

Barley Green

Saffron Walden, Essex



LATIMER
by Clarion Housing Group



JOIN A GROWING COMMUNITY AT BARLEY GREEN

Welcome to Barley Green, a stunning new development of two, three and four bedroom homes, nestled in the charming market town of Saffron Walden.

This contemporary collection of homes offers the perfect blend of modern living and timeless style, designed to cater to the diverse needs of today's homeowners. With options for two, three and four bedroom homes, all available with Shared Ownership, Barley Green is the ideal setting for families, couples, and individuals alike.

Images shown from a previous Latimer development. While specification matches that of Barley Green, floorplans and layouts may differ. Please see floor plans and speak to our sales team for more information on specific plots.

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



LOCATED FOR ENJOYING LIFE

A vibrant medieval market town surrounded by endless natural scenery and dipped in the charm of history. Truly keeping with its tradition since 1141, the award-winning market in Saffron Walden takes place every Tuesday and Saturday. Local businesses open their doors and the community comes together to socialise and savour. You also have a wider array of high street shops, cafes and restaurants just on your doorstep.

Ease of access to the M11, you have a direct route into Central London for a day trip or more. For journeys further afield, you are conveniently connected to Stansted Airport and the scenic city of Cambridge. Barley Green neighbours multiple historical towns for further cultural exploration.

At Barley Green, you are positioned amongst the beautiful historic market town of Saffron Walden to indulge in and explore more.





TRADITION, CHARM AND CHARACTER



A vibrant and welcoming community that you'd be proud to call home.

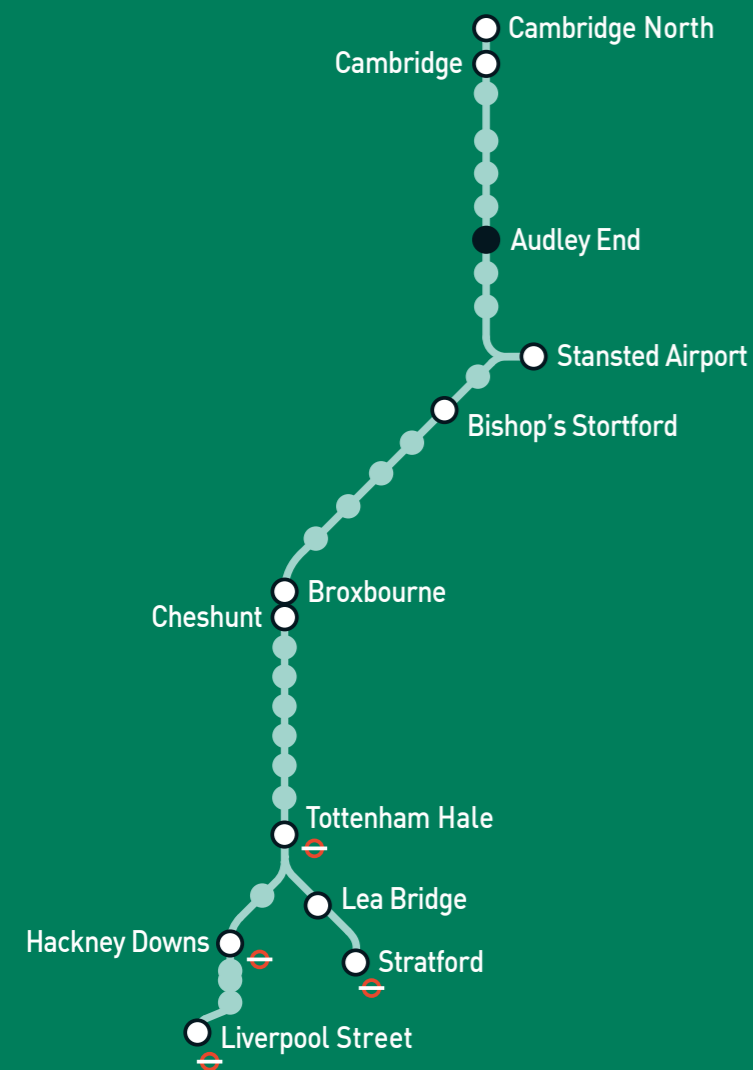
Surrounded by culture, Barley Green is a sweet spot for exciting adventures. Beyond the marketplace, the Saffron Walden Museum sits nearby as one of the oldest purpose built museum buildings in the country. Housing collections from Tudor times to ancient Egypt and Mary Queen of Scots. The family-friendly museum is an attraction for all.

At its heart sits the largest parish in Essex, St Mary's Church. One of many historic architectural pinnacles making up the picturesque town. The Grade I listed building, Old Sun Inn, has been re-purposed for commercial and domestic use. Many streets are highlighted with that historical charm, lined with elaborate plasterwork of medieval design.

Effortless travel

Barley Green is only a few miles from Audley End station. A convenient connection straight into the centre of the capital, or into the idyllic Cambridge. The M11 gives you an ease of access to the country's best destinations, with only a short drive from your doorstep.

In the local area, everything is accessible by foot, cycling, driving and there is excellent public transport and bus service. All your neighbouring delights are connected via vast bus routes.



Key

— GREAT NORTHERN RAIL

By train from Audley End



Bishop's Stortford	15 mins
Cambridge	19 mins
Cambridge North	27 mins
Broxbourne	36 mins
London Liverpool Street	49 mins
Lea Bridge	1 hr 4 mins
Stratford	1 hr 8 mins

By road



Great Dumnow	14.4 miles
Bishop's Stortford	15.4 miles
Cambridge City Airport	18.8 miles
M11 J8	17.3 miles
Stansted Airport	18 miles

By bike



Bridge End Garden	8 mins
The Common	8 mins
Saffron Walden Museum	8 mins
High Street	9 mins
Saffron Walden Market	9 mins
Lord Butler Fitness & Leisure Centre	10 mins
Saffron Walden Golf Club	11 mins



IN YOUR NEIGHBOURHOOD

A selection of the leisure activities, shopping, sport and fitness, outdoor life, restaurants and well-regarded schools within a short distance of Barley Green.

