

# The Gables

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Attleborough



**LATIMER**  
by Clarion Housing Group



PLOT 65  
COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

# MODERN AT HOME WITH TRADITIONAL

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LATIMER'S COLLECTION OF HOMES AT THE GABLES BRINGS A VERY ATTRACTIVE RANGE OF TWO, THREE AND FOUR BEDROOM FAMILY HOMES TO THE MARKET TOWN OF ATTLEBOROUGH, SOUTH WEST OF NORWICH.

BUILT IN TRADITIONAL BRICK, SOME WITH WEATHERBOARDING, THE HOUSES REFLECT THE ARCHITECTURAL CHARACTER OF THE AREA. INSIDE, HOWEVER, IT'S A DIFFERENT STORY, AS WE ARE USING THE VERY LATEST HEAT-PUMP TECHNOLOGY RATHER THAN GAS, WHICH WILL NOT ONLY FUTURE-PROOF YOUR HOME BUT COULD REDUCE YOUR ENERGY BILLS TOO.

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Our homes, exclusively for shared ownership, are part of a larger new community, which also includes green space, a play area, allotments and a wildlife-attracting pond. You'll wake up to nature every day.

As with all Latimer homes, those at The Gables meet the very highest standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.

# LATIMER DELIVERS MORE

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**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



# WALK INTO ATTLEBOROUGH

Norwich

THE GABLES, ATTLEBOROUGH



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**From The Gables, you can walk into town, where there's a good selection of useful shops, some of them housed in the historic buildings around the central green, Queen's Square.**

If you want doctors and dentists, banks, hairdressers, cafés and takeaways, you'll find them in Attleborough. Sainsbury's and Lidl provide for everyday food shopping, and if you enjoy a traditional street market, the Thursday Charter Market has all the bustle you'd expect. It's joined twice a month by the Makers' Market, a showcase for local artisan foods and crafts held in the Town Hall.

Attleborough has three schools, the two most highly regarded being Attleborough Academy and Rosecroft Primary School, both rated 'good' by Ofsted. The primary school also incorporates Rosebuds nursery.

If you're in the mood for a local bite to eat, Ry's Bar and Grill offers homestyle cooking and Sunday roasts, while The Mulberry Tree has a more sophisticated menu which includes cocktails. The London Tavern and the Cock Inn are Attleborough's pubs, both with a tried-and-tested friendly traditional atmosphere. When a curry is called for, there's Spice Heritage and Shapla Tandoori, and Chinese and Thai food has a presence too.

# STROLLING, RIDING AND RACING

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THE GABLES, ATTLEBOROUGH



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**Attleborough is one of the Breckland towns. This region of rich nature ranges over Norfolk and Suffolk and is one of the country's most important areas for rare wildlife species.**

For outdoor enthusiasts, it's truly inspiring, encompassing open countryside, woodlands, rivers, nature reserves and the strangely-named pingo ponds, ormed during the Ice Age.

You and the family can explore all of this on walks and trails, enjoy visits to Banham Zoo or the child-friendly Gressenhall Museum in Dereham. Vintage train enthusiasts might want to board the Mid Norfolk Railway for a nostalgic trip from Dereham to Wymondham.

Thetford Forest is also a great day out, where you can stroll and enjoy nature under a canopy of pines or test your nerve on the Go Ape high wire circuit. If you want something a little more down to earth, there are gentle walks to enjoy along the river Tiffey at Wymondham.

Motor sport fans will know all about Snetterton Circuit, where championship events are guaranteed to get the adrenaline flowing. The late, great Ayrton Senna raced here in his early career – and even lived in Attleborough for a while.



# UNIQUELY NORWICH



THE GABLES, ATTLEBOROUGH

One of Britain's great medieval cities, Norwich has plenty for 21st century visitors to enjoy. It's about twenty minutes from The Gables by car or by train.

Once there, you can't miss the cathedral, towering over the city and the surrounding historic lanes and alleys, which today are home to enticing little shops, bars and restaurants. The Lanes, Elm Hill and Cathedral Quarter are all rich in charm.

