

Capstone Fields

Hardwick



Cambridgeshire



LATIMER
by Clarion Housing Group



WELCOME TO CAPSTONE FIELDS

LOCATED IN THE HISTORIC VILLAGE OF HARDWICK, A SHORT DRIVE FROM CAMBRIDGE CITY CENTRE, CAPSTONE FIELDS IS A SELECTION OF CONTEMPORARY TWO AND THREE-BEDROOM HOMES AVAILABLE WITH SHARED OWNERSHIP.

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BUILT IN PARTNERSHIP BY HILL AND LATIMER, CAPSTONE FIELDS IS A NEW COMMUNITY SURROUNDED BY BEAUTIFUL COUNTRYSIDE, BUILT USING QUALITY, ENERGY-EFFICIENT MATERIALS IN A STYLE REFLECTING THE LOCAL VILLAGE CHARACTER.

LATIMER DELIVERS MORE



LATIMER
by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences, but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT

CAPSTONE FIELDS BUILT AROUND YOU



CAPSTONE FIELDS, HARDWICK

Capstone Fields offers the perfect opportunity for first-time buyers and growing young families to enjoy the quality of home they deserve.

Each property at this exciting development has been designed and built to our extremely high standards using quality materials and modern methods. The result is a collection of attractive, contemporary homes benefiting from very high energy efficiency and most versatile interiors, while at the same time blending seamlessly with the existing local architecture.

Individual houses benefit from private gardens and the overall development has been thoughtfully planned to feature allocated parking for every property, along with attractive communal green spaces. The result is a peaceful and welcoming community that complements its surroundings.

Computer generated images are indicative only.



ABOUT HARDWICK



CAPSTONE FIELDS, HARDWICK

Set within lush Cambridgeshire countryside, the village of Hardwick offers rural beauty, essential amenities and all the excitement of Cambridge city centre just minutes away.

There's plenty to cater for day-to-day life in this historic village. The local shop and Post Office not only meet daily needs, but also create a thriving hub. Arguably the heart of the community, however, is the welcoming local pub and restaurant. From its leafy garden and slanted red-tile roof to its exposed interior beams, delicious menu and real ales, The Blue Lion is full of charm.

Alternatively, the village sports and social club makes another great place to socialise. Not only is it surrounded by sports pitches and a playground, but it also holds a long list of regular events that involve the whole community.

While the village itself is not short of things to do, there are also plenty of ways to enjoy the neighbouring countryside. Hardwick Wood is located a short drive away and makes the perfect escape, whether you're strolling through dappled summer sunlight, admiring the bluebells in spring or blowing out the cobwebs in the crisp winter air.

Nearby Cambridge Country Club is also a great place to unwind. With its golf course, fully equipped gym, swimming pool and sauna, there are plenty of ways to both invigorate and relax. Alternatively, take a stroll through the famous Grantchester Meadows before stopping for lunch in one of the popular nearby eateries.

If you're seeking more of a buzz, the famous city of Cambridge can be reached in just a few minutes by road. Spend the day shopping on its bustling streets, explore the world of flavours on offer from a fantastic selection of cafés and restaurants, or soak up the rich heritage and culture found in its wide range of museums, galleries and historic architecture. With so much to do in this spectacular city, you have no end of entertainment on offer whenever you need it.

IN YOUR NEIGHBOURHOOD

From great food, arts and entertainment for the whole family to outstanding education, amenities and rail links to the capital – it's all within reach at Capstone Fields.

Education

- 1 Hardwick Community Primary School
- 2 Caldecote Primary School
- 3 Hardwick Pre-School
- 4 Comberton Village College
- 5 Dry Drayton C of E Primary School

Fitness & Leisure

- 6 Comberton Sports and Arts
- 7 Cambourne Fitness and Sports Centre
- 8 Waves Health & Leisure Club
- 9 Great Cambourne Cricket Pavilion
- 10 Parkside Pools and Gym

