

# Sherford

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Devon



**LATIMER**  
*by Clarion Housing Group*



# WELCOME TO SHERFORD

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AN EXCITING NEW COMMUNITY  
IN THE HEART OF DEVON, OFFERING  
A RANGE OF TWO, THREE, FOUR AND FIVE  
BEDROOM HOMES, AVAILABLE  
WITH SHARED OWNERSHIP.

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SHERFORD PAIRS REGENCY-STYLE ARCHITECTURE  
WITH CONTEMPORARY DESIGN AND IS SET  
TO BECOME ONE OF THE MOST THRIVING  
MARKET TOWNS IN THE REGION.

# 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



# SHERFORD

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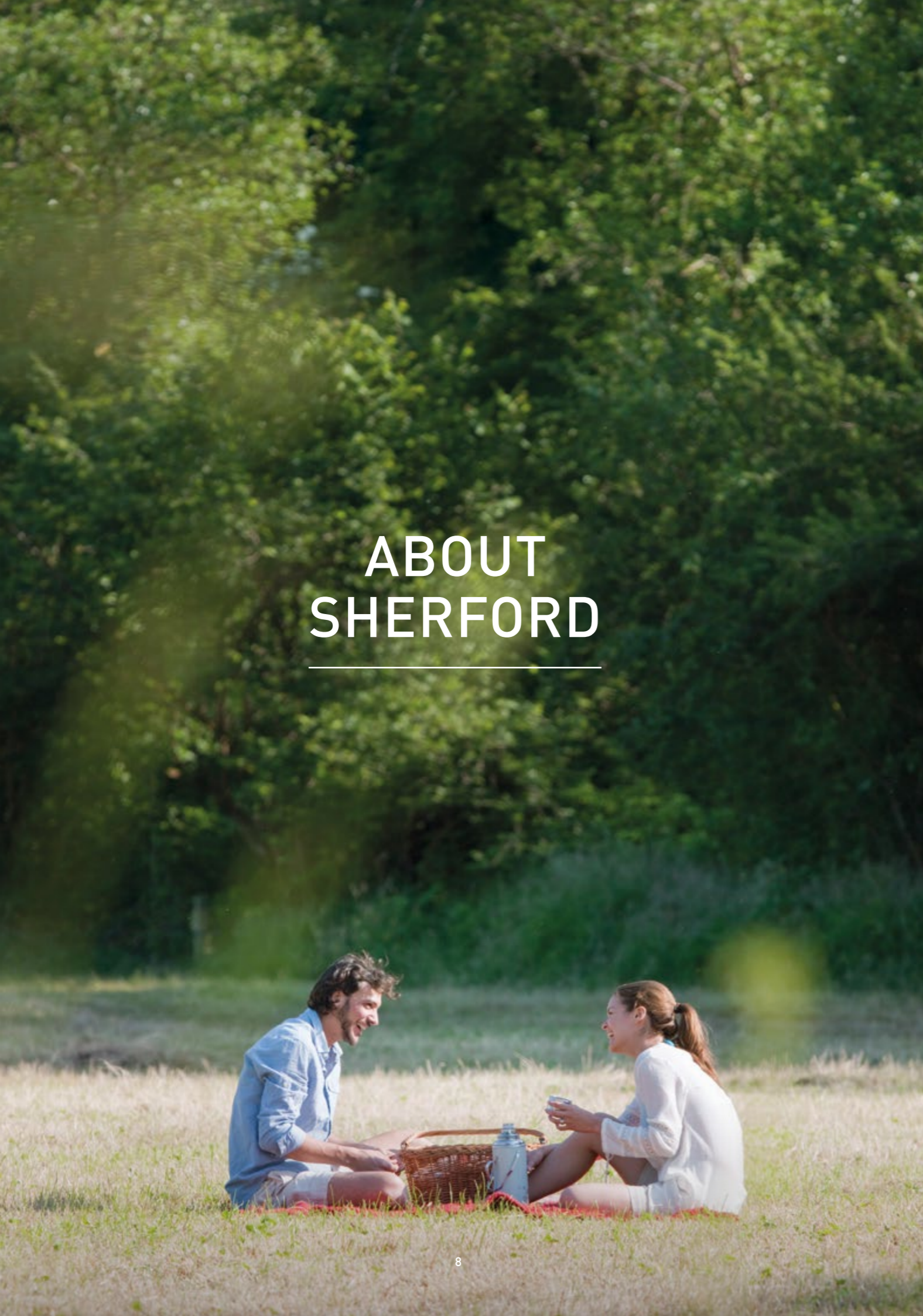
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Careful thought has been given to the architecture and design of Sherford to provide residents with a variety of beautiful homes that sit naturally within the town's classical setting. Latimer is offering two, three, four and five bedroom homes available with shared ownership.

These homes are designed with first-time buyers and families in mind. Organised in a social community formation, they are a short walk from the expanding retail offering and King George V Memorial Playing Fields.

The kitchens, living and dining areas combine fresh neutral decor with natural light and stylish fixtures and fittings.

Bedrooms are well proportioned, while the internal doors and other design features continue the classical theme that makes these homes so appealing. All two, three, four and five bedroom houses have dedicated parking.



# ABOUT SHERFORD



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**Sherford is an award-winning new town in Devon, distinct from other developments with its emphasis on sustainability and well-being, three entirely new neighbourhoods, and the sought-after combination of modern living in a traditional setting.**

In the planning stages the town layout was altered to bring spacious green fingers of land into the expanding community. These play a significant role in the vibrant atmosphere and identity of Sherford, giving residents expansive outdoor living spaces and draws on the traditional country living and architecture of Sherford's past.

Over time, Sherford will be home to 12,000 people with infrastructure developing in tandem to support people's needs. The first primary school is open and is run by Westcountry Schools Trust, a provider with a track record of educational excellence.

In total, four new schools will support Sherford's families, with community facilities, shops, businesses and abundant green spaces providing a great way of life for everyone. Residents of the 5,500 new homes being built will benefit from a 500-acre community space and so much more.

The area surrounding Sherford is second to none, with Dartmoor National Park only seven miles away and Plymouth Hoe, with its scenic views overlooking the English Channel, just a short drive. Buses run from Sherford into Plymouth, the railway station and onwards into Cornwall.

Sherford really is a perfect place to live, offering the joys of the countryside with the fresh air of the seaside, and traditional pastimes alongside the great shopping and entertainment of the city.

