

BROOKLANDS GROVE

Weybridge, Surrey



**LATIMER
HOMES**
by Clarion Housing Group

INTRODUCING BROOKLANDS GROVE



Block E - Computer generated image is indicative and is intended for illustrative purposes only.

Welcome to Brooklands Grove, a thoughtfully designed collection of 1 and 2 bedroom apartments set within the historic grounds of Brooklands in Weybridge. This distinctive neighbourhood brings together heritage, nature and modern living in perfect harmony.

Each apartment has been carefully considered to offer style, comfort and energy-efficient design, creating spaces that feel as good as they look.

With a strong sense of community at its heart and beautifully landscaped surroundings to enjoy, Brooklands Grove is more than just a place to live, it's a place to truly belong, where every detail supports a life well lived.

INTRODUCING BROOKLANDS GROVE

WELL-CONNECTED WEYBRIDGE

Weybridge is one of Surrey's most sought-after addresses, known for its leafy surroundings, riverside walks and refined yet welcoming atmosphere.

The town centre offers an appealing mix of independent boutiques, stylish cafés and well-known high street names, creating a vibrant yet relaxed everyday experience.

For commuters, Weybridge station provides regular, direct services to London Waterloo in around 30 minutes, while nearby road links including the M25 and M3 ensure easy travel further afield.

Families are particularly drawn to the area for its excellent schools and strong sense of community, while nearby green spaces—from parkland to scenic towpaths—offer endless opportunities to enjoy the outdoors. Weybridge effortlessly combines town and country living.

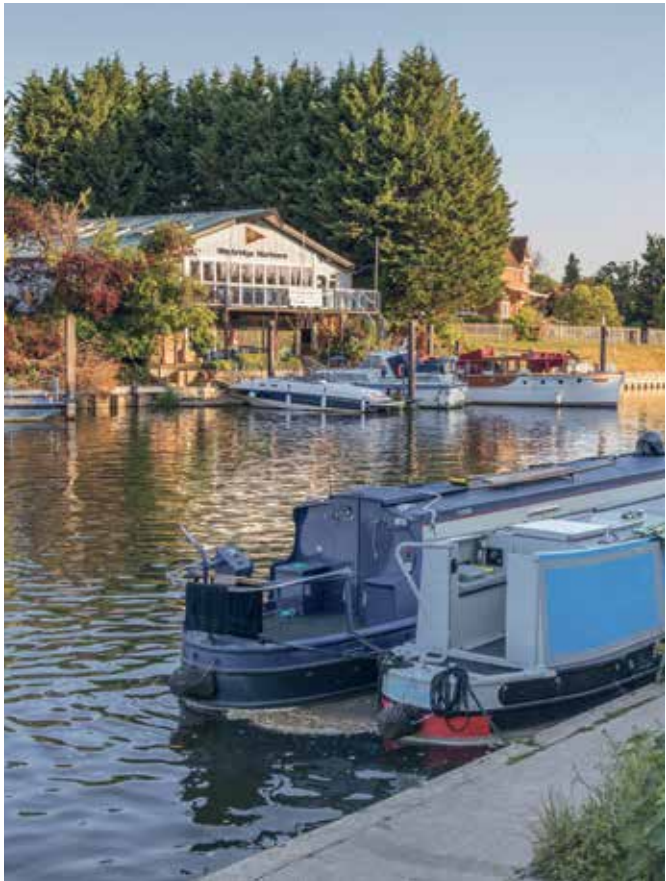


ENDLESS OPPORTUNITIES

Life at Brooklands Grove is designed around ease, well-being and connection. Set within expansive woodland, the development features green open spaces, walking and cycling routes, and play areas that encourage an active, outdoor lifestyle right on your doorstep.

Beyond the development, Weybridge offers a rich variety of leisure and lifestyle opportunities. From riverside strolls and nearby parks to gyms, sports clubs and golf courses, there's something for every pace of life. The town's diverse dining scene ranges from relaxed cafés to elegant restaurants, while everyday essentials are all within easy reach.

Whether it's commuting into London, enjoying weekend escapes in the Surrey countryside, or spending time locally with family and friends, Brooklands Grove places you at the centre of it all. A home where convenience meets calm, and every day feels effortlessly balanced.





WELCOME TO YOUR NEIGHBOURHOOD

Ideally located just a short walk from Weybridge station and within easy reach of the town centre, Brooklands Grove connects you effortlessly to London, local amenities and surrounding countryside, with everything you need, and more, right on your doorstep.

RETAIL & ESSENTIALS

- 1 Tesco Express
- 2 Sainsbury's Local
- 3 Morrisons
- 4 Waitrose & Partners
- 5 Holland & Barrett
- 6 Tesco Extra
- 7 The Paddocks Retail Park

LEISURE

- 1 David Lloyd Brooklands
- 2 St George's Hill Lawn Tennis Club
- 3 NG Health and Fitness
- 4 Bannatyne Health Club & Spa
- 5 Topgolf Surrey
- 6 Activity Centre Weybridge
- 7 Surrey County Indoor Tennis Centre

EDUCATION

- 1 Brooklands Technical College
- 2 Heathside School
- 3 St Charles Borromeo Catholic Primary School
- 4 Manby Lodge Infant School
- 5 St George's Junior School
- 6 St James C of E Primary School
- 7 St George's College

POINTS OF INTEREST

- 1 Brooklands Museum
- 2 Brooklands Community Park
- 3 St George's Hill Golf Club
- 4 National Trust - River Wey & Godalming Navigations
- 5 Chertsey Meads
- 6 The Light Cinema
- 7 D'Oyly's Café on on D'Oyly Carte Island

FOOD & DRINK

- 1 Hand & Spear
- 2 Brooks Restaurant
- 3 The Waverley Inn
- 4 Thann Thai
- 5 The Cornelian Brasserie
- 6 Megan's by the Wey
- 7 Turquoise Weybridge
- 8 Giggling Squid
- 9 Osso Buco
- 10 Valentina Italian Restaurant
- 11 Gail's Bakery
- 12 Starbucks
- 13 Minnow Weybridge pub

EASY CONNECTIONS TO EVERYTHING

Step out and stroll to Weybridge station in minutes, with regular trains reaching London Waterloo in under half an hour, making Brooklands Grove ideal for commuting, meeting friends or last-minute plans in the city.

