

# Cedarway

at Sherford

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Devon



**LATIMER**  
by Clarion Housing Group



# WELCOME TO CEDARWAY

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SET IN THE EXCITING NEW COMMUNITY  
OF SHERFORD, IN THE HEART OF DEVON,  
CEDARWAY IS A BEAUTIFUL NEW COLLECTION  
OF 2, 3 AND 4 BEDROOM HOUSES AND  
2 BEDROOM COACH HOUSES, AVAILABLE  
FOR SHARED OWNERSHIP.

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SHERFORD PAIRS REGENCY-STYLE ARCHITECTURE  
WITH CONTEMPORARY DESIGN AND IS SET  
TO BECOME ONE OF THE MOST THRIVING  
MARKET TOWNS IN THE REGION.

# LATIMER DELIVERS MORE

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**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



# CEDARWAY AT SHERFORD

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Careful thought has been given to the architecture and design of Sherford to provide residents with a variety of beautiful homes that sit naturally within the town's classical setting. Latimer is offering two, three and four bedroom houses and two bedroom coach houses for Shared Ownership.

These homes to the south of Hercules Road are designed with first-time buyers and families in mind. Organised in a social community formation, they are a short walk from the expanding retail offering to the north and King George V Memorial Playing Fields to the west.

The kitchens, living and dining areas combine fresh neutral decor with natural light and stylish fixtures and fittings.

Bedrooms are well proportioned, while the internal doors and other design features continue the classical theme that makes these homes so appealing. All two, three and four bedroom houses have dedicated parking.

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.



# ABOUT SHERFORD

Sherford is an award-winning new town in Devon, distinct from other developments with its emphasis on sustainability and well-being, three entirely new neighbourhoods, and the sought-after combination of modern living in a traditional setting.

In the planning stages the town layout was altered to bring spacious green fingers of land into the expanding community. These play a significant role in the vibrant atmosphere and identity of Sherford, giving residents expansive outdoor living spaces and draws on the traditional country living and architecture of Sherford's past.

Over time, Sherford will be home to 12,000 people with infrastructure developing in tandem to support people's needs. The first primary school is open and is run by Westcountry Schools Trust, a provider with a track record of educational excellence.

In total, four new schools will support Sherford's families, with community facilities, shops, businesses and abundant green spaces providing a great way of life for everyone. Residents of the 5,500 new homes being built will benefit from a 500-acre community space and so much more.

The area surrounding Sherford is second to none, with Dartmoor National Park only seven miles away and Plymouth Hoe, with its scenic views overlooking the English Channel, just a short drive. Buses run from Sherford into Plymouth, the railway station and onwards into Cornwall.

Sherford really is a perfect place to live, offering the joys of the countryside with the fresh air of the seaside, and traditional pastimes alongside the great shopping and entertainment of the city.

CEDARWAY AT SHERFORD, DEVON



# IN YOUR NEIGHBOURHOOD

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

## Education

- 1 Sherford Vale Primary School
- 2 Elburton Primary School
- 3 Dunstone Primary School
- 4 Oreston Community Academy
- 5 Prince Rock Primary
- 6 Coombe Dean School
- 7 Plymstock School

## Retail & Essentials

- 17 Coop Elberton
- 18 Lidl
- 19 Iceland
- 20 Morrisons
- 21 Otter Garden Centre

## Fitness & Leisure

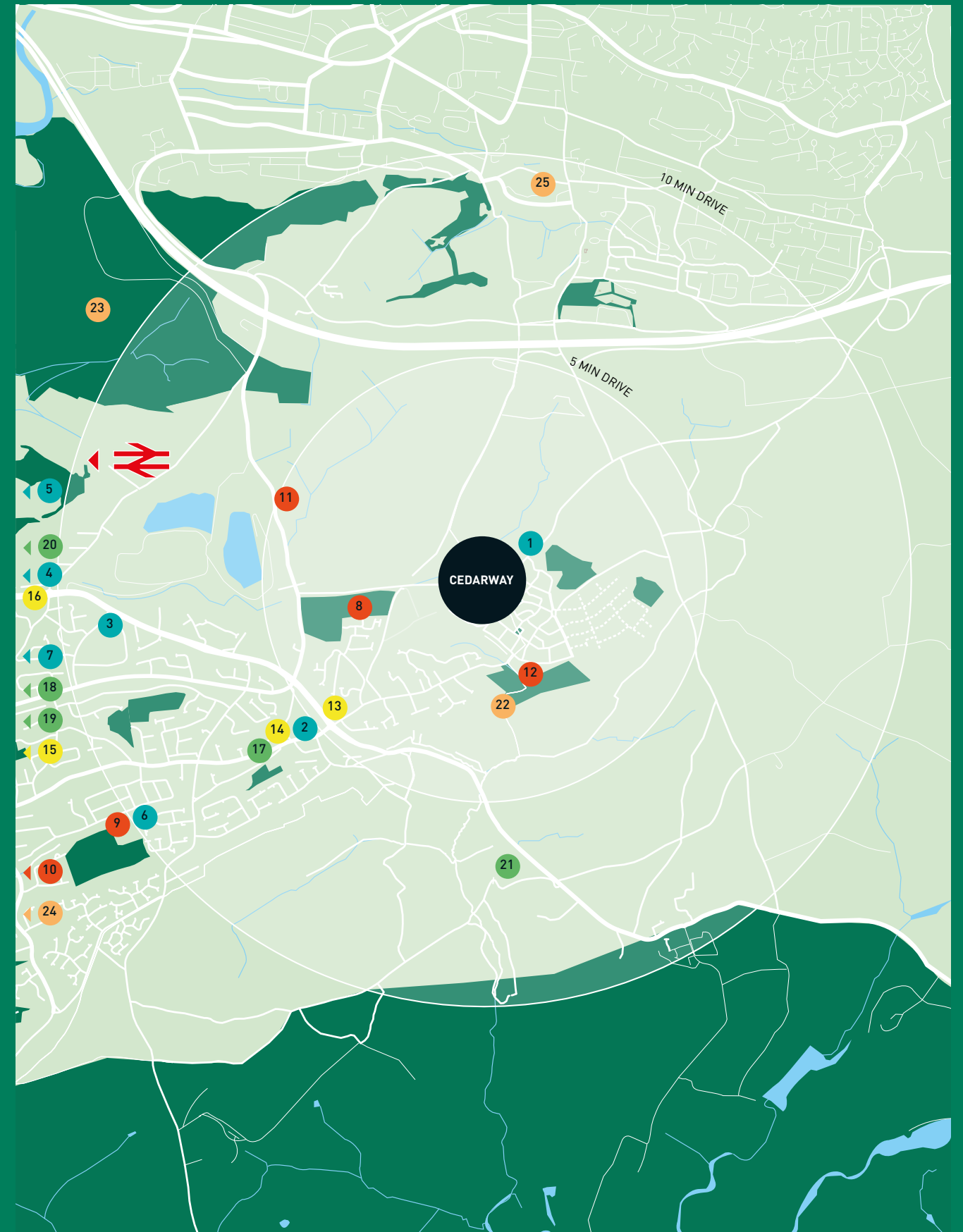
- 8 King George V Playing Fields
- 9 Coombe Dean Sports Centre
- 10 Fort Stamford Health and Fitness
- 11 Plymouth Golf Centre
- 12 Sherford Community Park

