

# LATIMER AT KING JAMES PARK

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Newmarket



**LATIMER  
HOMES**  
by Clarion Housing Group

# INTRODUCING LATIMER AT KING JAMES PARK



Step into homeownership with Latimer at King James Park - your bright start in Newmarket's most exciting new neighbourhood. A superb selection of one, two and three-bedroom homes exclusively available through shared ownership, on the Suffolk and Cambridgeshire border.

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

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

# NEWMARKET'S UNMISTAKABLE CHARM

There's something unmistakably special about Newmarket. At dawn, the heath comes alive with the sound of hooves thundering across the misty gallops - a daily reminder that this is the global home of thoroughbred racing. Here families have everything they need and more right on their doorstep.

But Newmarket is far more than race days and winners' enclosures. Its High Street has an easy, independent spirit - artisan coffee shops sit alongside long-established retailers, and the twice-weekly market keeps the town's historic trading roots firmly intact.

Growing families? You've picked the perfect spot. Newmarket has a strong sense of community and well-regarded schools, including Newmarket Academy.

For outdoor lovers, the surrounding countryside offers beautiful walks and cycling routes, while sporty types have a great choice of clubs from football to golf and, of course, equestrian pursuits.



# ENDLESS OPPORTUNITIES

This is where centuries of racing heritage meet lively cafés and the unmistakable rhythm of the Home of Horseracing.



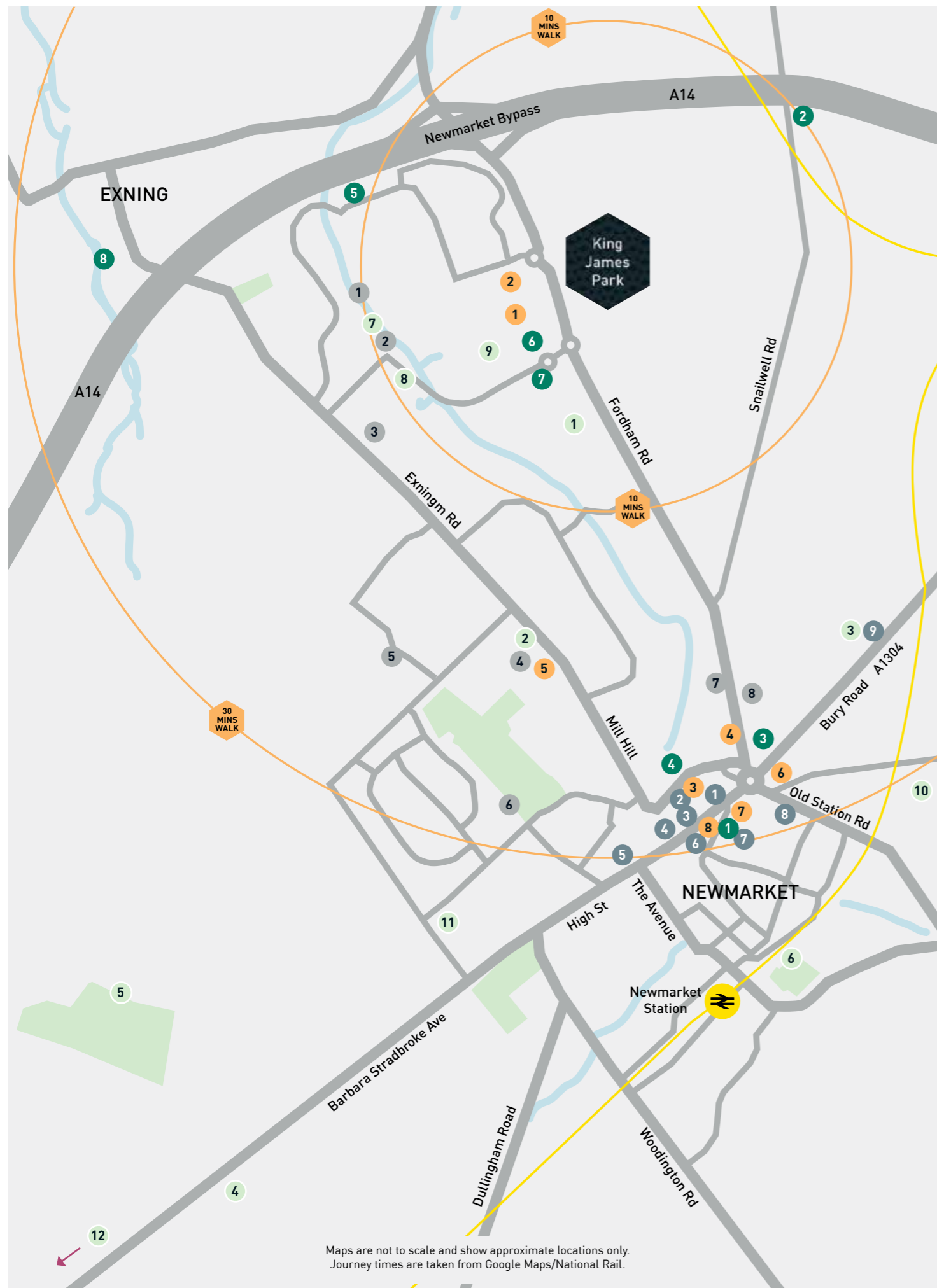
Start your Saturday on the High Street, take it slow with buttery pastry and delicious coffee at Victor Victoria before wandering towards the historic yards and gallops where the town wakes up alongside its equine stars.

