

Latimer at

LUMINA VILLAGE

Trafford, Manchester



**LATIMER
HOMES**
by Clarion Housing Group

INTRODUCING LUMINA VILLAGE



Computer generated images are indicative only.

Step into homeownership at Lumina Village - your bright start in Trafford's most exciting new neighbourhood. With stylish one, two and three bedroom apartments plus contemporary townhouses available through shared ownership, we're making it easier for you to own your first home in Manchester.

This thoughtfully designed community blends perfectly with Trafford's vibrant character, creating a place where connections flourish and life feels effortless.

Lumina Village is brought to you by Latimer Homes. Read on to discover more about the liveable, lovable, spaces we have created exclusively for you.

MANCHESTER'S BEST-CONNECTED NEIGHBOURHOOD

Welcome to Trafford, where city energy meets community spirit. This is where your weekends come alive with world-class cricket on your doorstep and the energy of Old Trafford Stadium is just moments away.

Sport not your thing? The Northern Quarter's galleries, Salford Quays' waterfront bars, and Manchester's legendary music venues are all within easy reach. Plus, with the Metrolink literally outside your door, the entire city becomes your playground – you're just 8 minutes from Deansgate's shops and restaurants.

Growing families? You've picked the perfect spot. Trafford's outstanding schools consistently top the league tables, giving your little ones the brilliant start they deserve.

This is more than a postcode, it's your gateway to everything Manchester has to offer, with the breathing space to call it home.



Lumina Village

Old Trafford Cricket Ground

ENDLESS OPPORTUNITIES

Your new neighbourhood comes with serious perks. Salford Quays is your local playground, just a quick walk or one Metrolink stop away.



This is where warehouse apartments meet waterfront dining and Manchester's creative heart beats loudest.

Start your Saturday at MediaCity, grabbing flat whites before browsing The Makers Market. Fancy brunch? Central Bay's Kargo MKT brings street food from around the world, all under one roof.

When friends visit, you're spoilt for choice. Sunset cocktails at The Alchemist with those Manhattan-

skyline views. Catch the latest theatre sensation at The Lowry. Or if you're feeling adventurous, why not try wakeboarding at the watersports centre? Yes, really.

Date night? Pier Eight for something special, or keep it casual at Turtle Bay. Family in town? The Imperial War Museum never fails to impress.

This is your Manchester – cultured, connected, and never boring.



WELCOME TO YOUR NEIGHBOURHOOD

Everything you need for the life you want. Morning yoga at the local gym, weekend brunches at your new favourite café, after-work drinks in bustling beer gardens, with everything from daily essentials to special occasions within a comfortable walking distance.

RETAIL & ESSENTIALS

- 1 White City Retail Park
- 2 Tesco Extra
- 3 Coop Food
- 4 Lidl
- 5 M&S Food Hall
- 6 Aldi
- 7 Sainsbury's Local

FOOD & DRINK

- 1 L'Artigiano
- 2 The Alchemist
- 3 Banana Tree
- 4 Turtle Bay
- 5 Bee Orchid
- 6 Matchstick Man
- 7 Café Football
- 8 Signature Steakhouse
- 9 Nandos
- 10 Pizza Express

EDUCATION

- 1 Trafford College
- 2 Stretford High School
- 3 University Academy '92
- 4 Gorse Hill Primary
- 5 Kings Road Primary
- 6 St Teresa's Primary
- 7 Seymour Community Primary
- 8 Longford Park School

POINTS OF INTEREST

- 1 Manchester United
- 2 Old Trafford Cricket Ground
- 3 International Freight Terminal
- 4 Media City UK
- 5 Salford Quays
- 6 The Quays Shopping Centre
- 7 Old Trafford Medical Practice
- 8 Longford Park

LEISURE

- 1 Man Utd Museum
- 2 Lowry
- 3 Imperial War Museum
- 4 The Gym Group
- 5 Pure Gym
- 6 Stretford Sports Village
- 7 Vue Cinema
- 8 O2 Victoria Warehouse
- 9 Costa Coffee
- 10 Virgin Active
- 11 Uswim!
- 12 Watersports Centre
- 13 Coronation St Experience
- 14 TeamSport Go Karting
- 15 Ordsall Hall

EASY CONNECTIONS TO EVERYTHING

Living at Lumina Village means Manchester works around your schedule. Walk out your door, hop on the Metrolink at Old Trafford (3 minutes away), and you're shopping in the city centre 20 minutes later. Friday night plans in the Northern Quarter? You'll be home before your friends have even found parking.

Weekend escapes are just as simple. Manchester Airport is 30 minutes door-to-departure by tram – perfect for those spontaneous city breaks. Driving? The M60 puts you on the motorway network in minutes, whether you're heading to the Peak District or visiting family.



SALFORD WATERSPORTS CENTRE	30 MINS
LOWRY THEATRE	30 MINS
IMPERIAL WAR MUSEUM	30 MINS
UNIVERSITY OF SALFORD	50 MINS



MEDIACITY	10 MINS
CASTLEFIELD	11 MINS
DEANSGATE	13 MINS
SPINNINGFIELDS	15 MINS
OXFORD ROAD	18 MINS
SALFORD UNIVERSITY	18 MINS
MANCHESTER PICCADILLY	20 MINS



DEANSGATE	20 MINS
ST PETER'S SQUARE	14 MINS
TRAFFORD CENTRE	33 MINS
MANCHESTER PICCADILLY	18 MINS
MANCHESTER VICTORIA	21 MINS
ETIHAD STADIUM	35 MINS
MANCHESTER AIRPORT	50 MINS

Journey times are taken from Google Maps/National Rail.



This is connected living that gives you time back. More lie-ins. Longer lunches. Later nights out. When everything's this easy to reach, you spend less time travelling and more time living.





Computer generated images are indicative only.

WELCOME TO LUMINA VILLAGE

Tree-lined boulevards where neighbours become friends, a village green where summer picnics just happen, and play streets where kids can actually play. This is Lumina Village – Manchester living, reimagined.

We've designed everything around the way you want to live. Shared, outdoor spaces for when you (or the kids) want to get outside. Or, for those rainy days, you can choose from smart one-bed apartments perfect for first-time buyers, right up to spacious four-bedroom houses for growing families.

This isn't just another development. It's a proper neighbourhood with personality – where morning coffee runs turn into conversations, where green spaces give you breathing room, and where Trafford's community spirit finds its newest home.



Townhouses at Lumina Village.

SITE PLAN



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.

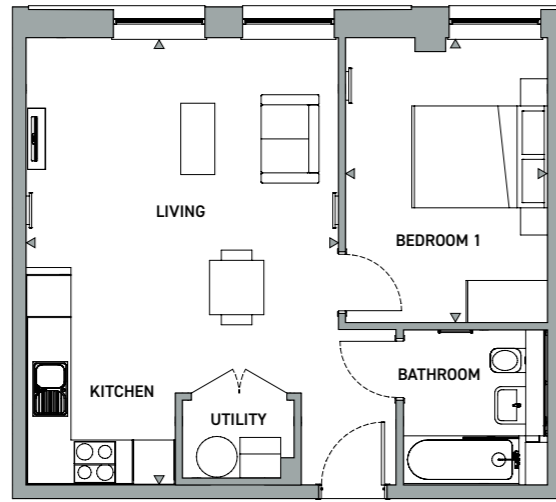
Masterplan is not to scale and shows approximate locations only.