## Sights & Gardens




- 22 Sherford Country Park
- 23 Saltram Beach
- 24 Jennycliff Beach
- 25 Plymton Castle

## Food & Drink

- 13 Elburton Inn
- 14 The Lemon Tree
- 15 The Plymstock Inn
- 16 The Anchorage





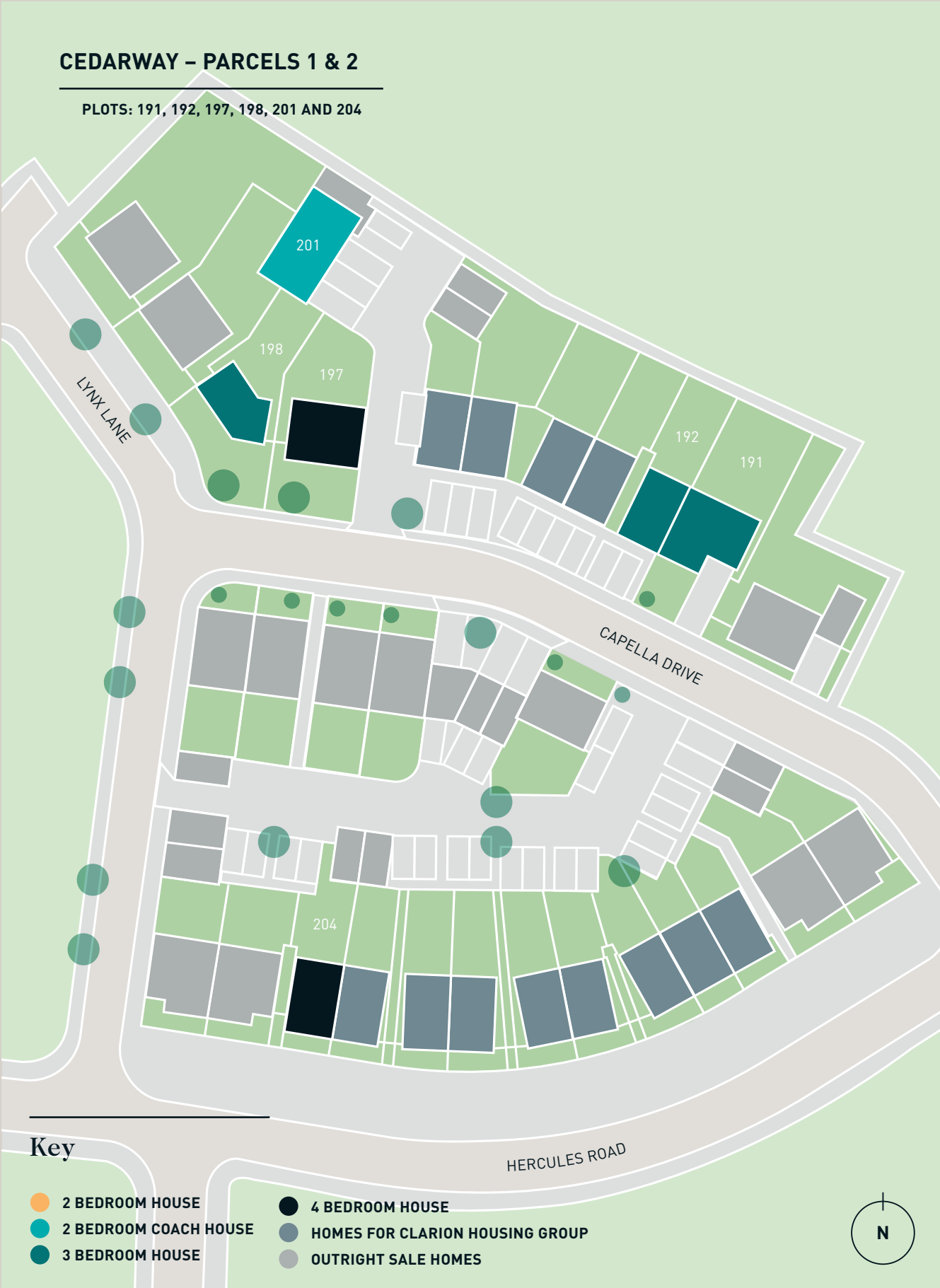
|  |         |  |               |  |         |
|---|---------|---|---------------|---|---------|
| King George V playing fields  | 3 mins  | Liskeard  | 35 mins       | Plymstock   | 5 mins  |
| Stanborough Cross   | 5 mins  | Penzance  | 2 hrs         | A38/Devon Expressway  | 15 mins |
| Sherford Community Park   | 20 mins | St Ives   | 3 hrs         | Plymouth Station  | 20 mins |
| Drake Memorial Park   | 40 mins | London Paddington   | 3 hrs 15 mins | Exeter Airport  | 1 hr    |
|   |         | Bristol   | 4 hrs         | Bristol   | 2 hrs   |