As a city for shopping, it's bang up to date, with a John Lewis, M&S, and other national brands in Castle Quarter and Cathedral Place. The shops of the gorgeous Art Nouveau Royal Arcade sell chocolate, vintage fashion, jewellery and fine art, and a new food hall opens in 2022. Jarrold's is a true Norwich icon, an independent department store that's been delighting shoppers since 1770 and which specialises in upmarket fashion, beauty, furniture and homewares.

The Norwich cultural scene is very varied. You can see a movie in a Picturehouse cinema within a 14th century building, or at the other end of the historic spectrum, enjoy art, exhibitions and events at The Forum or The Sainsbury Centre. Live performance in Norwich can be seen at The Playhouse, Theatre Royal and Stage Two, between them covering the spectrum of music, stand-up, comedy, dance and drama.

# IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of Sherford.

## Education

- 1 Attleborough Academy
- 2 Rosecroft Primary School
- 3 Attleborough Primary School
- 4 Pavilion Pre School and After School Care
- 5 The Apple Tree Nursery and Pre School
- 6 Attleborough Primary School

## Fitness & Leisure

- 1 Sports Hall
- 2 Multi-Sports Court
- 3 NR Health & Fitness Club
- 4 Adira Performance
- 5 Boxing Club

## Food & Drink

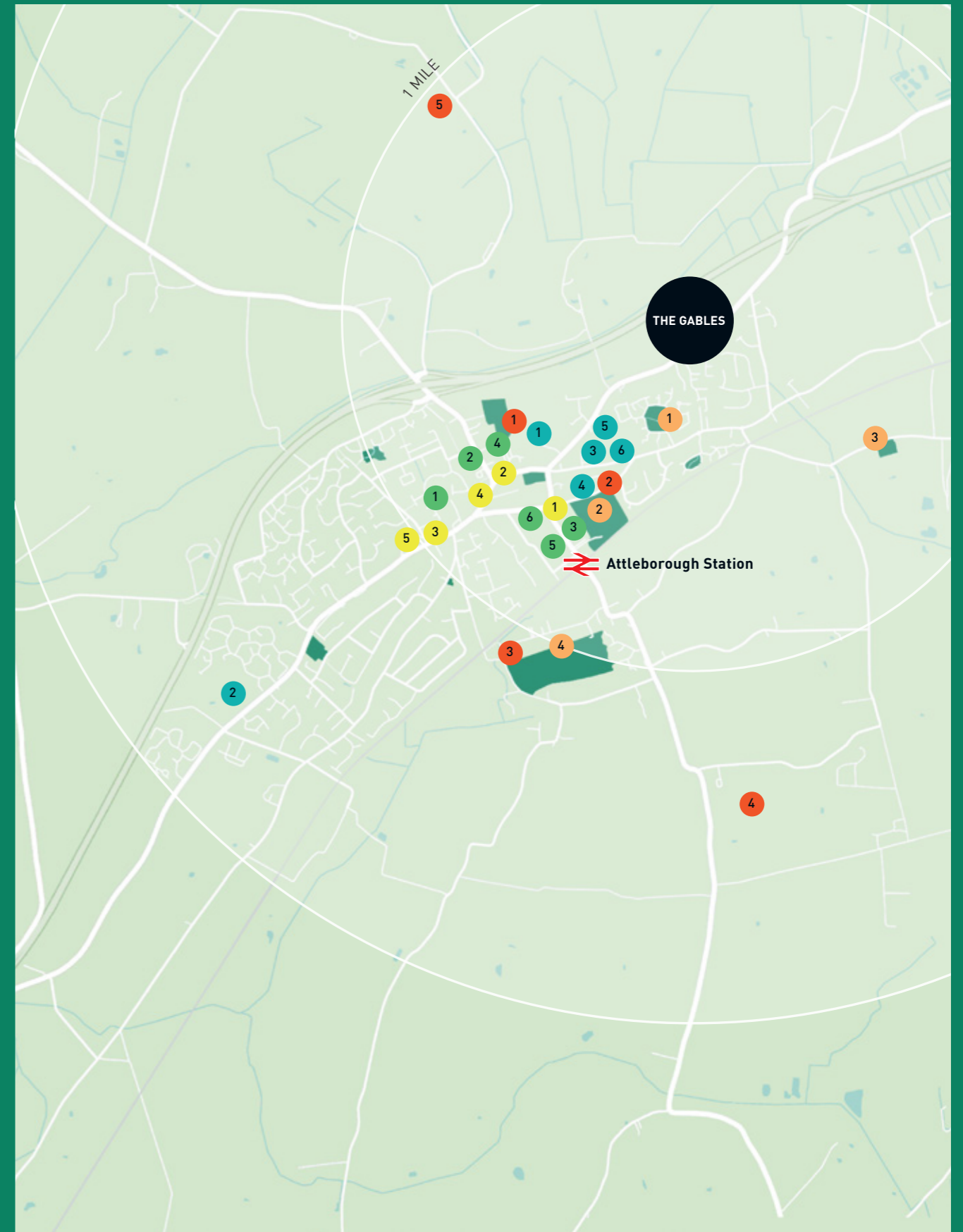
- 1 The Mulberry Tree
- 2 The London Tavern
- 3 The Cock Inn
- 4 Ry's Bar & Grill
- 5 Rose Of India

