

Maypole Green

at Woodbanks

Takeley, Essex



LATIMER
by Clarion Housing Group



Computer generated images are indicative only.

WELCOME TO MAYPOLE GREEN

SET IN THE HISTORIC VILLAGE OF TAKELEY NEAR BISHOP'S STORTFORD, MAYPOLE GREEN OFFERS A STUNNING CHOICE OF 27 SPACIOUS AND CONTEMPORARY ONE TO FOUR-BEDROOM HOMES EXCLUSIVELY AVAILABLE WITH SHARED OWNERSHIP.

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MAKE YOUR MOVE TO THE GLORIOUS ESSEX COUNTRYSIDE. MAYPOLE GREEN IS PART OF THE BEAUTIFULLY-LANDSCAPED WOODBANKS DEVELOPMENT, OFFERING A RURAL VILLAGE LIFESTYLE WITHIN EASY REACH OF SEVERAL VIBRANT TOWN CENTRES. THE DEVELOPMENT INCLUDES A GENEROUS 11 ACRES OF PUBLIC GREEN OPEN SPACE, ADDING FURTHER APPEAL TO THE WARM AND WELCOMING COMMUNITY.

WITH A CHOICE OF SPACIOUS, LIGHT-FILLED MAISONNETTES AND FAMILY-FRIENDLY HOUSES, EACH WITH ALL-INCLUSIVE CONTEMPORARY FIXTURES AND FITTINGS, THESE IMPRESSIVE NEW HOMES HAVE UNIVERSAL APPEAL. EACH STYLISH HOME IS THE IDEAL PLACE TO SHARE THE GOOD TIMES WITH FAMILY AND FRIENDS.

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

MAYPOLE GREEN WOODBANKS

Set on the outskirts off the village of Takeley in rural Essex, Maypole Green offers a superb opportunity to invest in a choice of one, two, three and four-bedroom homes, exclusively available from Latimer, part of the Clarion Housing Group.

Buy one of these spacious light-filled maisonettes or 2-storey houses with private gardens and make your friends and family green with envy!

Maypole Green is situated in a village-edge location, and benefits from a “cul-de-sac” layout, reducing traffic and encouraging a close, vibrant community.

Images are of a previous Latimer show home and do not reflect the specification at Maypole Green



MAYPOLE GREEN AT WOODBANKS, TAKELEY



ABOUT TAKELEY

For those looking for an enviable, relaxing lifestyle in rural Essex, yet with the convenience of easy commuting and a lively social life on hand, Takeley offers the best of both worlds.

The village enjoys a range of day-to-day amenities including a post office, pharmacy, convenience stores, a monthly farmers' market, two welcoming community halls and the impressive 13th Century Holy Trinity parish church. Popular eateries include the local Four Ashes pub, and the Lion & Lamb and La Bonta in the adjacent village of Little Canfield.

Schooling options in Takeley are second-to-none, including three primaries in the immediate vicinity, all Ofsted-rated Good. There is a broad choice of Primary and Secondary school options in the wider locality including Bishop's Stortford High School, rated Outstanding, and Birchwood High School rated Good.

MAYPOLE GREEN AT WOODBANKS, TAKELEY



Hatfield Forest, Essex"

Nearby Bishop's Stortford is a charming, bustling town offering an eclectic range of shopping, social and entertainment opportunities. The centre boasts an array of independent and high-street retail outlets, plus a great selection of highly-rated eateries including Cibo, Shadhona and Cote Brasserie.

Only moments away by car and easily reached on foot, the glorious Hatfield Forest is a 400-hectare nature reserve with endless trails to explore - try the 3.5 mile loop from Woodbanks, taking in the popular lakeside café. A wonderful variety of local visitor attractions include Cammas Hall Farm, Mountfichet Castle and the Henry Moore Studios & Gardens, whilst further afield there is a Cineworld, Firstbowl and indoor karting at Harlow.

For sporting enthusiasts there is a huge variety of facilities within a ten-mile radius, including equestrian centres, golf and football clubs and fitness centres. The area is a haven for walkers and cyclists, with rolling hills, challenging climbs and lovely tree-lined lanes; the renowned 15-mile Flitch Way and The Street are popular trails.

IN YOUR NEIGHBOURHOOD

All you need and more is within easy reach of Maypole Green! Take advantage of the wonderful wining and dining options, an abundance of arts, entertainment and recreational opportunities, and enjoy a stress-free journey from home to London by train in under an hour.

Education

- 1 Roseacres Primary School
- 2 Takeley Primary School
- 3 Birchwood High School
- 4 Bishop's Stortford High School

Fitness & Leisure

- 5 Great Dunmow Leisure Centre
- 6 Bishop's Stortford Golf Club
- 7 Farm Fitness
- 8 Flitch Way