Heading further afield is just as effortless. Direct rail links connect you to Woking and Guildford, while nearby access to the M25 and A3 makes driving simple, whether you're travelling into London, down to the coast or across the South East. Even weekend escapes feel closer, with Heathrow Airport within easy reach for last minute getaways.



WOKING	7 MINS
GUILDFORD	21 MINS
LONDON WATERLOO	27 MINS

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.



HAND & SPEAR	0.2 MILE
WEYBRIDGE STATION	0.3 MILE
WAVERLEY INN	0.5 MILE
HEATHSIDE SCHOOL	0.7 MILE
MEGAN'S BY THE WEY	0.8 MILE
VALENTINA DELI	0.8 MILE
GAIL'S BAKERY	0.9 MILE
MANBY LODGE SCHOOL	0.9 MILE
STARBUCKS	0.9 MILE
WEYBRIDGE CRICKET GREEN	0.9 MILE



WAITROSE	1.1 MILES
ST GEORGE'S HILL GOLF CLUB	1.3 MILES
BROOKLANDS MUSEUM	1.4 MILES
ST GEORGE'S JUNIOR SCHOOL	1.4 MILES
DAVID LLOYD	1.5 MILES
ST JAMES C OF E PRIMARY SCHOOL	1.5 MILES
MINNOW WEYBRIDGE PUB	1.6 MILES
MARKS & SPENCER	2.2 MILES
BANNATYNE HEALTH CLUB & SPA	2.3 MILES
EVERYMAN WALTON	3.1 MILES
PAINSHILL PARK	4.1 MILES



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.



