

Ashmere

at Ebbsfleet

Kent



LATIMER
by Clarion Housing Group



WELCOME TO ASHMERE

AN EXCITING JOINT VENTURE PARTNERSHIP BETWEEN LATIMER AND COUNTRYSIDE PROPERTIES, ASHMERE IS A BEAUTIFUL NEW COLLECTION OF 1 AND 2 BEDROOM APARTMENTS AND 2 AND 3 BEDROOM HOUSES, AVAILABLE WITH SHARED OWNERSHIP.

ASHMERE IS PART OF EBBSFLEET GARDEN CITY AND HAS EXTENSIVE OPEN PUBLIC SPACES, INCLUDING A NEIGHBOURHOOD GREEN, LANDSCAPING AND PLAY AREA FOR A HEALTHY, SAFE AND SUSTAINABLE LIFESTYLE.

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

ASHMERE AT EBBSFLEET

Ashmere is part of a new community of homes located in the Eastern Quarry, a former chalk quarry with a history that stretches back as far as the Romans. The quarry's white cliffs are a striking backdrop and a strong influence on the architectural design of the homes at Ashmere.

Choose from a range of shared ownership properties – one and two bedroom apartments and two and three bedroom houses – that have ready access to green public spaces, a large adventure play area, a new lake with an array of wildlife and easy connections around Ebbsfleet Garden City, to Bluewater (which is located on the former Western Quarry) and into London.

All homes have been designed to suit modern lifestyles, with useful storage inside and out, contemporary fixtures and fittings and charging points for electric cars. These are spacious, comfortable homes, made to the Built for Life Standard, that enable people to put down roots and live in an environmentally friendly way.

Careful consideration has been given to the creation of walking and cycling routes, to make Ashmere a safe and healthy place for people of all ages to enjoy. Local shopping streets offer residents essential and fresh goods and create a welcoming meeting point for neighbours and friends.



COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.

Ashmere's design stems from an exciting vision of 21st century living. Health and wellbeing sit at the heart, a new school is being built, local employment is being created and a vibrant community is the result, one that attracts and retains every generation.

The architectural practice leading the design, PRP Architects, understand that people want to live in characterful communities that contain a variety of homes and where everything they need is on their doorstep. So every neighbourhood within Ashmere has a mix of properties, easy access to shops and its own public realm where planting and seating encourage people to meet and build connections.

The new primary school at Ashmere will be an exemplary teaching environment, with light and airy classrooms, sports facilities and an emphasis on promoting an active and healthy lifestyle from an early age. There are also many other well-regarded schools in the area at both primary and secondary level.

Surrounding Ashmere there are several green spaces with their own distinctive character, including Darenth Country Park, Graylands Gorge Park, Northfleet Urban Country Park and Swanscombe Heritage Park. The choices are phenomenal whether you want to discover the local wildlife, take a Sunday afternoon stroll or put in the training for your next marathon.

If a day of shopping and dining is more in order, Bluewater is under two miles away. With over 300 stores and wide-ranging brands, it is open every day of the week, with a closing time of 9pm Monday to Saturday. Shop all day, then relax with a meal at one of the many restaurants available.



ABOUT EBBSFLEET



The original garden cities were the visionary idea of Ebenezer Howard, who imagined a new way of designing and planning places for people to live, in stark contrast to the high density and industrial environments of cities. Ebbsfleet Garden City is a remarkable reinterpretation of that vision for modern living.

Only 20 miles from Central London, Ebbsfleet is in a strategic position that allows people to commute easily to the city while enjoying incredible nature on their doorstep. The high quality new homes being built will benefit from the many green spaces, parks, cycleways, pathways and water features that make up the fantastic outdoor environment.

The new Ebbsfleet International station is the focal point for local business investment, as well as offering a fast commute into King's Cross St. Pancras. Up to 30,000 jobs will be created in the surrounding area, with employees enjoying green, modern working environments, as well as access to the many sporting facilities and outdoor spaces available.

Most of all Ebbsfleet has been designed to be an inspiring and inclusive place to live, where an active lifestyle is easy, people can meet in attractive and safe environments, and where modern public transport links enable communities to connect and community spirit to grow.

IN YOUR NEIGHBOURHOOD

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

Education

- 1 Ebbsfleet Academy
- 2 Cherry Orchard Primary Academy
- 3 Mayfield Grammar School
- 4 Shears Green Infant School
- 5 Northfleet Nursery School
- 6 Northfleet Technology College
- 7 Northfleet School for Girls
- 8 St George's C of E School

Fitness & Leisure

- 14 Bluewater Nature Trail
- 15 Darenth Country Park
- 16 Craylands Gorge
- 17 Swanscombe Heritage Park
- 18 Lakeside Park
- 19 Beacon Wood Country Park
- 20 Ebbsfleet Central Park
- 21 Northfleet Urban Country Park