## Retail & Essentials

- 1 Sainsbury's
- 2 Lidl
- 3 Attleborough Surgery
- 4 Attleborough Surgeries
- 5 Dr Wang & Dr Fry
- 6 Uplands Way Veterinary Clinic

## Sights & Gardens

- 1 The Play Park
- 2 Connaught Hall Park and Skate Park
- 3 All Saints Church
- 4 Gaymers Park and Outdoor Fitness Gym



Attleborough's quaint little station provides regular services to Norwich and Cambridge, and is about 20 minutes' walk from The Gables, or 3 minutes by car. The town is handy for the A11, for Norwich and beyond by A47 to the coast. You can join the M11 at junction 9, for Stansted Airport, the M25 and London.

 FROM ATTLEBOROUGH STATION

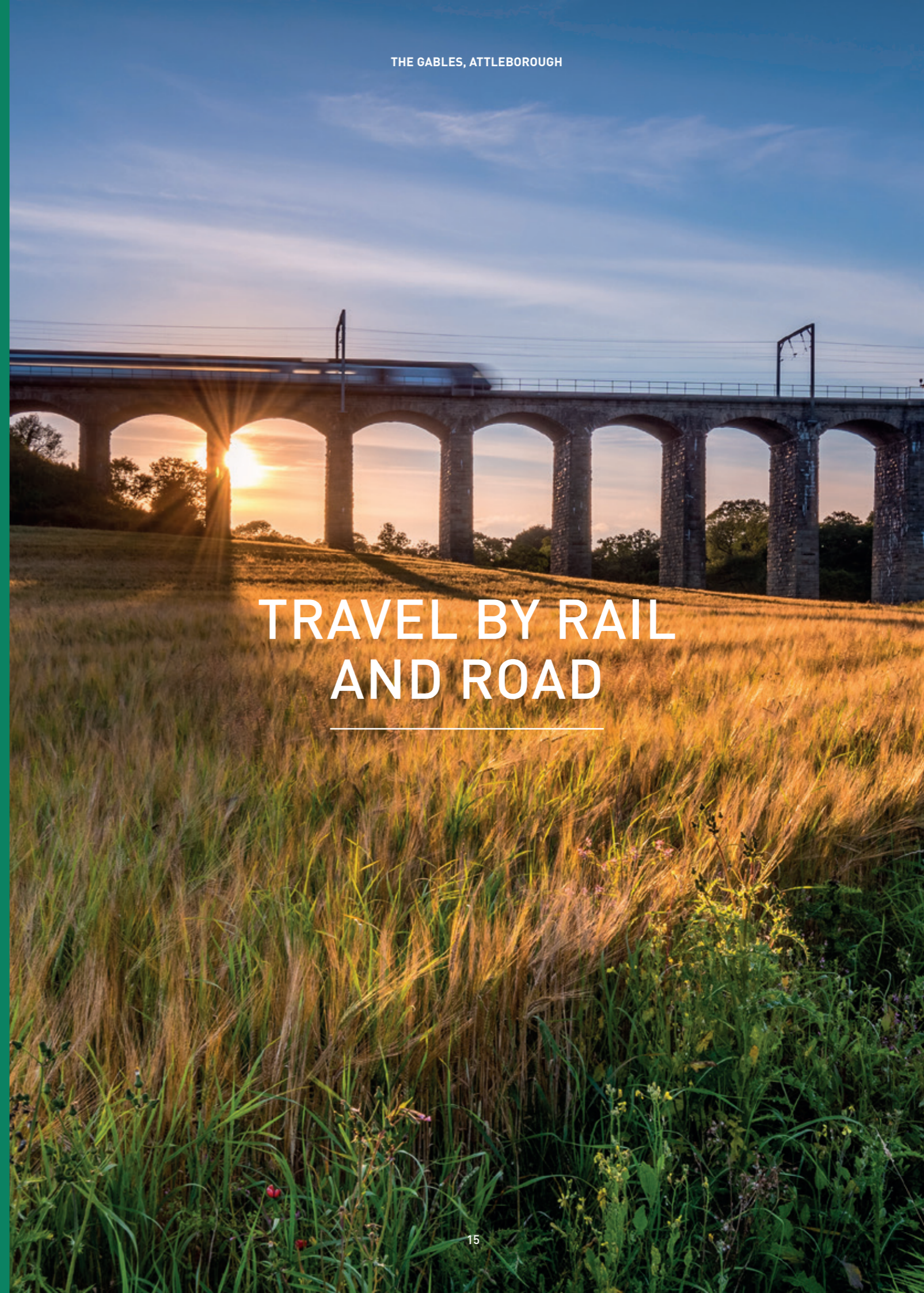
Norwich	21 mins
Ely	41 mins
Cambridge	57 mins
Stansted Airport	1 h 37 mins
London St Pancras International	2 h 13 mins (via Cambridge)
London Liverpool Street	2 h 41 mins (via Norwich)