# IN YOUR NEIGHBOURHOOD

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

## Education

- 1 Sherford Vale Primary School
- 2 Elburton Primary School
- 3 Dunstone Primary School
- 4 Oreston Community Academy
- 5 Prince Rock Primary
- 6 Coombe Dean School
- 7 Plymstock School

## Fitness & Leisure

- 8 King George V Playing Fields
- 9 Coombe Dean Sports Centre
- 10 Fort Stamford Health and Fitness
- 11 Plymouth Golf Centre
- 12 Sherford Community Park

## Food & Drink

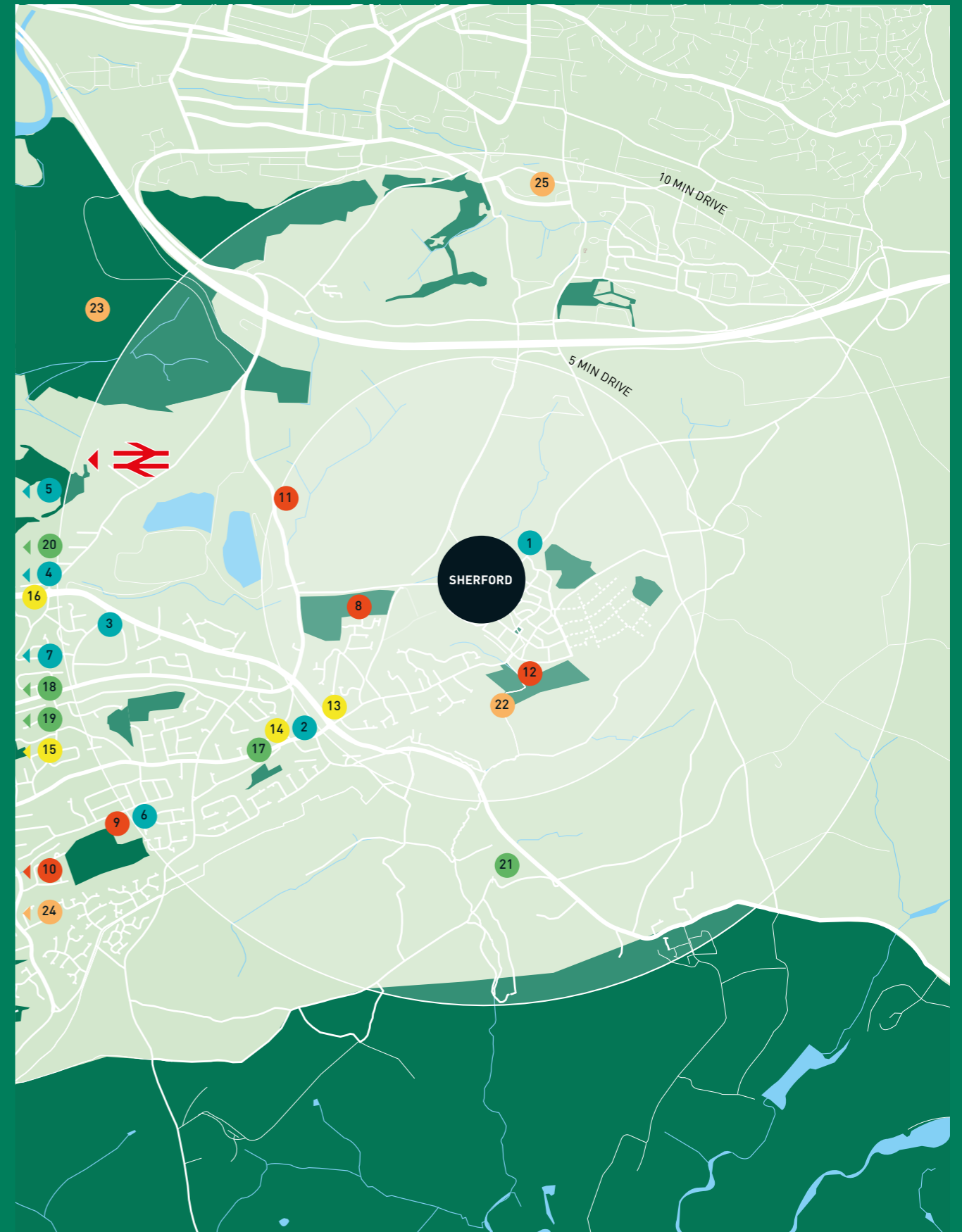
- 13 Elburton Inn
- 14 The Lemon Tree
- 15 The Plymstock Inn
- 16 The Anchorage

## Retail & Essentials

- 17 Coop Elberton
- 18 Lidl
- 19 Iceland
- 20 Morrisons
- 21 Otter Garden Centre

## Sights & Gardens

- 22 Sherford Country Park
- 23 Saltram Beach
- 24 Jennycliff Beach
- 25 Plymton Castle



Walking		Bus		Car	
King George V playing fields	3 mins	Liskeard	35 mins	Plymstock	5 mins
Stanborough Cross	5 mins	Penzance	2 hrs	A38/Devon Expressway	15 mins
Sherford Community Park	20 mins	St Ives	3 hrs	Plymouth Station	20 mins
Drake Memorial Park	40 mins	London Paddington	3 hrs 15 mins	Exeter Airport	1 hr
		Bristol	4 hrs	Bristol	2 hrs