# OUR NEIGHBOURHOOD

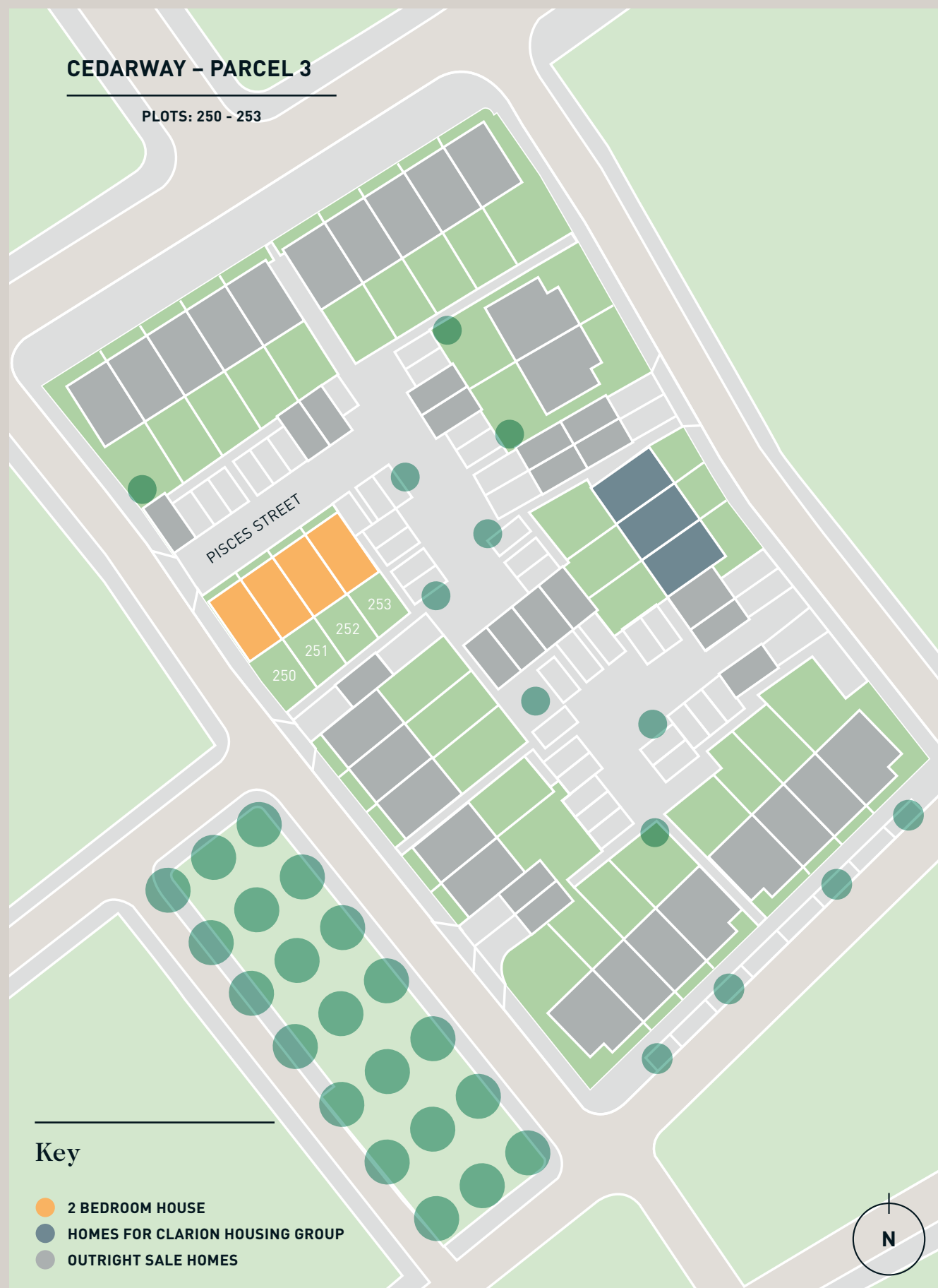


The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



**CEDARWAY – PARCEL 3**

PLOTS: 250 – 253

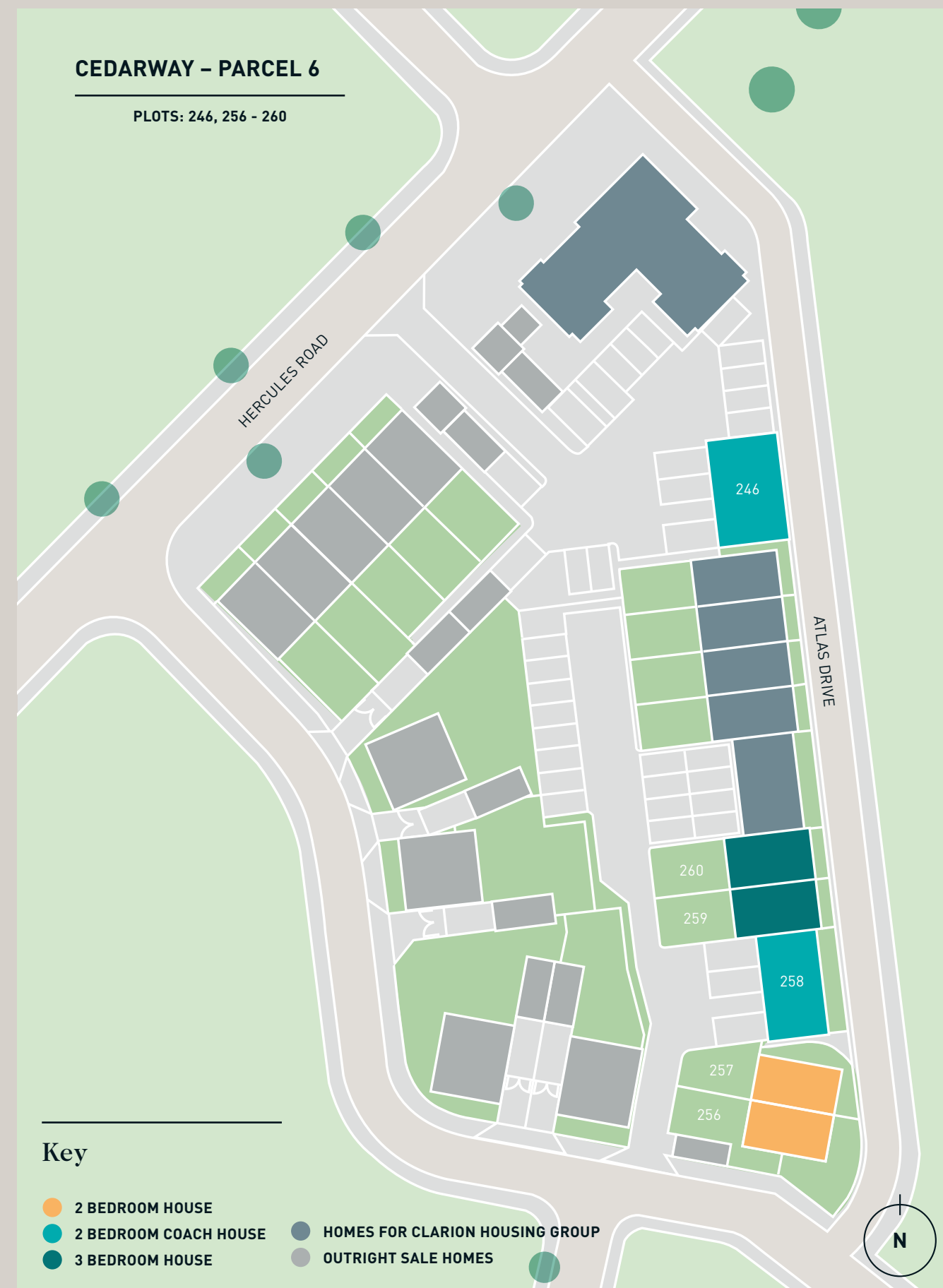
**Key**

- 2 BEDROOM HOUSE
- HOMES FOR CLARION HOUSING GROUP
- OUTRIGHT SALE HOMES

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**CEDARWAY – PARCEL 6**

PLOTS: 246, 256 – 260

**Key**

- 2 BEDROOM HOUSE
- 2 BEDROOM COACH HOUSE
- 3 BEDROOM HOUSE
- HOMES FOR CLARION HOUSING GROUP
- OUTRIGHT SALE HOMES

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COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.



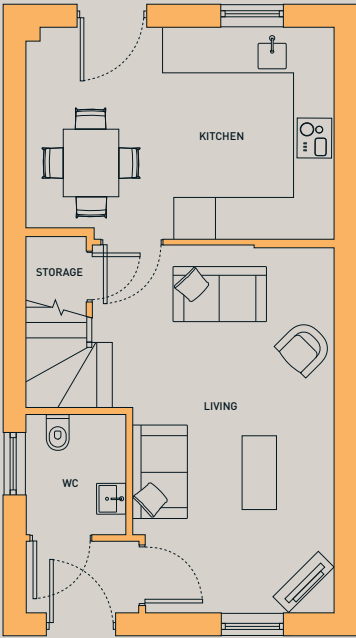
COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.



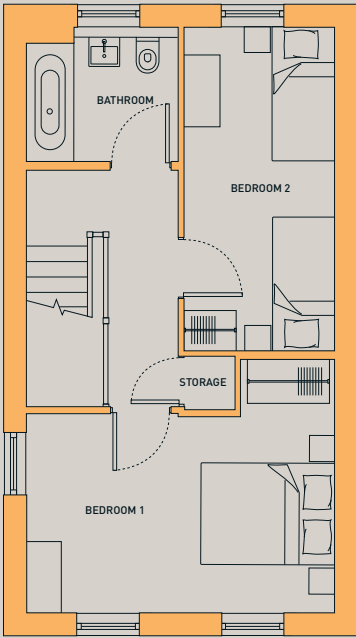
THE BLUEBELL