WELCOME TO BROOKLANDS GROVE

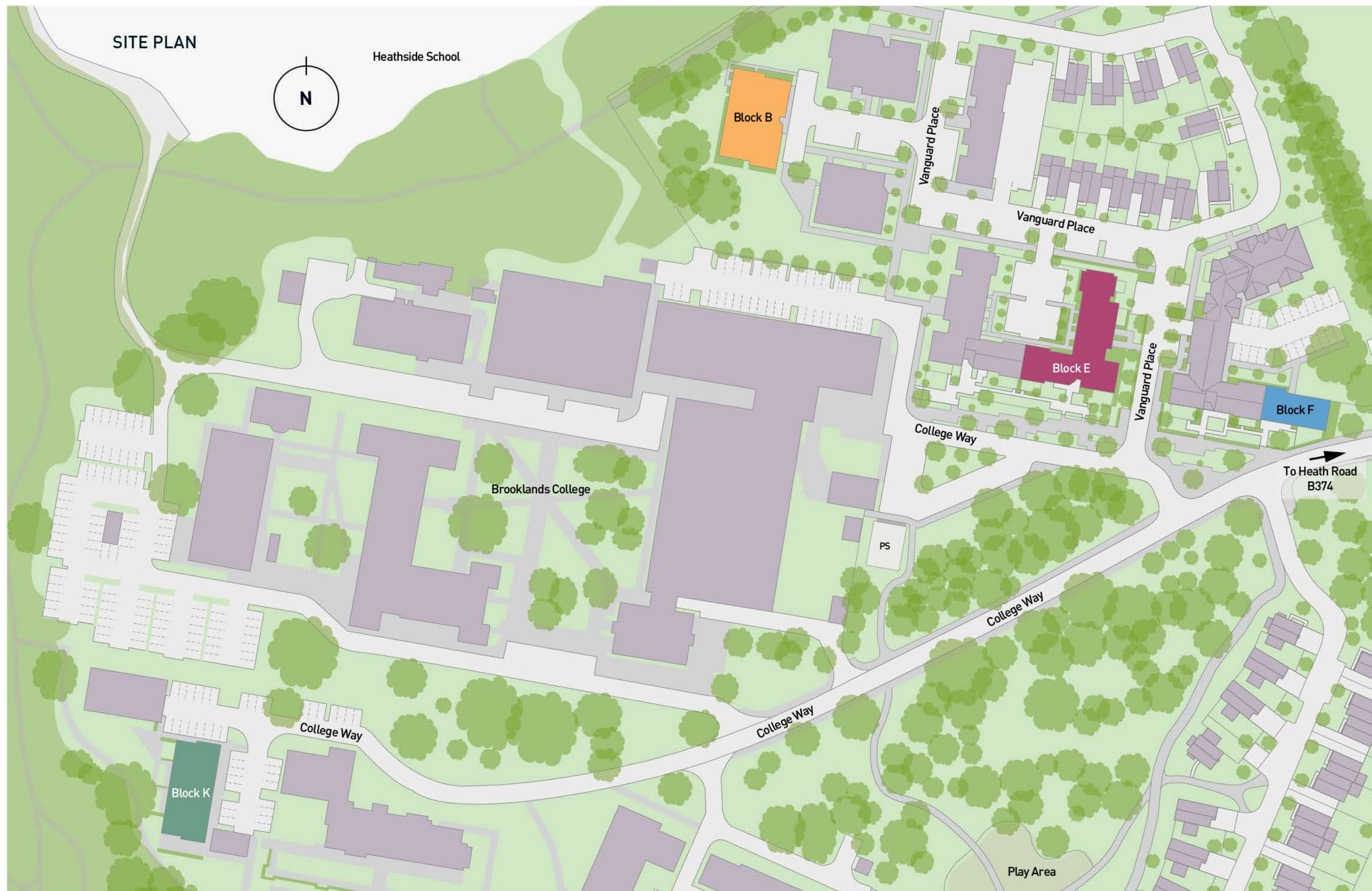


Contemporary apartments designed for modern living, set within landscaped surroundings that bring comfort, convenience and connection effortlessly together every day.

Discover a collection of stylish apartments designed to maximise space, light and everyday comfort. Thoughtfully planned interiors feature open-plan living areas, contemporary kitchens and elegant bathrooms, creating homes that are both practical and inviting.

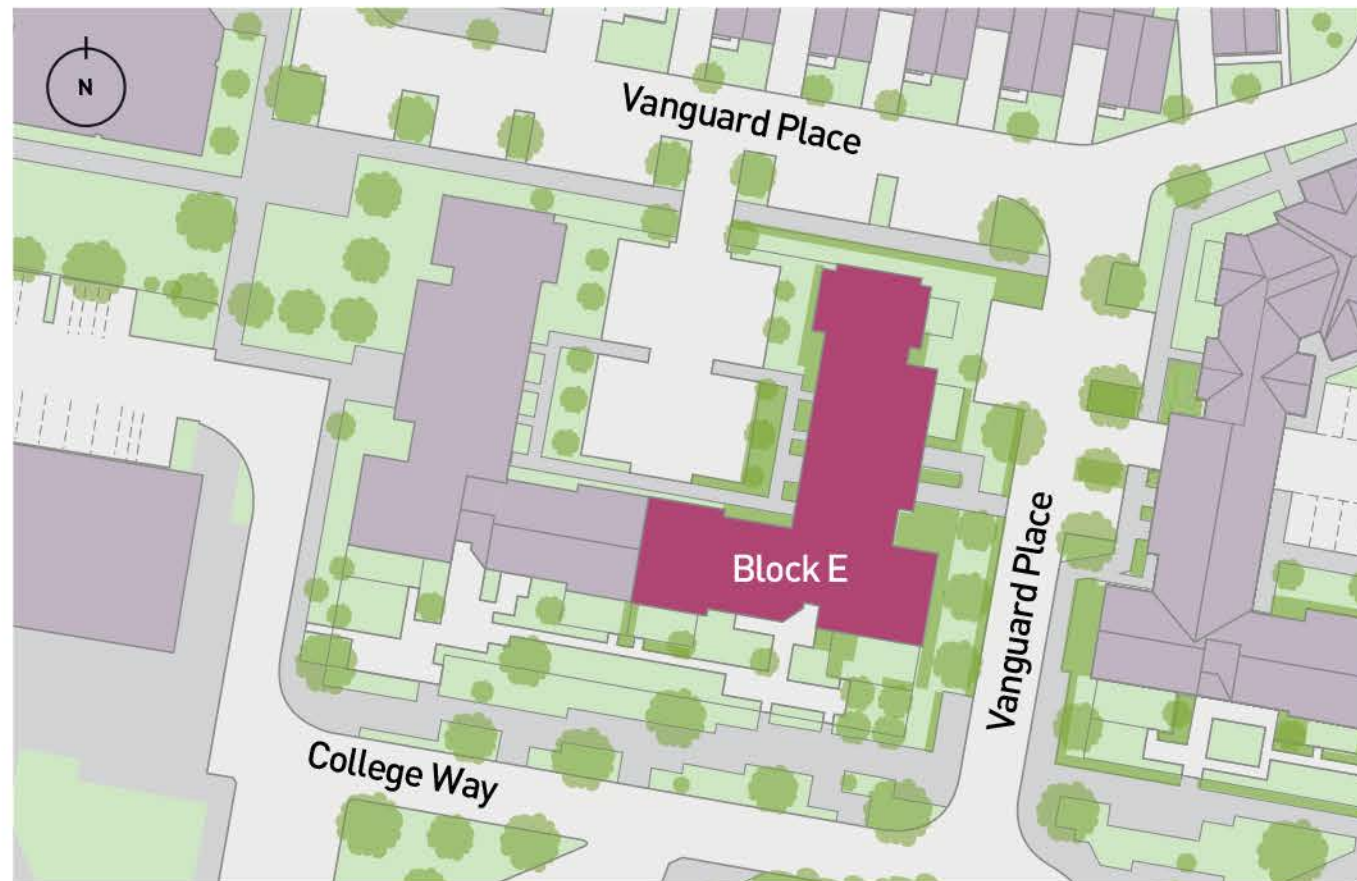
Many apartments benefit from private outdoor space, while residents can enjoy beautifully landscaped communal areas, green open space and dedicated cycle routes. With parking available and a focus on energy-efficient design, every detail has been considered to support a low-maintenance lifestyle in a setting that feels calm, connected and ready to enjoy.

Block F - Computer generated image is indicative and is intended for illustrative purposes only.

