ORCHARDS GREEN

Ely, Cambridgeshire

LATIMER HOMES
by Clarion Housing Group

INTRODUCING ORCHARDS GREEN



All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

Step into home ownership at Orchards Green, a thoughtfully designed collection of two, three and four-bedroom homes available through Shared Ownership in the beautiful cathedral city of Ely.

Set on Forsythia Road, this exciting new neighbourhood combines contemporary design, energy-efficient living and green open surroundings, creating a place where modern life feels effortless.

Whether you're buying your first home, making room for a growing family or looking for more flexibility, Orchards Green offers an easier route to owning a brand-new home in one of Cambridgeshire's most desirable locations.

ELY'S BEST OF TOWN AND COUNTRY

Welcome to Ely, where heritage charm meets everyday convenience.

Known for its magnificent cathedral skyline, riverside setting and welcoming community spirit, Ely offers the perfect balance of city amenities and relaxed Fenland living.

Spend mornings browsing independent shops and cafés, afternoons exploring parks and waterside walks, and evenings dining in cosy pubs or stylish restaurants.

With Cambridge within easy reach and direct rail services to London, Ely is a location that works beautifully for commuters, families and lifestyle seekers alike.





ENDLESS OPPORTUNITIES

Your new neighbourhood comes with all of the amenities you need.

From scenic walks beside the River Great Ouse to weekends discovering Ely's historic centre, life here offers something for everyone.

Head into Cambridge for vibrant culture, historic charm, riverside walks, independent shops, and a thriving food and café scene. Stay local for waterside dining, gyms, schools, sports clubs and green open spaces.

Enjoy brunch with friends, family days in the park, evening drinks in town or countryside escapes across the Cambridgeshire Fens.

With Cambridge within easy reach and direct rail services to London, Ely is a location that works beautifully for commuters, families and lifestyle seekers alike.

At Orchards Green, every day brings more ways to live well.













WELCOME TO ORCHARDS GREEN

Tree-lined streets, landscaped spaces and beautifully crafted homes come together to create a neighbourhood with real charm.

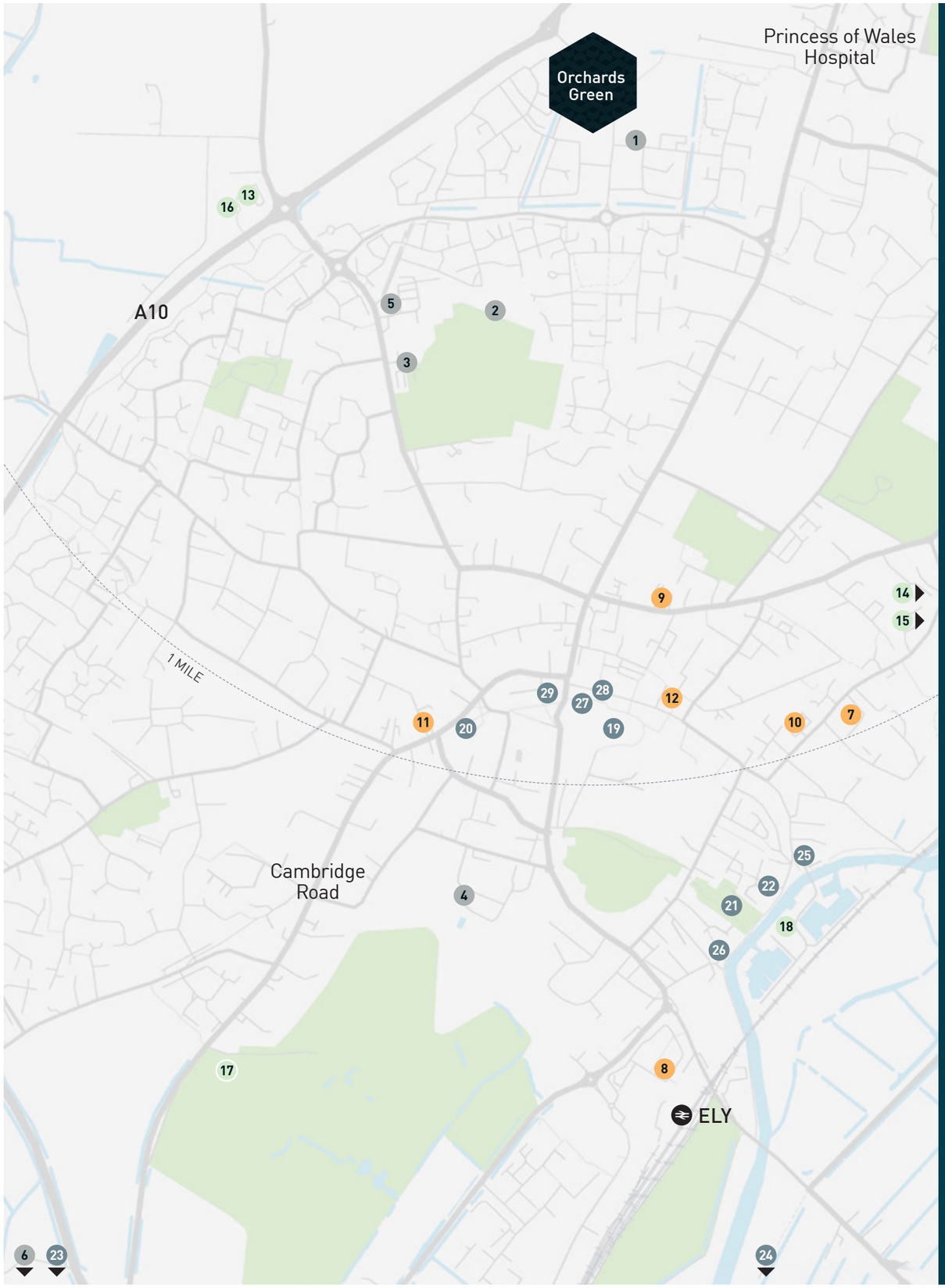
Each home is designed around modern living; open-plan spaces, bright interiors and practical layouts that adapt to busy lifestyles.

