

Saddlers Reach

Chichester, West Sussex



LATIMER
by Clarion Housing Group



ONE BEDROOM APARTMENT INTERIOR
COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

WELCOME TO SADDLERS REACH

SET IN THE PICTURESQUE CITY OF CHICHESTER,
SADDLERS REACH OFFERS A CONTEMPORARY
COLLECTION OF ONE, TWO AND THREE BEDROOM
HOMES FOR SHARED OWNERSHIP.

READ ON TO DISCOVER MORE ABOUT THE
LIVEABLE, LOVEABLE, WORKABLE SPACES
WE HAVE CREATED EXCLUSIVELY FOR YOU.

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

SADDLERS REACH



Ideally located just half a mile from the historic centre of Chichester, Saddlers Reach is an outstanding new collection of one, two and three bedroom homes available for shared ownership.

Situated in a leafy neighbourhood with a mix of historic buildings and environmentally sustainable new homes, Saddlers Reach is a vibrant, spacious place to call home. With many idyllic beauty spots nearby, and central London just over 90 minutes away by train, it's also superbly connected.

So whether you're upsizing, downsizing, or looking to take your first step on the property ladder – Saddlers Reach is the ideal choice.

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

ABOUT CHICHESTER

Picture credits: 'Chichester Cathedral' by Leadinglights, sourced from iStockphoto.com



Picture credits: 'Sunset on East Wittering beach' by Rodney Minter-Brown, sourced from Unsplash

With a 12th-century cathedral, quick London connections and beautiful surroundings, Chichester is a delightful fusion of city, countryside and coast with something for everyone.

The history of Chichester goes back 2,000 years, first as a Roman and then Anglo-Saxon town. Today, it's a thriving city where old meets new and modern life sits side-by-side with historic beauty.

At Saddlers Reach, scenic walks in nearby Havenstoke Park are the perfect break for those who mix home working with commuting. Essential shops and healthcare are also within walking distance; for younger children, the local Chichester Nursery

School and Portfield Primary Academy are both rated "Good" by Ofsted, as are a number of other primary and secondary schools throughout the city.

Slightly further afield – just 20 minutes' walk away – the historic centre of Chichester is home to many major high street names, as well as a variety of smaller independent boutiques. For a wider range, Portsmouth can be reached in less than half an hour by car.

When it's time to unwind, Chichester has something for everyone. Arts lovers will warm to its galleries, museums, cathedral, and the Festival and Minerva theatres. You can work up an appetite at fitness centres like Hive, Nuffield and the Racquets Club, or simply relax and enjoy the fare at Brasserie Blanc, Bill's or Crate & Apple.

Beyond the city, adrenaline-fuelled fun can be found just northeast of Chichester at Goodwood House, home to the Glorious Goodwood horseraces and Festival of Speed. To wind down, the beach is just a 20-minute drive away at Bognor Regis – and the breathtaking South Downs National Park is even closer.

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

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

Education

- 7 Portfield Primary Academy
- 8 Chichester Nursery School
- 9 Fordwater School (SEN)
- 10 Jessie Younghusband Primary School
- 11 St Richard's Catholic Primary School
- 12 Chichester High School

Fitness & Leisure

- 13 Westgate Leisure Centre
- 14 Nuffield Health & Fitness
- 15 Chichester Racquets & Fitness Club
- 16 Hive Functional Fitness
- 17 Elitas Fitness

