

Furness Quay

—
Salford Quays
Manchester



LATIMER
by Clarion Housing Group

FURNESS QUAY.



FURNESS QUAY IS BROUGHT TO YOU BY LATIMER.

READ ON TO DISCOVER MORE ABOUT
THE LIVEABLE, LOVABLE, WORKABLE
SPACES WE HAVE CREATED
EXCLUSIVELY FOR YOU.



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.

A handwritten signature in white ink that reads "R. J. Cook".

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT

A HOME TO CALL YOUR OWN

A distinctive collection of one, two and three bedroom apartments and duplex townhouses within the very heart of Salford Quays.

Furness Quay offers superior, high spec, contemporary living spaces. Including onsite concierge and a private residential roof top garden, this is a development like no other. Enjoy city living whilst having your own tranquil oasis next to The Quays.

These exceptional homes are rich in history, and are now setting out a new modern way of living for the future. Find your space here.



SALFORD QUAYS IS ON THE RISE



Salford Quays has put itself on the map as a waterfront community.

It was 1894 when Queen Victoria opened up Salford Docks as part of the larger Manchester Docks and it was thriving. So much so that it became the third busiest dock in the country with many of the cargo and sometimes, even passengers travelling to and from Canada.

Fast forward nearly 90 years later, three years after the docks had closed, the Salford Quays Development Plan was introduced which cleaned up the water in the canal, brought

fish to improve the ecosystem and concentrated on creating better links to the city centre. The result? It's now flourishing with businesses and activities that are transforming the area, making it a desirable place to call home.

Salford Quays is home to the BBC and ITV Studios, making the world famous Coronation Street, Salford University, MediaCity, one of the North West's best cultural, sporting and leisure destinations and the famous Lowry Theatre.

WHERE LIFE HAPPENS

Embracing its history, Salford Quays is creating an exciting place to live with community at its heart.

The state-of-the-art Imperial War Museum and Salford Museum & Art Gallery provide a fascinating insight into local and national history, while bars such as The Alchemist and Lime Bar, provide fantastic waterfront views that will make you feel you're looking at the Riviera rather than the River Irwell.

Get adventurous and take part in a wakeboarding session down at Salford Watersports Centre.

Pier Eight at The Lowry serves up British fine dining dishes, while Penelope's Kitchen is a great spot for lunch too.

The Lowry has everything covered for the culture lovers with live performances and shows, while the nearby Vue cinema in The Lowry Outlet has the latest releases as well as fantastic shops and restaurants such as Nandos, Turtle Bay and Pizza Express.



IMAGES (CLOCKWISE) THE LOWRY THEATRE, THE DOCKYARD, MEDIACITY, THE ALCHEMIST & USWIM

CULTURE ON YOUR DOORSTEP



VISIT THE LOWRY THEATRE FOR A CAPTIVATING PERFORMANCE



LATIMER AT SALFORD QUAYS

The Lowry presents a diverse programme of theatre, opera, musicals, dance and music as well as hosts events and activities that appeal to everyone.

The Maker's Market at The Lowry Outlet comes to town the last weekend of every month. With everything from food and drink, art and design and modern and vintage crafts from local independent businesses and artisans, it's not to be missed.

Central Bay is a new foodie paradise housing independent restaurants, pop-up events, live music and the new Kargo MKT where you can indulge in delicious eats from around the world from morning 'til night.

IN THE HEART OF SALFORD QUAYS

Furness Quay is perfectly placed to make the most of what's in the area and further afield.

Your nearest tram stop, Salford Quays, is less than a 5 minute walk away, taking you to Manchester city centre in 13 minutes. The two closest bus stops to Furness Quay, Ontario Basin and Dock Office take you to Stretford and Cheetham Hill.

For road users, there's great connectivity with the M60 and M62 nearby and A57 for getting around Manchester. Manchester Airport is a short drive away and also accessibly by tram.

Whatever you're looking for, Furness Quay is just the start of your Salford Quays adventure.



