

Lavender Grove

Elsenham, Essex



LATIMER
by Clarion Housing Group



Computer generated images are indicative only.

WELCOME TO LAVENDER GROVE

SET ACROSS TWO NEIGHBOURING DEVELOPMENTS ON THE WESTERN FRINGES OF THE CHARMING VILLAGE OF ELSENHAM IN RURAL ESSEX, LAVENDER GROVE PRESENTS A SUPERB COLLECTION OF ATTRACTIVE AND CONTEMPORARY 2 AND 3-BEDROOM HOUSES, ALL AVAILABLE WITH SHARED OWNERSHIP.

LATIMER DELIVERS MORE



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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

LAVENDER GROVE AT ELSENHAM



Set in the peaceful village of Elsenham in Essex, Lavender Grove offers a superb opportunity to invest in attractive and contemporary two and three-bedroom houses exclusively available from Latimer, part of the Clarion Housing Group.

The two-storey, traditionally built properties enjoy universal appeal, with well-planned spacious interiors and contemporary features and finishing touches. Bordered by ancient woodlands and rolling green fields beyond, and with the added benefits of allocated parking and private gardens, each stylish home exceeds expectations.

Images are of a previous Latimer Homes show house



ABOUT ELSENHAM



If you are looking for a more relaxed pace of life in the countryside, Lavender Grove in Elsenham fits the bill beautifully. With village amenities on hand and all the shopping, social and leisure opportunities you could wish for in nearby Bishop's Stortford, you can look forward to a truly refreshing country lifestyle.

Village amenities include Tesco Express, a Post Office, doctor's surgery, and for younger families, Elsenham Primary School is rated Good by Ofsted. The Village Hall, St Mary's Church and the Memorial Hall are popular community facilities which host a variety of seasonal events throughout the year. The 18th century Crown pub is a cosy and popular way to spend an afternoon.

Outdoor and sporting enthusiasts are spoilt for choice. Tennis, football, cricket and bowls clubs and a range of fitness classes are just a short stroll away at Elsenham playing fields. Golf World and Saffron Waldon Rugby Club are within easy reach by car.

Experience Aubrey Buxton Nature Reserve, just 15 minutes away on foot, or Daisy May's, a working farm with a super range of family-friendly activities. See Mountfitchet Castle and Museum or spend the day at beautiful Hatfield Forest with its trails, playgrounds, lake and café. Walk or cycle one of the many accessible routes around Elsenham, taking in picturesque villages and cosy country pubs.

Historic Bishop's Stortford lies just 5 miles to the south-west, with an eclectic range of boutiques, Jackson Square shopping centre, an array of arts venues and a host of lively pubs and eateries. Sample cocktails and oysters at Skew's Restaurant, fine Indian cuisine at Shadhono's or family-friendly dining at South Street Pantry. The town hosts popular twice-weekly markets and a monthly farmer's market. An excellent choice of state and independent schools includes Bishop's Stortford High School and Hertfordshire & Essex Science College, both Ofsted Outstanding.

IN YOUR NEIGHBOURHOOD

Schools, leisure activities, shopping, sport, fitness and great food are all within a convenient distance of Lavender Grove.

Education

- 1 Elsenham Primary
- 2 Bishop's Stortford High School
- 3 Hertfordshire & Essex Science College
- 4 Bishop's Stortford College (Independent)

Retail & Essentials

- 13 Tesco Express
- 14 Tesco Superstore
- 15 Aldi
- 16 Jackson Square Shopping Centre

Fitness & Leisure

- 5 Elsenham Playing Fields & Clubs
- 6 Golf World
- 7 Ace of Lanes (Bowling)
- 8 South Mill Arts