Education

- 1 Dame Bradbury's Primary School
- 2 RA Butler Infant & Junior School
- 3 St Thomas More Catholic Primary School
- 4 Saffron Walden County High School
- 5 Joyce Frankland Academy
- 6 Newport Primary School
- 7 Ashdon Primary School
- 8 Bishop's Stortford College

Retail and Essentials

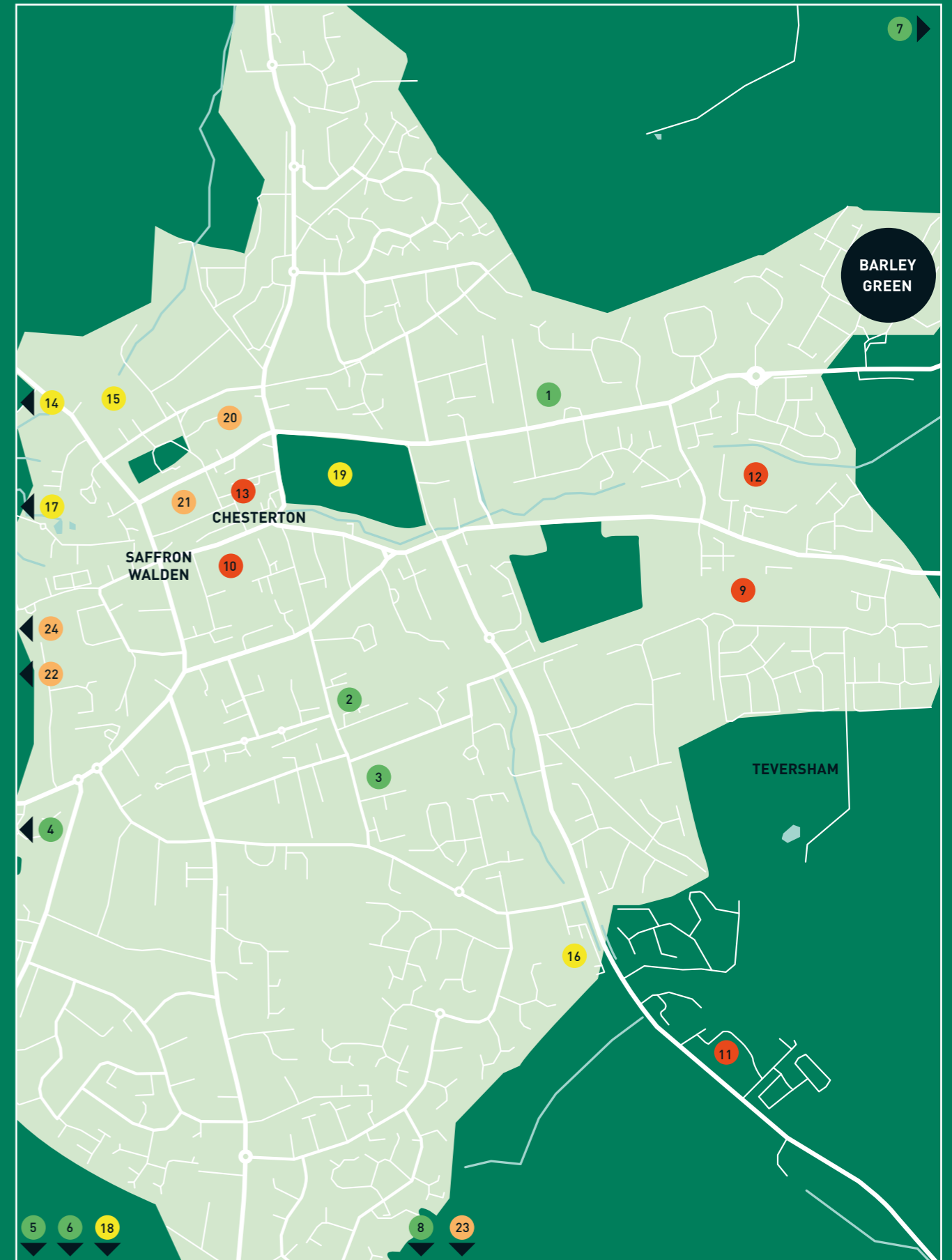
- 9 Tesco
- 10 Waitrose & Partner
- 11 Aldi
- 12 Saffron Walden Hospital
- 13 Boots Pharmacy

Fitness, Outdoor & Leisure

- 14 Saffron Walden Golf Club
- 15 Bridge End Garden
- 16 Lord Butler Fitness & Leisure Centre
- 17 Elysian Garden
- 18 Shortgrove Park
- 19 The Common

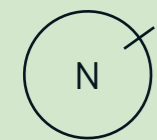
Culture, Shopping, Entertainment

- 20 Saffron Walden Museum
- 21 Saffron Walden Market
- 22 Audley End House & Gardens
- 23 Mountfitchet Castle & Norman Village
- 24 Concord's Temple



Map is not to scale and shows approximate locations only.

OUR NEIGHBOURHOOD



Key

- 2 BEDROOM HOUSES
- 3 BEDROOM HOUSES
- 4 BEDROOM HOUSES
- HOUSES FOR CLARION HOUSING GROUP

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. Parking is indicative only - please speak to your sales advisor for individual plot layouts.

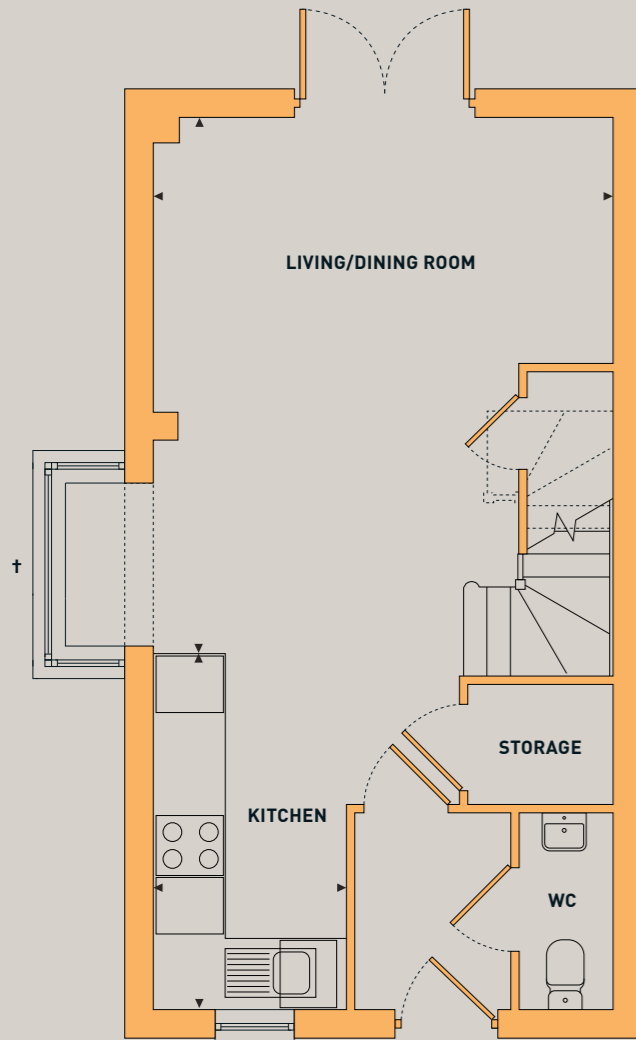


Computer generated image is indicative only. Image shown are plots 12 and 13.

