LATIMER AT ST MARY'S PARK

Great Dunmow

LATIMER HOMES
by Clarion Housing Group

INTRODUCING LATIMER AT ST MARY'S PARK



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

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.

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

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

GREAT DUNMOW'S UNMISTAKABLE CHARACTER

There's a reason people move to Great Dunmow and never quite leave. It has that rare mix of feeling lively without ever being hectic - the sort of town where you pop out for a coffee and end up chatting for half an hour on the High Street.

Life here revolves around more than just the essentials. One weekend the town is cheering homemade carts flying down the hill at the Soapbox Race, the next it is celebrating the centuries-old Flitch Trials with all the charm and eccentricity you would hope for from an old Essex market town.

For families, it just works. Good schools, plenty of clubs and sports, and enough parks, green space and countryside nearby to keep children busy all year long.

And then there is the countryside itself, scenic footpaths, cycling routes, cosy pubs and long Sunday walks that somehow always end with lunch. It is easy-going, sociable and the kind of place that quickly starts to feel like home.





ENDLESS OPPORTUNITIES

This is where market town charm meets countryside walks, lively cafés and the easy rhythm of Essex village life.

Start your Saturday on the High Street with flaky pastries and expertly made coffee at Le Petite Parisien before wandering the independent shops and historic timber-fronted buildings that give Great Dunmow its special character.

When friends and family visit, there is plenty to fill the day. Explore the gardens and woodland trails at The Gardens of Easton Lodge or head to Hatfield Forest (National Trust) for lakeside walks, cycling and family picnics beneath ancient trees. Weekends are spent at Boydells Dairy Farm with its soft play and outdoor activities, while the open spaces at Great Dunmow Recreation Ground are perfect for football, playground afternoons and community events.

The town's calendar is full of character too, from Book and music festivals to the much-loved Great Dunmow Soapbox Race, when the streets come alive with cheering crowds and homemade racing carts. Afterwards, settle in for a long countryside lunch at The Boars Head.







