



# Highflyer Gardens

King's Meadow, Ely, Cambridgeshire

An elegant collection of two and three-bedroom homes available for Shared Ownership



**LATIMER**  
by Clarion Housing Group



# A place to call home

**Clarion Housing is pleased to present Highflyer Gardens at Kings Meadow – a new selection of contemporary homes in the Cathedral City of Ely, Cambridgeshire.**

Ideally situated on the eastern edge of the city, Highflyer Gardens is within easy reach of Ely's historic centre, yet remains close to the natural beauty of the Cambridgeshire Fens. With its central location in the East of England, the city also benefits from excellent connections throughout the region – and Cambridge is just 15 minutes\* away by train.

Each Highflyer Gardens home is built to the highest standards, including a fresh contemporary interior, a private garden and two dedicated parking spaces. With a choice of two, three and four-bedroom residences, you can also select a home perfectly suited to your needs – making Highflyer Gardens ideal for first-time buyers, couples and families of all sizes.

\* Train travel times are taken from Nationalrail.co.uk, measured from Ely station (not development), and are for the quickest single service during weekday morning peak hours (6.30am-9.30am).



# Ely, an historic city

**Highflyer Gardens is situated on the eastern edge of Ely – a picturesque yet bustling cathedral city with a history spanning more than 1,000 years.**

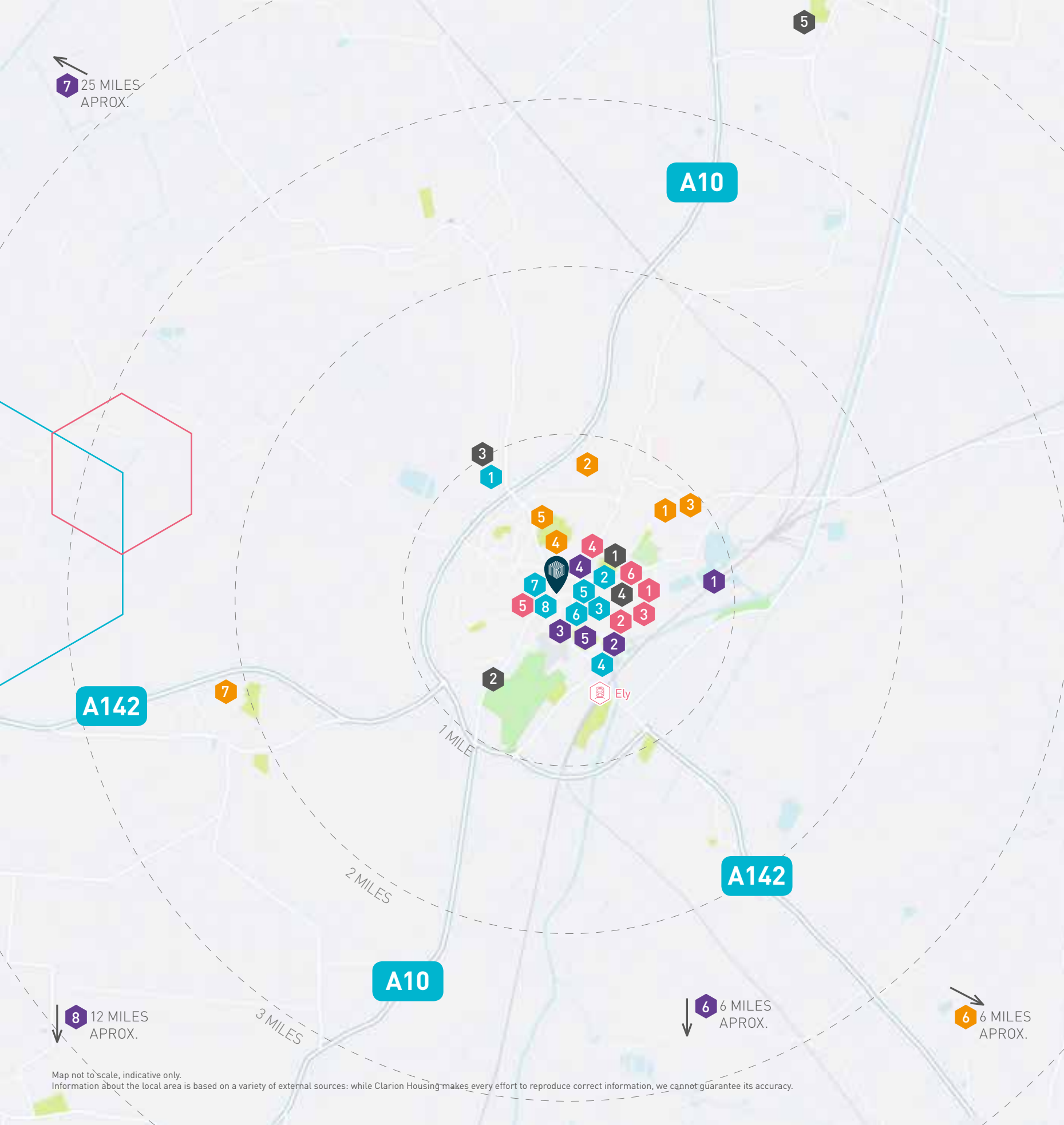
Today, Ely occupies an inviting semi-rural location in the heart of the Fens, with excellent connections to cities such as Cambridge, Peterborough and London.