Food & Drink

- 9 The Lion & Lamb
- 10 La Bonta
- 11 Cibo
- 12 Hatfield Forest Lakeside Cafe

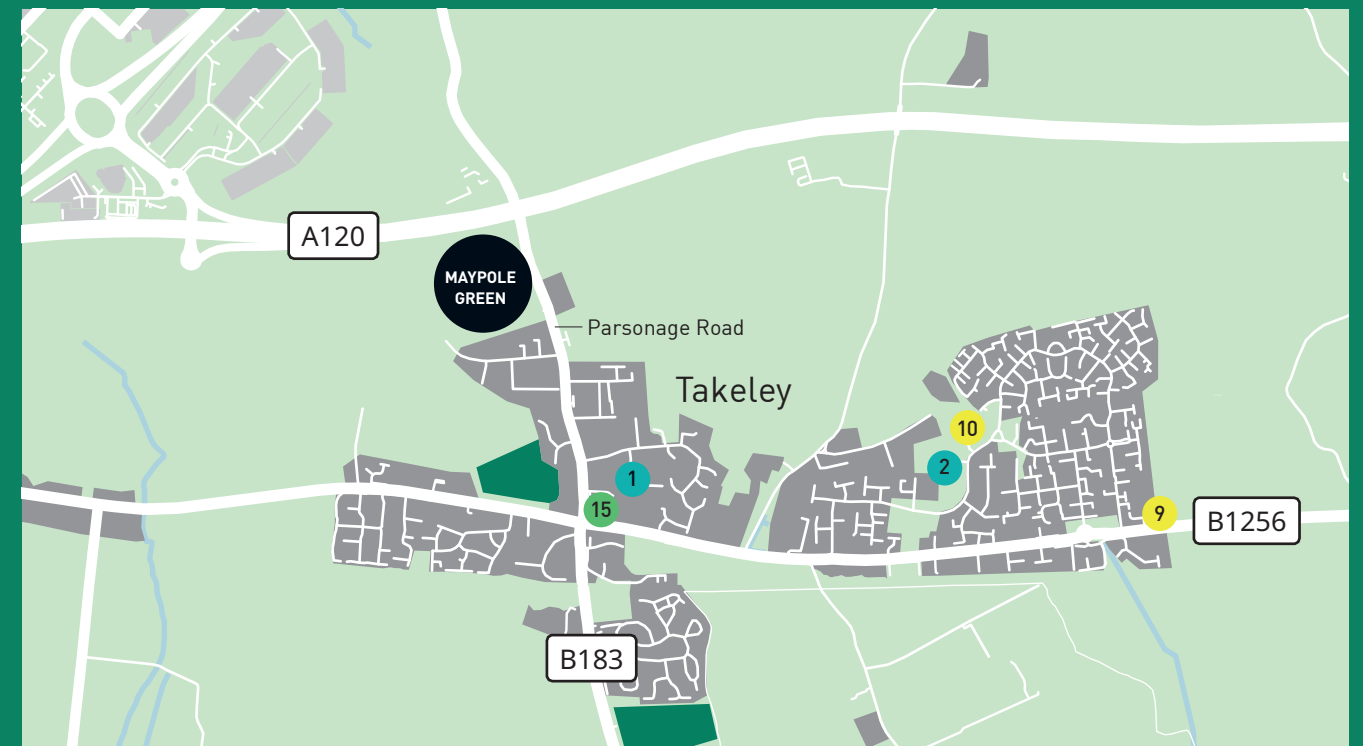
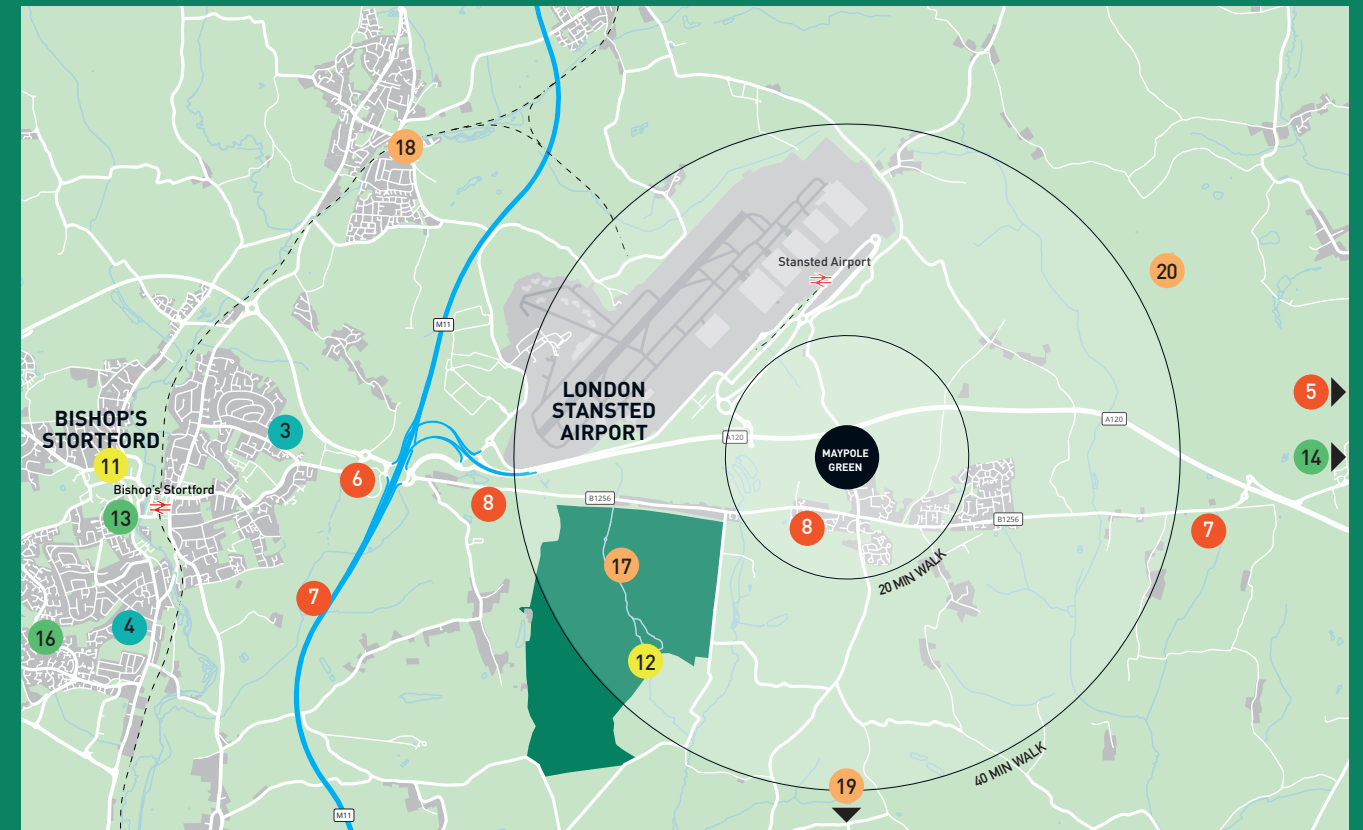
Retail & Essentials

- 13 Aldi
- 14 Tesco Superstore (Dunmow)
- 15 Pharmacy (Takeley)
- 16 Sainsbury's

Sights & Gardens

- 17 Hatfield Forest & Nature Reserve
- 18 Mountfichet Castle
- 19 Cammas Hall Farm
- 20 Gardens of Eastern Lodge

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



GREAT CONNECTIONS

Takeley enjoys excellent transport links providing easy road and rail access to major towns and cities across the county and beyond.

The A120 bypasses the village to the north, linking with Bishop's Stortford to the west, Stansted Airport to the north, and to Dunmow, Braintree and Colchester to the east. The A120 joins the M11 at J8 just 6 minutes away, providing speedy direct access north to Cambridge and south to Harlow and London.

Stansted Railway Station lies just 2 miles away, and Bishop's Stortford Railway Station only 5 miles away, with connections to London Liverpool Street in under 40 minutes. Access to the beautiful city of Cambridge is a breeze, with a train journey of just 30 minutes.



Roseacres Primary School	9 mins
Takeley Londis	9 mins
Takeley Primary School	25 mins
Stansted Railway Station	31 mins
Hatfield Forest Nature Reserve	29 mins



From Stansted Station

Bishop's Stortford	9 mins
Harlow	18 mins
Cambridge	30 mins
London Liverpool Street	47 mins



From Bishop's Stortford Station

Harlow	8 mins
Stansted	9 mins
Cambridge	38 mins
London Liverpool Street	38 mins



Hatfield Forest Nature Reserve	3 mins
Stansted Airport / Railway Station	6 mins
M11 (J8)	6 mins
Cammass Hall Farm	9 mins
Birchwood High School	12 mins
Tesco Superstore Great Dunmow	10 mins
Bishop's Stortford Station	14 mins
Bishop's Stortford High School	16 mins
Harlow	23 mins
Chelmsford	31 mins
Cambridge	37 mins
Westfield Stratford	44 mins
Clacton-On-Sea	60 mins