Food & Drink

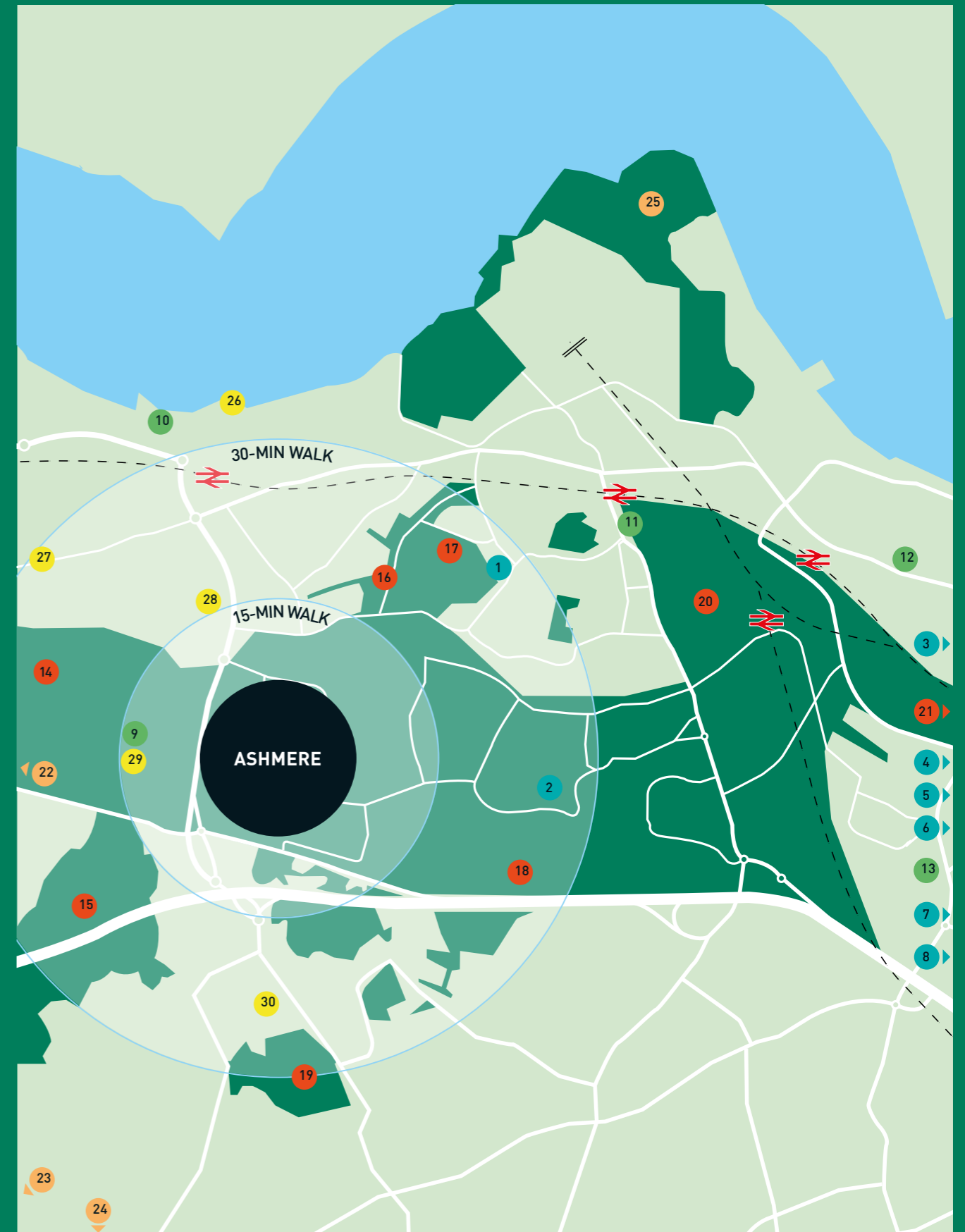
- 26 The Pier Inn
- 27 The Bull
- 28 Smoke
- 29 Bluewater Shopping Centre
- 30 The Blackhorse




Retail & Essentials

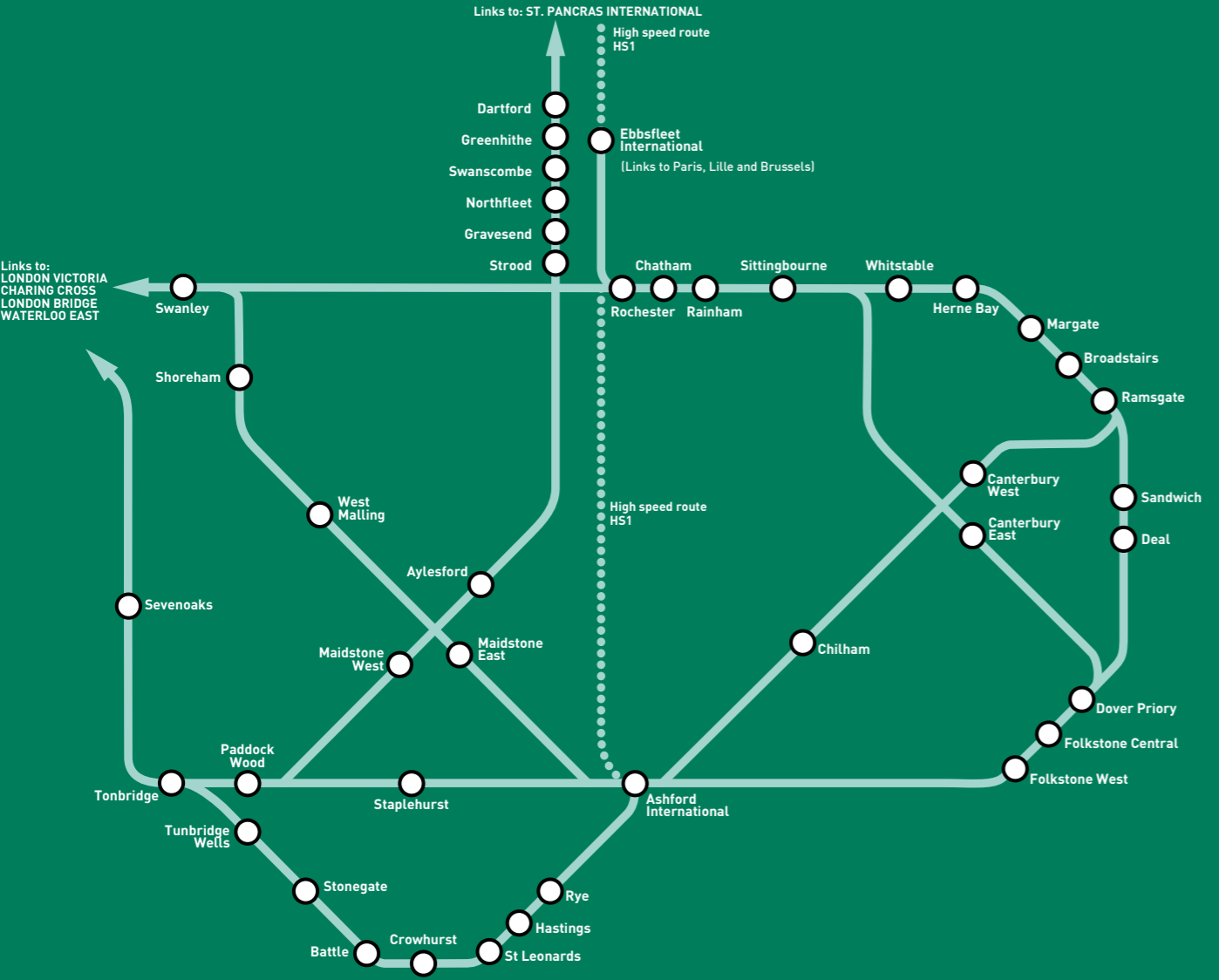
- 9 Bluewater Shopping Centre
- 10 Asda Greenhithe
- 11 Co-op Swanscombe
- 12 Costcutter
- 13 Sainsbury's

Sights & Gardens

- 22 Hall Place and Gardens
- 23 Lullingstone Roman Villa
- 24 Brands Hatch Circuit
- 25 Swanscombe Peninsula



					
Bluewater Nature Trail	15 mins	Stratford International	12 mins	A2	4 mins
Greenhithe for Bluewater Stn	15 mins	Ashford International	20 mins	Bluewater Shopping Centre	5 mins
Bluewater Shopping Centre	21 mins	St. Pancras International	20 mins	M25	10 mins
Swanscombe Heritage Park	24 mins	Dover Priory	45 mins	Ebbsfleet International	10 mins
		London Bridge	55 mins	Gravesend	15 mins
		Ramsgate	57 mins	Gatwick Airport	35 mins
				London City Airport	40 mins



EASY CONNECTIONS TO THE CITY

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

IN YOUR COMMUNITY

EDUCATION

There will be a new primary school with fantastic sports facilities and an emphasis on promoting an active and healthy lifestyle.