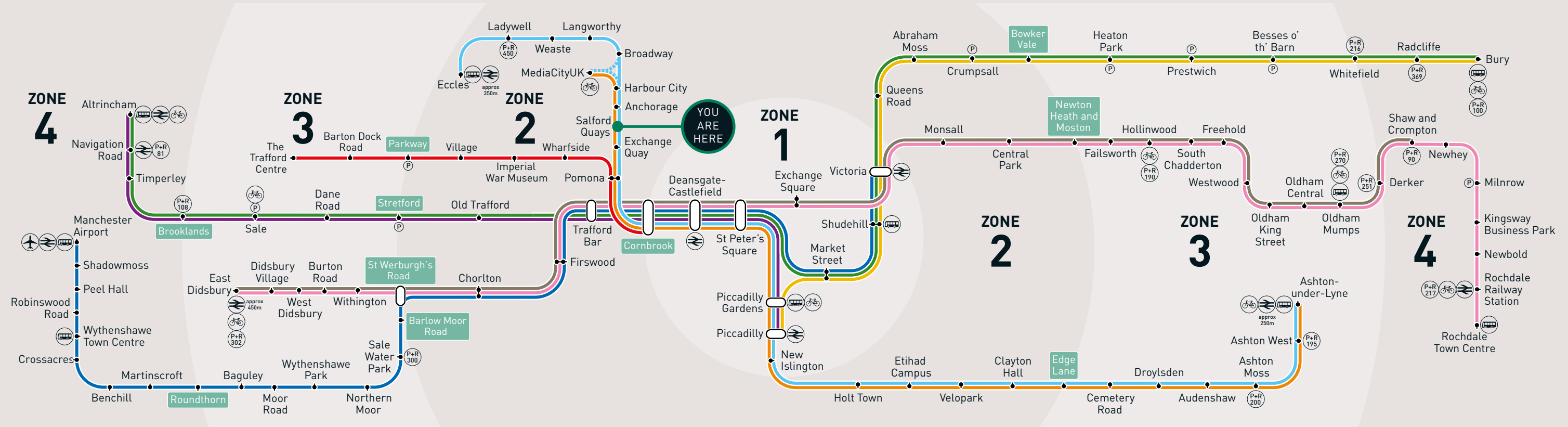
TESCO EXPRESS	3 MINS
SALFORD WATERSPORTS CENTRE	7 MINS
THE ALCHEMIST	8 MINS
LOWRY THEATRE	9 MINS
IMPERIAL WAR MUSEUM	9 MINS
PURE GYM	9 MINS
UNIVERSITY OF SALFORD	12 MINS



MEDIACITY	2 MINS
CASTLEFIELD	11 MINS
DEANSGATE	12 MINS
SPINNINGFIELDS	13 MINS
OXFORD ROAD	18 MINS
MANCHESTER PICCADILLY	20 MINS



MEDIACITY	5 MINS
DEANSGATE	10 MINS
ST PETER'S SQUARE	13 MINS
TRAFFORD CENTRE	15 MINS
MANCHESTER PICCADILLY	20 MINS
MANCHESTER VICTORIA	23 MINS
ETIHAD STADIUM	25 MINS



Key

- Metrolink stop
- Change with other services
- Some journeys
- Ticket zone
- Stop in two ticket zones
- Bus interchange
- Rail interchange
- Park + Ride with number of spaces
- Car park fewer than 50 spaces
- Cycle Hub Membership required

MAPS ARE NOT TO SCALE AND SHOW APPROXIMATE LOCATIONS ONLY. JOURNEY TIMES ARE TAKEN FROM GOOGLE MAPS/METROLINK

WELCOME TO YOUR NEIGHBOURHOOD

From watersports to the war museum, galleries or green spaces, shopping and tram hopping, living at Furness Quay you get city living within a waterfront, community-driven area. Welcome to unexpected Salford Quays.



