

# Forster Park

—  
Stevenage, Hertfordshire



**LATIMER**  
by Clarion Housing Group



# THERE'S A NEW HOME FOR YOU AT FORSTER PARK

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At Latimer, we are very pleased to be adding to the new homes being built at Forster Park, on the northern edge of Stevenage. This is a major residential development, with a fantastic setting within a brand new 93-acre country park. You don't have to go to the countryside; the countryside comes to you!

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Forster Park has a range of two, three and four bedroom family houses, available for Shared Ownership. All meet the highest modern standards, without compromise on quality, visual appeal or sustainability, and we are proud to put our name to them.

As well as the beautiful natural surroundings, Forster Park has some excellent connections. London is within comfortable commuting distance from Stevenage station, with some trains taking less than half an hour to reach the capital. It's also just a mile and a half from the A1 (M) at junction 8, your starting point for the M1 and M25.

In addition, the busy town of Stevenage is about six minutes by car.

# LATIMER DELIVERS MORE

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**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



# WHAT'S IN YOUR LOCAL AREA?

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**Stevenage town centre is home to a good range of shops and eateries, many situated in the Westgate and Garden Square shopping centres. Most of the big supermarkets can be found in the vicinity, including a Sainbury's superstore less than a mile from Forster Park.**

For evening and family entertainment, movie fans can head for the Cineworld multiplex, or there's the Arts & Leisure Centre, which combines some amazing sports and leisure facilities with the independent Gordon Craig Theatre. If you enjoy a swim, you can dive in at Stevenage Swimming Centre, which has pools for beginners as well as serious swimmers.

Stevenage New Town is in the midst of a major regeneration project, bringing much more in the way of shops, entertainment and public facilities. Some are already complete, others are well on the way.

The Old Town, in contrast, preserves its historic atmosphere in quiet little streets home to independent restaurants and shops. Graveley village, about two miles from Forster Park, also has the feel of bygone times, with two traditional pubs and a village pond. Little Wymondley and Great Wymondley are similarly well-kept villages with a rural feel.

The area's schools are mostly rated 'Good' by Ofsted, with two 'Outstanding' grammar schools nearby in Hitchin. Those close to home include Graveley Primary, Bedwell Primary, Giles Junior, Almond Hill Junior, and Thomas Alleyne Academy.





# THE COUNTRYSIDE COMES TO YOU AT FORSTER PARK

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**If you like living close to nature, you will love Forster Park. This new country park not only safeguards an area of land already valued by the community, but opens it up and improves it for everyone. And that includes Forster Park residents.**

The designers of the park have kept in mind some of the historic aspects of the area, for example by planting new hedgerows that follow the lines of ancient maps. There are some entirely new features too. A network of accessible paths creates safe routes for walkers and cyclists, while the community orchard provides food that's the ultimate in 'locally grown'. There are children's play spaces; great news if you are buying a family home at Forster Park.

Over time, the new park will become a haven for nature. Species of plants and trees have been chosen to attract all kinds of wildlife, and the lakes will become an ecosystem within themselves.



# ENJOYING THE OUTDOOR LIFE

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Whether you prefer competitive sport or gentle exercise, there are many opportunities to indulge in both, close to Forster Park.



Golfers can tee off at Knebworth Golf Club, or Chesworth Downs Golf & Country Club. Within just a couple of miles, there are clubs for cricket, squash, and rugby, while the local Active 24/7 club offers an exhaustive – or maybe exhausting – list of ways towards optimum fitness, including Pilates, Zumba, boxing, yoga and cardio core.

Knebworth is of course world famous for rock concerts, but for the local visitor, it also offers a peaceful park where there's lots of excitement for children; such as the Dinosaur Trail and Fort Knebworth Adventure Playground.

Next to the magnificent house and park lies Knebworth Woods, 299 acres of ancient oak and hornbeam, where rare birds and butterflies hide. Pegsdon Hills and Hoo Bit Nature Reserve is also wild and wonderful, with steep hills and offering magnificent views of the countryside.





# 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 Forster Park.

## Education

- 1 Graveley Pre School (Ofsted Good)
- 2 Graveley Primary (Ofsted Good)
- 3 Bedwell Primary (Ofsted Good)
- 4 Round Diamond Primary (Ofsted Outstanding)
- 5 Giles Junior School (Ofsted Good)
- 6 Almond Hill Junior (Ofsted Good)
- 7 Wymondley Junior Mixed & Infant (Ofsted Good)
- 8 Thomas Alleyne Academy (Ofsted Good)
- 9 Hitchin Girls' School (Ofsted Outstanding)
- 10 Hitchin Boys' School (Ofsted Outstanding)

