

Maplegate

at Buckthorn Grange

Ewell, Surrey



LATIMER
by Clarion Housing Group



Computer generated images are indicative only.

WELCOME TO MAPLEGATE

SET IN THE SOUGHT-AFTER TOWN OF EWELL,
MAPLEGATE AT BUCKTHORN GRANGE OFFERS
AN ATTRACTIVE COLLECTION OF NEW 1 AND 2
BEDROOM APARTMENTS AND 2 AND 3 BEDROOM
HOUSES FOR SHARED OWNERSHIP.

MAPLEGATE IS BROUGHT TO YOU BY LATIMER.
READ ON TO DISCOVER MORE ABOUT THE
LIVEABLE, LOVABLE, WORKABLE SPACES
WE HAVE CREATED EXCLUSIVELY FOR YOU.

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

MAPLEGATE AT BUCKTHORN GRANGE



Set in the sought-after town of Ewell, Maplegate offers an attractive collection of new 1 and 2 bedroom apartments and 2 and 3 bedroom houses for shared ownership.

Forming part of the wider Buckthorn Grange development, Maplegate is equally appealing for professionals as it is families, offering a vibrant, spacious and connected place to call home. All Maplegate residents will benefit from the excellent connections and amenities that Ewell has to offer, whilst also being able to take advantage of the careful thought has been given to the landscaping, walkways and natural planting buffers throughout the development. It's the perfect blend of traditional design with contemporary connectivity.

So whether you're upsizing, downsizing or looking to take your first step onto the property ladder, you're sure to find the perfect fit at Maplegate.

Computer generated images are indicative only.

A woman with short brown hair, wearing a light-colored sleeveless top and shorts, is crouching on a dirt path in a park. She is looking at a young boy with short brown hair, wearing a plaid shirt and blue shorts. The boy is standing and looking back at the woman. The background is filled with lush green trees and foliage, with sunlight filtering through the leaves.

ABOUT EWELL

A man and a woman are sitting at a wooden table in a cafe. The woman, with long blonde hair, is wearing a yellow sweater and holding a white mug. The man, with a beard and glasses, is wearing a blue sweater and holding a spoon. They are both smiling and looking at each other. On the table are two white mugs, a plate with a slice of cake, and some small items. The background is a brick wall with a shelf holding some fruit and a framed picture.

MAPLEGATE AT BUCKTHORN GRANGE, EWELL

Ewell has something of a village feel with its large expanse of surrounding open space and lively high street, making it a popular destination for people ready for life beyond the city.

Under three miles from Ewell East train station, Maplegate will suit those who are mixing home working with commuting. Hogsmill Riverside Open Space is close by, providing the ideal break from your desk, while a wide range of essential shops and amenities is within easy reach on Ewell High Street.

Hogsmill Riverside includes a playground and woodland den, perfect for young explorers who want to enjoy the outdoors after school. Both West Ewell Primary School and Epsom & Ewell High School are nearby. Both schools are well-regarded.

Epsom is also a short distance away and offers a mix of independent shops and eateries, alongside well-known high street stores. Leatherhead, Kingston-upon-Thames and Sutton can all be reached in 20 minutes.

There's far more history to Ewell than most people realise. Just beyond Hogsmill Riverside is the site of Nonsuch Palace. This was a Tudor royal palace built by Henry VIII, given the name Nonsuch to boast that there was no equal to its magnificence. The palace was destroyed in 1683, but Nonsuch Mansion was built in Nonsuch Park in 1731 and remains a National Heritage Grade II listed building. The surrounding park is a popular local destination.

Horton Country Park is another nearby green space. It's home to the Horton Park Golf Club and the Hobbledown Adventure Farm Park and Zoo. Chessington World of Adventures is equally accessible and a fun day out for those who enjoy rides and attractions, zoo and sea life.

Closer to home at Maplegate is the range of cuisines on offer on Ewell High Street and surrounding areas. You'll never be short of a great restaurant, pub or café to enjoy a meal in. There are flavours to savour from all around the world.

IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of Maplegate.

Education

- 6 Auriol Junior School
- 7 Danetree School
- 8 Epsom and Ewell High School
- 9 Knollmead Primary School
- 10 Linden Bridge School
- 11 West Ewell Primary School

Fitness & Leisure

- 12 Claro Fitness
- 13 Horton Park Golf Course
- 14 The River Club
- 15 Sports Direct Fitness
- 16 Surbiton Town Sports Club
- 17 Wandgas Sports & Social Club

Food & Drink

- 1 Dastaan Eatery
- 2 Masons Bar
- 3 Topo Gigio Restaurant
- 4 William Bourne
- 5 Yaadein Restaurant




Retail & Essentials

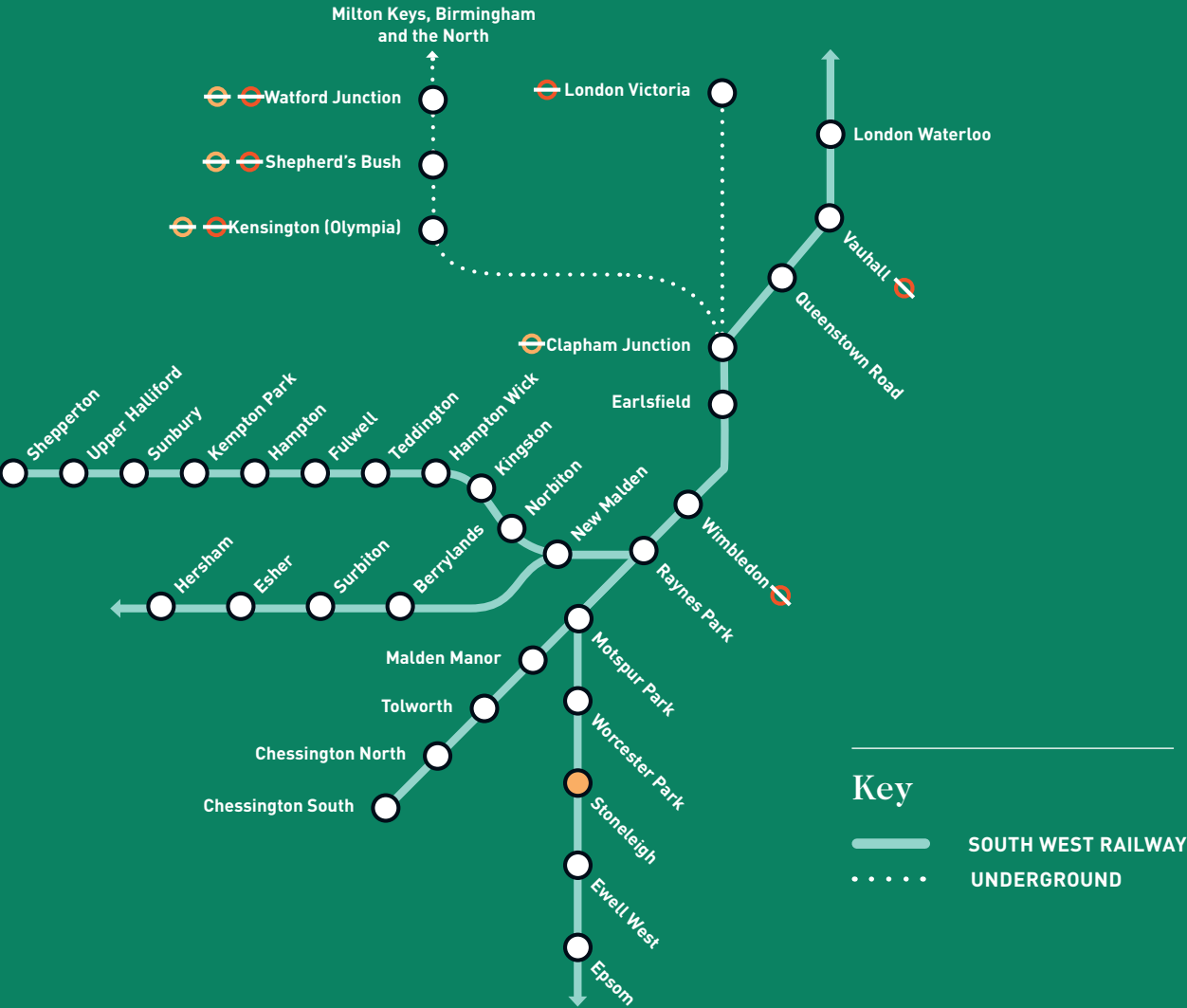
- 27 Aldi
- 28 Sainsbury's Local
- 29 Waitrose
- 30 Oliver Bonas