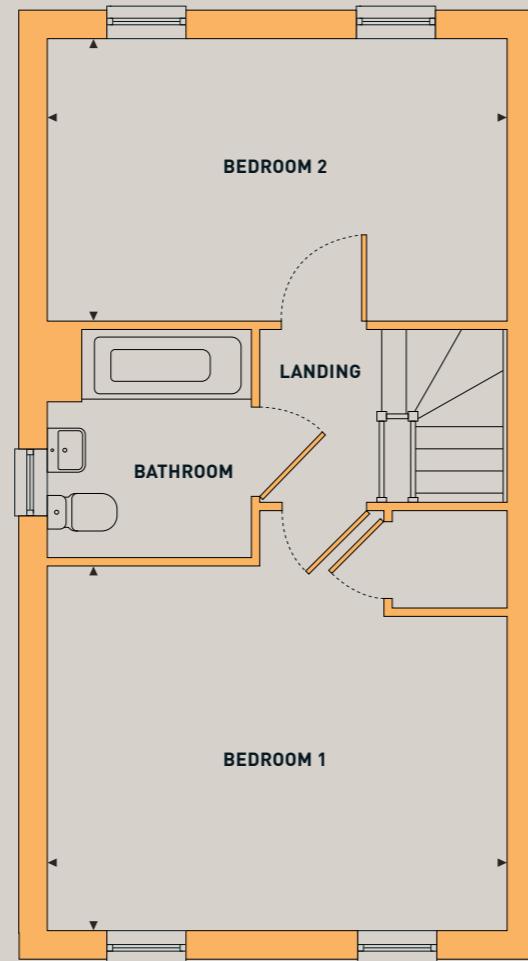
Computer generated image is indicative only. Image shown are plots 12 and 13.

TWO BEDROOM HOME

PLOTS 12** AND 30



GROUND FLOOR

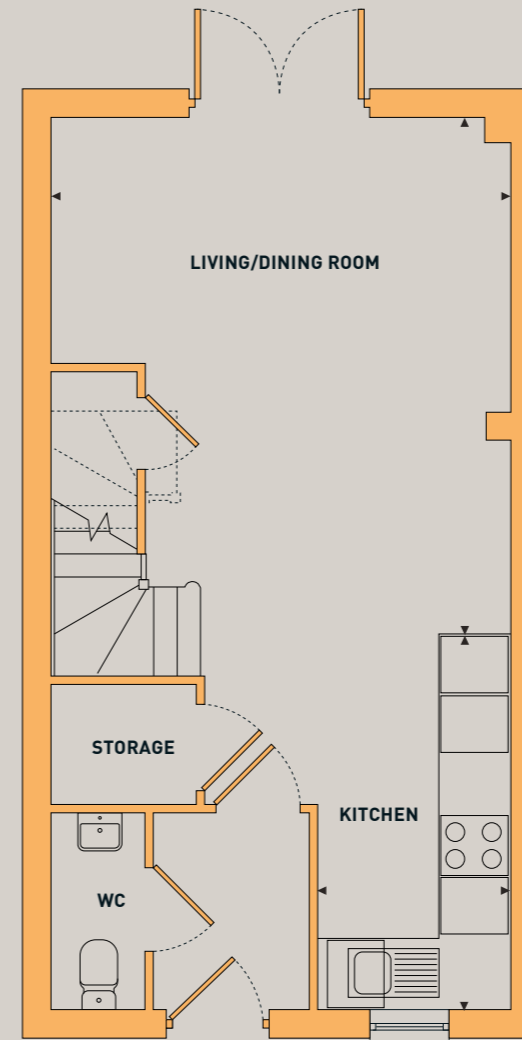


FIRST FLOOR

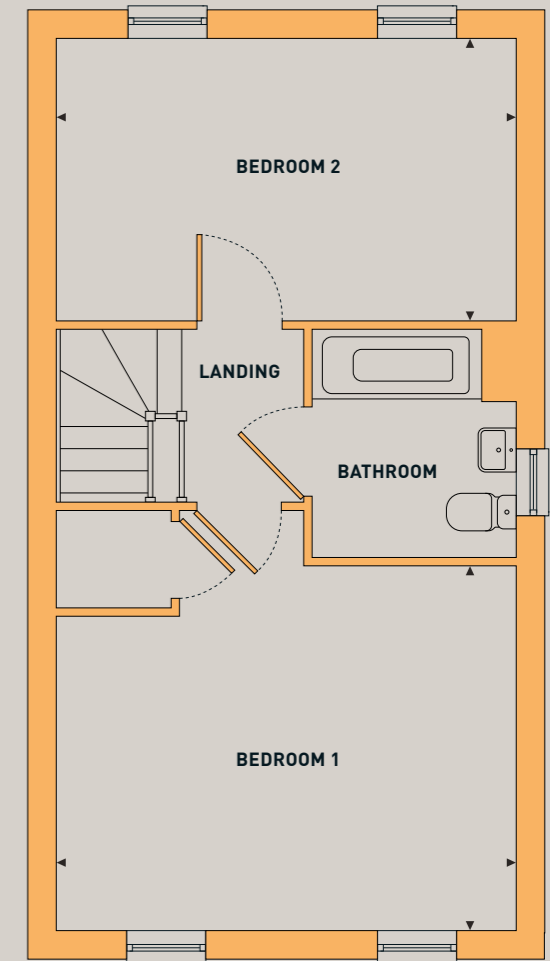
KITCHEN/DINING	5.2M X 4.5M	17'1" X 14'9"
LIVING ROOM	3.5M X 1.8M	11'6" X 5'11"
BEDROOM 1	4.5M X 3.5M	14'9" X 11'6"
BEDROOM 2	4.5M X 2.7M	14'9" X 8'10"
TOTAL AREA	80.3m²	865ft²