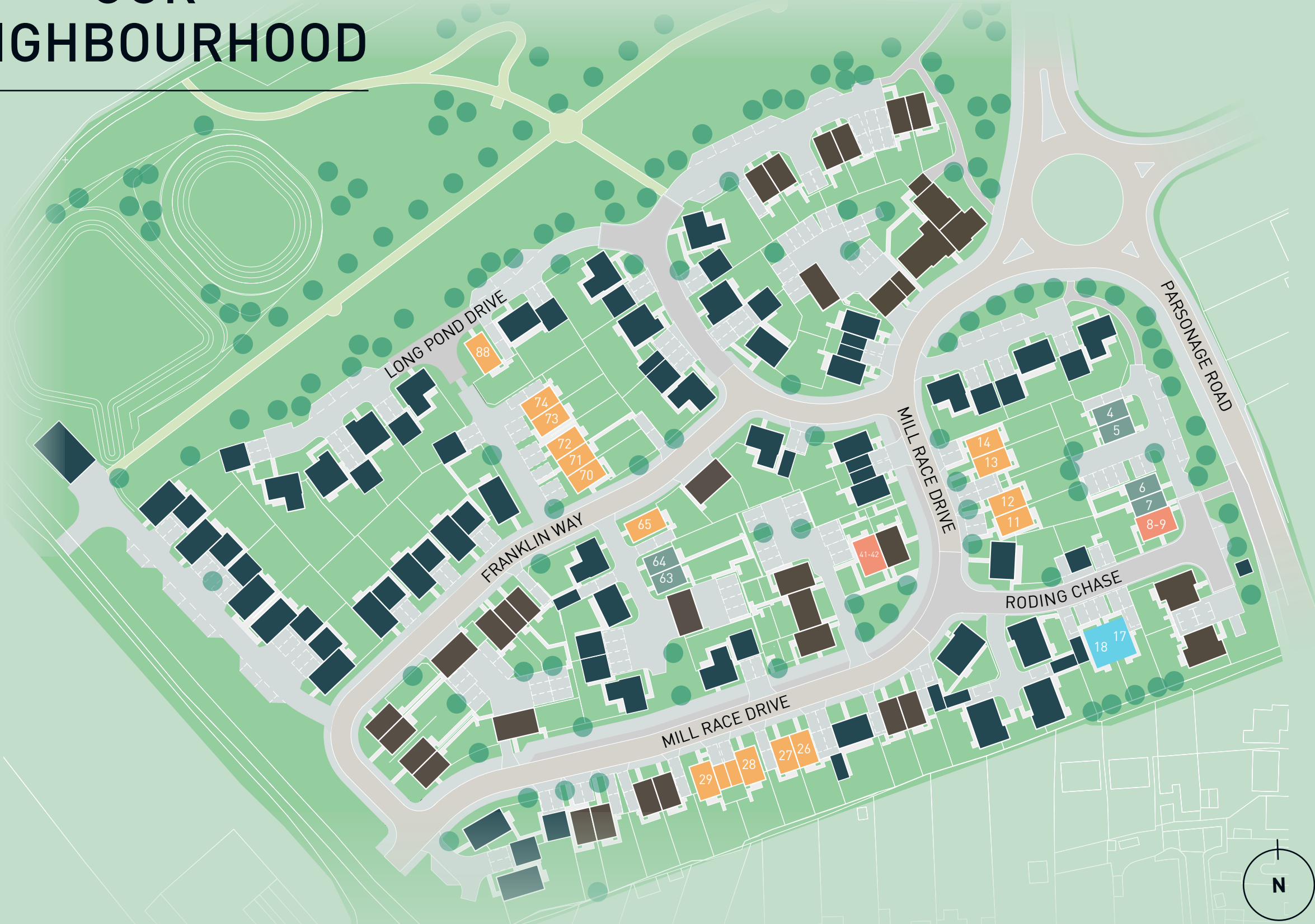
Journey times are taken from Google Maps/National Rail.

Stansted to London Liverpool Street in just 47 minutes

OUR NEIGHBOURHOOD

Key

- 1 BEDROOM MAISONETTE
- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- 4 BEDROOM HOUSE
- AFFORDABLE RENTED HOMES
- STONEBOND HOMES



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, unit tenure, building style, landscaping and specification at any time without notice.

