

St Edmund's Park

Acle, Norfolk



LATIMER
by Clarion Housing Group



THE BEST OF MARKET TOWN LIVING

FOR MANY PEOPLE, A SMALL FRIENDLY MARKET TOWN IS AN IDEAL PLACE TO LIVE. IF YOU'RE LOOKING FOR A WELL-DESIGNED HOME IN SUCH A LOCATION, YOU WILL FIND IT AT ST EDMUNDS PARK. AT THIS DEVELOPMENT IN THE NORFOLK TOWN OF ACLE, LATIMER IS OFFERING TWENTY-SIX HOMES FOR SHARED OWNERSHIP PURCHASE, WITH A CHOICE OF TWO, THREE AND FOUR BEDROOMS. THESE ARE HOMES THAT MEET THE HIGHEST MODERN STANDARDS, WITHOUT COMPROMISE ON QUALITY, VISUAL APPEAL OR SUSTAINABILITY. WE ARE PROUD TO PUT OUR NAME TO THEM.

THE LOCATION COULDN'T BE MORE CONVENIENT, WITH THE TOWN CENTRE SHOPS AROUND FIVE MINUTES' WALK, AND THE STATION ONLY A LITTLE FURTHER. BUT IT'S NOT JUST ABOUT CONVENIENCE. AT ST EDMUND'S PARK YOU'LL HAVE SOME OF COUNTY'S BEST ATTRACTIONS CONVENIENTLY CLOSE, INCLUDING THE CHARISMATIC CITY OF NORWICH, THE BROADS NATIONAL PARK, AND THE MAGNIFICENT BEACHES OF THE NORFOLK COAST.

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

VIBRANT COMMUNITIES CREATED BY LATIMER



LATIMER

by Clarion Housing Group

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.

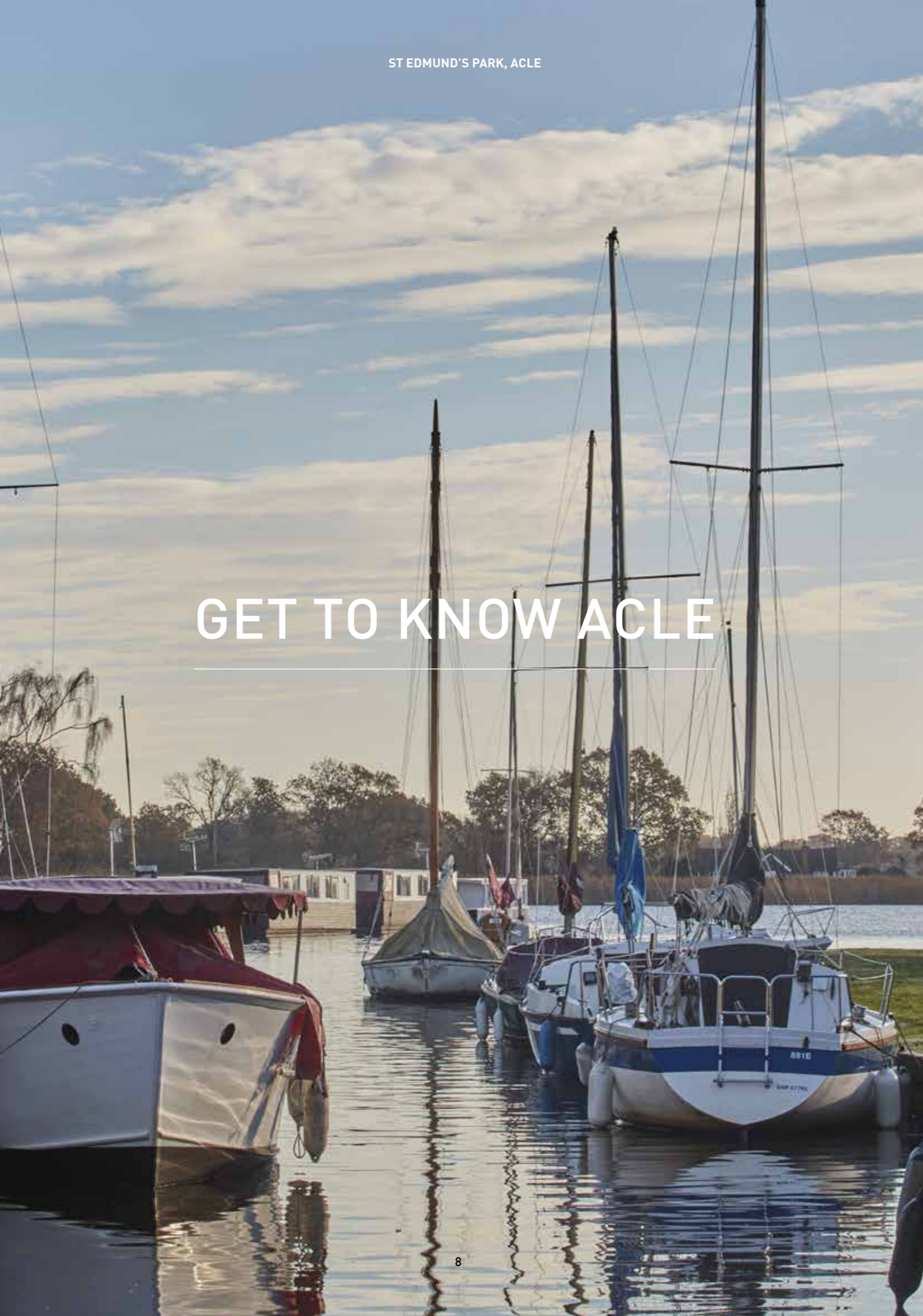
What sets Latimer apart is our longterm commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

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.

