

Latimer at Hollymead Square

Newport, Essex



LATIMER
by Clarion Housing Group



HOUSE PLOTS 10 & 11



HOUSE PLOTS 7, 8 & 9

Computer generated images are indicative only.

WELCOME TO HOLLYMEAD SQUARE

PERFECTLY POSITIONED ON THE SOUTHERN OUTSKIRTS OF THE VILLAGE OF NEWPORT IN NORTH-WEST ESSEX, LATIMER AT HOLLYMEAD SQUARE OFFERS A SUPERB COLLECTION OF 2, 3 & 4-BEDROOM HOUSES, ALL AVAILABLE WITH SHARED OWNERSHIP.

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



LATIMER AT HOLLYMEAD SQUARE



LATIMER AT HOLLYMEAD SQUARE

Take this exciting opportunity to step onto the ladder in style. Presented to a very high standard, you'll be proud to own a Shared Ownership home in this new community.

These stylish, energy-efficient homes are all powered by Octopus Zero Bills - with zero energy bills for at least five years, guaranteed. With contemporary fixtures and finishing touches, the spacious, light-filled homes enjoy universal appeal. Additional benefits include landscaped exteriors, open green spaces, turfed gardens and two parking spaces.



octopusenergy

Example show home imagery may not reflect the specification at Hollymead square.



ABOUT NEWPORT

Surrounded by green fields and farmland, the charming village of Newport has all you need and more on hand.

With village amenities, schooling, shopping and leisure facilities within easy reach, a truly enviable country lifestyle awaits.

Newport's amenities include schools, grocery stores, independent retail and leisure, community sports facilities and a convenient local train station.

Bishop's Stortford and Cambridge provide first class cultural, arts and leisure opportunities.

Closer to home, the historic market town of Saffron Walden is a lovely place to spend the day, with upmarket restaurants, street markets, art galleries, pretty pastel-coloured Tudor houses, castle and an award-winning museum.



LATIMER AT HOLLYMEAD SQUARE

IN YOUR NEIGHBOURHOOD

All you need and more remains within reach at Hollymead Square - superb wining and dining options, an abundance of arts, entertainment and recreational venues and excellent education opportunities.

Education

- 1 Newport Primary
- 2 Joyce Frankland Academy (11-18)
- 3 Saffron Walden County High (11-18)
- 4 Meadows Montessori Day Nursery

Retail & Essentials

- 13 Village Stores & Post Office
- 14 Aldi
- 15 Tesco
- 16 Boots

Fitness & Leisure

- 5 The Newport Club
- 6 Saffron Walden Hockey Club
- 7 Saffron Walden Golf Club
- 8 Saffron Hall