Sights & Gardens

- 21 Epsom Common
- 22 Epsom Downs Race course
- 23 Epsom Playhouse
- 24 Ewell Court House
- 25 Hogsmill River walkway
- 26 Kingston Edible Forest



|  | |  | |  | |
|---|---------|---|-------------|--|---------|
| Epsom & Ewell High School | 3 mins | Epsom | 22 mins | Horton Park Golf Club | 4 mins |
| Horton Park Golf Course | 13 mins | Wimbledon | 39 mins | A3 | 6 mins |
| Hogsmill River Walkway | 23 mins | Clapham Junction | 47 mins | Epsom Town Centre | 8 mins |
| Tolworth Station | 25 mins | London Waterloo | 1 hr | Horton Country Park | 12 mins |
| Stoneleigh Station | 30 mins | London Victoria | 1 hr | Nonsuch Park | 14 mins |
| Ewell West Station | 30 mins | Kensington | 1 hr 7 mins | Wimbledon | 20 mins |



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



EASY CONNECTIONS TO THE CITY

OUR NEIGHBOURHOOD



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.

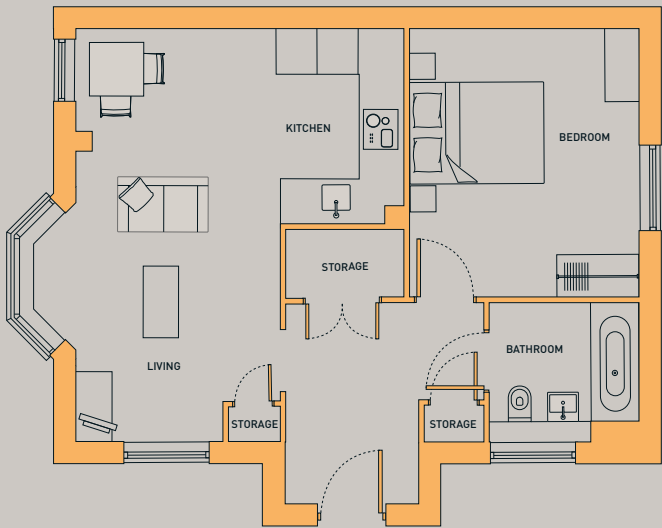


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CAMERONIAN HOUSE / TYPE B3 1BF1

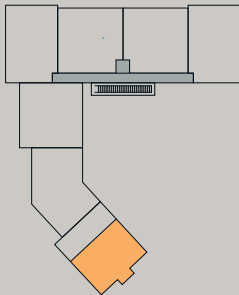
ONE BEDROOM APARTMENT

PLOT: 15



| | | | | | | |
|----------------|-------|---|-------|--------|---|-------|
| KITCHEN/LIVING | 4.7 M | X | 6.0 M | 15'7" | X | 19'7" |
| BEDROOM 1 | 3.3 M | X | 3.9 M | 10'10" | X | 12'8" |