GET TO KNOW ACLE

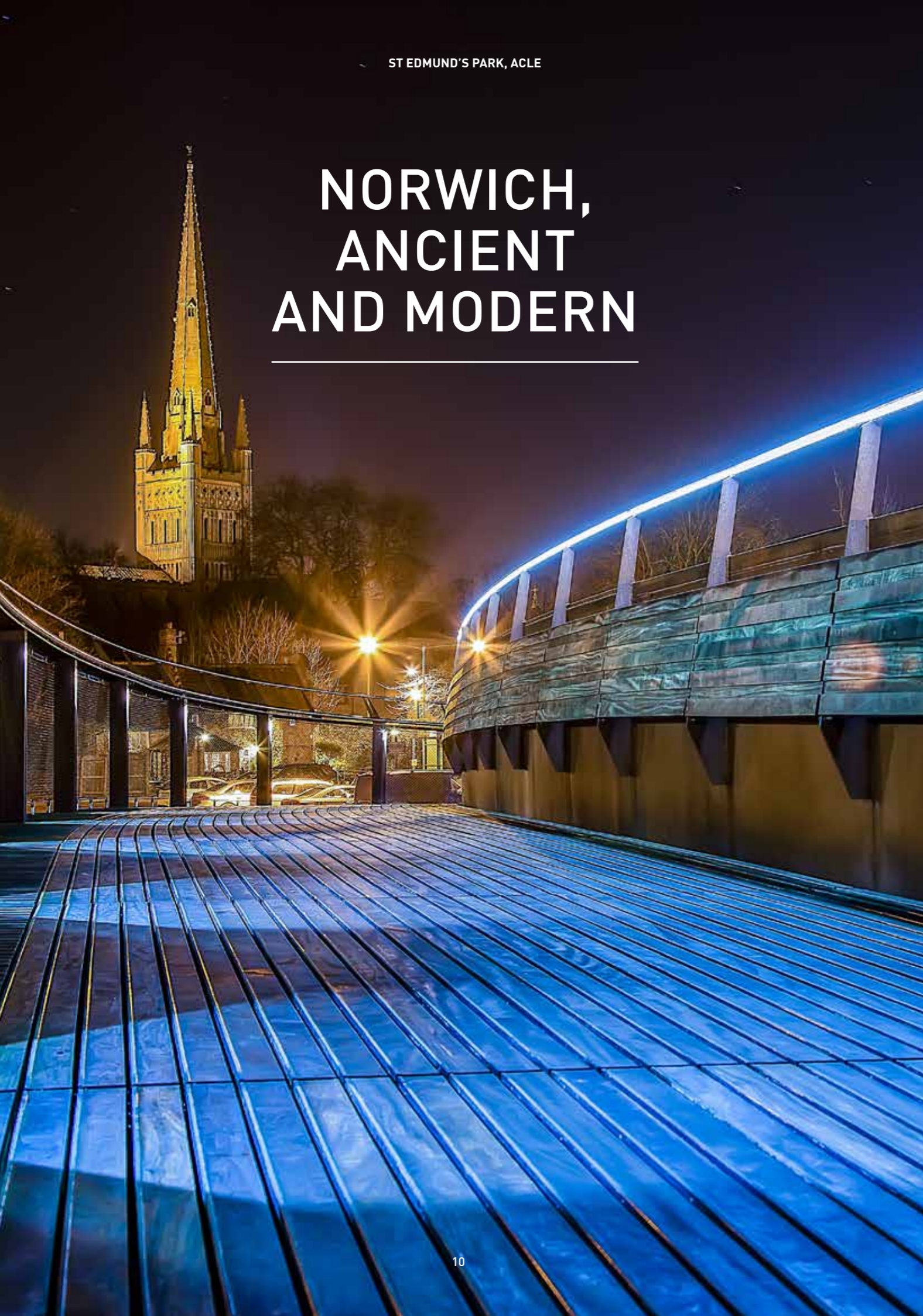


Acle is a historic little town, whose 13th century church lends its name to your new home. 17th and 18th century buildings survive in the town centre, bringing glimpses of the past alongside the newer additions.

Daily shopping is easy. There's a large Co-Op just along the road, and the town centre has a useful range of shops and services, including a post office, hair and beauty salons, a medical centre, cafés, pubs and takeaways. Once a month you can browse the stalls of the farmers' market for delicious local produce. There are two schools. Acle Academy for 11 to 16 year olds, and Acle St Edmund Primary School.

If you're a community-minded sort of person, Acle has plenty of clubs and organisations where you can play a part in local life and meet new people. You could sign up for tennis, football, badminton, cricket, rock and soul choir, Pilates and art; while scouts, cubs, guides, brownies, a youth club and army cadets keep the younger people busy.