Food & Drink

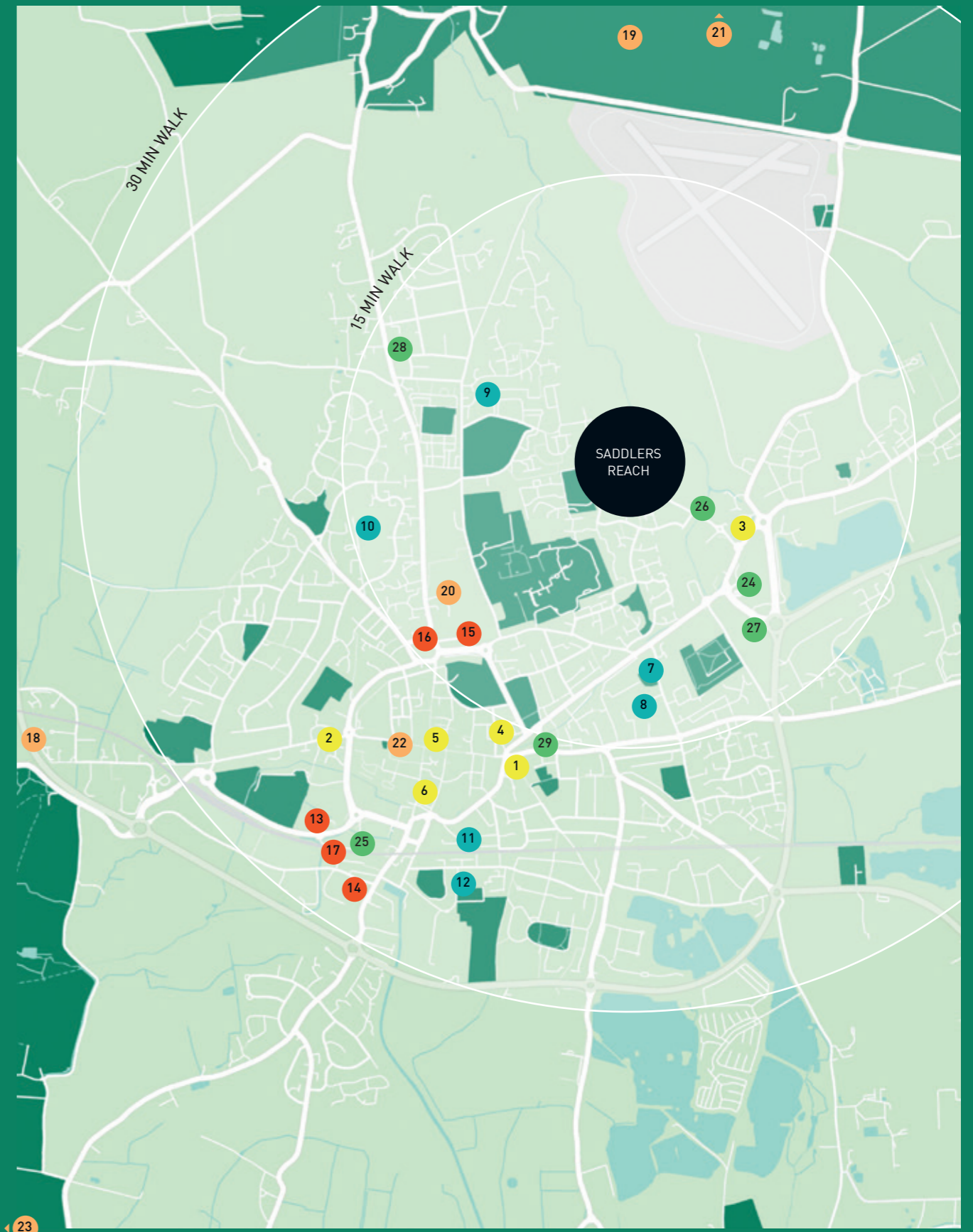
- 1 The Eastgate
- 2 Crate & Apple
- 3 The Barn Chichester
- 4 Brasserie Blanc
- 5 Bill's
- 6 Zizzi