GROUND FLOOR

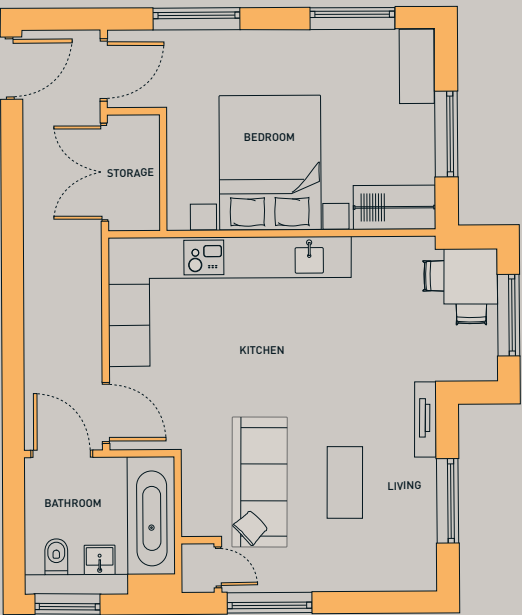


Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

CAMERONIAN HOUSE / TYPE B3 1BF2

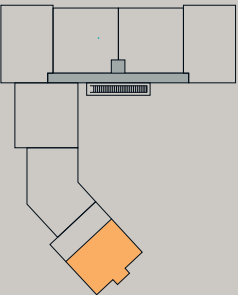
ONE BEDROOM APARTMENT

PLOT: 22



| | | | | | | |
|----------------|-------|---|-------|-------|---|--------|
| KITCHEN/LIVING | 5.7 M | X | 5.2 M | 18'8" | X | 16'11" |
| BEDROOM 1 | 4.8 M | X | 2.9 M | 15'8" | X | 9'7" |

FIRST FLOOR

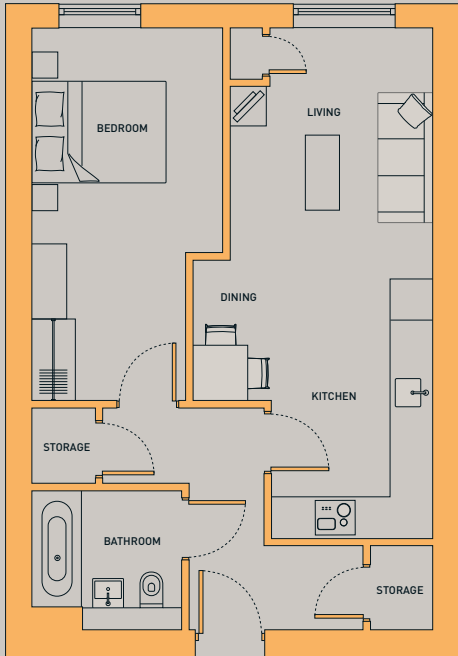


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ORIANA HOUSE / TYPE A

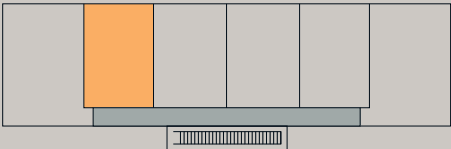
ONE BEDROOM APARTMENT

PLOT: 122



| | | | | | | |
|----------------|-------|---|-------|------|---|-------|
| KITCHEN/LIVING | 2.9 M | X | 7.4 M | 9'7" | X | 24'4" |
| BEDROOM 1 | 2.8 M | X | 5.4 M | 9'0" | X | 17'8" |

