

Latimer at Birch Park

Braintree, Essex



LATIMER
by Clarion Housing Group



WELCOME TO LATIMER AT BIRCH PARK

SET IN THE SOUGHT-AFTER TOWN OF BRAINTREE, ESSEX, LATIMER AT BIRCH PARK OFFERS A SUPERB COLLECTION OF ATTRACTIVE AND CONTEMPORARY TWO AND THREE-BEDROOM HOMES AVAILABLE WITH SHARED OWNERSHIP.

—

PART OF THE BEAUTIFULLY-LANDSCAPED TOWERLANDS PARK ESTATE, BIRCH PARK OFFERS RESIDENTS A STYLISH AND COMFORTABLE PLACE TO CALL HOME. FUTURE PLANS INCLUDE PLAY ZONES, RETAIL SPACE AND A NURSERY. A TASTE OF THE COUNTRY LIFESTYLE YET WITHIN EASY REACH OF EVERYTHING BRAINTREE HAS TO OFFER, THIS EXCITING NEW DEVELOPMENT PRESENTS A TRULY WARM AND WELCOMING COMMUNITY.

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.

LATIMER DELIVERS MORE



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
CHIEF DEVELOPMENT OFFICER

LATIMER AT BIRCH PARK



Set in sought-after Braintree, Essex, Latimer at Birch Park offers a superb opportunity to invest in attractive and contemporary two and three-bedroom homes exclusively available from Latimer, part of Clarion Housing Group.

With all-inclusive contemporary fixtures and fittings, the spacious, light-filled two-storey houses will appeal to singles, couples and families alike. Set on the fringes of rich, rolling green fields, and with the added benefits of private parking, garden, patio and shed, each home offers everything you could wish for and more.

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.



ABOUT BRAINTREE



For those looking to move up or move out of the city, Braintree is a desirable, bustling market town in rural Essex that offers the perfect balance between stylish countryside living and a busy life in town.

The historic town has a population of 40,000 but still has a welcoming, small-town feel.

Just moments away, the town centre has all the day-to-day amenities you need alongside a host of boutiques, high street retailers, lively pubs and eateries - favourites include The Chophouse and Number 92 cocktail bar. The town also hosts popular twice-weekly markets.

Braintree is well-served by an excellent choice of state and independent schools, including Ofsted Outstanding St Michael's Primary School and the Tabor Academy rated Good.

For a dose of retail therapy, Braintree Village designer outlet at Freeport has 90 retailers including Adidas, M&S and Reiss, plus Cineworld and a bowling alley. Freeport Station is the first stop on the one-hour journey from Braintree Station to London Liverpool Street.

For a culture fix, try the District Museum or Bocking Arts Theatre at the Literary and Mechanical Institute. There is no shortage of community spirit - the Institute is a lively hub for social and charity events, and there is an annual carnival and seasonal fairs.

Visit nearby Cressing Temple, a beautiful park and events venue with two of world's oldest timber barns built by the Knights Templar.

Outdoor and sporting enthusiasts are truly spoilt for choice. Braintree & Bocking Public Gardens is a popular spot, and the beautiful Great Notley Country Park has everything from playgrounds, sky-high rope trails to fishing lakes. There are local cricket, hockey, rugby and football clubs, and the 15-mile Flitch Way trail for walkers and cyclists leads from Braintree to the charming town of Bishop's Stortford.

IN YOUR NEIGHBOURHOOD

Fantastic wining and dining options, an abundance of arts, entertainment and recreational venues, outstanding education opportunities, plus easy access to the capital - all you need and more is within reach Latimer at Birch Park.

Education

- 1 John Bunyan Primary
- 2 St Michael's Primary
- 3 Tabor Academy
- 4 Notley High School & Braintree Sixth Form

Fitness & Leisure

- 5 Braintree Sport & Health Club
- 6 Braintree Golf Club
- 7 Bannatyne Health Club Braintree
- 8 King George V Playing Fields

Food & Drink

- 9 The House by Hilly Gante
- 10 Number 92
- 11 Weavers Restaurant
- 12 Il Salice

Retail & Essentials

- 13 Sainsbury's
- 14 Tesco Superstore
- 15 Lidl
- 16 Free Designer Outlet

Sights & Gardens

- 17 Braintree & Bocking Public Gardens
- 18 Jurassic Encounter Adventure Golf
- 19 American Golf - New Malden
- 20 Raynes Park Library

LATIMER AT BIRCH PARK



Maps are not to scale and show approximate locations only.