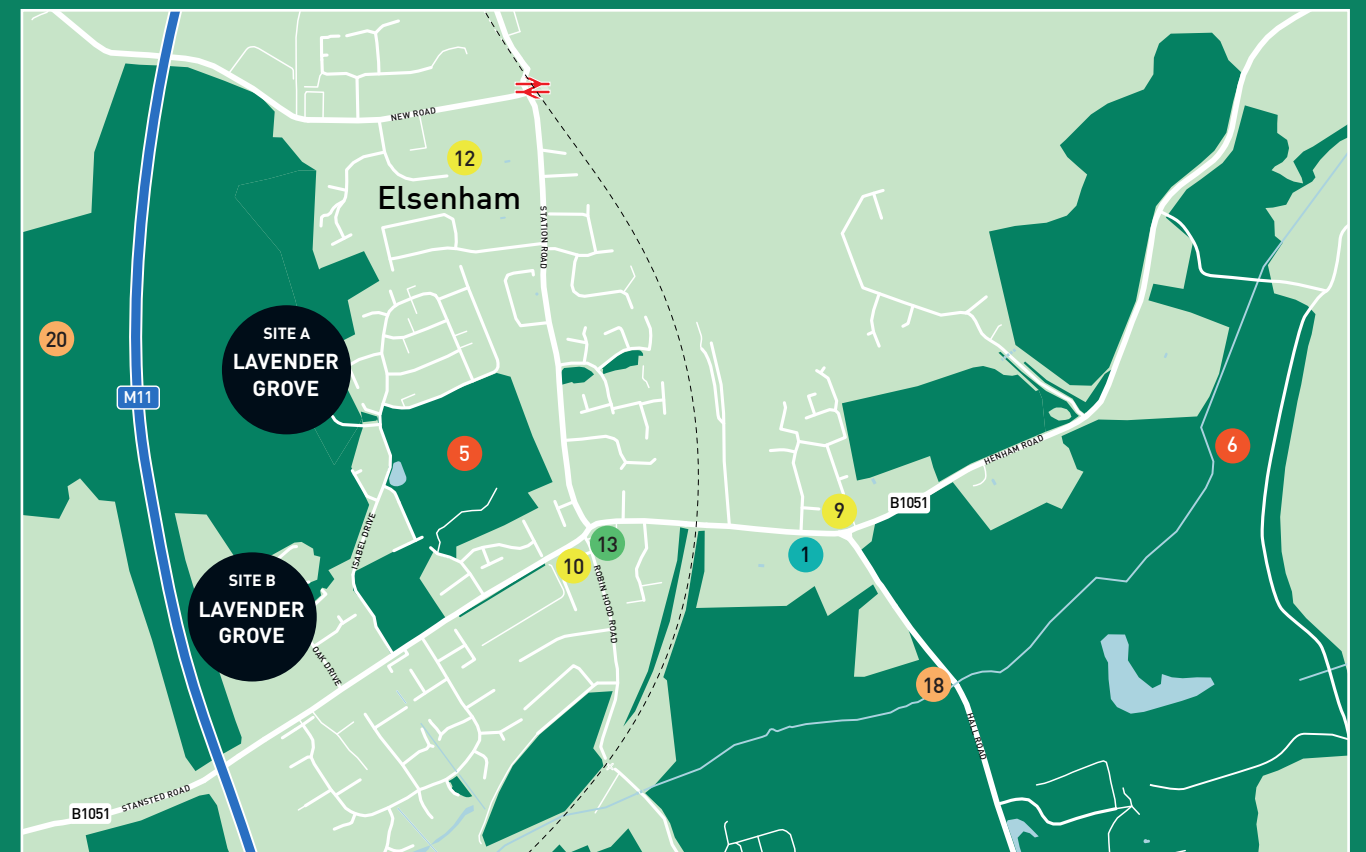
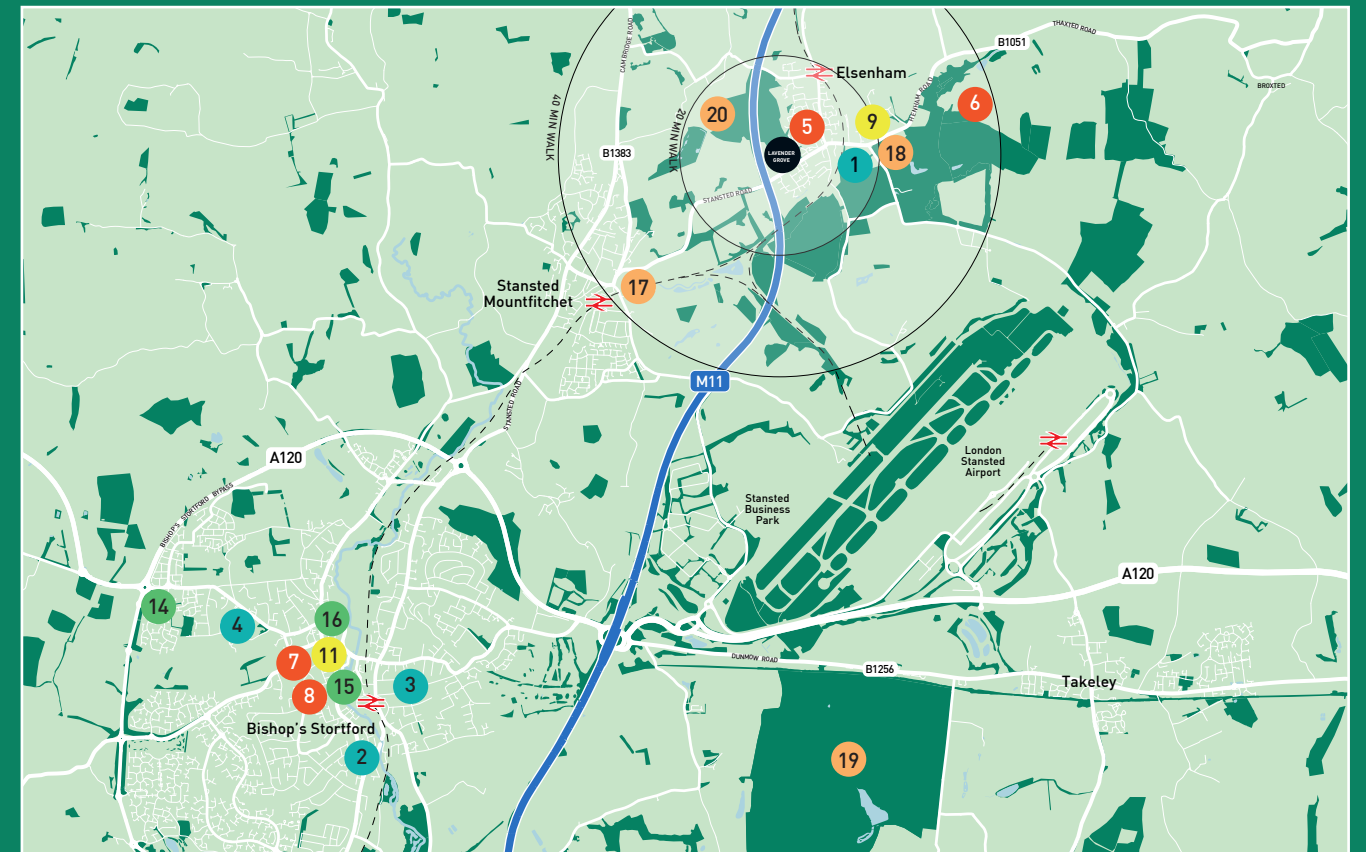
Sights & Gardens