## Retail & essentials

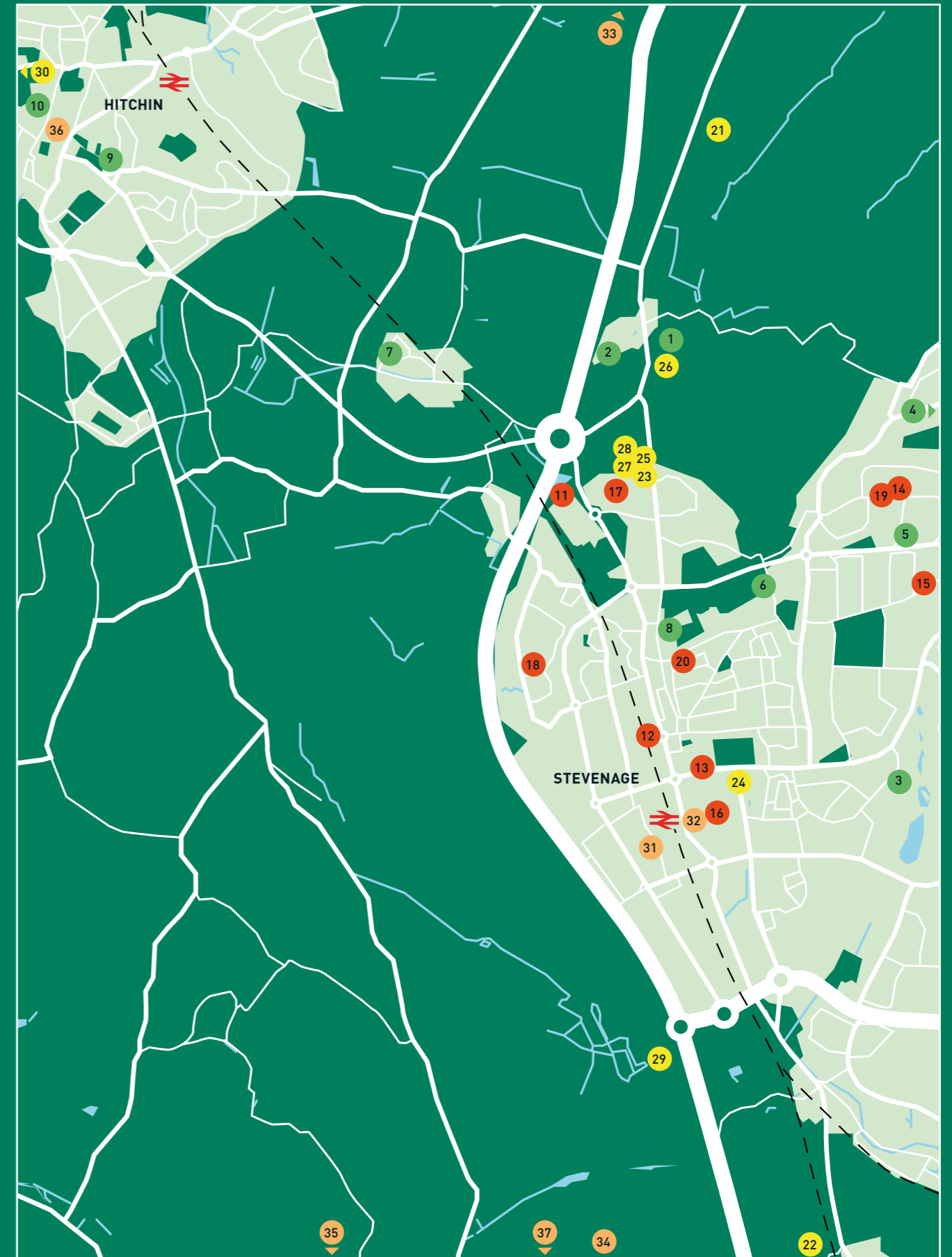
- 11 Sainsbury's
- 12 Asda
- 13 Aldi
- 14 Morrison's Daily
- 15 Co-op
- 16 Westgate Shopping Centre
- 17 Lister Hospital
- 18 Symonds Green Health Centre
- 19 St Nicholas Health Centre
- 20 Stanmore Medical Group

## Fitness, outdoor & leisure

- 21 Chesfield Downs Golf Club
- 22 Knebworth Golf Club
- 23 Active 24/7
- 24 Stevenage Swimming Centre
- 25 Lister Tennis Club
- 26 Graveley Cricket Club
- 27 Stevenage Squash
- 28 Stevenage Town Rugby Club
- 29 Knebworth Park
- 30 Pegsdon Hills and Hoo Bit Nature Reserve

## Culture & entertainment

- 31 Cineworld
- 32 Gordon Craig Theatre
- 33 Broadway Cinema & Theatre
- 34 Knebworth House
- 35 NT Shaw's Corner
- 36 Arkley Fine Art
- 37 Hatfield Art Gallery