When friends and family visit, you're spoilt for choice. A day at Newmarket Racecourses for the thrill of the thundering hooves and champagne. Step into the stories behind the sport at the National Horseracing Museum and meet retired racehorses in the yard.

Everything stops for afternoon tea at Nancy's Vintage Teashop, where the tiers are piled high with delicate homemade sandwiches, cakes and scones.

Date night? There's fine dining at Squires at Bedford Lodge Hotel and spicy curries at Montaz. Or perhaps you would like a table in the corner of the bar at The Packhorse Inn just outside town.

This is your Newmarket – historic, spirited, and never far from the sound of hooves.



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

# WELCOME TO YOUR NEIGHBOURHOOD

The historic town centre is packed with wonderful shops and restaurants whilst also being internationally renowned as the historic “Home of Horseracing” - everything you need is within reach from Latimer at King James Park.

## RETAIL & ESSENTIALS

- 1 Tesco Superstore
- 2 Studland Retail Park
- 3 The Guineas Shopping Centre
- 4 Waitrose & Partners
- 5 Aldi
- 6 M&S Simply Food
- 7 TK Max
- 8 Golding Department Store

## FOOD & DRINK

- 1 The Wagon and Horses
- 2 The Pantry
- 3 Ammos
- 4 Graze
- 5 Turkoman
- 6 Victor Victoria
- 7 The Tack Room
- 8 Montaz
- 9 Squires

## EDUCATION

- 1 Little Buds Pre School
- 2 Red Robbins Day Nursery
- 3 Laureate Community Academy,
- 4 Newmarket Academy
- 5 Paddocks Primary School
- 6 Houldsworth Valley Primary
- 7 St Louise Catholic Primary
- 8 Fairstead House

## POINTS OF INTEREST

- 1 The Horseracing Museum
- 2 The British Racing School
- 3 Newmarket War Memorial
- 4 The Racing Centre
- 5 Studlands Social Club
- 6 B&Q
- 7 Wicks
- 8 Exning New River

## LEISURE

- 1 The Eagle Football Club
- 2 Newmarket Leisure Centre
- 3 Bedford Lodge Spa
- 4 Links Golf Club
- 5 Rowley Mile Race Course
- 6 Newmarket Football Club
- 7 Fit Factory
- 8 The Shark Tank
- 9 CrossFit Structure
- 10 Warren Hill Gallops
- 11 Newmarket Lawn Tennis
- 12 Newmarket July Course

# EASY CONNECTIONS TO EVERYTHING

Living at King James Park you are just a few minutes from a wide selection of shops and restaurants. You're just a short drive or bus ride to the town centre and Newmarket Station, with easy access to neighbouring towns, and frequent daily trains directly to Cambridge and London.