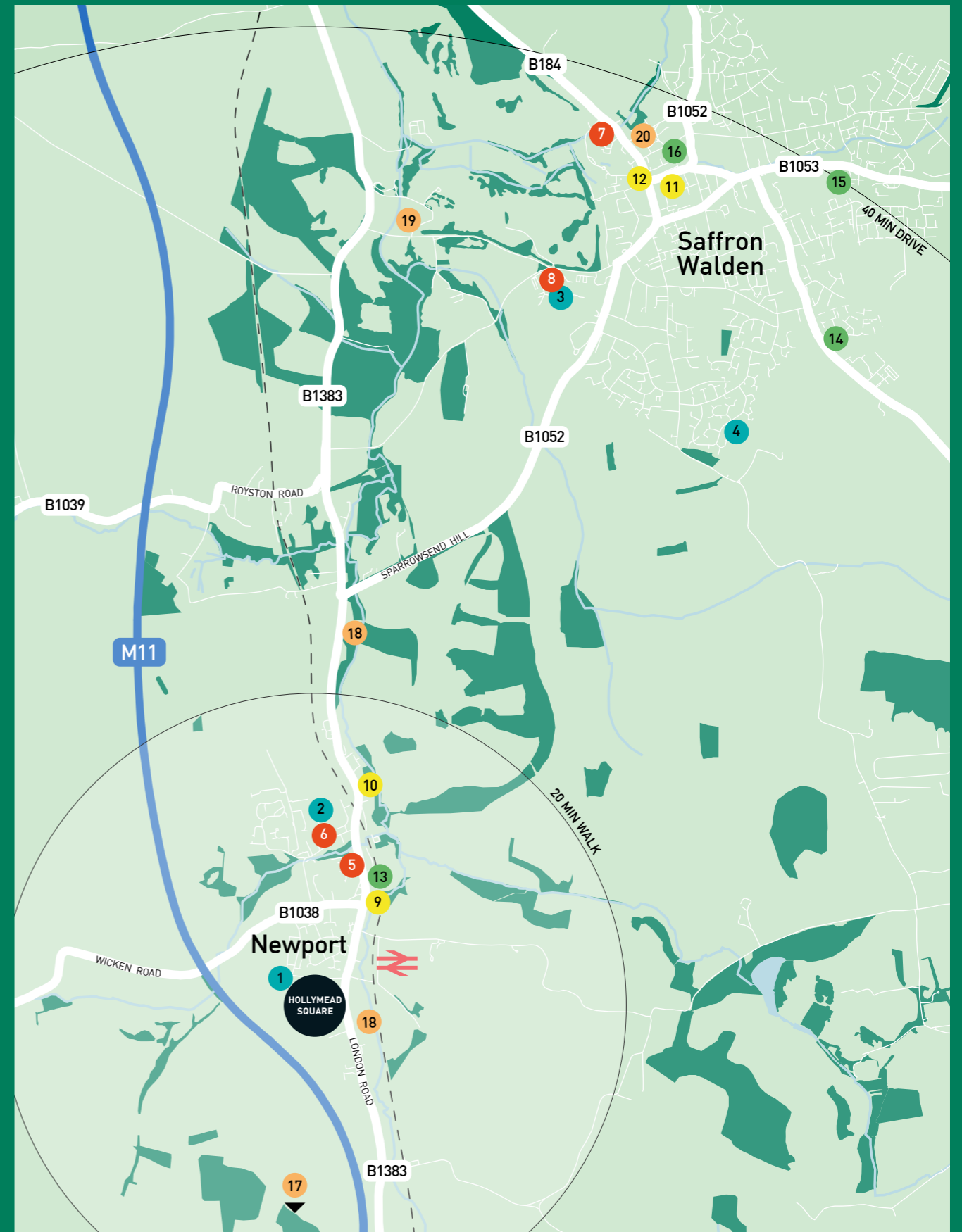
Sights & Gardens

- 17 Bluebell Woods
- 18 The River Cam
- 19 Audley End House & Gardens
- 20 Bridge End Gardens & Maze

Food & Drink

- 9 Kappa House Café & Bistro
- 10 The Coach & Horses
- 11 Waffle + Coffee (Bicicletta)
- 12 The Restaurant On Church Street

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



ENJOY EXCELLENT LINKS TO THE CITY

Hollymead Square enjoys excellent road and rail transport links on the West Anglia Main Line. Newport Station is moments away on foot, with direct connections north to Cambridge in just 24 minutes and south to London Liverpool Street in 62 minutes.

By road, the A120 connects Newport to Braintree, Colechester and Harwich. Access to the nearby M11 ensures speedy links north to Cambridge and south to the M25 orbital and on to London.

On foot from Hollymead Square

Newport Village Hall	3 mins
Newport Primary School	4 mins
Newport Train Station	4 mins
Kappa House Café & Bistro	7 mins
White Horse Inn	11 mins
Joyce Frankland Academy School	19 mins

By car from Hollymead Square

Saffron Walden	9 mins
M11 J8	16 mins
Bishop's Stortford	17 mins
Stansted Airport	23 mins
Cambridge	31 mins

By train (from Newport Station)

Audley End (for Saffron Walden)	3 mins
Bishop's Stortford	14 mins
Cambridge	24 mins
Stansted Airport	32 mins
London Liverpool Street	62 mins