For your day-to-day needs, Ely's broad range of amenities includes supermarkets such as Waitrose and Sainsbury's, an excellent range of independent stores and a centuries-old market trading three days of the week. For a wider variety of high street names, Cambridge is home to the Grafton Centre, Lion Yard and the Grand Arcade. Education is also of a high standard in Ely, with a number of local schools rated "Good" by Ofsted including Isle of Ely Primary School, Ely St Mary's Junior School, and Ely College or Witchford Village College for secondary pupils.

When it's time to unwind, Ely caters to a huge range of tastes and interests. Eateries include classic American at Arbuckles, Italian at Prezzo and upmarket dining at both Poets House and the Old Fire Engine House; pubs also range from the traditional Hereward, Royal Standard and High Flyer to the more modern 11A Bar. Sports and fitness activities of all sorts can be found at the Paradise Centre and Littleport Leisure Centre, while the new Ely Leisure Village also provides a modern swimming pool and Cineworld cinema. Quieter days out nearby include Wicken Fen National Nature Reserve and trips to Cambridge; alternatively, you can simply bask in the peaceful atmosphere of Ely's 900-year-old cathedral – so you'll never run out of ways to relax.







# What's nearby

Choose from a range of restaurants, pubs and leisure facilities – or simply take a walk in the beautiful Cambridgeshire Fenlands.



**Highflyer Gardens** - Ely, Cambridgeshire



## Food & drink

- 1 Arbuckles
- 2 High Flyer
- 3 The Almonry
- 4 The Cutter Inn
- 5 The Hereward
- 6 Prezzo
- 7 Old Fire Engine House
- 8 The Dining Room at Poets House



## Schools

- 1 Spring Meadow Infant & Nursery School
- 2 Isle of Ely Primary School
- 3 Ely St Mary's Church of England Junior School
- 4 Highfield Ely Academy (SEN)
- 5 Ely College (secondary)
- 6 Soham Village College (secondary)
- 7 Witchford Village College (secondary)



## Fitness & leisure

- 1 The Paradise Centre
- 2 Ely City Golf Club
- 3 Ely Leisure Village / Cineworld cinema
- 4 Atrium Fitness
- 5 Littleport Leisure Centre



## Amenities

- 1 Sainsbury's
- 2 Waitrose
- 3 Aldi
- 4 The Cloisters shopping centre
- 5 St Mary's Surgery
- 6 Newham Dental Practice



## Attractions and parks

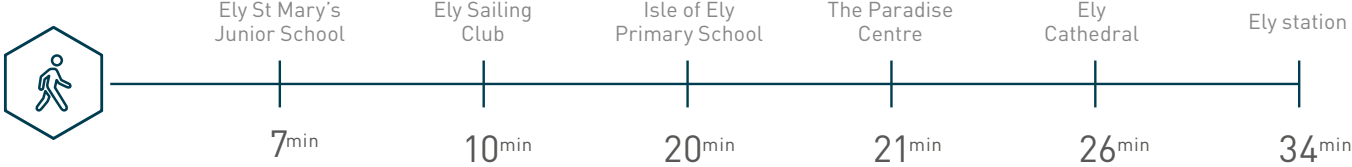
- 1 Roswell Pits Nature Reserve
- 2 River Ouse waterfront
- 3 Ely Cathedral & Stained Glass Museum
- 4 Ely Museum
- 5 Ely Castle Mound
- 6 Wicken Fen National Nature Reserve (Soham)
- 7 Peterborough Cathedral
- 8 University colleges & The Backs (Cambridge)