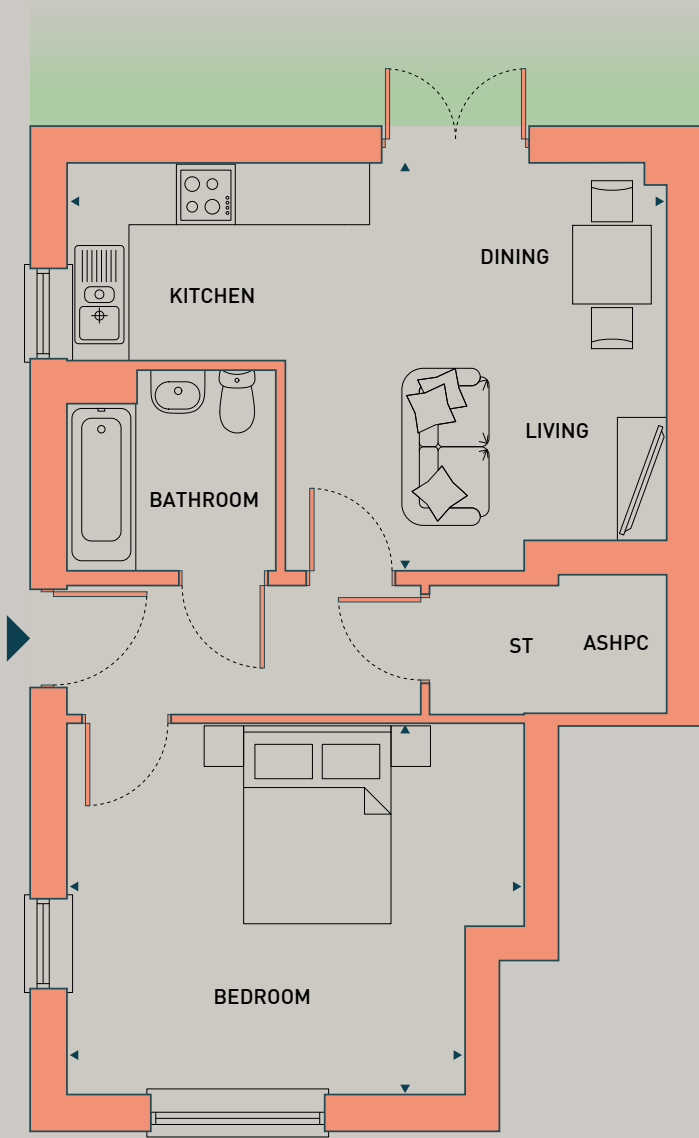


COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

GROUND FLOOR MAISONETTE

ONE BEDROOM

PLOTS: 8 & 41



ST – STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER

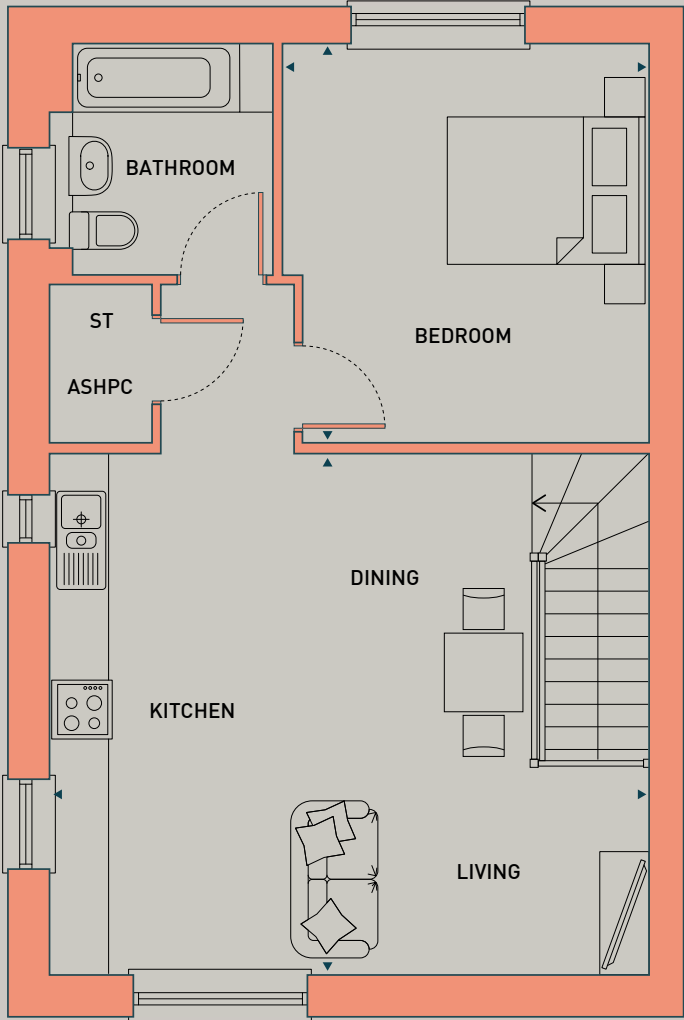
TOTAL	51.9 SQM	558 SQ FT
KITCHEN / LIVING / DINING ROOM	6.15 X 4.13	20' 2" X 13' 6"
BEDROOM	4.10 X 3.81	13' 5" X 12' 6"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.
All measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.
All furniture placement is indicative only, including wardrobes.

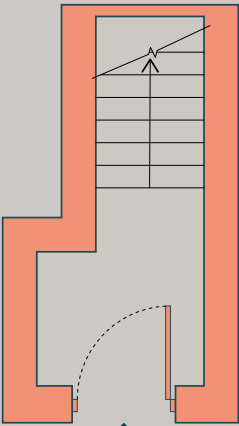
FIRST FLOOR MAISONETTE

ONE BEDROOM

PLOTS: 9 & 42



FIRST FLOOR



GROUND FLOOR ENTRANCE

ST – STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER

TOTAL	63.8 SQM	686 SQ FT
KITCHEN / LIVING / DINING ROOM	6.15 X 5.33	20' 2" X 17" X 6"
BEDROOM	3.77 X 4.10	12' 4" X 13' X 5"

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SEMI-DETACHED HOUSE

TWO BEDROOM

LOTS: 4*, 5, 6 & 7



ST – STORE WC – CLOAKROOM ASHPC – AIR SOURCE HEAT PUMP CYLINDER

TOTAL	79.2 SQM	852 SQ FT
KITCHEN / LIVING / DINING ROOM	4.58 X 8.62	15' 0" X 28' 3"
BEDROOM 1	4.58 X 3.32	15' 0" X 10' 10"
BEDROOM 2	4.58 X 3.36	15' 0" X 11' 0"

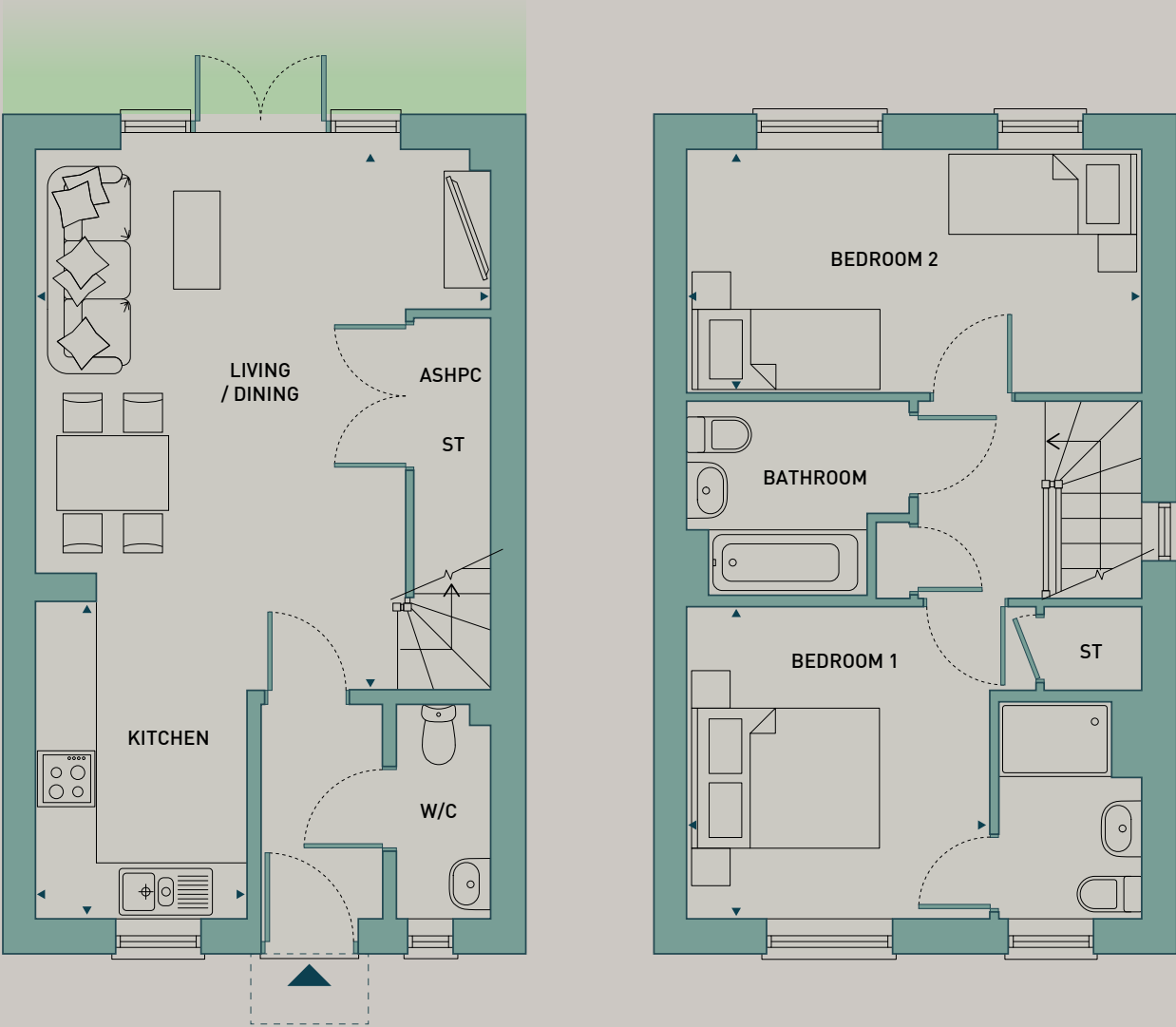
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SEMI-DETACHED HOUSE