LATIMER AT HOLLYMEAD SQUARE



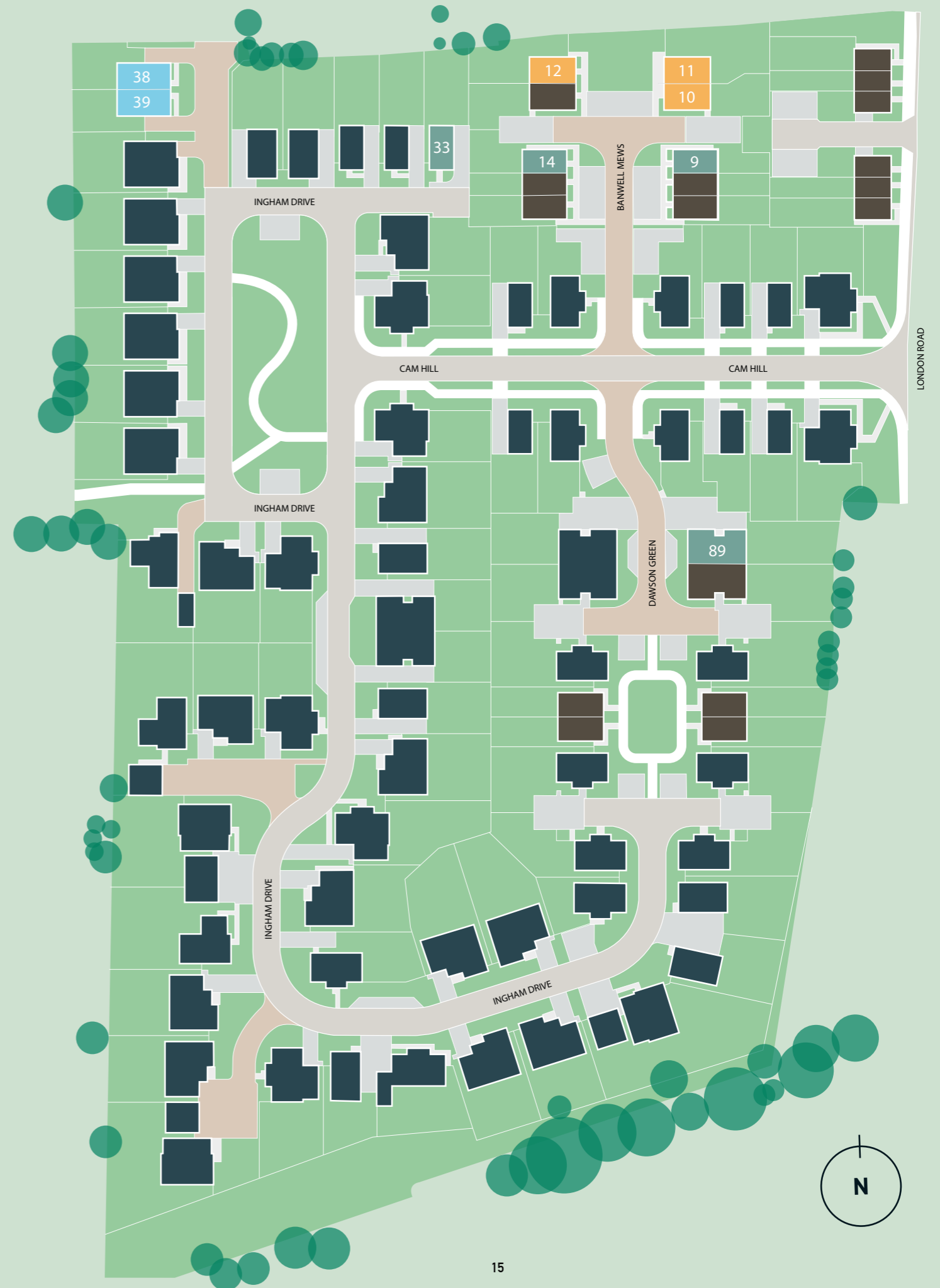
OUR NEIGHBOURHOOD

Hollymead Square is surrounded by beautiful open countryside. The development benefits from properties with a variety of attractive exteriors, tree-lined streets and generous open green spaces.

Key

- 2 BEDROOM HOME
- 3 BEDROOM HOME
- 4 BEDROOM HOME
- AFFORDABLE RENTED HOMES
- HILL 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, unit tenure, building style, landscaping and specification at any time without notice.