NORWICH, ANCIENT AND MODERN

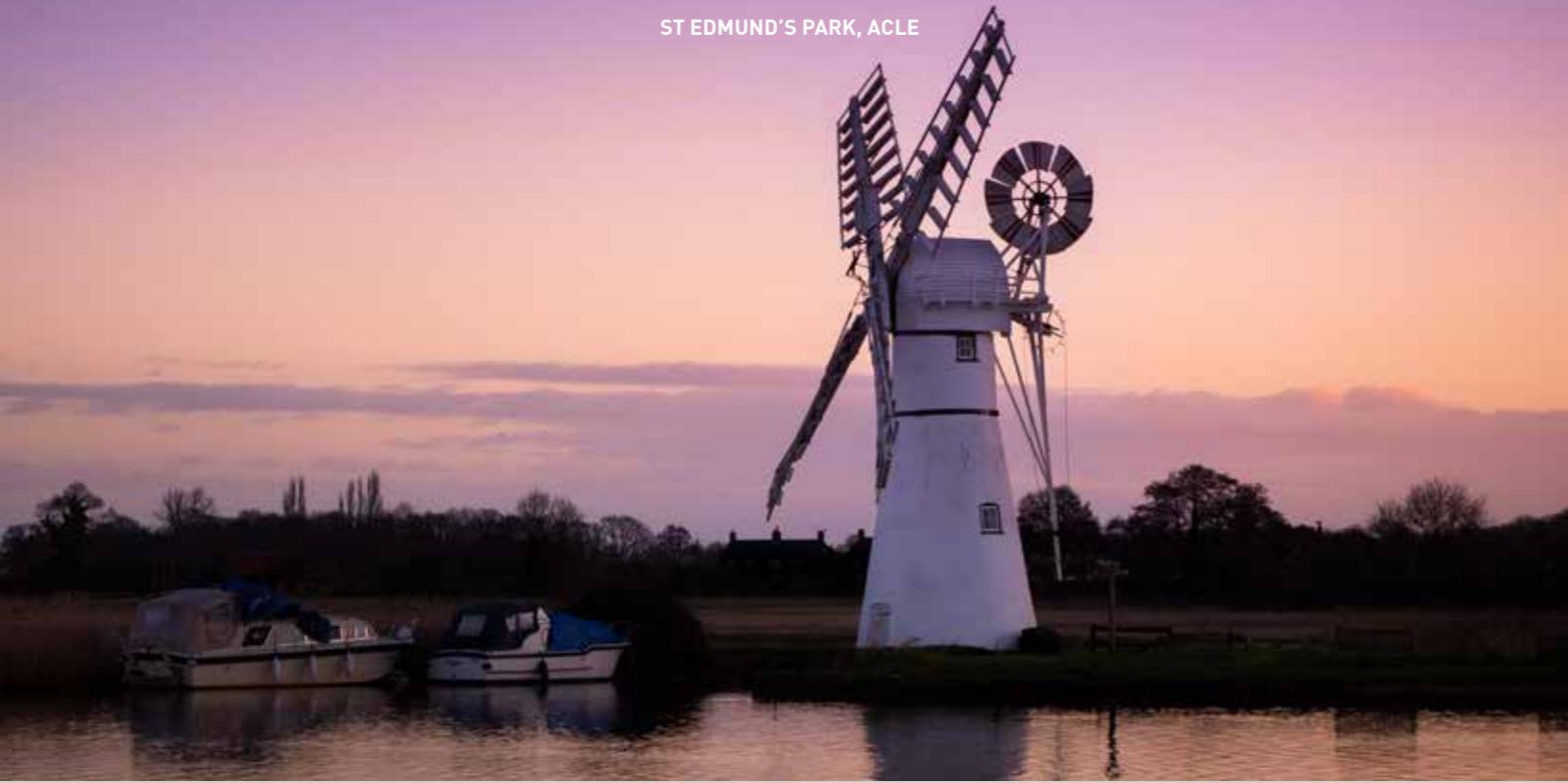


Around The Lanes, Elm Hill and Cathedral Quarter, heritage meets the modern day, with quirky boutiques, bars and restaurants in the lopsided timbered buildings, and a 14th century merchant's house re-purposed as a Picturehouse cinema.

The 12th century cathedral is the most famous landmark in Norwich, over 400 feet long, with a splendid tower and awe-inspiring interior. Evidence of Norwich's prosperous medieval past can also be seen in the Guildhall and the Castle Museum, and many of the city's old streets.

Contemporary Norwich means John Lewis, M&S, and a big range of upmarket fashion and beauty names in Jarrold's, the city's proudly independent department store. The city also has two shopping centres packed with high street retailers, Castle Quarter and Chantry Place. If you want a different shopping experience, the six-days-a-week market has been going since the 11th century, catering for today's shoppers with amazing fresh food, crafts, fabrics, flowers and much more.

Community and culture thrive in Norwich too. Under the glazed arched roof of The Forum, all kinds of events take place, including fairs, exhibitions, pop-ups, screenings, business events, live music and comedy. The Sainsbury Centre, located on the campus of the University of East Anglia, celebrates 5,000 years of human creativity with one of the most incredible collections of art, sculpture and artefacts in the country. Thought-provoking exhibitions and talks are also part of its programme. .



The shallow waterways wind around tiny villages and hamlets, with country lanes to explore and plenty of pubs to relax in.

Acle is on the very edge of The Broads National Park, loved by holidaymakers, but yours to enjoy whenever the mood takes you. These man-made lagoons and natural rivers form a unique landscape where wildlife thrives – you may even glimpse an otter – and are an idyllic location for boating, fishing, cycling and walking.

Norfolk also has some incomparable beaches; the northern edge of the country is an Area of Outstanding Natural Beauty. Most are within an hour or so's drive from St Edmund's Park. Horsey Beach is one of the closest. It's a windswept unspoilt expanse where, in winter, grey seals give birth to their pups and can be seen all year swimming and sunning themselves.

