

Martingale Rise

at Towerlands Park

Braintree, Essex



LATIMER
by Clarion Housing Group



Computer generated images are indicative only.

WELCOME TO MARTINGALE RISE

SET IN THE SOUGHT-AFTER TOWN OF BRAINTREE, ESSEX,
MARTINGALE RISE AT TOWERLANDS PARK OFFERS A
SUPERB COLLECTION OF ATTRACTIVE AND CONTEMPORARY
TWO AND THREE-BEDROOM HOMES AVAILABLE
WITH SHARED OWNERSHIP.

—

PART OF THE BEAUTIFULLY-LANDSCAPED TOWERLANDS PARK
ESTATE, MARTINGALE RISE OFFERS RESIDENTS A STYLISH
AND COMFORTABLE PLACE TO CALL HOME. FUTURE PLANS
INCLUDE PLAY ZONES, RETAIL SPACE AND A NURSERY. A
TASTE OF THE COUNTRY LIFESTYLE YET WITHIN EASY REACH
OF EVERYTHING BRAINTREE HAS TO OFFER, THIS EXCITING
NEW DEVELOPMENT PRESENTS A TRULY WARM
AND WELCOMING COMMUNITY.

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

MARTINGALE RISE TOWERLANDS PARK



Set in sought-after Braintree, Essex, Martingale Rise at Towerlands Park offers a superb opportunity to invest in attractive and contemporary two and three-bedroom homes exclusively available from Latimer, part of the Clarion Housing Group.

With all-inclusive contemporary fixtures and fittings, the spacious, light-filled two-storey houses will appeal to singles, couples and families alike. Set on the fringes of rich, rolling green fields, and with the added benefits of private parking, garden, patio and shed, each home offers everything you could wish for and more.

Images are of a previous Latimer Homes show house



ABOUT BRAINTREE



For those looking to move up or move out of the city, Braintree is a desirable, bustling market town in rural Essex that offers the perfect balance between stylish countryside living and a busy life in town.

The historic town has a population of 40,000 but still has a welcoming, small-town feel.

Just moments away, the town centre has all the day-to-day amenities you need alongside a host of boutiques, high street retailers, lively pubs and eateries - favourites include The Chophouse and Number 92 cocktail bar. The town also hosts popular twice-weekly markets. Braintree is well-served by an excellent choice of state and independent schools, including Ofsted Outstanding St Michael's Primary School and the Tabor Academy rated Good.

For a dose of retail therapy, Braintree Village designer outlet at Freeport has 90 retailers including Adidas, M&S and Reiss, plus Cineworld and a bowling alley. Freeport Station is the first stop on the one-hour journey from Braintree Station to London Liverpool Street.

For a culture fix, try the District Museum or Bocking Arts Theatre at the Literary and Mechanical Institute. There is no shortage of community spirit - the Institute is a lively hub for social and charity events, and there is an annual carnival and seasonal fairs.

Visit nearby Cressing Temple, a beautiful park and events venue with two of world's oldest timber barns built by the Knights Templar.

Outdoor and sporting enthusiasts are truly spoilt for choice. Braintree & Bocking Public Gardens is a popular spot, and the beautiful Great Notley Country Park has everything from playgrounds, sky-high rope trails to fishing lakes. There are local cricket, hockey, rugby and football clubs, and the 15-mile Flich Way trail for walkers and cyclists leads from Braintree to the charming town of Bishop's Stortford.

IN YOUR NEIGHBOURHOOD

Fantastic wining and dining options, an abundance of arts, entertainment and recreational venues, outstanding education opportunities, plus easy access to the capital - all you need and more is within reach at Martingale Rise.

