FORSTER PARK

Stevenage, Hertfordshire

LATIMER HOMES
by Clarion Housing Group

THERE'S A NEW HOME FOR YOU AT FORSTER PARK

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

At Latimer, we are very pleased to be adding to the new homes being built at Forster Park, on the northern edge of Stevenage. This is a major residential development, with a fantastic setting within a brand new 93-acre country park. You don't have to go to the countryside; the countryside comes to you!

Forster Park has a range of two, three and four bedroom family houses, available for Shared Ownership. All meet the highest modern standards, without compromise on quality, visual appeal or sustainability, and we are proud to put our name to them.

As well as the beautiful natural surroundings, Forster Park has some excellent connections. London is within comfortable commuting distance from Stevenage station, with some trains taking less than half an hour to reach the capital. It's also just a mile and a half from the A1 (M) at junction 8, your starting point for the M1 and M25. In addition, the busy town of Stevenage is about six minutes by car.

WHAT'S IN YOUR LOCAL AREA?

Stevenage town centre is home to a good range of shops and eateries, many situated in the Westgate and Garden Square shopping centres. Most of the big supermarkets can be found in the vicinity, including a Sainbury's superstore less than a mile from Forster Park.

For evening and family entertainment, movie fans can head for the Cineworld multiplex, or there's the Arts & Leisure Centre, which combines some amazing sports and leisure facilities with the independent Gordon Craig Theatre. If you enjoy a swim, you can dive in at Stevenage Swimming Centre, which has pools for beginners as well as serious swimmers.

Stevenage New Town is in the midst of a major regeneration project, bringing much more in the way of shops, entertainment and public facilities. Some are already complete, others are well on the way.

The Old Town, in contrast, preserves its historic atmosphere in quiet little streets home to independent restaurants and shops. Graveley village, about two miles from Forster Park, also has the feel of bygone times, with two traditional pubs and a village pond. Little Wymondley and Great Wymondley are similarly well-kept villages with a rural feel.

The area's schools are mostly rated 'Good' by Ofsted, with two 'Outstanding' grammar schools nearby in Hitchin. Those close to home include Graveley Primary, Bedwell Primary, Giles Junior, Almond Hill Junior, and Thomas Alleyne Academy.





THE COUNTRYSIDE COMES TO YOU AT FORSTER PARK

If you like living close to nature, you will love Forster Park. This new country park not only safeguards an area of land already valued by the community, but opens it up and improves it for everyone. And that includes Forster Park residents.

The designers of the park have kept in mind some of the historic aspects of the area, for example by planting new hedgerows that follow the lines of ancient maps. There are some entirely new features too. A network of accessible paths creates safe routes for walkers and cyclists, while the community orchard provides food that's the ultimate in 'locally grown'. There are children's play spaces; great news if you are buying a family home at Forster Park.

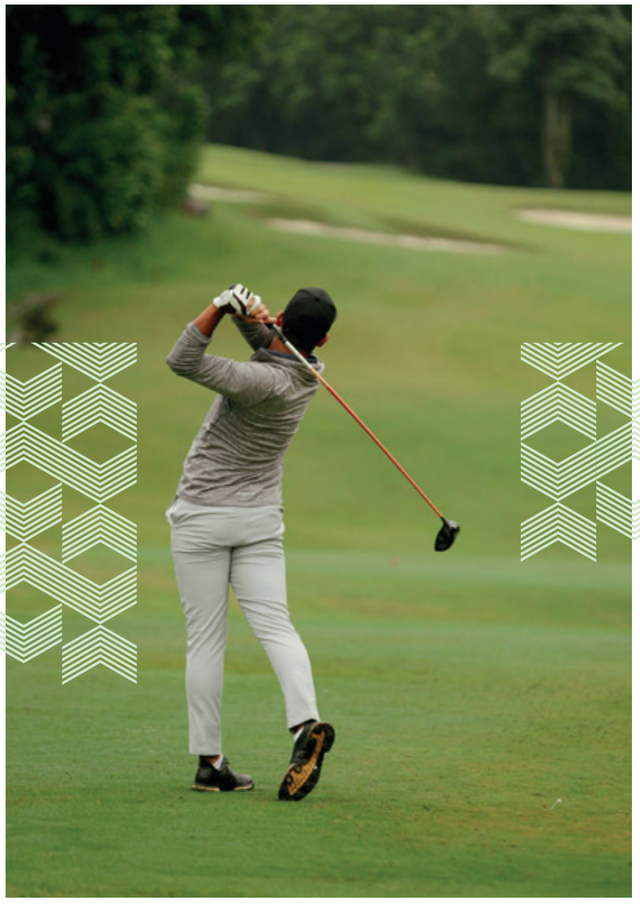
Over time, the new park will become a haven for nature. Species of plants and trees have been chosen to attract all kinds of wildlife, and the lakes will become an ecosystem within themselves.