In contrast, there's Great Yarmouth, a holiday resort of timeless attractions. Along Marine Parade, there are seaside delights for everyone: a funfair, restaurants, cafés, Britannia Pier, the Waterways pleasure gardens. Its main beach is a great bucket-and-spade spot, but if you crave a something a bit quieter, Great Yarmouth has several other beaches with little more than grassy dunes and acres of golden sand. For residents of St Edmund's Park, all of this is just 15 minutes by car, straight along the A47.

BROADS AND BEACHES



IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of St Edmund's Park.

Food & Drink

- 1 Kings Head
- 2 The Hermitage
- 3 Olive Tree
- 4 Scooters Cafe
- 5 Acle Spice
- 6 Full River
- 7 Sista Barista
- 8 Acle Fish and Chip Shop
- 9 Starbucks
- 10 Caters Butchers

Retail & Essentials

- 11 M&S
- 12 Co-op
- 13 Petrol Station
- 14 Train Station
- 15 Post Office
- 16 Anchorage Veterinary Practice

Education

- 17 St Edmund Primary School
- 18 Acle Academy
- 19 Acle Marshes Primary School

Health & Leisure

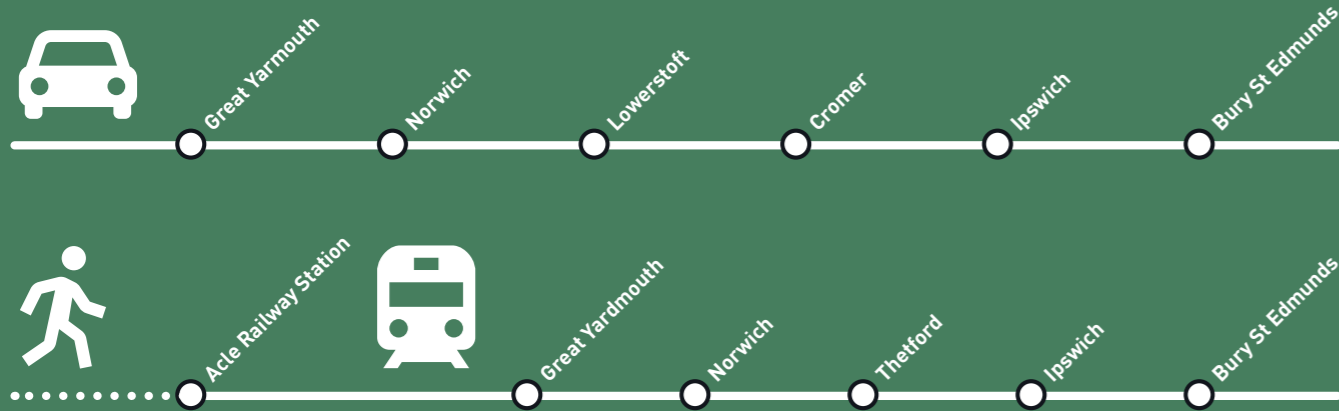
- 20 Acle Medical Centre
- 21 Acle Cricket Club
- 22 Acle Tennis Club
- 23 Acle Bowls Club



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

Most of the town centre shops and amenities are easily walkable from St Edmund's Park, making a more sustainable lifestyle possible, with less reliance on the car. Acle station is 9 minutes on foot. It's on the Norwich to Great Yarmouth Line, with both destinations conveniently close for shopping or family outings if you don't want to drive. Local bus service Coastlink also runs through Acle. Its destinations include Norwich, Great Yarmouth, Lowestoft, Loddon and Beccles.

Walking		Bus	
Co-op Norwich Road	3 mins	Great Yarmouth	13 mins
Acle Town Centre	5 mins	Norwich	22 mins
Acle Station	9 mins	Ipswich	1 hr 11 mins
Acle Medical Centre	11 mins	Ely	1 hr 17 mins
Acle Academy	14 mins	Colchester	1 hr 31 mins
St Edmund Primary School	15 mins	London Liverpool Street	2 hr 37 mins



Car	
Great Yarmouth	9 mins
Norwich	12 mins
Horsey Beach	11 mins
Lowestoft	18 mins
Sheringham	34 mins
Ipswich	53 mins

Journey times are taken from Google Maps/National Rail.