GROUND FLOOR

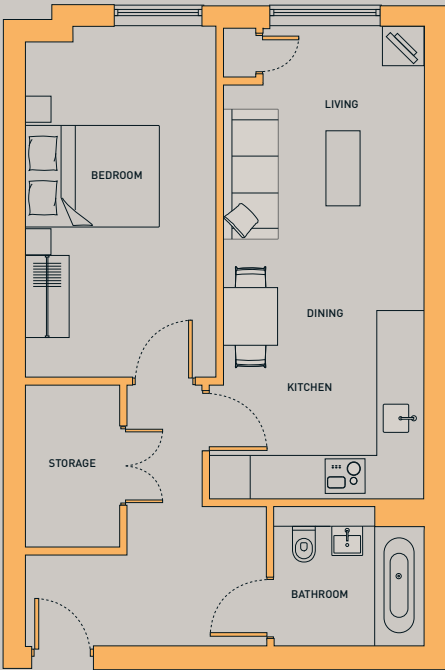


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ORIANA HOUSE / TYPE B

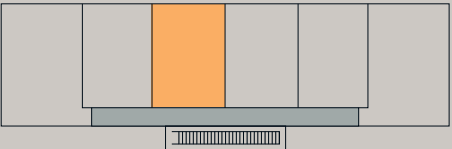
ONE BEDROOM APARTMENT

PLOT: 123



| | | | | | | |
|----------------|-------|---|-------|------|---|-------|
| KITCHEN/LIVING | 2.9 M | X | 6.8 M | 9'5" | X | 22'4" |
| BEDROOM 1 | 2.8 M | X | 5.0 M | 9'0" | X | 16'7" |

GROUND FLOOR



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CAMERONIAN HOUSE / TYPE B3 2BF4

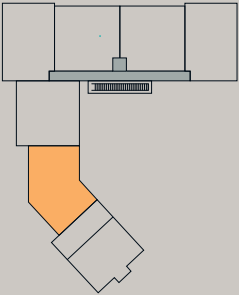
TWO BEDROOM APARTMENT

PLOT: 14



| | | | | | | |
|----------------|-------|---|-------|-------|---|--------|
| KITCHEN/LIVING | 3.8 M | X | 7.3 M | 12'4" | X | 24'0" |
| BEDROOM 1 | 3.4 M | X | 3.5 M | 11'0" | X | 11'6" |
| BEDROOM 2 | 2.8 M | X | 4.2 M | 9'4" | X | 13'10" |

GROUND FLOOR

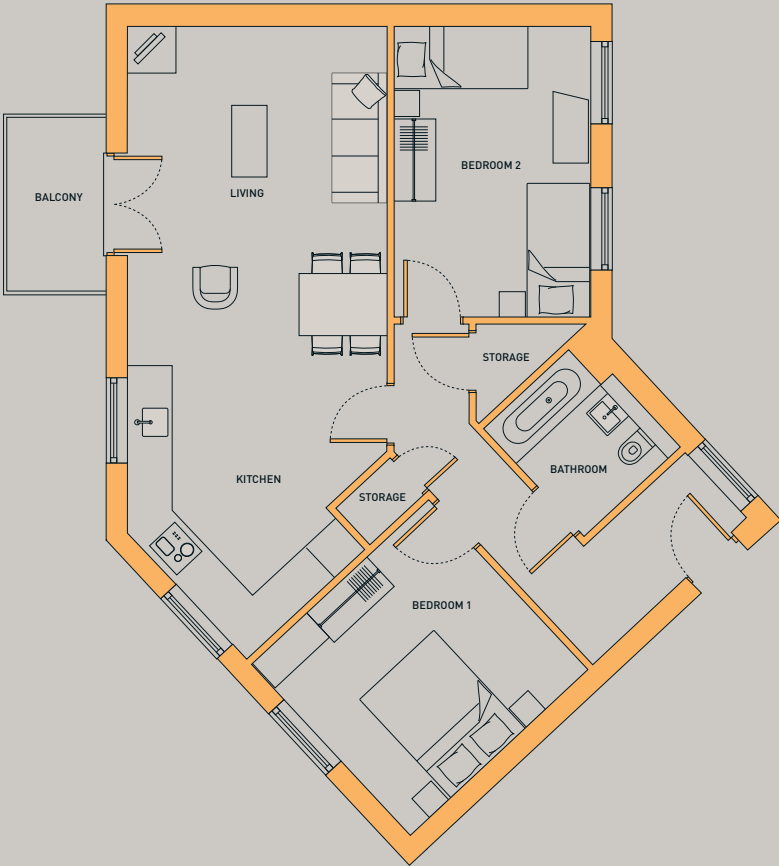


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CAMERONIAN HOUSE / B3 2BF4

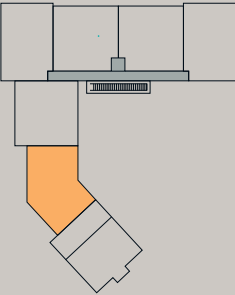
TWO BEDROOM APARTMENT

PLOT: 21



| | | | | | | |
|----------------|-------|---|-------|-------|---|--------|
| KITCHEN/LIVING | 3.8 M | X | 7.3 M | 12'4" | X | 24'0" |
| BEDROOM 1 | 3.4 M | X | 3.5 M | 11'0" | X | 11'6" |
| BEDROOM 2 | 2.8 M | X | 4.2 M | 9'4" | X | 13'10" |