OUTDOOR SPACE

Ready access to green public spaces, large adventure play area and a new lake with incredible wildlife.

BLUEWATER

Moments away is Bluewater, one of the most premier retail and leisure destinations.

CITY LINKS

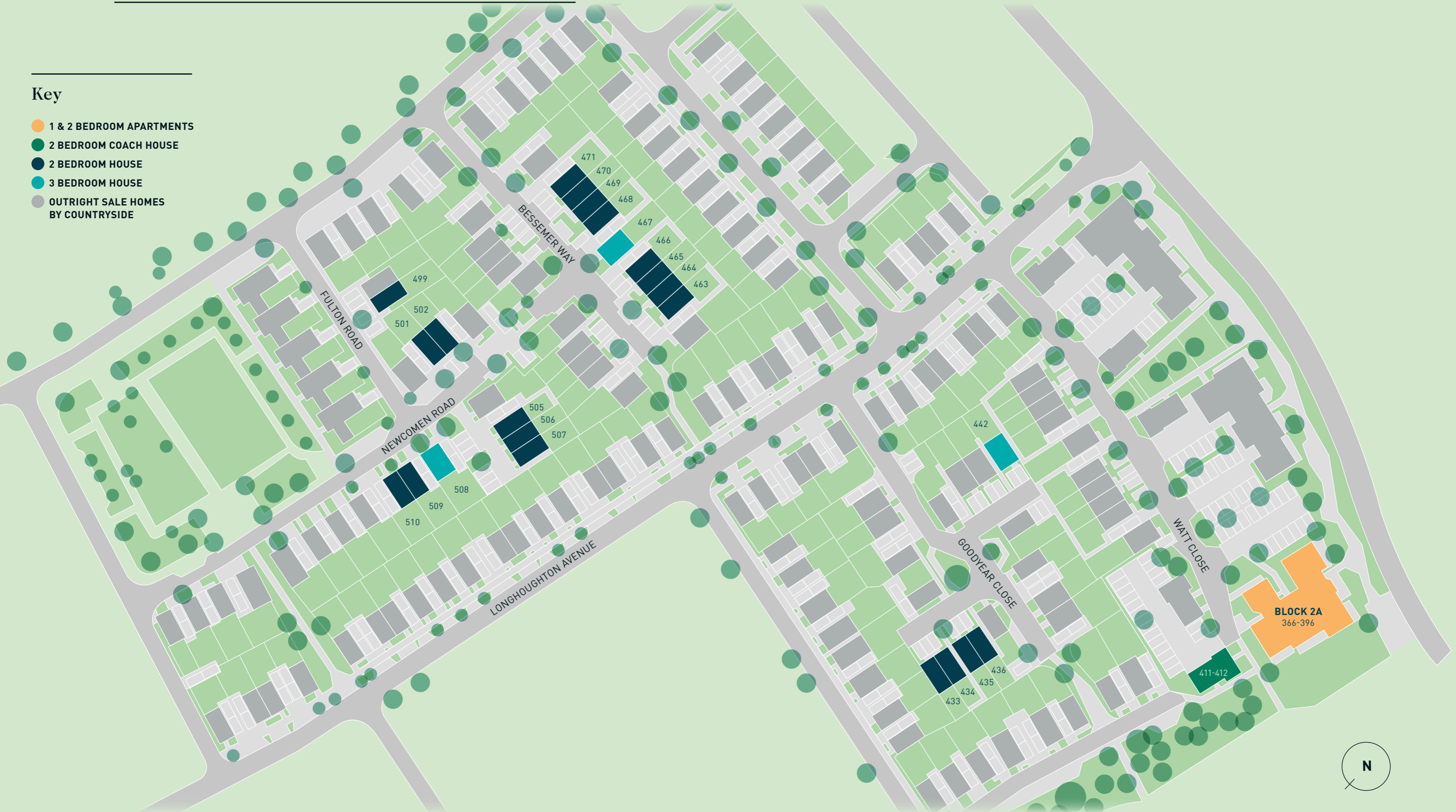
Ebbsfleet is in a strategic position that lets people easily commute to the city and beyond.



OUR NEIGHBOURHOOD

Key

- 1 & 2 BEDROOM APARTMENTS
- 2 BEDROOM COACH HOUSE
- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- OUTRIGHT SALE HOMES BY COUNTRYSIDE

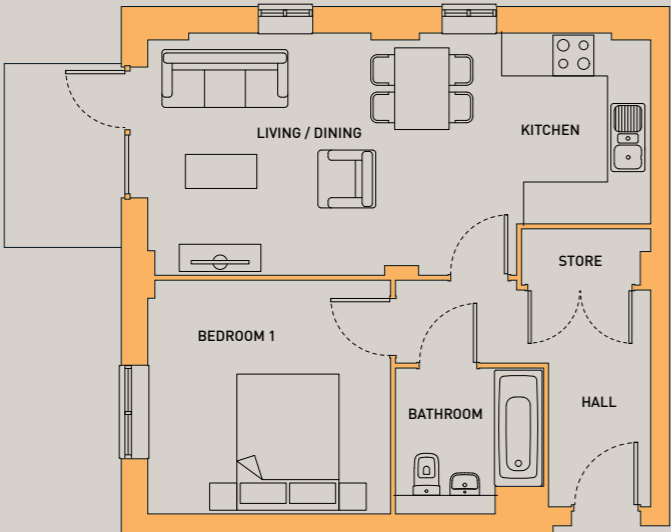


Please note: block names are for marketing purposes only, and will not form part of the final postal address.

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.