ENJOYING THE OUTDOOR LIFE

Whether you prefer competitive sport or gentle exercise, there are many opportunities to indulge in both, close to Forster Park.

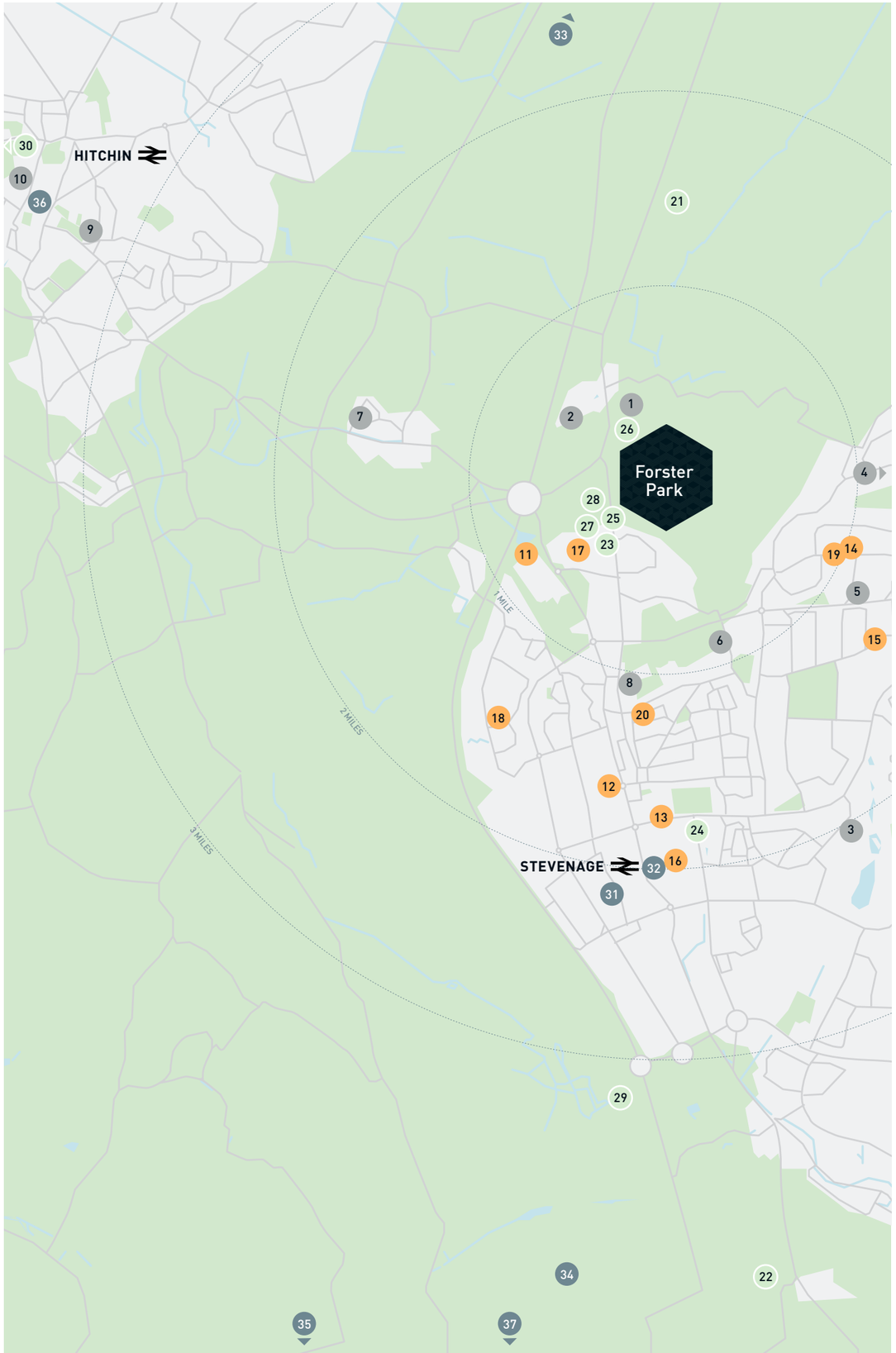
Golfers can tee off at Knebworth Golf Club, or Chesworth Downs Golf & Country Club. Within just a couple of miles, there are clubs for cricket, squash, and rugby, while the local Active 24/7 club offers an exhaustive – or maybe exhausting – list of ways towards optimum fitness, including Pilates, Zumba, boxing, yoga and cardio core.