TWO BEDROOM

LOTS: 63 & 64*



ST – STORE WC – CLOAKROOM ASHPC – AIR SOURCE HEAT PUMP CYLINDER

TOTAL	81.7 SQM	879 SQ FT
KITCHEN	2.31 X 3.42	7' 7" X 11' 2"
LIVING / DINING ROOM	4.92 X 5.84	16' 1" X 19' 2"
BEDROOM 1	3.28 X 3.38	10' 9" X 11' 1"
BEDROOM 2	4.92 X 2.64	16' 1" X 8' 8"

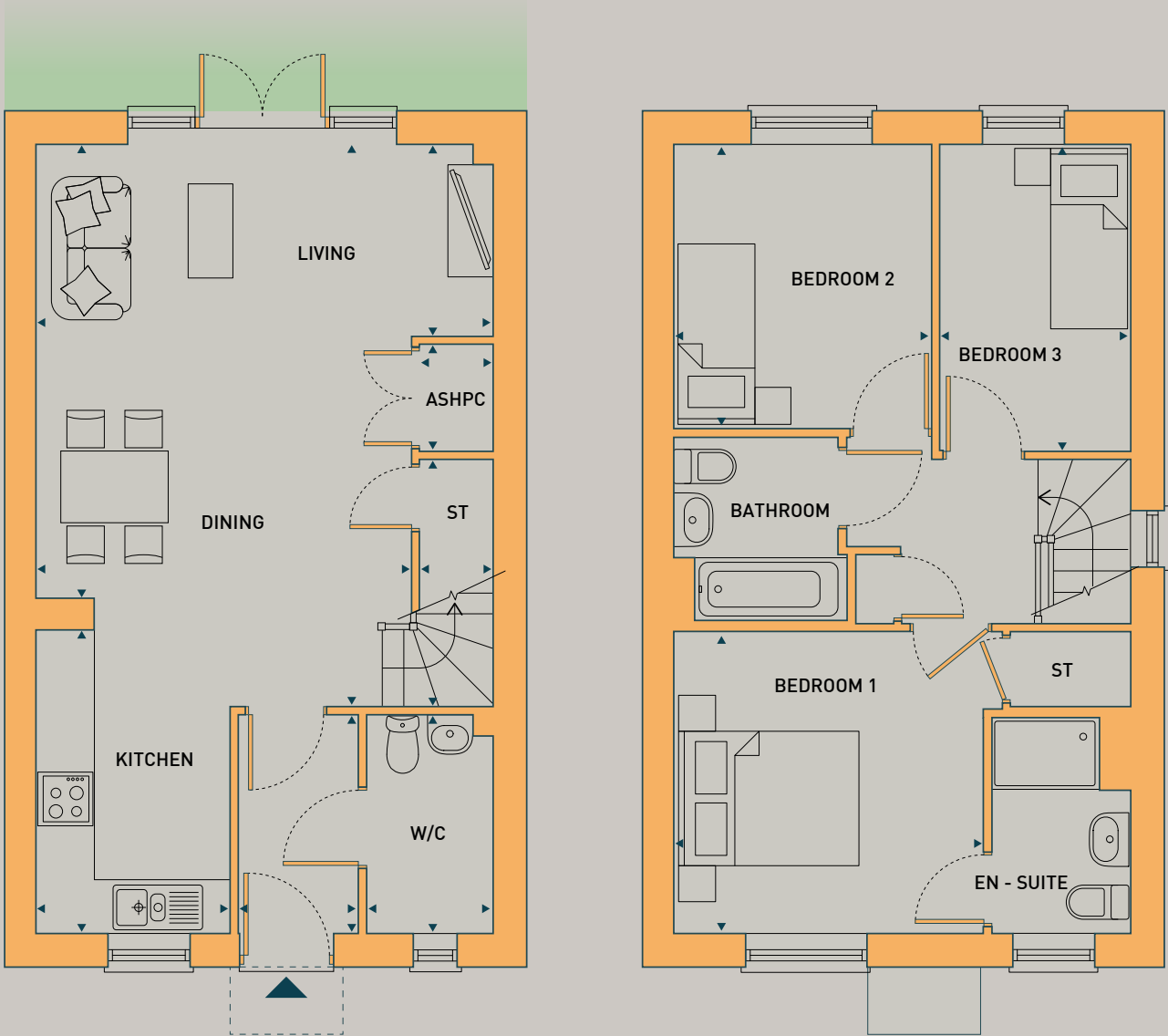
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SEMI-DETACHED HOUSE

THREE BEDROOM

PLOTS: 11, 12*, 13, 14*, 26* & 27



ST – STORE WC – CLOAKROOM ASHPC – AIR SOURCE HEAT PUMP CYLINDER

TOTAL	91.2 SQM	981 SQ FT
KITCHEN	2.20 X 3.41	7' 2" X 11' 2"
LIVING / DINING ROOM	5.15 X 6.31	16' 10" X 20' 8"
BEDROOM 1	3.51 X 3.40	11' 6" X 11' 2"
BEDROOM 2	2.91 X 3.20	9' 6" X 10' 6"
BEDROOM 3	2.17 X 3.46	7'1" X 11' 4"