TWO BEDROOM HOME

PLOTS 13* AND 31*



GROUND FLOOR



FIRST FLOOR

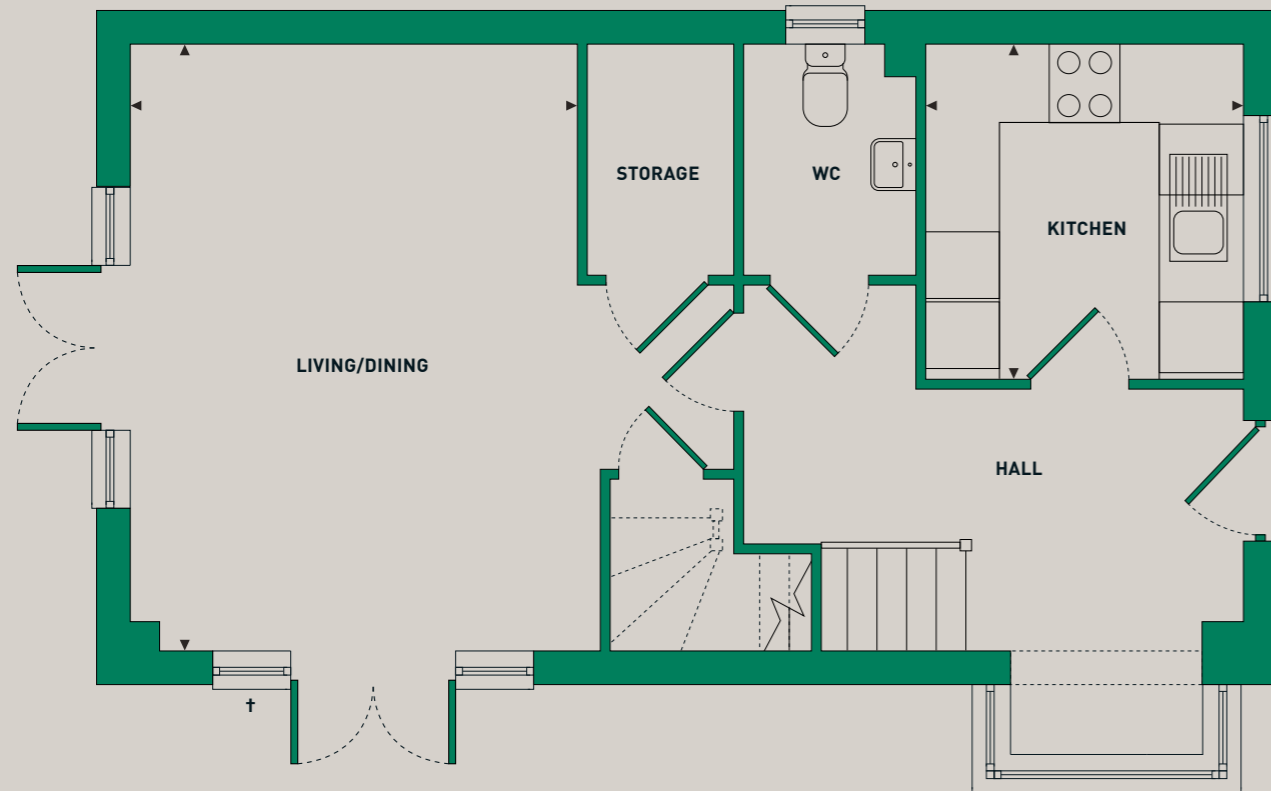
KITCHEN/DINING	5.2M X 4.5M	17'1" X 14'9"
LIVING ROOM	3.5M X 1.8M	11'6" X 5'11"
BEDROOM 1	4.5M X 3.5M	14'9" X 11'6"
BEDROOM 2	4.5M X 2.7M	14'9" X 8'10"
TOTAL AREA	80.3m²	865ft²

*Plots 13 and 31 are mirroring plots 12 and 30. **Plot 12 total area is 81m²/872ft². †Bay window to plot 12 only. 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.

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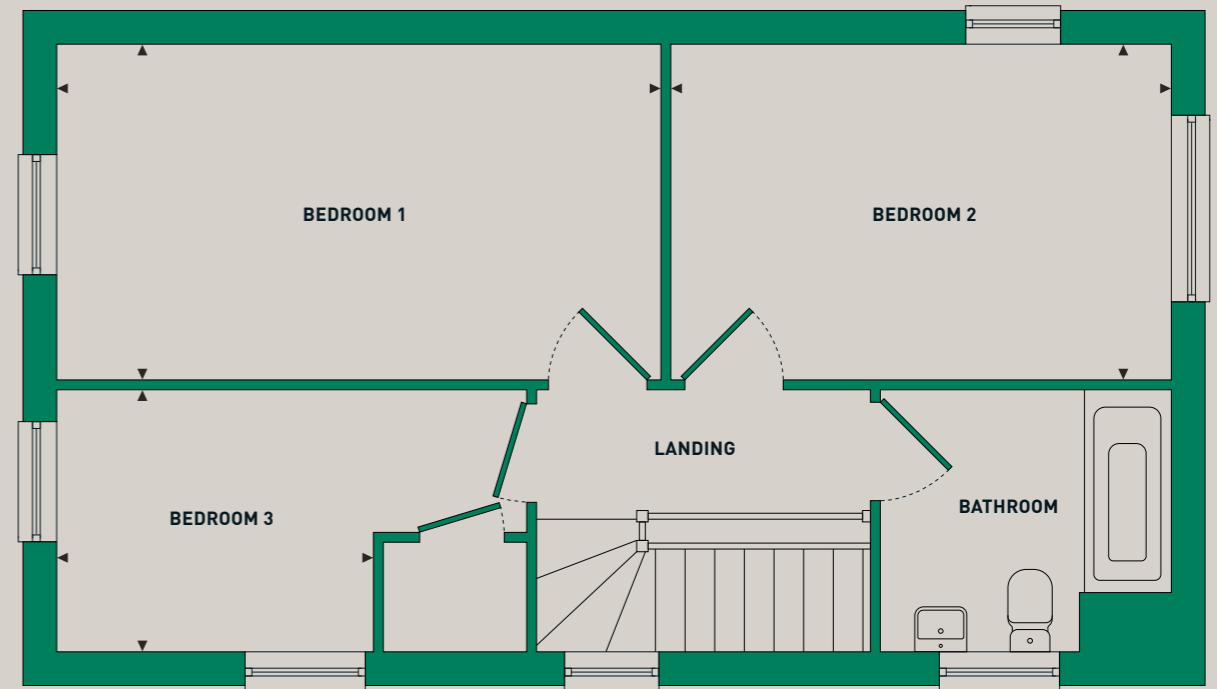
THREE BEDROOM HOME

PLOTS 9 AND 34*



GROUND FLOOR

LIVING/DINING	5.0M X 3.7M	16'5" X 12'2"
KITCHEN	2.8M X 2.6M	9'2" X 8'6"
TOTAL AREA	97.7m ²	1,052ft ²



FIRST FLOOR

BEDROOM 1	5.0M X 2.8M	16'5" X 9'2"
BEDROOM 2	4.1M X 2.8M	13'5" X 9'2"
BEDROOM 3	2.6M X 2.1M	8'6" X 6'11"
TOTAL AREA	97.7m ²	1,052ft ²

*Plot 34 mirrors plot 9. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
 †Double doors and windows to plot 9 only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

*Plot 34 mirrors plot 9. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
 †Double doors and windows to plot 9 only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

