, Sainsbury's and a Tesco Superstore, while the town centre is home

to high street names at the Jackson Square complex, a variety of independent stores, and a market on Thursdays and Saturdays. A number of local schools are highly rated by Ofsted, such as All Saints Church of England Primary School & Nursery ("Good") and the secondary St Mary's Catholic School ("Outstanding").

When it comes to leisure time, there's no shortage of entertainment in Bishop's Stortford. Catch a show at the Rhodes Arts Complex, a film at Empire cinemas, or check out restaurants such as Bill's, Pircio, Skew and the roof-terraced Rosey Lea Tea Rooms. For a more relaxing time, you can take a stroll through Castle Gardens, nearby Hatfield Forest, or the new Bat Willow Hurst Country Park – or simply visit the highly regarded Bishop's Stortford Museum. Further afield, horseracing at Newmarket and the ancient university city of Cambridge are only a 45-minute drive away – so whatever your interests, there's a huge number of ways to unwind.

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

IN YOUR NEIGHBOURHOOD

Choose from a range of restaurants, pubs and parks – or take a relaxing walk in the surrounding countryside.

Education

- 1 All Saints Church of England Primary & Nursery
- 2 Summercroft Primary
- 3 Northgate Primary
- 4 Birchwood High School
- 5 St Mary's Catholic School (Secondary)

Fitness & Leisure

- 1 Mountfitchet Romeera Leisure Centre
- 2 Grange Paddocks Leisure Centre
- 3 Koru Gyms
- 4 Snap Fitness
- 5 Nuffield Health Fitness

Food & Drink

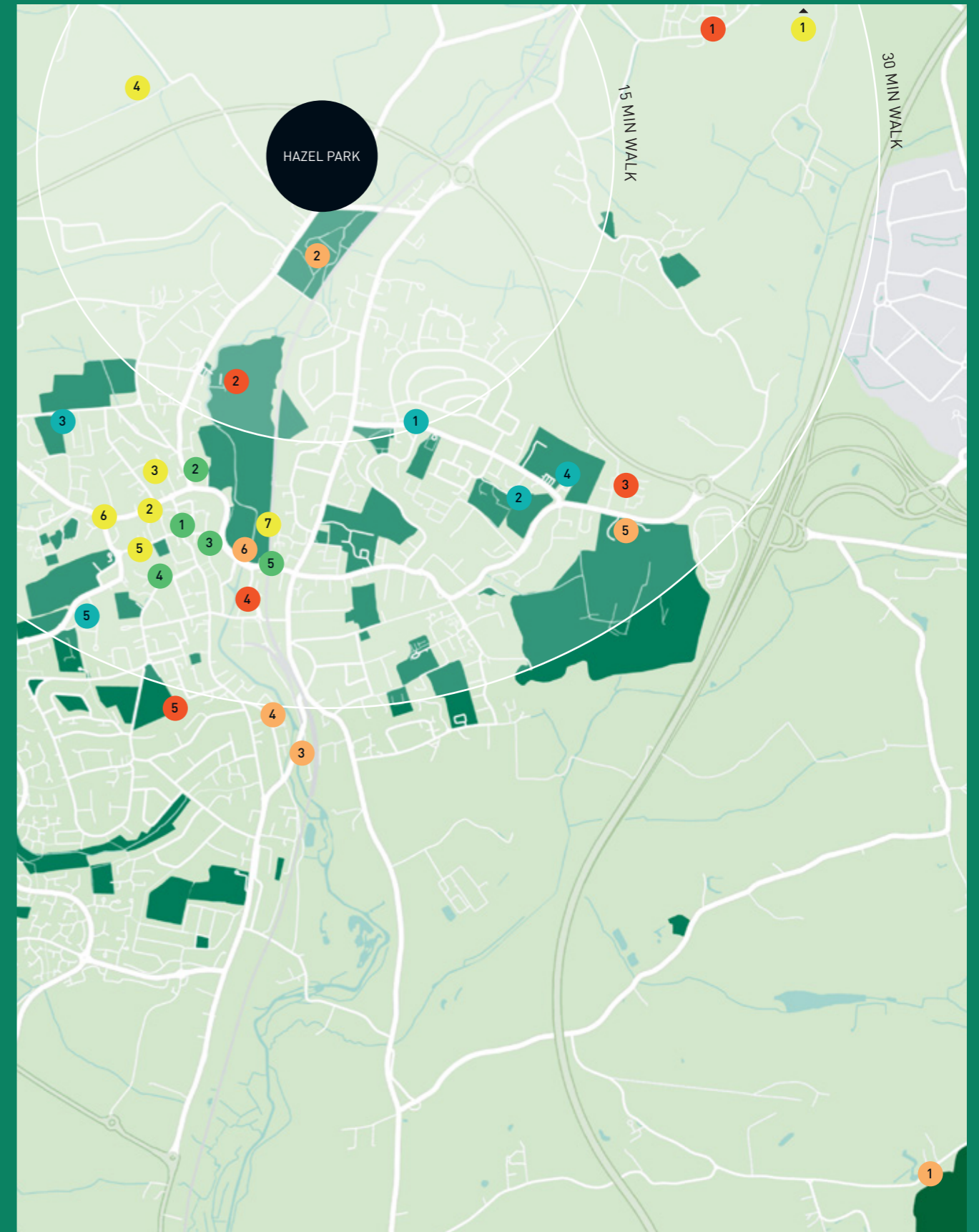
- 1 Lower Street Brasserie
- 2 Pizza Express
- 3 Bill's
- 4 Rosey Lea Tea Rooms
- 5 Zizzi
- 6 Pircio
- 7 Skew