- 17 Mountfitchet Castle
- 18 Daisy May's Farm
- 19 Hatfield Forest NT
- 20 Aubrey Buxton Nature Reserve

Food & Drink

- 9 The Crown
- 10 Elsenham Fish Bar
- 11 Skew's Restaurant & Cocktail Ba
- 12 The Dog and Duck

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



GREAT CONNECTIONS

Elsenham enjoys excellent transport links. The local train station is just a 3-minute drive from Lavender Grove, with a journey time of only 9 minutes to Bishop's Stortford. Direct trains reach London Liverpool Street in under an hour or travel north to Cambridge in half an hour.

By road, join the M11 at J8 for direct access south into the capital, or north to Cambridge. At J8 you can join the A120 west to Bishop's Stortford or east to Stansted Airport and onto the A12 for Colchester, Ipswich and Harwich International Port.



Elsenham Playing Fields	4 mins
Elsenham Train Station	10 mins
Elsenham Primary School	14 mins
The Crown	14 mins
Aubrey Buxton Nature Reserve	15 mins
St Mary's Church	23mins



From Elsenham Station

Stansted Mountfitchet	4 mins
Bishop's Stortford	9 mins
Harlow	21 mins
Cambridge	30 mins
London Liverpool Street	56 mins



From Bishop's Stortford Station

Harlow	8 mins
Stansted Airport	9 mins
Cambridge	38 mins
London Liverpool Street	38 mins



Elsenham Station	3 mins
Stansted Mountfitchet Castle	3 mins
Golf World	6mins
Stansted Airport	12 mins
M11 (J8)	13 mins
Bishop's Stortford Station	14 mins
Hatfield Forest NT	14 mins
M25 (J27)	30 mins
Cambridge City Centre	32 mins
London City Centre	67 mins

Journey times are taken from Google Maps/National Rail.



Elsenham to London Liverpool Street in just 56 minutes



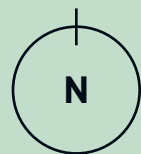
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OUR NEIGHBOURHOOD

Lavender Grove is surrounded by the stunning natural beauty of Alsa Woods and will include a playground and community green spaces.