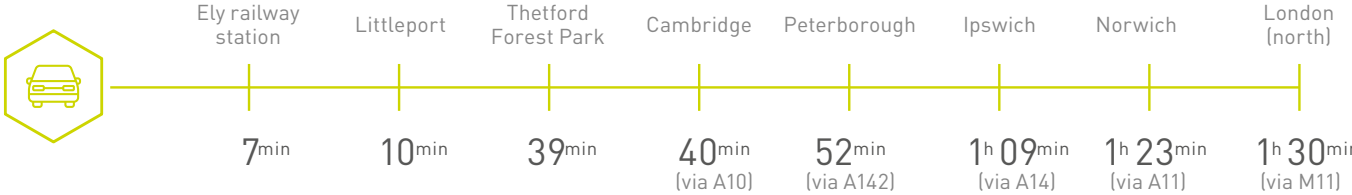
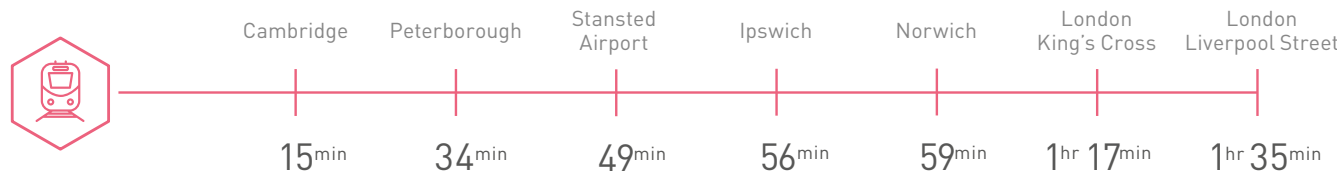
# Transport links

Ely enjoys excellent connections throughout the wider East of England and South East regions.

The number 9 bus runs five times a day towards Cambridge from the Longchamp Drive stop near Highflyer Gardens.



Journey times from Ely station\*:



\* 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 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 stops (unless a night service applies), but may change depending on time, day and traffic.

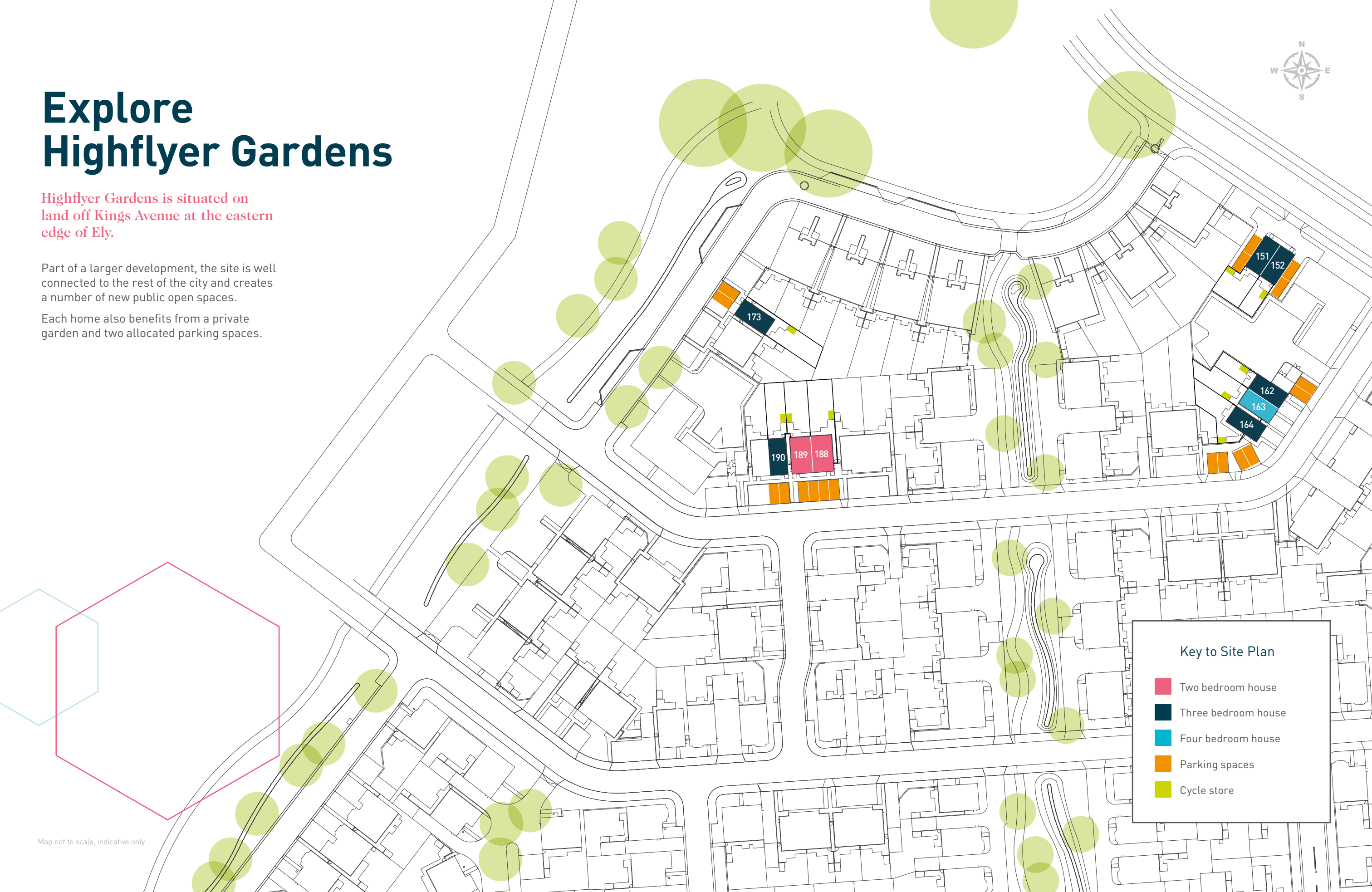
Map not to scale, indicative only.