Whether you need space to work from home, entertain friends or simply unwind, these homes are built for real life.

Orchards Green is more than a new address. It's a place to settle, grow and feel at home.







WELCOME TO YOUR NEIGHBOURHOOD

A selection of the leisure activities, shopping, sport and fitness, outdoor life, restaurants and well-regarded schools within a short distance of Orchards Green.

EDUCATION

1. Isle of Ely Primary School
2. Lantern Community Primary School
3. Ely College
4. King's Ely
5. Busy Bees Nursery School
6. Cambridge Regional College

RETAIL & ESSENTIALS

7. Sainsbury's Superstore
8. Tesco Superstore
9. Waitrose
10. Aldi
11. St Mary's Pharmacy
12. Ely Market Square

LEISURE

13. Ely Leisure Village
14. Ely Country Park
15. Roswell Pits Nature Reserve
16. Cineworld
17. Golf Club
18. Riverside walks & marina

CULTURE, SHOPPING, ENTERTAINMENT

19. Ely Cathedral
20. Oliver Cromwell's House
21. Jubilee Gardens
22. Riverside Bar & Kitchen
23. Cambridge city centre
24. Wicken Fen Nature Reserve
25. Peacocks Tea Room
26. The Cutter Inn
27. Wildwood
28. Prezzo Ely
29. Minster Tavern

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

EASY CONNECTIONS TO EVERYTHING

Living at Orchards Green means your day flows with ease, whether you're heading into the city, working locally or exploring further afield.

Ely's well-connected transport links make commuting simple, with regular rail services putting Cambridge, London and beyond within easy reach. For everyday journeys, safe walking routes and cycle-friendly streets connect you to schools, green spaces and the city centre in minutes.

Weekends are just as effortless, from spontaneous trips into Cambridge to relaxing riverside strolls close to home. However you choose to travel, Orchards Green offers the freedom to move at your own pace, with everything you need right on your doorstep.

LOCAL GREEN SPACE	5 MINS
PRIMARY SCHOOL	3 MINS
CONVENIENCE STORE	21 MINS
ELY CITY CENTRE	23 MINS

ELY RAILWAY STATION	11 MINS
ELY RIVERSIDE	10 MINS
ELY CATHEDRAL	6 MINS
LEISURE CENTRE	6 MINS

CAMBRIDGE	20 MINS
NEWMARKET	49 MINS
PETERBOROUGH	35 MINS
LONDON KING'S CROSS	1 HR 15 MINS
STANSTED AIRPORT	53 MINS

Journey times are taken from Google Maps/National Rail.