TWO BEDROOM HOUSE

PLOTS: 256 & 257



GROUND FLOOR



FIRST FLOOR

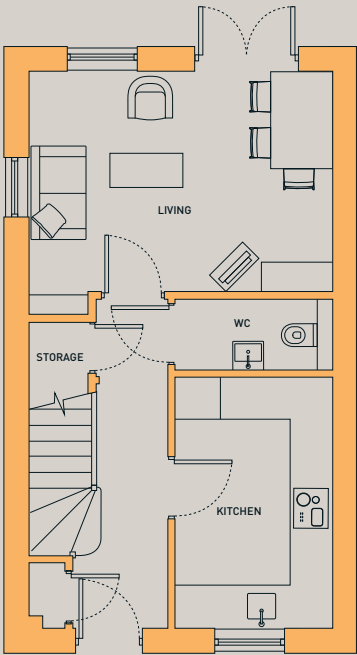
|           |               |                |
|-----------|---------------|----------------|
| Kitchen   | 3.09m x 4.52m | 10'2" x 14'10" |
| Living    | 5.32m x 2.97m | 17'5" x 9'9"   |
| Bedroom 1 | 3.70m x 4.52m | 12'2" x 14'10" |
| Bedroom 2 | 4.72m x 2.21m | 15'6" x 7'3"   |

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.

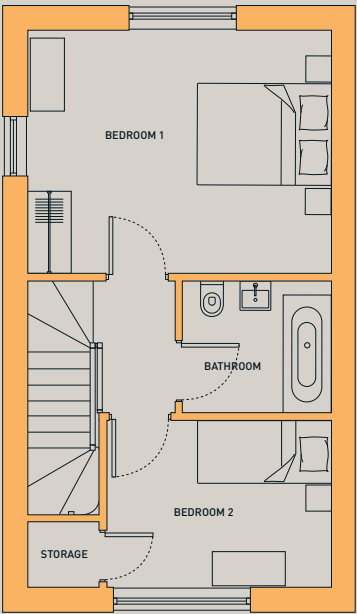
THE FOXGLOVE

TWO BEDROOM HOUSE

PLOTS: 250, 251, 252, 253



GROUND FLOOR



FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Kitchen   | 2.31m x 3.69m | 7'7" x 12'1"  |
| Living    | 4.43m x 3.25m | 14'6" x 10'8" |
| Bedroom 1 | 4.43m x 3.70m | 14'6" x 12'1" |
| Bedroom 2 | 3.30m x 2.36m | 10'10" x 7'9" |