Weekend escapes are just as simple. By road, the A14 provides direct access to Cambridge, just 14 miles away, and connects onwards to the national motorway network. The A11 offers a fast route towards London, making the capital reachable in around 90 minutes by car.

Rail services from Newmarket station run regularly to Cambridge, where passengers can transfer for London. Direct trains also operate to Ipswich, providing convenient access to Suffolk and the east coast.



TESCO EXTRA	06 MINS
THE EAGLE FOOTBALL CLUB	04 MINS
LAUREATE COMMUNITY ACADEMY	16 MINS

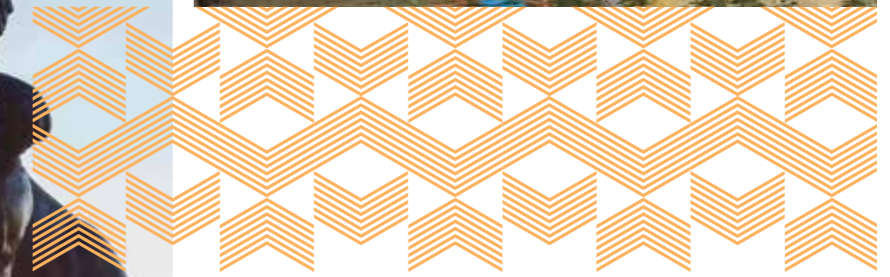
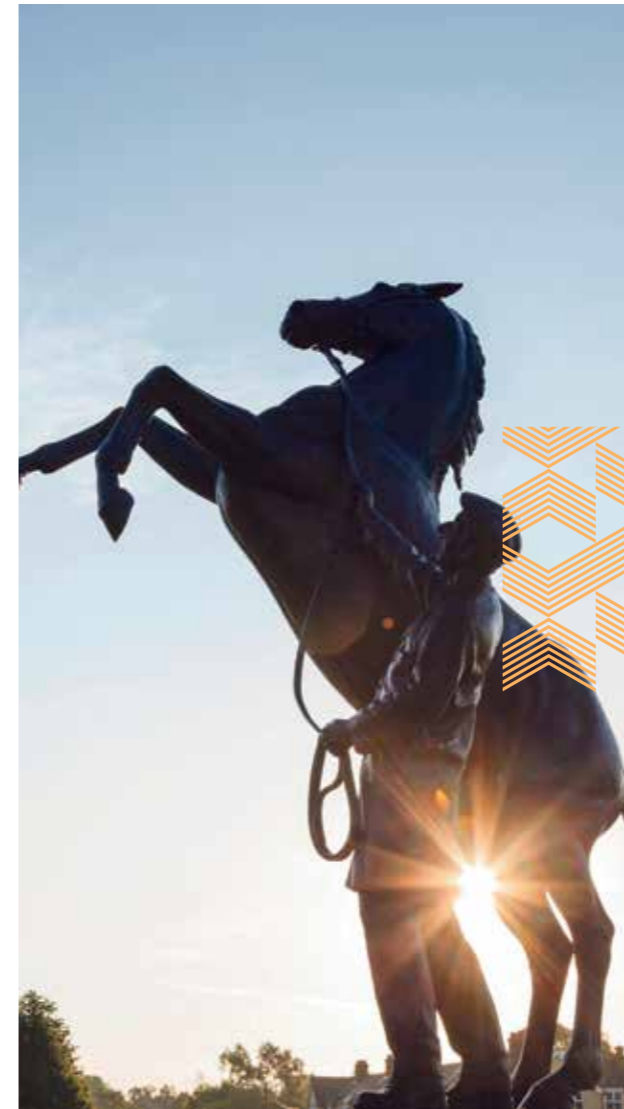