Knebworth is of course world famous for rock concerts, but for the local visitor, it also offers a peaceful park where there's lots of excitement for children; such as the Dinosaur Trail and Fort Knebworth Adventure Playground.

Next to the magnificent house and park lies Knebworth Woods, 299 acres of ancient oak and hornbeam, where rare birds and butterflies hide. Pegsdon Hills and Hoo Bit Nature Reserve is also wild and wonderful, with steep hills and offering magnificent views of the countryside.







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 Forster Park.

EDUCATION

1. Graveley Pre School (Ofsted Good)
2. Graveley Primary (Ofsted Good)
3. Bedwell Primary (Ofsted Good)
4. Round Diamond Primary (Ofsted Outstanding)
5. Giles Junior School (Ofsted Good)
6. Almond Hill Junior (Ofsted Good)
7. Wymondley Junior Mixed & Infant (Ofsted Good)
8. Thomas Alleyne Academy (Ofsted Good)
9. Hitchin Girls' School (Ofsted Outstanding)
10. Hitchin Boys' School (Ofsted Outstanding)

RETAIL & ESSENTIALS

11. Sainsbury's
12. Asda
13. Aldi
14. Morrison's Daily
15. Co-op
16. Westgate Shopping Centre
17. Lister Hospital
18. Symonds Green Health Centre
19. St Nicholas Health Centre
20. Stanmore Medical Group

FITNESS, OUTDOOR & LEISURE

21. Chesfield Downs Golf Club
22. Knebworth Golf Club
23. Active 24/7
24. Stevenage Swimming Centre
25. Lister Tennis Club
26. Graveley Cricket Club
27. Stevenage Squash
28. Stevenage Town Rugby Club
29. Knebworth Park
30. Pegsdon Hills and Hoo Bit Nature Reserve

CULTURE & ENTERTAINMENT

31. Cineworld
32. Gordon Craig Theatre
33. Broadway Cinema & Theatre
34. Knebworth House
35. NT Shaw's Corner
36. Arkley Fine Art
37. Hatfield Art Gallery

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

EASY CONNECTIONS TO EVERYTHING

Stevenage railway station can be reached by car in about seven minutes from Forster Park. From here, there are direct services to London St Pancras, King's Cross and Moorgate. Cambridge and Peterborough are also on the line.

Luton Airport is just 13 miles away, Stansted Airport 31 miles.

A1 (M)	1.5 MILES
STEVENAGE TOWN CENTRE	1.6 MILES
STEVENAGE STATION	1.9 MILES
KNEBWORTH HOUSE	5 MILES
LUTON AIRPORT	13 MILES
M25 SOUTH MIMMS	18.7 MILES
CAMBRIDGE	26.7 MILES
STANSTED AIRPORT	30 MILES

LONDON ST PANCRAS	27 MINS
PETERBOROUGH	29 MINS
CAMBRIDGE	39 MINS
LONDON KING'S CROSS	42 MINS
MOORGATE	1 HR 6 MINS

Journey times are taken from Google Maps/National Rail.



SITE PLAN



2 BEDROOM SHARED OWNERSHIP HOUSES

- Baker

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.

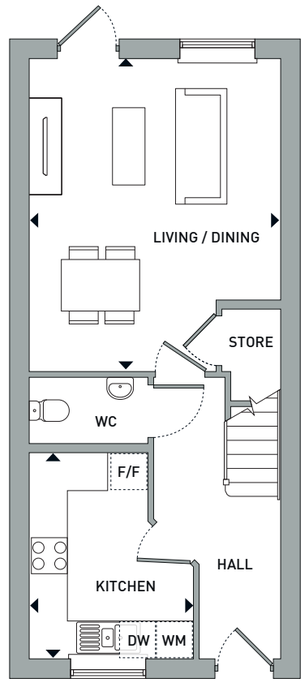
Masterplan is not to scale and shows approximate locations only.