Journey times are taken from Google Maps/National Rail and may vary. We do not guarantee the accuracy or reliability of this information and recommend verifying details with official sources or navigation services.

Maps are not to scale and show approximate locations only.

Braintree enjoys excellent road transport links which provide easy access to neighbouring towns, and frequent daily trains directly into the heart of London.

The A120 and A131 both bypass the town, with the A120 connecting to the M11 at J8. The A120 links the town with Bishop's Stortford and Stansted Airport, and leads to the A12 for Colchester, Ipswich and Harwich International Port.

By rail, Braintree Railway Station is 2 miles from Towerlands Park, with connections to London Liverpool Street in just over an hour. It is only 4 minutes train journey to Freeport Station, so access to the popular designer outlet on the edge of town is a breeze.

On Foot

Bocking Primary School	20 mins
John Bunyan Primary and Nursery	25 mins
Tabor Academy High School	25 mins
Braintree Town Centre	37 mins

By Train

From Braintree Railway Station

Braintree Freeport	4 mins
Chelmsford	25 mins
Shenfield	38 mins
Colchester	40 mins
Romford	55 mins
London Liverpool Street	65 mins

Maps are not to scale and show approximate locations only.

Journey times are taken from Google Maps/National Rail and may vary. We do not guarantee the accuracy or reliability of this information and recommend verifying details with official sources or navigation services.

GREAT CONNECTIONS



OUR NEIGHBOURHOOD

Latimer at Birch Park enjoys excellent road transport links which provide easy access to neighbouring towns, and frequent daily trains directly into the heart of London.