1 BEDROOM APARTMENTS

Apartment Type 1

Levels: 1-6

Location of apartment type by plot number



Kitchen/Living Area	4.598m x 3.382m	15'0" x 11'11"
Bedroom 1	2.975m x 4.193m	9'9" x 13'9"

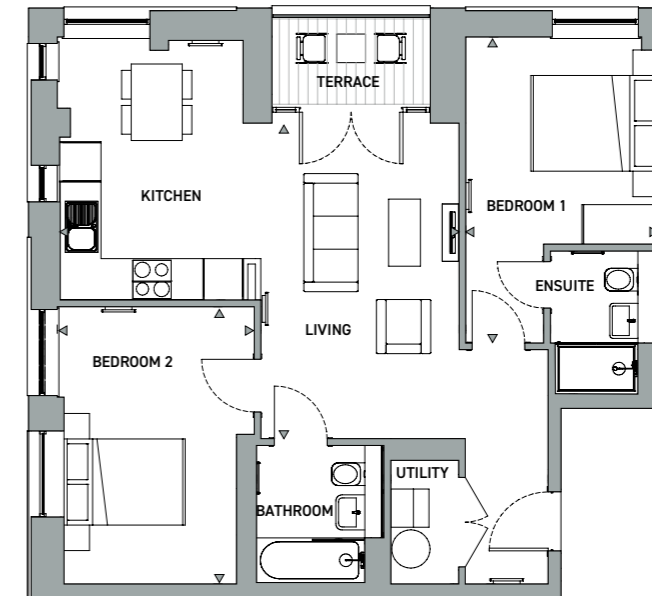
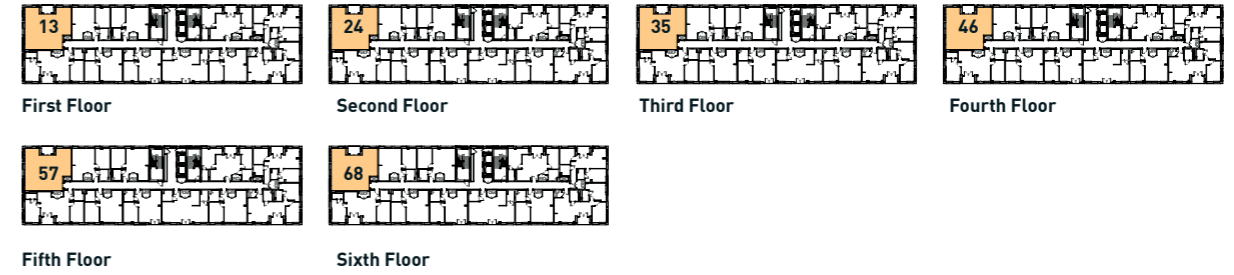
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

2 BEDROOM APARTMENTS

Apartment Type 2

Levels: 1-6

Location of apartment type by plot number



Kitchen/Living Area	6.267m x 4.951m	20'6" x 16'3"
Bedroom 1	3.023m x 4.803m	10'1" x 15'9"
Bedroom 2	3.090m x 4.350m	10'1" x 14'3"

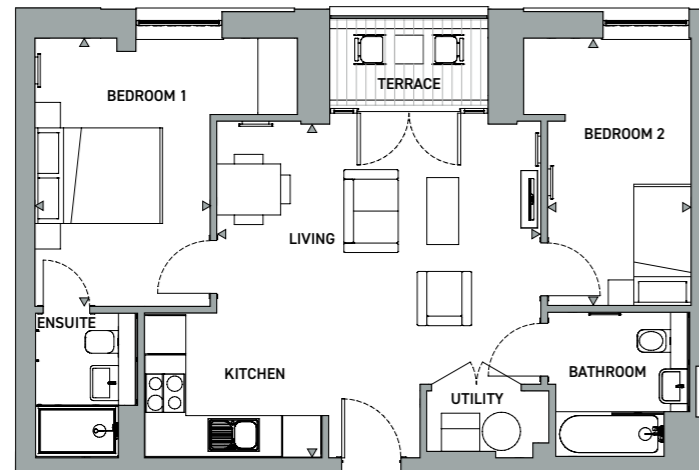
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2 BEDROOM APARTMENTS

Apartment Type 3

Levels: 1-6

Location of apartment type by plot number



Kitchen/Living Area	5.082m x 5.253m	16'8" x 17'2"
Bedroom 1	2.750m x 4.208m	9'1" x 13'9"
Bedroom 2	2.253m x 4.193m	7'4" x 13'9"

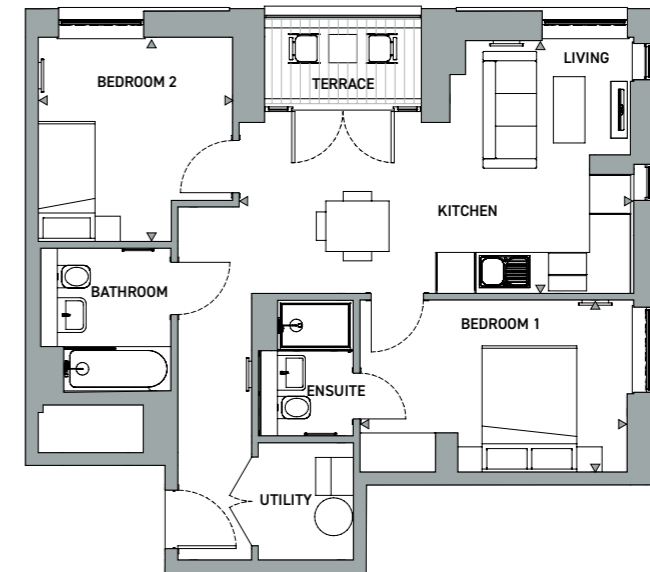
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2 BEDROOM APARTMENTS

Apartment Type 4

Levels: 1-6

Location of apartment type by plot number



Kitchen/Living Area	5.733m x 4.060m	18'9" x 13'3"
Bedroom 1	4.233m x 2.729m	13'9" x 8'10"
Bedroom 2	3.079m x 3.236m	10'1" x 10'7"

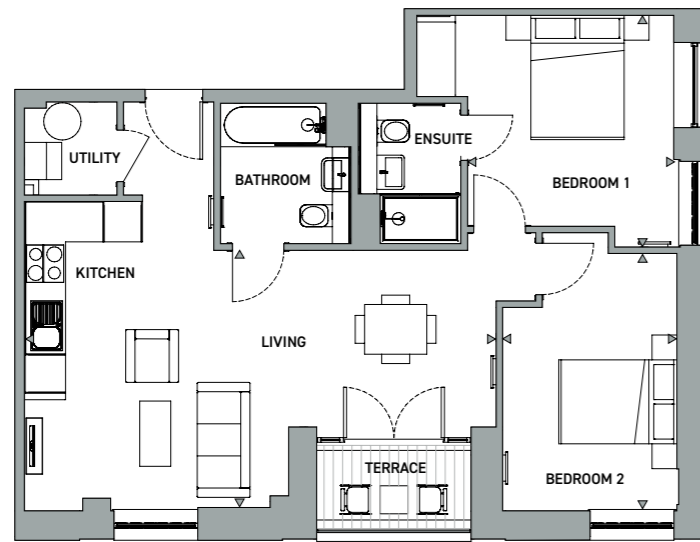
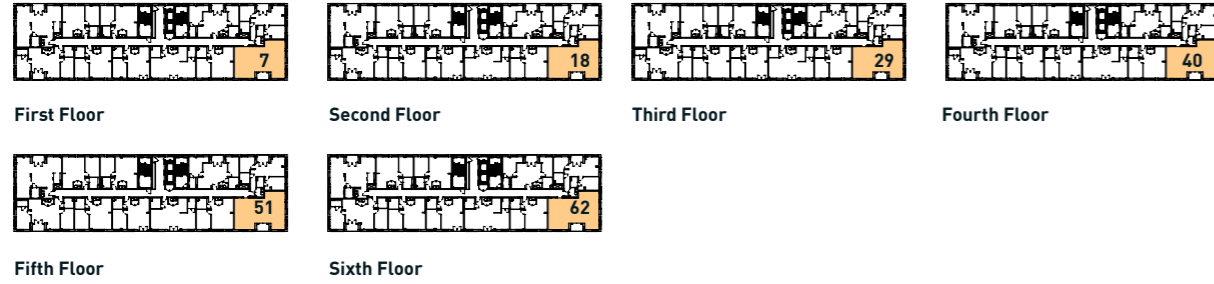
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2 BEDROOM APARTMENTS