Retail & Essentials

- 1 Jackson Square Shopping Centre
- 2 Waitrose
- 3 Sainsbury's
- 4 Tesco
- 5 Empire Cinemas

Sights & Gardens

- 1 Hatfield Forest
- 2 Bat Willow Hurst Country Park
- 3 Bishop's Stortford Museum
- 4 Rhodes Arts Complex
- 5 Bishop's Stortford Golf Club
- 6 Castle Gardens



		
Bat Willow Hurst Country Park 4 min	From Bishop's Stortford Station:	Bishop's Stortford station 8 mins
River Stort 8 mins	Stansted Airport 9 mins	Stansted Airport 9 mins
Grange Paddocks Leisure Centre 19 mins	Tottenham Hale 21 mins	Hatfield Forest 15 mins
Waitrose 26 mins	Stratford (East London) 36 mins	Harlow 27 mins
All Saints Primary School 22 mins	Cambridge 37 min	Cambridge 43 min
Bishop's Stortford station 37 mins	London Liverpool Street 38 min	Central London (Zone 1) 1h

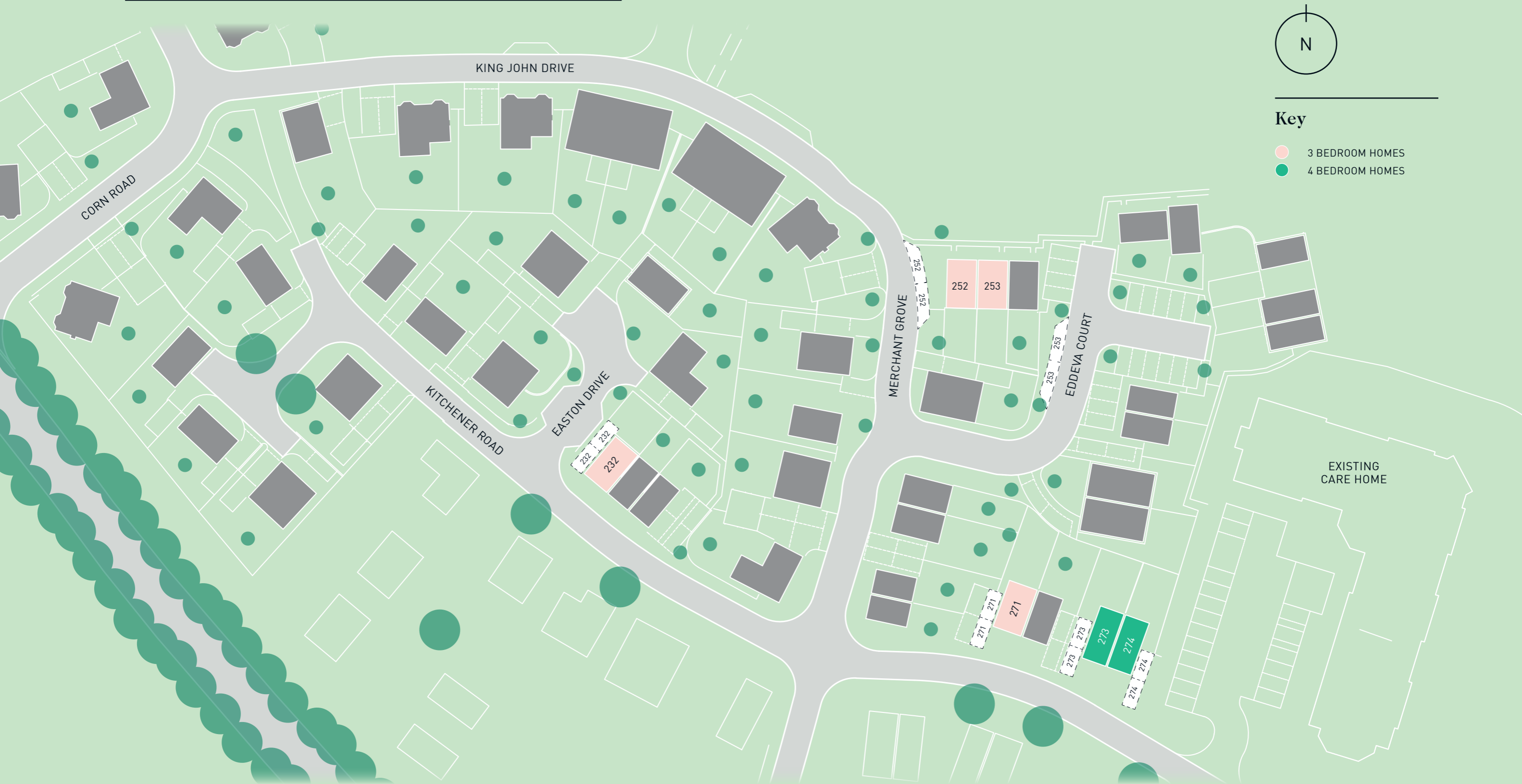


Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.



GREAT CONNECTIONS TO THE SOUTH & EAST OF ENGLAND

OUR NEIGHBOURHOOD



Garden levels vary by plot, please speak to your sales representative for more information. 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.