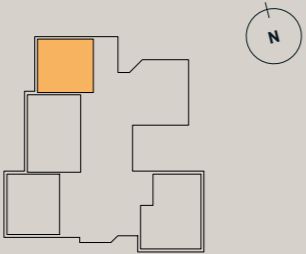
ONE BEDROOM APARTMENT

BLOCK 2A PLOT 366 GROUND FLOOR



51.9m² / 558ft²

Kitchen/Living	7.3m x 3.5m	23'11" x 11'5"
Bedroom 1	3.5m x 3.4m	11'5" x 11'2"

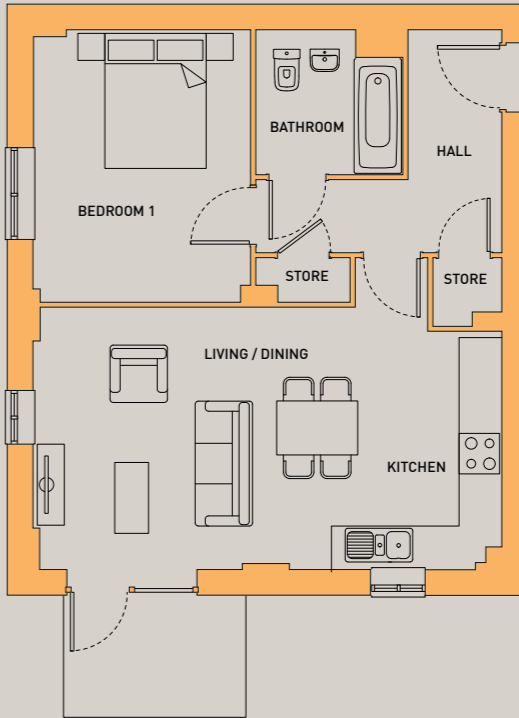


GROUND FLOOR

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

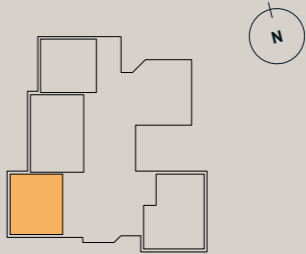
ONE BEDROOM APARTMENT

BLOCK 2A PLOT 368 GROUND FLOOR



55.2m² / 594ft²

Kitchen/Living	6.9m x 3.8m	22'7" x 12'5"
Bedroom 1	3.2m x 3.9m	10'5" x 12'9"

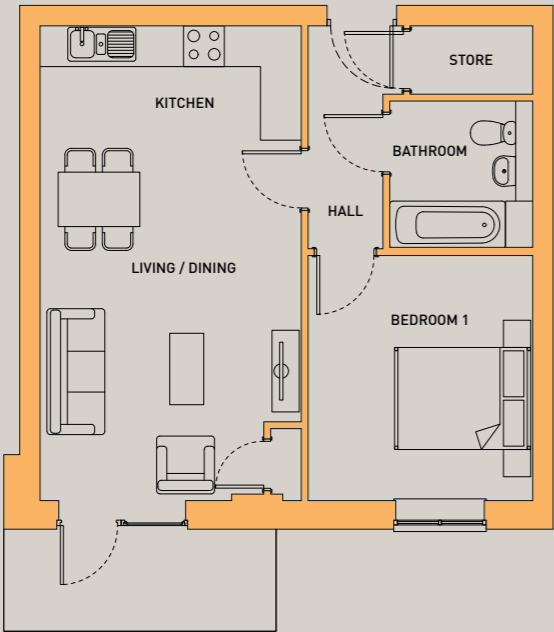


GROUND FLOOR

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ONE BEDROOM APARTMENT

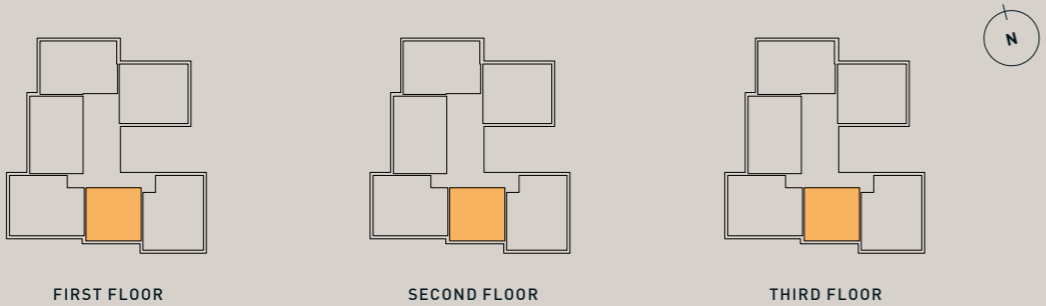
BLOCK 2A	PLOT 374	FIRST FLOOR
BLOCK 2A	PLOT 380*	SECOND FLOOR
BLOCK 2A	PLOT 386	THIRD FLOOR



*Handed

51.2m² / 551ft²

Kitchen/Living	3.8m x 7.0m	12'5" x 22'11"
Bedroom 1	3.3m x 3.6m	10'9" x 11'9"



FIRST FLOOR

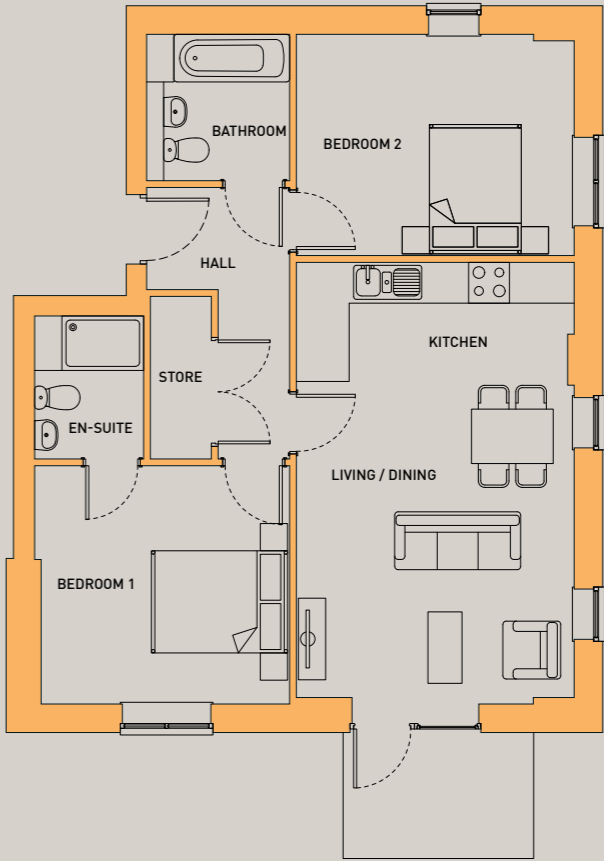
SECOND FLOOR

THIRD FLOOR

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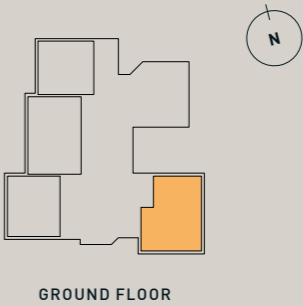
TWO BEDROOM APARTMENT