SITE PLAN

N

2 BEDROOM SHARED OWNERSHIP HOUSES

- Foundryman
- Manciple

3 BEDROOM SHARED OWNERSHIP HOUSES

- Ploughwright
- Tillman

4 BEDROOM SHARED OWNERSHIP HOUSES

- Cartographer

- Homes for Clarion Housing Group
- Homes for Outright Sale



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.

FOUNDRYMAN - 2 BEDROOM BUNGALOW

Plots: 239 & 292

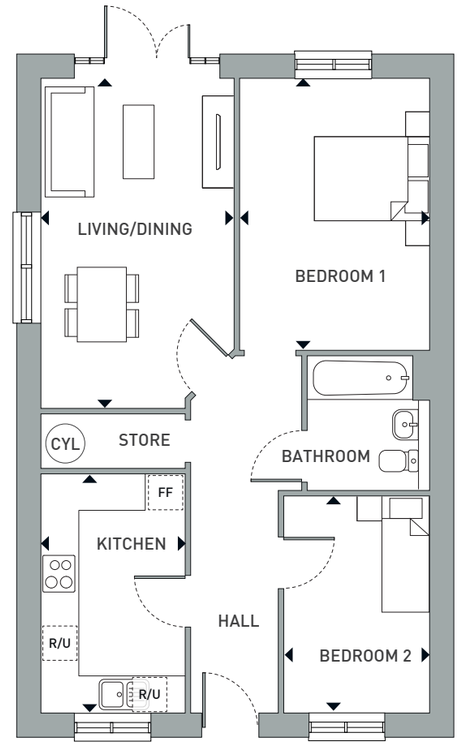
Handed: 238 & 291



Plots 291-292

Computer generated images are indicative only.

65.9m² / 709ft²



Ground Floor

Ground Floor		
Kitchen	2.4m x 3.9m	7'10"x 12'9"
Living/Dining	3.2m x 5.4m	10'6"x 17'8"
Bedroom 1	3.1m x 4.5m	10'2"x 14'9"
Bedroom 2	2.4m x 3.6m	7'10"x 11'9"

CYL – CYLINDER | **R/U** – REMOVABLE UNIT FOR FUTURE INSTALLATION OF WASHING MACHINE AND DISHWASHER | **FF** - FRIDGE/FREEZER

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.

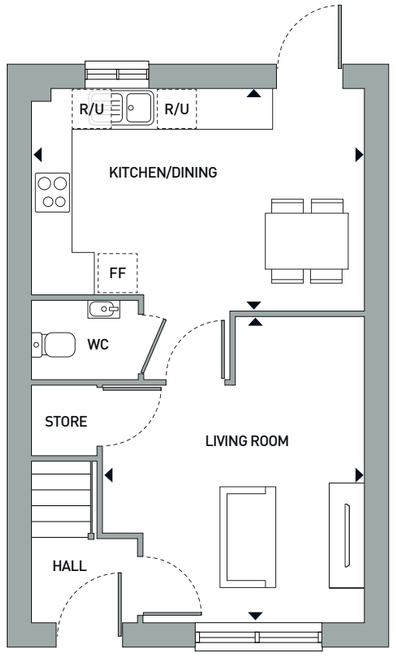
MANCIPLE - 2 BEDROOM HOUSE

Plots: 18, 63, 81, 117, 119, 221 & 241

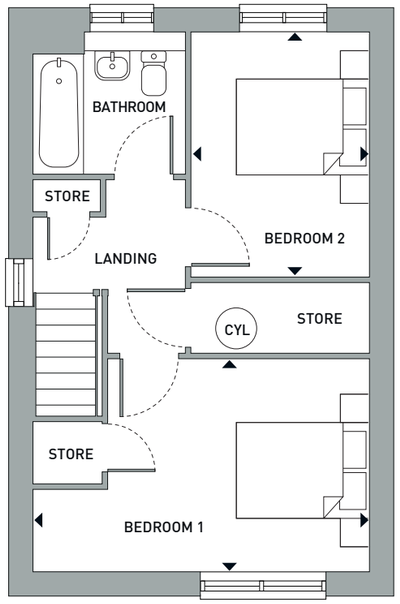
Handed: 19, 64, 82, 118, 120, 123, 220 & 240

73.2m² / 788ft²





Ground Floor



First Floor

Plots 63-64

Computer generated images are indicative only.