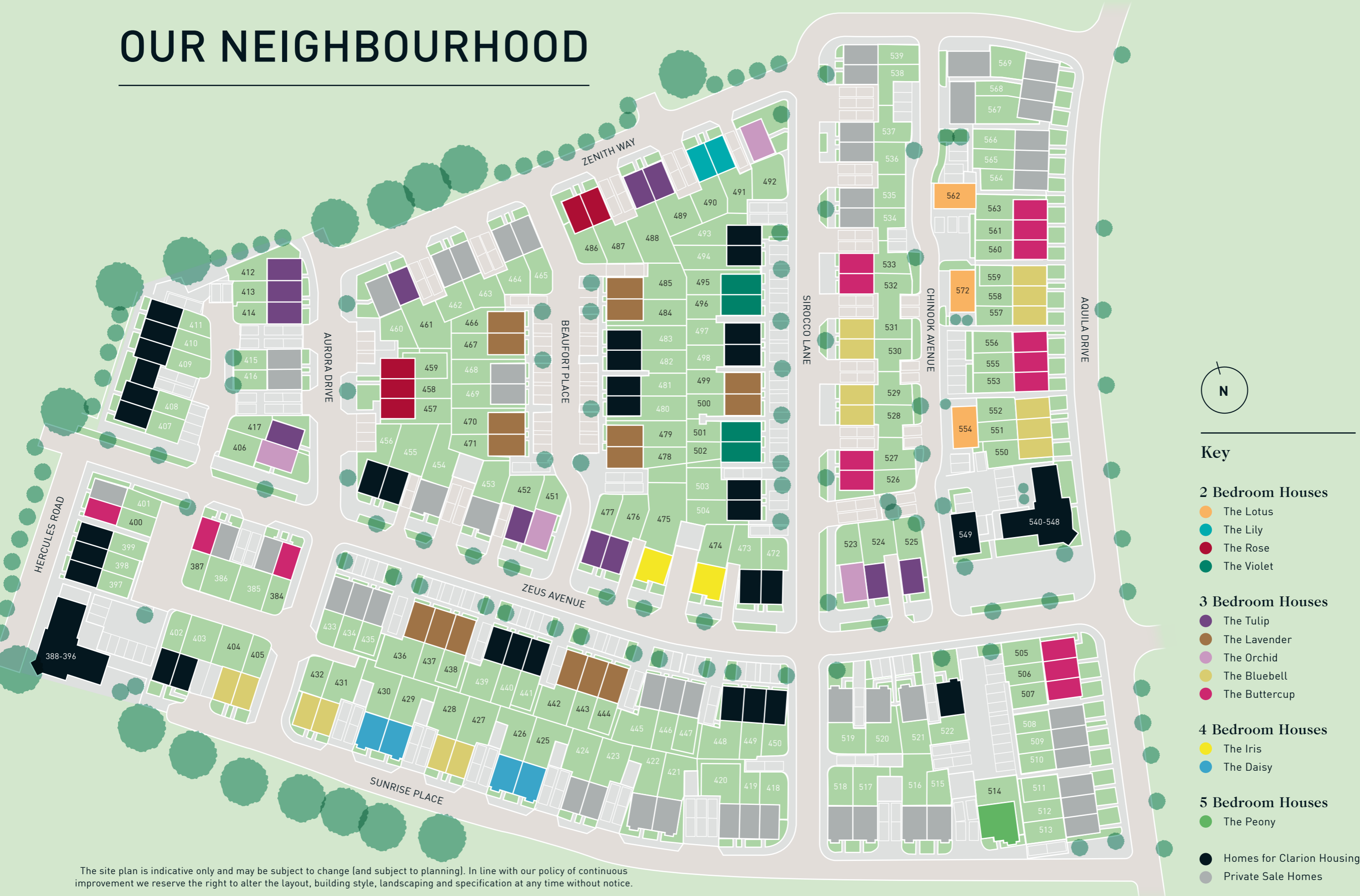


Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.



# EASY COUNTRYWIDE CONNECTIONS

# OUR NEIGHBOURHOOD



### Key

#### 2 Bedroom Houses

- The Lotus
- The Lily
- The Rose
- The Violet

#### 3 Bedroom Houses

- The Tulip
- The Lavender
- The Orchid
- The Bluebell
- The Buttercup

#### 4 Bedroom Houses

- The Iris
- The Daisy

#### 5 Bedroom Houses

- The Peony

- Homes for Clarion Housing Group
- Private Sale Homes

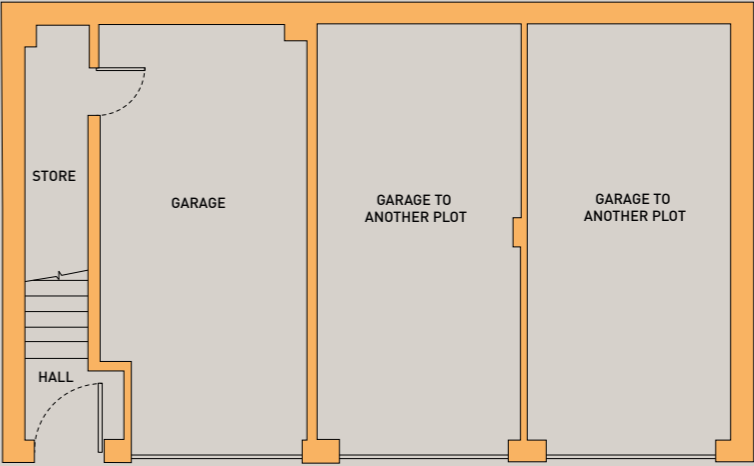
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



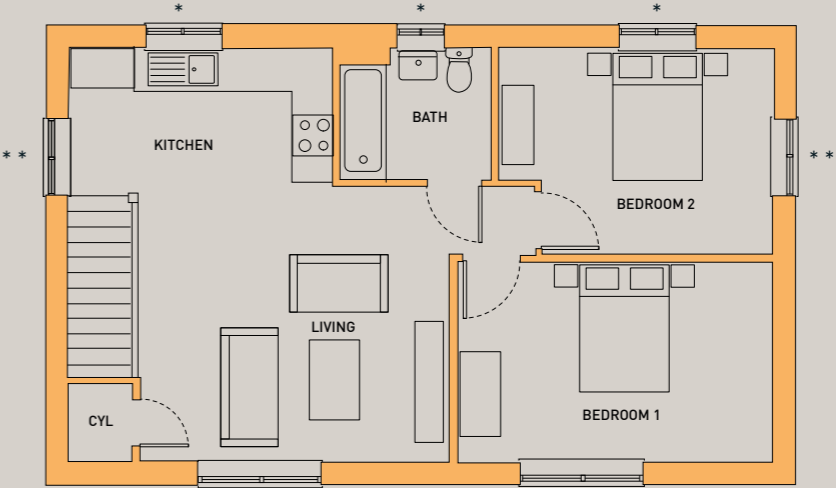
THE LOTUS

TWO BEDROOM HOUSE

PLOT: 554  
 HANDED: 562 & 572



GROUND FLOOR



FIRST FLOOR

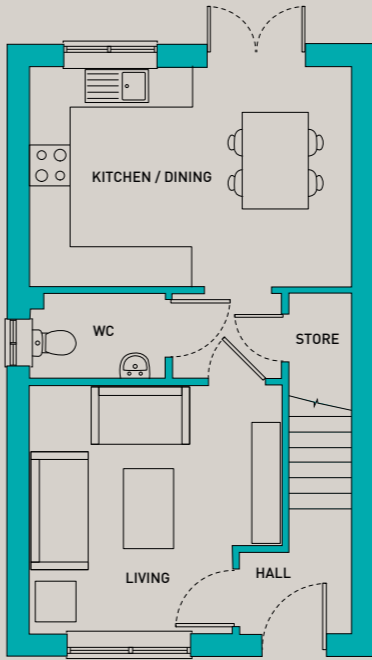
Kitchen	3.9m x 2.2m	12'9" x 7'2"
Living	4.5m x 3.9m	14'9" x 12'9"
Bedroom 1	4.7m x 3.0m	15'5" x 9'10"
Bedroom 2	4.0m x 3.0m	13'1" x 9'10"

CYL = Cylinder cupboard to selected Plots only  
 \* Window to Plot 562 only  
 \*\* Window to Plots 554 & 572 only