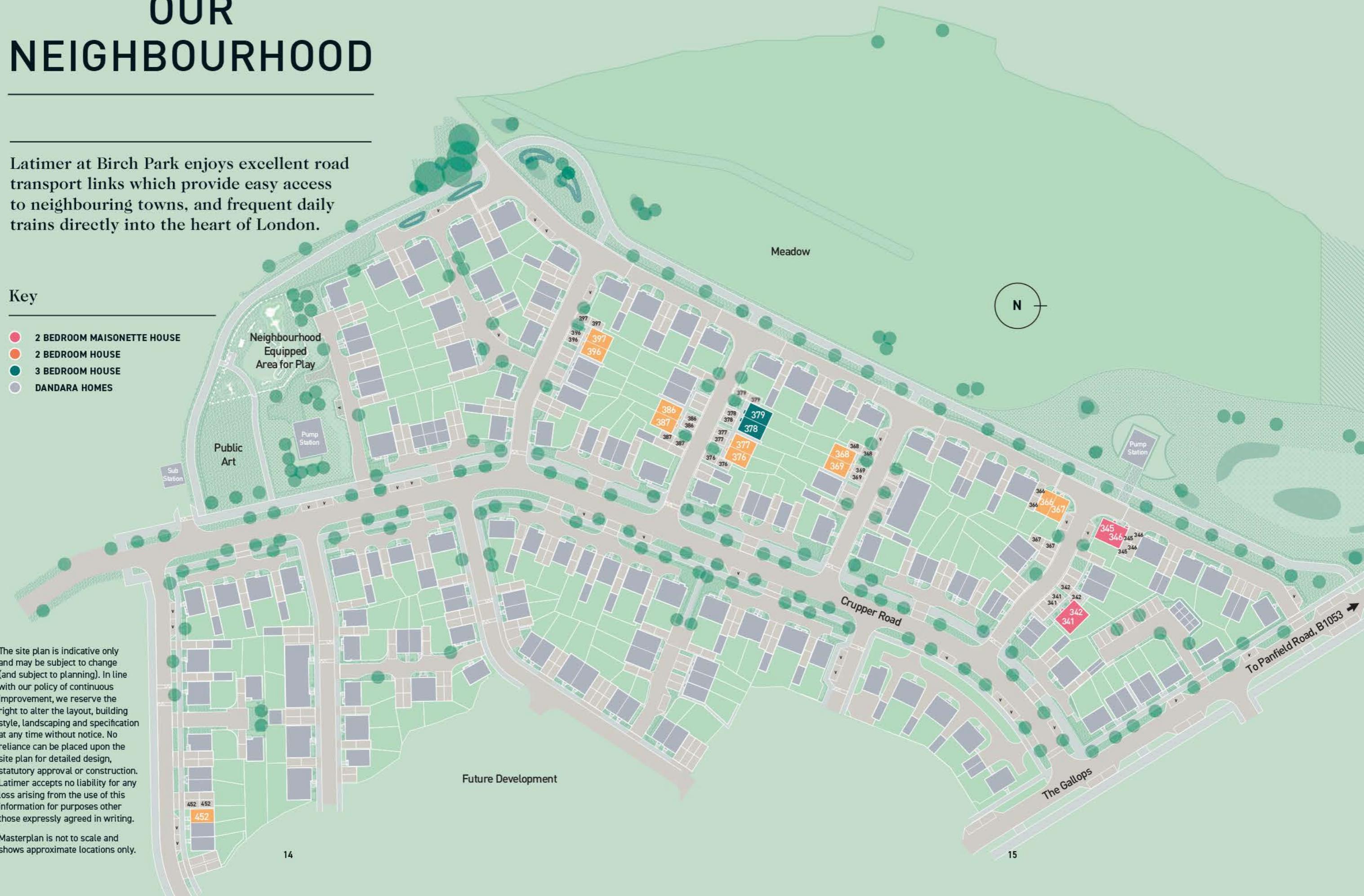
Key

- 2 BEDROOM MAISONETTE HOUSE
- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- DANDARA 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. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other than expressly agreed in writing.

Masterplan is not to scale and shows approximate locations only.

LATIMER AT BIRCH PARK





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 MAISONETTE 1

TWO BEDROOM MAISONETTE

PLOTS: 341 & 345



KEY

- FF - FRIDGE/FREEZER
- DW - DISHWASHER SPACE
- WM - WASHING MACHINE SPACE
- AC - AIRING CUPBOARD
- W - WARDROBE

LIVING/DINING	7.66 M X 3.93 M	25' 1" X 12' 10"
KITCHEN		
BEDROOM 1	4.29 M X 3.47 M	14' 1" X 11' 4"
BEDROOM 2	3.47 M X 3.35 M	11' 4" X 10' 11"
TOTAL AREA	70.0 SQ.M.	753 SQ.FT.



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

THE MAISONETTE 2

TWO BEDROOM MAISONETTE

PLOTS: 342 & 346



GROUND FLOOR

FIRST FLOOR

KEY

- FF - FRIDGE/FREEZER
- DW - DISHWASHER SPACE
- WM - WASHING MACHINE SPACE
- AC - AIRING CUPBOARD
- W - WARDROBE

LIVING ROOM	5.13 M X 4.64 M	16' 10" X 15' 3"
KITCHEN/DINING	3.98 M X 3.26 M	13' 1" X 10' 9"
BEDROOM 1	4.29 M X 3.47 M	14' 1" X 11' 4"
BEDROOM 2	3.47 M X 3.35 M	11' 4" X 10' 11"
TOTAL AREA	74.4 SQ.M.	801 SQ.FT.



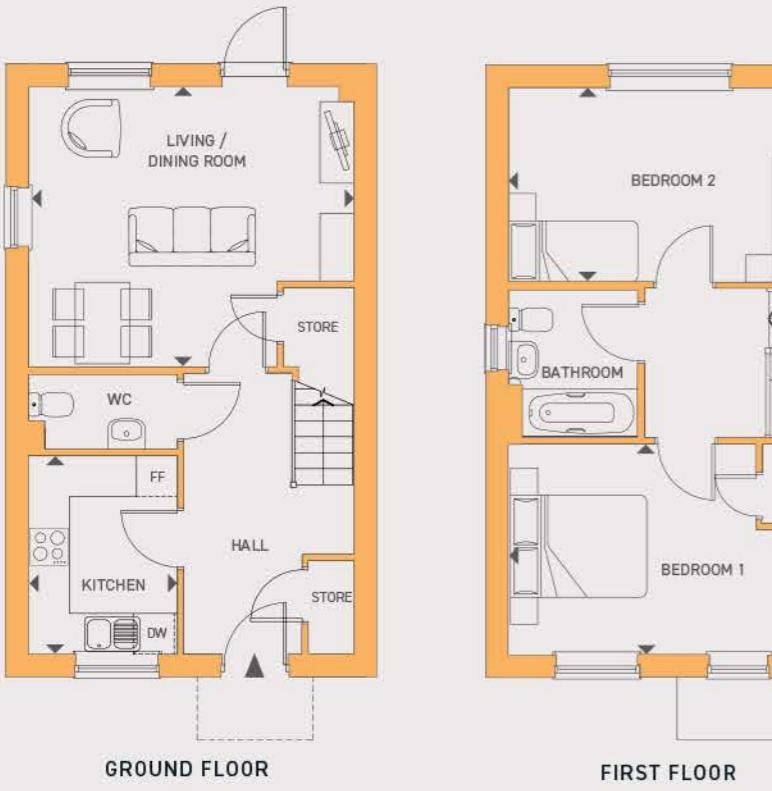
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