BLOCK 2A	PLOT 369	GROUND FLOOR
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71.8m² / 773ft²

Kitchen/Living	4.1m x 6.4m	13'5" x 20'11"
Bedroom 1	5.3m x 3.5m	17'4" x 11'5"
Bedroom 2	4.1m x 3.1m	13'5" x 10'2"



GROUND FLOOR

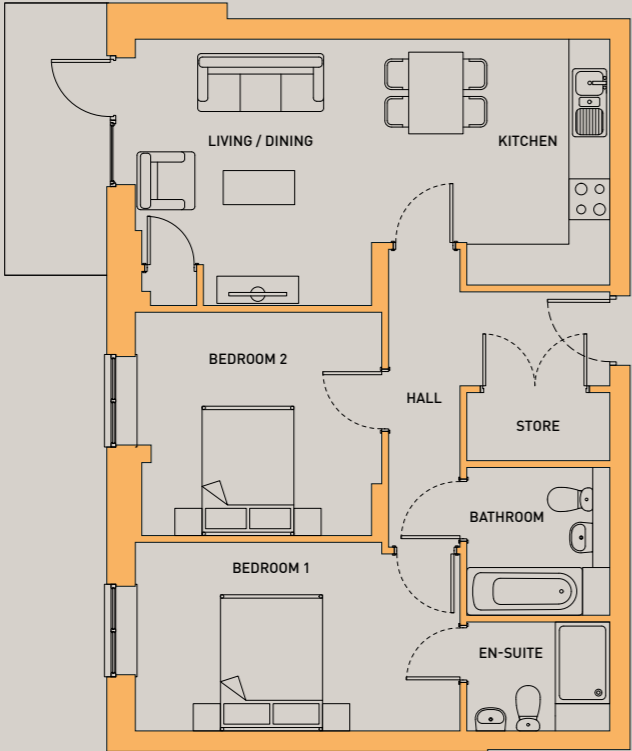
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BLOCK 2A - PLOTS 366-396. COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.

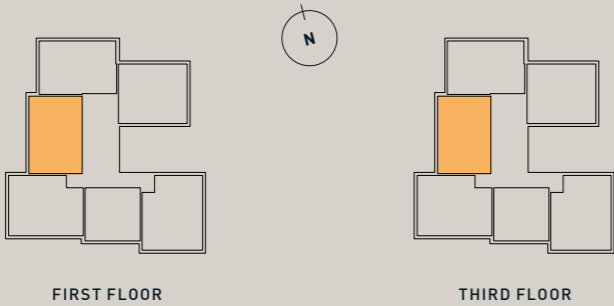
TWO BEDROOM APARTMENT

BLOCK 2A PLOT 372 FIRST FLOOR
 BLOCK 2A PLOT 384 THIRD FLOOR



71.56m² / 770ft²

Kitchen/Living	7.0m x 2.8m	22'11" x 9'2"
Bedroom 1	4.8m x 2.8m	15'8" x 9'2"
Bedroom 2	3.6m x 3.3m	11'9" x 10'9"

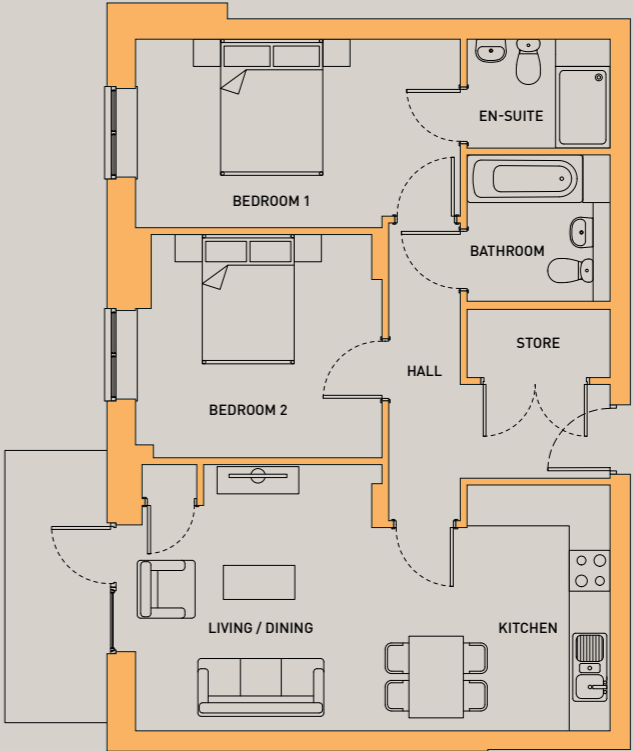


FIRST FLOOR THIRD FLOOR

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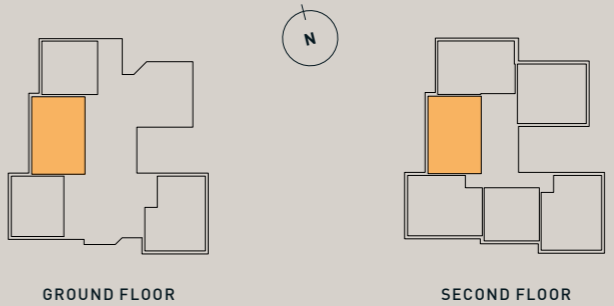
TWO BEDROOM APARTMENT

BLOCK 2A PLOT 367 GROUND FLOOR
 BLOCK 2A PLOT 378 SECOND FLOOR



71.5m² / 769ft²

Kitchen/Living	7.0m x 2.8m	22'11" x 9'2"
Bedroom 1	4.8m x 2.8m	15'8" x 9'2"
Bedroom 2	3.6m x 3.3m	11'9" x 10'9"