Food & Drink

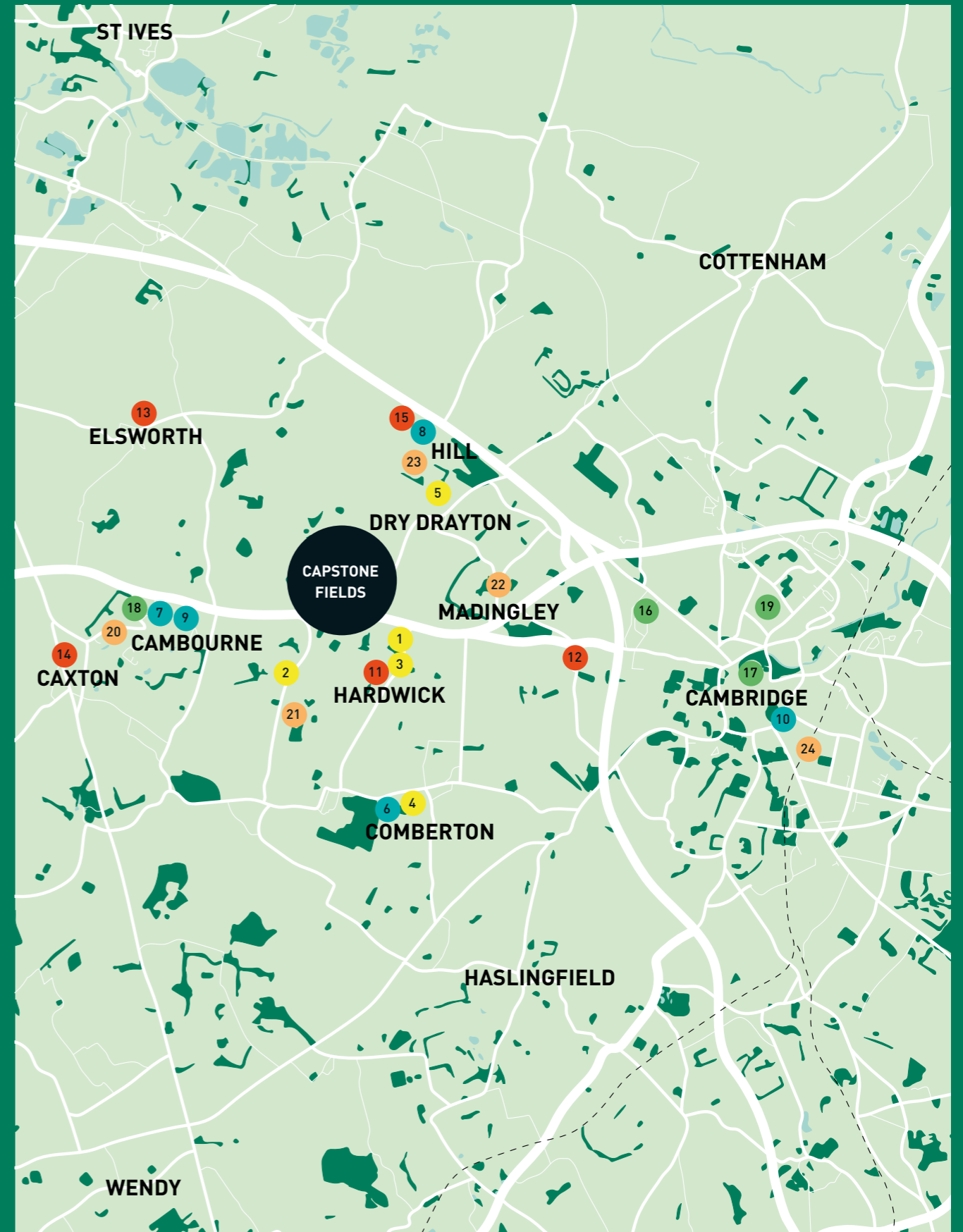
- 11 The Blue Lion
- 12 The Plough Coton - Cambridge Gastropub
- 13 George & Dragon
- 14 No 77 Thai Restaurant & Bar
- 15 The Fox

Retail & Essentials

- 16 Sainsbury's
- 17 Marks and Spencer
- 18 Morrisons
- 19 Budgens

Sights & Gardens

- 20 Cambourne Nature Reserve
- 21 Hardwick Wood
- 22 Madingley Park
- 23 Bar Hill Nature Reserve
- 24 Cambridge Science Centre