BAKER - 2 BEDROOM HOUSE

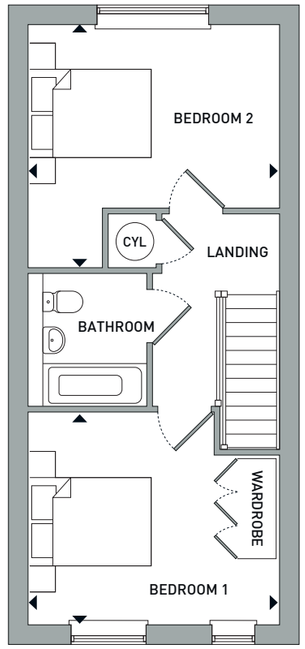
End-terrace: 550
Mid-terrace: 551* & 552*
Semi-detached: 554, 555*, 556, 557*, 575, 576*, 579, 580*, 581, 582*, 781*, 786, 787* & 792*

79.9m² / 861ft²





Ground Floor



First Floor

Ground Floor		
Kitchen	2.6m x 3.4m	8'6"x 11'1"
Living/Dining	4.1m x 5.0m	13'5"x 16'4"

First Floor		
Bedroom 1	4.1m x 3.5m	13'5"x11'5"
Bedroom 2	4.1m x 3.0m	13'5"x 9'10"

Plots 556-557.

Computer generated images are indicative only.
*Handed

CYL – CYLINDER | **F/F** - FRIDGE/FREEZER | **DW** - DISHWASHER | **WM** - WASHING MACHINE SPACE

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.

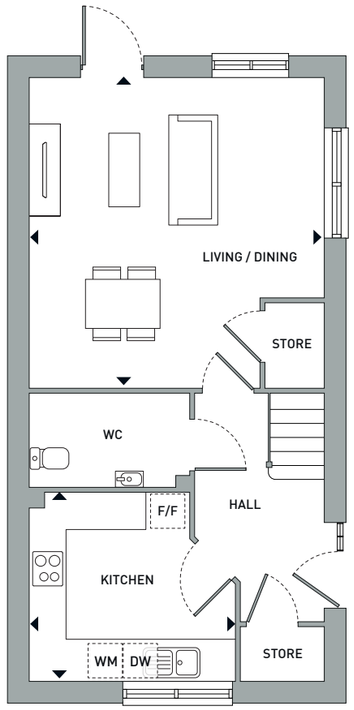
HOUSES

PLOUGHWRIGHT - 3 BEDROOM HOUSE

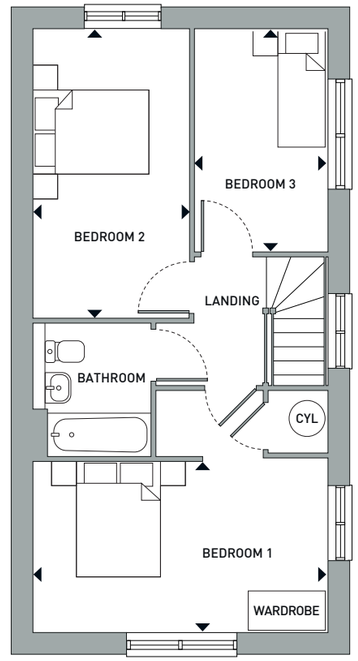
Semi-detached: 578 & 791*

93.8m² / 1010ft²





Ground Floor



First Floor

Ground Floor		
Kitchen	3.3m x 3.1m	10'9"x 10'2"
Living/Dining	4.8m x 5.0m	15'9"x 16'4"

First Floor		
Bedroom 1	4.9m x 2.8m	16'0"x 9'2"
Bedroom 2	2.5m x 4.7m	8'2"x 15'5"
Bedroom 3	2.1m x 3.6m	6'10"x 11'9"

Plot 578

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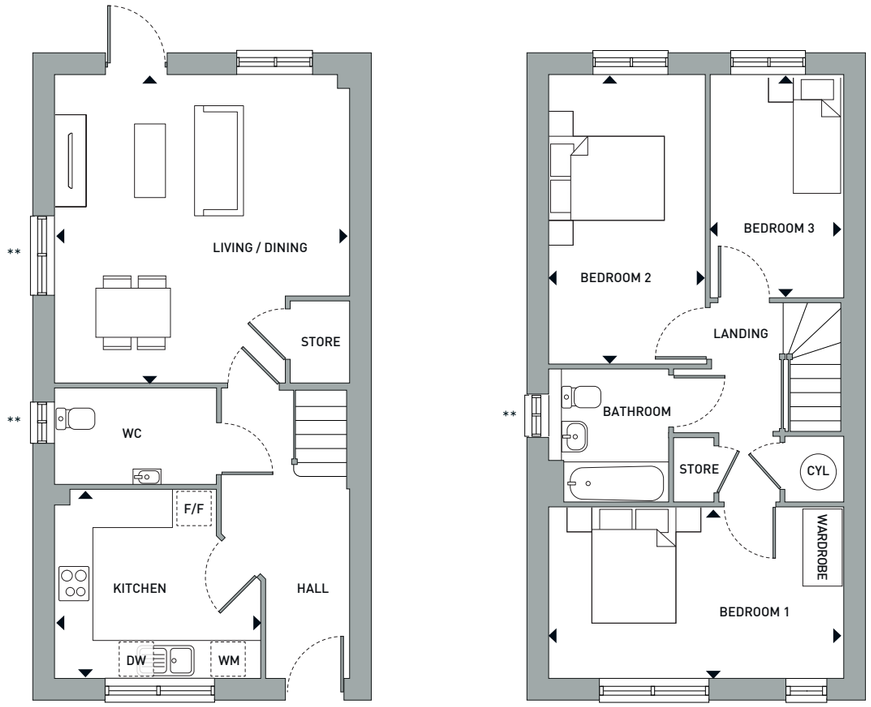
TILLMAN - 3 BEDROOM HOUSE