Apartment Type 5

Levels: 1-6

Location of apartment type by plot number



Kitchen/Living Area	7.591m x 4.138m	24'10" x 13'6"
Bedroom 1	3.319m x 3.730m	10'9" x 12'2"
Bedroom 2	2.860m x 4.143m	9'4" x 13'7"

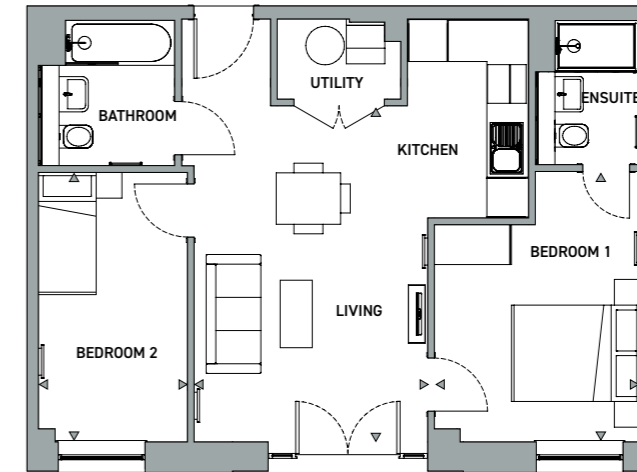
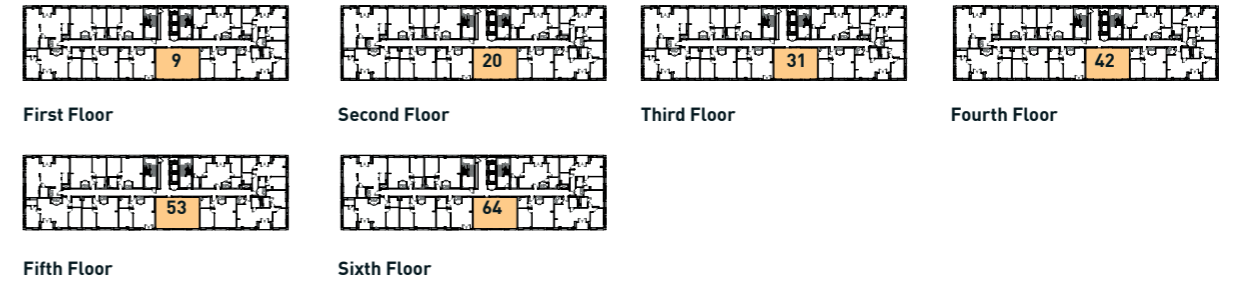
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2 BEDROOM APARTMENTS

Apartment Type 6

Levels: 1-6

Location of apartment type by plot number



Kitchen/Living Area	5.231m x 3.637m	17'1" x 11"
Bedroom 1	3.196m x 4.208m	10'9" x 13'9"
Bedroom 2	2.320m x 4.193m	7'7" x 13'8"

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2 BEDROOM APARTMENTS

Apartment Type 7

Levels: 1-6

Location of apartment type by plot number



First Floor



Second Floor



Third Floor



Fourth Floor



Fifth Floor



Sixth Floor



Kitchen/Living Area	5.924m x 4.823m	19'5" x 15'9"
Bedroom 1	3.035m x 4.656m	9'11" x 15'3"
Bedroom 2	2.750m x 4.303m	9'0" x 14'1"

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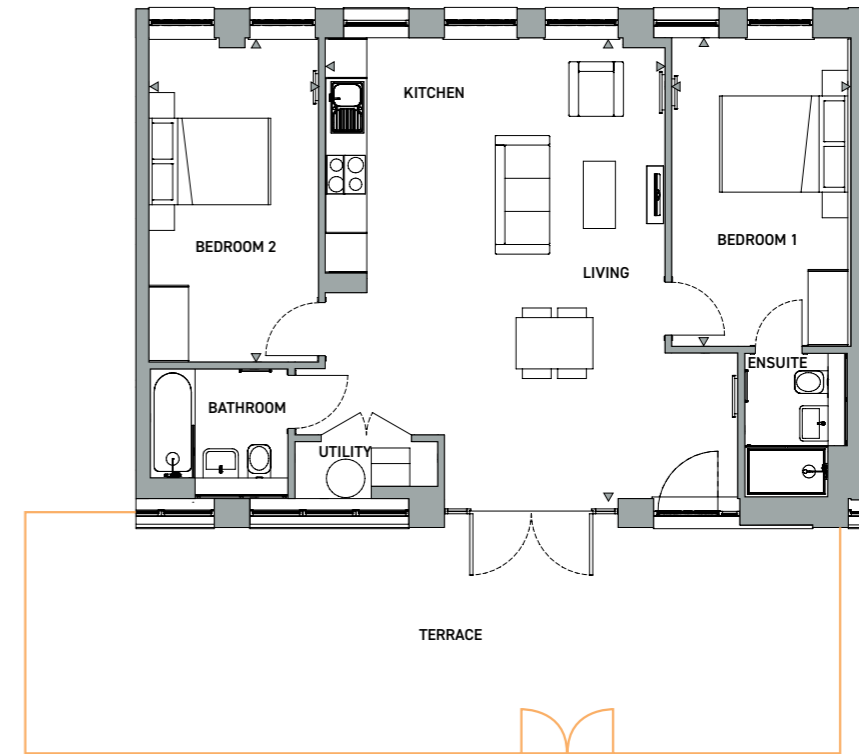
2 BEDROOM APARTMENTS

Apartment Type 8

Levels: 7



Location of apartment type by plot number



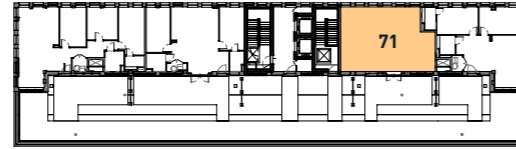
Kitchen/Living Area	7.191m x 5.304m	23'7" x 17'4"
Bedroom 1	2.750m x 4.816m	9'0" x 15'9"
Bedroom 2	2.650m x 5.016m	8'8" x 16'5"

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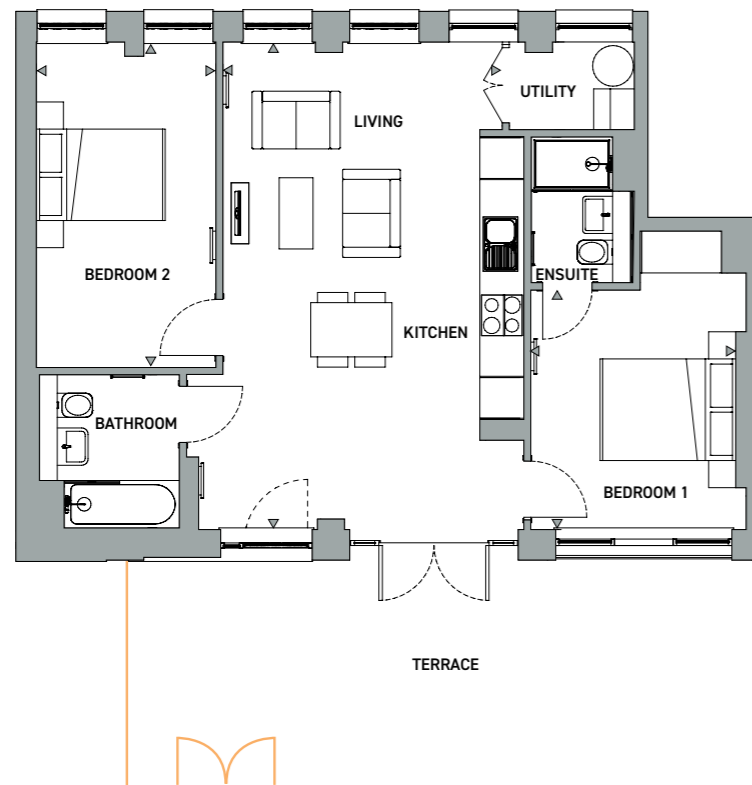
2 BEDROOM APARTMENTS