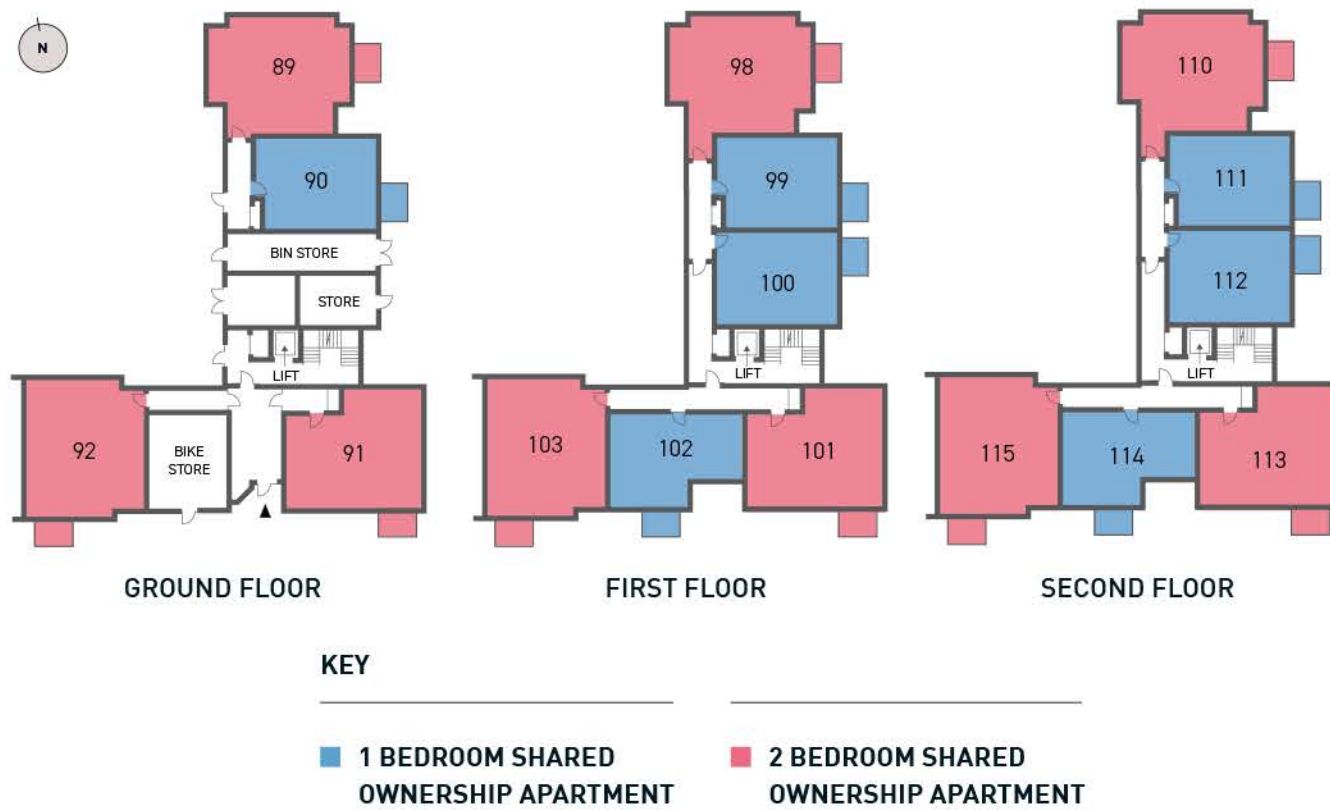


The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other those expressly agreed in writing. Masterplan is not to scale and shows approximate locations only.

BLOCK E



PLOT LOCATOR

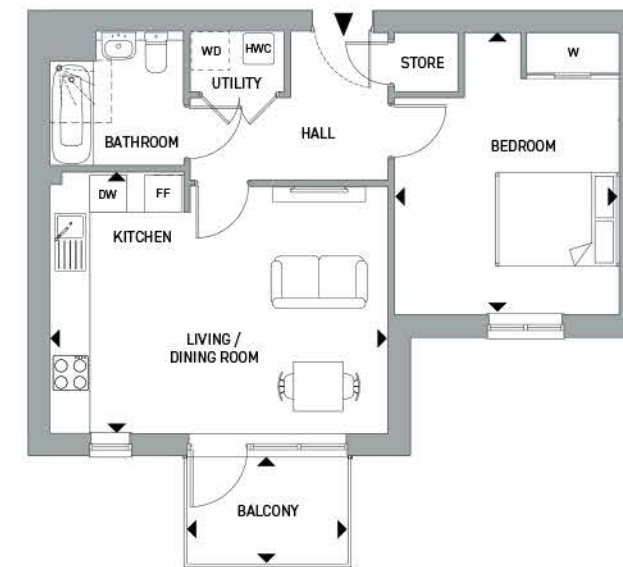
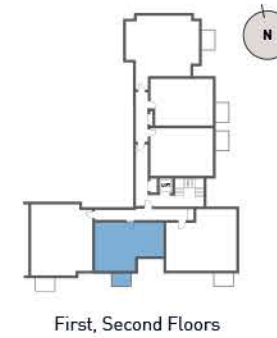