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SEMI- DETACHED HOUSE

THREE BEDROOM

PLOTS: 28 & 29*

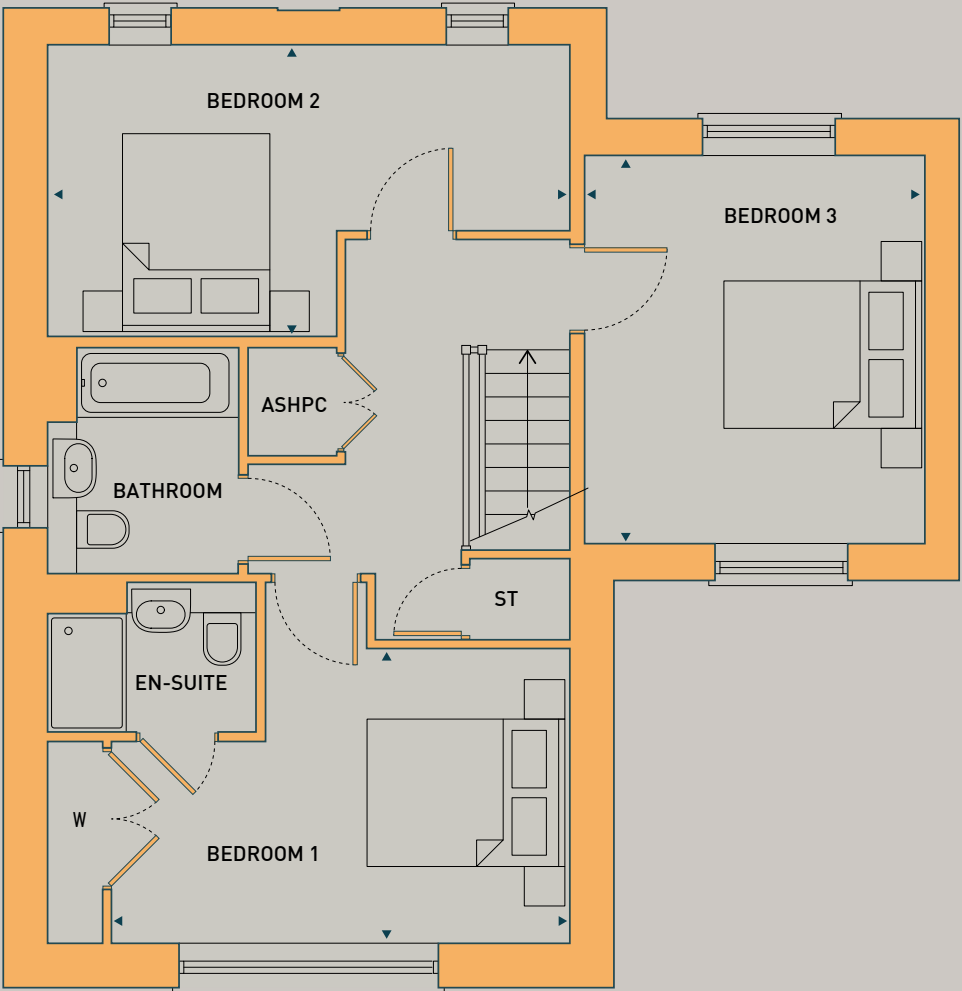


ST – STORE WC – CLOAKROOM ASHPC – AIR SOURCE HEAT PUMP CYLINDER

TOTAL	113.1 SQM	1217 SQ FT
KITCHEN / LIVING / DINING ROOM	5.63 X 9.89	18' 5" X 32' 5"
BEDROOM 1	4.70 X 3.03	15' 5" X 9' 11"
BEDROOM 2	5.63 X 3.00	18' 5" X 9' 10"
BEDROOM 3	3.46 X 3.95	11' 4" X 12' 11"

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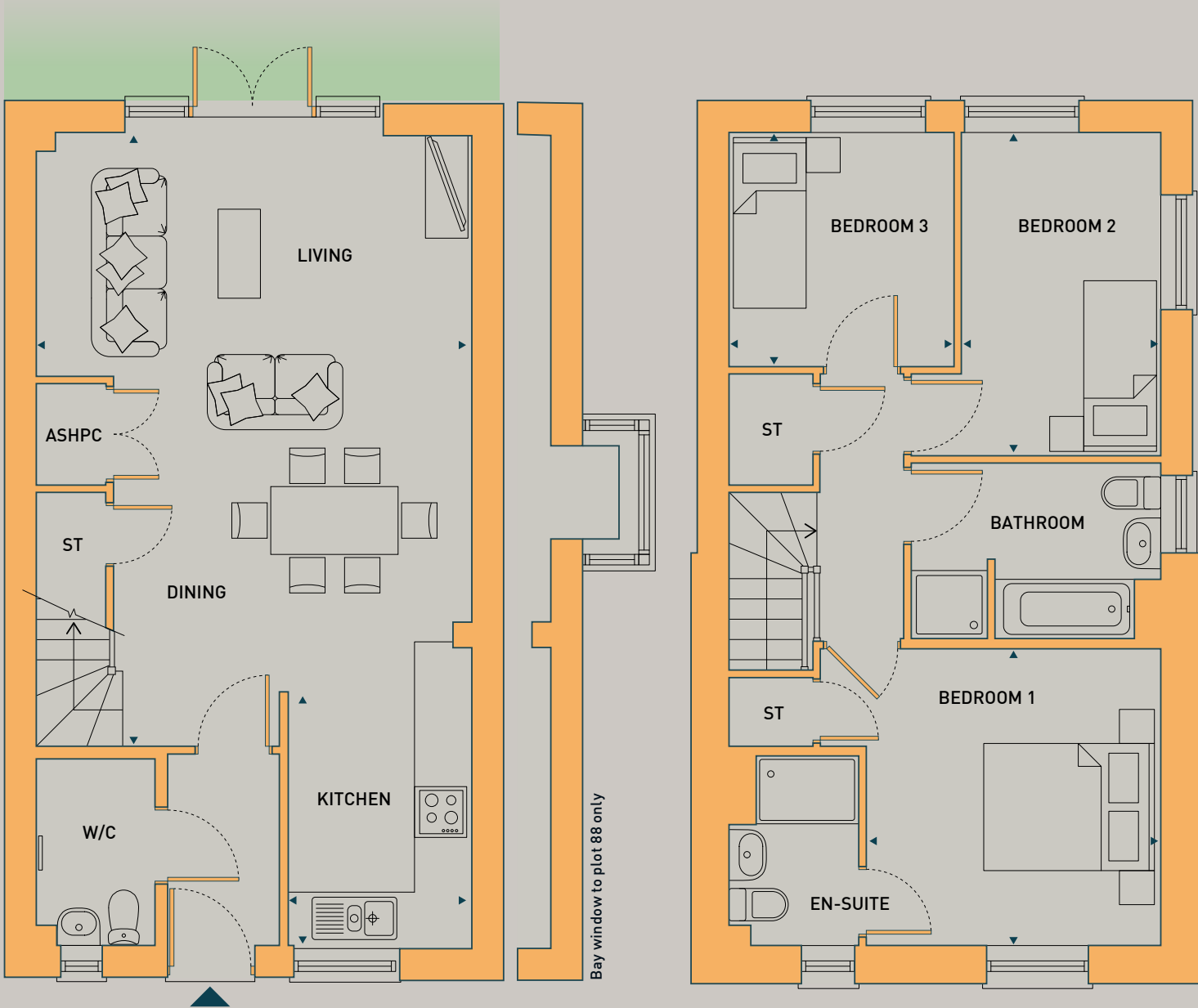
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DETACHED HOUSE