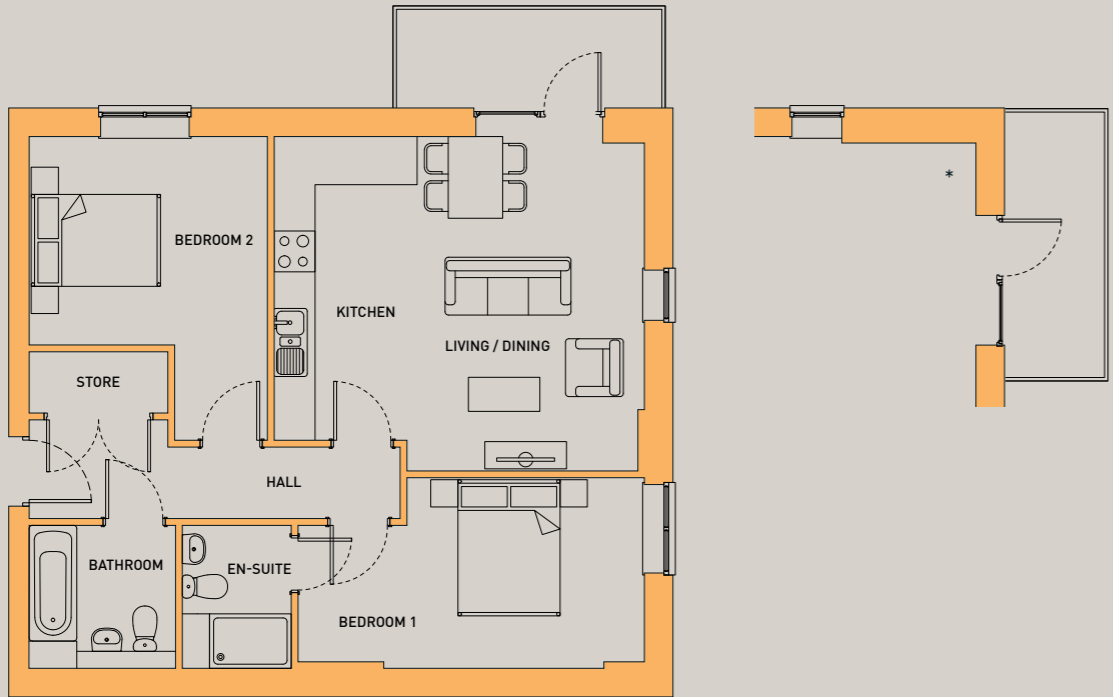


GROUND FLOOR SECOND FLOOR

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TWO BEDROOM APARTMENT

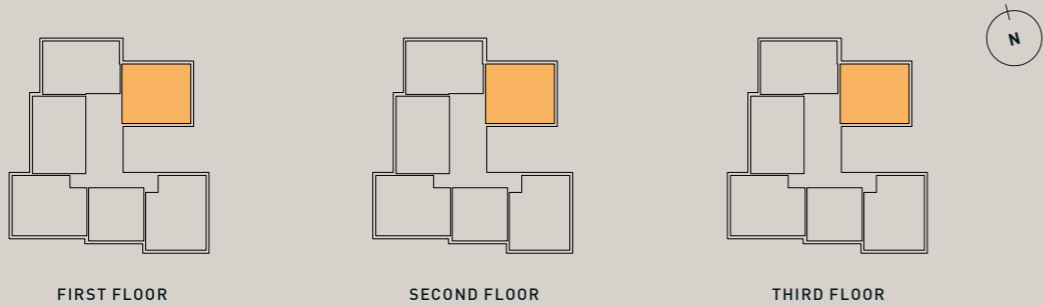
BLOCK 2A	PLOT 370	FIRST FLOOR
BLOCK 2A	PLOT 376	SECOND FLOOR
BLOCK 2A	PLOT 382	THIRD FLOOR



*Variation to Plot 376

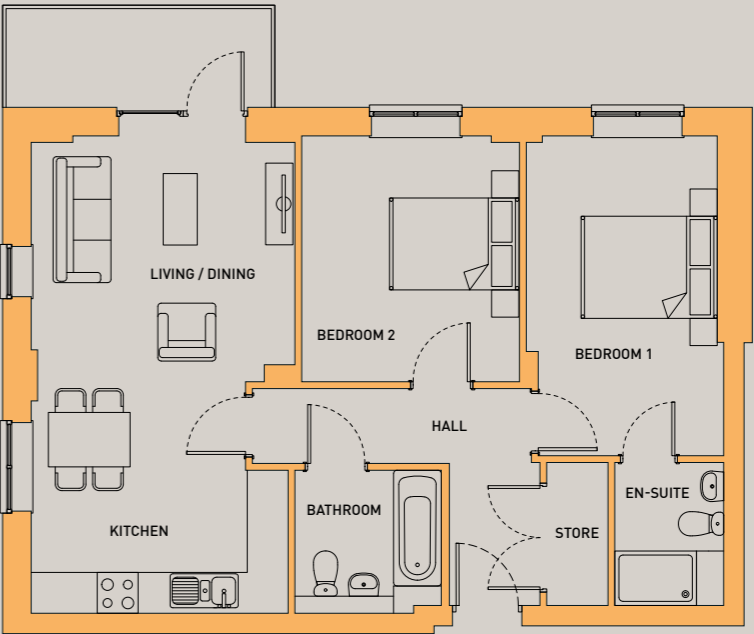
71.33m² / 767ft²

Kitchen/Living	5.4m x 4.9m	17'8" x 16'0"
Bedroom 1	5.1m x 2.8m	16'8" x 9'2"
Bedroom 2	3.5m x 4.5m	11'5" x 14'9"



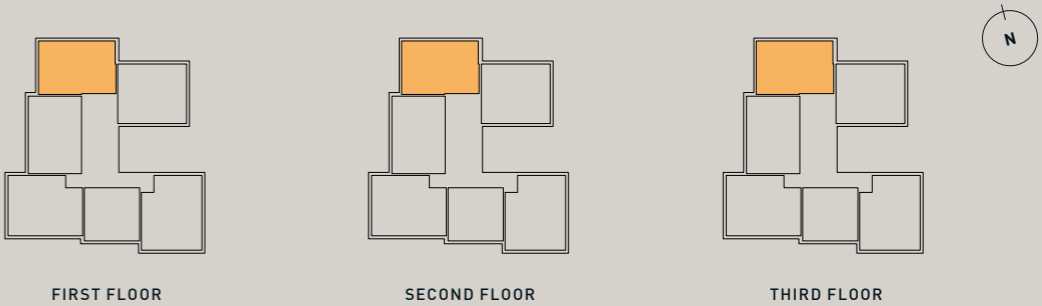
TWO BEDROOM APARTMENT

BLOCK 2A	PLOT 371	FIRST FLOOR
BLOCK 2A	PLOT 377	SECOND FLOOR
BLOCK 2A	PLOT 383	THIRD FLOOR



71.56m² / 770ft²

Kitchen/Living	3.9m x 6.9m	12'9" x 22'7"
Bedroom 1	2.8m x 4.7m	9'2" x 15'5"
Bedroom 2	3.2m x 3.6m	10'5" x 11'9"