FURNESS QUAY APARTMENTS



MediaCity

Manchester City Centre

Trafford Road

NORTH



Old Trafford

Furness Quay

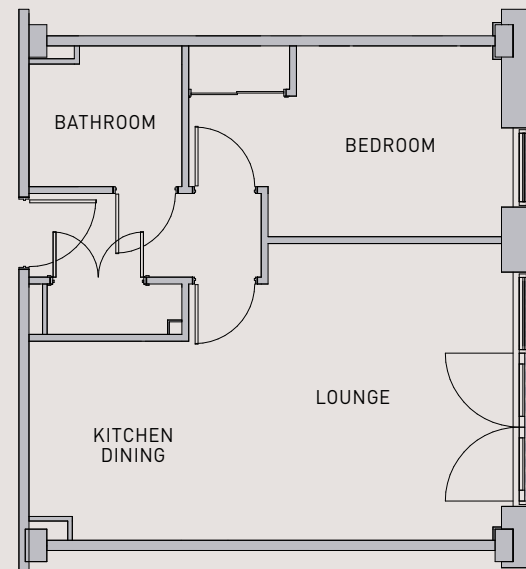


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TYPICAL FLOORPLANS

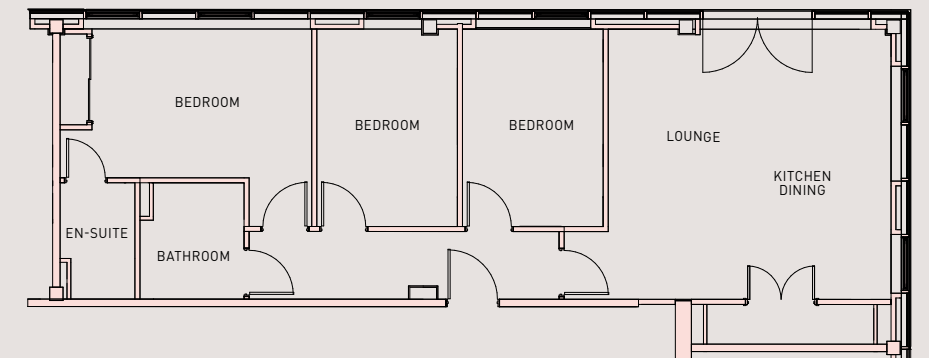
Typical 1 Bedroom Apartment

SQ FT FROM 407 SQ FT TO 594 SQ FT
 SQ M FROM 38 SQ M TO 55 SQ M



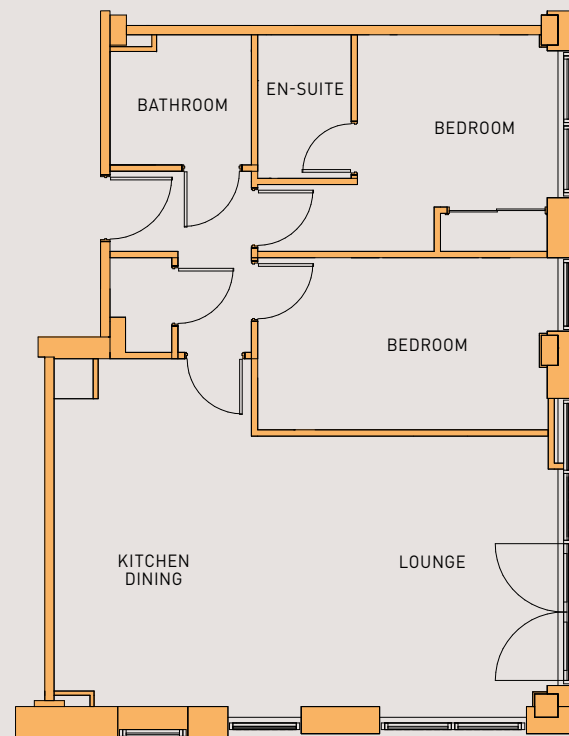
Typical 3 Bedroom Apartment

SQ FT FROM 764 SQ FT TO 1,052 SQ
 SQ M FROM 71 SQ M TO 98 SQ M



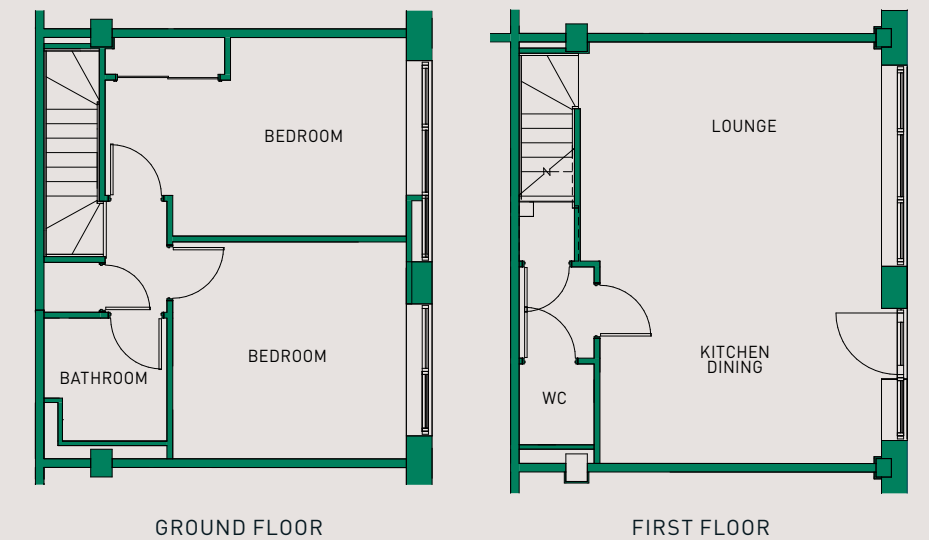
Typical 2 Bedroom Apartment

SQ FT FROM 527 SQ FT TO 810 SQ FT
 SQ M FROM 49 SQ M TO 75 SQ M



Typical 2 Bedroom Duplex Townhouse

SQ FT FROM 587 SQ FT TO 871 SQ FT
 SQ M FROM 55 SQ M TO 81 SQ M



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.

SPECIFICATION

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Living Area

VINYL WOOD EFFECT FLOORING

WHITE SLIMLINE SOCKETS

MEDIA PLATE AND BT SOCKETS
(DEPENDENT UPON APARTMENT TYPE)

BALCONIES INCL. JULIETTE
(DEPENDENT UPON APARTMENT TYPE)

General

WOOL MIX CARPET TO BEDROOMS

FITTED WARDROBE TO MASTER BEDROOM (DEPENDENT UPON APARTMENT TYPE)

DULUX MATT WHITE PAINTED WALLS

STORAGE CUPBOARD WITH FREESTANDING WASHER DRYER