TESCO EXTRA	02 MINS
WAITROSE & PARTNERS	05 MINS
THE GUINEAS SHOPPING CENTRE	06 MINS
NEWMARKET STATION	08 MINS
NEWMARKET ROWLEY MILE COURSE	10 MINS
CAMBRIDGE	27 MINS
STANSTED AIRPORT	37 MINS
LONDON CITY AIRPORT	1HR 11 MINS



BURY ST EDMUNDS	19 MINS
CAMBRIDGE	20 MINS
BISHOP'S STORTFORD	1HR 14 MINS
STEVENAGE	1HR 14 MINS
LONDON LIVERPOOL STREET VIA BISHOP'S STORTFORD	1HR 35 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 KING JAMES PARK

Tree-lined streets where neighbours become friends, a village green where summer picnics just happen, and play streets where kids can actually play.

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 bungalows perfect for first-time buyers, right up to spacious three-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 Newmarket's community spirit finds its newest home.



Computer generated images are indicative only.

# SITE PLAN



## KEY

- 1 BEDROOM SHARED OWNERSHIP BUNGALOW
- 2 BEDROOM SHARED OWNERSHIP BUNGALOW
- 2 BEDROOM SHARED OWNERSHIP HOUSE
- 3 BEDROOM SHARED OWNERSHIP HOUSE
- Private Sale Homes
- Affordable 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.

Masterplan is not to scale and shows approximate locations only.

# 1 BEDROOM BUNGALOW

House Type HT.1BB WC

Plots: 10 & 75



KEY  
 FF - Fridge/Freezer   DW - Dishwasher   WM - Washing Machine   AC - Airing Cupboard   W - Wardrobe

Total Area   60 sq.m.   642 sq.ft

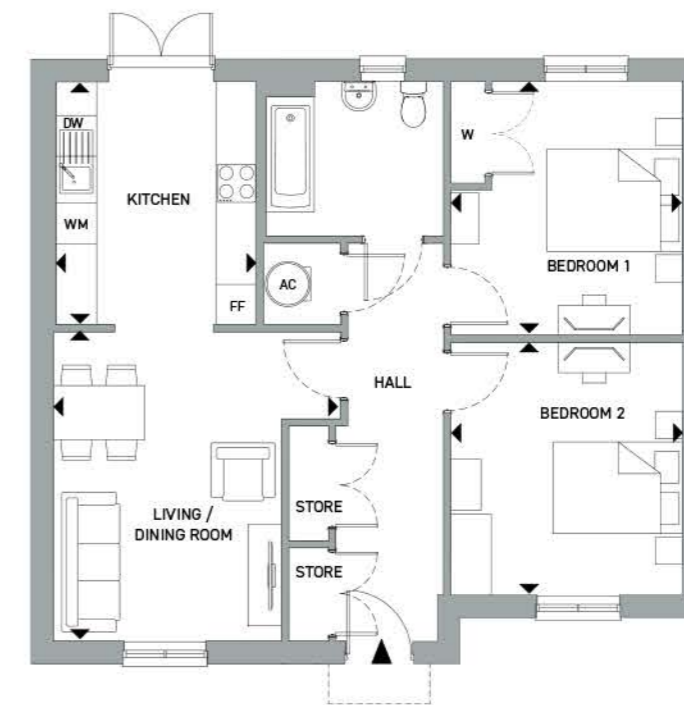
Kitchen/Living Area	8.43 m x 4.09 m	27' 8" x 13' 5"
Bedroom 1	4.64 m x 3.05 m	15' 3" x 10' 0"

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 BUNGALOW

House Type A0L200

Plots: 380 & 381



KEY  
 FF - Fridge/Freezer   DW - Dishwasher   WM - Washing Machine   AC - Airing Cupboard   W - Wardrobe

Total Area   74 sq.m.   794 sq.ft.