FIRST FLOOR



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CAMERONIAN HOUSE / B3 2BF4

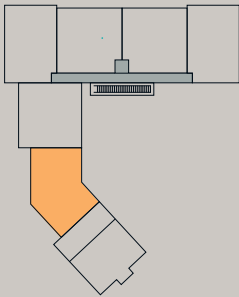
TWO BEDROOM APARTMENT

PLOT: 28



| | | | | | | |
|----------------|-------|---|-------|-------|---|--------|
| KITCHEN/LIVING | 3.8 M | X | 7.3 M | 12'4" | X | 24'0" |
| BEDROOM 1 | 3.4 M | X | 3.5 M | 11'0" | X | 11'6" |
| BEDROOM 2 | 2.8 M | X | 4.2 M | 9'4" | X | 13'10" |

SECOND FLOOR

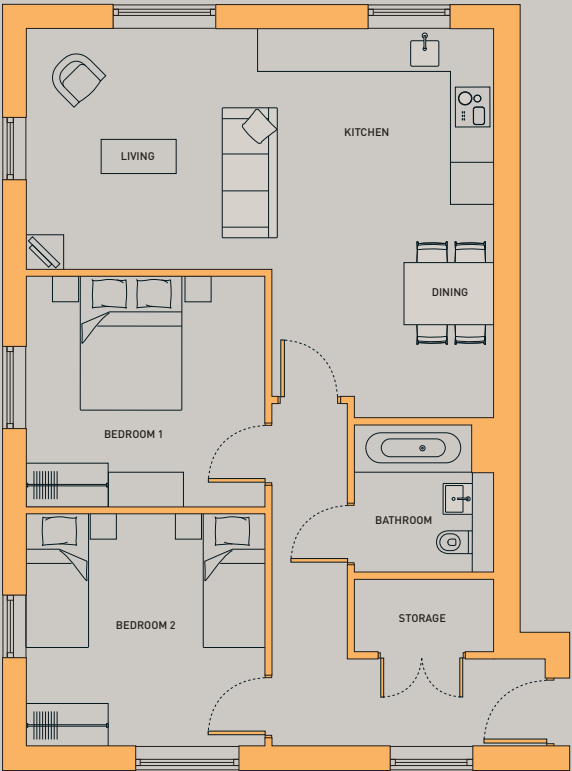


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ORIANA HOUSE / TYPE D

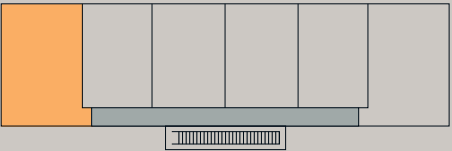
TWO BEDROOM APARTMENT

PLOT: 121



| | | | | | | |
|----------------|-------|---|-------|-------|---|-------|
| KITCHEN/LIVING | 6.7 M | X | 5.6 M | 22'1" | X | 18'6" |
| BEDROOM 1 | 3.4 M | X | 3.3 M | 11'4" | X | 11'0" |
| BEDROOM 2 | 3.4 M | X | 3.3 M | 11'4" | X | 11'0" |

GROUND FLOOR



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THE BAKER

TWO BEDROOM HOUSE

PLOT: 63



GROUND FLOOR

FIRST FLOOR

| | | | | | | |
|---------------|-------|---|-------|-------|---|--------|
| LIVING/DINING | 4.1 M | X | 5.2 M | 13'7" | X | 16'11" |
| KITCHEN | 2.7 M | X | 3.4 M | 8'10" | X | 11'2" |
| BEDROOM 1 | 4.1 M | X | 3.5 M | 13'7" | X | 11'6" |
| BEDROOM 2 | 4.1 M | X | 4.0 M | 13'7" | X | 13'2" |