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1 BEDROOM APARTMENT

Apartment Type 12A

Plots: 102 & 114



KEY
 FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

Total Area 51.9 sq.m. 558 sq.ft

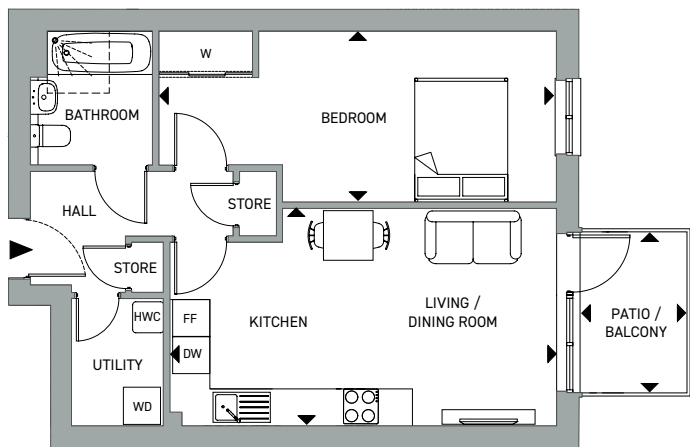
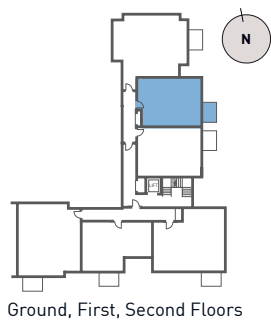
Kitchen/Living Area 5.51 m x 4.26 m 18' 1" x 14' 0"

Bedroom 4.61 m x 3.65 m 15' 1" x 12' 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 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.

1 BEDROOM APARTMENT

Apartment Type 9
Plots: 90, 99 & 111



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

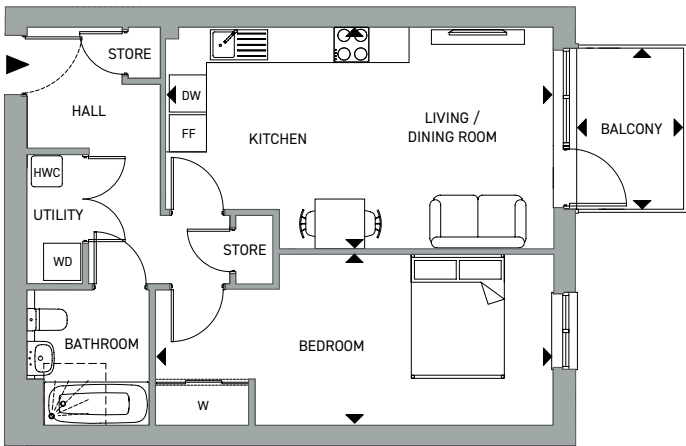
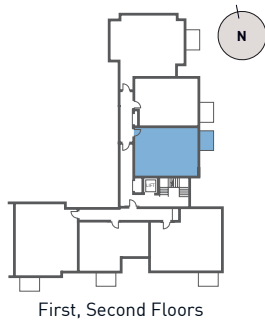
Total Area 52.3 sq.m. 563 sq.ft

Kitchen/Living Area	6.14 m x 3.55 m	20' 2" x 11' 8"
Bedroom	6.42 m x 2.80 m	21' 1" x 9' 2"

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1 BEDROOM APARTMENT

Apartment Type 9A
Plots: 100 & 112



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

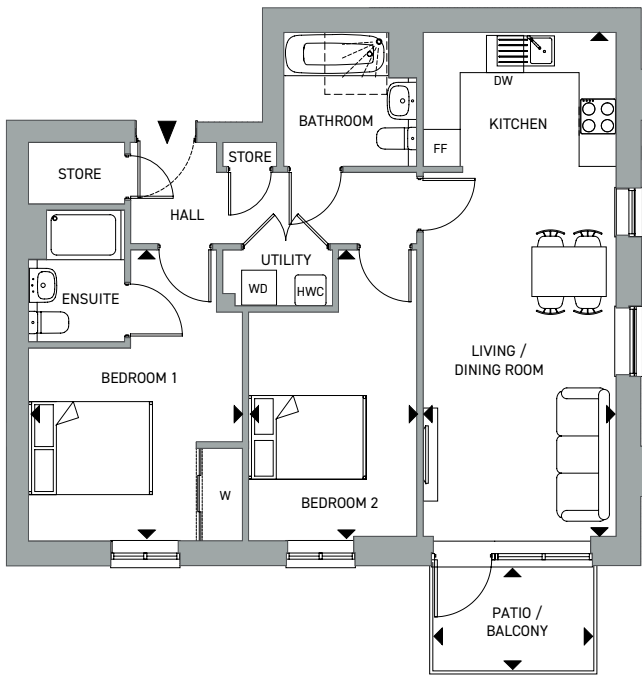
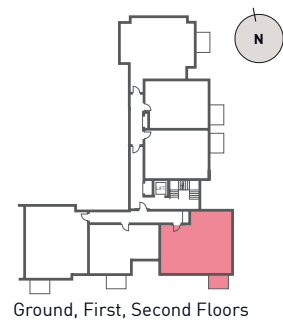
Total Area 54.3 sq.m. 584 sq.ft

Kitchen/Living Area	6.28 m x 3.61 m	20' 7" x 11' 10"
Bedroom	6.46 m x 2.80 m	21' 2" x 9' 2"