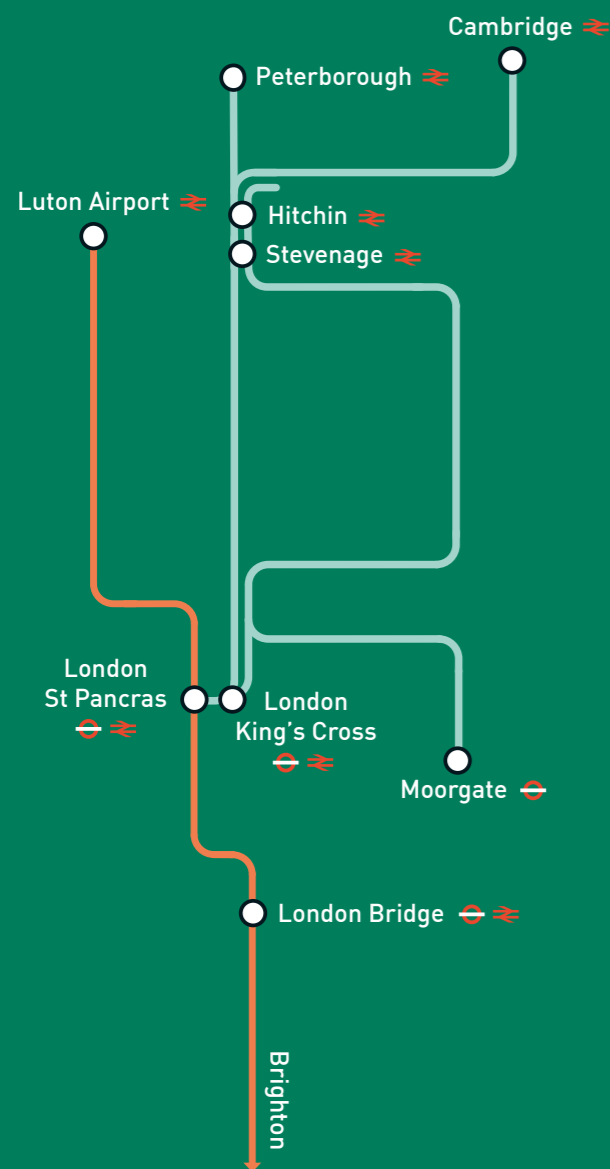


Map is not to scale and shows approximate locations only.

## Rail, Road and Air

Stevenage railway station can be reached by car in about seven minutes from Forster Park. From here, there are direct services to London St Pancras, King's Cross and Moorgate. Cambridge and Peterborough are also on the line.

Luton Airport is just 13 miles away, Stansted Airport 31 miles.



### By train from Stevenage

Destination	Journey Time
London St Pancras	27 min
Peterborough	29 min
Cambridge	39 min
London King's Cross	42 min
Moorgate	1 hr 6 min

### By road from Forster Park

Destination	Distance
A1 (M)	1.5 miles
Stevenage town centre	1.6 miles
Stevenage station	1.9 miles
Knebworth House	5 miles
Luton Airport	13 miles
M25 South Mimms	18.7 miles
Cambridge	26.7 miles
Stansted Airport	30 miles

### Key

- THAMESLINK
- GREAT NORTHERN

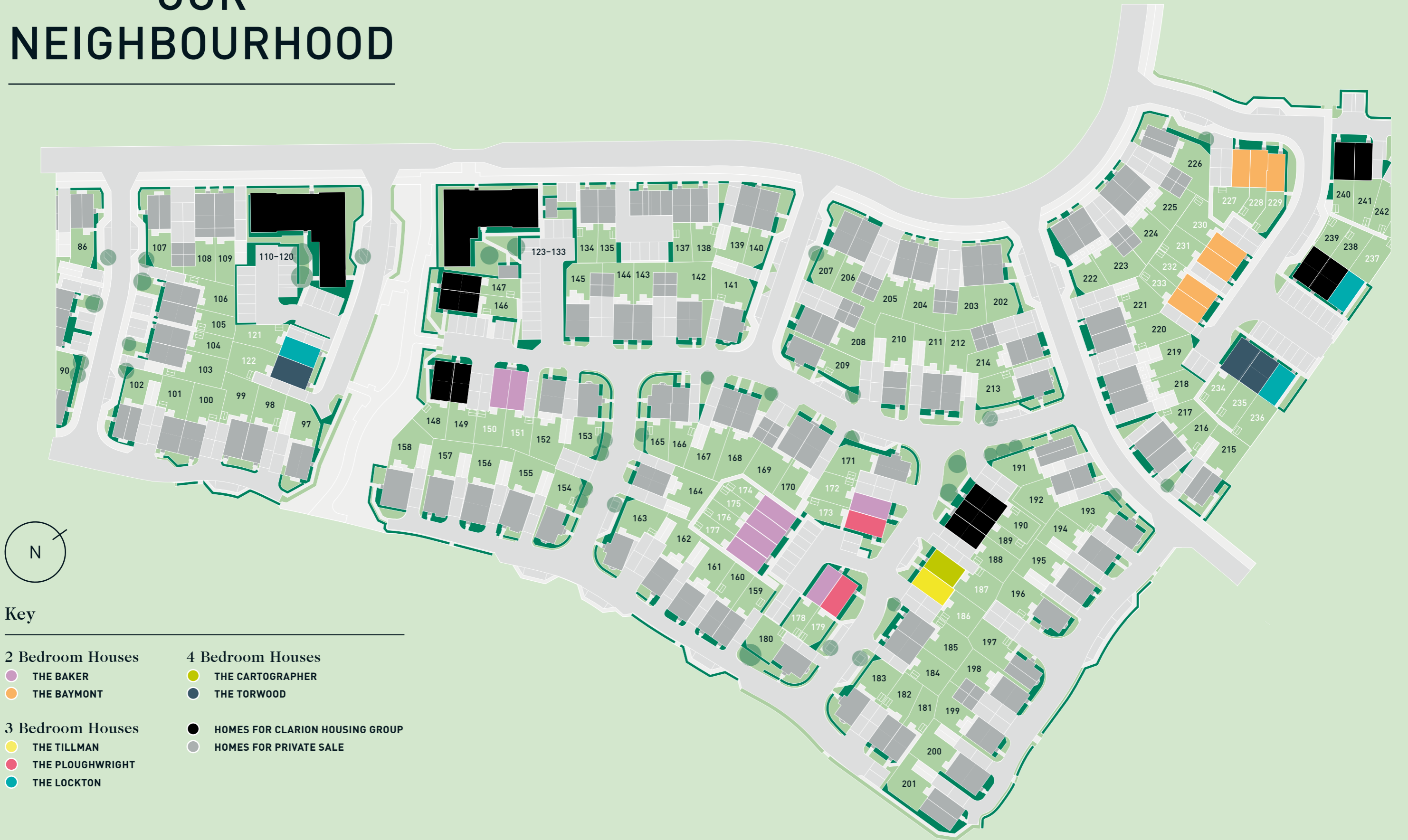
Map is not to scale and shows approximate distance only. Journey times are taken from Google Maps/National Rail