VIDEO ENTRY DOOR SYSTEM

12 YEAR BLP BUILDING WARRANTY

Bathrooms

CONTEMPORARY WHITE ROCA SANITARYWARE

THERMOSTATIC SHOWER OVER BATH

CLEAR GLASS SHOWER SCREEN

WHITE FLOOR MOUNTED WC WITH CONCEALED CISTERN AND DUAL FLUSH PLATE

CERAMIC WASHBASIN AND CHROME FINISH MIXER TAP AND WALL HUNG VANITY UNITS

CHROME HEATED TOWEL RAIL

PORCELAIN FLOOR AND WALL TILES

WALL HUNG MIRROR

WALK IN SHOWER IN ENSUITE BATHROOMS

Communal & Entrance Lobby

GROUND FLOOR CONCIERGE ROOM AND PARCEL STORE

LIFTS TO ALL LEVELS

SECURE MAIN ENTRANCE DOORS WITH VIDEO ENTRY SYSTEM

COMMUNAL POST BOXES TO ENTRANCE AREA

LOCKABLE CYCLE STORAGE

COMMUNAL ROOF TERRACE

Kitchen Area

CONTEMPORARY HIGH GLOSS WHITE KITCHEN UNITS WITH POLISHED CHROME HANDLES

OAK LAMINATE WORKTOP WITH MATCHING UPSTANDS

INTEGRATED ELECTRIC OVEN AND HOB WITH EXTRACTOR

INTEGRATED FRIDGE FREEZER

INTEGRATED DISHWASHER (DEPENDENT UPON APARTMENT TYPE)

FULL HEIGHT SPLASH BACK TO HOB AREA

STAINLESS STEEL SINK WITH CHROME FINISH MIXER TAP

VINYL WOOD EFFECT FLOORING

LED DOWNLIGHTS

BRUSHED NICKEL EFFECT LIGHTING UNDER WALL UNITS

WHITE SLIMLINE SOCKETS WITH CHROME APPLIANCE CONTROL PLATE

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.