AROUND AND ABOUT FROM ACLE

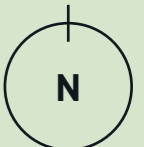
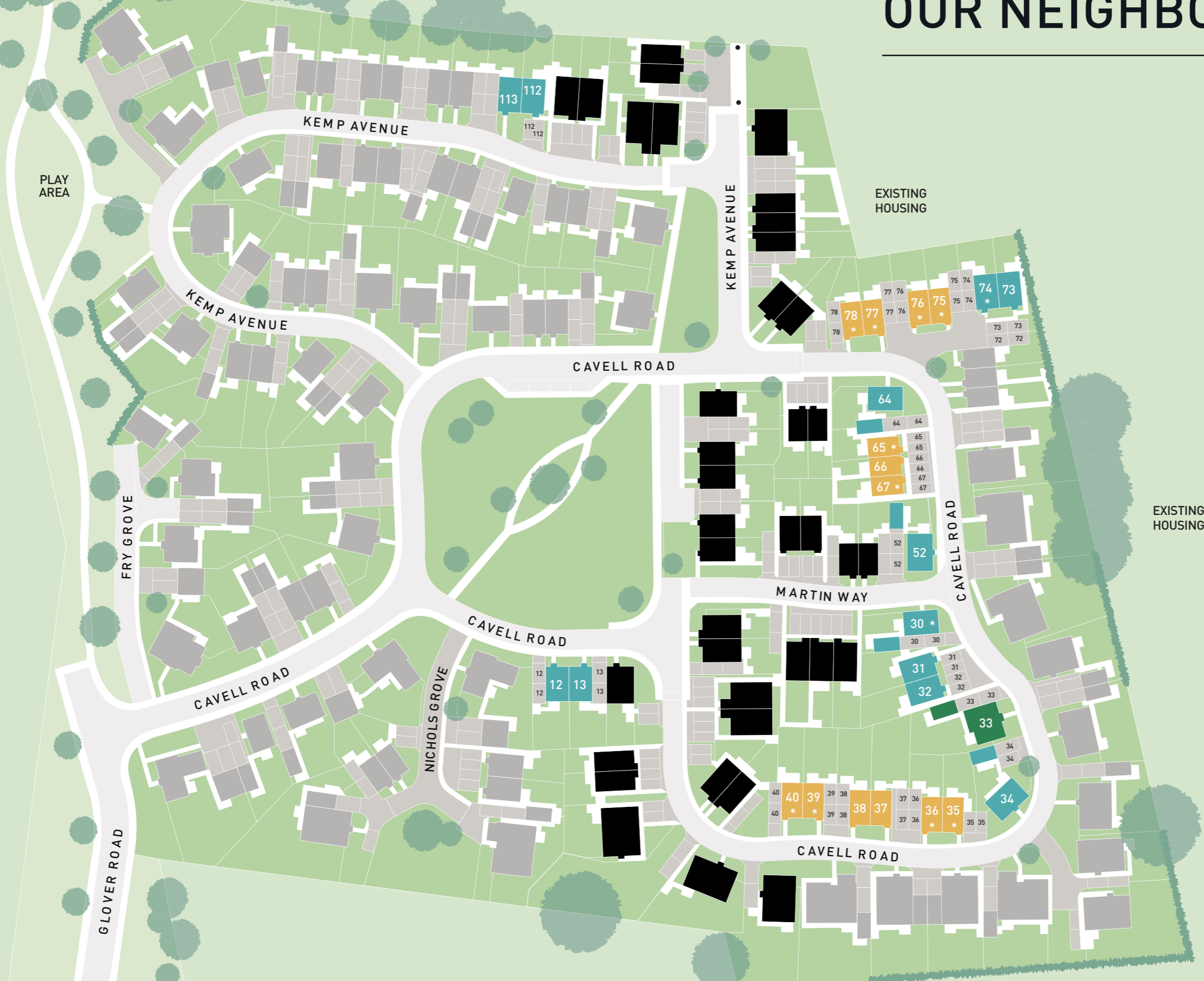


OUR NEIGHBOURHOOD

Key

- TWO BEDROOM
- THREE BEDROOM
- FOUR BEDROOM
- HOMES FOR CLARION HOUSING ASSOCIATION
- OUTRIGHT SALE HOMES

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.





COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

THE HEMPTON

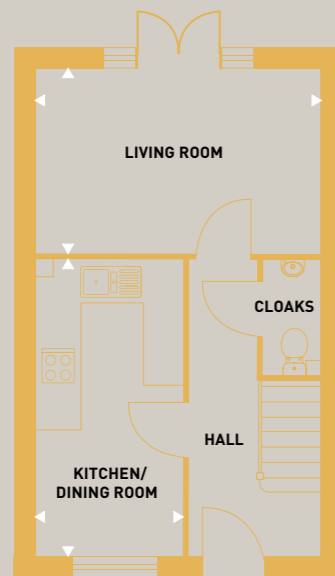
TWO BEDROOM HOUSE

PLOTS: 65, 66 & 67

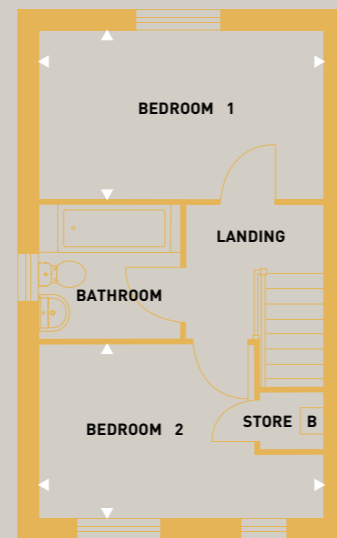


KITCHEN/ DINING ROOM	2.2 M X 4.4 M	7'2" X 14'6"
LIVING ROOM	4.2 M X 2.7 M	13'10" X 9'0"
BEDROOM 1	4.2 M X 2.5 M	13'10" X 8'2"
BEDROOM 2	4.2 M X 2.6 M	13'10" X 8'5"

TOTAL INTERNAL AREA 678FT²



GROUND FLOOR



FIRST 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.