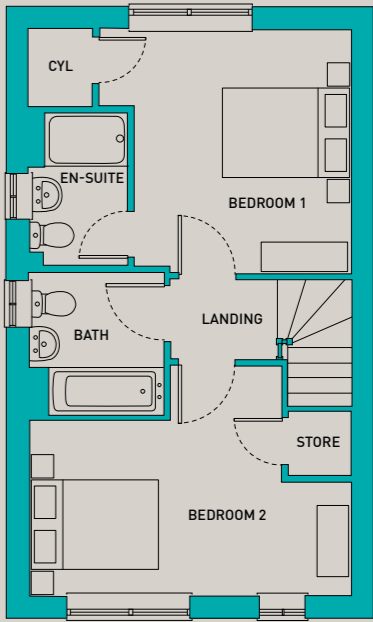
THE LILY

TWO BEDROOM HOUSE

PLOT: 491  
 HANDED: 490



GROUND FLOOR



FIRST FLOOR

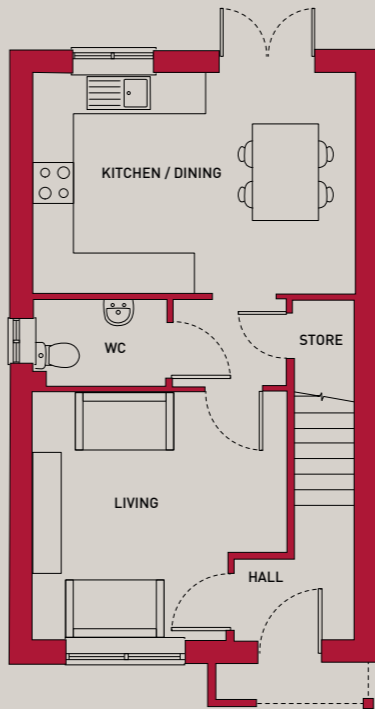
Kitchen/Dining	4.8m x 3.2m	15'8" x 10'5"
Living	3.7m x 3.7m	12'1" x 12'1"
Bedroom 1	3.7m x 3.6m	12'1" x 11'9"
Bedroom 2	4.7m x 2.6m	15'5" x 8'6"

CYL = Cylinder cupboard to selected Plots only

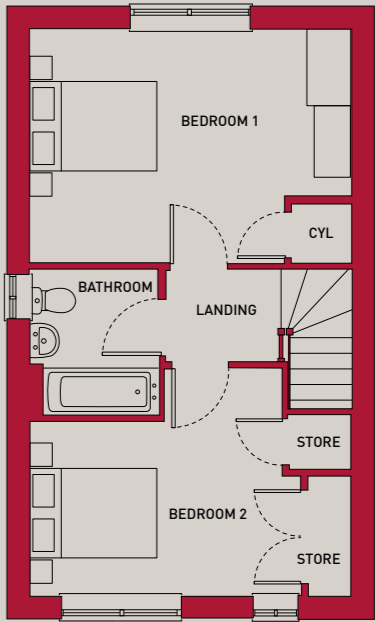
**THE ROSE**

**TWO BEDROOM HOUSE**

PLOTS: 459 & 487  
 HANDED: 457, 458 & 486



GROUND FLOOR



FIRST FLOOR

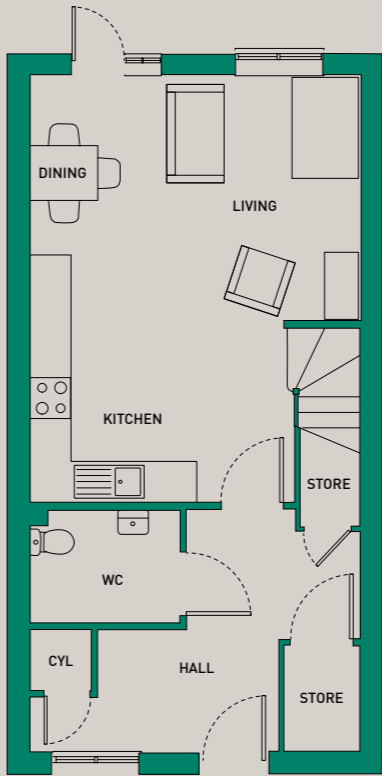
Kitchen/Dining	4.8m x 3.2m	15'8" x 10'5"
Living	3.7m x 3.7m	12'1" x 12'1"
Bedroom 1	4.7m x 3.4m	12'1" x 11'9"
Bedroom 2	4.0m x 2.6m	13'1" x 8'6"

CYL = Cylinder cupboard to selected Plots only

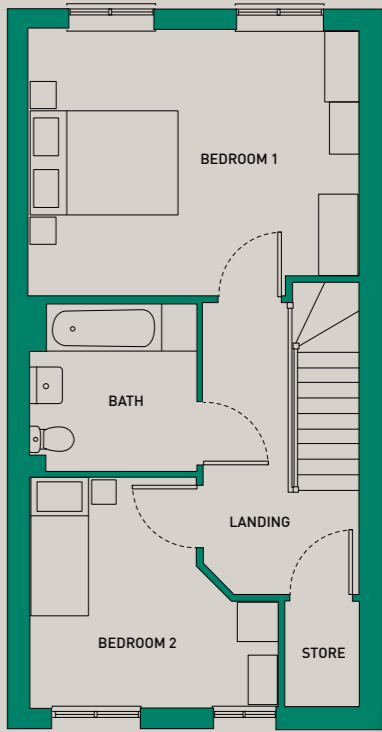
THE VIOLET

TWO BEDROOM HOUSE

PLOTS: 496 & 502  
HANDED: 495 & 501



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Living	4.9m x 6.3m	16'0" x 20'8"
Bedroom 1	4.9m x 3.9m	16'0" x 12'9"
Bedroom 2	3.6m x 3.4m	11'9" x 11'1"

CYL = Cylinder cupboard to selected Plots only



PLOT 452  
COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.



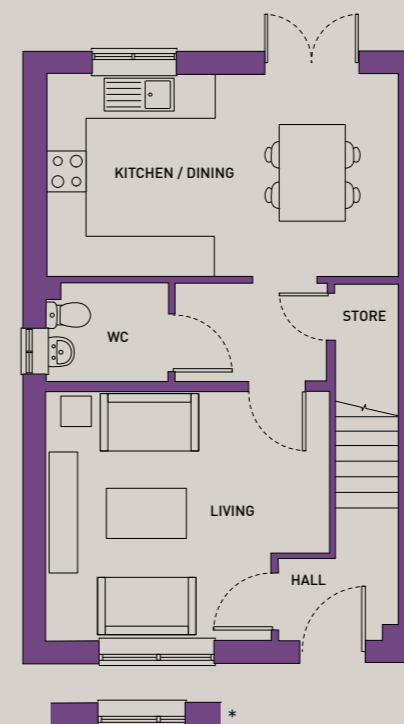
PLOT 488  
COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.

SHERFORD, DEVON

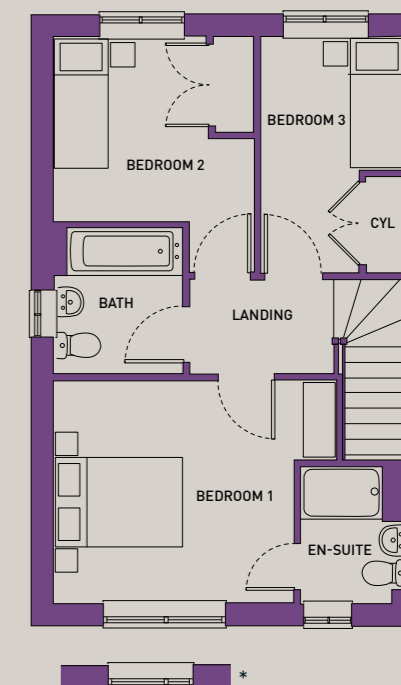
**THE TULIP**

**THREE BEDROOM HOUSE**

PLOTS: 414, 452, 461, 477 & 489  
HANDED: 412, 413, 417, 476, 488, 524 & 525



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	5.2m x 3.0m	17'0" x 9'10"
Living	4.2m x 3.7m	13'9" x 12'1"
Bedroom 1	4.2m x 3.3m	13'9" x 10'9"
Bedroom 2	2.1m x 3.5m	6'10" x 11'5"
Bedroom 3	2.9m x 3.5m	9'6" x 11'5"

CYL = Cylinder cupboard to selected Plots only  
\* Variation to Plots 452, 477, 524 & 525

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.