TRANSPORT & CONNECTIONS



# OUR NEIGHBOURHOOD



## Key

### 2 Bedroom Houses

- THE BAKER
- THE BAYMONT

### 3 Bedroom Houses

- THE TILLMAN
- THE PLOUGHWRIGHT
- THE LOCKTON

### 4 Bedroom Houses

- THE CARTOGRAPHER
- THE TORWOOD

### HOMES FOR CLARION HOUSING GROUP

- HOMES FOR PRIVATE SALE

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 adviser for individual plot layouts.



## THE CARTOGRAPHER

### FOUR BEDROOM PLOT 187



#### GROUND FLOOR

KITCHEN	3.2M X 2.6M	10'8" X 8'6"
LIVING/DINING ROOM	5.7M X 5.5M	18'9" X 18'3"
BEDROOM 1	4.3M X 3.0M	14'2" X 9'11"
BEDROOM 2	3.3M X 3.2M	10'10" X 10'6"
BEDROOM 3	4.3M X 2.4M	14'2" X 8'1"
BEDROOM 4	3.3M X 2.2M	10'10" X 7'5"
<b>TOTAL AREA</b>	<b>101.5m<sup>2</sup></b>	<b>1,093ft<sup>2</sup></b>

#### FIRST 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.

## THE TILLMAN

### THREE BEDROOM PLOT 186



#### GROUND FLOOR

KITCHEN	3.3M X 3.0M	11'0" X 10'0"
LIVING/DINING ROOM	5.0M X 4.7M	16'7" X 15'9"
BEDROOM 1	4.7M X 2.8M	15'9" X 9'3"
BEDROOM 2	4.6M X 2.5M	15'5" X 8'4"
BEDROOM 3	3.6M X 2.1M	11'10" X 7'1"
<b>TOTAL AREA</b>	<b>93.8m<sup>2</sup></b>	<b>1,010ft<sup>2</sup></b>

#### FIRST FLOOR

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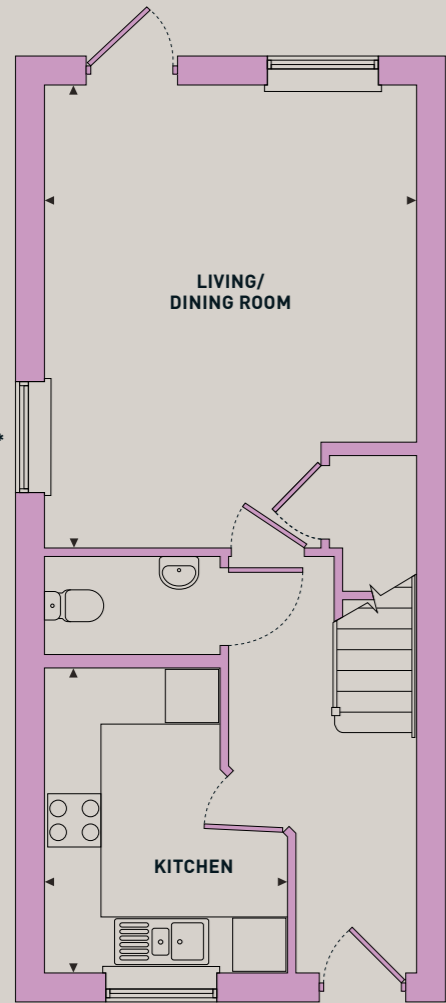


Computer generated image is indicative only.



# THE BAKER

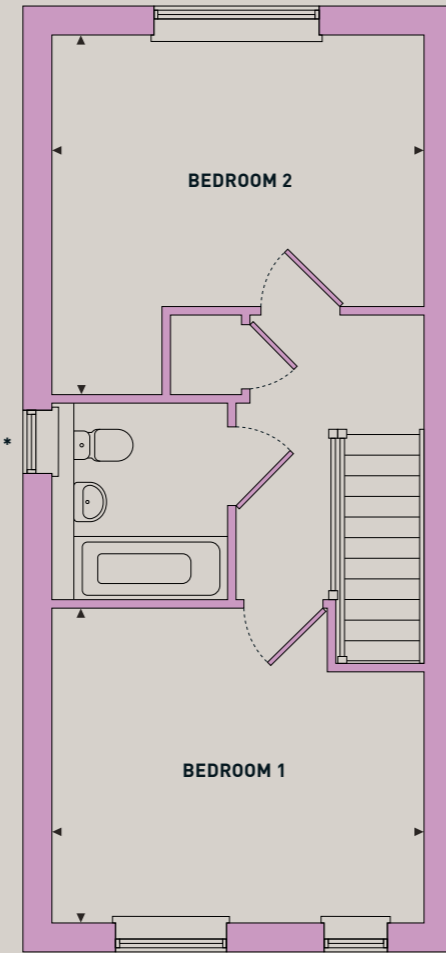
**TWO BEDROOM**  
**PLOT 150, 151, 172, 174, 175,**  
**176, 177, 178**