THE SWANTON

TWO BEDROOM HOUSE

PLOTS: 35, 36, 37, 38, 39, 40, 75, 76, 77 & 78

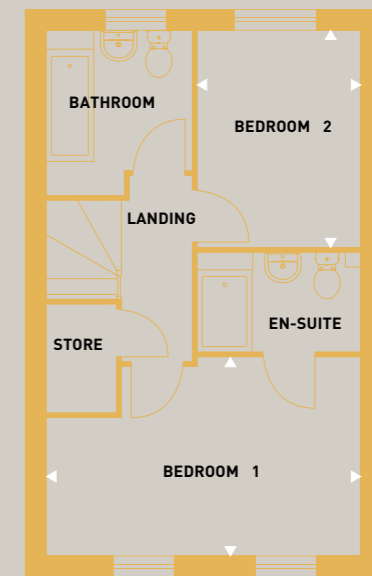


KITCHEN/ DINING ROOM	3.5 M X 3.5 M	11'5" X 11'7"
LIVING ROOM	3.6 M X 4.2 M	11'8" X 13'9"
BEDROOM 1	4.6 M X 2.9 M	15'2" X 9'5"
BEDROOM 2	2.4 M X 3.2 M	7'11" X 10'7"

TOTAL INTERNAL AREA 797FT²



GROUND FLOOR



FIRST FLOOR

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THE RYBURGH

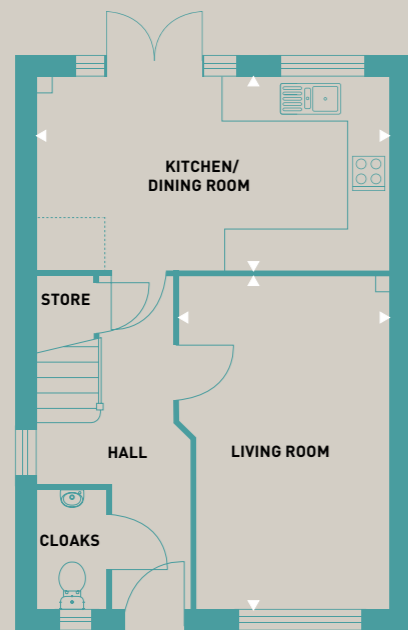
THREE BEDROOM HOUSE

PLOTS: 12, 13, 31, 32, 73, 74, 112 & 113

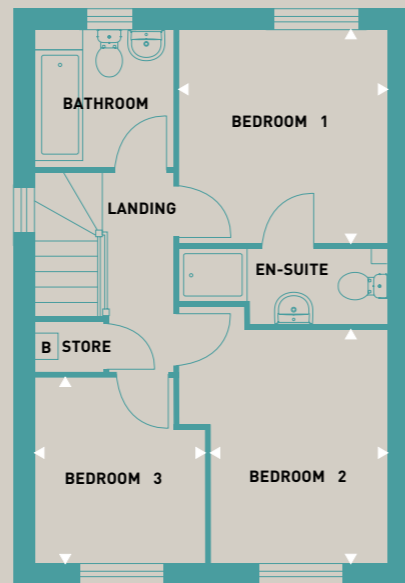


KITCHEN/ DINING ROOM	5.2 M X 2.7 M	17'2" X 9'4"
LIVING ROOM	2.9 M X 5.0 M	9'5" X 16'4"
BEDROOM 1	3.1 M X 3.2 M	10'1" X 10'5"
BEDROOM 2	2.6 M X 3.5 M	8'7" X 11'4"
BEDROOM 3	2.5 M X 2.7 M	8'3" X 8'11"

TOTAL INTERNAL AREA 893FT²



GROUND FLOOR



FIRST FLOOR

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THE ASHBY

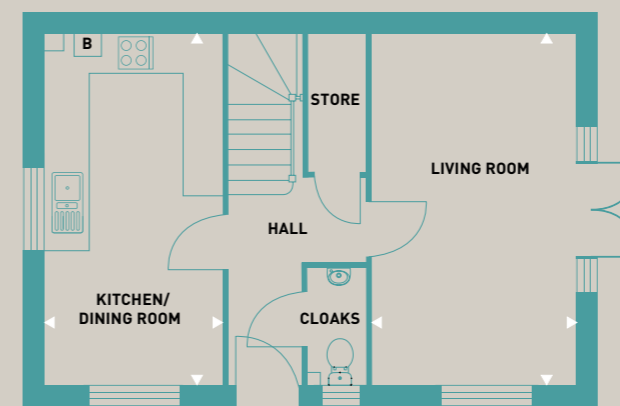
THREE BEDROOM HOUSE

PLOTS: 30 & 64

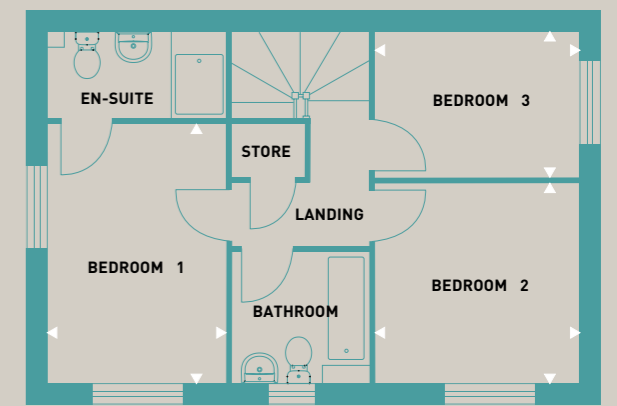


KITCHEN/ DINING ROOM	2.6 M X 5.2 M	8'7" X 17'2"
LIVING ROOM	3.1 M X 5.2 M	10'0" X 17'2"
BEDROOM 1	2.7 M X 3.9 M	8'8" X 12'8"
BEDROOM 2	3.1 M X 3.0 M	10'0" X 9'9"
BEDROOM 3	3.1 M X 2.2 M	10'0" X 7'1"