 FROM THE GABLES

Attleborough station	1 mile
A11 Attleborough bypass	4.7 mile
Snetterton Circuit	7 mile
Norwich	14.9 mile
Thetford Forest	15.9 mile
Norfolk Broads	30 mile
Great Yarmouth	34 mile
Cambridge	46.3 mile
Stansted Airport	69.3 mile



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



# TRAVEL BY RAIL AND ROAD



# OUR NEIGHBOURHOOD



## Key

### 2 Bedroom Houses

- The Westfield
- The Caston
- The Bedon

### 3 Bedroom Houses

- The Morely
- The Wilby
- The Ellingham
- The Harling
- The Fersfield
- The Roydon
- The Welborne
- The Watton

### 4 Bedroom Houses

- The Shelton
- Homes for Clarion Housing Group
- Private Sale Homes

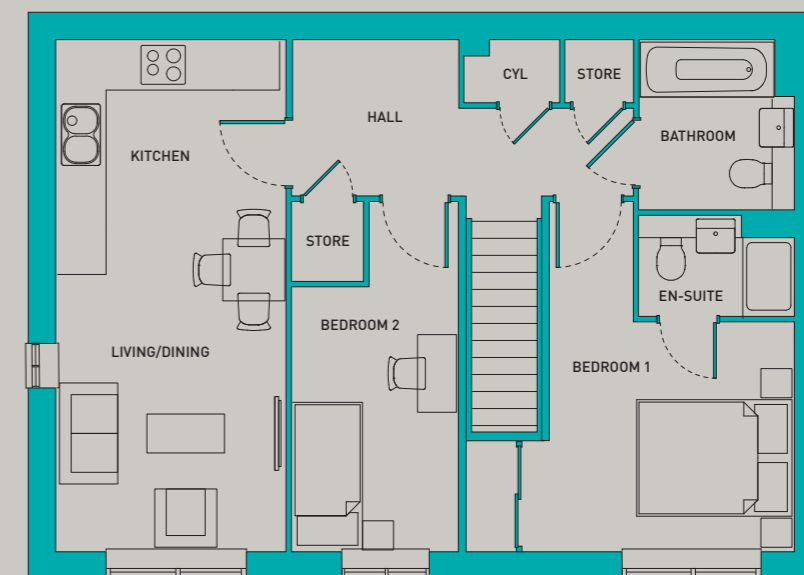
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