Semi-detached: 481, 482*, 577 & 780

93.8m² / 1010ft²





Ground Floor

First Floor

Ground Floor		
Kitchen	3.3m x 3.1m	10'9"x 10'2"
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	2.5m x 4.7m	8'2"x 15'5"
Bedroom 3	2.1m x 3.6m	6'10"x 11'9"

Plots 481-482

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**Window to Plot 780 only

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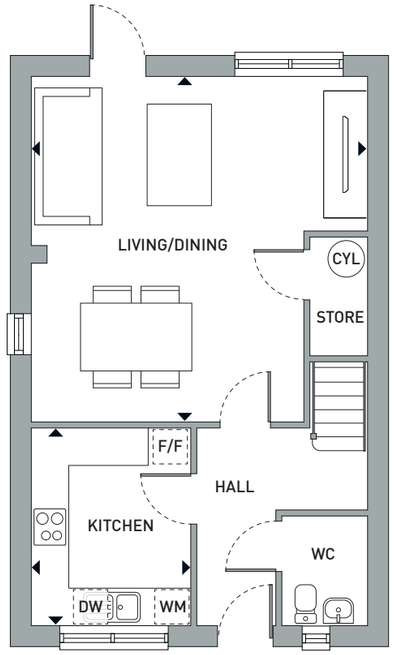
CARTOGRAPHER - 4 BEDROOM HOUSE

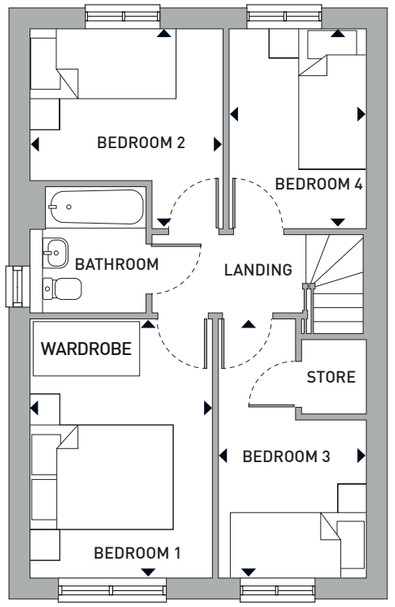
End-terrace: 553*
Semi-detached: 784 & 785*

106m² / 1141ft²





Ground Floor



First Floor

Ground Floor		
Kitchen	2.7m x 3.3m	8'10"x 10'9"
Living/Dining	5.6m x 6.2m	18'4"x 20'4"

First Floor		
Bedroom 1	3.0m x 3.9m	9'10"x 12'9"
Bedroom 2	3.3m x 3.3m	10'9"x 10'9"
Bedroom 3	2.4m x 3.9m	7'10"x 12'9"
Bedroom 4	2.1m x 3.8m	6'10"x 12'5"

Plots 784-785

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SPECIFICATION

Our homes all meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.



ATTENTION TO DETAIL

Kitchens

- Individually-designed contemporary kitchen units with worktops and upstands
- Appliances to include oven hob, freestanding fridge freezer and dishwasher
- Vinyl flooring
- Space for washing machine

Bathrooms

- Contemporary white sanitaryware
- Wall tiling to wet areas and full height tiling around bath
- Towel rail
- Thermostatic shower mixer and bath shower screen
- Mirror above sink
- Vinyl flooring

Lighting and electrical

- Light bar spotlight to kitchen
- Pendant lights to all other rooms
- External wall light
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection

Other features

- Carpets to stairs, landing and bedrooms
- Fitted wardrobe to bedroom 1
- Air source heat pump
- Turf, tap and shed to rear gardens
- Landsaped front garden

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% 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

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)



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.				

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

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

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