Retail & Essentials

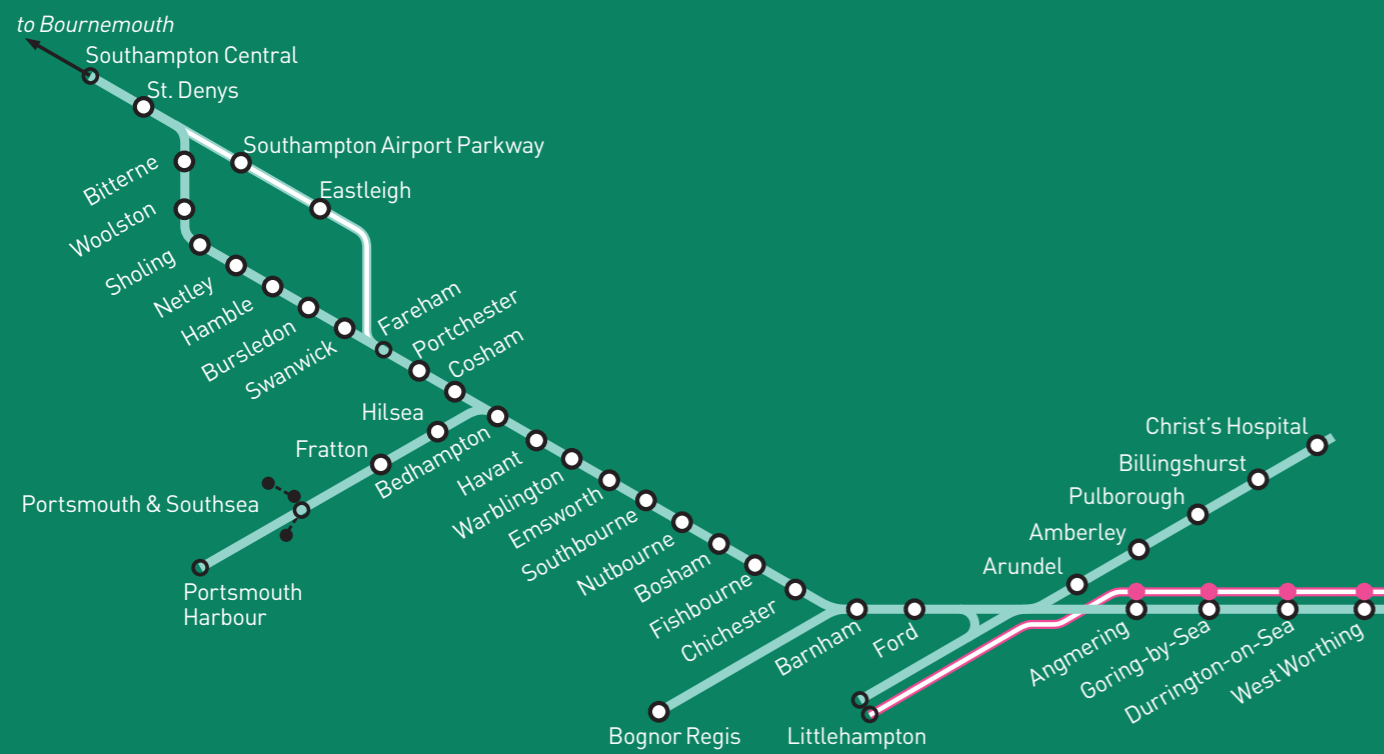
- 24 Sainsbury's
- 25 Waitrose
- 26 Aldi
- 27 Portfield Retail Park
- 28 Lavant Road Surgery
- 29 The Dental Centre

Sights & Gardens



- 18 Fishbourne Roman Palace
- 19 The South Downs
- 20 Chichester Festival Theatre
- 21 Goodwood House
- 22 Chichester Cathedral
- 23 Chichester Harbour (AONB)



		
Havenstoke Park 8 min	Bognor Regis 15 mins	Chichester Station 9 mins
St Richard's Hospital 10 mins	Portsmouth Harbour 31 mins	Bognor Regis 21 mins
Lavant Road Surgery 15 mins	Brighton 52 mins	Portsmouth 27 mins
Sainsbury's 18 mins	Southampton Central 56 min	Southampton Airport 44 mins
Chichester Nursery School 22 mins	Gatwick Airport 59 min	Brighton 1h 07min
Chichester Station 33 mins	London Victoria 1 hr 33 mins	Central London 1h 49min



Key

-  SOUTHERN RAILWAY
-  THAMESLINK

GREAT CONNECTIONS THROUGHOUT THE SOUTH

GRAYLINGWELL PARK

Saddlers Reach is set within Graylingwell Park, an established and sought-after community of new homes in a unique location steeped in history, with a variety of features on the doorstep, including playing fields, a café, community hub and lots of green, open space.