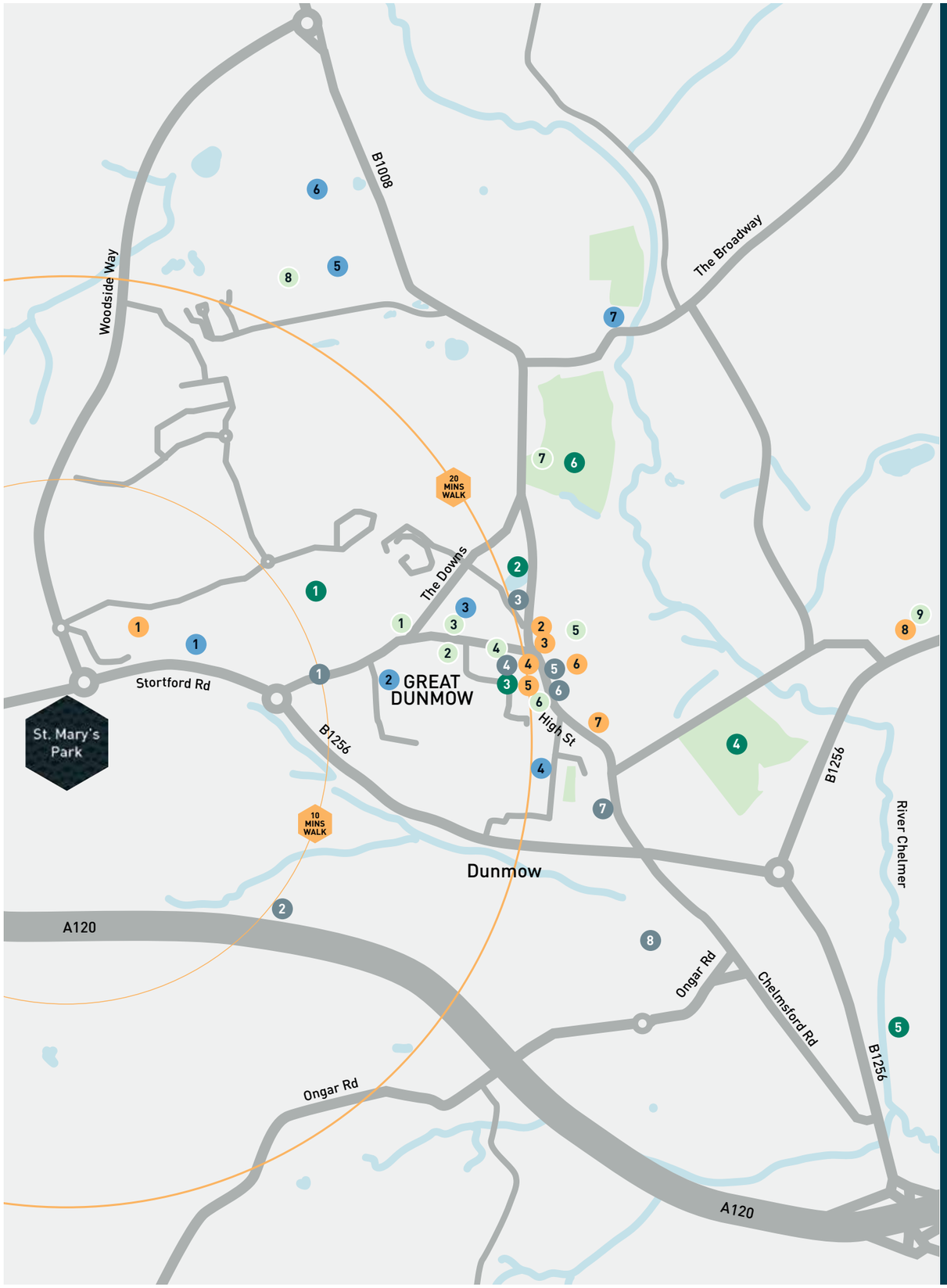






Evenings bring cosy pubs, candlelit dinners and cocktails with friends, whether you stay local or head into nearby Braintree or Bishop's Stortford for bars, cinemas and late-night restaurants.

This is your Great Dunmow, welcoming, characterful and perfectly balanced between town and country.



WELCOME TO YOUR NEIGHBOURHOOD

Great Dunmow is a friendly, well-connected market town with a real sense of community and character. Packed with independent shops, everyday essentials, and welcoming cafés, it has everything you need close to hand.

RETAIL & ESSENTIALS

1. Tesco Superstore
2. The Curiosity Shop
3. Off The Rails Dunmow
4. Chloe's of Great Dunmow
5. O Connells Variety
6. Co-op Food
7. Dunmow Supermarket
8. Dunmow Emporium

FOOD & DRINK

1. Jalsa Ghar Indian Restaurant
2. Snak Shak
3. The Starr Inn
4. Galatea Brasseries
5. Le Petite Parisien
6. The Boars Head
7. Manze's Pie and Mash
8. The Little Bagel Box Shop

EDUCATION

1. Great Dunmow Primary School
2. Dunmow St Mary's Primary
3. Puffin Pre-School
4. Wrens Preschool
5. Helena Romanes High School & 6th Form Centre
6. Helena Romanes Primary
7. St Mary's Church Preschool

POINTS OF INTEREST

1. Talliston House & Gardens
2. Doctors Pond
3. Great Dunmow Tuesday Market
4. Dunmow Park
5. Flitch Way Country Park
6. Great Dunmow Recreation Ground

LEISURE

1. Dunmow Music Club
2. Dunmow Players
3. Dunmow Tennis Club
4. Great Dunmow Fitness Hub
5. Dunmow Maltings & Museum
6. Dunmow Club
7. Dunmow Rovers Football Club
8. Great Dunmow Leisure Centre
9. Little Monsters House of Fun

Maps are not to scale and show approximate locations only.

EASY CONNECTIONS TO EVERYTHING

Living in Great Dunmow means everything feels close to hand, from High Street cafés and everyday shops to cycling routes linking the town with nearby countryside and villages.

Getting around from Great Dunmow is refreshingly easy. Bishop's Stortford and Stansted Airport stations are both a short drive away, with regular trains straight into London Liverpool Street and Cambridge, so commuting or heading into the city for the day feels simple. Closer to home, there are plenty of quiet lanes and countryside routes for cycling too, whether you are heading towards Hatfield Forest, Thaxted or just out for a weekend ride through the villages.