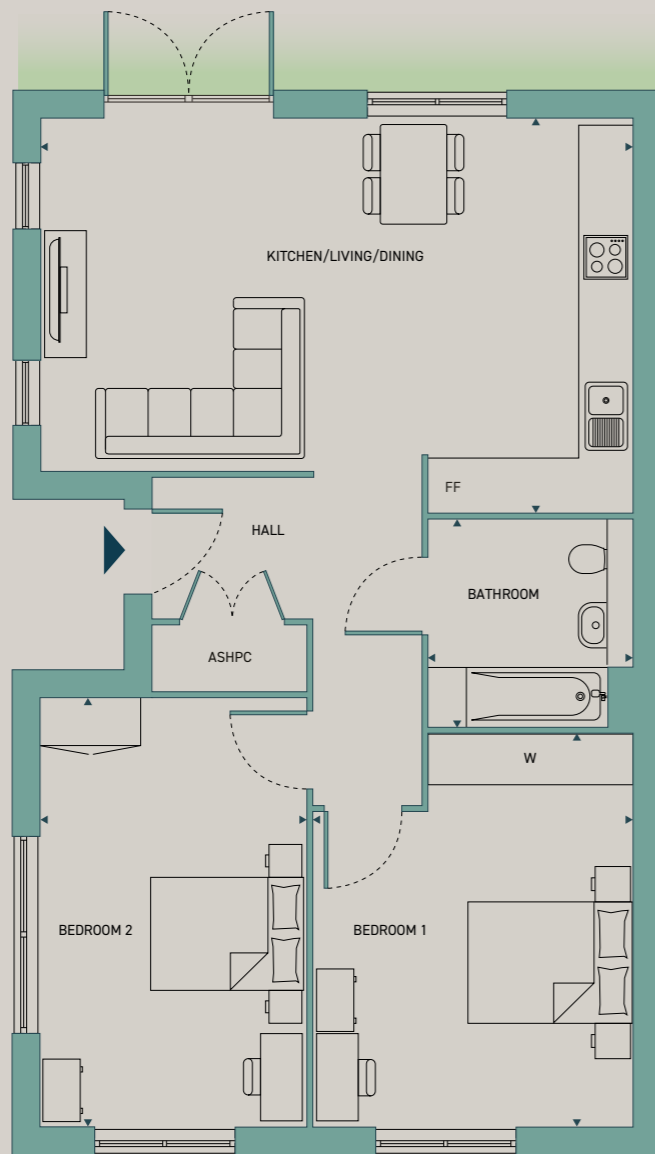


HOUSE PLOT 89

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TWO BEDROOM BUNGALOW

PLOT: 89



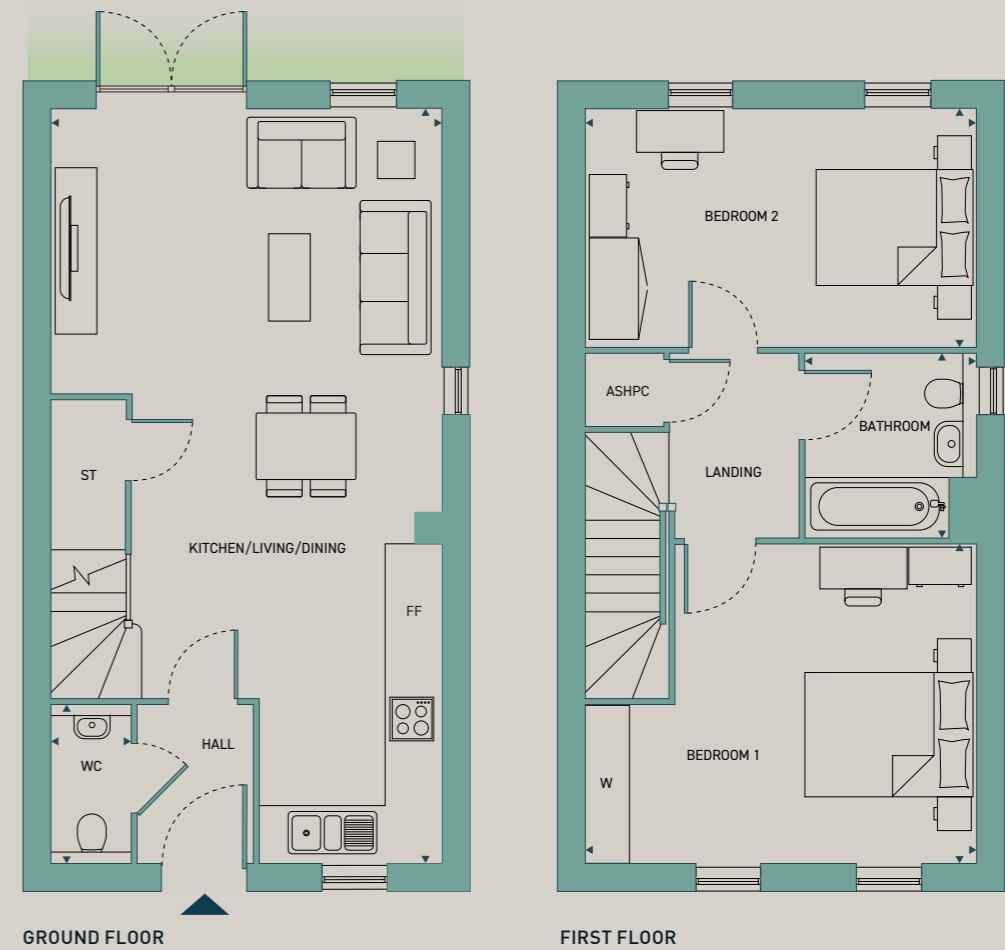
FF - FRIDGE / FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER W - WARDROBE