Living/Dining	4.59 m x 3.39 m	15' 1" x 11' 2"
Kitchen	3.61 m x 3.02	11' 10" x 9' 11"
Bedroom 1	3.77 m x 3.44 m	12' 4" x 11' 4"
Bedroom 2	3.76 m x 3.44 m	12' 4" x 11' 4"

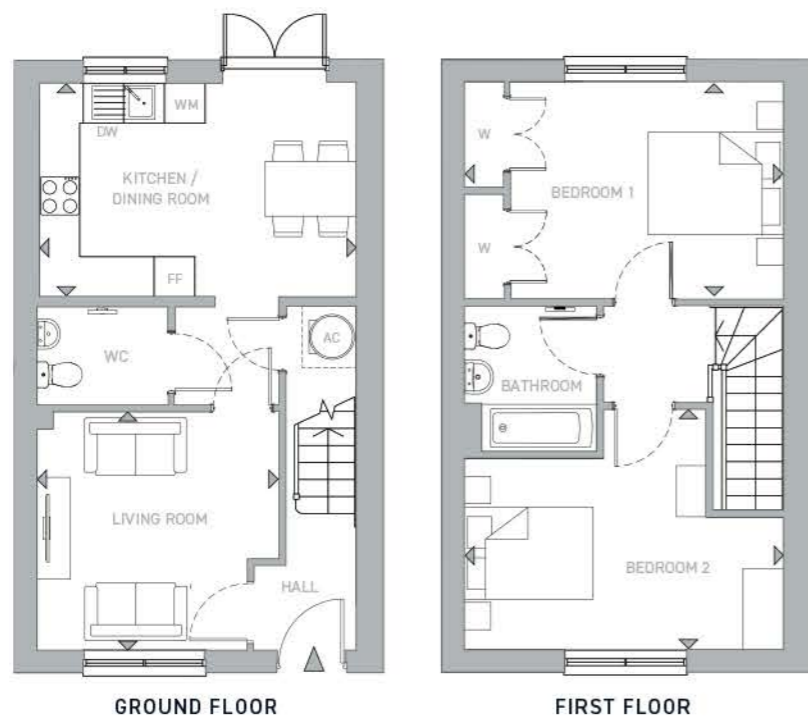
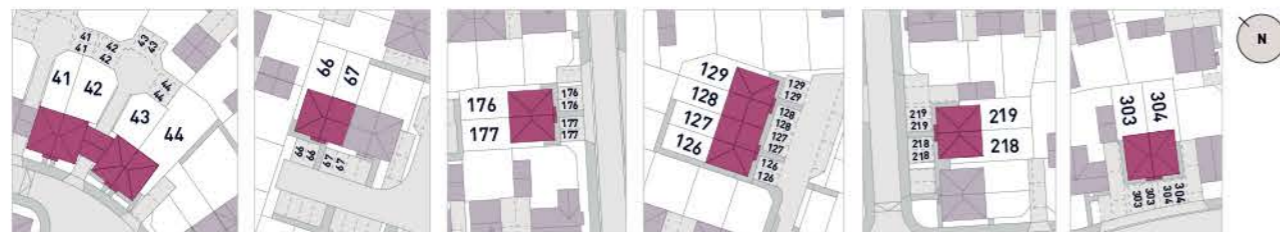
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# 2 BEDROOM HOUSE

## House Type A0L401

Plots: 41, 42\*, 43, 44\*, 66, 67\*, 126, 127\*, 128, 129\*, 176\*, 177, 218\*, 219, 303\*, 304

\* Plots 42, 44, 67, 127, 129, 176, 218 & 303 are handed



KEY  
 FF - Fridge/Freezer    DW - Dishwasher    WM - Washing Machine    AC - Airing Cupboard    W - Wardrobe

Total Area    79 sq.m.    852 sq.ft.