And when you want to go further afield, everything is close by. The A120 quickly connects to the M11 for journeys towards Chelmsford, Cambridge and London, while Stansted Airport is practically on the doorstep for holidays and last-minute getaways. There are regular bus routes too, linking Great Dunmow with Stansted, Bishop's Stortford and the surrounding villages, which makes day-to-day life that bit easier without always relying on the car.

TESCO SUPERSTORE	04 MINS
GREAT DUNMOW PRIMARY	08 MINS
GREAT DUNMOW RECREATION GROUND	21 MINS

TESCO SUPERSTORE	02 MINS
STANSTED AIRPORT AND STATION	11 MINS
HATFIELD FOREST CAR PARK	12 MINS
GREAT NOTLEY COUNTRY PARK	13 MINS
GEORGE YARD SHOPPING CENTRE BRAINTREE	15 MINS
BRAINTREE SHOPPING VILLAGE AND CINEWORLD	15 MINS
JACKSON SQUARE SHOPPING CENTRE BISHOP'S STORTFORD	16 MINS
BISHOP'S STORTFORD STATION	17 MINS
CAMBRIDGE	43 MINS

BISHOP'S STORTFORD STATION	10 MINS
CAMBRIDGE STATION	36 MINS
LONDON LIVERPOOL STREET VIA BISHOP'S STORTFORD	46 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.





Great Dunmow has a way of making life feel a little less rushed - where countryside walks, familiar faces and a strong sense of community make it easy to feel part of something genuinely special.







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WELCOME TO ST MARY'S PARK

Tree-lined streets where neighbours become friends, a village green where summer picnics just happen, and 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 Great Dunmow's community spirit finds its newest home.



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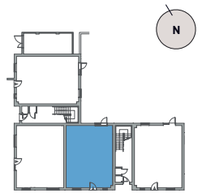
SITE PLAN



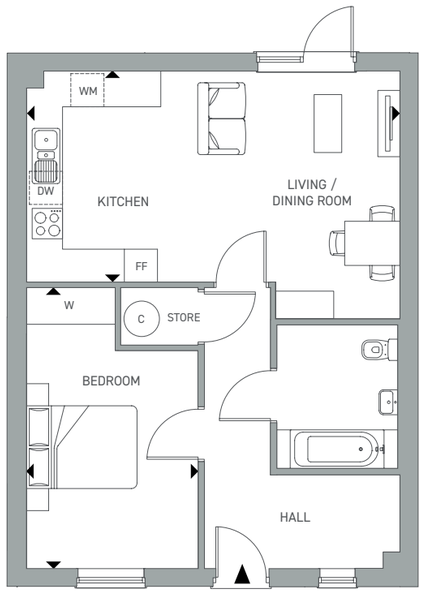
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan 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.

1 BEDROOM APARTMENT

House Type A5_157A
Plot: 229



Ground Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher space under sink **WM** - Washing Machine Space **C** - Cylinder **W** - Wardrobe

Total Area 61.0 sq.m. 656 sq.ft.

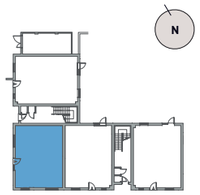
Kitchen/Living Area	6.81 m x 3.87 m	22’ 4” x 12’ 8”
Bedroom	5.13 m x 3.15 m	16’ 10” x 10’ 4”

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.

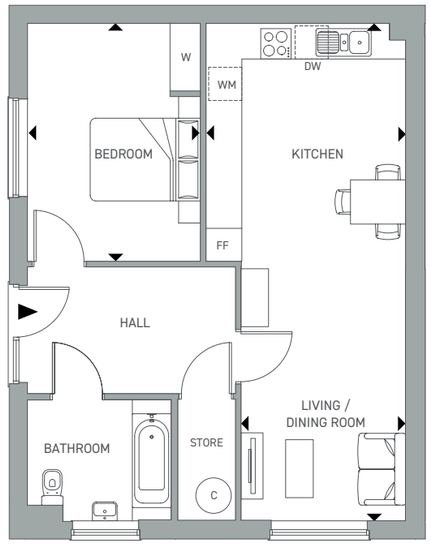
1 BEDROOM APARTMENTS

1 BEDROOM APARTMENT

House Type A5_157A
Plot: 230



Ground Floor



KEY

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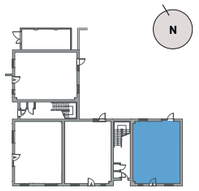
Total Area 61.7 sq.m. 664 sq.ft.