Apartment Type 9

Levels: 7



Location of apartment type by plot number



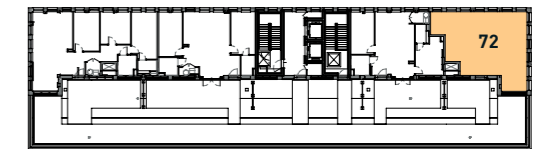
Kitchen/Living Area	4.121m x 7.190m	13'6" x 23'6"
Bedroom 1	3.022m x 3.533m	9'10" x 11'7"
Bedroom 2	2.650m x 4.801m	8'7" x 15'9"

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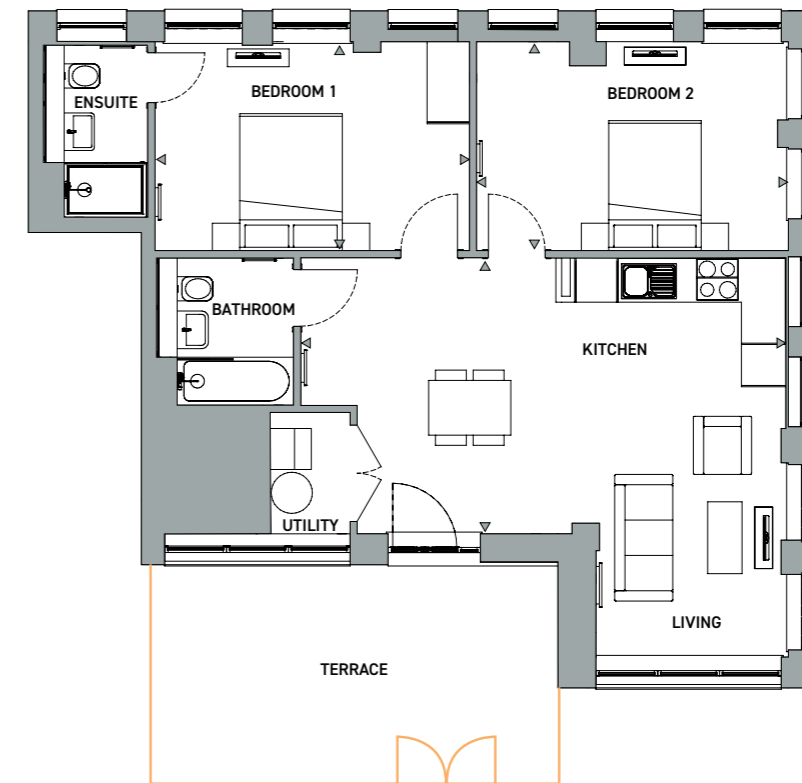
2 BEDROOM APARTMENTS

Apartment Type 10

Levels: 7



Location of apartment type by plot number



Kitchen/Living Area	7.151m x 4.036m	23'4" x 13'2"
Bedroom 1	4.594m x 3.053m	15'0" x 10'0"
Bedroom 2	4.557m x 3.053m	14'11" x 10'0"

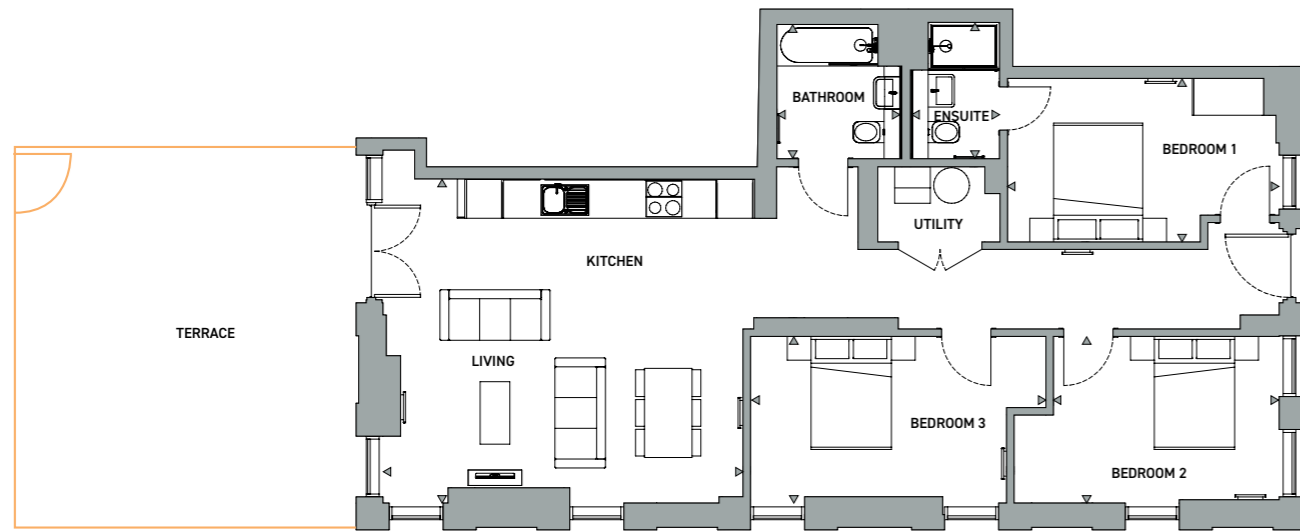
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3 BEDROOM APARTMENTS

Apartment Type 11
Levels: GR



Location of apartment type by plot number



Kitchen/Living Area	6.054m x 5.451m	19'10" x 17'10"
Bedroom 1	4.569m x 2.750m	14'11" x 9'0"
Bedroom 2	3.798m x 2.801m	12'5" x 9'2"
Bedroom 3	4.966m x 2.696m	16'3" x 8'10"

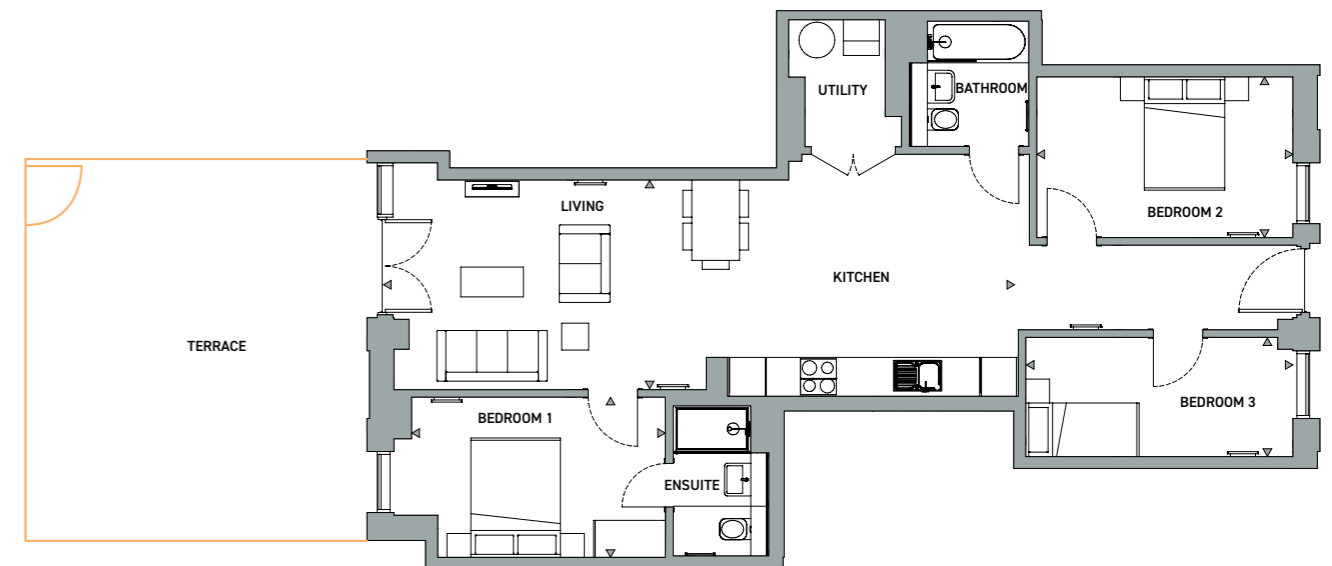
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3 BEDROOM APARTMENTS