\*WINDOW TO PLOT 178 ONLY

## GROUND FLOOR

KITCHEN	3.3M X 2.6M	11'0" X 8'8"
LIVING/DINING ROOM	5.1M X 4.0M	16'10" X 13'5"
BEDROOM 1	4.0M X 3.4M	13'5" X 11'4"
BEDROOM 2	4.0M X 2.1M	13'5" X 13'1"
<b>TOTAL AREA</b>	<b>79.9m<sup>2</sup></b>	<b>861ft<sup>2</sup></b>



## FIRST FLOOR

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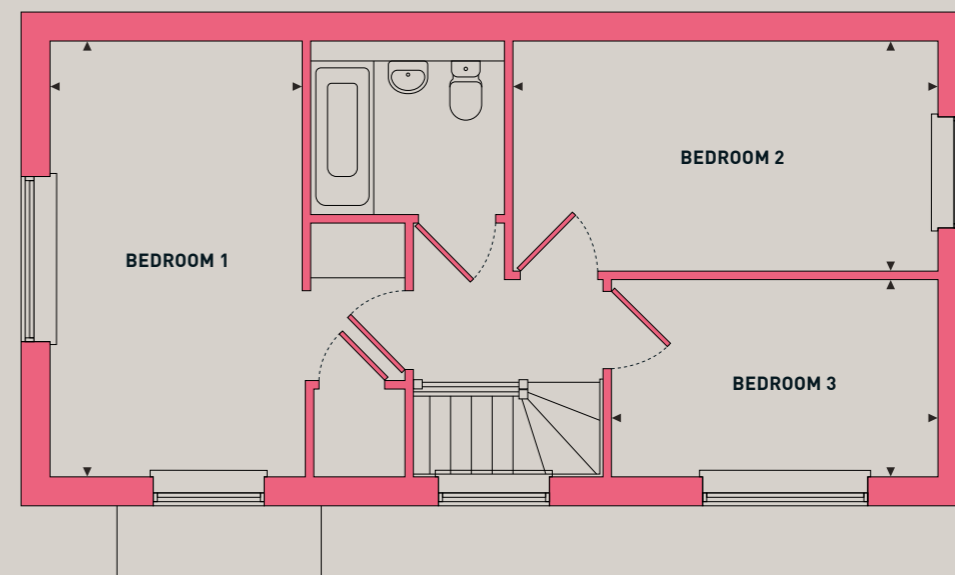
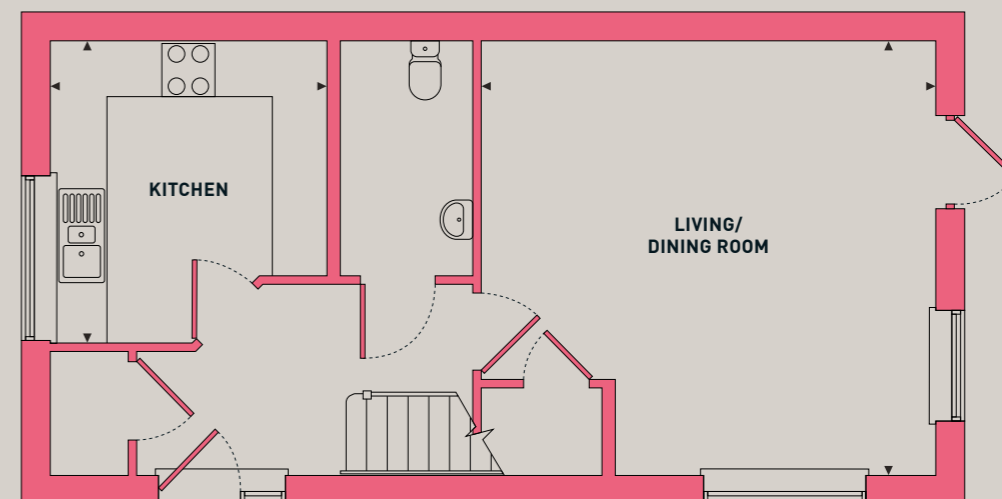


Computer generated image is indicative only.