Kitchen/Living Area	9.06 m x 3.66 m	29’ 9” x 12’ 0”
Bedroom	4.35 m x 3.18 m	14’ 3” x 10’ 5”

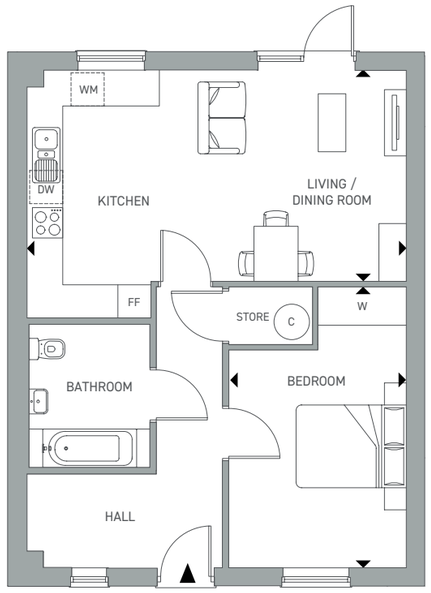
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1 BEDROOM APARTMENT

House Type A5_157A
Plot: 228



Ground Floor



KEY

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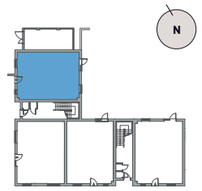
Total Area	**62.0 sq.m.**	**667 sq.ft.**
Kitchen/Living Area	**6.93 m x 3.87 m**	**22’ 9” x 12’ 8”**
Bedroom	**5.13 m x 3.27 m**	**16’ 10” x 10’ 9”**

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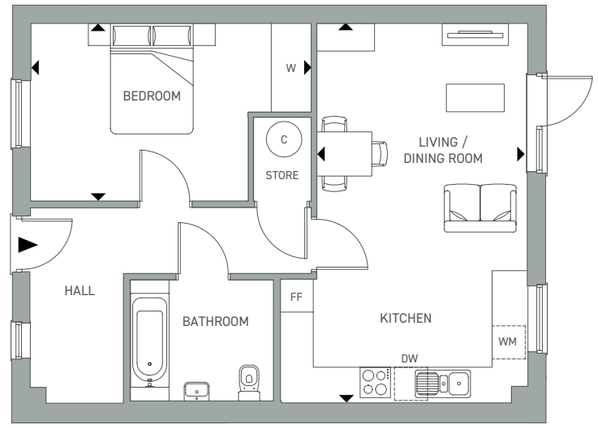
1 BEDROOM APARTMENTS

1 BEDROOM APARTMENT

House Type A5_157A
Plot: 231



Ground Floor



KEY

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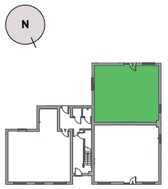
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Kitchen/Living Area	**6.93 m x 3.87 m**	**22’ 9” x 12’ 8”**
Bedroom	**5.13 m x 3.27 m**	**16’ 10” x 10’ 9”**

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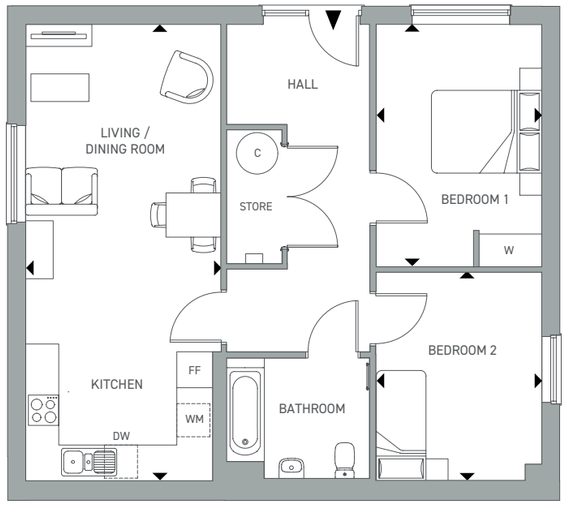
2 BEDROOM APARTMENT