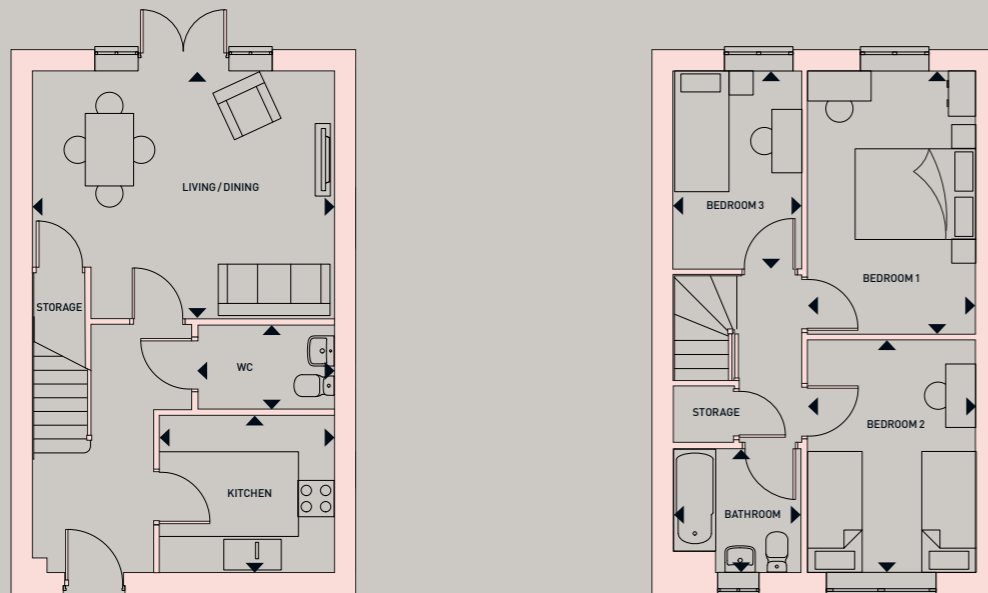


IMAGE DISPLAYED IS AN EXAMPLE OF HOMES IN THE HAZEL PARK DEVELOPMENT DESCRIBED IN THIS BROCHURE.

ASPEN

THREE BEDROOM HOUSE

PLOTS: 232, 271



GROUND FLOOR

FIRST FLOOR

83 m² / 893 ft²

KITCHEN	2.6 M X 2.9 M	8'6" X 9'6"
LIVING / DINING	4.1 M X 5.0 M	16'4" X 13'5"
BEDROOM 1	4.4 M X 2.8 M	14'3" X 9'1"
BEDROOM 2	3.9 M X 2.8 M	12'7" X 9'1"
BEDROOM 3	3.3 M X 2.1 M	10'9" X 6'11"

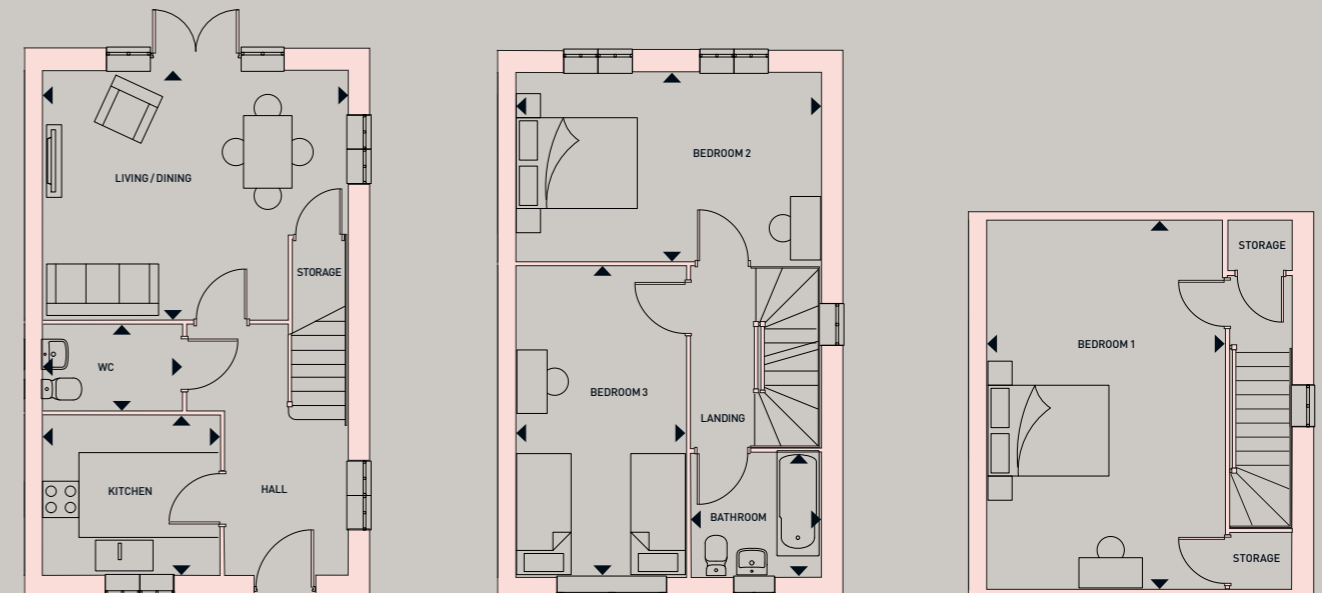
Dimensions are measured from widest point of the room as indicated on plans.