Key

- SADDLERS REACH
- EXISTING DEVELOPMENT
- PREVIOUS DEVELOPMENT BY LATIMER

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.

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.



TWO BEDROOM APARTMENT INTERIOR.
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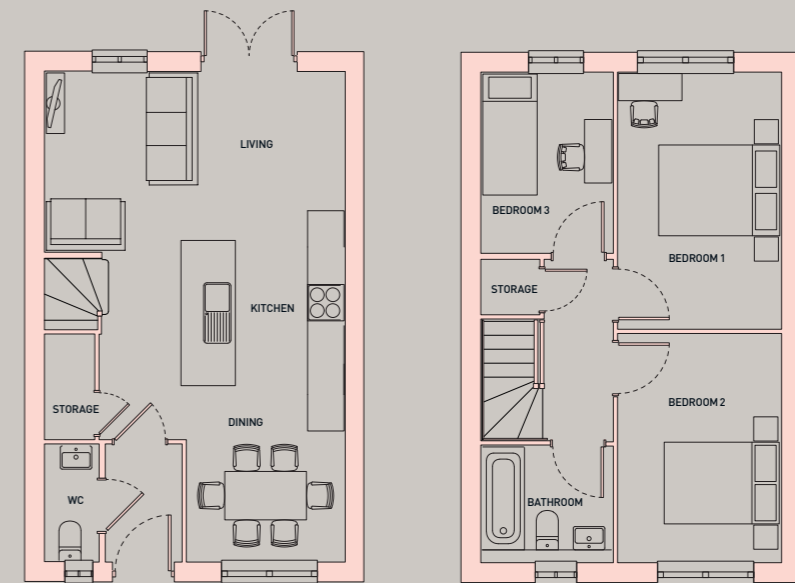


CORMORANT INTERIOR.
COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

CORMORANT

THREE BEDROOM HOUSE

PLOTS: 822, 823



GROUND FLOOR

FIRST FLOOR

LIVING/KITCHEN/DINING	8.1 M X 4.9 M	26'6" X 16'1"
WC	1.9 M X 0.9 M	6'2" X 2'11"
BEDROOM 1	4.1 M X 2.7 M	13'5" X 8'10"
BEDROOM 2	3.6 M X 2.7 M	11'9" X 8'10"
BEDROOM 3	2.9 M X 2.1 M	9'6" X 6'10"
BATHROOM	1.9 M X 2.1 M	6'2" X 6'10"

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.



TWO BEDROOM APARTMENT INTERIOR.
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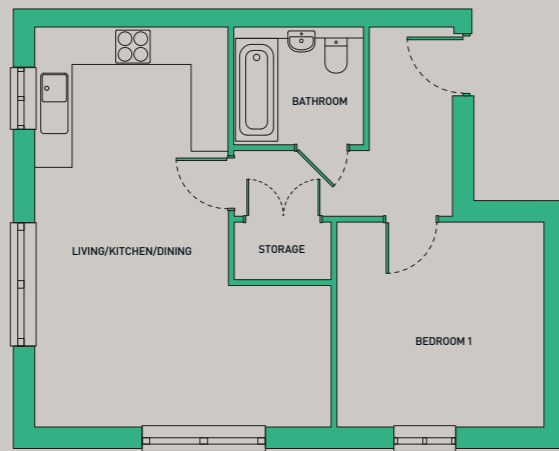


GUILLEMOT AND BITTERN APARTMENTS
COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