Living Room	3.60 m x 3.55 m	11' 10" x 11' 8"
Kitchen/Dining	4.79 m x 3.19 m	15' 8" x 10' 6"
Bedroom 1	4.79 m x 3.23 m	15' 8" x 10' 7"
Bedroom 2	4.79 m x 3.57 m	15' 8" x 11' 9"

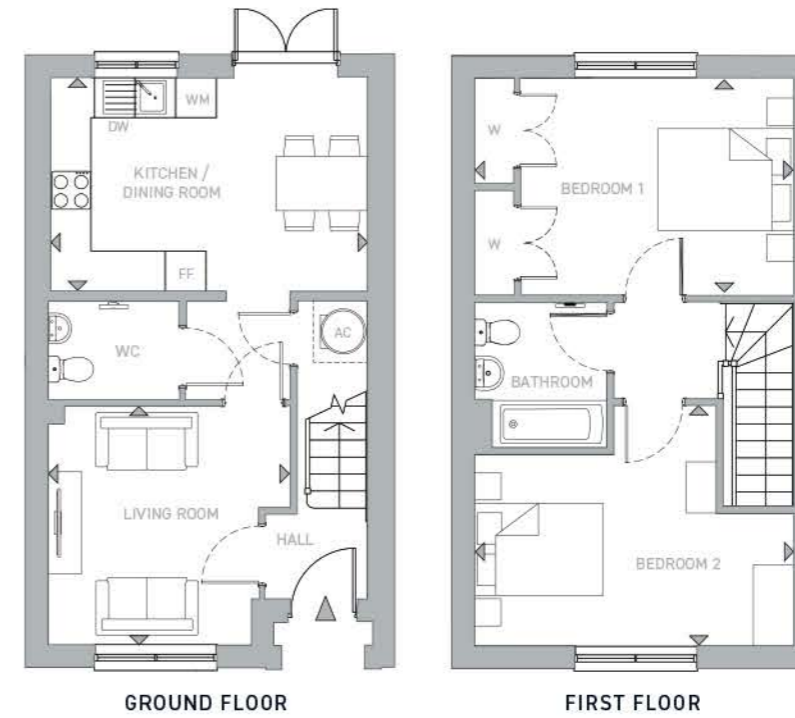
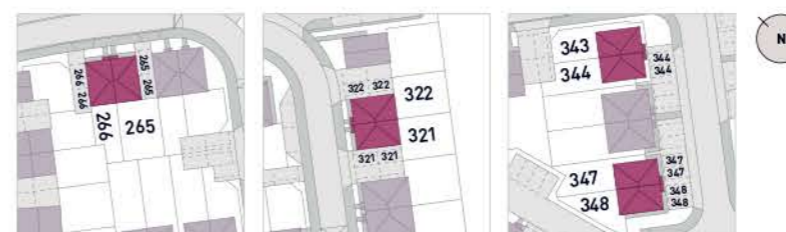
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# 2 BEDROOM HOUSE

## House Type A0L401P

Plots: 265, 266\*, 321\*, 322, 343\*, 344, 347\*, 348

\* Plots 266, 321, 343 & 347 are handed



KEY  
 FF - Fridge/Freezer    DW - Dishwasher    WM - Washing Machine    AC - Airing Cupboard    W - Wardrobe

Total Area    79 sq.m.    852 sq.ft.