THE CASTON

TWO BEDROOM COACH HOUSE

PLOTS: 99, 100 & 101

707.2 sqft



FIRST FLOOR

Kitchen/ Living/Dining	2.96m x 6.59m	9'8" x 21'7"
Bedroom 1	4.27m x 4.51m	14'0" x 14'9"
Bedroom 2	2.15m x 4.51m	7'0" x 14'9"

Our homes at Sherford 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

Individually-designed contemporary kitchen units with worktops & upstands

Soft-close cupboards and drawers

Appliances to include integrated oven hob, fridge freezer, dishwasher and washer/dryer\*

Amisco flooring

### BATHROOMS

Contemporary white sanitaryware

Wall tiling to wet areas and full height tiling around bath

Chrome towel rail

Porcelain floor tiles

### LIGHTING AND ELECTRICAL

Downlights to hall, kitchen, open plan living areas, WC, bathrooms and en suites

Pendant lights to all other rooms

External wall light

TV, BT and data points to selected locations

BT and Hyperoptic fibre connection

Prewired for SkyQ

### OTHER FEATURES

Amisco flooring to ground floor

Carpets to stairs, landing and bedrooms

Underfloor heating to ground floor, radiators to upper floors

Air source heat pumps

Fitted wardrobes to selected plots

Turf to rear gardens

Outside tap

Landsaped front garden

\*Freestanding where located in cupboard

Please speak to sales executive for plot specific specification. 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.

# SHARED OWNERSHIP

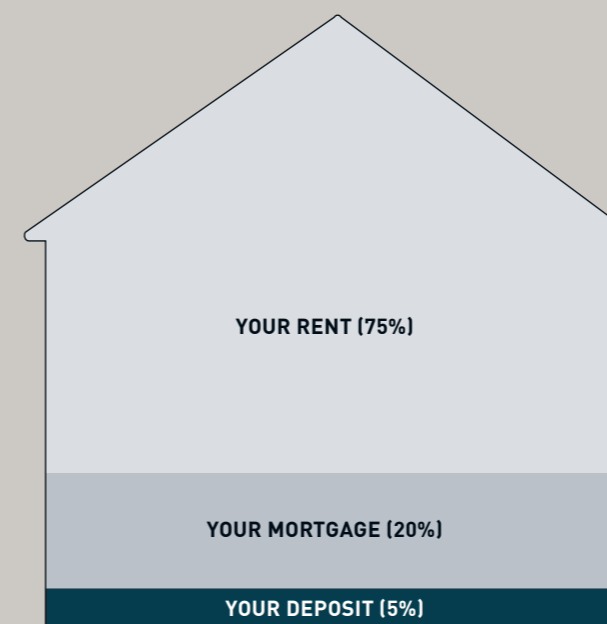
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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. 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
- 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 adviser who will assess whether the purchase is affordable for you and take you through all your options.

# MAKING A POSITIVE IMPACT

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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.



# 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 city centres.**

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.



## A WORD FROM OUR CUSTOMERS

## A place of my own.

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### 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.

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### EMMA GREEN

HOME OWNER AT  
HOPGARDENS, FAVERSHAM

“I had enough money for a deposit, however, because I’m a solo purchaser, the only way I’d be able to get a large enough mortgage was through a home-buyer scheme. shared ownership made the most financial sense for me, and I was able to purchase a 30% share with a deposit of £18,000. I highly recommend the scheme to people who are looking to get their foot on the ladder but can’t afford to pay outright.”



# GET IN TOUCH

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**LATIMER**  
by Clarion Housing Group

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**FIND US**  
WWW.LATIMERHOMES.COM

**VISIT US**  
THE GABLES, NORWICH ROAD, ATTLEBOROUGH, NORFOLK, NR17 2JY

**BOOK AN APPOINTMENT**  
PLEASE NOTE VIEWINGS ARE BY APPOINTMENT ONLY. PLEASE  
CONTACT OUR SALES TEAM TO ARRANGE.

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