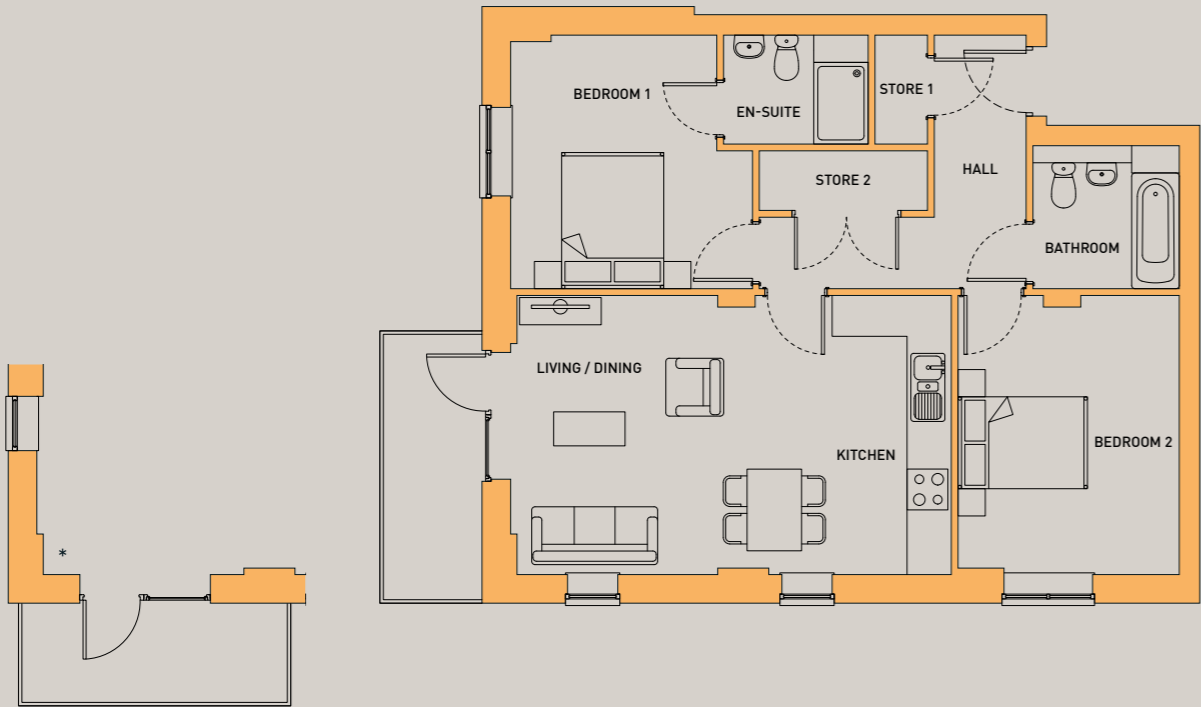


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TWO BEDROOM APARTMENT

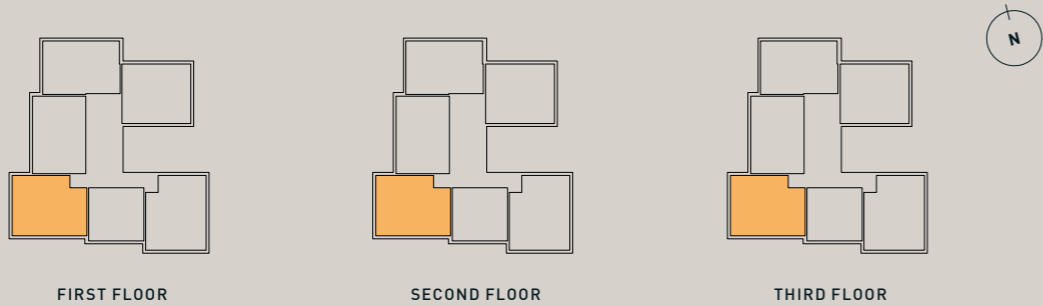
BLOCK 2A PLOT 373 FIRST FLOOR
 BLOCK 2A PLOT 379 SECOND FLOOR
 BLOCK 2A PLOT 385 THIRD FLOOR



*Variation to Plot 379

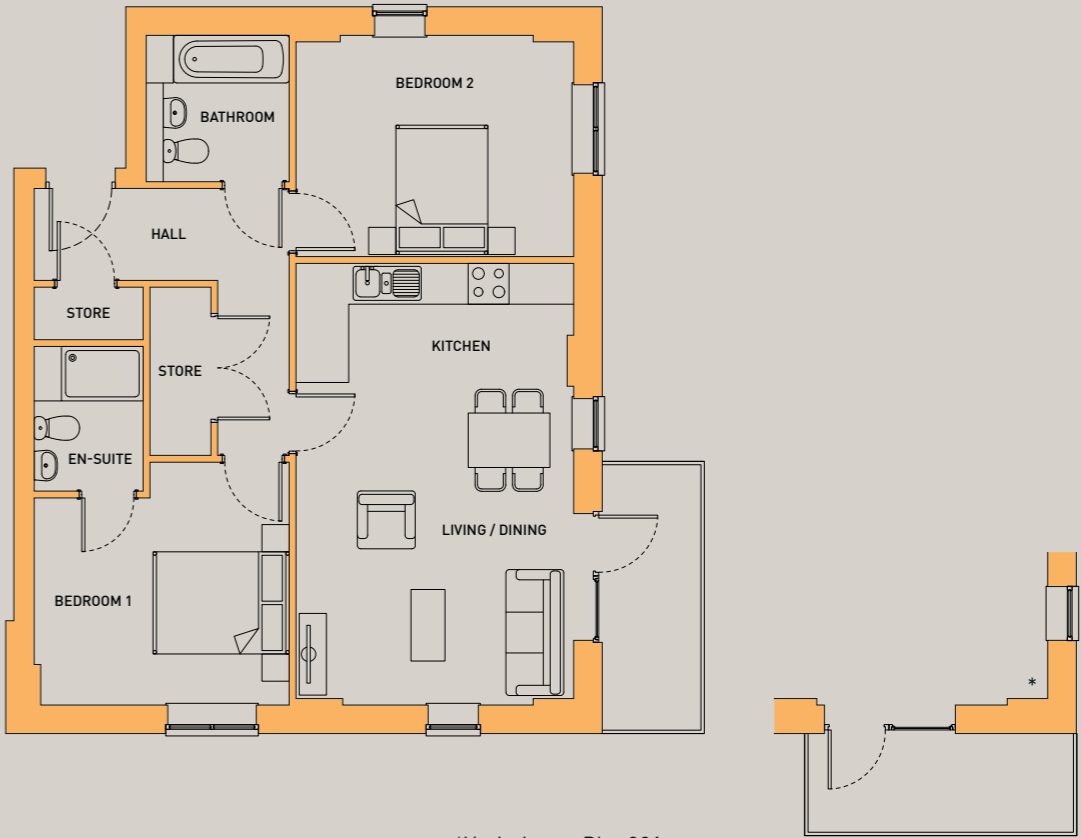
74.9m² / 806ft²

Kitchen/Living	6.4m x 4.1m	20'11" x 13'5"
Bedroom 1	3.0m x 3.7m	9'10" x 12'1"
Bedroom 2	3.2m x 4.1m	10'5" x 13'5"