Apartment Type 12
Levels: GR



Location of apartment type by plot number



Kitchen/Living Area	9.494m x 3.516m	31'1" x 11'6"
Bedroom 1	4.548m x 2.686m	14'11" x 8'9"
Bedroom 2	4.295m x 2.696m	14'1" x 8'9"
Bedroom 3	4.478m x 2.000m	14'7" x 6'6"

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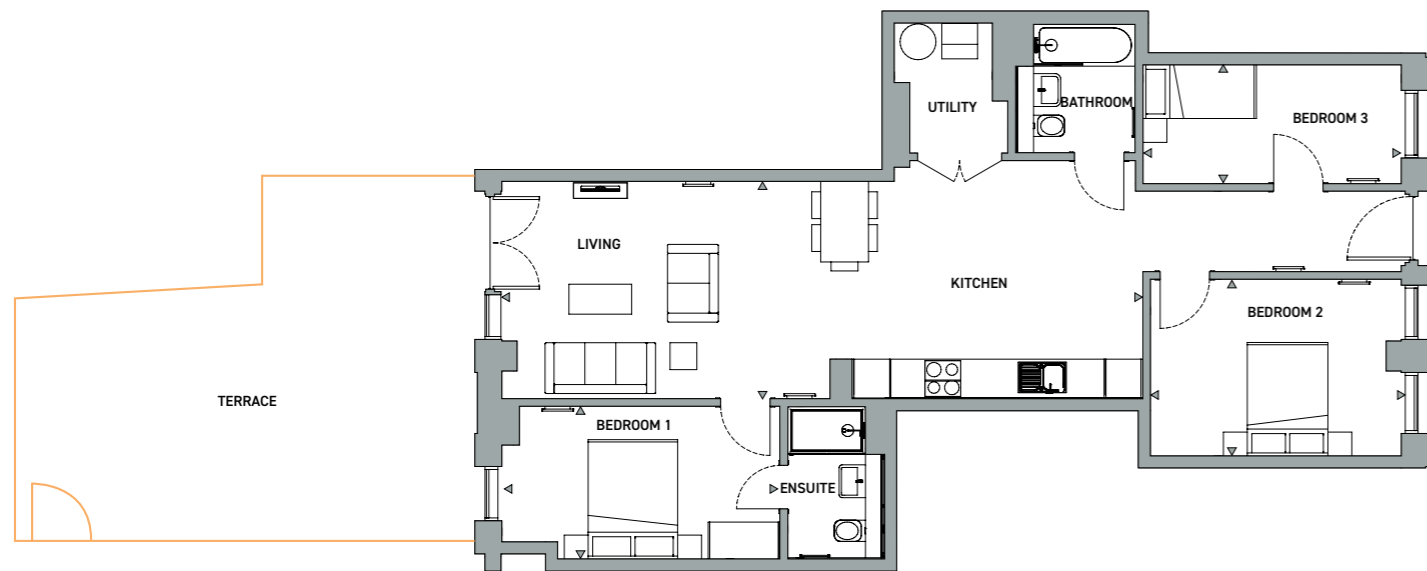
3 BEDROOM APARTMENTS

Apartment Type 13

Levels: GR



Location of apartment type by plot number



Kitchen/Living Area	9.905m x 3.641m	32'4" x 11'11"
Bedroom 1	4.658m x 2.561m	15'2" x 8'4"
Bedroom 2	4.204m x 2.961m	13'9" x 9'8"
Bedroom 3	4.328m x 1.991m	14'2" x 6'6"

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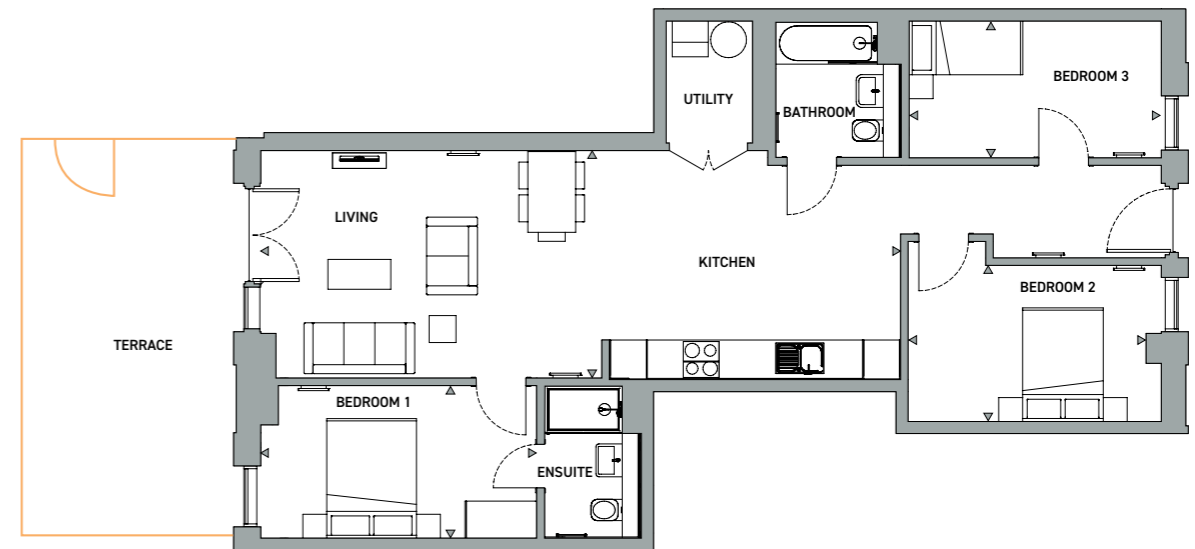
3 BEDROOM APARTMENTS

Apartment Type 14

Levels: GR



Location of apartment type by plot number

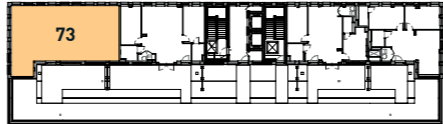


Kitchen/Living Area	10.704m x 3.573m	35'1" x 11'8"
Bedroom 1	4.616m x 2.553m	15'1" x 8'4"
Bedroom 2	4.237m x 2.612m	13'10" x 8'6"
Bedroom 3	4.218m x 2.291m	13'10" x 7'6"

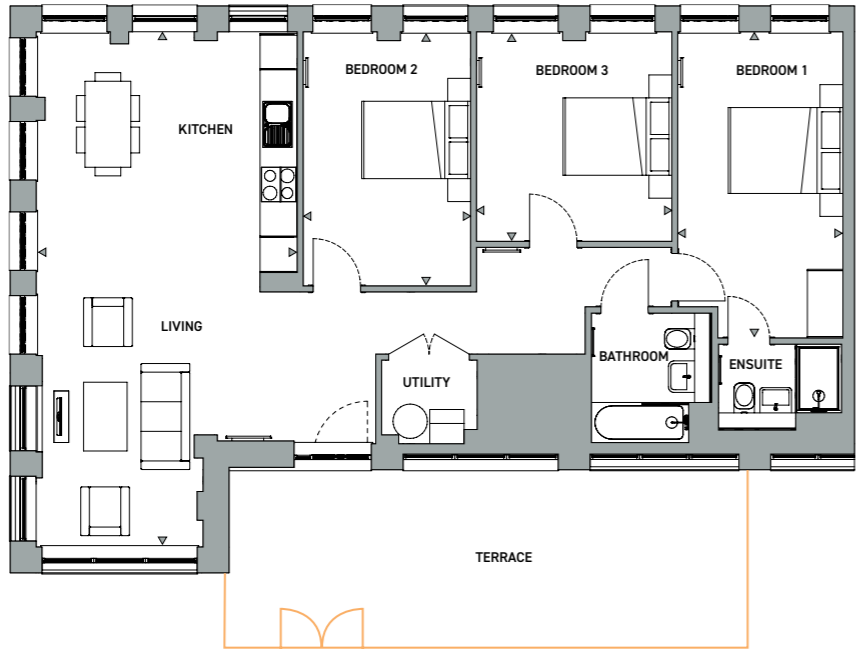
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3 BEDROOM APARTMENTS