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Selected homes may have a 'handed' or 'opposite' layout to the one shown. Please speak to your Sales Executive for plot specific details.

OLIVE

THREE BEDROOM HOUSE

PLOT: 252



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

114 m² / 1218 ft²

KITCHEN	2.6 M X 2.9 M	8'6" X 9'6"
LIVING / DINING	4.1 M X 5.0 M	13'5" X 16'4"
BEDROOM 1	6.0 M X 3.8 M	19'10" X 12'7"
BEDROOM 2	2.8 M X 5.0 M	9'2" X 16'4"
BEDROOM 3	5.0 M X 2.8 M	16'4" X 9'6"

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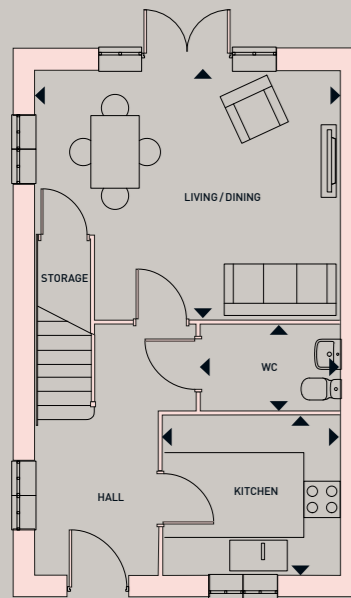


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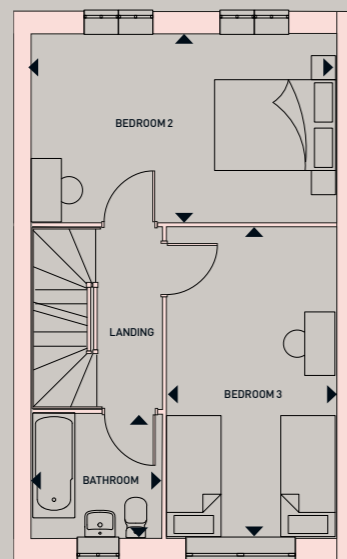
LAUREL

THREE BEDROOM HOUSE

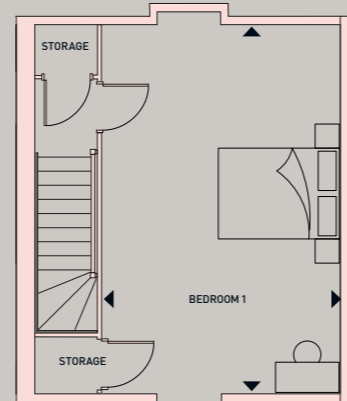
PLOTS: 253



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

114 m² / 1227 ft²

KITCHEN	2.6 M X 2.9 M	8'6" X 9'6"
LIVING / DINING	4.1 M X 5.0 M	13'5" X 16'4"
BEDROOM 1	6.1 M X 4.0 M	20'0" X 13'1"
BEDROOM 2	2.8 M X 5.0 M	9'2" X 16'4"
BEDROOM 3	5.1 M X 2.8 M	16'7" X 9'1"

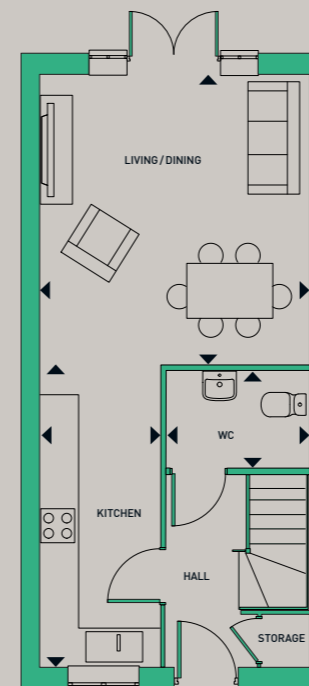
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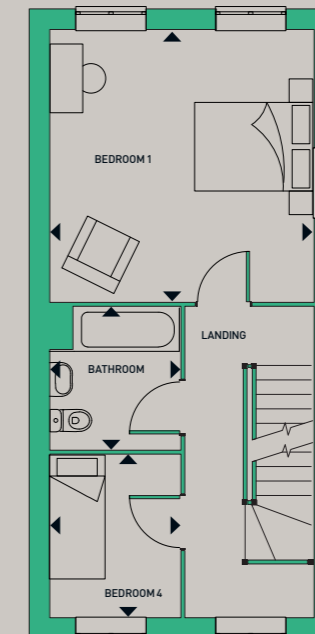
OAKLEY