# Explore Highflyer Gardens

Highflyer Gardens is situated on land off Kings Avenue at the eastern edge of Ely.

Part of a larger development, the site is well connected to the rest of the city and creates a number of new public open spaces.

Each home also benefits from a private garden and two allocated parking spaces.



Map not to scale, indicative only.



# Shared Ownership

## What is Shared Ownership?

Shared Ownership is an excellent way for people to take their first step onto the property ladder. Buyers purchase a share of between 25% and 75% of the property's value, and pay a subsidised rent on the remaining share.

## Am I eligible?

To be eligible for a Shared Ownership home at Highflyer Garden:

- Shared buyers must live or work within the area covered by East Cambridgeshire District Council.
- You must be at least 18 years old.
- You must be unable to buy a home suitable for your needs on the open market.
- You will need sufficient savings for a mortgage deposit and a clean credit history to qualify for a mortgage.
- Your annual household income must be less than £80,000.
- You must be a first-time buyer or existing shared owner. If you already own a home, and need to move but cannot afford to, then please discuss your situation with us. There are some circumstances under which you may be eligible.

In line with government priorities, priority for Shared Ownership homes is awarded to serving military personnel and former members of the British Armed Forces honourably discharged in the last two years. People who live or work in the local area also receive priority. We welcome applications from everyone and will try and help if we can.

[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)

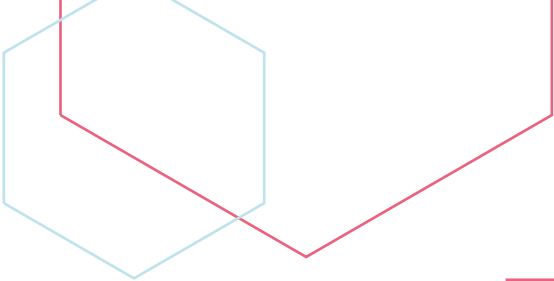
Picture credits: CGI depicts plots 151 and 152. CGIs are indicative only, external finishes and features may vary.



## Building homes. Developing futures.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new Shared Ownership homes, we provide options for a range of customers at varying price points.

Clarion Housing Group comprises the largest housing association in the country, with 125,000 homes across more than 170 local authorities. It also includes a charitable foundation, Clarion Futures, and is one of the country's leading housebuilders.