Bicycle		Bus		Car	
The Blue Lion	7 min	Newmarket	19 min	Morrisons	7 min
Post Office & Local Shop	4 min	Stansted Airport	30 min	Cambourne Fitness & Sports Centre	7 min
Hardwick Primary School	5 min	Bury St Edmunds	39 min	Comberton Village College	8 min
Hardwick Play Park	5 min	London King's Cross	49 min	Cambridge City Centre	15 min
Hardwick Sports & Social Club	5 min	London Liverpool Street	68 min	Cambridge Station	16 min
Hardwick Wood	15 min	Ipswich	75 min	Addenbrooke's Hospital	18 min



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



CAPSTONE FIELDS, HARDWICK

GREAT CONNECTIONS

OUR NEIGHBOURHOOD

Key

- SHARED OWNERSHIP 2 BED
- SHARED OWNERSHIP 3 BED
- AFFORDABLE HOUSING BY HILL AND LATIMER
- HOMES FOR SALE BY HILL



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, unit tenure, building style, landscaping and specification at any time without notice.



Computer generated images are indicative only.

TWO BEDROOM HOUSE

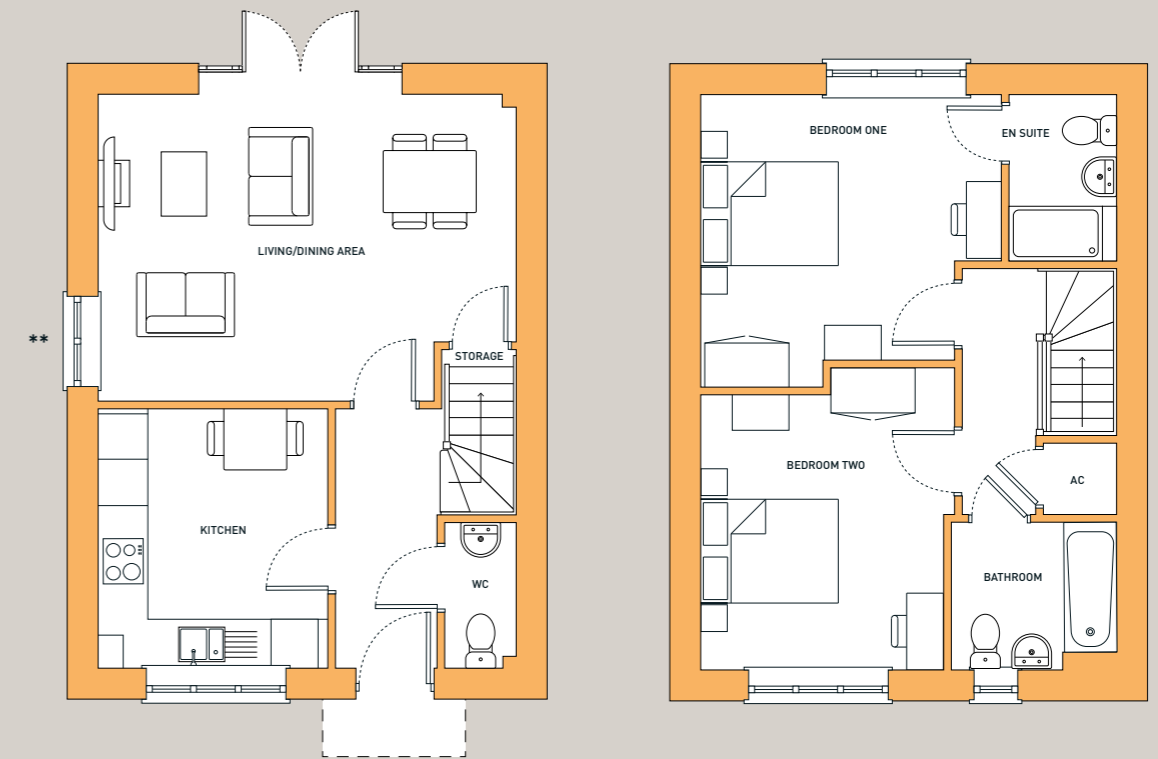
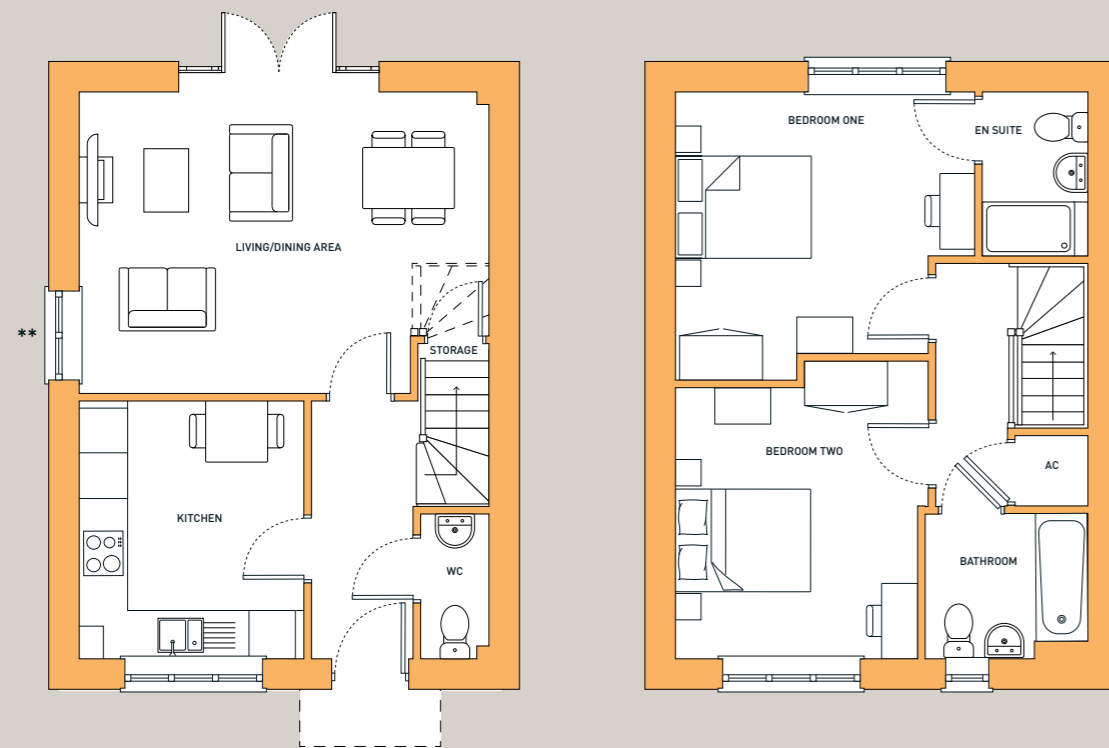
SEMI-DETACHED