KITCHEN / LIVING / DINING	7.14 X 4.75	23' 5" X 15' 7"
BEDROOM 1	3.87 X 4.70	12' 8" X 15' 5"
BEDROOM 2	3.20 X 5.13	10' 6" X 16' 10"
BATHROOM	2.48 X 2.45	8' 1" X 8' 0"
TOTAL	81.7 SQM	880 SQ FT

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.

TWO BEDROOM HOUSE

PLOTS: 9*, 14 & 33



* MIRRORED VERSION OF PLAN SHOWN

FF - FRIDGE / FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER W - WARDROBE

KITCHEN / LIVING / DINING	4.66 X 9.07	15' 4" X 29' 9"
BEDROOM 1	4.66 X 3.82	15' 4" X 12' 6"
BEDROOM 2	4.66 X 2.89	15' 4" X 9' 6"
BATHROOM	2.04 X 2.20	6' 9" X 7' 3"
TOTAL	83.2 SQM	895 SQ FT

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HOUSE PLOTS 38-39

COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

THREE BEDROOM HOUSE

PLOTS: 10', 11 & 12'



GROUND FLOOR

FIRST FLOOR

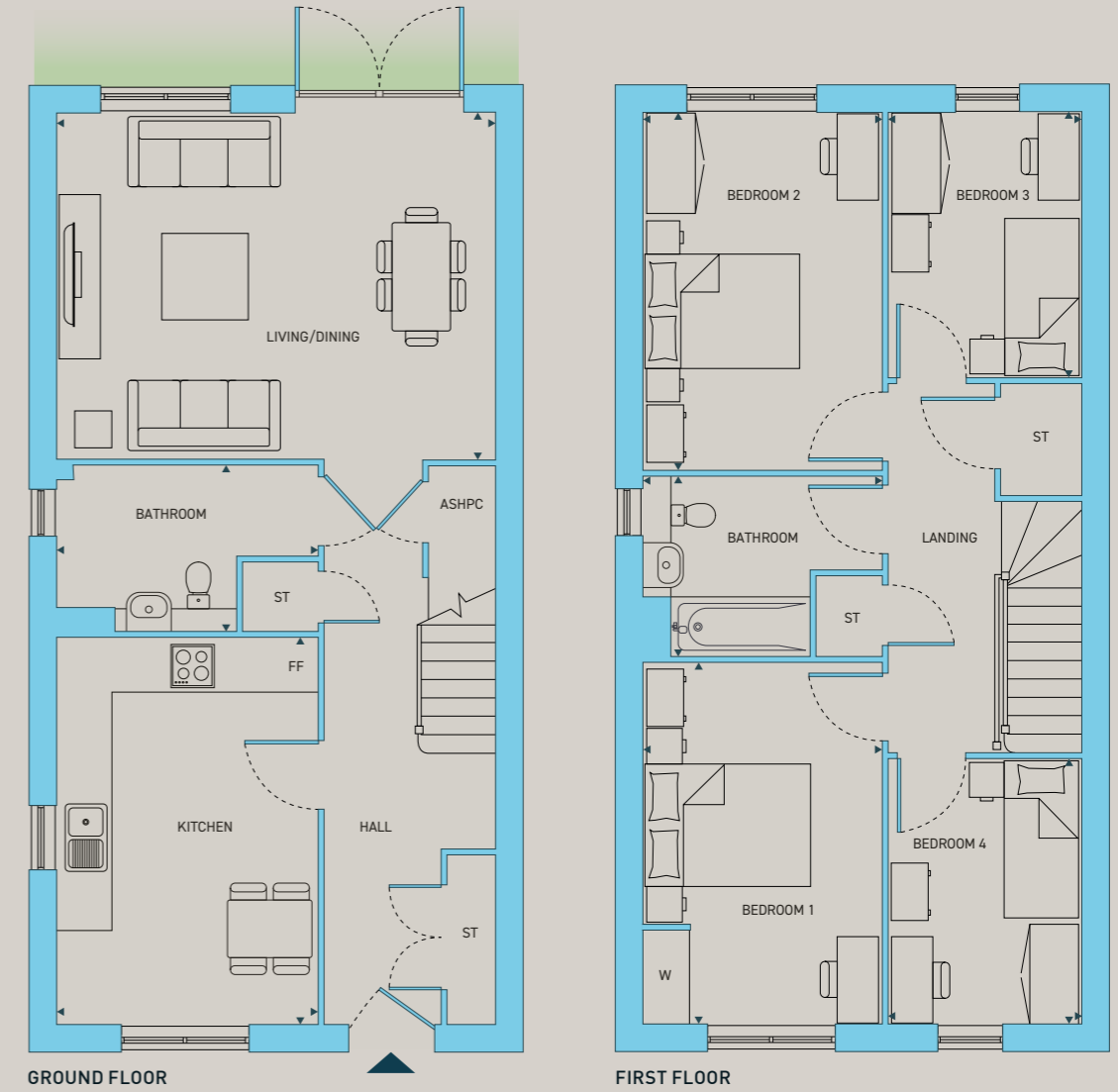
FF - FRIDGE/FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER W - WARDROBE
*HANDED