House Type A5_262A

Plots: 220



Ground Floor



KEY

FF - Fridge/Freezer **DW** - Dishwasher space under sink **WM** - Washing Machine Space **C** - Cylinder **W** - Wardrobe

Total Area	**77.3 sq.m.**	**832 sq.ft.**
Kitchen/Living Area	**8.32 m x 3.58 m**	**27’ 4” x 11’ 9”**
Bedroom 1	**4.43 m x 3.05 m**	**14’ 6” x 10’ 0”**
Bedroom 2	**3.82 m x 3.05 m**	**12’ 6” x 10’ 0”**

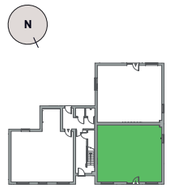
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2 BEDROOM APARTMENTS

2 BEDROOM APARTMENT

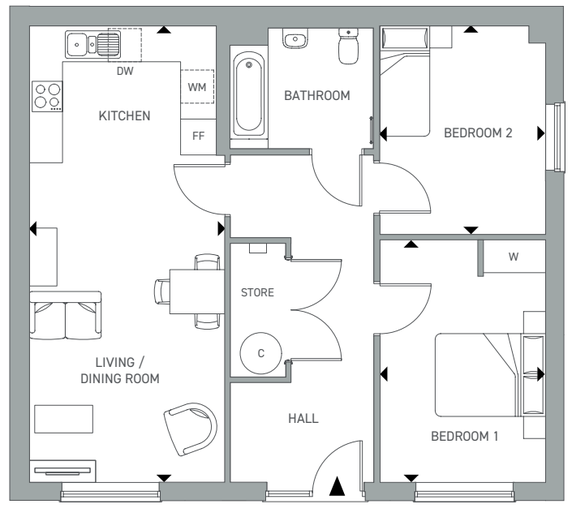
House Type A5_262A

Plot: 221



Ground Floor





KEY

FF - Fridge/Freezer **DW** - Dishwasher space under sink **WM** - Washing Machine Space **C** - Cylinder **W** - Wardrobe

Total Area	**77.3 sq.m.**	**832 sq.ft.**
Kitchen/Living Area	**8.32 m x 3.58 m**	**27’ 4” x 11’ 9”**
Bedroom 1	**4.43 m x 3.05 m**	**14’ 6” x 10’ 0”**
Bedroom 2	**3.82 m x 3.05 m**	**12’ 6” x 10’ 0”**

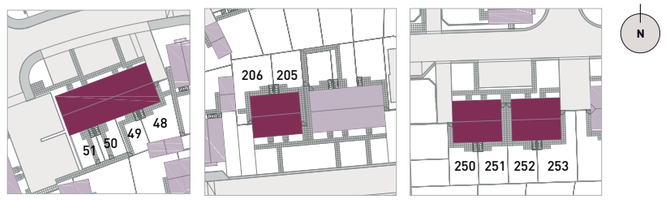
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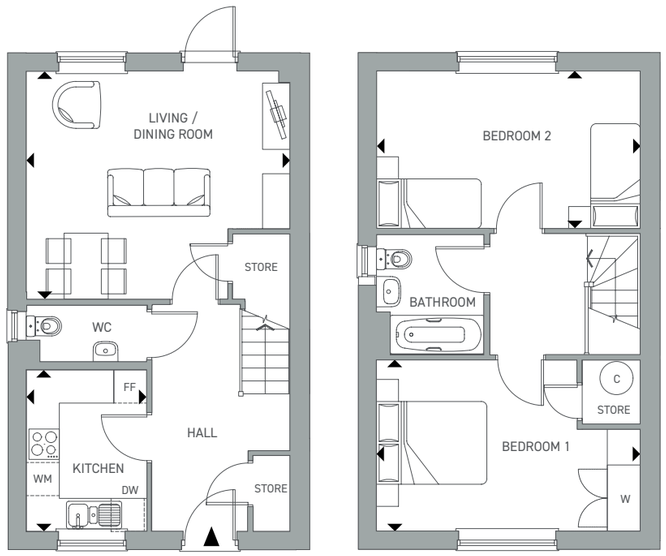
2 BEDROOM HOUSES

The Hertford

Plots: 48, 49*, 50, 51*, 205*, 206, 250*, 251, 252*, 253

*** Plots 49, 51, 205, 250, & 252 are handed**





GROUND FLOOR FIRST FLOOR

KEY

FF - Fridge/Freezer **DW** - Dishwasher space under sink **WM** - Washing Machine Space **C** - Cylinder **W** - Wardrobe

Total Area 79.7 sq.m. 858 sq.ft.