PLOTS: 17, 18*, 20, 21*, 23**, 24, 25*, 26, 112*, 113, 114* & 115

TWO BEDROOM HOUSE

DETACHED

PLOTS: 27, 39 & 76



KITCHEN	3.38 M X 2.97 M	11'1" X 9'7"
LIVING/DINING AREA	4.01 M X 5.46 M	13'2" X 17'9"
BEDROOM ONE	3.95 M X 3.84 M	12'9" X 12'6"
BEDROOM TWO	3.20 M X 3.59 M	10'5" X 11'8"
TOTAL AREA	80.5M²	866.6FT²

KITCHEN	3.38 M X 2.97 M	11'1" X 9'7"
LIVING/DINING AREA	4.01 M X 5.47 M	13'2" X 17'9"
BEDROOM ONE	3.96 M X 3.84 M	13'9" X 12'6"
BEDROOM TWO	3.59 M X 3.20 M	11'8" X 10'5"
TOTAL AREA	80.77M²	869.4FT²

AC – Airing Cupboard WC – Cloakroom

AC – Airing Cupboard WC – Cloakroom

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. All furniture placement is indicative only, including wardrobes. *Plots are mirrored from drawing shown, please check with the sales advisor for more details. **Window to plot 23 and 115 only. Car charging socket to plots 17, 18, 27, 76,101, 102, 112, 113, 114, 118.