Living Room	3.60 m x 3.55 m	11' 10" x 11' 8"
Kitchen/Dining	4.79 m x 3.19 m	15' 8" x 10' 6"
Bedroom 1	4.79 m x 3.23 m	15' 8" x 10' 7"
Bedroom 2	4.79 m x 3.57 m	15' 8" x 11' 9"

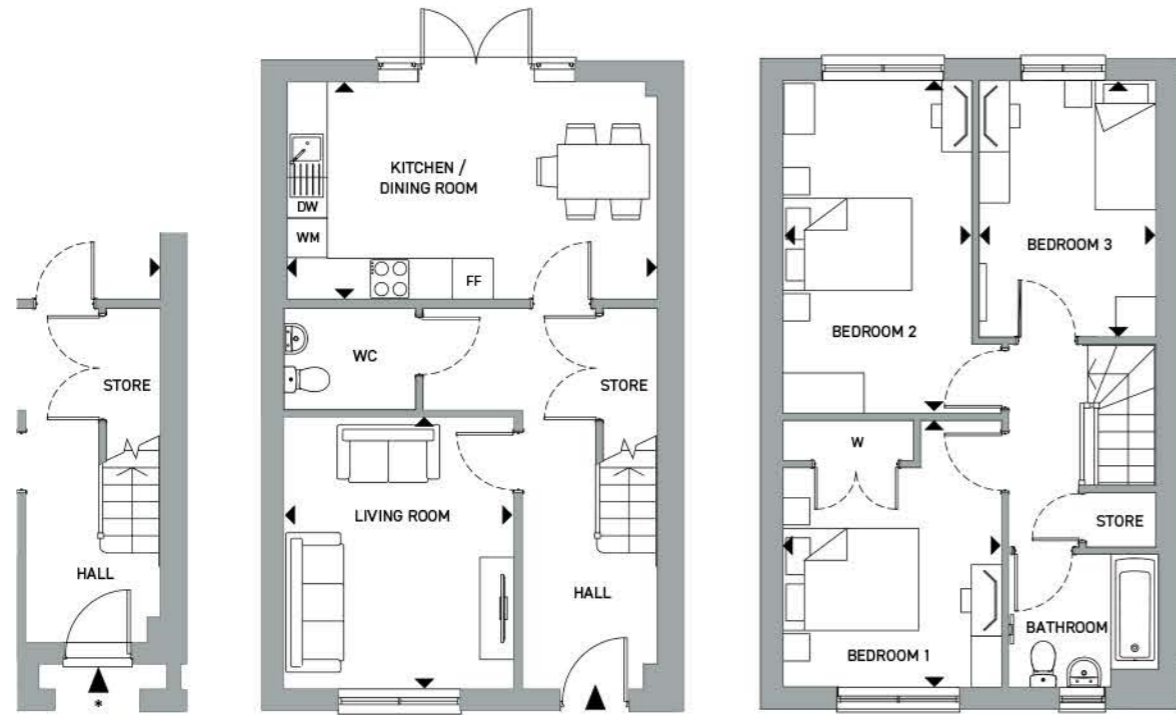
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# 3 BEDROOM HOUSE

## House Type AOL601

Plots: 64\*, 65, 100\*, 101, 192\*, 193, 345\*, 346

\* Plots 64, 100, 192 & 345 are handed



\*Plots 345 & 346 have a recessed porch

KEY  
 FF - Fridge/Freezer    DW - Dishwasher    WM - Washing Machine    AC - Airing Cupboard    W - Wardrobe

Total Area	99 sq.m	1,060 sq.ft.
Living Room	4.03 m x 3.41 m	13' 3" x 11' 2"
Kitchen/Dining	5.57 m x 3.22 m	18' 3" x 10' 7"
Bedroom 1	3.95 m x 3.25 m	13' 0" x 10' 8"
Bedroom 2	4.93 m x 2.82 m	16' 2" x 9' 3"
Bedroom 3	3.81 m x 2.69 m	12' 6" x 8' 10"

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Photography of a Latimer show home for indicative purposes only.



Photography of a Latimer show home for indicative purposes only.

# SPECIFICATION



Photography of a Latimer show home for indicative purposes only.