FOUR BEDROOM HOUSE

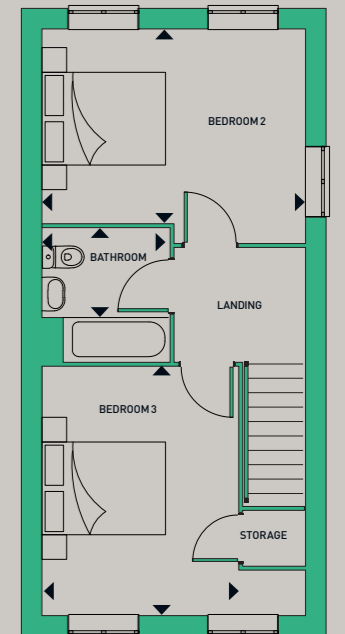
PLOTS: 273, 274



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

120.5 m² / 1298 ft²

KITCHEN	4.8 M X 1.9 M	15'7" X 6'2"
LIVING / DINING	4.6 M X 4.3 M	15'2" X 14'1"
BEDROOM 1	4.4 M X 4.3 M	14'4" X 14'1"
BEDROOM 2	3.5 M X 4.3 M	11'7" X 14'1"
BEDROOM 3	4.0 M X 4.3 M	13'1" X 14'1"
BEDROOM 4	2.6 M X 2.1 M	8'7" X 6'11"

Dimensions are measured from widest point of the room as indicated on plans.

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Our homes at Hazel Park come with a range of fixtures and fittings as standard, providing the perfect backdrop for a home you'll love to live in.

ATTENTION TO DETAIL

	3B HOUSES	4B HOUSES
LIVING AREA		
Cormar Apollo Range carpets in Manhattan Taupe	•	•
Pendant lighting	•	•
KITCHENS		
Symphony kitchen in Woodbury Ivory and under unit lighting	•	•
Laminate worktop in Brazilian Walnut	•	•
Blanco 1.5 bowl sink with Crest chrome mono mixer tap	•	•
Zanussi stainless steel single oven	•	•
Zanussi electric ceramic hob	•	•
Integrated extractor hood	•	•
Zanussi integrated fridge-freezer	•	•
Goliath Vinyl Flooring in French Oak Anthracite	•	•
Recessed downlighters	•	•
BEDROOMS		
Cormar Apollo Range carpets in Manhattan Taupe	•	•
Pendant lighting	•	•
BATHROOM		
White ceramic sanitary ware in WCs and bathrooms	•	•
Shower over bath tub with Vado chrome bath/shower mixer and glass shower screen	•	•
Ceramic wall tiling around bath and sink area	•	•
Goliath Vinyl Flooring in French Oak Anthracite	•	•
Mirror over basin	•	•
Recessed downlighters	•	•

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.



OTHER FEATURES

	3B HOUSES	4B HOUSES
Recessed downlighters to entrance area and hallways	•	•
Pendant lighting room to living and bedrooms	•	•
Matt white walls throughout with white satin woodwork	•	•
Compact white radiators	•	•
White switches and sockets throughout	•	•
TV/satellite points to living room and bedrooms	•	•
Enclosed and turfed rear garden	•	•
External garden tap	•	•

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.



IMAGE DISPLAYED IS AN EXAMPLE OF HOMES IN THE HAZEL PARK DEVELOPMENT DESCRIBED IN THIS BROCHURE.



WAYS TO BUY WITH LATIMER

Why buy with Latimer?

Latimer is the 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 longterm 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.