Key - Site B

- 2 BEDROOM HOUSE
- AFFORDABLE RENTED HOMES
- DANDARA HOMES

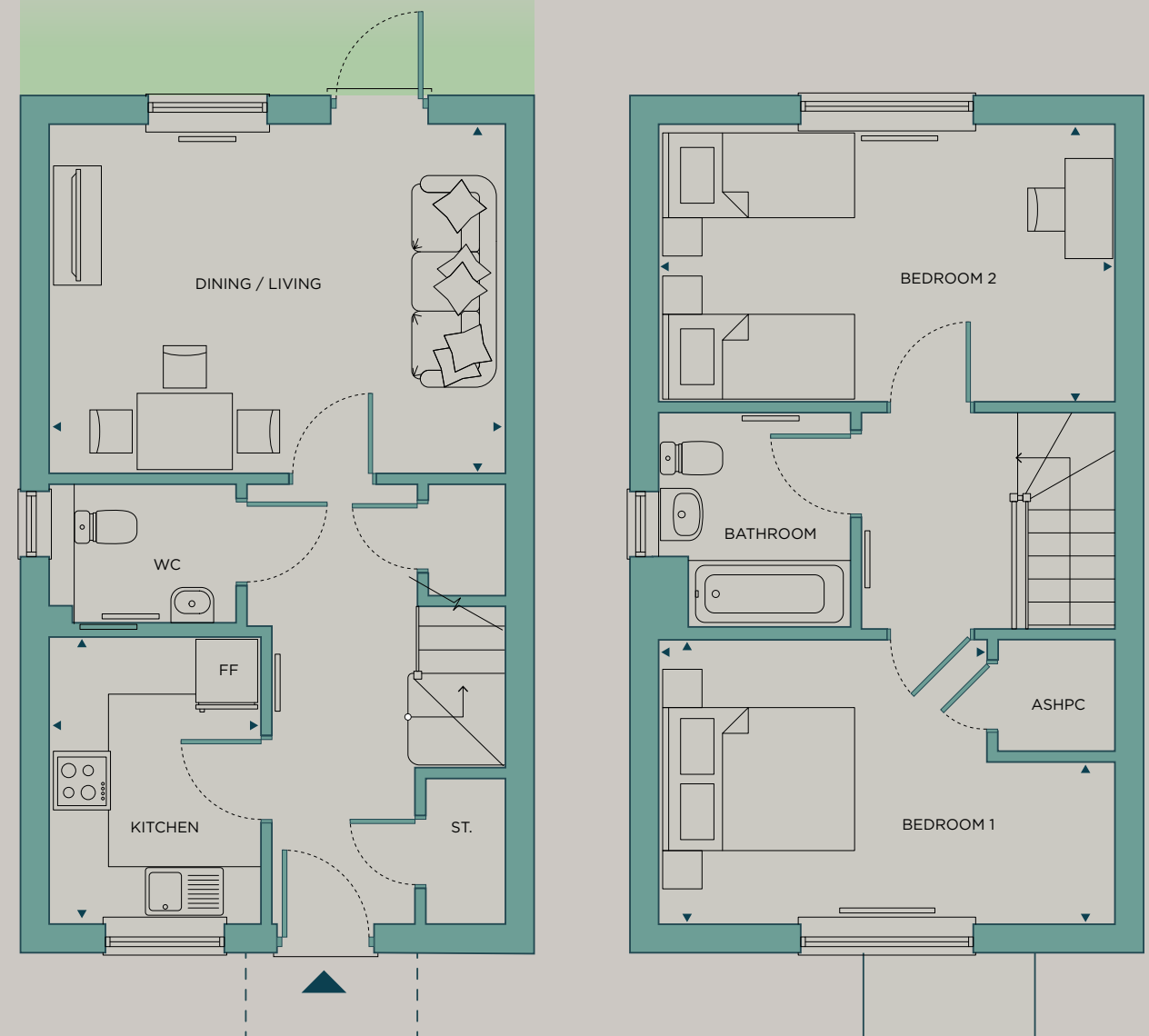


The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

SEMI-DETACHED

TWO BEDROOM HOUSE

PLOTS: 65*, 66, 67*, 68, 69* & 70



ST - STORE WC - CLOAKROOM FF - FRIDGE / FREEZER ASHPC - AIR SOURCE HEAT PUMP CYLINDER

TOTAL	78.87 SQM	849 SQ FT
KITCHEN	2.2 M X 3.0 M	7'3" X 9'11"
LIVING / DINING ROOM	4.7 M X 3.6 M	15'8" X 12'0"
BEDROOM 1	4.7 M X 2.9 M	15'8" X 9'7"
BEDROOM 2	4.7 M X 2.9 M	15'8" X 9'9"
BATHROOM	2.0 M X 2.2 M	6'6" X 7'6"

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.