PLOT 485  
COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.



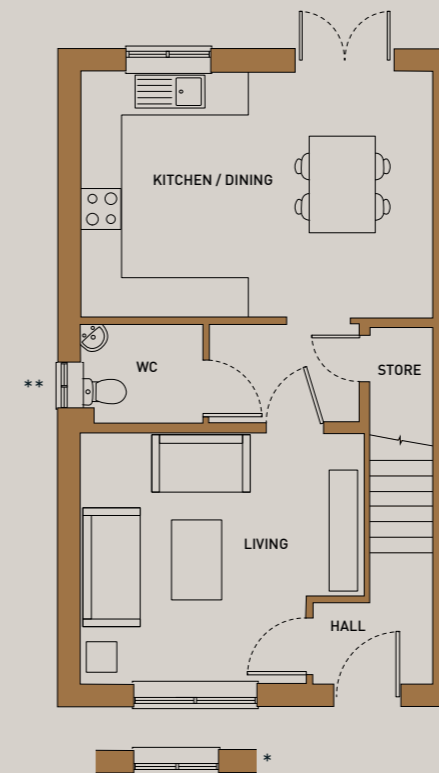
PLOT 436  
COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.

SHERFORD, DEVON

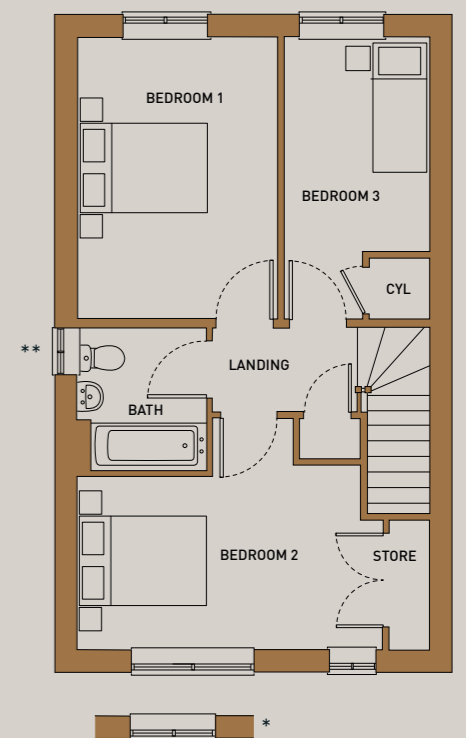
**THE LAVENDER**

**THREE BEDROOM HOUSE**

PLOTS: 438, 443, 444, 467, 471, 479, 485 & 500  
HANDED: 436, 437, 442, 466, 470, 478, 484 & 499



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	5.2m x 3.6m	17'0" x 11'9"
Living	4.2m x 3.7m	13'9" x 12'1"
Bedroom 1	2.3m x 4.2m	7'6" x 13'9"
Bedroom 2	4.2m x 2.5m	13'9" x 8'2"
Bedroom 3	2.1m x 4.2m	6'10" x 13'9"

CYL = Cylinder cupboard to selected Plots only  
\* Variation to Plots 436, 437, 438, 442, 443 & 444  
\*\* No window to Plots 438, 437 & 488

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.

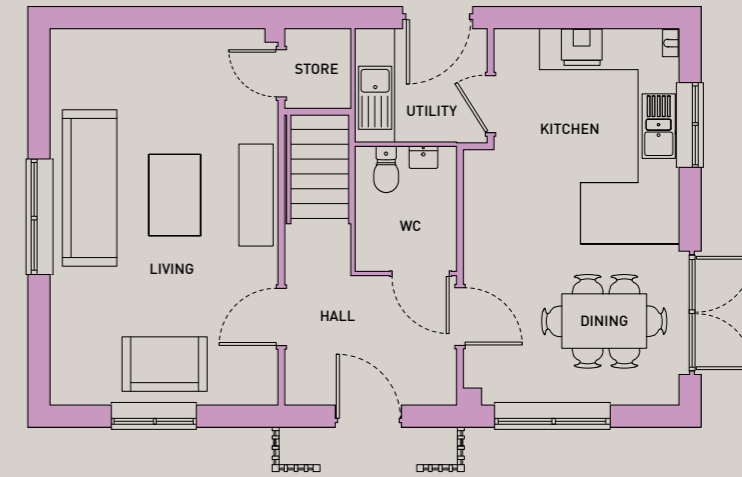
**THE ORCHID**

**THREE BEDROOM HOUSE**

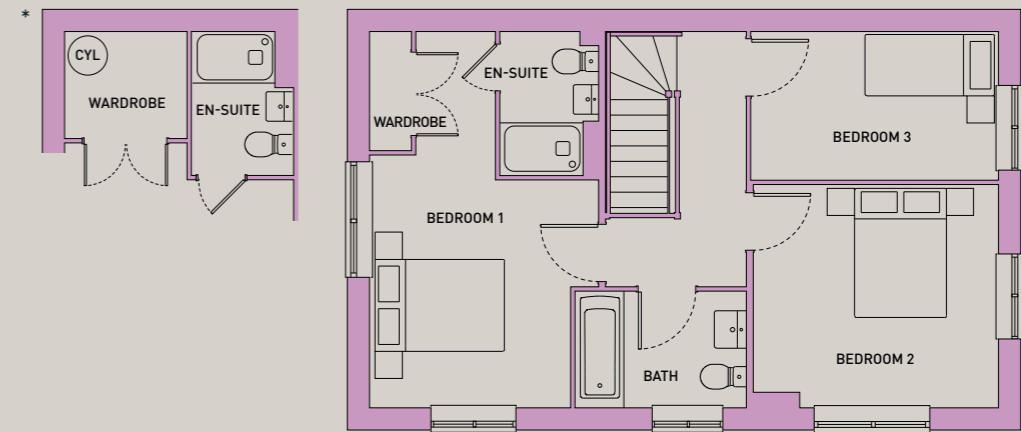
PLOT: 451  
 HANDED: 406, 492 & 523



SHERFORD, DEVON



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	3.5m x 5.5m	11'5" x 18'0"
Living	3.3m x 5.5m	10'9" x 18'0"
Bedroom 1	2.9m x 3.9m	9'6" x 12'9"
Bedroom 2	3.6m x 3.3m	11'9" x 10'9"
Bedroom 3	3.6m x 2.2m	11'9" x 7'2"