Our house at King James Park 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

	1 & 2 Bed Bungalows	2 Bed House	3 Bed Houses
Contemporary fitted kitchen from Symphony	•	•	•
Laminate worktops and matching upstands	•	•	•
Integrated single electric fan oven	•	•	•
Electric ceramic hob with stainless steel splashback and extractor hood	•	•	•
Integrated fridge/freezer, dishwasher and washing machine	•	•	•
Stainless steel 1.5 bowl sink and drainer with chrome mixer tap	•	•	•

### Bathrooms

Contemporary white sanitaryware with ironmongery in chrome	•	•	•
Full height ceramic wall tiles to 3 sides of bath	•	•	•
Chrome towel rail	•	•	•
Thermostatic shower mixer and bath shower screen	•	•	•
Mirror	•	•	•

### Flooring

Amtico Spacia vinyl flooring to entrance, kitchen, living, dining and bathrooms	•	•	•
Carpets to stairs, landing and bedrooms	•	•	•

### Lighting and electrical

Downlights to kitchens and pendant lights to remaining rooms and living spaces	•	•	•
TV, BT and data points to selected locations	•	•	•
BT and Hyperoptic fibre connection	•	•	•

### Other features

Parking space for two vehicles except plots 10 and 75 which have one space	•	•	•
EV charging	•	•	•
Turfed rear garden with patio	•	•	•
Air source heat pump	•	•	•
White, uPVC framed double glazed windows - 'Cotswold' design	•	•	•
12 Year NHBC 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.

# 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.

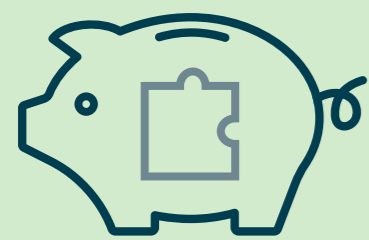
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part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

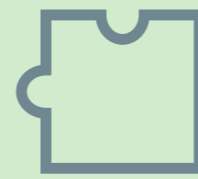
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**YOUR RENT**

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)





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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.**

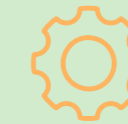
# MAKING A POSITIVE IMPACT

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.





## 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.



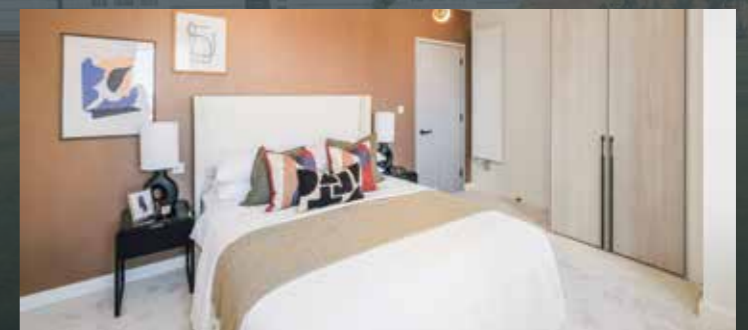
### MARLEIGH PARK, NEW MARKET ROAD, CAMBRIDGE

A collection of one, two and three bedroom apartments and two and three bedroom houses in Cambridge. Located just three miles east of Cambridge city centre, Marleigh Park is a vibrant new community of high quality homes and great amenities.



### MAPLEWOOD GROVE, GREAT DUNMOW, ESSEX

Latimer at Maplewood Grove - your bright start in Great Dunmow's newest neighbourhood. A superb selection of two and three-bedroom houses exclusively available through shared ownership, in this welcoming community.



### ST MARY'S PARK, GREAT DUNMOW, ESSEX

Step into homeownership with Latimer at St Mary's Park - your bright start in Great Dunmow's most exciting new neighbourhood. A superb selection of one and two bedroom apartments and two, three and four-bedroom houses available through shared ownership, in this lovely part of Essex.



# Latimer Homes

## GET IN TOUCH

CALL US  
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E-MAIL US  
LatimerNewHomeAdviceTeam@clarionhg.com

FIND US  
[www.latimerhomes.com](http://www.latimerhomes.com)

VISIT US  
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Suffolk, CB8 7XL

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



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#### DISCLAIMER

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