THREE BEDROOM

PLOTS: 65 & 88



ST – STORE WC – CLOAKROOM ASHPC – AIR SOURCE HEAT PUMP CYLINDER

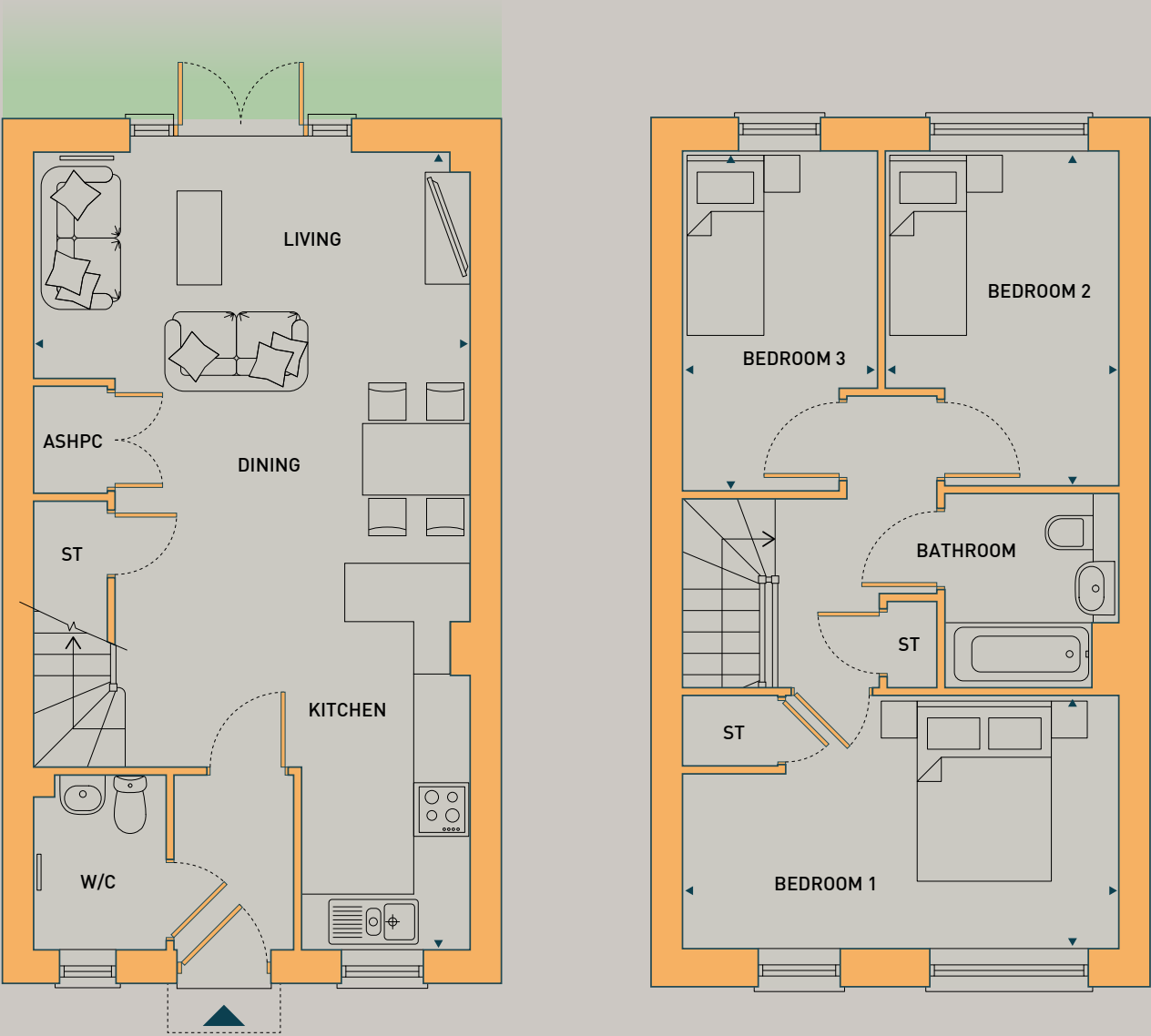
TOTAL	99.1 SQM	1066 SQ FT
KITCHEN	2.15 X 3.00	7' 1" X 9' 10"
LIVING / DINING ROOM	5.14 X 7.29	16' 10" X 23' 11"
BEDROOM 1	3.51 X 3.53	11' 6" X 11' 7"
BEDROOM 2	2.37 X 3.85	7' 9" X 12' 7"
BEDROOM 3	2.69 X 2.80	8' 10" X 9' 2"

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SEMI-DETACHED HOUSE

THREE BEDROOM

PLOTS: 71, 72, 73* & 74



ST – STORE WC – CLOAKROOM ASHPC – AIR SOURCE HEAT PUMP CYLINDER

TOTAL	88.3 SQM	950 SQ FT
KITCHEN / LIVING / DINING ROOM	4.92 X 8.96	16' 1" X 29' 4"
BEDROOM 1	4.29 X 2.86	14' 1" X 9' 4"
BEDROOM 2	2.64 X 3.77	8' 8" X 12' 4"
BEDROOM 3	2.21 X 3.77	7' 3" X 12' 4"

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SEMI-DETACHED HOUSE

THREE BEDROOM

PLOT: 70



ST – STORE WC – CLOAKROOM ASHPC - AIR SOURCE HEAT PUMP CYLINDER

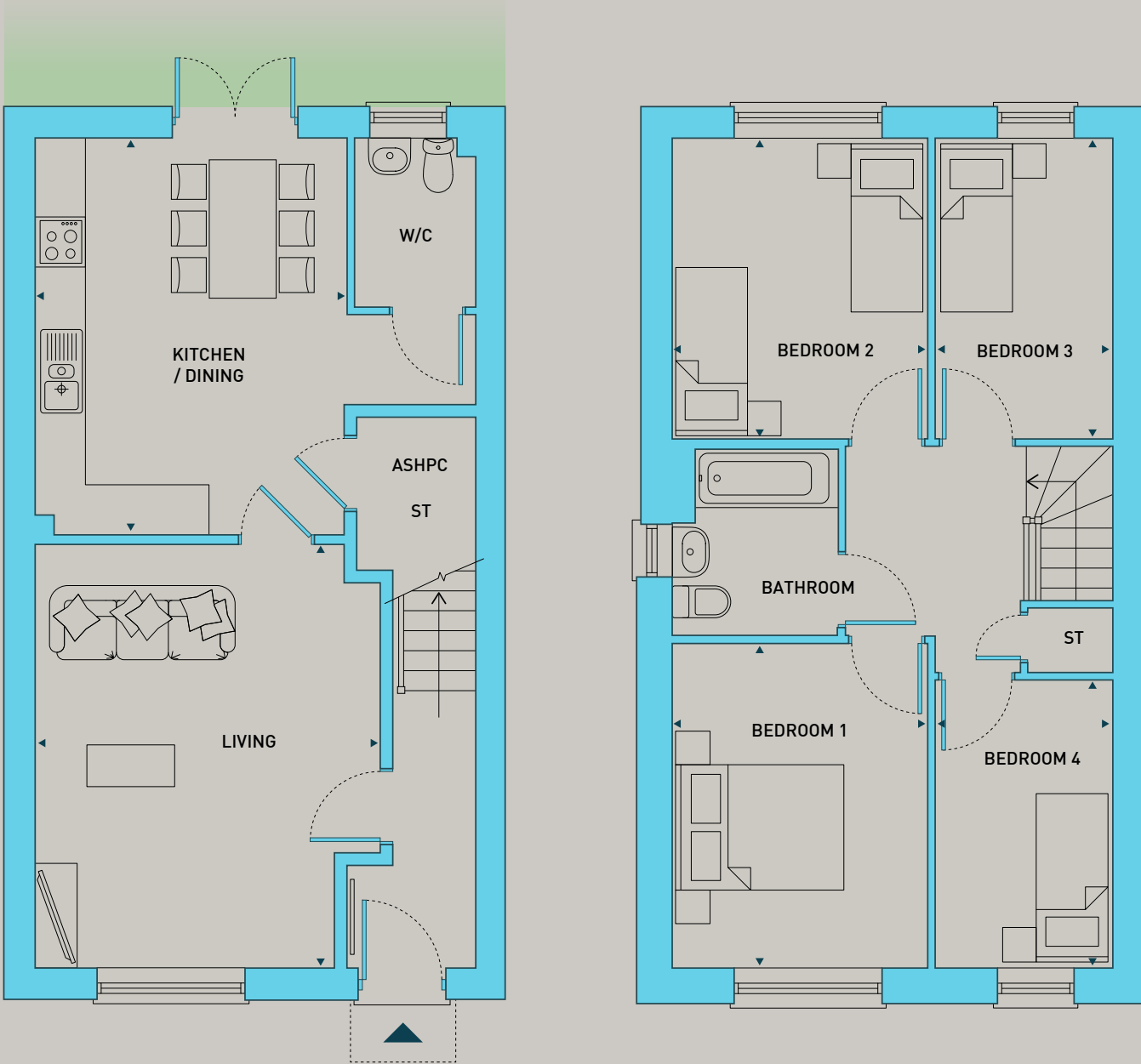
TOTAL	88.3 SQM	950 SQ FT
KITCHEN / DINING ROOM	4.92 X 3.65	16' 1" X 11' 11"
LIVING	4.92 X 3.08	16' 1" X 10' 1"
BEDROOM 1	4.92 X 3.08	16' 1" X 10' 1"
BEDROOM 2	2.67 X 4.74	8' 9" X 15' 6"
BEDROOM 3	2.18 X 3.65	7' 2" X 11' 11"