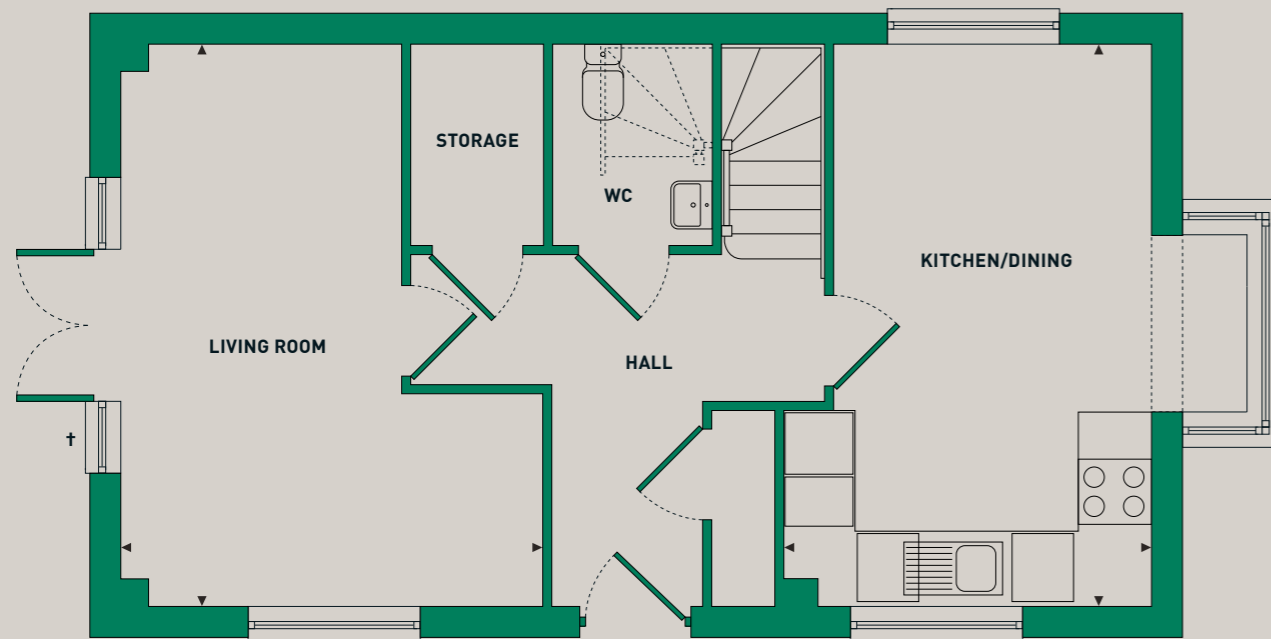


Computer generated image is indicative only. Image shown is plot 6.

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THREE BEDROOM HOME

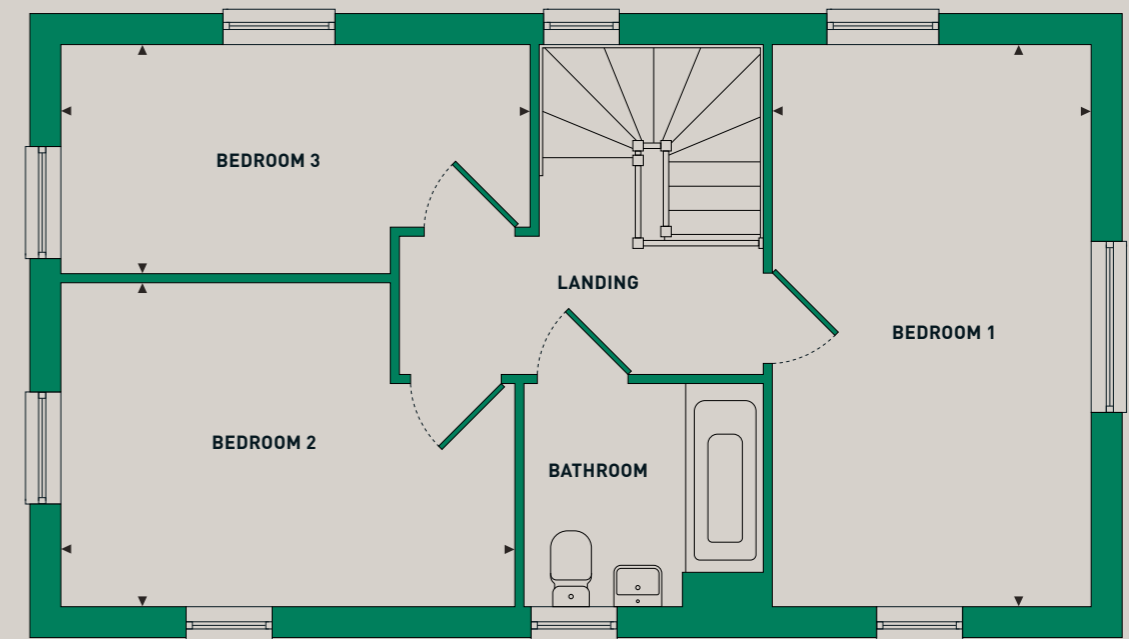
PLOTS 6, 29 AND 40*



GROUND FLOOR

KITCHEN/DINING	5.0M X 3.3M	16'5" X 10'10"
LIVING	5.0M X 3.8M	16'5" X 12'6"
TOTAL AREA	97.7m²	1,052ft²

*Plot 40 mirrors plot 6 and 29. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
 †Double doors and windows to plots 6 and 29 only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.



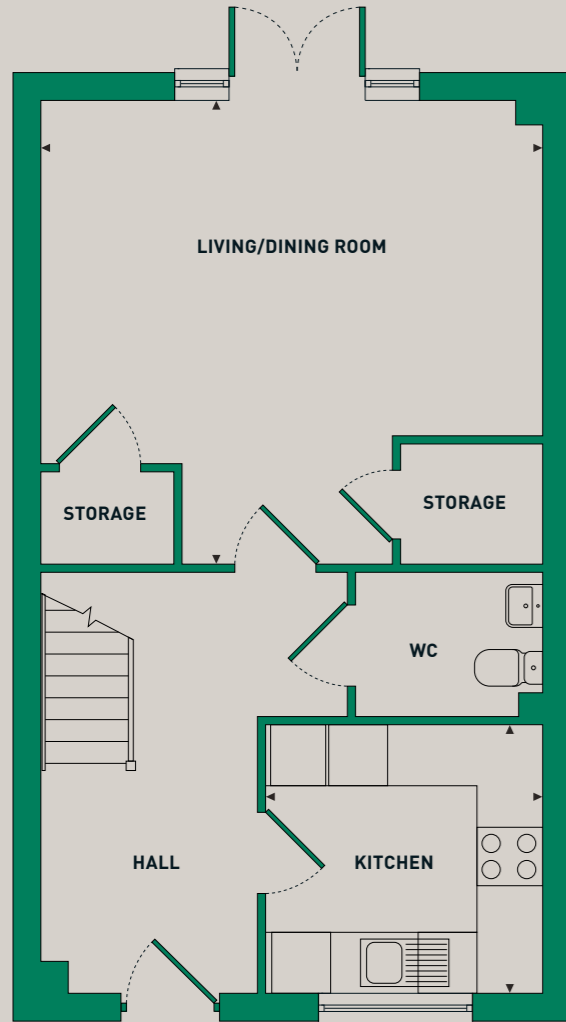
FIRST FLOOR

BEDROOM 1	5.0M X 2.8M	16'5" X 9'2"
BEDROOM 2	4.0M X 2.9M	13'1" X 9'6"
BEDROOM 3	4.2M X 2.0M	13'9" X 6'7"
TOTAL AREA	97.7m²	1,052ft²