THE HERTFORD

TWO BEDROOM HOUSE

PLOTS: 366*, 367, 368*, 369, 376*, 377, 386*, 387,
396*, 397 & 452

* PLOTS 366, 368, 376, 386 & 396 ARE HANDED



KEY
FF - FRIDGE/FREEZER
DW - DISHWASHER SPACE
AC - AIRING CUPBOARD
W - WARDROBE

LIVING/DINING	4.78 M X 4.11 M	15' 8" X 13' 5"
KITCHEN	2.95 M X 2.13 M	9' 8" X 6' 11"
BEDROOM 1	4.78 M X 3.06 M	15' 8" X 10' 0"
BEDROOM 2	4.78 M X 2.85 M	15' 8" X 9' 4"
TOTAL AREA	79.8 SQ.M.	859 SQ.FT.

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

THE MAIDSTONE

THREE BEDROOM HOUSE

PLOTS: 378* & 379

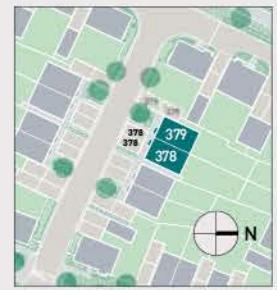
* PLOT 378 IS HANDED



KEY
FF - FRIDGE/FREEZER
DW - DISHWASHER SPACE
AC - AIRING CUPBOARD
W - WARDROBE

LIVING/DINING	5.23 M X 4.50 M	17' 1" X 14' 9"
KITCHEN	2.82 M X 2.69 M	9' 3" X 8' 9"
BEDROOM 1	4.28 M X 2.69 M	14' 0" X 8' 9"
BEDROOM 2	4.49 M X 2.74 M	14' 8" X 9' 2"
BEDROOM 3	3.33 M X 2.43 M	10' 11" X 8' 0"
TOTAL AREA	93.2 SQ.M.	1,003 SQ.FT.

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.



SPECIFICATION

KITCHENS

Contemporary fitted kitchen from Symphony's Hacienda range

Laminate worktops and matching upstands in Copper Slate

Integrated single oven

Electric hob with stainless steel splashback and extractor hood

Integrated fridge/freezer

Stainless steel sink and drainer with chrome mixer tap

BATHROOMS

White sanitaryware with Vado ironmongery in chrome

Bath with glass shower screen

Full height ceramic wall tiles around bath and splash back to sink in Savoy Grey

Chrome dual-fuel heated towel rail

FLOORING

Amtico vinyl flooring in Weathered Oak to entrance ways, kitchen, living and dining areas