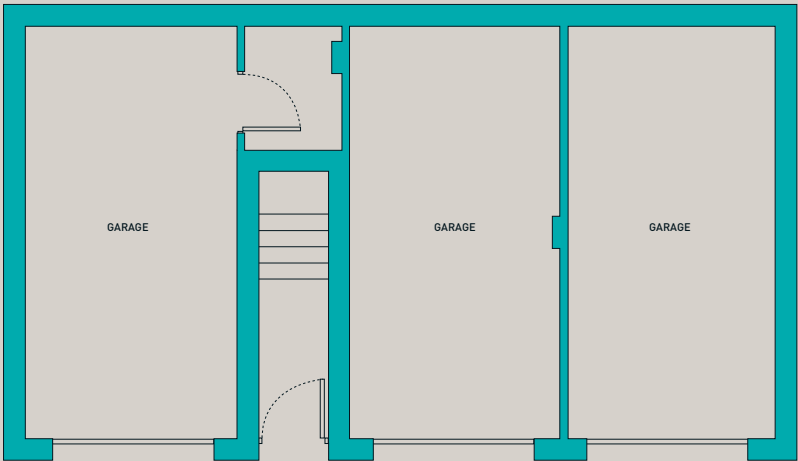
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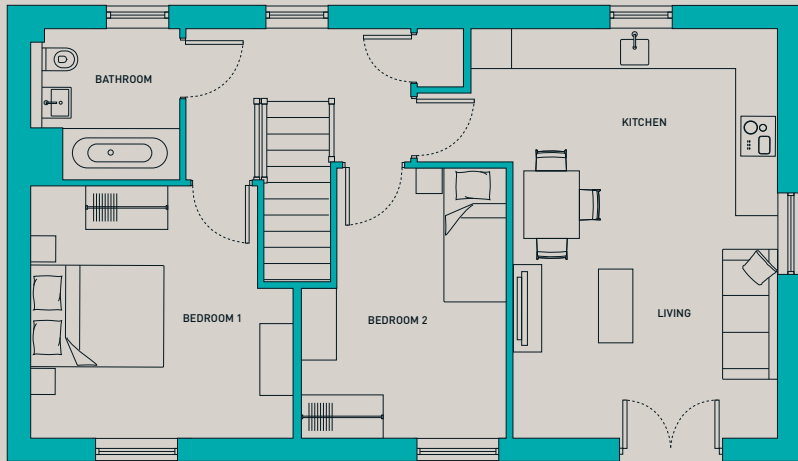
THE HONEYSUCKLE

TWO BEDROOM COACH HOUSE

PLOTS: 246 & 258



GROUND FLOOR



FIRST FLOOR

|           |               |                |
|-----------|---------------|----------------|
| Kitchen   | 2.40m x 4.47m | 7'10" x 14'8"  |
| Living    | 3.60m x 3.88m | 11'10" x 12'9" |
| Bedroom 1 | 3.70m x 3.84m | 12'2" x 12'5"  |
| Bedroom 2 | 3.95m x 2.99m | 13'0" x 9'10"  |

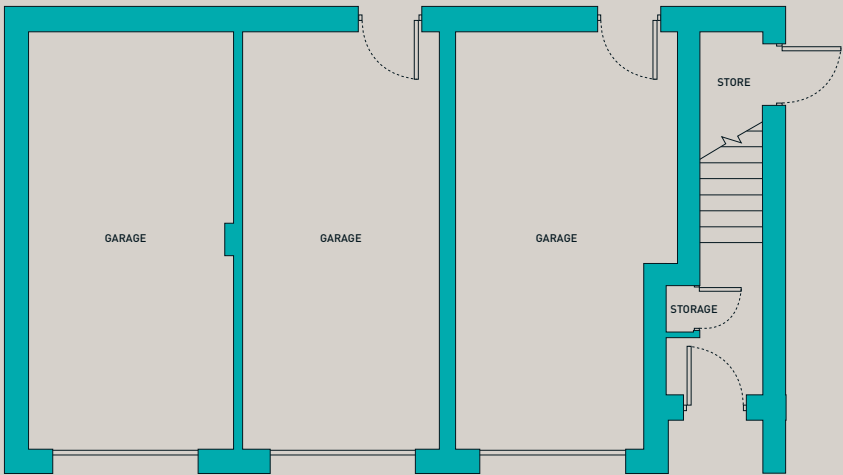
Ground Floor plans may differ between these plots. Please speak to your sales advisor for details.

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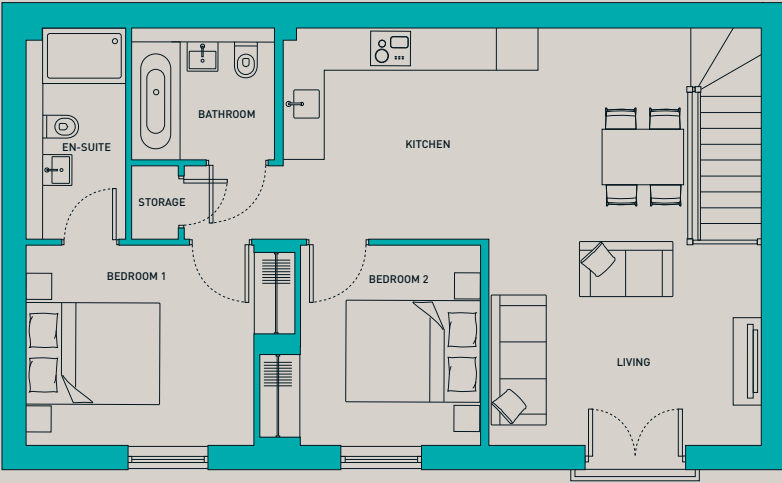
THE IVY

TWO BEDROOM COACH HOUSE

PLOT: 201



GROUND FLOOR



FIRST FLOOR

|                       |               |               |
|-----------------------|---------------|---------------|
| Kitchen/Living/Dining | 6.93m x 6.04m | 22'9" x 19'9" |
| Bedroom 1             | 3.28m x 2.90m | 10'9" x 9'6"  |
| Bedroom 2             | 3.22m x 2.90m | 10'6" x 9'6"  |

Plot 201 does not have an allocated garage, but benefits from outdoor space. Additional Ground Floor storage may vary between plots. Please speak to your sales advisor for details.