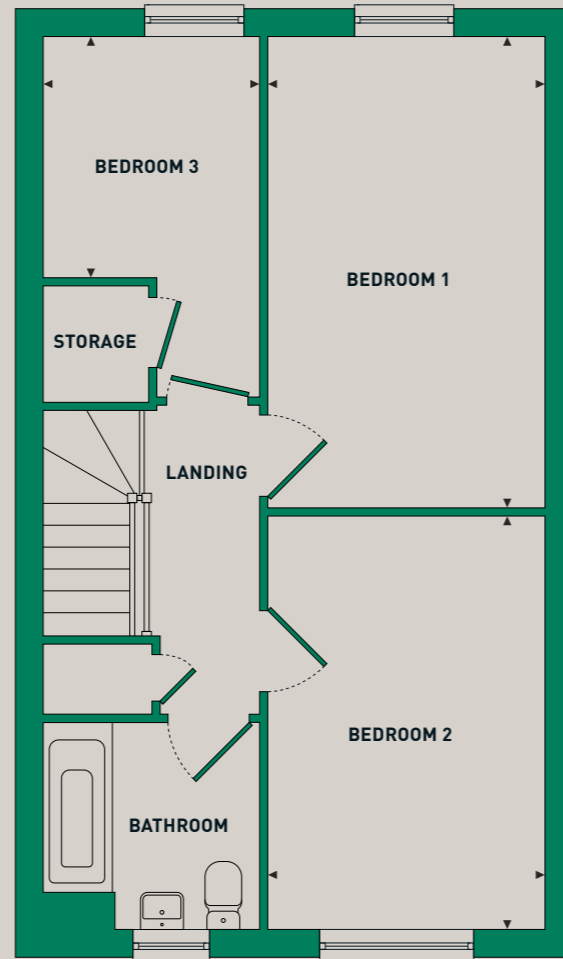
*Plot 40 mirrors plot 6 and 29. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
 †Double doors and windows to plots 6 and 29 only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THREE BEDROOM HOME

PLOTS 27 AND 28*



GROUND FLOOR



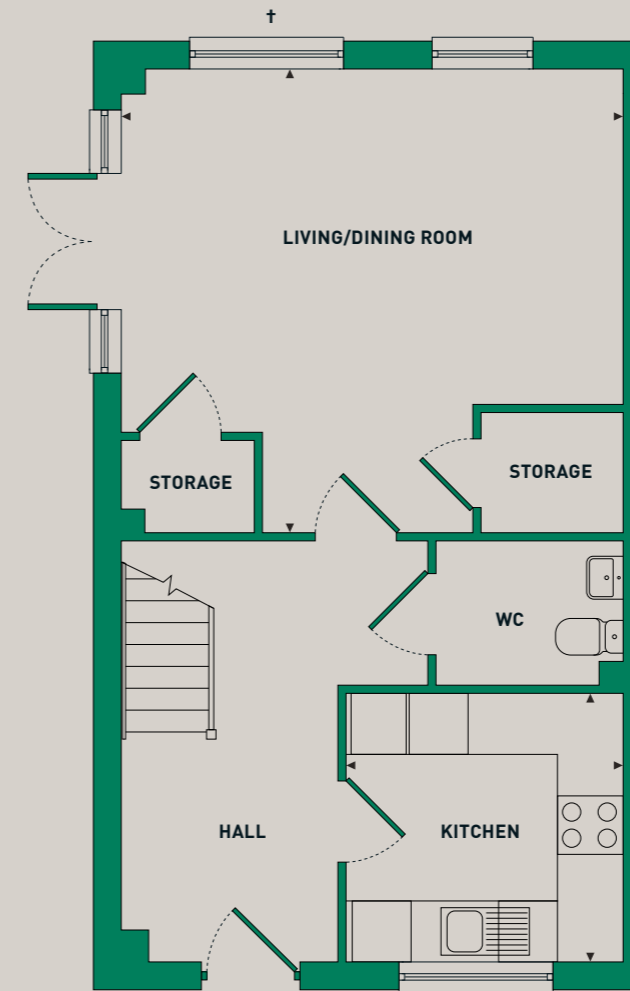
FIRST FLOOR

LIVING/DINING ROOM	5.0M X 4.6M	16'5" X 15'1"
KITCHEN	2.7M X 2.6M	8'10" X 8'6"
BEDROOM 1	4.7M X 2.7M	15'5" X 8'10"
BEDROOM 2	4.1M X 2.7M	13'5" X 8'10"
BEDROOM 3	3.5M X 2.2M	11'6" X 7'3"
TOTAL AREA	92.6m ²	997ft ²

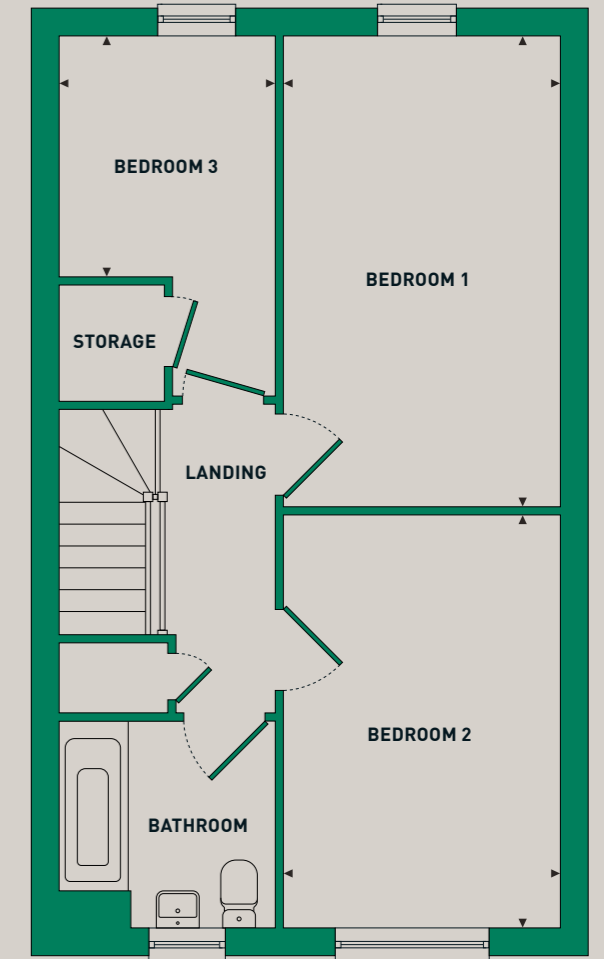
*Plot 28 mirrors plot 27. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THREE BEDROOM HOME