Apartment Type 15
Levels: 7



Location of apartment type by plot number



Kitchen/Living Area	4.557m x 8.990m	14'8" x 29'4"
Bedroom 1	2.882m x 5.343m	9'4" x 17'6"
Bedroom 2	2.923m x 4.435m	9'6" x 14'6"
Bedroom 3	3.410m x 3.658m	11'2" x 12'0"

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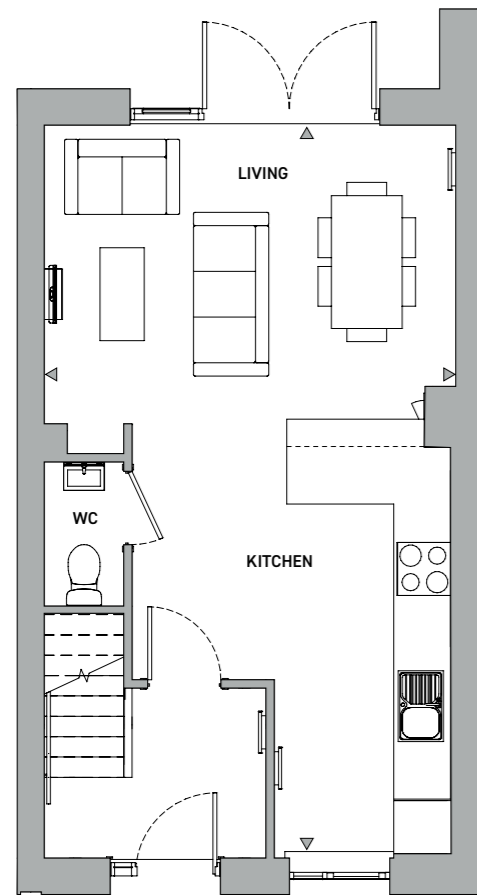
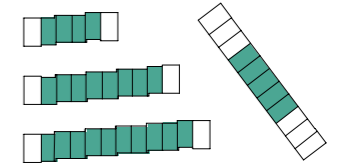
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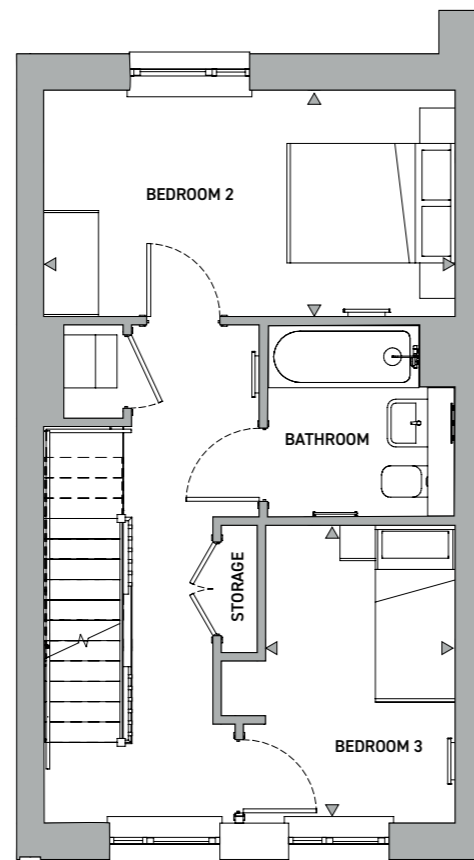
Computer generated images are indicative only.

HALO - 3 BEDROOMS

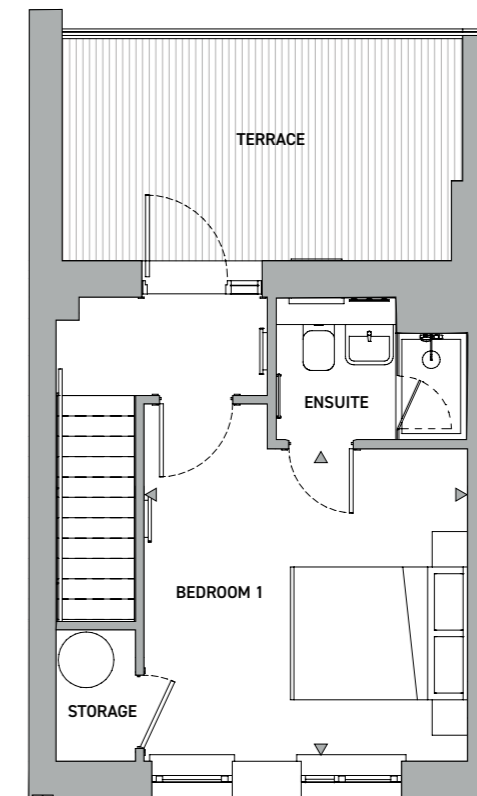
Plots: 102-105,202-209,302-311,402-413,504-508



Ground Floor



First Floor



Second Floor

Ground Floor		
Kitchen/Living Area	6.297m x 3.702m	20'8" x 12'2"

First Floor		
Bedroom 2	4.650m x 2.560m	15'2" x 8'4"
Bedroom 3	2.142m x 3.367m	7'0" x 11'0"

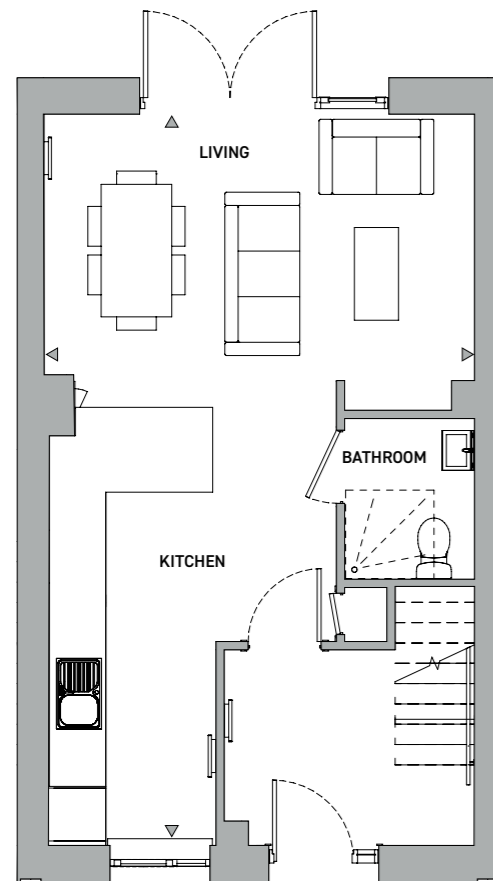
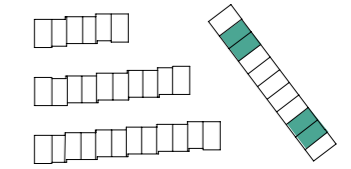
Second Floor		
Bedroom 1	3.657m x 3.532m	12'0" x 11'6"

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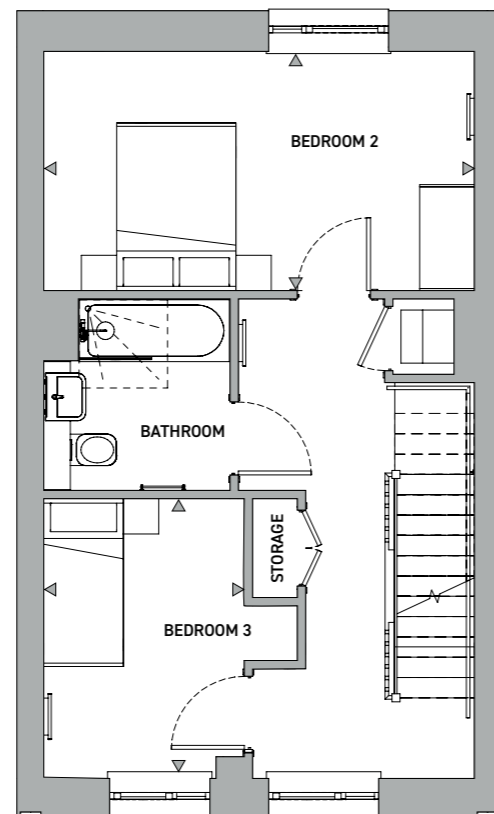
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BEAM - 3 BEDROOMS