CYL = Cylinder cupboard to selected Plots only

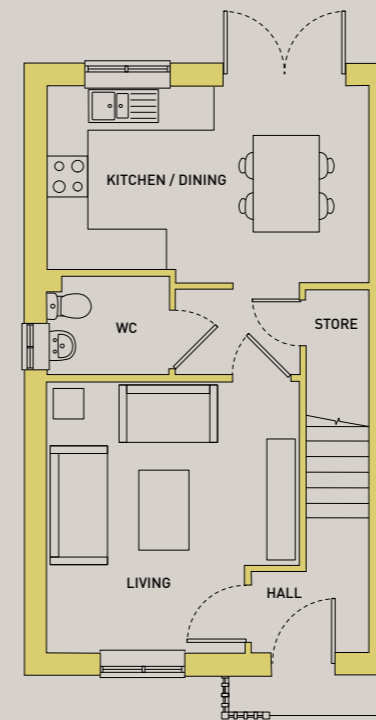
\* Variation to Plots 406, 492 & 523

**THE BLUEBELL**

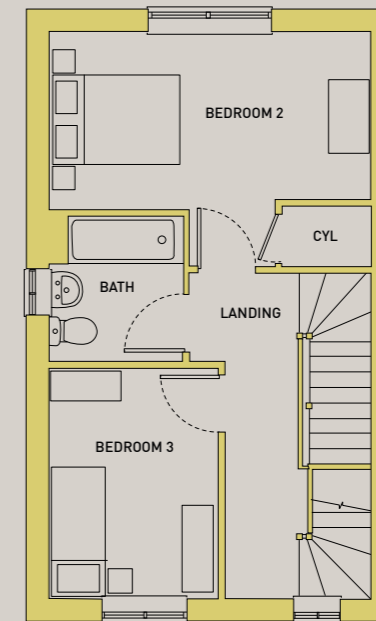
**THREE BEDROOM HOUSE**

PLOTS: 404, 428, 432, 528, 529, 531, 550, 551, 557 & 558

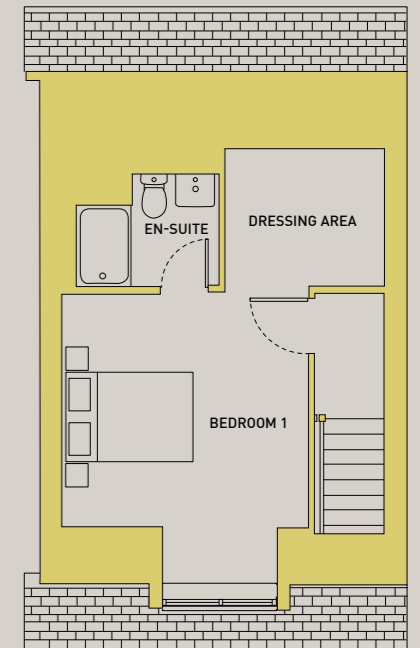
HANDED: 405, 427, 431, 530, 552 & 559



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/Dining	4.8m x 2.7m	15'8" x 8'10"
Living	3.7m x 4.0m	12'1" x 13'1"
Bedroom 1	3.7m x 3.4m	12'1" x 11'1"
Bedroom 2	4.9m x 2.6m	16'0" x 8'6"
Bedroom 3	2.5m x 3.4m	8'2" x 11'1"

CYL = Cylinder cupboard to selected Plots only





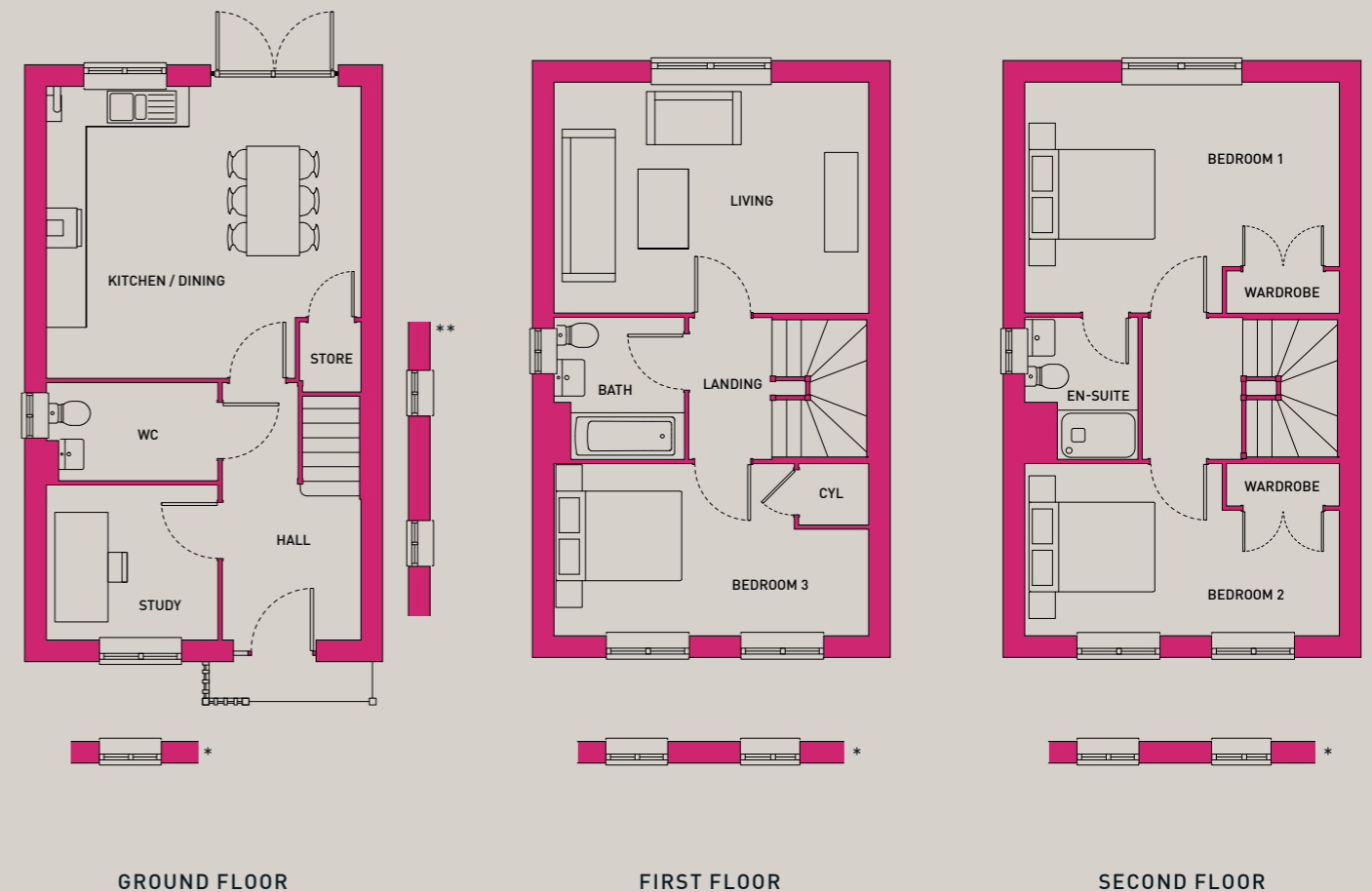
SHERFORD, DEVON

**THE BUTTERCUP**

**THREE BEDROOM HOUSE**

PLOTS: 384, 400, 505, 506, 507, 527, 532, 533, 553, 555, 556, 560, 561 & 563

HANDED: 387 & 526



Kitchen/Dining	4.8m x 4.4m	15'8" x 14'5"
Living	4.8m x 3.5m	15'8" x 11'5"
Bedroom 1	4.8m x 3.5m	15'8" x 11'5"
Bedroom 2	4.8m x 2.6m	15'8" x 8'6"
Bedroom 3	4.8m x 2.6m	15'8" x 8'6"
Study	2.6m x 2.3m	8'6" x 7'6"