Education

- 1 John Bunyan Primary
- 2 St Michael's Primary
- 3 Tabor Academy
- 4 Notley High School & Braintree Sixth Form

Retail & Essentials

- 13 Sainsbury's
- 14 Tesco Superstore
- 15 Lidl
- 16 Freeport Designer Outlet

Fitness & Leisure

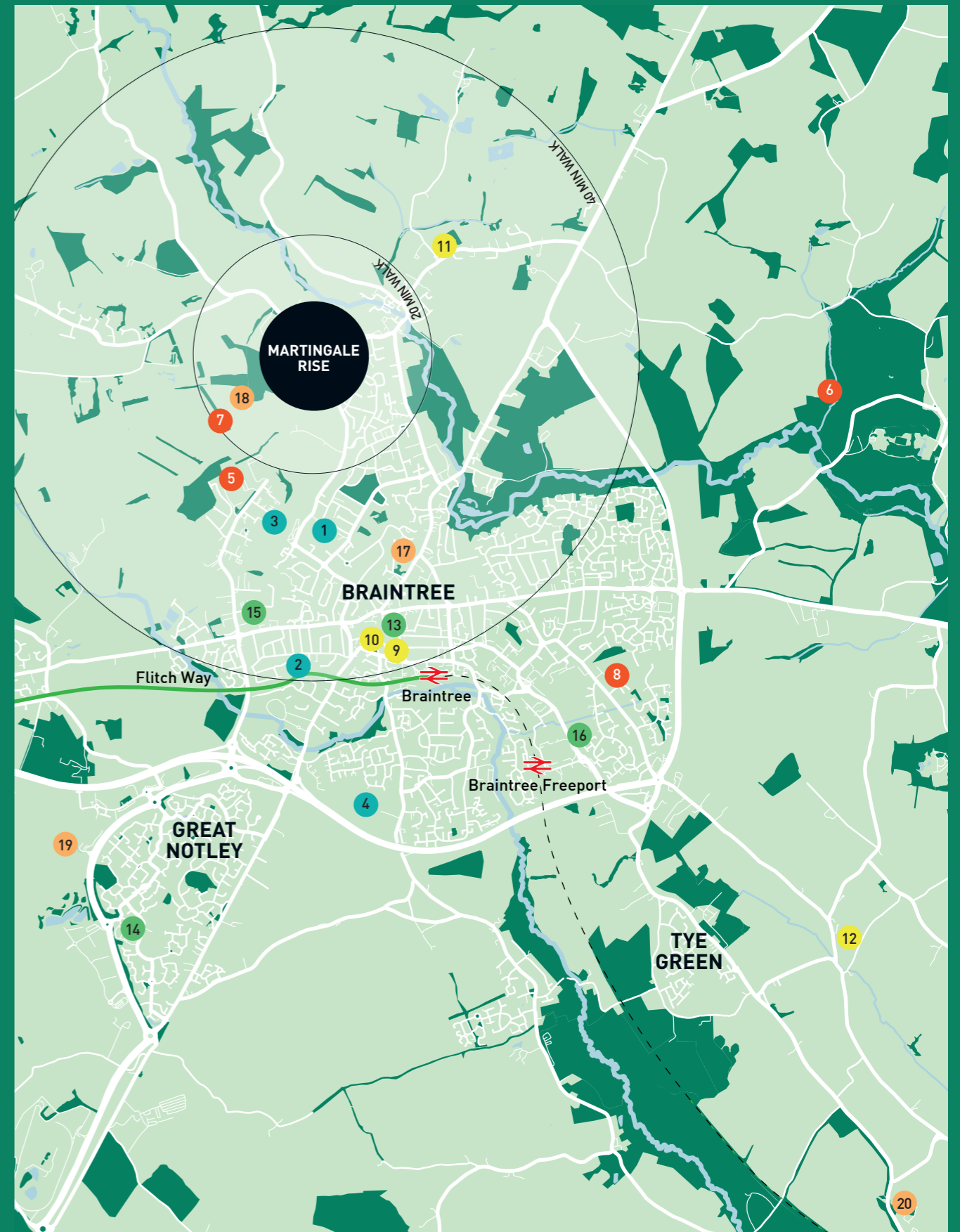
- 5 Braintree Sport & Health Club
- 6 Braintree Golf Club
- 7 Bannatyne Health Club Braintree
- 8 King George V Playing Fields

Sights & Gardens

- 17 Braintree & Bocking Public Gardens
- 18 Braintree Nature Reserve
- 19 Great Notley Country Park
- 20 Cressing Temple

Food & Drink

- 9 The House by Hilly Gante
- 10 Number 92
- 11 Weavers Restaurant
- 12 Il Salice



GREAT CONNECTIONS

Braintree enjoys excellent road transport links which provide easy access to neighbouring towns, and frequent daily trains directly into the heart of London.