KITCHEN / LIVING / DINING	5.34 X 9.52	17' 6" X 31' 2"
BEDROOM ONE	2.85 X 5.30	9' 4" X 17' 4"
BEDROOM TWO	3.07 X 4.14	10' 0" X 13' 6"
BEDROOM THREE	2.41 X 3.18	7' 11" X 10' 5"
BATHROOM	2.19 X 2.04	7' 2" X 6' 8"
TOTAL	100.2 SQM	1079 SQ FT

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FOUR BEDROOM HOUSE

PLOTS: 38' & 39'



GROUND FLOOR

FIRST FLOOR

FF - FRIDGE/FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER W - WARDROBE
*HANDED

KITCHEN	3.15 X 4.71	10' 4" X 15' 5"
LIVING / DINING	5.34 X 4.23	17' 6" X 13' 10"
BEDROOM 1	2.90 X 4.39	9' 6" X 14' 4"
BEDROOM 2	2.90 X 4.36	9' 6" X 14' 3"
BEDROOM 3	2.37 X 3.24	7' 9" X 10' 7"
BEDROOM 4	2.37 X 3.23	7' 9" X 10' 7"
GROUND BATHROOM	3.17 X 2.01	10' 5" X 6' 7"
1ST FLOOR BATHROOM	2.90 X 2.19	9' 6" X 7' 2"
TOTAL	116.9 SQM	1258 SQ FT

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SPECIFICATION

Our collection of Shared Ownership homes is part of a unique development powered by Octopus Zero Bills - the next generation smart tariff with zero energy bills for at least five years, guaranteed.



ATTENTION TO DETAIL

KITCHENS

Contemporary fitted kitchen from Symphony's Hacienda range

Laminate worktops and matching upstands

Zanussi integrated single electric oven

Zanussi ceramic hob with stainless steel splashback and integrated canopy hood

Zanussi integrated 70/30 fridge/freezer

Stainless steel sink and drainer with chrome mixer tap

BATHROOMS & WC

White sanitaryware with chrome brassware

Bath/shower tray with thermostatic shower mixer and sliding shower screen

Neutral-coloured ceramic wall tiles, full-height around bath and shower trays, splash back to basins

Chrome, electric heated towel rail

Fitted mirror

FLOORING

LVT vinyl flooring in neutral-coloured terrazzo stone-effect to bathroom and WC

LVT Karndean vinyl plank flooring in oak-effect to entrance ways, kitchen, living and dining areas

Neutral-coloured wool-mix carpets to bedrooms, stairs and landing

GENERAL

Parking space for two vehicles

EV charging

Space and plumbing in kitchen for owner's washing machine

Turfed rear garden with patio and shed

Fitted wardrobe with mirror to main bedroom

Air source heat pump

uPVC framed double glazed windows in "Anthracite Grey" exterior, white interior

12 year NHBC 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.



octopusenergy

ZERO BILLS WITH OCTOPUS ENERGY

Latimer and Octopus Energy are helping to build a sustainable future, with cutting-edge low-carbon technology to transform the way our homes consume energy.