TOTAL INTERNAL AREA 914FT²



GROUND FLOOR



FIRST FLOOR

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THE SOMERTON

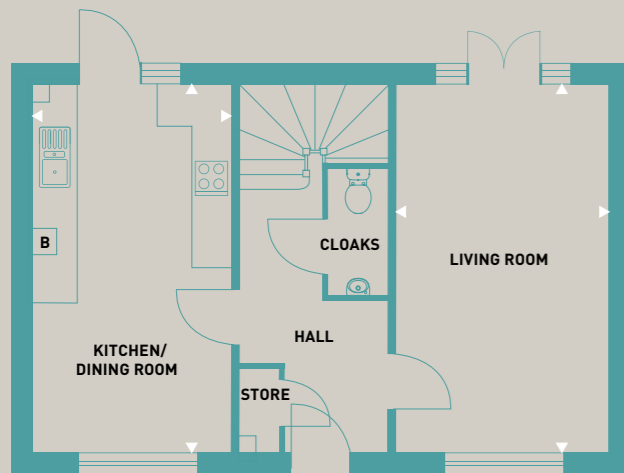
THREE BEDROOM HOUSE

PLOT: 34

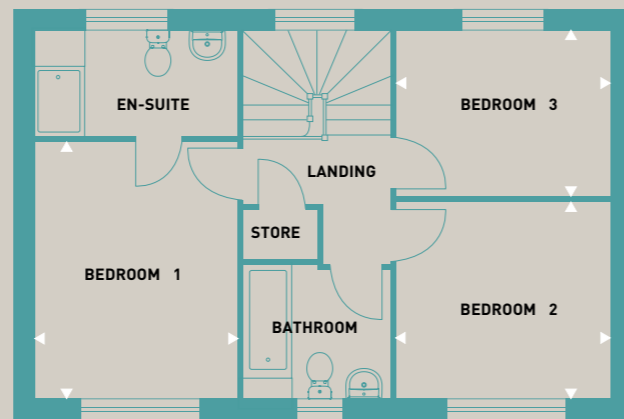


KITCHEN/ DINING ROOM	3.0 M X 5.5 M	9'8" X 17'11"
LIVING ROOM	3.2 M X 5.5 M	10'4" X 17'11"
BEDROOM 1	3.0 M X 3.8 M	9'11" X 12'6"
BEDROOM 2	3.2 M X 3.0 M	10'6" X 9'6"
BEDROOM 3	3.2 M X 2.5 M	10'6" X 8'1"

TOTAL INTERNAL AREA 1015FT²



GROUND FLOOR



FIRST FLOOR

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THE ELMHAM

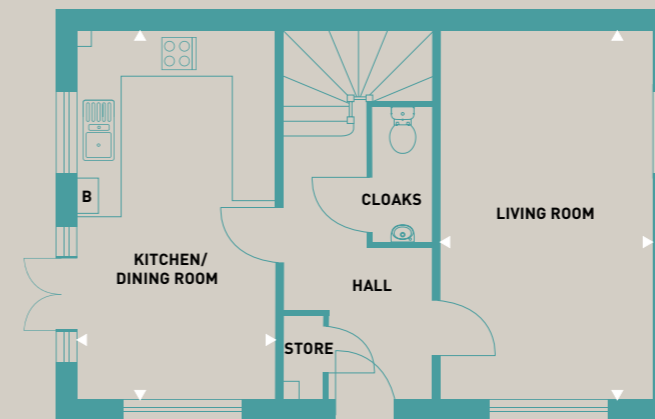
THREE BEDROOM HOUSE

PLOT: 52

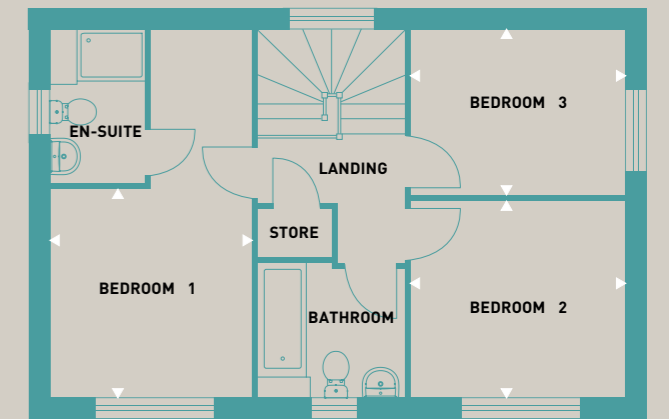


KITCHEN/ DINING ROOM	3.0 M X 5.5 M	9'8" X 17'11"
LIVING ROOM	3.2 M X 5.5 M	10'4" X 17'11"
BEDROOM 1	3.0 M X 3.1 M	9'11" X 10'2"
BEDROOM 2	3.2 M X 3.0 M	10'6" X 9'6"
BEDROOM 3	3.2 M X 2.5 M	10'6" X 8'1"