The A120 and A131 both bypass the town, with the A120 connecting to the M11 at J8. The A120 links the town with Bishop's Stortford and Stansted Airport, and leads to the A12 for Colchester, Ipswich and Harwich International Port.

By rail, Braintree Railway Station is 2 miles from Towerlands Park, with connections to London Liverpool Street in just over an hour. It is only 4 minutes train journey to Freeport Station, so access to the popular designer outlet on the edge of town is a breeze.



Bocking Primary School	20 mins
John Bunyan Primary and Nursery	25 mins
Tabor Academy High School	25 mins
Braintree Town Centre	37 mins



From Braintree Railway Station

Braintree Freeport	4 mins
Chelmsford	25 mins
Colchester	40 mins
Shenfield	38 mins
Romford	55 mins
London Liverpool Street	65 mins



Braintree Station	7 mins
A120/A31 Interchange	8 mins
Great Notley Country Park	10 mins
Chelmsford Racecourse	12 mins
Cressing Temple	16 mins
Witham	20 mins
Stansted Airport	20 mins
M11 (J8)	22 mins
Bishop's Stortford	28 mins
Colchester	35 mins
Southend-on-Sea	65 mins

Journey times are taken from Google Maps/National Rail.



Braintree to London Liverpool Street in just 65 minutes

OUR NEIGHBOURHOOD

Martingale Rise represents one of the first phases of a major, mixed tenure, green-field development in north-west Braintree including new shops, schools and commercial opportunities.

Key

- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- AFFORDABLE RENTED HOMES
- DANDARA 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.

SEMI-DETACHED

TWO BEDROOM HOUSE

PLOTS: 32, 33*, 38, 39*, 81* 82, 121, 122* & 147*



S - STORE WC - CLOAKROOM ASHPC - AIR SOURCE HEAT PUMP CYLINDER

TOTAL	78.98 SQM	850 SQ FT
KITCHEN	2.2 M X 2.9 M	7'3" X 9'8"
LIVING / DINING ROOM	4.7 M X 3.7 M	15'8" X 12'2"
BEDROOM 1	4.7 M X 3.3 M	15'8" X 10'10"
BEDROOM 1	4.7 M X 2.9 M	15'8" X 9'9"