CYL = Cylinder cupboard to selected Plots only

\* Variation to Plot 400

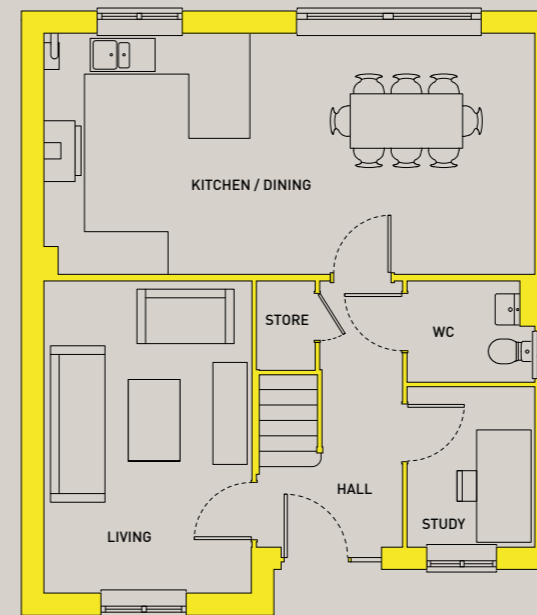
\*\* Variation to Plot 505

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.

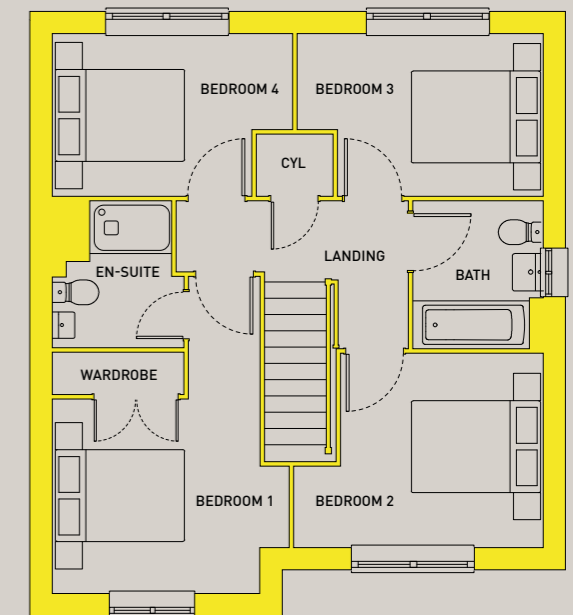
THE IRIS

FOUR BEDROOM HOUSE

PLOT: 475  
 HANDED: 474



GROUND FLOOR



FIRST FLOOR

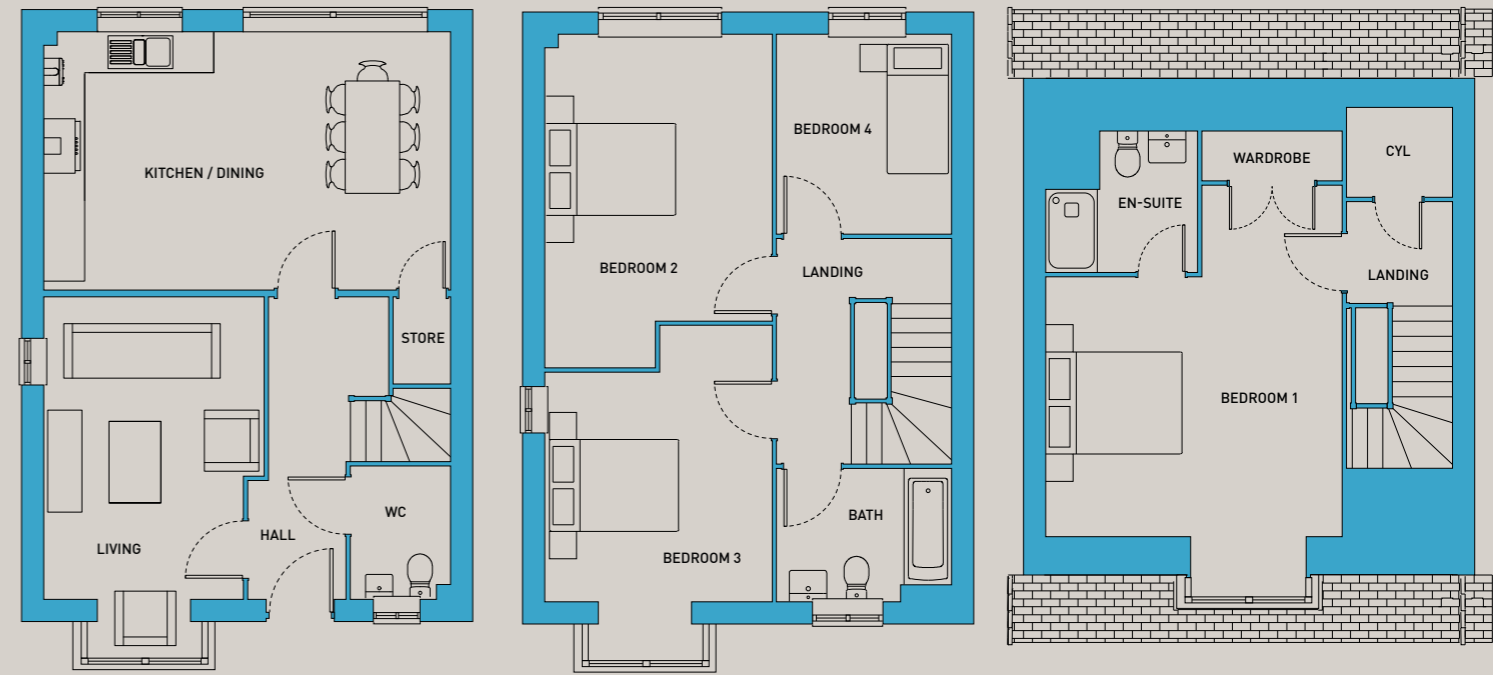
Kitchen/Dining	7.2m x 3.5m	23'7" x 11'5"
Living	3.1m x 4.6m	10'2" x 15'1"
Bedroom 1	3.5m x 3.5m	11'5" x 11'5"
Bedroom 2	3.7m x 2.8m	12'1" x 9'2"
Bedroom 3	3.6m x 2.4m	11'9" x 7'10"
Bedroom 4	3.5m x 2.4m	11'5" x 7'10"
Study	1.9m x 2.3m	6'2" x 7'6"