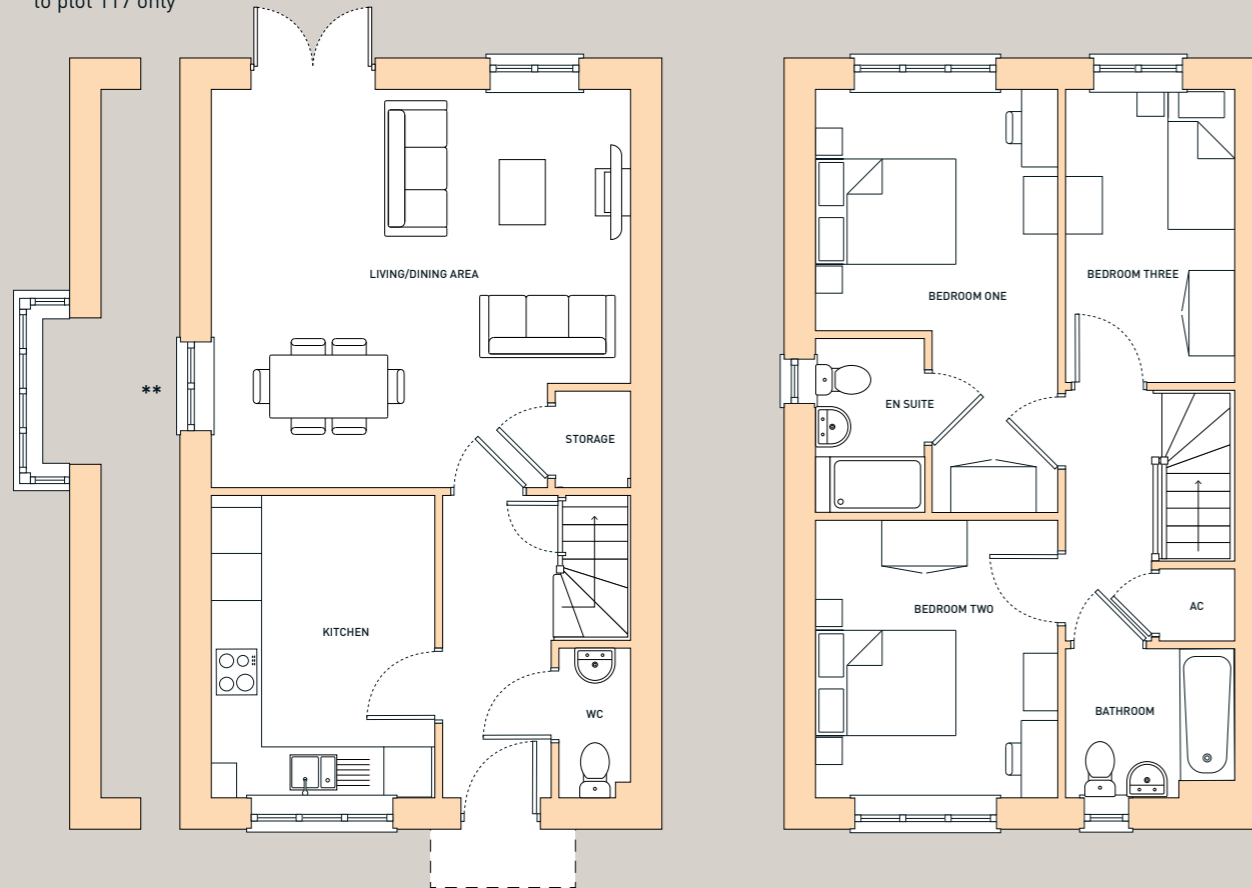
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. All furniture placement is indicative only, including wardrobes. **Window to plot 76 only. Car charging socket to plots 17, 18, 27, 76,101, 102, 112, 113, 114, 118.