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SEMI-DETACHED HOUSE

FOUR BEDROOM

PLOTS: 17 & 18*



ST – STORE WC – CLOAKROOM ASHPC - AIR SOURCE HEAT PUMP CYLINDER

TOTAL	106.2 SQM	1143 SQ FT
KITCHEN	3.76 X 4.78	12' 4" X 15' 8"
LIVING / DINING ROOM	4.17 X 5.10	13' 8" X 16' 8"
BEDROOM 1	3.09 X 3.92	10' 1" X 12' 10"
BEDROOM 2	3.09 X 3.63	10' 1" X 11' 11"
BEDROOM 3	2.16 X 3.63	7' 1" X 11' 11"
BEDROOM 4	2.16 X 3.48	7' 1" X 11' 5"

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SPECIFICATION

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



ATTENTION TO DETAIL

KITCHENS

Contemporary fitted kitchen from ROK’s “ER-One” range, door fronts in ‘alu’ with dark grey stone-effect laminate worksurfaces. Kitchens are provided with a 120mm high upstand to match the worktop and a stainless steel splashback behind the hob

Under-cabinet lighting

Integrated appliances including single electric oven, hob, fridge/freezer and stainless steel extractor hood

BATHROOMS

White sanitaryware and chrome taps and fittings from Vado

Bath with thermostatic shower mixer and glass shower screen

Large-format, grey tiles from RAK Ceramics to bathroom walls

Full height tiling around main walls of bath where shower over bath is provided

Half height tiling around main walls of bath where no shower over bath is provided

Full height tiling to separate shower enclosure

Fitted mirror and shaver socket

Chrome heated towel rail

FLOORING

Amtico Spacia flooring in “Weathered Oak” finish to kitchen, hall, WC, living and dining areas

Practical, grey sheet vinyl flooring to bathroom and ensuite (where applicable)

Neutral-coloured carpet to bedrooms, stairs and landing

GENERAL

Washer/Dryer included with every Shared Ownership home

2 dedicated parking spaces, plus unallocated visitor parking. Garages or carport to selected homes

EV charging

Private turfed garden, with patio and shed. Sheds to homes without garages

Air source heat pump

Radiators with individual controls

Mains powered doorbell

12-Year LABC warranty

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.

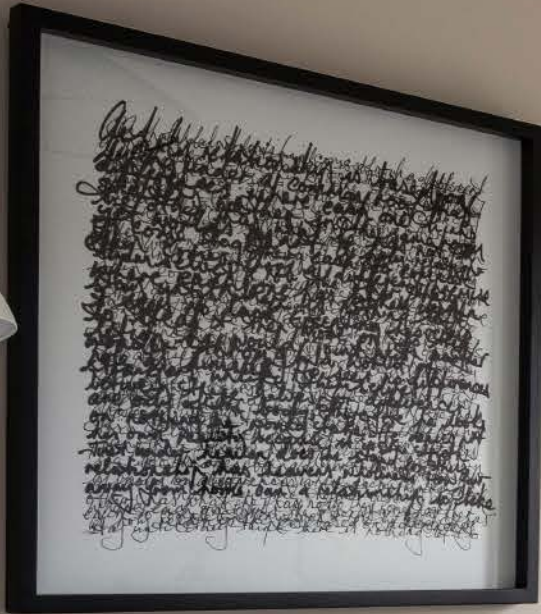
MAYPOLE GREEN AT WOODBANKS, TAKELEY

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MAYPOLE GREEN AT WOODBANKS, TAKELEY





WAYS TO BUY WITH LATIMER

Ways to 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 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.

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

SHARED OWNERSHIP



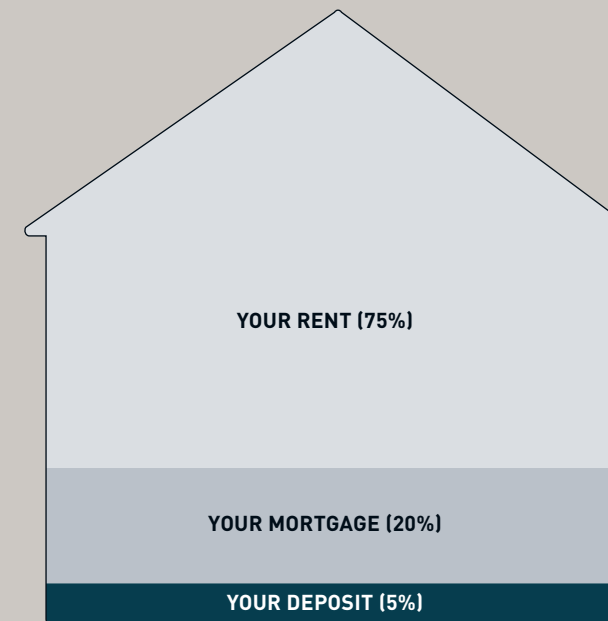
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 (GLA). 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.



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.



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.



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.



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.



Capstone Fields Hardwick / Cambridge

Set in a peaceful enclave on the outskirts of Cambridge, Capstone Fields is a new community surrounded by the beautiful Cambridgeshire countryside. Our next phase is due to be released in 2024.



Martingale Rise Braintree / Essex

Martingale Rise at Towerlands Park offers a taste of the country lifestyle yet within easy reach of everything Braintree has to offer. This exciting new development presents a superb collection of attractive and contemporary two and three-bedroom homes. Future plans include play zones, retail space and a nursery.



The Finches at Keepers Chase Buntingford, Hertfordshire

Newly released - two and three-bedroom shared ownership homes at Keepers Chase in the market town of Buntingford, Hertfordshire.

The development is on the River Rib on the outskirts of the picturesque town which boasts a collection of independent shops and pubs. There are modern house styles throughout the development.



Brookfields is a completed Latimer development in West Sussex

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
OFF PARSONAGE ROAD, TAKELEY, ESSEX CM22
WHAT3WORDS APP: STOCKPILE.CRISPIER.TRIMMER

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please speak to our sales team for further information.

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