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THE TILLMAN

THREE BEDROOM HOUSE

PLOTS: 61,62



GROUND FLOOR

FIRST FLOOR

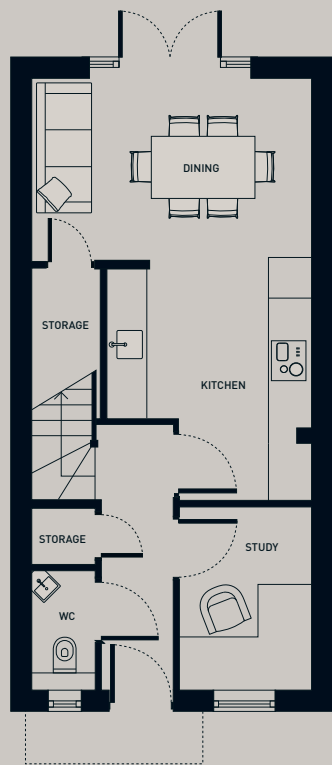
| | | | | | | |
|---------------|-------|---|-------|--------|---|--------|
| LIVING/DINING | 4.8 M | X | 5.1 M | 15'11" | X | 16'8" |
| KITCHEN | 3.4 M | X | 3.1 M | 11'2" | X | 10'2" |
| BEDROOM 1 | 4.8 M | X | 2.9 M | 15'11" | X | 9'5" |
| BEDROOM 2 | 2.6 M | X | 4.7 M | 8'6" | X | 15'6" |
| BEDROOM 3 | 2.2 M | X | 3.7 M | 7'2" | X | 11'12" |

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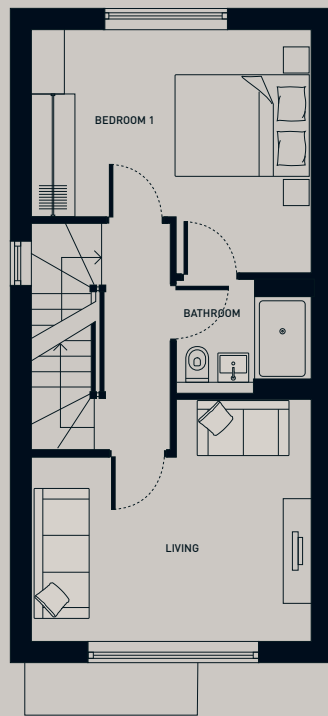
THE SHIPWRIGHT

THREE BEDROOM HOUSE

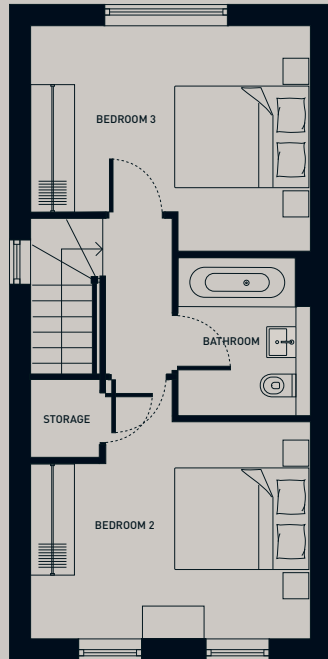
PLOTS: 90-93, 106,107,118-120



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

| | | | | | | |
|----------------|-------|---|-------|--------|---|-------|
| KITCHEN/DINING | 6.1 M | X | 4.0 M | 19'12" | X | 13'3" |
| LIVING | 3.5 M | X | 4.0 M | 11'6" | X | 13'3" |
| BEDROOM 1 | 3.6 M | X | 4.0 M | 11'8" | X | 13'3" |
| BEDROOM 2 | 3.2 M | X | 4.3 M | 10'4" | X | 14'0" |
| BEDROOM 3 | 3.3 M | X | 4.3 M | 10'8" | X | 14'0" |
| STUDY | 2.7 M | X | 1.9 M | 8'8" | X | 6'4" |

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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.