THREE BEDROOM HOUSE

SEMI-DETACHED

PLOTS: 101*, 102, 117* & 118

Bay window
to plot 117 only



KITCHEN	3.85 M X 2.85 M	12'6" X 9'4"
LIVING/DINING AREA	5.11 M X 5.40 M	16'8" X 17'7"
BEDROOM ONE	3.14 M X 5.36 M	10'3" X 17'8"
BEDROOM TWO	3.57 M X 3.14 M	11'7" X 10'3"
BEDROOM THREE	3.78 M X 2.19 M	12'4" X 7'2"
TOTAL AREA	96.5M²	1039FT²
TOTAL AREA*	98.22M²	1057FT²

AC – Airing Cupboard WC – Cloakroom

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. All furniture placement is indicative only, including wardrobes. *Plots are mirrored from drawing shown, please check with the sales advisor for more details. **Bay window to plot 117 only. Car charging socket to plots 17, 18, 27, 76, 101, 102, 112, 113, 114, 118. †Total area of plot 117 only.



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Our homes at Capstone Fields 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

	3B HOUSES	2B HOUSES
KITCHENS		
Individually-designed contemporary kitchen units with pastel oak 'effect' worktops & upstands	•	•
Appliances to include: oven; hob; extractor; 70/30 fridge freezer; washer/dryer	•	•
Flooring: wood effect Laminate to kitchens	•	•
Upstand to pastel oak 'effect' kitchen worktop	•	•
Stainless steel extractor hood	•	•
Recessed LED Spotlights & Triangular under pelmet lighting	•	•
1.5, stainless steel kitchen sink	•	•
New York gloss pearl grey kitchen cabinets	•	•
BATHROOMS		
Contemporary white sanitaryware	•	•
Wall tiling to: wet areas	•	•
Towel radiator	•	•
Recessed LED spotlights	•	•
White bath and basin	•	•
Chrome Monobloc and Thermostatic mixer bath taps	•	•
Chrome Monobloc mixer basin tap	•	•
Ceramic tiling/high quality vinyl flooring	•	•
LIGHTING AND ELECTRICAL		
Downlights to: kitchen, living, hall, WC, bathroom and en-suite	•	•
Pendant lights to: remaining rooms & living spaces	•	•
Sky Q points	•	•
BT phone points	•	•
OTHER FEATURES		
Turfed rear gardens. Turf/shrubs to front	•	•
Wool mix carpets to the living room, hall, landing and bedrooms	•	•
Recessed LED spotlights to living area	•	•
Car charging points to plots: 17, 18, 27, 76, 101, 102, 112, 113, 114, 118	•	•

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.



SPECIFICATION



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WHY BUY WITH LATIMER?



Why buy with Latimer?

Latimer is the private 'for sale' development arm of Clarion Housing Group, developing private homes in thriving, mixed use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 100 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our longterm commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable. That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 100 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Find out how we can help you get the keys to your very own home.



SHARED OWNERSHIP

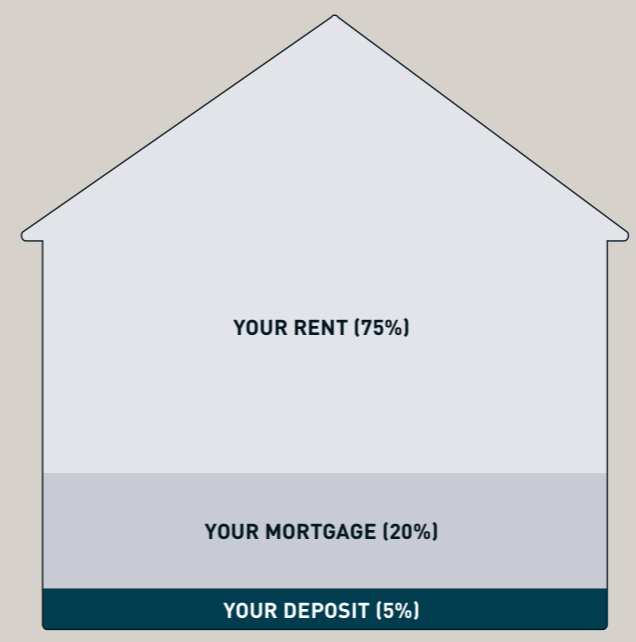
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time you can buy more shares in your Shared Ownership property, meaning you can own your home 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.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

EXAMPLE: PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

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

2 YOUR MORTGAGE

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

3 YOUR RENT

You will then pay subsidised rent to Latimer 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 and the Greater London Authority (GLA). 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)
- You are a first-time buyer
- You should currently live or work in the South Cambridgeshire district

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage advisor who will assess whether the purchase is affordable for you and take you through all your options.