Vinyl flooring in grey cement tile to bathroom and WC

Carpets to stairs and bedrooms in Harbour Grey

GENERAL

Parking space for two vehicles

EV charging

Turfed rear garden with patio and shed is to houses only

Air source heat pump

White, uPVC framed double glazed windows

12 year Premier build warranty

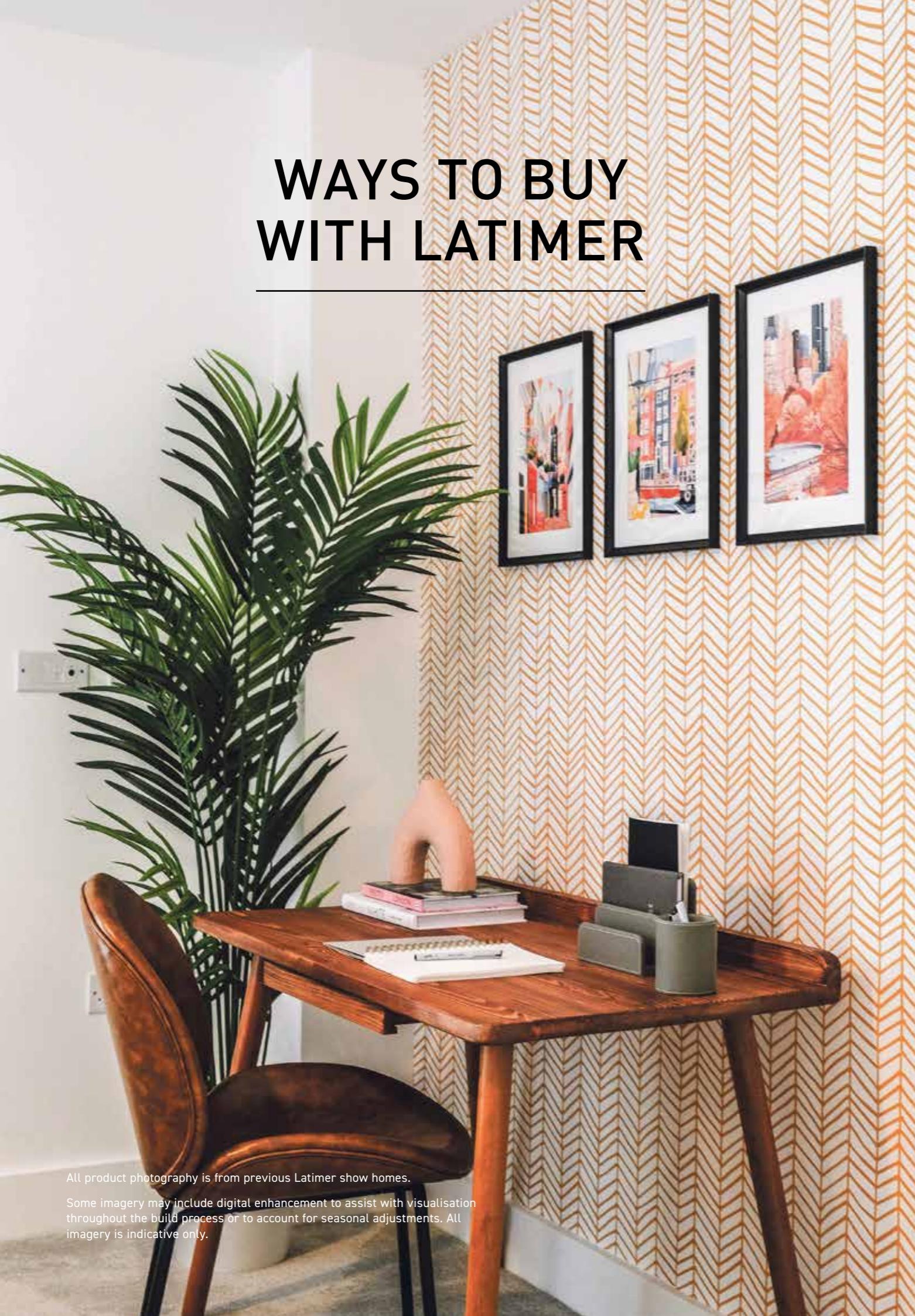
Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



All product photography is from previous Latimer show homes.

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



All product photography is from previous Latimer show homes.

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.

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 125 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 long-term 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 125 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. Read on to find out how we can help you get the keys to your very own home.



SHARED OWNERSHIP

Buying a home with shared ownership gives you an accessible and flexible way to buy your dream home