Zero Bills is a smart tariff by Octopus Energy, helping residents to live in comfort with no energy bills for at least five years.* It's made possible through a combination of renewable energy solutions - solar panels, battery, and a heat pump - all managed by Octopus Energy and easy-to-manage through Octopus Energy's handy, hassle-free app.

ZERO BILLS

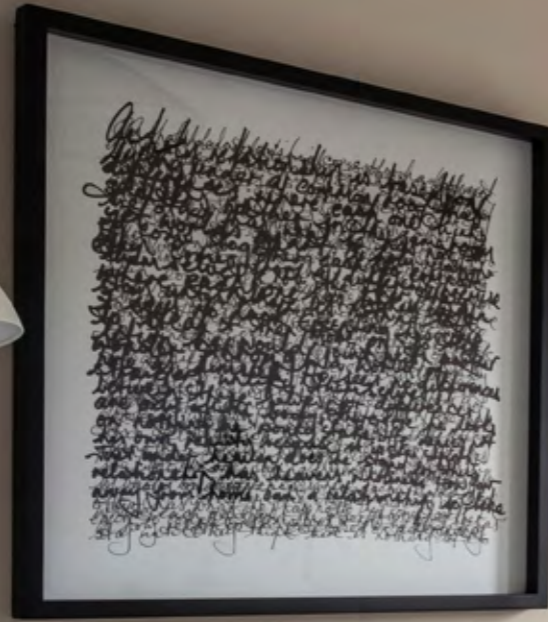
FIND OUT MORE

*Limits, exclusions, and terms & conditions apply. Broadband connection needed.



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WAYS TO BUY WITH LATIMER



Latimer is the 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 360,000 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 surplus 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 surplus 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. Find out how we can help you get the keys to your very own home.



SHARED OWNERSHIP

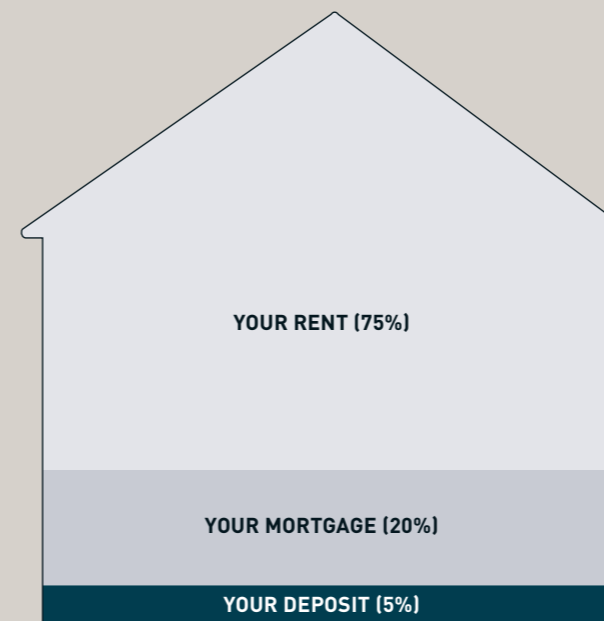
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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



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.



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.



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.

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Springstead Village Cambridge

Located in popular Cambridge, Springstead Village offers a collection of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses, as part of a proud partnership between Latimer and Bellway.



Millside Grange Croxley Green, Hertfordshire

Nestled on the northern outskirts of charming Croxley Green, Millside Grange offers a superb collection of apartments and houses with convenient access to amenities in Watford and London



Maypole Green at the Woodbanks Takeley, Essex

Maypole Green, at Woodbanks, presents a stunning collection of shared ownership homes in the heart of Takeley. Located in sought-after Bishops Stortford, Maypole Green is a desirable collection of beautiful new houses and maisonettes, nestled close to the beautiful Hatfield Forest and nearby amenities of Takeley.

Computer generated images are indicative only.

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
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SHAREDOWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM
HOLLYMEAD SQUARE, LONDON ROAD, NEWPORT, ESSEX, CB11 3PN

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

DISCLAIMER

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