SHARED OWNERSHIP

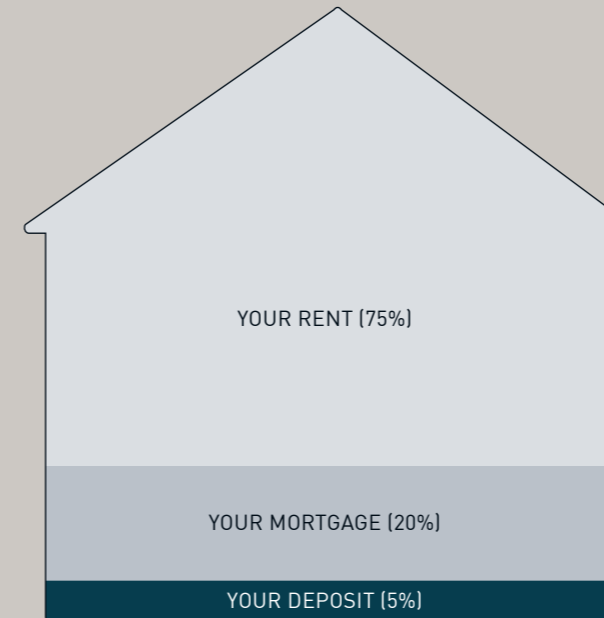
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 10% 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 (GLA). You could be eligible for shared ownership if:

- You should live or work in East Hertfordshire district
- 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

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2025 at all developments.



Economic impact

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also 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 customers and the relationships we build.



Social impact

We create spaces that generate social energy. By this we mean that 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 say hello to 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 our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and shared ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

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

Photography depicts previous Latimer show homes. 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.



Strawberry Field Ely, Cambridgeshire

Set on the outskirts of the Historic Cathedral city of Ely, Strawberry Field provides a new community of much-needed affordable housing available for rent and shared ownership in East Cambridgeshire.

The new collection of apartments and family houses blend seamlessly into peaceful village life with amenities including a sought after Church of England primary School, a village pub and village post office.



Potters Warren Elmswell, Suffolk

A charming mix of two, three and four-bedroom family houses in the village of Elmswell, on the edge of the rolling Suffolk countryside. Set on the edge of village life, Potters Warren provides easy access to neighbouring town of Bury St Edmunds and offers ideal commuter links to the nearby cities of Ipswich and Cambridge.



Capstone Fields Hardwick, Cambridgeshire

Built in partnership with Hill, Capstone Fields is a beautiful new community of attractive family homes in a peaceful village setting, positioned just outside of the historic city of Cambridge.

Offering contemporary, high-quality two and three-bedroom houses, shared ownership at Capstone Fields offers an affordable way to get onto the property ladder without compromising on quality or comfort.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS

A lovely rural location.

NATALIE IVIN

HOME OWNER AT SAYERS GROVE,
HAYWARDS HEATH

When 28-year-old Natalie Ivin decided to take the plunge and move out of the family home, she didn't know a lot about shared ownership. But after researching her options, she soon discovered it made perfect financial sense. She is now the happy owner of a one bedroom flat in Haywards Heath.

"After deciding it was time to move out of the home I shared with my family in East Grinstead, I looked into how I could achieve getting my own place. As someone who is single, I couldn't cover a mortgage solely on just my income, so I decided to look into other options.

"As I searched around, I considered Help to Buy, but the properties in my local area were really expensive and not terribly big. As soon as I looked into shared ownership, however, it became obvious that this was the best solution for me.

"When I saw my particular flat come up, it stood out as being very reasonable and one I could afford. After getting in touch with Lee, my Clarion sales advisor, I began the application process. It was really straightforward and once I had passed the online assessment, I went to view the property. I was expecting it to be tiny, judging by what I had seen available through the rental market or Help to Buy scheme, but was shocked by how big it was. I really liked it and soon after put down a £500 deposit to reserve."

As a share buyer, Natalie owns 35% of her property, with a mortgage of £70,000. Her total payments per month are £700, which comprises of rent, mortgage and a service charge.



"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
KITCHENER ROAD, BISHOPS STORTFORD, CM23 1EN

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

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