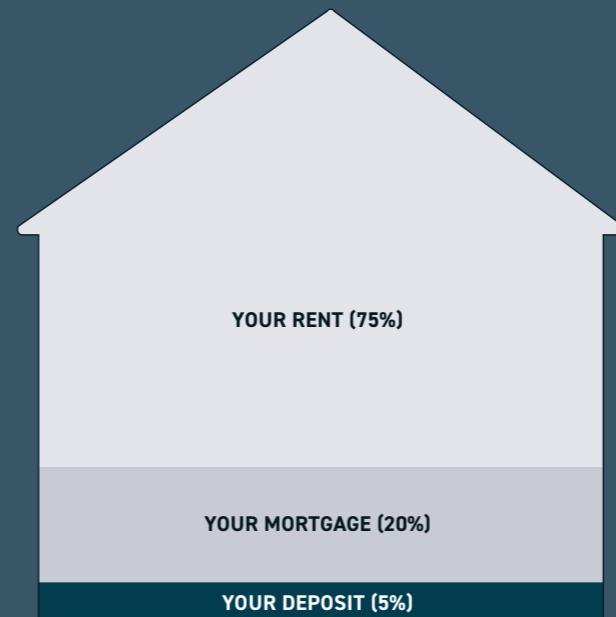
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5–10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share.

Once you've moved in, you can if you wish begin to buy more shares in your home until you own it 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. We have tools available to help you get an idea of the current value of your home and to understand how much you can afford to buy.

There's more information on shared ownership in the step by step guide that you can find on the Latimer website: latimerhomes.com

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.

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.

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 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).

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.

Interested in buying with shared ownership?

Your first step is to visit latimerhomes.com to browse all the shared ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for shared ownership. We will then 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

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.



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.



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.

These are a selection of our developments, please visit latimerhomes.com to explore more.

All product photography is from previous Latimer show homes.

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.



Computer Generated Images are indicative and are intended for illustrative purposes only.

Barley Green, Saffron Walden, Essex

A collection of two, three and four bedroom homes, nestled in the charming market town of Saffron Walden.

These contemporary homes offer the perfect blend of modern living and timeless style, designed to cater to the diverse needs of today's homeowners. With all homes available with shared ownership, Barley Green is the ideal setting for families, couples, and individuals alike.

One Goodmayes, Ilford, London

A contemporary collection of one and two bedroom apartments in the heart of East London.

One Goodmayes offers a fantastic location just moments from the high street, with excellent transport links into London. The spacious and stylish apartments offer the perfect opportunity for first time buyers and young professionals to step onto the property ladder with shared ownership.

The Orchard, Little Dunmow, Essex

A new development of one bedroom apartments and two bedroom houses, offering contemporary living in the rural idyll of Little Dunmow. Nestled in between Braintree and Bishop's Stortford and surrounded by the rolling Essex countryside.

Each home at The Orchard boasts modern architecture and elegant interiors, you'll be able to choose from a range of homes, all with private outdoor space and beautiful communal areas, set in leafy landscaped surroundings.



A WORD FROM OUR CUSTOMERS

All product photography is from previous Latimer show homes.

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.



Energy bills halved at Conningbrook Lakes

Sue and her partner, Sean, have swapped their idyllic but energy-inefficient cottage in nearby Ruckinge for a new three bedroom home close-by at Conningbrook Lakes in Ashford, Kent.

Surrounded by beautiful views of rolling hills and lakes, the peaceful country park setting, coupled with the benefits of living in a new-build home, has cemented their decision to move from a period property. Sue explains: “I really loved our old, picturesque cottage but the style and layout of our new-build home here is just as appealing. The development has been designed to feel like a traditional Kent village and the lakeside setting is so peaceful. The most notable change is our energy bill, which was astronomical in our old home.”

Situated within walking distance to popular Ashford, the location also ticked a big box for the family. Sue comments: “At Conningbrook Lakes, we have the best of both worlds. We still have the countryside views and peaceful green space on our doorstep, but we can now walk to all the amenities in Ashford too.”

GET IN TOUCH



CALL US
0300 304 7636

E-MAIL US
LATIMERNEWHOMEADVICETEAM@CLARIONHG.COM

FIND US
WWW.LATIMERHOMES.COM/BIRCH-PARK

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

DISCLAIMER

Latimer has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Latimer does not therefore warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Latimer undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of contract or warranty on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Latimer or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Latimer. Latimer supports the development of mixed tenure developments and is proud to provide homes for outright sale and shared ownership. We may change the tenure of some homes subject to demand. Latimer Developments Ltd is part of Clarion Housing Group, a charitable Community Benefit Society (FCA No. 7686). Registered with the Regulator of Social Housing (No. 4865). VAT no. 675646394. Registered office: Greater London House, Fifth floor, Hampstead Road, London NW1 7QX.



LATIMER
by Clarion Housing Group

LATIMERHOMES.COM