Ground Floor		
Kitchen/Dining	4.8m x 3.2m	15'9"x 10'6"
Living	3.8m x 4.4m	12'5"x 14'5"

First Floor		
Bedroom 1	4.8m x 3.0m	15'9"x 9'10"
Bedroom 2	2.6m x 4.6m	8'6"x 15'1"

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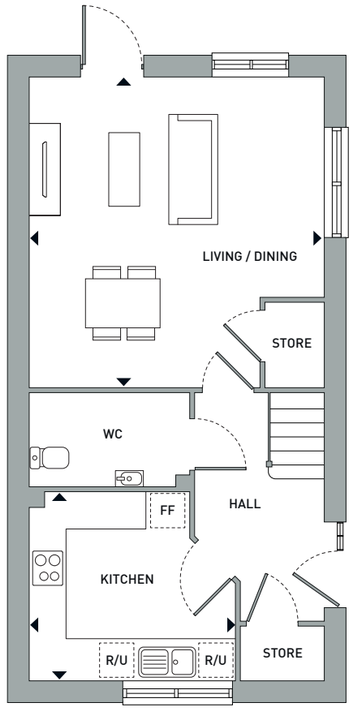
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PLOUGHWRIGHT - 3 BEDROOM HOUSE

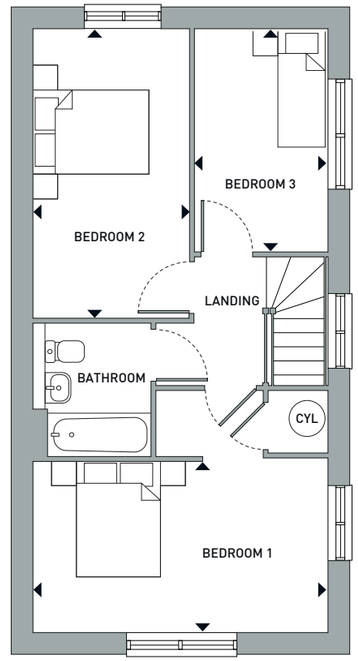
Plots: 23 & 132

93.8m² / 1010ft²





Ground Floor



First Floor

Ground Floor		
Kitchen	3.4m x 3.0m	11'1"x 9'10"
Living/Dining	4.8m x 5.1m	15'9"x 16'8"

First Floor		
Bedroom 1	4.8m x 2.8m	15'9"x 9'2"
Bedroom 2	2.5m x 4.7m	8'2"x 15'5"
Bedroom 3	2.2m x 3.6m	7'2"x 11'9"

Plot 132

Computer generated images are indicative only.

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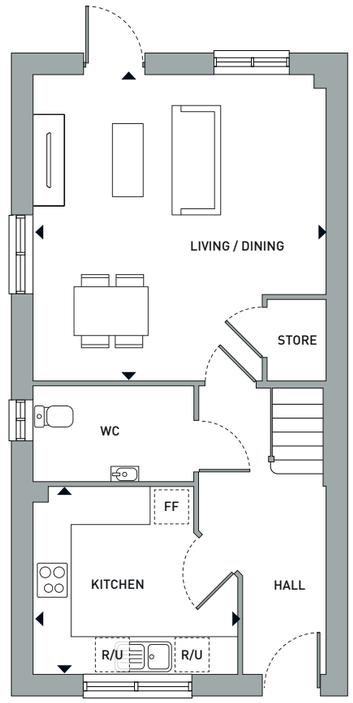
TILLMAN - 3 BEDROOM HOUSE

Plots: 103, 175, 284, 286 & 288

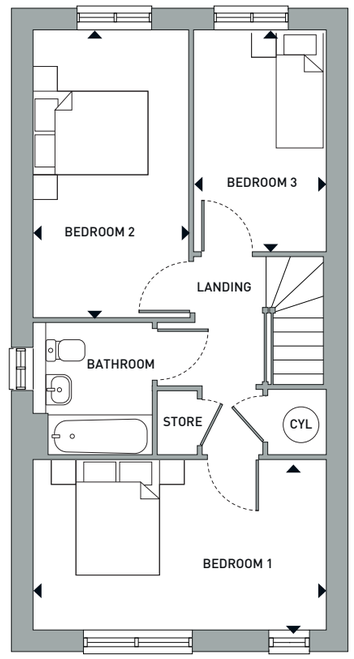
Handed: 104, 174, 283, 285 & 287

93.8m² / 1010ft²





Ground Floor



First Floor

Ground Floor		
Kitchen	3.4m x 3.0m	11'1"x 9'10"
Living/Dining	4.8m x 5.0m	15'9"x 16'4"