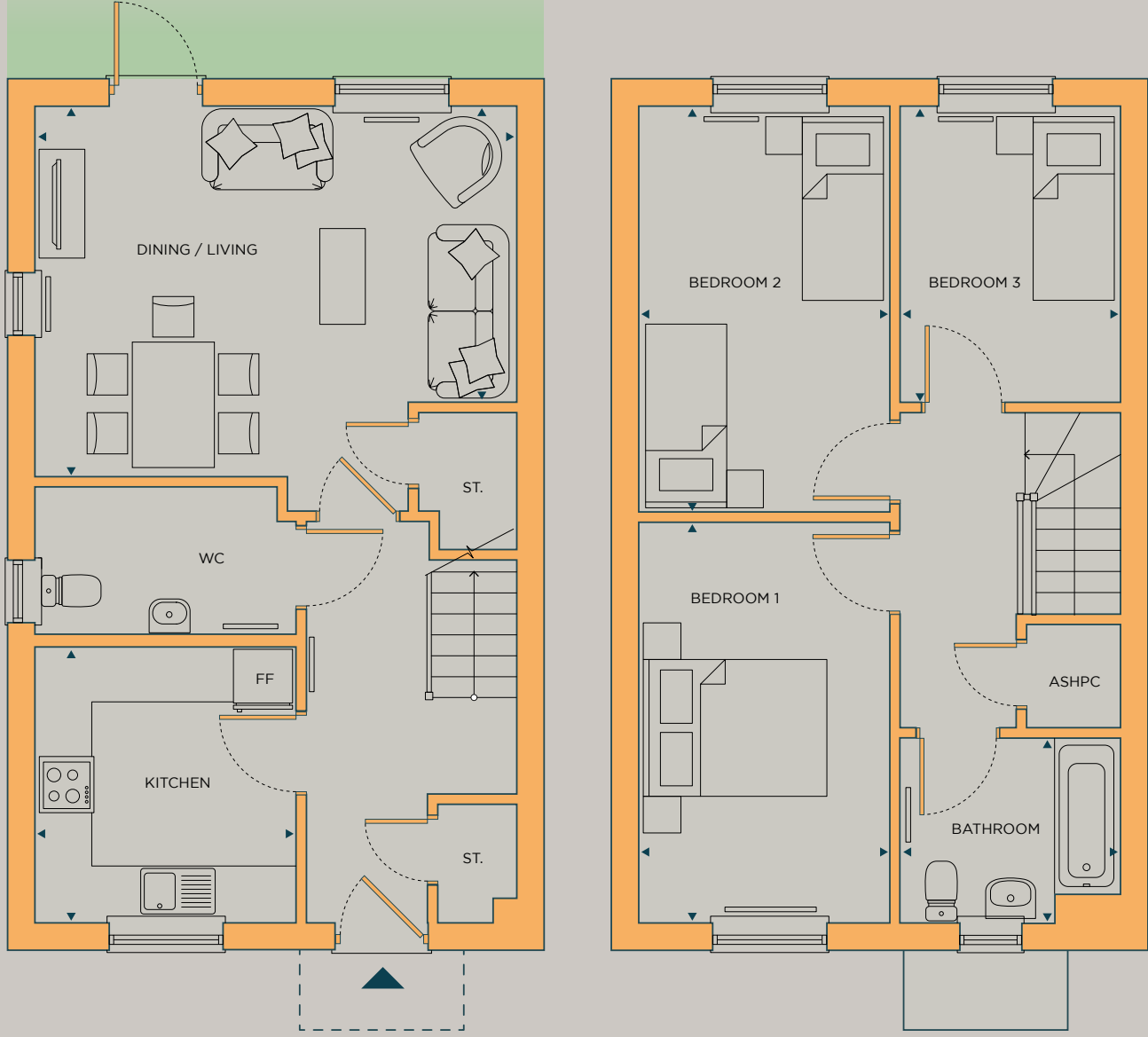


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SEMI-DETACHED

THREE BEDROOM HOUSE

PLOTS: 12*, 13, 18*, 19, 25* & 26



ST - STORE WC - CLOAKROOM FF - FRIDGE / FREEZER ASHPC - AIR SOURCE HEAT PUMP CYLINDER

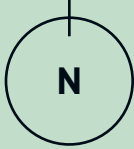
TOTAL	92.80 SQM	999 SQ FT
KITCHEN	2.8 M X 3.3 M	9'5" X 10'10"
LIVING / DINING ROOM	5.2 M X 4.0 M	17'3" X 13'4"
BEDROOM 1	2.8 M X 4.4 M	9'5" X 14'5"
BEDROOM 2	2.8 M X 4.4 M	9'5" X 14'7"
BEDROOM 3	2.4 M X 3.2 M	7'11" X 10'8"
BATHROOM	2.4 M X 2.0 M	7'11" X 6'8"

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Key - Site A

- 3 BEDROOM HOUSE
- AFFORDABLE RENTED HOMES
- DANDARA HOMES



SPECIFICATION

All our properties at Lavender Grove benefit from energy efficient measures and include a range of fixtures & fittings as standard.



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 entrance ways, kitchen, living, dining areas and WC

Vinyl flooring in grey cement tile to bathroom and WC

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

12 year Premier build warranty

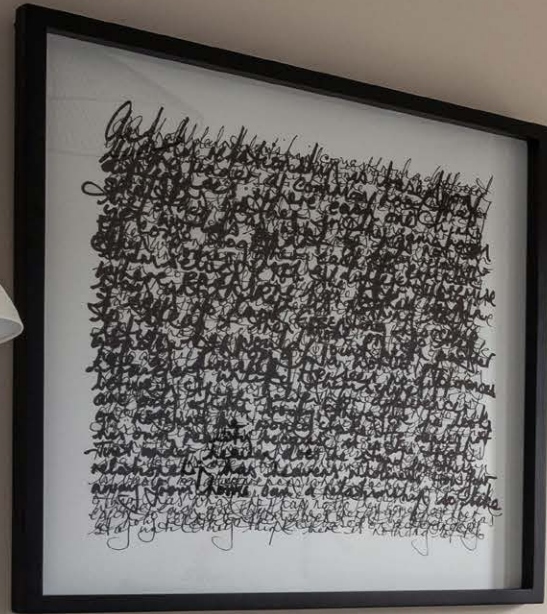
Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



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.