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2 BEDROOM APARTMENT

Apartment Type 28
Plots: 91, 101 & 113



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

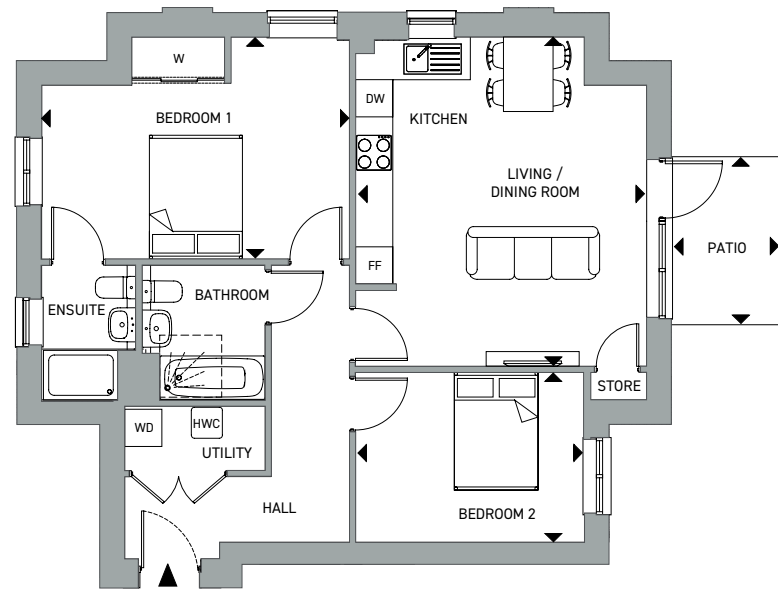
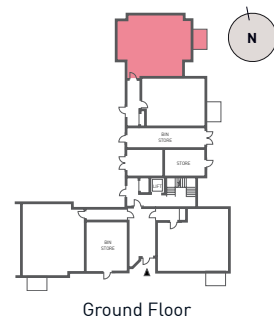
Total Area 70.1 sq.m. 753 sq.ft

Kitchen/Living Area	8.18 m x 3.16 m	26' 10" x 10' 4"
Bedroom 1	4.74 m x 3.49 m	15' 6" x 11' 5"
Bedroom 2	4.74 m x 2.75 m	15' 6" x 9' 0"

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2 BEDROOM APARTMENT

Apartment Type 31
Plot: 89



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

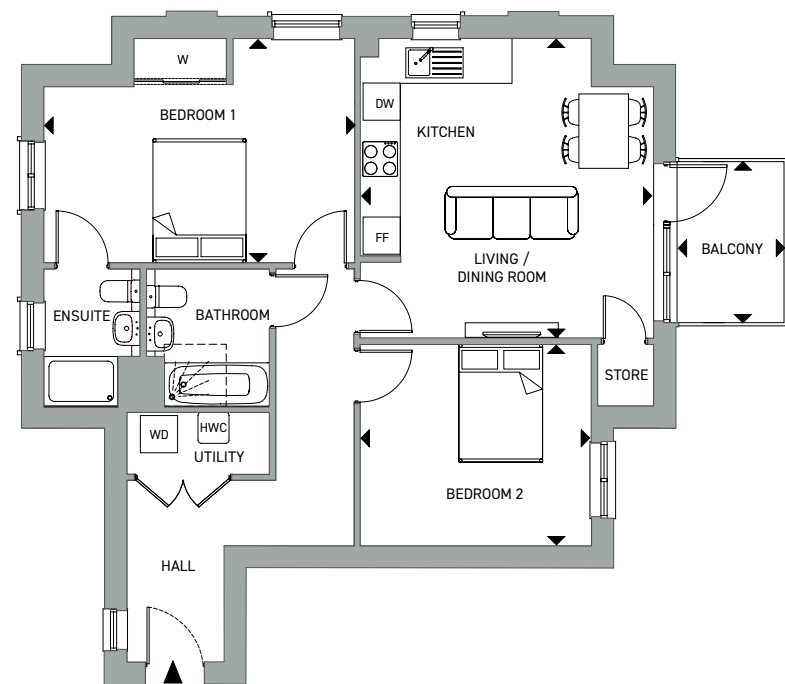
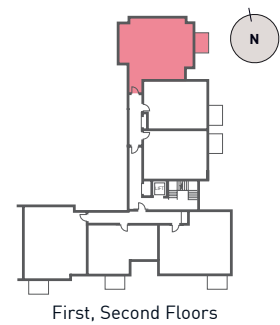
Total Area 72.6 sq.m. 781 sq.ft

Kitchen/Living Area	5.35 m x 4.73 m	17' 7" x 15' 6"
Bedroom 1	5.00 m x 3.62 m	16' 5" x 11' 11"
Bedroom 2	3.73 m x 2.70 m	12' 3" x 8' 10"

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2 BEDROOM APARTMENT

Apartment Type 31 Plots: 98 & 110



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

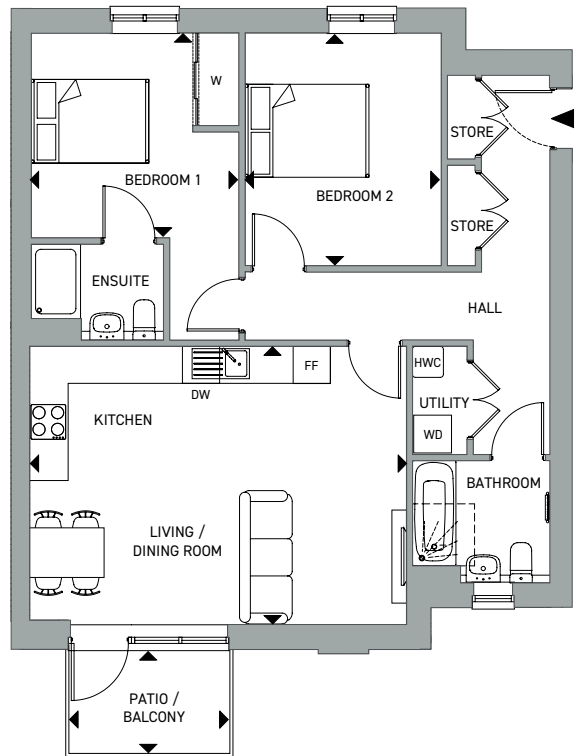
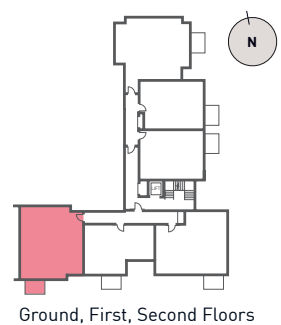
Total Area 76.2 sq.m. 820 sq.ft