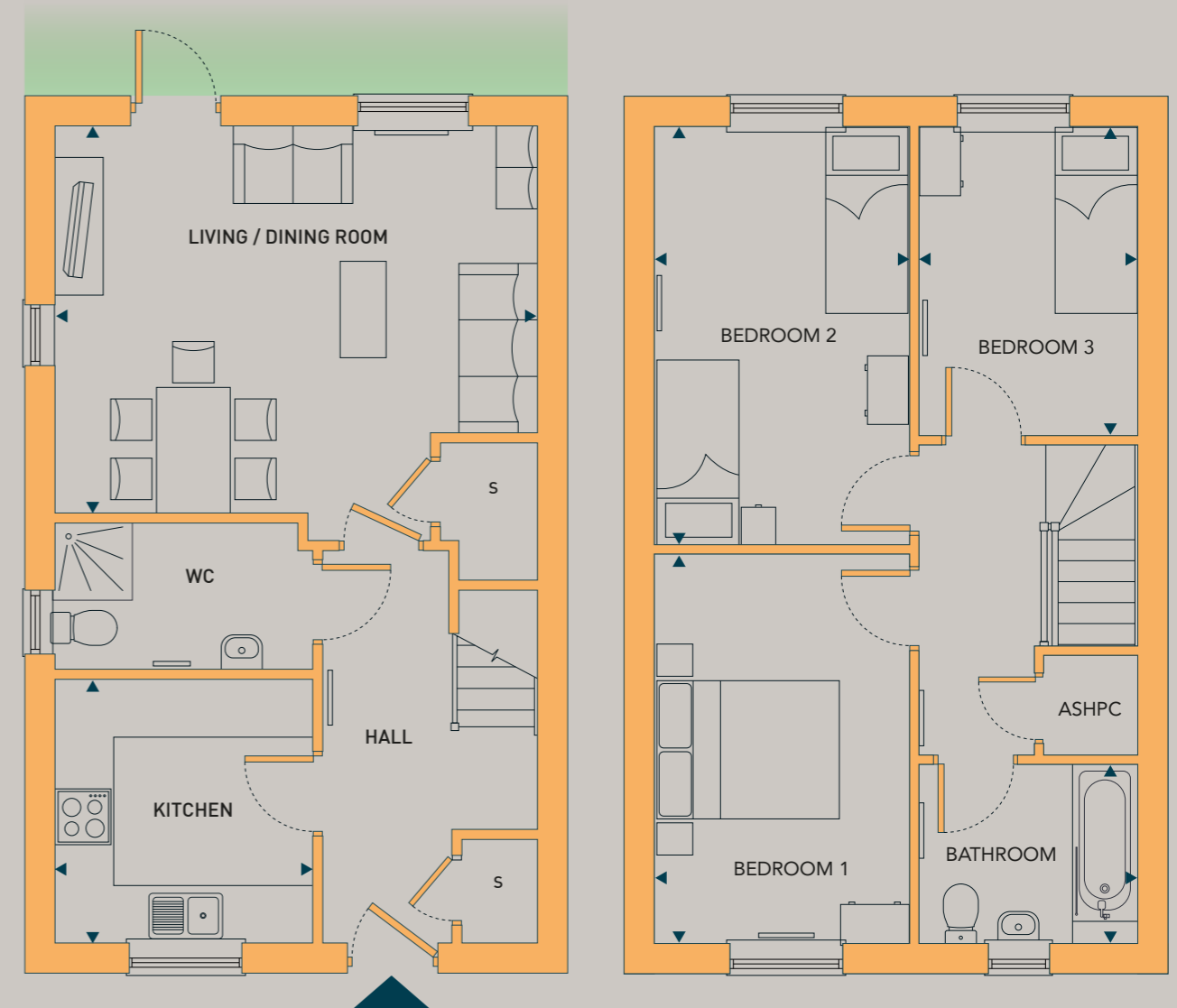
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. All furniture placement is indicative only, including wardrobes.

*Plots are mirrored from drawing shown, please check with the sales advisor for more details.

SEMI-DETACHED

THREE BEDROOM HOUSE

PLOTS: 114, 115*, 116*, 143*, 144 & 148



S - STORE WC - CLOAKROOM ASHPC - AIR SOURCE HEAT PUMP CYLINDER

TOTAL	93.16 SQM	1003 SQ FT
KITCHEN	2.8 M X 2.9 M	9'3" X 9'6"
LIVING / DINING ROOM	5.2 M X 4.2 M	17'3" X 13'11"
BEDROOM 1	2.7 M X 4.2 M	9'1" X 14'0"
BEDROOM 2	2.7 M X 4.2 M	9'1" X 15'0"
BEDROOM 3	2.4 M X 3.3 M	7'10" X 11'1"

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary. 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.



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

SPECIFICATION

Our homes at Martingale Rise 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.

MARTINGALE RISE AT TOWERLANDS PARK



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.

ATTENTION TO DETAIL

KITCHENS

Contemporary fitted kitchen from Symphony's Hacienda range

Laminate worktops and matching upstands in Copper Slate

Integrated single oven

Electric hob with stainless steel splashback and extractor hood

Integrated fridge/freezer

Stainless steel sink and drainer with chrome mixer tap

BATHROOMS

White sanitaryware with Vado ironmongery in chrome

Bath with glass shower screen

Full height ceramic wall tiles around bath and splash back to sink in Savoy Grey

Chrome dual-fuel heated towel rail

FLOORING

Amtico vinyl flooring in Weathered Oak to kitchen, living and dining areas, entrance way and WC