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LAVENDER GROVE AT ELSENHAM





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



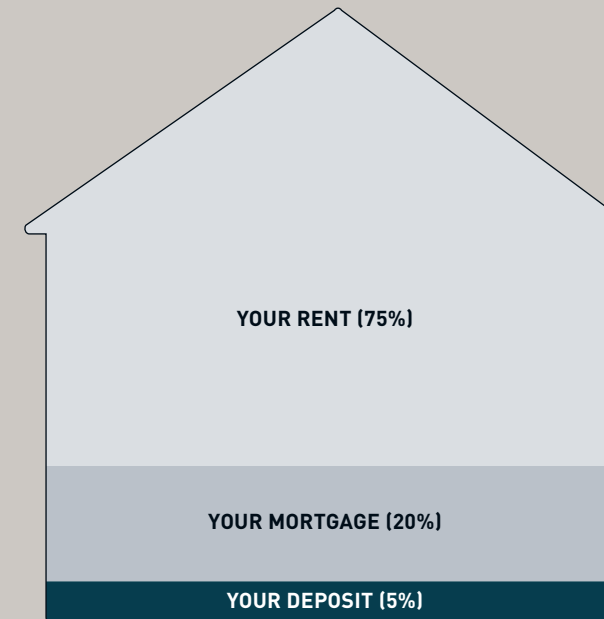
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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.

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Martingale Rise Braintree, Essex

Martingale Rise is part of a new community of family homes, surrounded by the Essex countryside. Part of the popular Towerlands Park development, this charming new community offers a wealth of amenities with schools, nurseries and great transport links close by.



The Gables Attleborough, Norfolk

Set in the peaceful market town of Attleborough, The Gables will offer a range of homes for outright sale and shared ownership. Once complete, this exciting new development will have plenty of open space, allotments, a habitat area to encourage wildlife and a children's play area.



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.



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
ISABEL DRIVE, ELSENHAM, BISHOP'S STORTFORD, ESSEX CM22 6GU

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

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