Kitchen/Living Area	5.35 m x 4.73 m	17' 7" x 15' 6"
Bedroom 1	5.04 m x 3.66 m	16' 7" x 12' 0"
Bedroom 2	3.73 m x 2.74 m	12' 3" x 9' 0"

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2 BEDROOM APARTMENT

Apartment Type 29A Plots: 92, 103 & 115



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

Total Area 77.2 sq.m. 830 sq.ft

Kitchen/Living Area	6.09 m x 4.45 m	20' 0" x 14' 7"
Bedroom 1	3.34 m x 3.39 m	10' 95" x 11' 12"
Bedroom 2	3.86 m x 3.25 m	12' 8" x 10' 8"

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BLOCK F



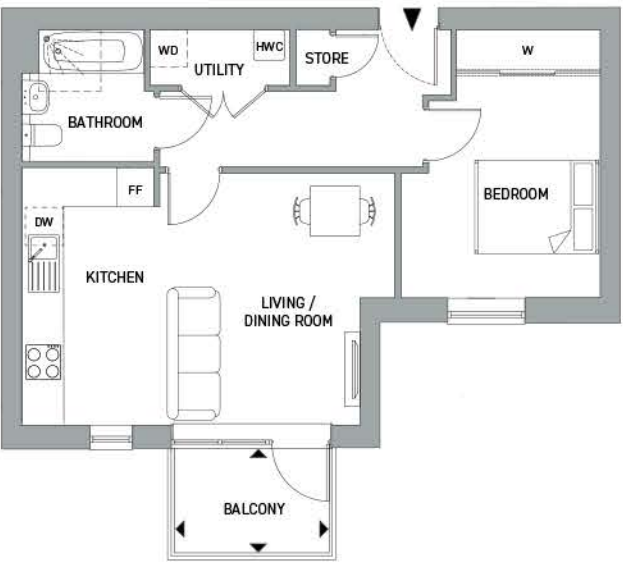
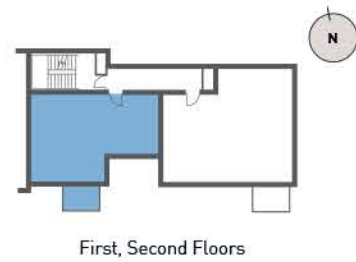
PLOT LOCATOR



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1 BEDROOM APARTMENT

Apartment Type 16A
Plots: 129 & 142



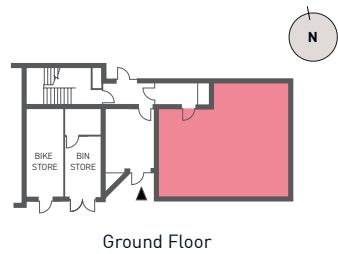
KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

Total Area	51.5 sq.m.	554 sq.ft
Kitchen/Living Area	5.98 m x 4.17 m	19' 8" x 13' 8"
Bedroom	4.38 m x 3.26 m	14' 4" x 10' 8"

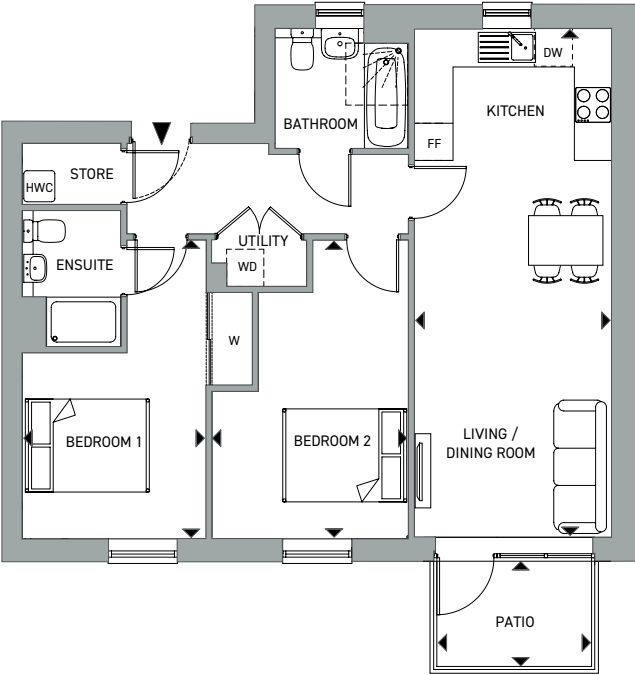
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2 BEDROOM APARTMENT

Apartment Type 33
Plot: 122



Ground Floor



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

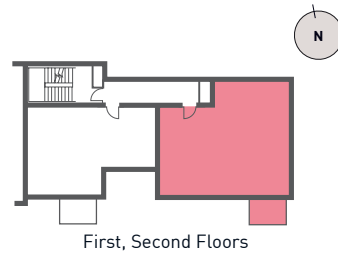
Total Area 70.3 sq.m. 756 sq.ft

Kitchen/Living Area	8.25 m x 3.06 m	27' 1" x 10' 1"
Bedroom 1	3.02 m x 2.98 m	9' 11" x 9' 9"
Bedroom 2	4.83 m x 3.20 m	15' 10" x 10' 6"