# Two bedroom house

77.3m<sup>2</sup> / 832sqft

Plots 188 and 189 - 50, 52 Red Admiral Street

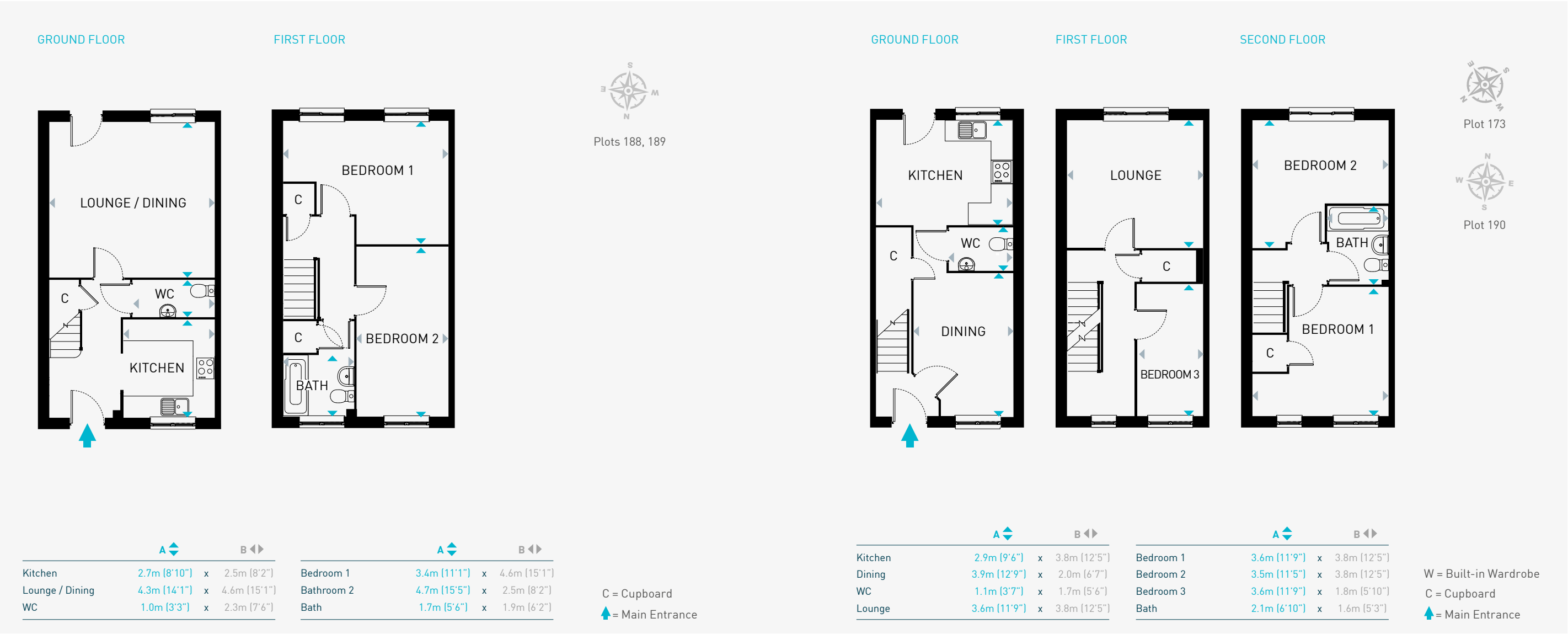
Plot 189 is mirrored

# Three bedroom house

95.6m<sup>2</sup> / 1029sqft

Plot 173 - 29 Apollo Chase  
Plot 190 - 54 Red Admiral Street

Plots 190 is mirrored



The kitchen and dimensions on the following floorplans are for guidance only. Dimensions are rounded down to one decimal point and are taken from the points indicated and are not intended to be used for carpet sizes, appliance space or items of furniture. The sq m and sq ft are measured as gross internal areas using the RICS code to measuring. All measurements and areas may vary within a tolerance of 5%. Window arrangements may vary from floor to floor. Please speak to your Sales Executive for details.

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# Specification

Homes at Highflyer Gardens come with a selection of quality modern fittings and finishes 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.

## Kitchen

- Kitchen units in white
- Laminate worktops in Everest Black or Stella Mare
- Single-bowl stainless steel sink with chrome mixer tap
- Built-in single fan oven and 4 ring hob
- Curved glass chimney hood
- Vinyl flooring
- Integrated fridge/freezer

## General

- Dulux white emulsion finish to walls and ceilings
- Woodwork finished in Dulux satin white
- Satellite Sky Q, cable TV and digital terrestrial TV capability
- Two parking spaces
- Private turfed garden and shed
- Gas central heating
- Carpet to living/dining areas, hall, stairs, landing and bedrooms

## Bathroom

- WC and basin with monobloc tap
- Bath with thermostatic shower mixer
- Glass shower screen
- Shaver socket
- Porcelonsa wall tiles in beige
- Vinyl flooring

Whilst every effort has been taken to ensure that the information here is correct, it has been supplied as a guide. Clarion Housing reserves the right to amend the specification as necessary and without notification.







**Register your interest now  
by contacting our sales team below**  
[shared.ownership@myclarionhousing.com](mailto:shared.ownership@myclarionhousing.com)  
0300 100 0309

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Latimer supports the development of mixed tenure developments, and is proud to provide homes for outright sale and shared ownership. We may change the tenure of some homes subject to demand.

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