Our bedrooms are designed to help you start every day with a kick in your step.



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Host friends or enjoy a quiet night in your open-plan living kitchen area, with contemporary units and integrated appliances making life easier.



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SHARED OWNERSHIP

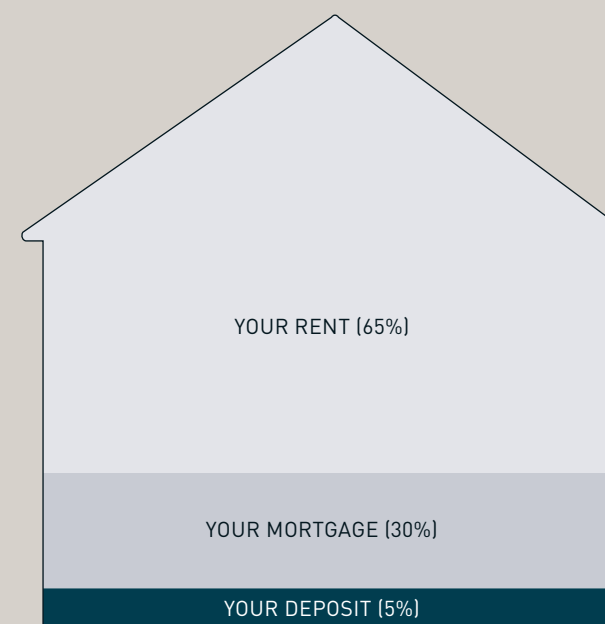
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 35% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 35% share of this property would be worth £70,000, meaning you would need a 5% mortgage deposit of £3,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £66,500 to make up the full value of your 35% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 65% 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 do not own a property, or part of a property (in the UK or abroad), at the time of completing your purchase

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.



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 areas, 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. 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.

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.



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.



Islington Wharf New Islington / Manchester

Islington Wharf offers an attractive collection of one and two bedroom contemporary canal-side apartments.

This popular neighbourhood has it all, the tranquility of canal-side living with picturesque walks and green spaces on your doorstep, as well as an abundance of independent shops, cafes, bars and restaurants along the New Islington Marina and throughout the area.



High Definition MediaCity / Manchester

A boutique collection of new apartments located in the heart of MediaCity. High Definition living offers unrivaled amenities in an enviable location. The high specification homes include floor-to-ceiling windows and premium finishings.

Computer generated images are indicative only.



A WORD FROM OUR CUSTOMERS

Warm, cosy and really inviting

ROSE

HOME OWNER AT
HIGH DEFINITION, MEDIACITY

“I looked at Help To Buy and various other supportive schemes, but shared ownership seemed to be the one for me to help me buy the property I needed, especially the problems it solves with getting a huge deposit together.

The communication with Latimer was damn near perfect. Any time I needed their composition on the buying process, they were there and made themselves very available.

The communal spaces at High Definition are super high quality. They are warm, cosy and really inviting. I find the change of scenery, given I work from home occasionally, so nice.”



Everything we need on our doorstep

DAN AND LYDIA

HOME OWNER AT
HIGH DEFINITION, MEDIACITY

“We did look at other developments, which were fine, but they didn’t stand out like Latimer. You didn’t go into it and think ‘this was amazing.

It was an eye opener going down the shared ownership route. We were really shocked at the quality we could get for the price, especially when you equate it down to monthly costs, like wow - you can get so much more than what you are paying for a room.

“We’re loving High Definition, we’re having the time of our lives. We have everything we need on our doorstep.”





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