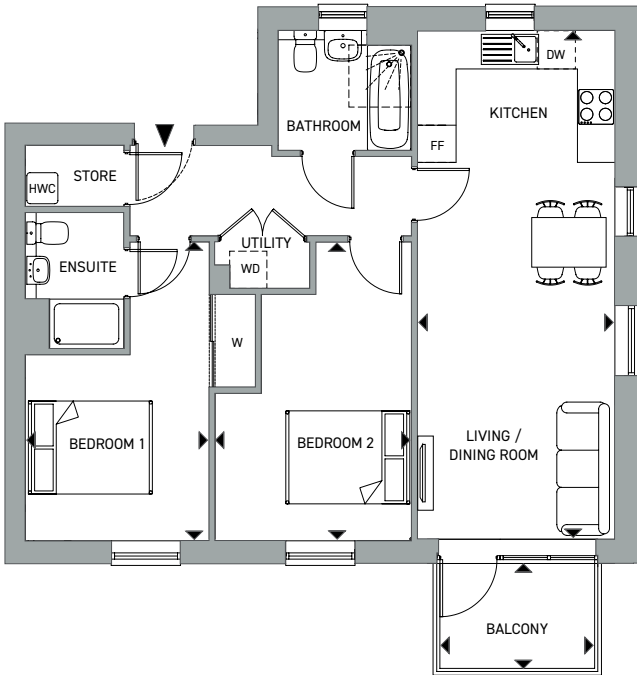
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2 BEDROOM APARTMENT

Apartment Type 33
Plots: 128 & 141



First, Second Floors



KEY
FF - Fridge/Freezer DW - Dishwasher Space WD - Washer Dryer U - Utility Cupboard W - Wardrobe HWC - Hot Water Cylinder

Total Area 70.3 sq.m. 756 sq.ft

Kitchen/Living Area	8.25 m x 3.06 m	27' 1" x 10' 1"
Bedroom 1	3.02 m x 2.98 m	9' 11" x 9' 9"
Bedroom 2	4.83 m x 3.20 m	15' 10" x 10' 6"

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SPECIFICATION



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.

Our apartments at Brooklands Grove 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	•	•
Laminate worktops and matching upstands	•	•
Integrated single electric fan oven	•	•
Electric ceramic hob with stainless steel splashback and extractor hood	•	•
Integrated fridge/freezer	•	•
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	•	•
Heated chrome towel rail	•	•
Thermostatic shower mixer and bath shower screen	•	•
Mirror	•	•

Flooring

Featured Oak Amtico flooring to entrance, kitchen, living and dining	•	•
Carpets to bedrooms	•	•

Lighting and electrical

LED spots in kitchen, bathroom and en-suites	•	•
TV, BT and data points to selected locations	•	•
BT and Hyperoptic fibre connection	•	•
Access entry phone and door bell	•	•

Other features

Fitted wardrobe to master bedroom	•	•
Washer/Dryer - either in storage/utility cupboard or kitchen	•	•
One parking space for each apartment	•	•
All flats have access to an electric car charging point	•	•
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.

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.

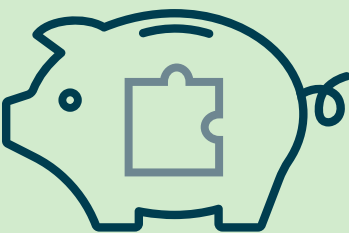
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part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



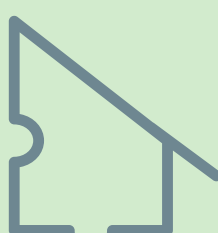
YOUR DEPOSIT

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



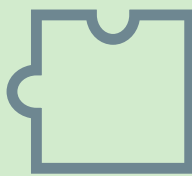
YOUR MORTGAGE

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

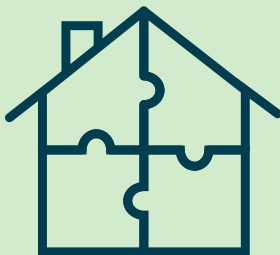


YOUR RENT

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.



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.

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

SONDES MEADOWS, DORKING, SURREY

Located in the historic market town in Surrey, Dorking is known for its picturesque surroundings and offers excellent amenities, including local schools, shopping and excellent leisure facilities. Situated in the Surrey Hills an Area of Outstanding Natural Beauty, with countryside views. Sondes Meadows is walking distance to Dorking town and close to the M25. The development is just over a mile from Dorking Mainline and Dorking Deepdene train stations, which provide regular services to London in around 53 minutes. There are also rail connections to Guildford and Reading.

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. Offering one, two and three bedroom homes for sale, there will also be one and two bedroom homes available with shared ownership in this alluring historic setting, with greenery all around and easy access to local transport and amenities.

TWICKENHAM SQUARE, TWICKENHAM

At Twickenham Square, you can enjoy life where local amenities are close at hand, as well as sporting history and a village-style location. The area is close to London's most renowned green spaces such as Richmond Park and Bushy Park and the high-specification apartments at Twickenham Square offer luxury living. Additionally, Twickenham benefits from excellent transport links into central London.



Latimer Homes

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



**LATIMER
HOMES**
by Clarion Housing Group

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