PLOTS 4*, 5, 7* AND 8



GROUND FLOOR



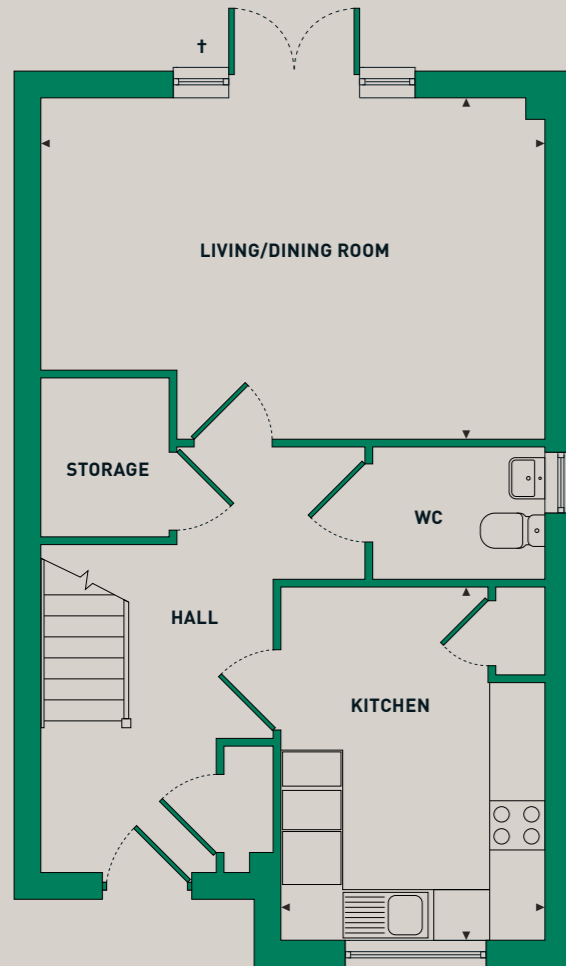
FIRST FLOOR

LIVING/DINING ROOM	5.0M X 4.6M	16'5" X 15'1"
KITCHEN	2.7M X 2.6M	8'10" X 8'6"
BEDROOM 1	4.7M X 2.7M	15'5" X 8'10"
BEDROOM 2	4.1M X 2.7M	13'5" X 8'10"
BEDROOM 3	3.5M X 2.2M	11'6" X 7'3"
TOTAL AREA	92.6m ²	997ft ²

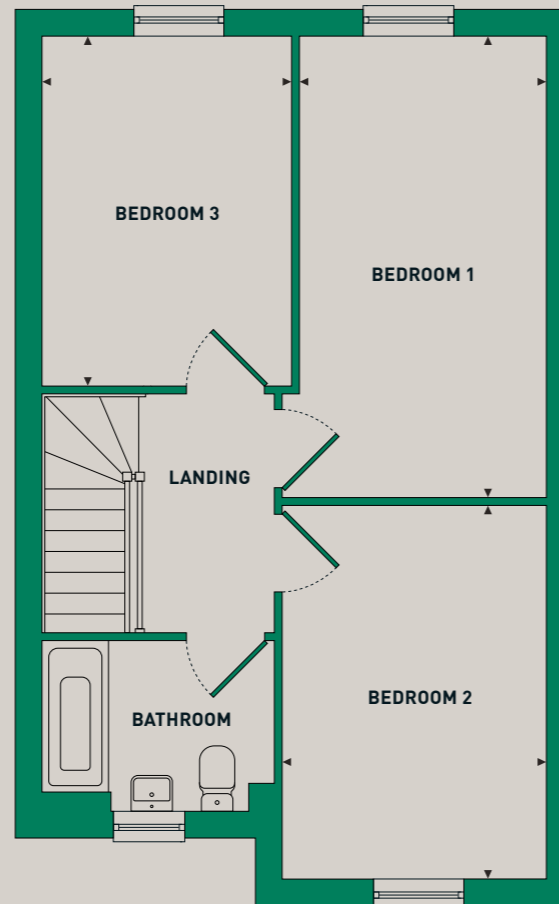
*Plots 4 and 7 mirrors plots 5 and 8. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. †Different window sizes to plot 27 and 28. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

THREE BEDROOM HOME

PLOTS 41, 43, 44, 47



GROUND FLOOR



FIRST FLOOR

LIVING/DINING ROOM	5.6M X 3.7M	18'4" X 12'2"
KITCHEN	4.0M X 2.9M	13'1" X 9'6"
BEDROOM 1	5.1M X 2.7M	16'9" X 8'10"
BEDROOM 2	4.1M X 2.9M	13'5" X 9'6"
BEDROOM 3	3.9M X 2.7M	12'10" X 8'10"
TOTAL AREA	103.9m ²	1,119ft ²

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
 †Double doors and windows on left wall for plot 47 only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

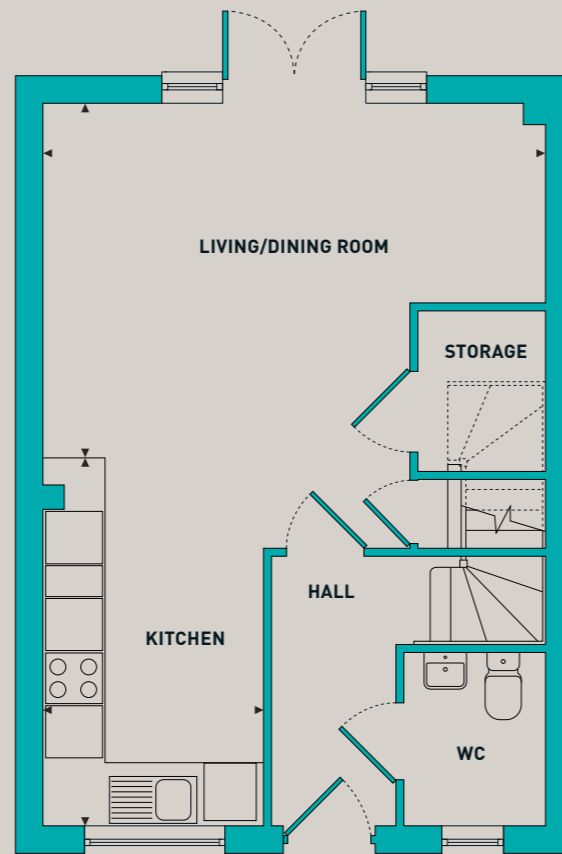


Computer generated image is indicative only. Image shown is plot 49.