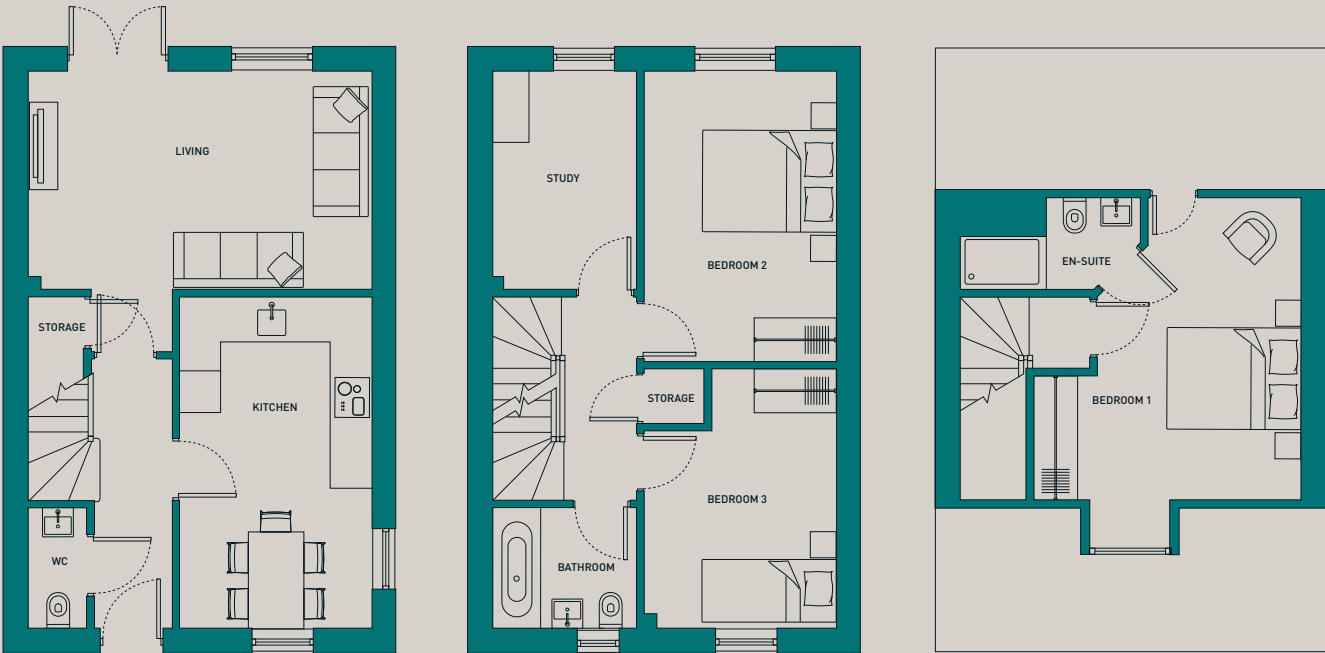
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THE PRIMROSE

THREE BEDROOM HOUSE WITH STUDY

PLOTS: 191 & 192



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

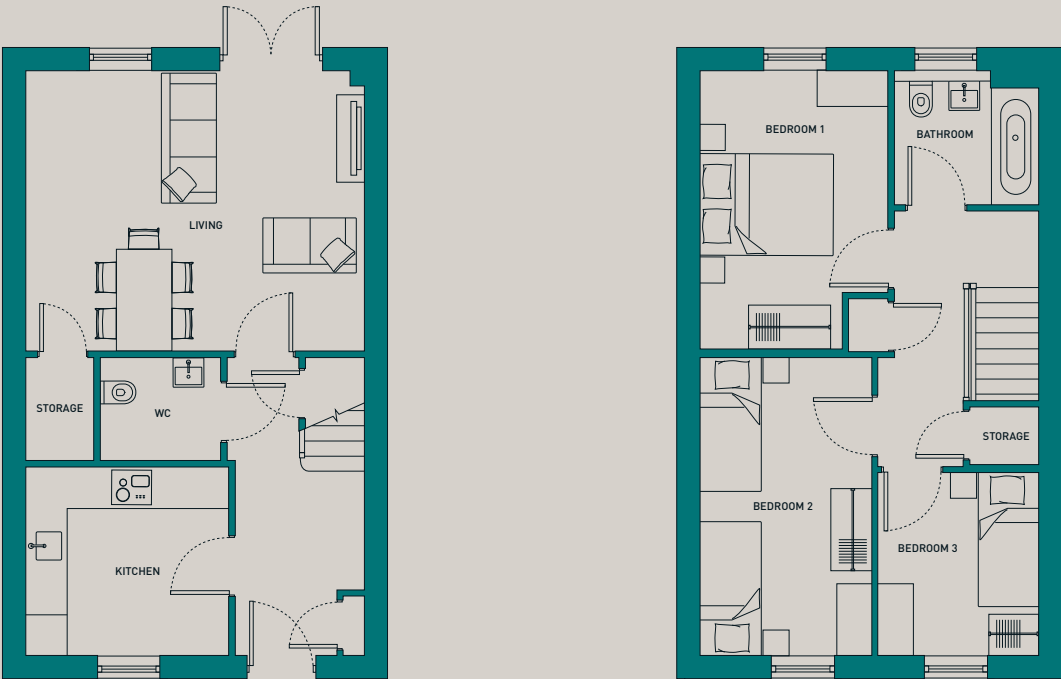
|                |               |               |
|----------------|---------------|---------------|
| Living         | 4.98m x 3.19m | 16'4" x 10'5" |
| Kitchen/Dining | 4.78m x 2.80m | 15'8" x 9'2"  |
| Bedroom 1      | 4.42m x 3.85m | 14'6" x 12'7" |
| Bedroom 2      | 4.19m x 2.79m | 13'9" x 9'2"  |
| Bedroom 3      | 3.78m x 2.79m | 12'4" x 9'2"  |
| Study          | 3.19m x 2.10m | 10'5" x 6'10" |