Living/Dining	4.83 m x 4.17 m	15’ 10” x 13’ 8”
Kitchen	2.96 m x 2.22 m	9’ 9” x 7’ 4”
Bedroom 1	4.83 m x 3.14 m	15’ 10” x 10’ 4”
Bedroom 2	4.83 m x 2.90 m	15’ 10” x 9’ 6”

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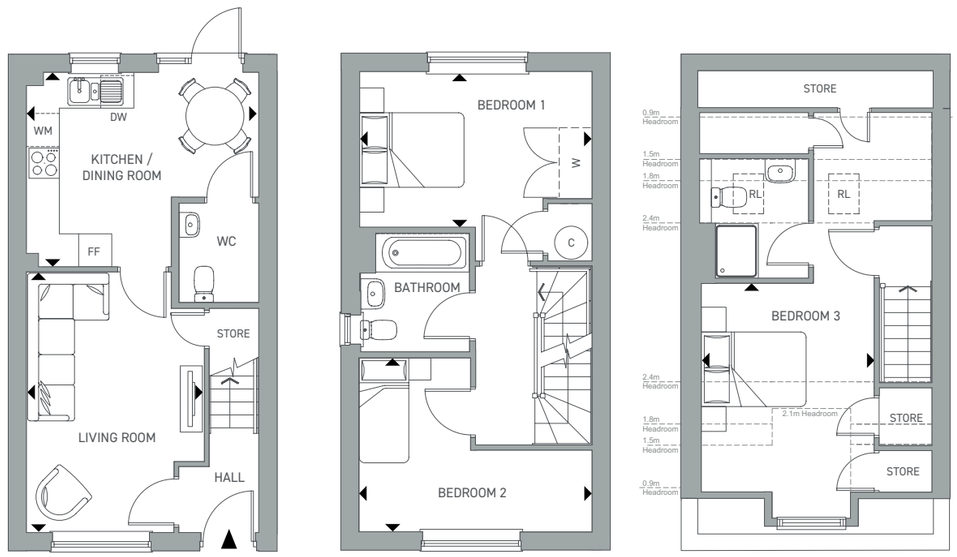
3 BEDROOM HOUSES

The Parham

Plots: 157,158*, 211*, 212, 213*, 214, 215*, 216

*** Plots 158, 211, 213, & 215 are handed**





GROUND FLOOR FIRST FLOOR SECOND FLOOR

KEY

FF - Fridge/Freezer **DW** - Dishwasher space under sink **WM** - Washing Machine Space **C** - Cylinder **W** - Wardrobe

Total Area 94.2 sq.m. 1,014 sq.ft.

Living Room	4.76 m x 3.26 m	15’ 8” x 10’ 9”
Kitchen/Dining	4.27 m x 3.56 m	14’ 0” x 11’ 8”
Bedroom 1	3.81 m x 3.21 m	12’ 6” x 10’ 6”
Bedroom 2	4.27 m x 2.86 m	14’ 0” x 9’ 5”
Bedroom 3	4.27 m x 3.19 m	14’ 0” x 10’ 6”

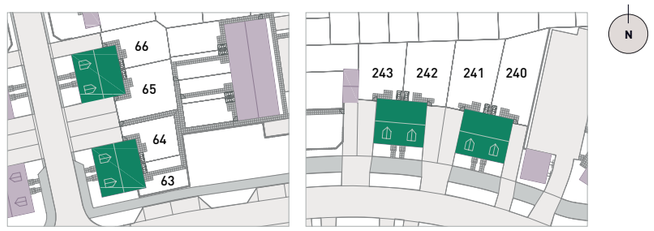
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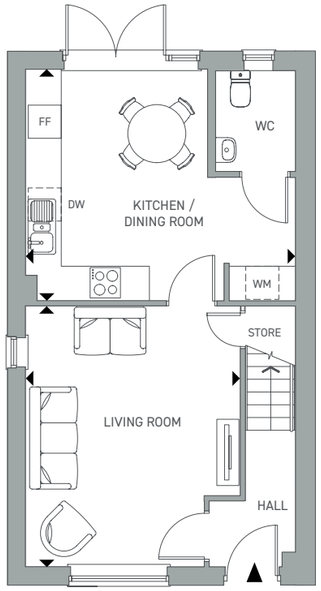
4 BEDROOM HOUSES