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

Latimer developments deliver more than just new homes. The planning process considers the potential for prosperity and opportunity as much as it does the nuts and bolts of the build. All developers have a legal obligation to the local community, but at Latimer we deliver more than what is required by law.

Latimer projects 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 tenants and the relationships we build.



Environmental impact

Guided by UN Principles and targeting net zero. From the centre of the city to rural retreats, Latimer homes will always maximise fresh air and green spaces.

Our homes are designed and built to keep our residents and the world they live in healthy.

Our projects are future-facing, because the homes we create are homes for life, not just for profit.



Social impact

We create spaces that generate Social Energy. 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 bump into 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 your homes.



OUR DEVELOPMENTS

Wensum Grange by Latimer Fakenham, Norfolk

Latimer builds homes for both outright sale and shared ownership throughout the nation. From contemporary apartments to family homes. From rural landscapes to iconic central cities.

Each of our developments utilise our expertise and share our commitment to quality. From iconic locations to beautiful craftsmanship and the best materials, we deliver more spaces for our residents and their communities thrive.

The Latimer logo is synonymous with high-quality design and a commitment to excellence. We partner with architects, designers and contractors that share our values.

Once built and occupied our customer service and after care continue to uphold our core values of providing happiness and delivering more.

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Strawberry Field Ely, Cambridgeshire

Set on the outskirts of the Historic Cathedral city of Ely, Strawberry Field provides a new community of much-needed affordable housing available for rent and shared ownership in East Cambridgeshire.

The new collection of apartments and family houses blend seamlessly into peaceful village life with amenities including a sought after Church of England primary school, a village pub and village post office.



Potters Warren Elmswell, Suffolk

A charming mix of two, three and four-bedroom family houses in the village of Elmswell, on the edge of the rolling Suffolk countryside.

Set on the edge of village life, Potters Warren provides easy access to neighbouring town of Bury St Edmunds and offers ideal commuter links to the nearby cities of Ipswich and Cambridge.