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THE RAMSON

THREE BEDROOM HOUSE

PLOTS: 259 & 260



GROUND FLOOR

FIRST FLOOR

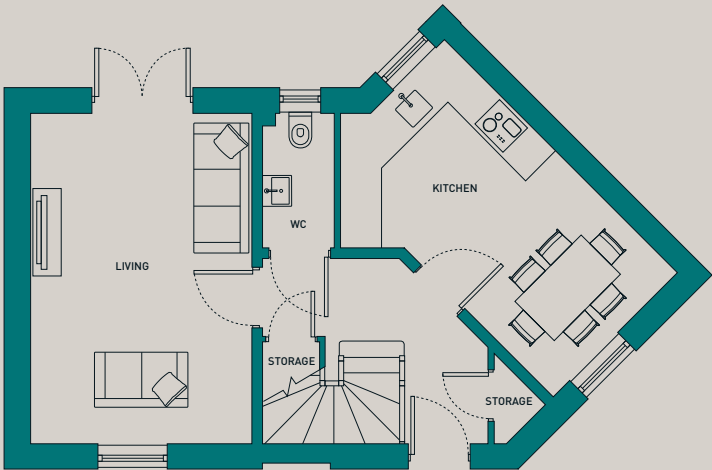
|               |               |               |
|---------------|---------------|---------------|
| Kitchen       | 2.78m x 2.99m | 9'1" x 9'10"  |
| Living/Dining | 4.11m x 4.97m | 13'6" x 16'4" |
| Bedroom 1     | 4.06m x 2.77m | 13'4" x 9'1"  |
| Bedroom 2     | 4.36m x 2.53m | 14'4" x 8'4"  |
| Bedroom 3     | 2.73m x 2.37m | 9'0" x 7'10"  |

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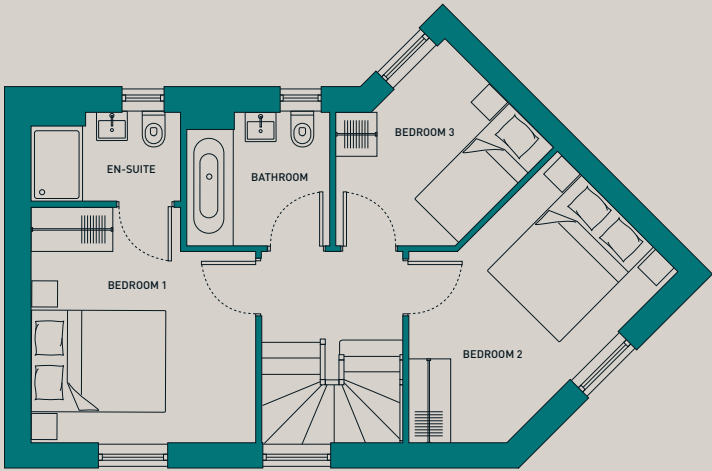
THE DAISY

THREE BEDROOM HOUSE

PLOT: 198



GROUND FLOOR



FIRST FLOOR

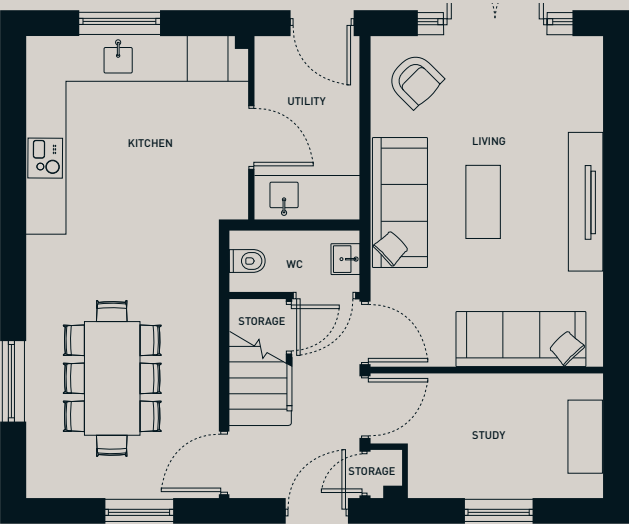
|                |               |               |
|----------------|---------------|---------------|
| Living         | 4.80m x 3.22m | 15'9" x 10'7" |
| Kitchen/Dining | 4.80m x 2.54m | 15'9" x 8'4"  |
| Bedroom 1      | 3.41m x 3.26m | 11'2" x 10'8" |
| Bedroom 2      | 4.50m x 2.46m | 14'9" x 8'1"  |
| Bedroom 3      | 3.23m x 2.25m | 10'7" x 7'4"  |

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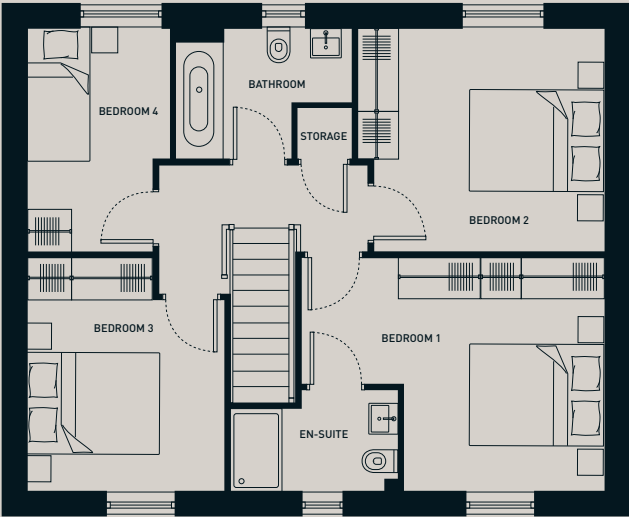
THE CHICORY

FOUR BEDROOM HOUSE

PLOT: 197



GROUND FLOOR



FIRST FLOOR

|           |               |               |
|-----------|---------------|---------------|
| Living    | 4.81m x 3.39m | 15'9" x 11'1" |
| Kitchen   | 3.24m x 2.80m | 10'7" x 9'2"  |
| Dining    | 3.91m x 2.81m | 12'10" x 9'2" |
| Study     | 3.39m x 1.82m | 11'1" x 5'11" |
| Bedroom 1 | 4.40m x 3.49m | 14'5" x 11'5" |
| Bedroom 2 | 3.59m x 3.15m | 11'9" x 10'4" |
| Bedroom 3 | 3.38m x 2.88m | 11'1" x 9'5"  |
| Bedroom 4 | 3.26m x 2.08m | 10'8" x 6'10" |