## THE PLOUGHWRIGHT

THREE BEDROOM  
PLOT 173, 179



GROUND FLOOR

FIRST FLOOR

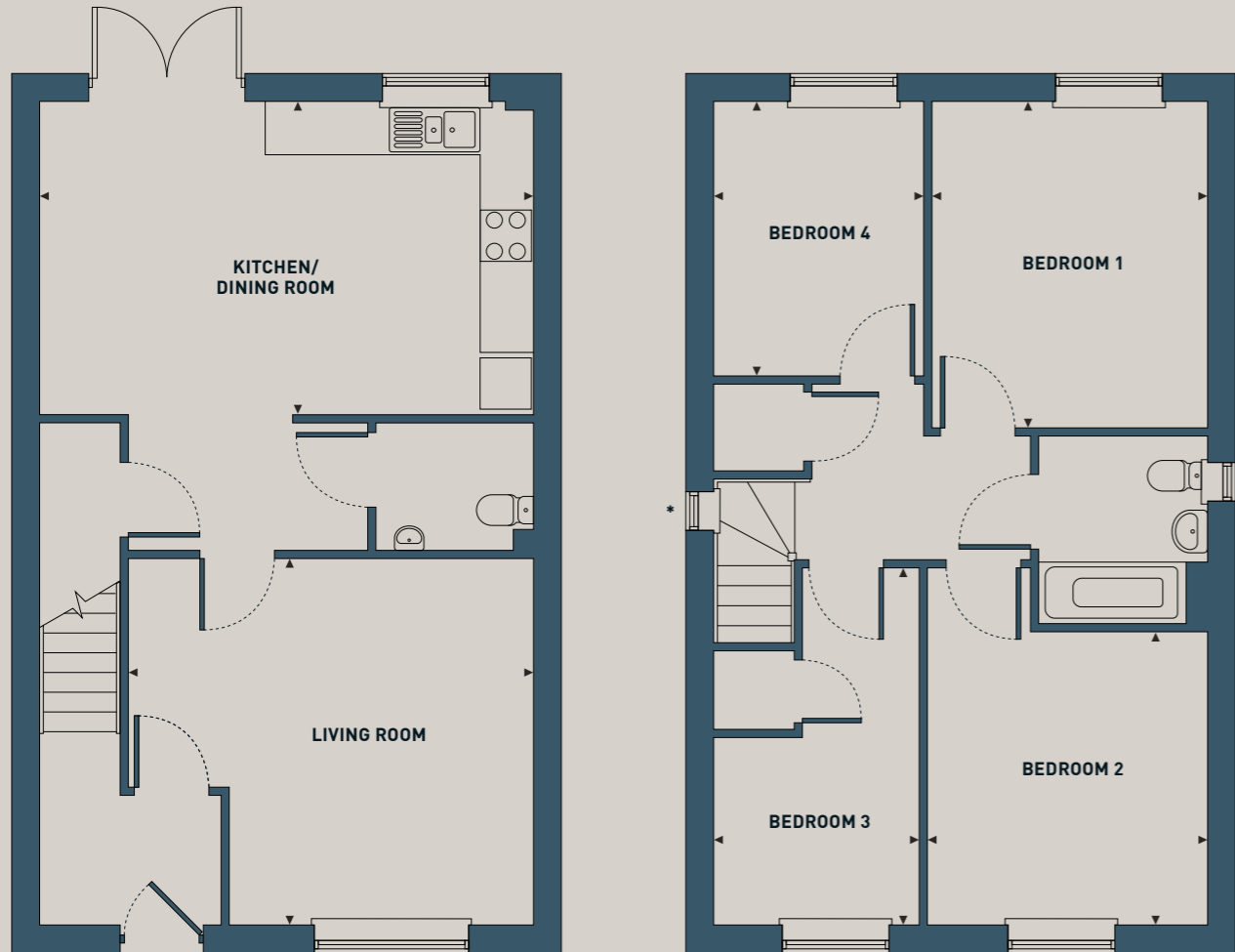
KITCHEN	3.3M X 3.0M	11'0" X 10'0"
LIVING/DINING ROOM	5.0M X 4.7M	16'7" X 15'9"
BEDROOM 1	4.7M X 3.2M	15'9" X 12'10"
BEDROOM 2	4.6M X 2.5M	15'5" X 8'4"
BEDROOM 3	3.6M X 2.1M	11'10" X 7'1"
<b>TOTAL AREA</b>	<b>93.8m<sup>2</sup></b>	<b>1,010ft<sup>2</sup></b>

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# THE TORWOOD

FOUR BEDROOM  
PLOT 122, 234, 235



\*OPTIONAL WINDOW POSITIONS  
FOR ALTERNATIVE HANDLING

## GROUND FLOOR

KITCHEN/DINING ROOM	5.6M X 3.5M
LIVING ROOM	4.6M (MAX.) X 4.1M (MAX.)
BEDROOM 1	3.7M X 3.1M
BEDROOM 2	3.3M X 3.2M
BEDROOM 3	4.0M (MAX.) X 2.3M (MAX.)
BEDROOM 4	3.1M X 2.4M
<b>TOTAL AREA</b>	<b>134.0m<sup>2</sup></b>

## FIRST FLOOR

18'6" X 11'8"
15'3" (MAX.) X 13'9" (MAX.)
12'3" X 10'4"
10'11" X 10'6"
13'4" (MAX.) X 7'8" (MAX.)
10'4" X 7'10"

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.