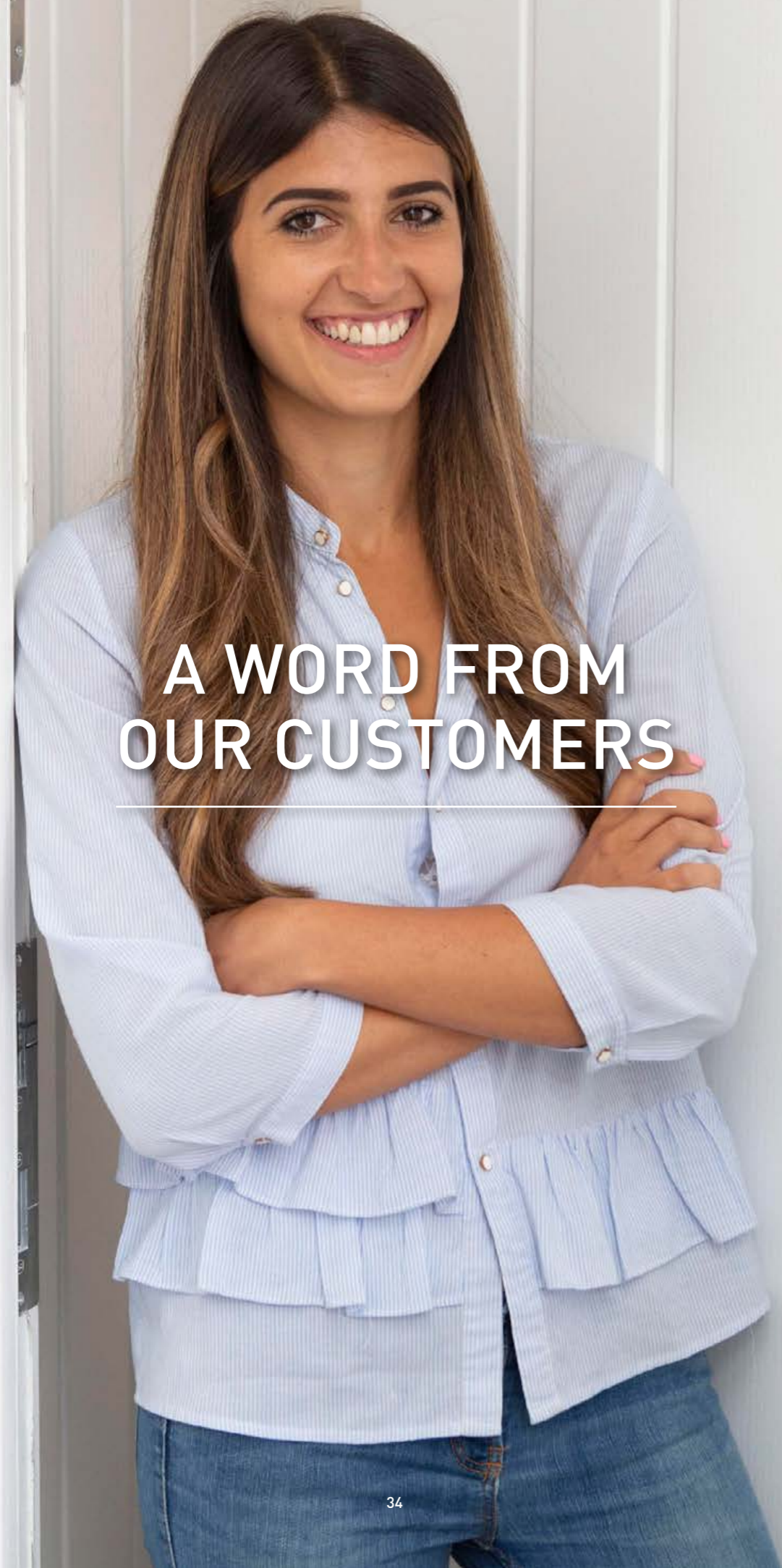


Crown Meadows Newton St Faith, Norwich

Crown Meadows is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to buy a beautiful family home in a truly unique environment.

Nestled within Newton St Faith, Crown Meadows is set within the beauty of the Norfolk countryside and is also within easy reach of Norwich's historic centre. A contemporary collection of two, three and four-bedroom houses available for Shared Ownership.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS

Meet Natalie

NATALIE IVIN

When 28-year-old Natalie Ivin decided to take the plunge and move out of the family home, she didn't know a lot about Shared Ownership. But after researching her options, she soon discovered it made perfect financial sense. She is now the happy owner of a one bedroom flat in Haywards Heath.



“After deciding it was time to move out of the home I shared with my family in East Grinstead, I looked into how I could achieve getting my own place. As someone who is single, I couldn't cover a mortgage solely on just my income, so I decided to look into other options.

“As I searched around, I considered Help to Buy, but the properties in my local area were really expensive and not terribly big. As soon as I looked into Shared Ownership, however, it became obvious that this was the best solution for me.

“When I saw my particular flat come up, it stood out as being very reasonable and one I could afford. After getting in touch with Lee, my Clarion sales advisor, I began the application process. It was really straightforward and once I had passed the online assessment, I went to view the property. I was expecting it to be tiny, judging by what I had seen available through the rental market or Help to Buy scheme, but was shocked by how big it was. I really liked it and soon after put down a £500 deposit to reserve.”

As a share buyer, Natalie owns 35% of her property, with a mortgage of £70,000. Her total payments per month are £700, which comprises of rent, mortgage and a service charge.

“I am very happy with my flat. The block I'm in is really open, spacious and has a big hallway. I am also in a lovely rural location and look out onto fields.

“I would definitely recommend Shared Ownership and in fact have directed my friend, who is in a similar position to me, to the website.”

GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US
0300 100 0309

EMAIL US
SHAREDOWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM/CAPSTONE-FIELDS

VISIT US
LATIMER AT CAPSTONE FIELDS, ST NEOTS ROAD,
HARDWICK, CAMBRIDGE CB23 7QL

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

DISCLAIMER

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[LATIMERHOMES.COM](https://www.latimerhomes.com)