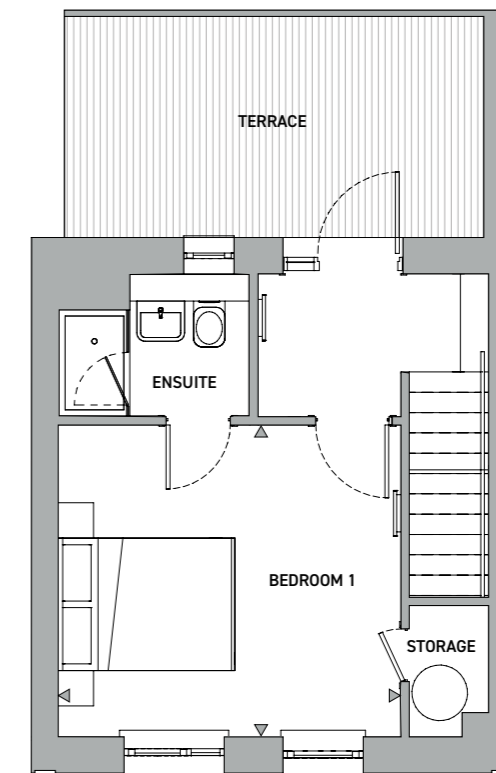
Plots: 502,503,509,510



Ground Floor



First Floor



Second Floor

Ground Floor		
Kitchen/Living Area	6.005m x 3.357m	19'8" x 10'11"

First Floor		
Bedroom 2	4.935m x 2.789m	16'2" x 9'2"
Bedroom 3	3.197m x 2.315m	10'6" x 7'7"

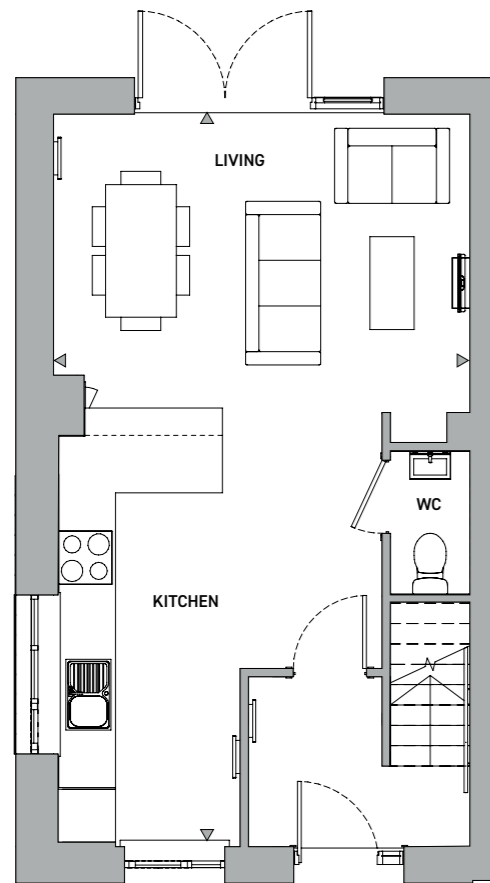
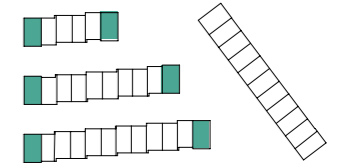
Second Floor		
Bedroom 1	3.882m x 3.532m	12'8" x 11'6"

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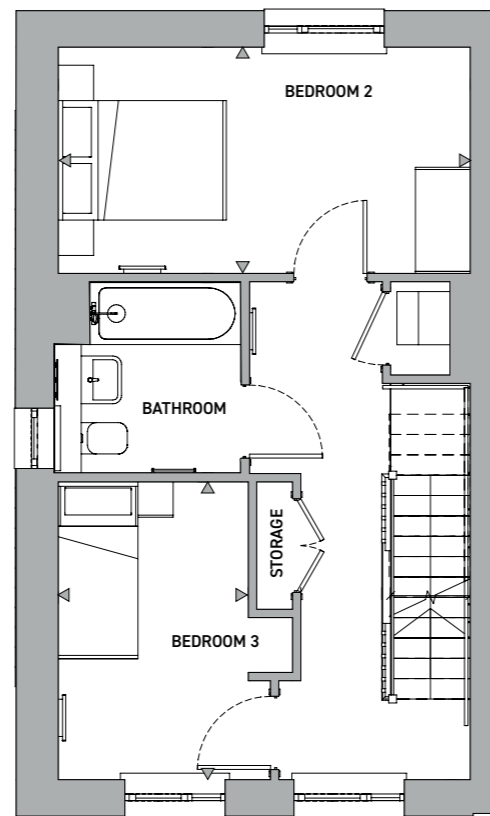
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LUCENT - 4 BEDROOMS

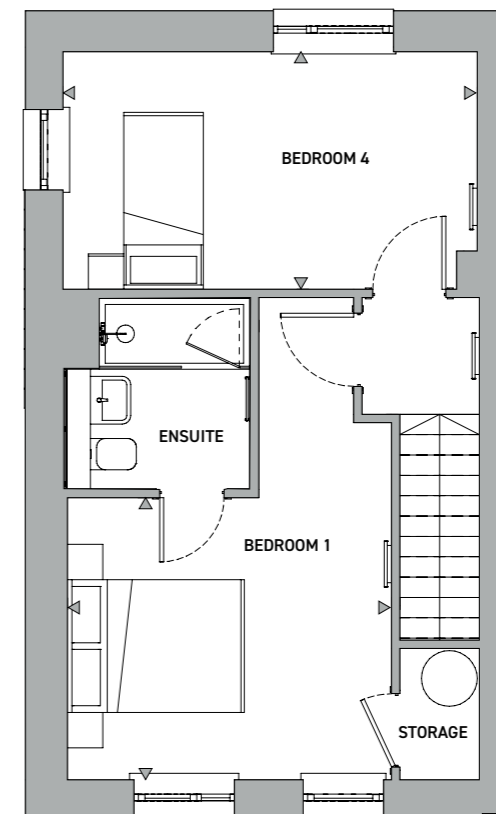
Plots: 101,106,201,210,301,312,401,414



Ground Floor



First Floor



Second Floor

Ground Floor		
Kitchen/Living Area	6.297m x 3.760m	20'8" x 12'4"

First Floor		
Bedroom 2	4.657m x 2.560m	15'2" x 8'3"
Bedroom 3	2.149m x 3.367m	7'0" x 11'0"

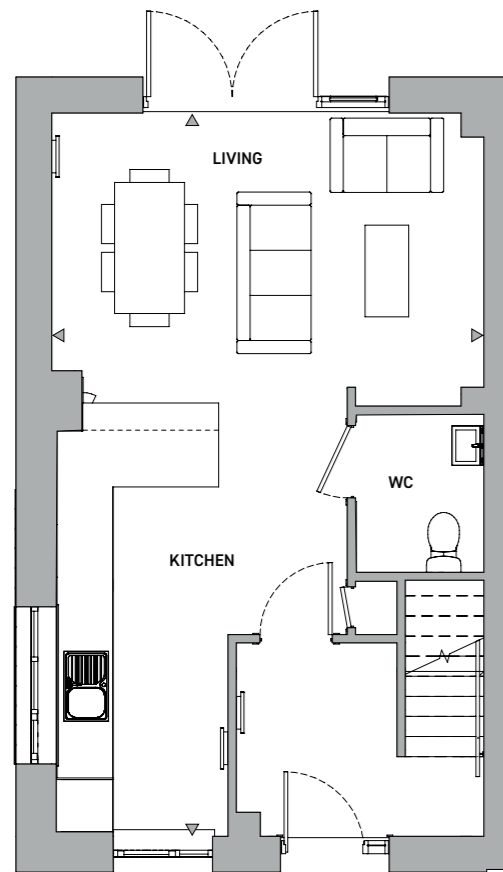
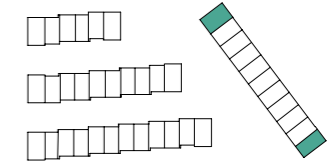
Second Floor		
Bedroom 1	3.664m x 3.189m	12'0" x 10'4"
Bedroom 4	4.682m x 2.687m	15'3" x 8'9"