CYL = Cylinder cupboard to selected Plots only

THE DAISY

FOUR BEDROOM HOUSE

PLOTS: 426 & 430  
 HANDED: 425 & 429



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

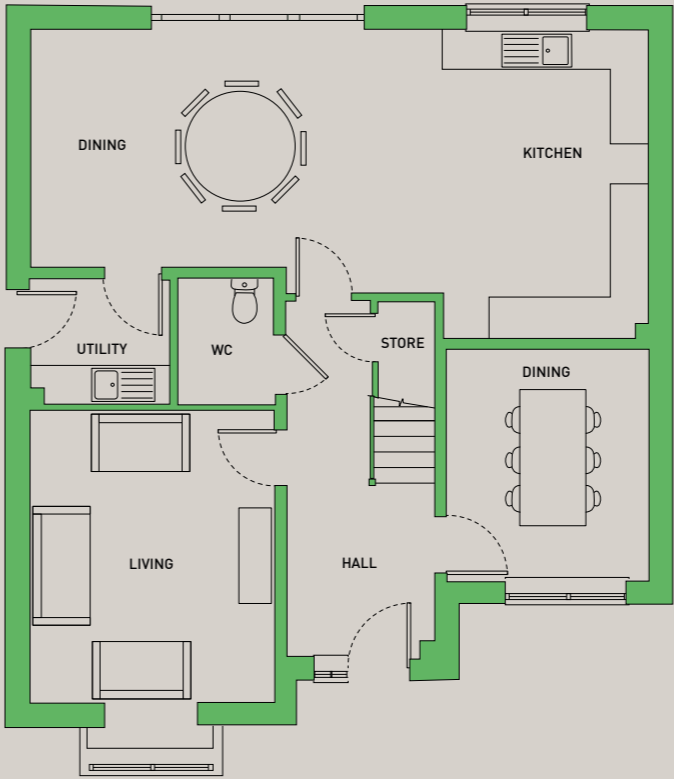
Kitchen/Dining	6.0m x 3.8m	19'8" x 12'5"
Living	3.2m x 4.4m	10'5" x 14'5"
Bedroom 1	4.3m x 5.1m	14'1" x 16'8"
Bedroom 2	3.3m x 4.9m	10'9" x 16'0"
Bedroom 3	3.3m x 4.0m	10'9" x 13'1"
Bedroom 4	2.5m x 2.9m	8'2" x 9'6"

CYL = Cylinder cupboard to selected Plots only

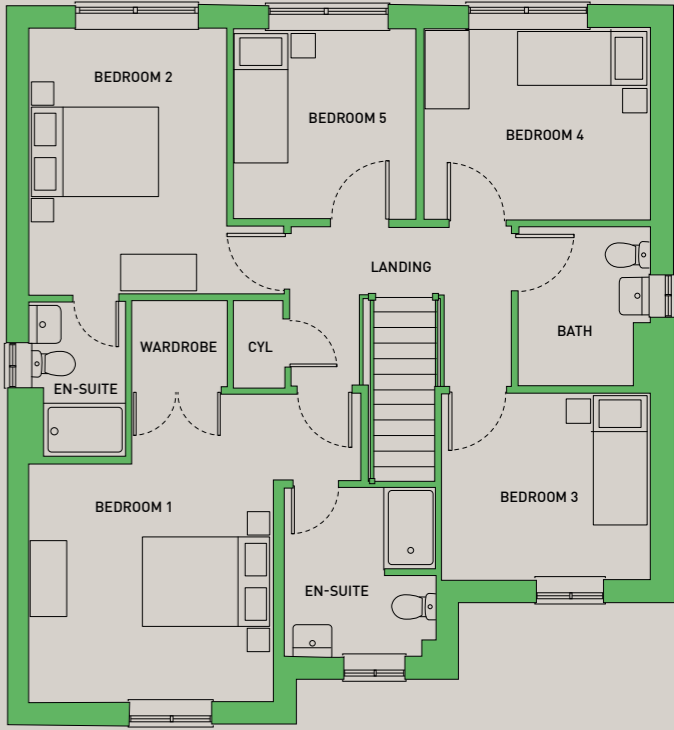
THE PEONY

FIVE BEDROOM HOUSE

PLOT: 514



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	9.1m x 3.5m	29'10" x 11'5"
Living	3.6m x 4.3m	11'9" x 14'1"
Bedroom 1	3.6m x 4.6m	11'9" x 15'1"
Bedroom 2	2.9m x 3.9m	9'6" x 12'9"
Bedroom 3	3.1m x 2.7m	10'2" x 8'10"
Bedroom 4	3.3m x 2.8m	10'9" x 9'2"
Bedroom 5	2.7m x 2.8m	8'10" x 9'2"

CYL = Cylinder cupboard to selected Plots only

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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.

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## ATTENTION TO DETAIL

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### KITCHENS

Individually-designed contemporary kitchen units with worktops & upstands

Appliances to include integrated oven hob, fridge freezer, dishwasher and washing machine

Kardean flooring

### BATHROOMS

Contemporary white sanitaryware

Wall tiling to wet areas and full height tiling around bath

Chrome towel rail

### LIGHTING AND ELECTRICAL

Downlights to lounge and kitchen

Pendant lights to all other rooms

External wall light

TV, BT and data points to selected locations

BT and Hyperoptic fibre connection

### OTHER FEATURES

Kardean flooring to wet rooms

Carpets to stairs, landing and bedrooms

Air source heat pumps to selected Plots\*

Turf to rear gardens

Outside tap

Landscaped front garden

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\*Please speak to Sales Adviser for more information

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.

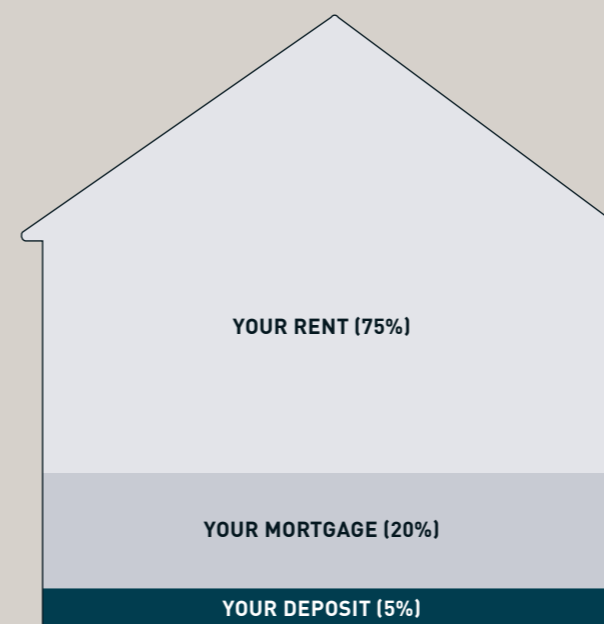


## SPECIFICATION

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

## 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.

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.

## 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.

All product photography is of Latimer developments. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. Computer-generated images are indicative only.



## 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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