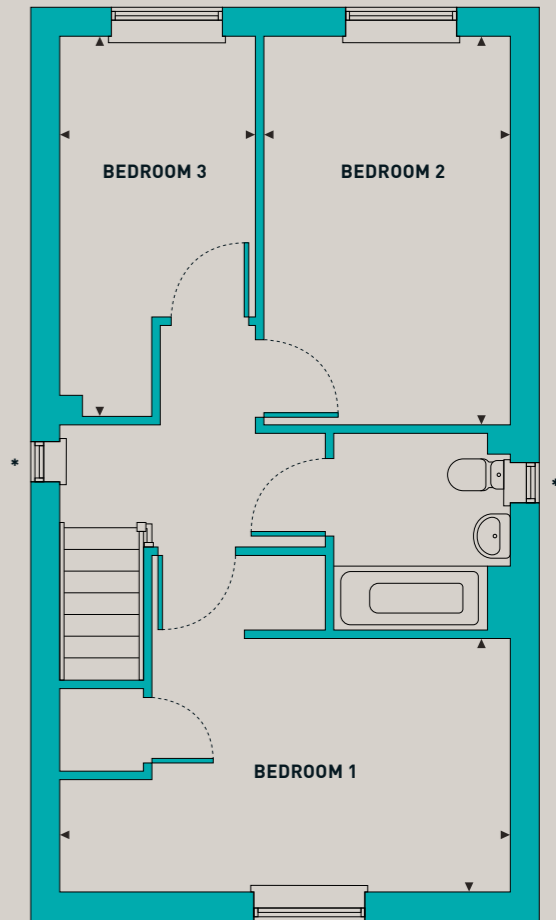
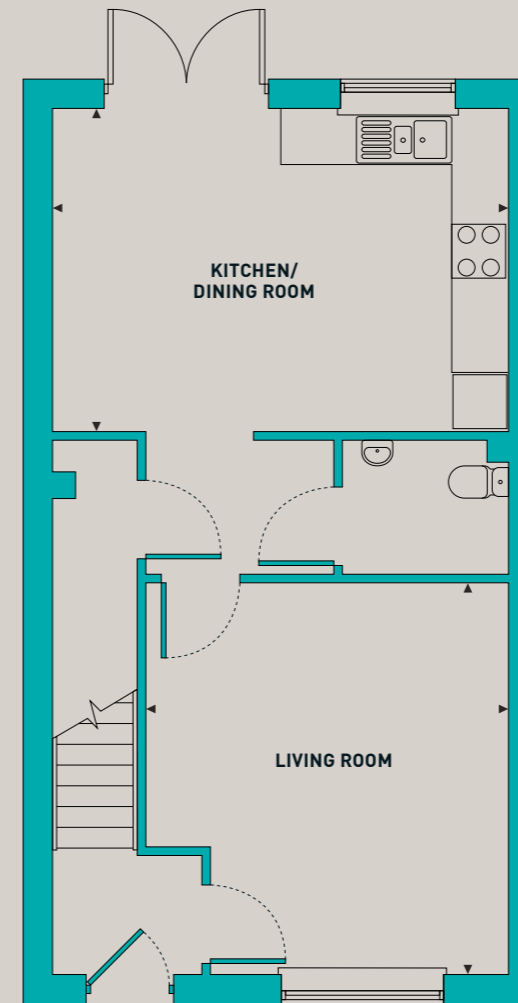


Computer generated image is indicative only.



# THE LOCKTON

THREE BEDROOM  
PLOT 121, 236, 237



\*OPTIONAL WINDOW POSITIONS  
FOR ALTERNATIVE HANDLING

## GROUND FLOOR

KITCHEN/DINING ROOM	4.9M X 3.5M
LIVING ROOM	4.2M (MAX.) X 3.9M (MAX.)
BEDROOM 1	4.9M (MAX.) X 2.7M
BEDROOM 2	4.2M X 2.6M
BEDROOM 3	4.1M (MAX.) X 2.1M (MAX.)
<b>TOTAL AREA</b>	<b>92.9m<sup>2</sup></b>

## FIRST FLOOR

KITCHEN/DINING ROOM	16'2" X 11'6"
LIVING ROOM	13'11" (MAX.) X 12'11" (MAX.)
BEDROOM 1	16'2" (MAX.) X 9'1"
BEDROOM 2	14'1" X 8'10"
BEDROOM 3	13'9" (MAX.) X 7'1" (MAX.)

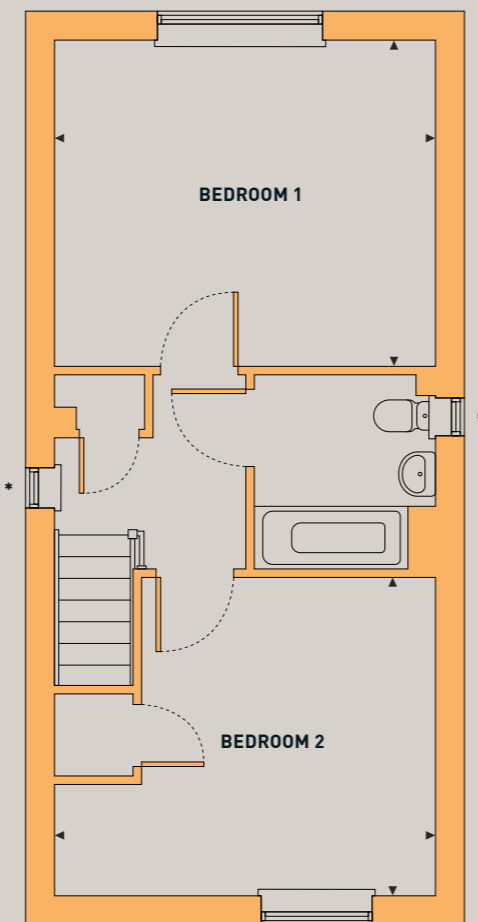
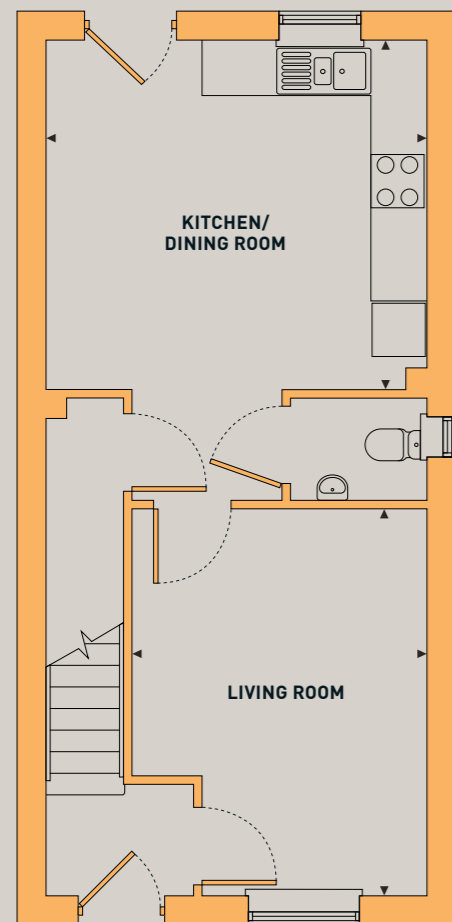
1,001ft<sup>2</sup>