Vinyl flooring in grey tile effect to bathroom

Carpets to stairs and bedrooms in Harbour Grey

GENERAL

Parking space for two vehicles

EV charging

Turfed rear garden with patio and shed

Air source heat pump

White, uPVC framed double glazed windows

10 year Premier build warranty

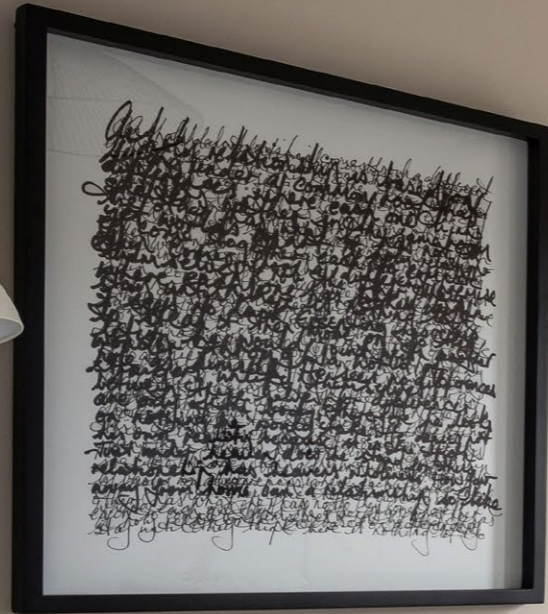
Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



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.

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.

MARTINGALE RISE AT TOWERLANDS PARK





WAYS TO BUY WITH LATIMER

Ways to 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. Read on to find out how we can help you get the keys to your very own home.

SHARED OWNERSHIP



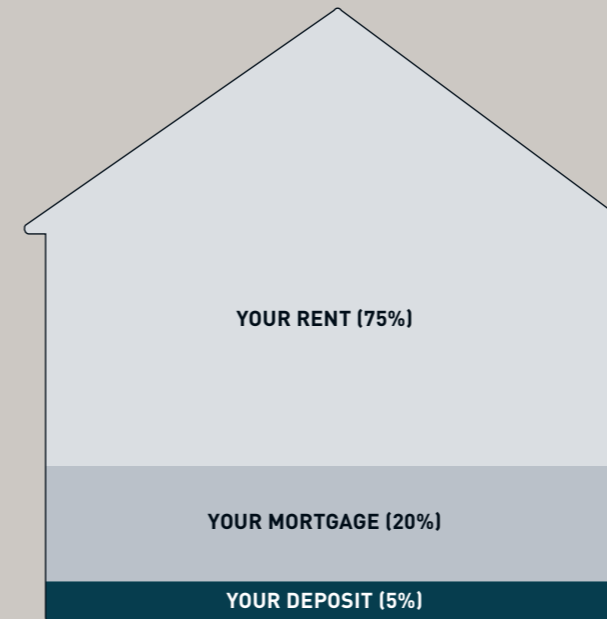
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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

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

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.

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.



Pondsbrook at Meadow Rise Braintree / Essex

An attractive community of apartments and family homes in Braintree, built as part of the sought after Meadow Rise development. Shared ownership homes at Pondsbrook gave first time buyers an ideal first step onto the property ladder in this popular Essex town.



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 Finches at Keepers Chase Buntingford / Hertfordshire

Newly released - two and three-bedroom shared ownership homes at Keepers Chase in the market town of Buntingford, Hertfordshire.

The development is on the River Rib on the outskirts of the picturesque town which boasts a collection of independent shops and pubs. There are modern house styles throughout the development.

Computer generated images are indicative only.



Brookfields is a completed Latimer development in West Sussex

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

FIND US
WWW.LATIMERHOMES.COM
OFF PANFIELD ROAD, BRAINTREE, ESSEX CM7 5BJ

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

DISCLAIMER

Latimer has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Latimer does not therefore warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Latimer undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of contract or warranty on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Latimer or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Latimer. Latimer supports the development of mixed tenure developments, and is proud to provide homes for outright sale and shared ownership. We may change the tenure of some homes subject to demand. Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.



LATIMER
by Clarion Housing Group

LATIMERHOMES.COM