First Floor		
Bedroom 1	4.8m x 2.8m	15'9"x 9'2"
Bedroom 2	2.6m x 4.7m	8'6"x 15'5"
Bedroom 3	2.2m x 3.7m	7'2"x 12'1"

Plots 285-286

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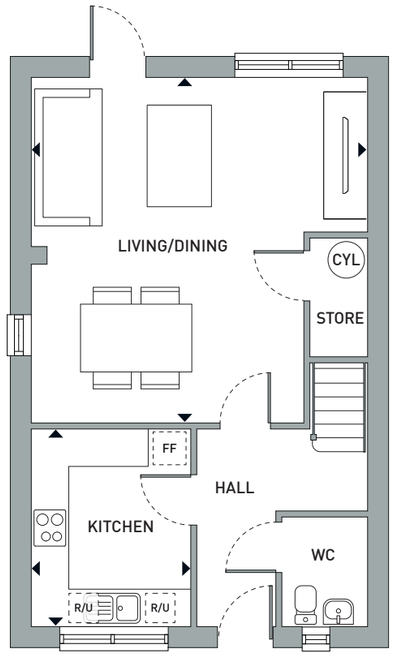
CARTOGRAPHER - 4 BEDROOM HOUSE

Plots: 101, 131 & 294

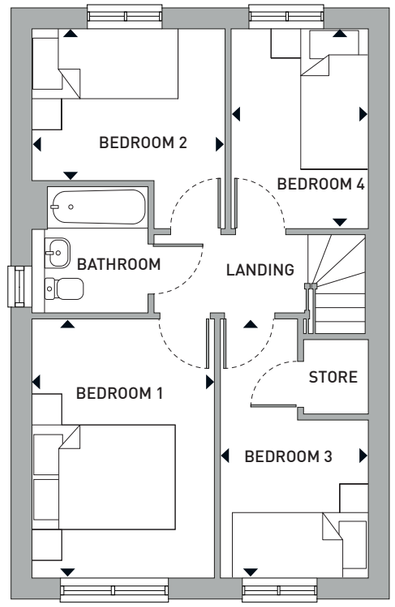
Handed: 102 & 293

101.5m² / 1093ft²





Ground Floor



First Floor

Ground Floor		
Kitchen	2.7m x 3.3m	8'10"x 10'9"
Living/Dining	5.6m x 5.8m	18'4"x 19'0"

First Floor		
Bedroom 1	3.1m x 4.4m	10'2"x 14'5"
Bedroom 2	3.2m x 2.5m	10'6"x 8'2"
Bedroom 3	2.4m x 4.3m	7'10"x 14'1"
Bedroom 4	2.3m x 3.4m	7'6"x 11'1"

Plot 131

Computer generated images are indicative only.

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SPECIFICATION

Our homes at Orchards Green 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
- Soft-close cupboards and drawers
- Appliances to include integrated oven hob, fridge freezer
- Vinyl flooring

Bathrooms

- Contemporary white sanitaryware
- Wall tiling to wet areas and full height tiling around bath
- Heated towel rail
- Vinyl flooring

Lighting and electrical

- Downlights to the kitchen and wet rooms
- Pendant lighting to all habitable rooms
- External wall light
- TV and data points to selected locations*
- OFNL

Other features

- Carpets to stairs, landing and bedrooms
- Air source heat pumps
- Turf to rear gardens

*Please speak to sales adviser for more information

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 5-0% of 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 MORTGAGE	+ YOUR RENT	+ YOUR SERVICE CHARGE	= YOUR LATIMER HOME
Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.	A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.	You will then pay subsidised rent to Latimer Homes on the remaining 75% of the property you don't own.		

AM I ELIGIBLE FOR SHARED OWNERSHIP?

To be eligible for Shared Ownership you will need to meet certain requirements set by Homes England 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.

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.

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.



TWYFORD PARK EALING, LONDON

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

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