TOTAL INTERNAL AREA 1015FT²



GROUND FLOOR



FIRST FLOOR

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THE HELLEDON

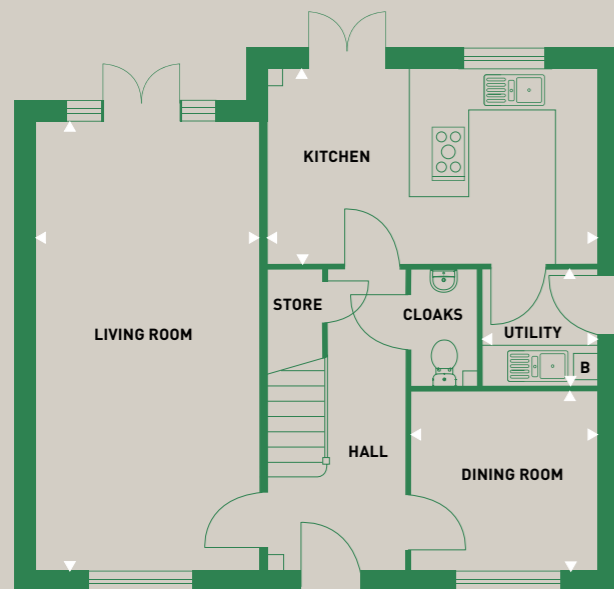
FOUR BEDROOM HOUSE

PLOT: 33

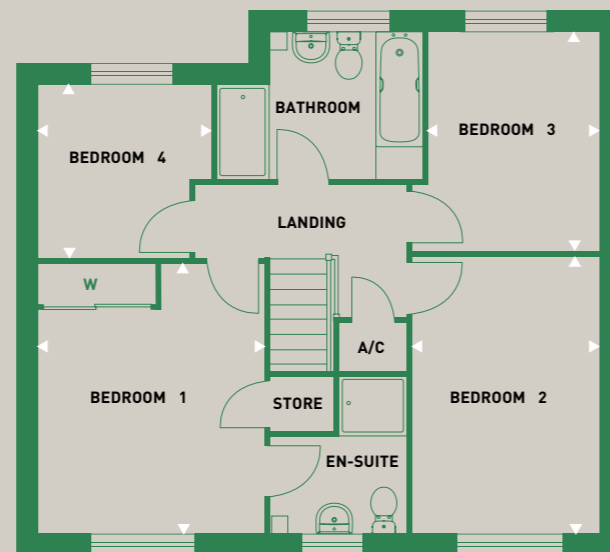


KITCHEN	4.9M X 2.9M	16'1" X 9'5"
LIVING ROOM	3.3M X 6.7M	10'11" X 22'0"
DINING ROOM	2.8M X 2.6M	9'0" X 8'7"
UTILITY ROOM	1.7M X 1.7M	5'6" X 5'8"
BEDROOM 1	3.4M X 4.0M	11'1" X 13'2"
BEDROOM 2	2.8M X 4.1M	9'1" X 13'6"
BEDROOM 3	2.6M X 3.2M	8'4" X 10'7"
BEDROOM 4	2.8M X 2.6M	8'5" X 8'5"

TOTAL INTERNAL AREA 1295FT²



GROUND FLOOR



FIRST FLOOR

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Our homes at St Edmund'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

	2B HOUSES	3B HOUSES	4B HOUSES
KITCHENS			
Individually-designed contemporary kitchen units with worktops & upstands	•	•	•
Appliances include, Zanussi (or equivalent if not available) oven, hob and Integrated fridge freezer	•	•	•
Space for dishwasher and plumbing	•	•	•
LED under unit lighting	•	•	•
Vinyl flooring	•	•	•
BATHROOMS			
Contemporary white sanitaryware	•	•	•
Ceramic full height tiling around bath or shower cubicle	•	•	•
Vinyl flooring	•	•	•
LIGHTING AND ELECTRICAL			
Downlights to kitchen and bathrooms	•	•	•
Pendant lights to all other rooms	•	•	•
BT points	•	•	•
Sky points to lounge and bedroom 1	•	•	•
OTHER FEATURES			
Carpets to all other rooms	•	•	•
Turf to front and rear gardens	•	•	•
Outside tap	•	•	•

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.



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

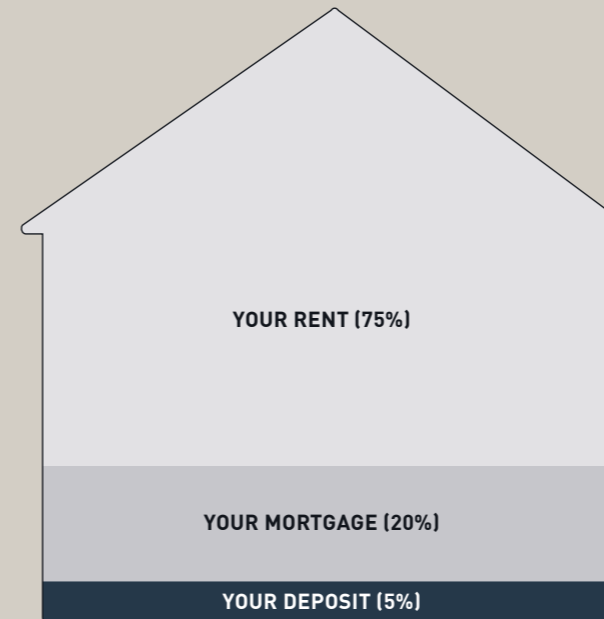
Shared ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With shared ownership, 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 Latimer 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.

There's more information on shared ownership in the step by step guide that you can find at latimerhomes.com/buying-with-latimer/shared-ownership

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. 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
- 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.

MORE ABOUT 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.

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

MAKING A POSITIVE IMPACT



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.



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.



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.

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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.

Computer generated images are indicative only.

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.”



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