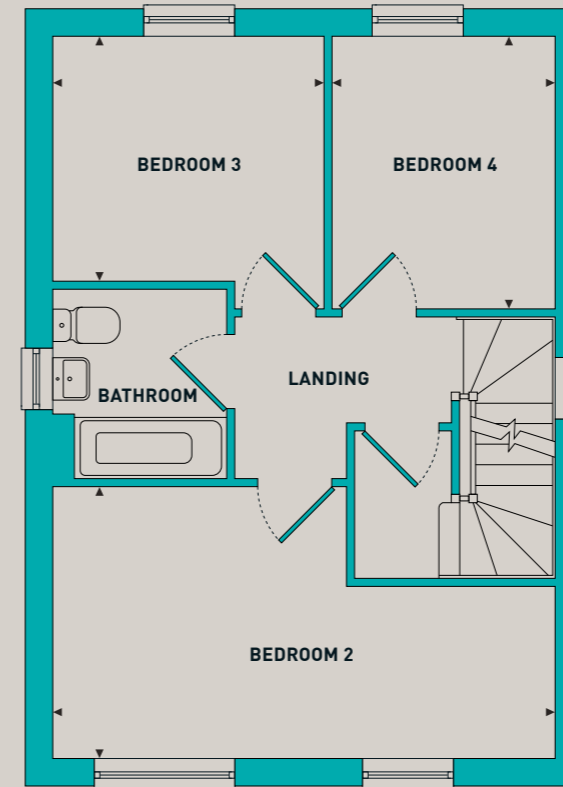
FOUR BEDROOM HOME

PLOTS 32, 33, 42, 45, 46,
48, 49, 50, 51

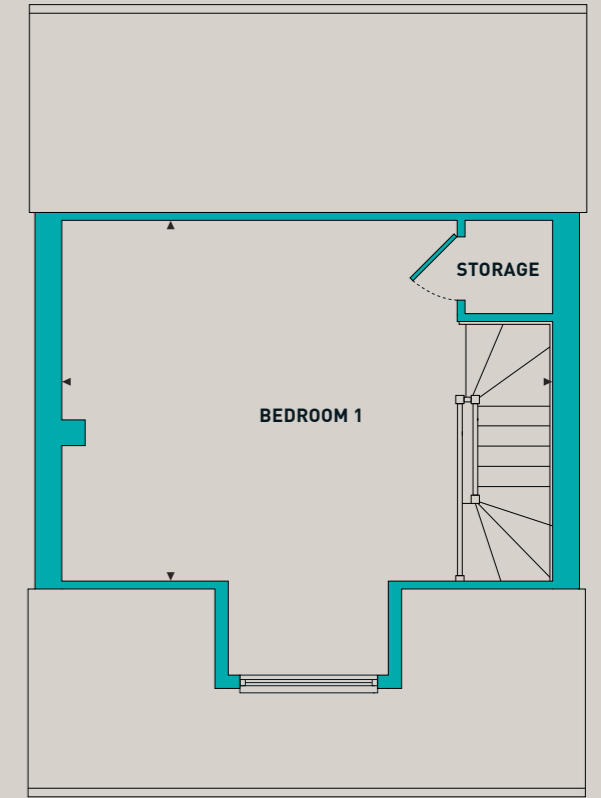
LIVING/DINING ROOM	5.6M X 3.9M	18'4" X 12'10"
KITCHEN	4.1M X 2.4M	13'5" X 7'10"
BEDROOM 1	4.5M X 3.9M	14'9" X 12'10"
BEDROOM 2	5.6M X 3.0M	18'4" X 9'10"
BEDROOM 3	3.0M X 2.7M	9'10" X 8'10"
BEDROOM 4	3.0M X 2.5M	9'10" X 8'2"
TOTAL AREA	118.3m²	1,274ft²



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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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 Barley Green 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

	2B HOUSE	3B HOUSE	4B HOUSE
KITCHENS			
Individually-designed contemporary kitchen units with worktops and upstands	•	•	•
Soft-close cupboards and drawers	•	•	•
Appliances to include integrated oven with ceramic hob and fridge freezer	•	•	•
Integrated washer/dryer	•	•	•
Antico flooring	•	•	•
BATHROOMS			
Contemporary white sanitaryware	•	•	•
Wall tiling to wet areas and full height tiling around bath	•	•	•
Heated towel rail	•	•	•
Antico flooring	•	•	•
LIGHTING AND ELECTRICAL			
Downlights to kitchen, WC, bathrooms and en suites	•	•	•
Mixture of pendant and downlighters to living/dining rooms	•	•	•
External wall light	•	•	•
TV, BT and data points to selected locations	•	•	•
White sockets and switches	•	•	•
EV car charger	•	•	•
OTHER FEATURES			
Carpets to stairs, landing and bedrooms	•	•	•
Air source heat pumps	•	•	•
Landscaped front garden	•	•	•



SPECIFICATION

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.

MORE ABOUT LATIMER

Why 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 profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term 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

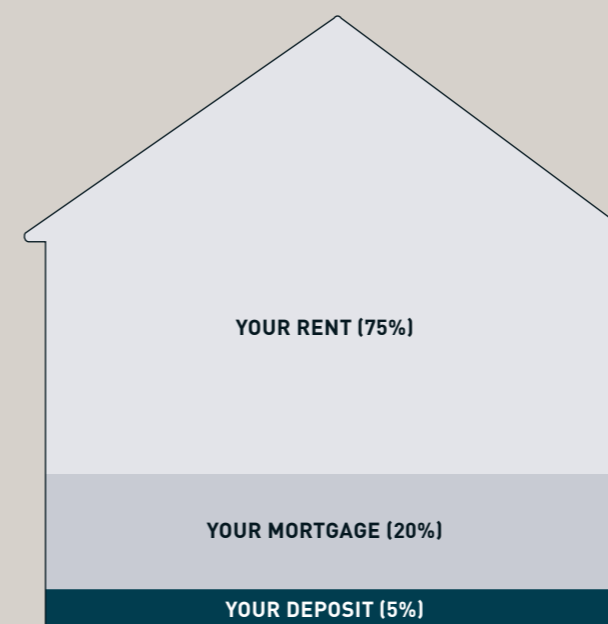
Shared Ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Latimer on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. It is usually 5-10% of the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share. Once you’ve moved in, you can, if you wish, begin to buy more shares in your home until you own it 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.

There’s more information on Shared Ownership to be found on the Latimer website.

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.

Eligibility for Shared Ownership

To be eligible for Shared Ownership, you will need to meet certain requirements set by Homes England.

You could be eligible 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 £90,000 or less
- 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.

Interested in buying with Shared Ownership?

Your first step is to visit www.latimerhomes.com to browse all the Shared Ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for Shared Ownership. We will then 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 spaces, 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, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high-quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are built and occupied, our customer service and aftercare 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.



Hollymead Square Newport

A brand new community of two and three bedroom, Shared Ownership, houses in Newport. Hollymead Square offers an escape to a harmonious blend of modern living, lush greenery, and urban convenience.



The Gables Attleborough

Located just outside the peaceful market town of Attleborough, this development offers homes for Shared Ownership finished to the highest standards. Perfect for first time buyers and growing families, with easy access to great schools, shops and public transport, linking you easily to Norwich and Cambridge.



Millside Grange Croxley Green

Nestled in the heart of a picturesque neighbourhood, Millside Grange offers a selection of two and three bedroom apartments and houses, available with Shared Ownership. Designed for contemporary lifestyles, this brand new vibrant community offers the perfect balance of comfort, convenience and community.

Computer generated images are indicative only.

GET IN TOUCH



LATIMER
by Clarion Housing Group

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WWW.LATIMERHOMES.COM

VISIT US
NEWMARKET ROAD, CAMBRIDGE, CAMBRIDGESHIRE, CB5 8AA

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

DISCLAIMER

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