The Bletchley

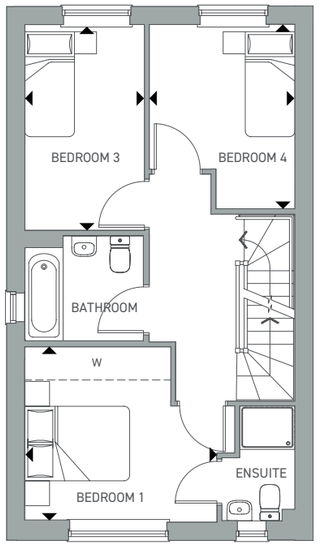
Plots: 63*, 64, 65*, 66, 240*, 241, 242*, 243

*** Plots 63, 65, 240 and 242 are handed**

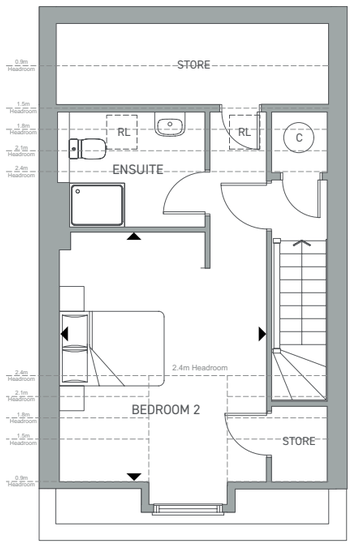




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KEY

FF - Fridge/Freezer **DW** - Dishwasher space under sink **WM** - Washing Machine Space **C** - Cylinder **W** - Wardrobe

Total Area	**114.0 sq.m. 1,227 sq.ft.**	
Living Room	4.77 m x 3.93 m	15’ 8” x 12’ 11”
Kitchen/Dining	4.95 m x 4.23 m	16’ 3” x 13’ 11”
Bedroom 1	3.52 m x 3.21 m	11’ 7” x 10’ 6”
Bedroom 2	4.56 m x 3.82 m	15’ 11” x 12’ 6”
Bedroom 3	3.38 m x 2.68 m	11’ 1” x 8’ 9”
Bedroom 4	3.76 m x 2.20 m	12’ 4” x 7’ 3”

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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.



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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 homes at St Mary's 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

	1 & 2 Bed Apartments	2 Bed Houses	3 Bed Houses	4 Bed Houses
Kitchens				
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 and space for washing machine and dishwasher	•	•	•	•
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 with aluminium edge trim	•	•	•	•
Heated chrome towel rail	•	•	•	•
Thermostatic shower mixer and bath shower screen	•	•	•	•
Mirror	•	•	•	•
Flooring	•	•	•	•
Amtico Spacia, wood effect vinyl flooring to entrance, kitchen, living, dining and cloakroom	•	•	•	•
Amtico Spacia vinyl sheet flooring to bathroom and En Suitres	•	•	•	•
Abingdon stainfree carpet to stairs, landing and bedrooms	•	•	•	•
Lighting and electrical				
Downlights to kitchen, ceiling mounted lights to bathrooms, pendant lights to remaining rooms	•	•	•	•
TV/SAT outlet in living room and bedrooms	•	•	•	•
Smoke alarm and heat detector	•	•	•	•
Other features				
Mirrored sliding wardrobe doors to master bedroom	•	•	•	•
Two parking spaces for all homes except 1 bedroom apartments that have one parking space	•	•	•	•
EV charging		•	•	•
Turfed rear garden with timber boundary fence		•	•	•
Air source heat pump to houses and apartments with cylinder to apartments	•	•	•	•
White, uPVC framed double glazed windows	•	•	•	•
12 Year Premier Build Warranty	•	•	•	•

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

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 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.

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.



KING JAMES PARK, NEWMARKET, SUFFOLK & CAMBRIDGESHIRE

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.

Latimer Homes
GET IN TOUCH

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www.latimerhomes.com

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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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