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.



# THE BAYMONT

**TWO BEDROOM**  
**PLOT 227, 228, 229, 230,**  
**231, 232, 233**



\*OPTIONAL WINDOW POSITIONS  
 FOR ALTERNATIVE HANDLING

## GROUND FLOOR

KITCHEN/DINING ROOM	4.1M X 3.8M
LIVING ROOM	4.2M (MAX.) X 3.2M (MAX.)
BEDROOM 1	4.1M X 3.5M
BEDROOM 2	4.1M (MAX.) X 3.4M
<b>TOTAL AREA</b>	<b>78.9m<sup>2</sup>      850ft<sup>2</sup></b>

## FIRST FLOOR

	13'9" X 12'7"
	14'0" (MAX.) X 10'8" (MAX.)
	13'9" X 11'9"
	13'9" (MAX.) X 11'5"

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.



Computer generated image is indicative only.





# SPECIFICATION

Computer generated image is indicative only.

Our homes all meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.

## ATTENTION TO DETAIL

### KITCHENS

- Individually-designed contemporary kitchen units with worktops and upstands
- Appliances to include oven hob, fridge freezer and dishwasher
- Vinyl flooring

### BATHROOMS

- Contemporary white sanitaryware
- Wall tiling to wet areas and full height tiling around bath
- Towel rail
- Thermostatic shower mixer and bath shower screen
- Mirror above sink
- Vinyl flooring

### LIGHTING AND ELECTRICAL

- Light bar spotlight to kitchen
- Pendant lights to all other rooms
- External wall light
- TV, BT and data points to selected locations
- BT and Hyperoptic fibre connection

### OTHER FEATURES

- Carpets to stairs, landing and bedrooms
- Fitted wardrobe to bedroom 1
- Air source heat pump
- Turf and tap to rear gardens
- Landsaped front garden

2, 3 & 4 B HOUSE

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

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## 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

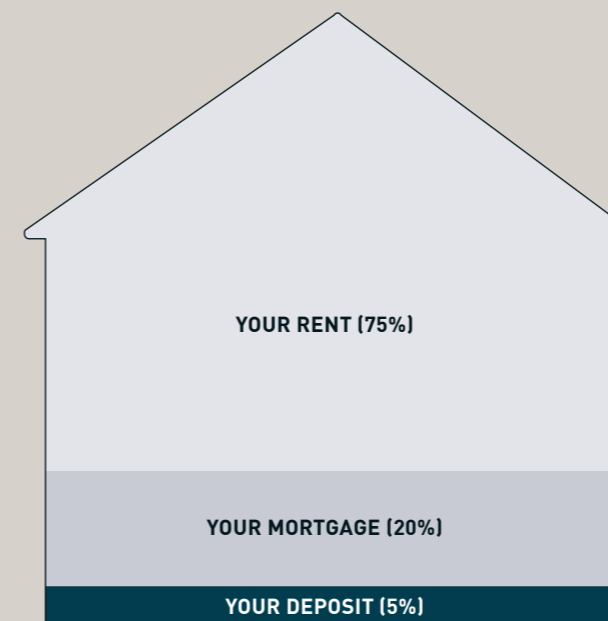
Shared Ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

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](http://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.



## Springstead Village Cambridge

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



## The Cocoa Works York

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.



## Crofton Place Orpington

1 and 2 bedroom Shared Ownership apartments, all with balconies, set in leafy landscaped surroundings, which include play spaces. Super convenient location close to Orpington High Street, excellent commuter rail links.

Computer generated images are indicative only.



# GET IN TOUCH

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**LATIMER**  
by Clarion Housing Group

**CALL US**  
0300 100 0309

**EMAIL US**  
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

**FIND US**  
WWW.LATIMERHOMES.COM

**VISIT US**  
NORTH ROAD, STEVENAGE, HERTFORDSHIRE, SG1 4BB

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

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