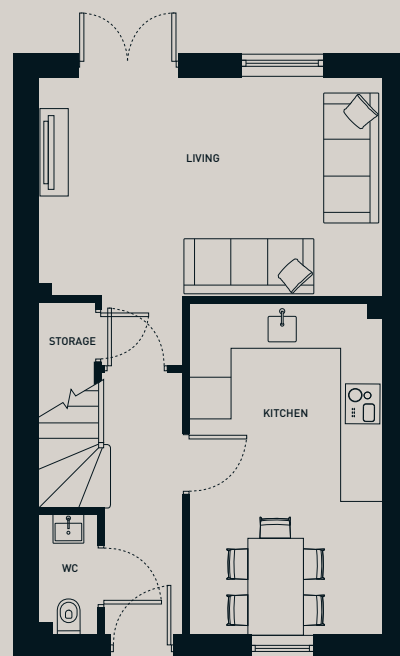
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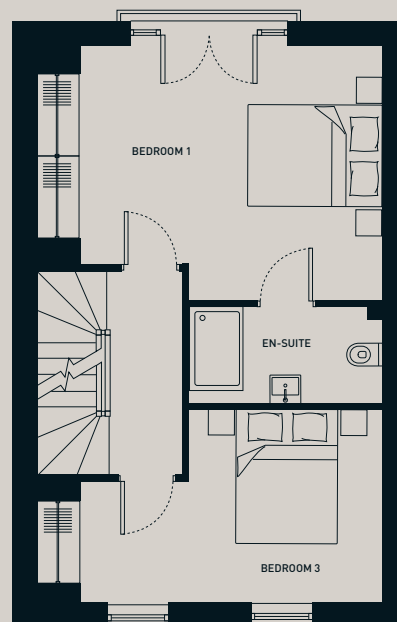
## THE TEASEL

### FOUR BEDROOM HOUSE

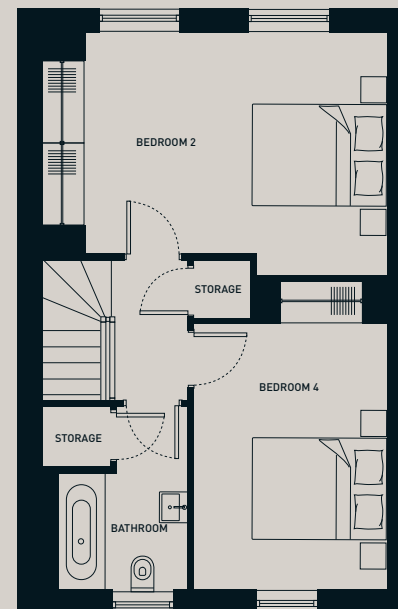
PLOT: 204



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

|                |               |               |
|----------------|---------------|---------------|
| Living         | 4.98m x 3.19m | 16'4" x 10'5" |
| Kitchen/Dining | 4.78m x 2.80m | 15'8" x 9'2"  |
| Bedroom 1      | 4.98m x 3.67m | 16'4" x 12'0" |
| Bedroom 2      | 4.98m x 3.50m | 16'4" x 11'6" |
| Bedroom 3      | 4.98m x 2.78m | 16'4" x 9'1"  |
| Bedroom 4      | 4.47m x 2.78m | 14'8" x 9'1"  |

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Our homes at Cedarway 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 | 2B COACH HOUSES |
|---|-----------|-----------|-----------------|
| KITCHENS  |           |           |                 |
| Individually-designed contemporary kitchen units with worktops & upstands             | •         | •         | •               |
| Appliances to include oven hob, extractor, washer dryer and integrated fridge freezer | •         | •         | •               |
| BATHROOMS   |           |           |                 |
| Contemporary white sanitaryware   | •         | •         | •               |
| Wall tiling to: wet areas   | •         | •         | •               |
| Towel radiator  | •         | •         | •               |
| LIGHTING AND ELECTRICAL   |           |           |                 |
| Downlights to kitchen area, bathrooms and lounge                                      | •         | •         | •               |
| Pendant lights to: remaining rooms & living spaces                                    | •         | •         | •               |
| Sky+ points   | •         | •         | •               |
| BT phone points   | •         | •         | •               |
| OTHER FEATURES  |           |           |                 |
| Vinyl floors to: kitchens; WC; bathroom; en-suite                                     | •         | •         | •               |
| Landscaped front garden   | •         | •         | •               |
| Lighting to front door  | •         | •         |                 |

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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# SHARED OWNERSHIP

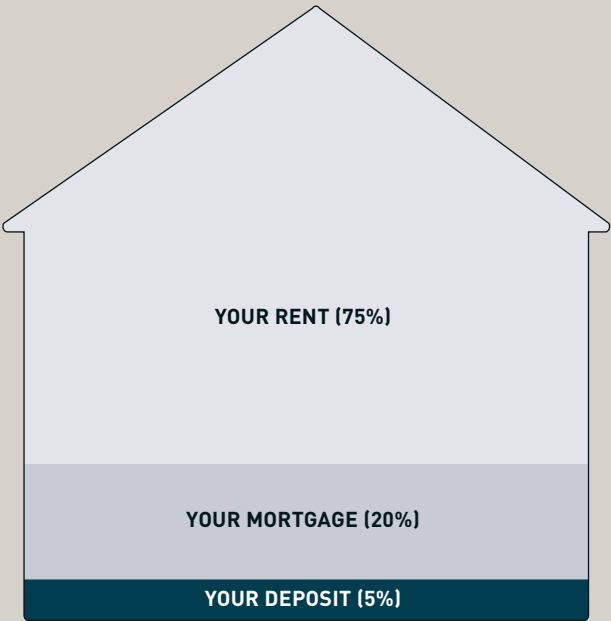
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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. 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 adviser who will assess whether the purchase is affordable for you and take you through all your options.

# MAKING A POSITIVE IMPACT



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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 city centres.**

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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**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 woman with dark, curly hair is smiling and holding a lit candle in a glass holder. She is leaning over a dark wooden table. The background is a kitchen with shelves holding various items.

## A WORD FROM OUR CUSTOMERS

## A place of my own.

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### 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.

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### EMMA GREEN

HOME OWNER AT  
HOPGARDENS, FAVERSHAM

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