GUILLEMOT

ONE BEDROOM APARTMENT

PLOTS: 887, 890, 891, 894, 895, 898



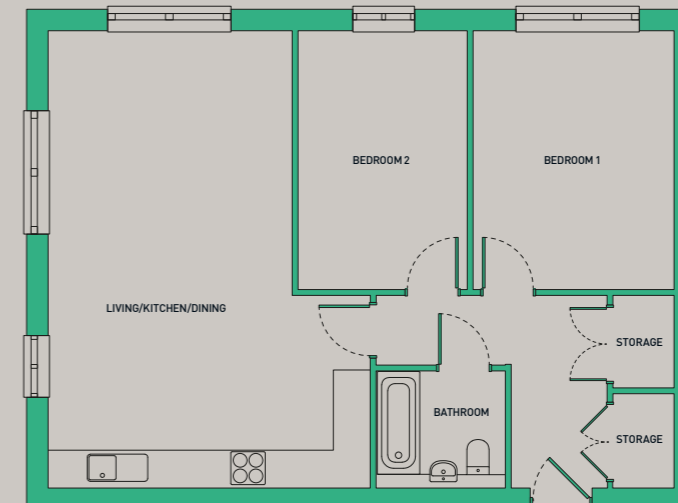
LIVING/KITCHEN/DINING	6.6 M X 4.8 M	21'7" X 15'8"
BEDROOM 1	3.4 M X 3.4 M	11'1" X 11'1"
BATHROOM	1.9 M X 2.1 M	6'2" X 6'10"

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BITTERN

TWO BEDROOM APARTMENT

PLOTS: 888, 889, 892, 893, 896, 897



LIVING /KITCHEN/ DINING	7.5 M X 4.0 M	24'7" X 13'1"
BEDROOM 1	4.2 M X 3.3 M	13'9" X 10'9"
BEDROOM 2	4.2 M X 2.7 M	13'9" X 8'10"
BATHROOM	1.9 M X 2.1 M	6'2" X 6'10"

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TWO BEDROOM APARTMENT.
SHOW APARTMENT PHOTOGRAPHY.

Our homes at Saddlers Reach 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	APARTMENTS
KITCHENS		
Individually-designed contemporary kitchen units with worktops, upstands & splashbacks	•	•
Appliances to include: fridge/freezer, washing machine, dishwasher, oven, hob & extractor	•	
Appliances to include: fridge/freezer, washer/drier, oven, hob & extractor		•
BATHROOMS		
Contemporary white sanitaryware	•	•
Wall tiling to wet areas	•	•
Towel radiator	•	•
LIGHTING AND ELECTRICAL		
Downlights to: kitchen area; bathrooms	•	•
Pendant lights to: remaining rooms & living spaces	•	•
SkyQ points	•	•
BT phone points	•	•
OTHER FEATURES		
Vinyl floors to: kitchens; dining & living areas; halls; WC; bathroom; en-suite	•	•
Carpet to: bedrooms; stairs; landings	•	
Hardwearing flooring to: all communal areas		•
Shed	•	
Bin Store		•
Cycle Store		•
Communal Satellite Dish		•
Neutral decoration throughout	•	•
SAFETY & PEACE OF MIND		
Lighting to front door	•	•
Interconnected smoke & heat detectors	•	•
Video entry system		•

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

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.



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

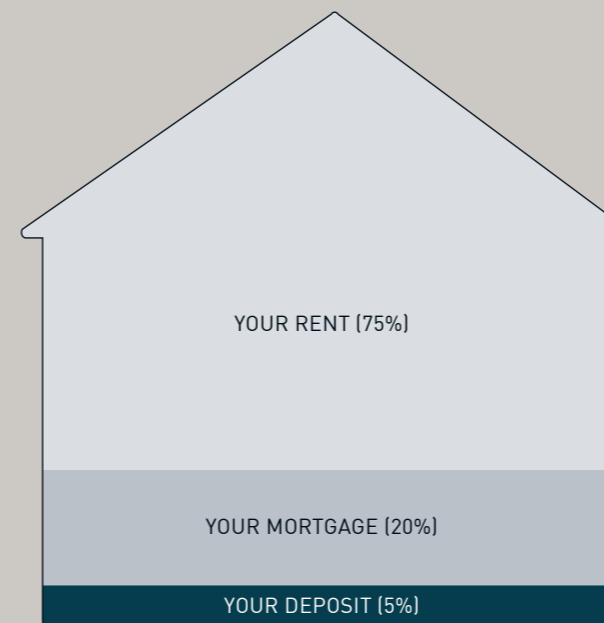
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 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.



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.

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.



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.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS

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

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FIND US
WWW.LATIMERHOMES.COM

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

DISCLAIMER

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