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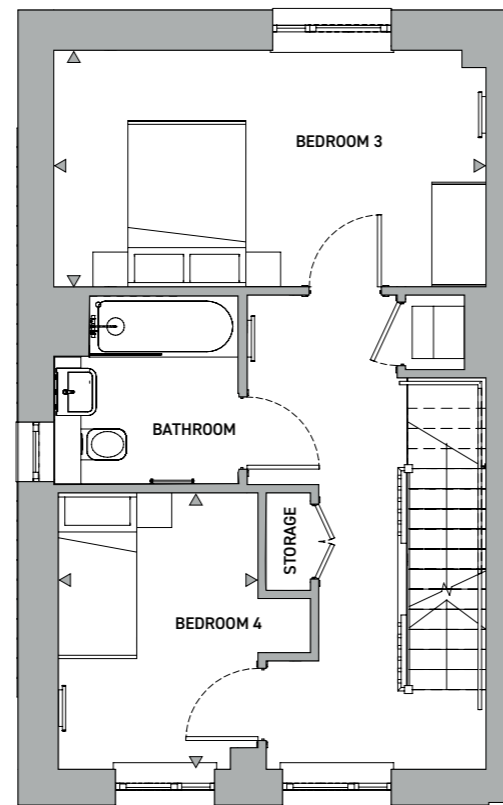
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SOLIS - 4 BEDROOMS

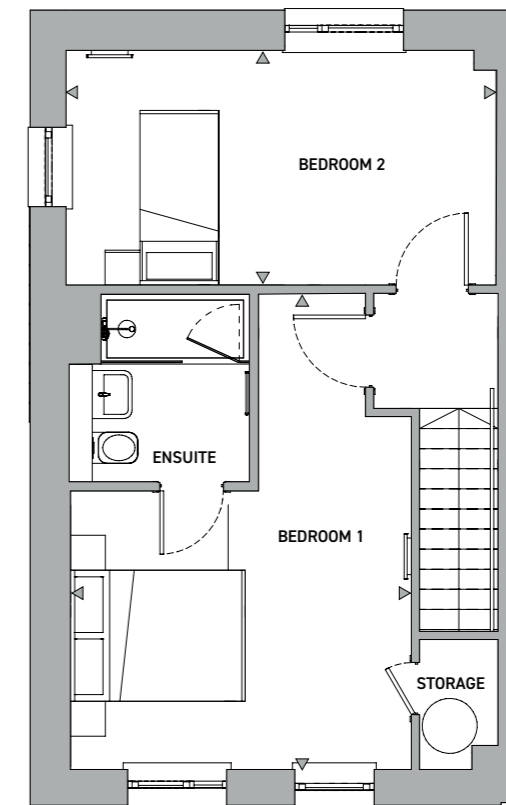
Plots: 501,511



Ground Floor



First Floor



Second Floor

Ground Floor		
Kitchen/Living Area	6.005m x 3.415m	19'8" x 11'2"

First Floor		
Bedroom 3	4.993m x 2.789m	16'5" x 9'2"
Bedroom 4	3.197m x 2.368m	16'4" x 9'1"

Second Floor		
Bedroom 1	4.069m x 3.985	13'4" x 13'1"
Bedroom 2	4.968m x 2.767	16'4" x 9'1"

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 used for carpet sizes, appliance sizes or items of furniture.

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 used for carpet sizes, appliance sizes or items of furniture.



Computer generated images are indicative only.

SPECIFICATION



Computer generated images are indicative only.

Our apartments and townhouses at Lumina Village 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	•	•	•
Springtide Oak Amtico flooring	•		
Falmouth Oak Amtico flooring		•	•

Bathrooms

Contemporary white sanitaryware	•	•	•
Full height tiling	•	•	•
Chrome towel rail	•	•	•
Thermostatic shower mixer and bath shower screen	•	•	•
Ceramic floor tiles	•	•	•
Mirror	•	•	•

Lighting and electrical

LED Spots throughout	•	•	•
TV, BT and data points to selected locations	•	•	•
BT and Hyperoptic fibre connection	•	•	•

Other features

Fitted wardrobes	•	•	•
Springtide Oak Amtico flooring to living areas	•		
Springtide Oak Amtico flooring to living room and hallway		•	•
WCs tiled		•	•
Carpets to stairs, landing and bedrooms		•	•
Carpets to bedrooms	•		
Turf to rear gardens*		•	•

*Selected plots

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.

	Apartments	3 Bed Townhouses	4 Bed Townhouses
Kitchens			
Individually-designed contemporary kitchen units with worktops & upstands	•	•	•
Springtide Oak Amtico flooring	•		
Falmouth Oak Amtico flooring		•	•
Bathrooms			
Contemporary white sanitaryware	•	•	•
Full height tiling	•	•	•
Chrome towel rail	•	•	•
Thermostatic shower mixer and bath shower screen	•	•	•
Ceramic floor tiles	•	•	•
Mirror	•	•	•
Lighting and electrical			
LED Spots throughout	•	•	•
TV, BT and data points to selected locations	•	•	•
BT and Hyperoptic fibre connection	•	•	•
Other features			
Fitted wardrobes	•	•	•
Springtide Oak Amtico flooring to living areas	•		
Springtide Oak Amtico flooring to living room and hallway		•	•
WCs tiled		•	•
Carpets to stairs, landing and bedrooms		•	•
Carpets to bedrooms	•		
Turf to rear gardens*		•	•

HOW SHARED OWNERSHIP WORKS FOR YOU

No sharing with housemates. Not just for first-time buyers. Buy with a smaller deposit. Shared ownership is a flexible, affordable route into homeownership.

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



YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

+



YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

+



YOUR RENT

You will then pay subsidised rent to Latimer Homes on the remaining 75% of the property you don’t own.

+



YOUR SERVICE CHARGE

=



YOUR LATIMER HOME

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 (£90,000 or less inside London)





LATIMER
by Clarion Housing Group

Our mission is to provide more homes in great places, creating more rewarding futures for owners, occupiers and local communities.

Built on 125 years experience in providing homes for the nation; we are trusted by homeowners, local authorities, Homes England and other developers. We're a not-for-profit, multi-award winning organisation with 5 stars for customer satisfaction.

We're more than just a home-builder. Every home we build helps fund the next, creating a sustainable cycle of quality housing, supporting families and strengthening communities. When you choose a Latimer home, you're not just building your future, you're helping others to build theirs too.

RICHARD COOK
CHIEF DEVELOPMENT OFFICER

Latimer
**GREAT HOMES,
GREAT COMMUNITIES.**

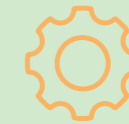
MAKING A POSITIVE IMPACT

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

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.



ECONOMIC 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.





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.

ISLINGTON WHARF, MANCHESTER

Islington Wharf offers an attractive collection of one and two bedroom contemporary canal-side apartments. This popular neighbourhood has it all, the tranquillity of canal-side living with picturesque walks and green spaces on your doorstep, as well as an abundance of independent shops, cafés, bars and restaurants along the New Islington Marina and throughout the area.

TWYFORD PARK, EALING, LONDON

With Ealing’s idyllic balance of urban convenience and community-focused atmosphere, and a Grade II listed building at the heart of the development, this is a key new London residential development.



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.



Latimer Homes

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FIND US
www.latimerhomes.com

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Manchester, M16 0PU

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



**LATIMER
HOMES**
by Clarion Housing Group

DISCLAIMER

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