Our homes at Maplegate 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 | APARTMENTS |
|---|-----------|-----------|------------|
| KITCHENS | | | |
| Individually-designed contemporary kitchen units with worktops & upstands | • | • | • |
| Appliances to include: fridge/freezer, washing machine, dishwasher, oven, hob & extractor | • | • | •* |
| BATHROOMS | | | |
| Contemporary white sanitaryware | • | • | • |
| Wall tiling to: wet areas | • | • | • |
| Towel radiator | • | • | • |
| LIGHTING AND ELECTRICAL | | | |
| Downlights to: kitchen area; bathrooms | • | • | • |
| Pendant lights to: remaining rooms & living spaces | • | • | • |
| Sky+ points | • | • | • |
| BT phone points | • | • | • |
| OTHER FEATURES | | | |
| Vinyl floors to: kitchens; WC; bathroom; en-suite | • | • | • |
| Hardwearing flooring to: all communal areas | | | • |
| Lighting to front door | • | • | |
| Secure entry system | | | • |

* Please note, 1 bed apartments may have slimline dishwashers to enable space and design efficiency. Please speak to your Sales Executive for plot specific details.

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.



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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.



SHARED OWNERSHIP

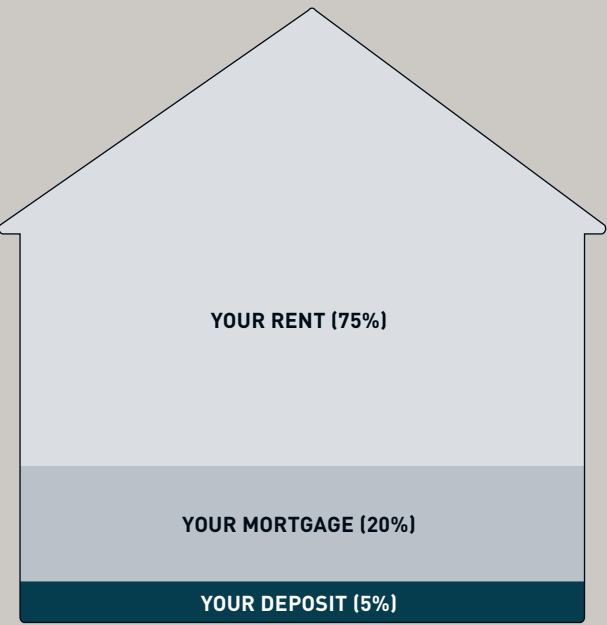
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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

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.



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.



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.



Conningbrook Lakes Ashford / Kent

Conningbrook Lakes is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment.

These homes are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.



The Boulevard Blackfriars / London

A boutique collection of new apartments located in the heart of Blackfriars Road, one of London’s only true boulevards. An exclusive Zone 1 development, in close proximity to key transport links, and the best of the creative, cultural and social experiences London has to offer, The Boulevard has been designed to reflect and enhance the unique character and iconic heritage of the area.



A WORD FROM OUR CUSTOMERS

A place of my own.

STEPH HALL

HOME OWNER AT
LINGLEY FIELDS, WARRINGTON

“When my mum first told me about shared ownership, I was sceptical – I’d never heard of it before and had no idea how it worked or whether I would actually own the house or not. But after doing more research, it became clear that it could offer me a way to buy the type of house I wanted, on my own.”

Being able to live in a new-build house was such an incentive for me to buy via Shared Ownership. For the same amount I pay per month, I’d only be able to afford a small, old flat if I was traditionally renting. Instead, I now own part of a house I love and crucially, I’ve been able to buy it on my own.”



A lovely rural location.

NATALIE IVIN

HOME OWNER AT
SAYERS GROVE, HAYWARDS HEATH

“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

E-MAIL US
SHAREDOWNERSHIP@MYCLARIONHOUSING.COM

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