TWO BEDROOM APARTMENT

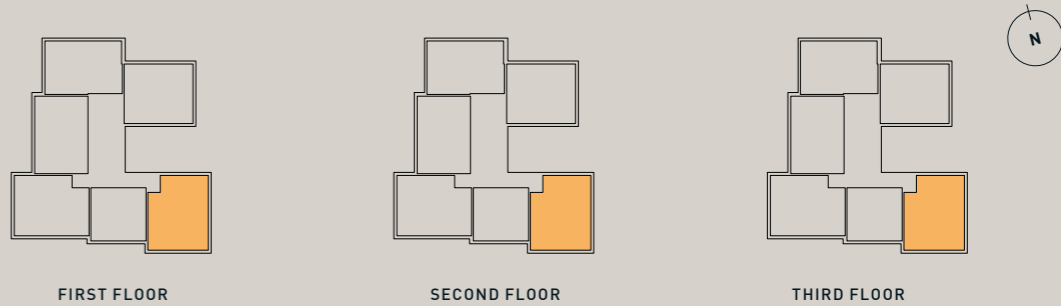
BLOCK 2A PLOT 375 FIRST FLOOR
 BLOCK 2A PLOT 381 SECOND FLOOR
 BLOCK 2A PLOT 387 THIRD FLOOR



*Variation to Plot 381

74.9m² / 806ft²

Kitchen/Living	4.1m x 6.4m	13'5" x 20'11"
Bedroom 1	3.6m x 3.0m	11'9" x 9'10"
Bedroom 2	4.1m x 3.1m	13'5" x 10'2"



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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.

Our homes at Ashmere 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 APARTMENTS	1B APARTMENTS
KITCHENS				
Individually-designed contemporary kitchen units with worktops & upstands	•	•	•	•
Appliances to include: oven; hob; extractor; fridge freezer	•	•	•	•
Space for: dishwasher; washing machine (location for washing machine may vary depending on floorplan layout)	•	•	•	•
BATHROOMS				
Contemporary white sanitaryware	•	•	•	•
Wall tiling to wet areas	•	•	•	•
Towel radiator	•	•	•	•
LIGHTING AND ELECTRICAL				
Downlights to: kitchen area; bathrooms; hallways	•	•	•	•
Pendant lights to: remaining rooms & living spaces	•	•	•	•
Communication points: BT; TV; SkyQ	•	•	•	•
FINER DETAILS				
Luxury vinyl flooring to: kitchen/diner; WC; bathrooms	•	•	•	•
Carpets to: remaining rooms & spaces	•	•	•	•
Neutral decoration	•	•	•	•
OUTDOORS				
Lighting to front door	•	•	•	•
Landscaped front garden	•	•		
Rear garden to be topsoiled & seeded	•	•		
Rear garden patio	•	•		
APARTMENTS				
Lighting to front door			•	•
Secure audio entry system			•	•
Individual lockable mailboxes			•	•
Hardwearing flooring to all communal areas			•	•
Communal aerial/satellite system			•	•

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

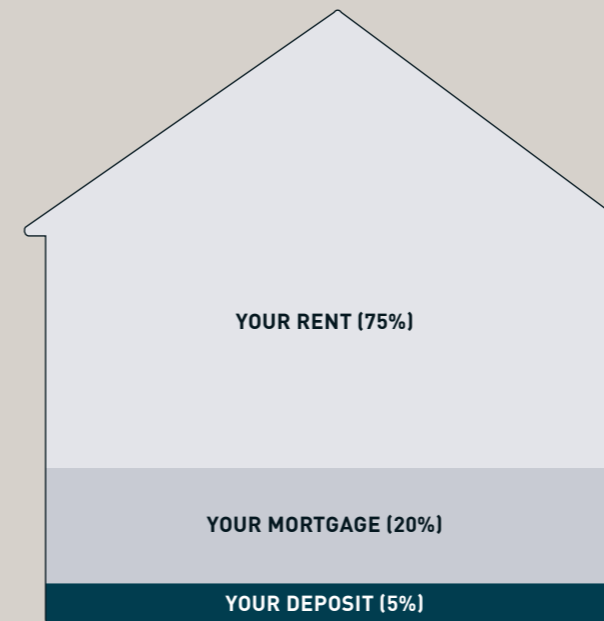
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 adviser 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 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 of Latimer developments. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. Computer-generated images are 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.



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 Waterline Alperton / Brent

At the centre of Alperton, this striking new development has direct access to the Grand Union Canal. Residents will be able to take advantage of the new amenities including an onsite supermarket and café to the canal front.

Alperton station is served by the Piccadilly line, which is less than a one-minute walk from the development and travel to central London takes just 30 minutes.



A WORD FROM OUR CUSTOMERS

“Happier than ever”

EMMA FINLAY-SMITH

HOMEOWNER AT
OAK POINT, PORTSLADE

“Moving house was completely new to me and I discovered that the cost of renting had increased dramatically. Finding a new home had not been on our agenda and my family and I were stuck between not wanting to leave our close community, but being financially unable to continue renting in the area. When we realised Shared Ownership applied to us, the search for a new-build home began and fortunately we found the wonderful Oak Point. I was so impressed with Oak Point that we decided to buy a two bedroom semi-detached house off-plan. When it came to completion day, my expectations were exceeded and we’ve been over the moon since we moved in in January. The modern features of our house are fantastic and I love all the hightech appliances. We would never have these luxuries if we were still renting. This home is working so well with my family’s day-today lifestyle and we’re happier than ever.”



“This space is all mine”

BECKS ROSEN

HOMEOWNER AT
JUNCTION WEST, SOUTHALL

“It’s an absolute dream to own my own space. Unfortunately, I’m part of a generation who will really struggle to buy their own place and I’d honestly just presumed it was out of reach for me. I discovered the Shared Ownership scheme when it popped up online whilst I was doing my research. It was only then that I realised that this was a possibility.”

“I’m not a big earner and have lived hand-to-mouth for most of my adult life. I really never thought at my age, with what I am currently earning, that I could actually buy somewhere. It completely took me by surprise.”



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