

Latimer at The Muse

Milton Keynes



LATIMER
by Clarion Housing Group



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

INSPIRED BY TODAY'S HOME BUYERS

THE CITY OF MILTON KEYNES HAS A MAJOR NEW RESIDENTIAL AREA, THE MUSE, AND AT LATIMER WE ARE MAKING OUR MARK ON IT.

Latimer at The Muse brings you a wide range of homes for shared ownership, which will include 1 and 2 bedroom apartments and 3 and 4 bedroom family houses.

All meet the highest modern standards, without compromise on quality, visual appeal or sustainability, and we are proud to put our name to them. Wherever you are on your home-owning journey, Latimer at The Muse can offer you a place to call your own.

The Muse is far more than homes. It's an entire neighbourhood in the making, where residents will share three schools, allotments, shops, play areas, workplaces, a medical centre, sports, leisure and community facilities. It's all inspired by the aspirations of today's homebuyers, for quality homes, daily amenities within a short walk, green space and great connections for work and play. We are glad to be playing our part in it all.

LATIMER DELIVERS MORE



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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



IN AND AROUND THE MUSE



The Muse won't be built in a day, but there is plenty completed for the first residents. Watling Academy has already earned an 'outstanding' rating from Ofsted, Whitehouse Primary School is 'good', and Watling Primary School had its first intake of pupils in September 2023. In addition, there are numerous other, highly rated schools for all ages nearby.

Whitehouse Surgery is a state-of-the-art health centre, impressively large and bright, and it's open every weekday from 8am to 6.30pm.

Lily Café is doing good business serving delicious breakfasts, brunches and lunches, some with a Middle Eastern twist. It's a community hub as well as a place to eat, or to meet friends for a quick coffee. Children living at The Muse can meet their own friends, and enjoy some fresh air, in the play area or junior park.

The longer established neighbouring areas provide more facilities, including Morrison's Daily in Great Holm, Co-Op in Grange Farm and a large Sainsbury's store in Shenley Church End.

For a more traditional offering, a six-minute drive takes you to Stony Stratford, a quaint 13th century market town with a great selection of restaurants and independent shops, as well as a weekly market.

MILTON KEYNES, THE UNIQUE MODERN CITY



Town centre Milton Keynes



Milton Keynes downtown

Milton Keynes is a city boasting some impressive statistics. Over 350 restaurants, bars and cafés, 150 shops and restaurants under one roof at Centre:MK, 6,000 acres of parks and woodlands, capacity for 65,000 music fans at the National Bowl, and for over 30,500 football fans at Stadium MK.

Milton Keynes was designed in the 1960s as a low-rise, accessible city with abundant green space, and it has kept to that promise. Its tree-lined wide boulevards and lush parkland, stunning modern architecture and endless choice of activities and excitement make it a city like no other. It has a thriving economy too, particularly in the technology, finance, logistics and professional services sectors.

The city centre is about 9 minutes by car from Latimer at The Muse. And whatever your age or inclinations, you're bound to something to keep you interested and intrigued. There are theatres, galleries, museums and public art for culture lovers. Indoor sky diving and snowboarding for adrenaline addicts. Floating obstacle courses at Aqua Pares. Wild swimming in Willen Lake. Some of the world's greatest rock performances for music fans at National Bowl. The list is endless.

Information about the local area is based on a variety of external sources: while Latimer makes every effort to reproduce correct information, we cannot guarantee its accuracy.



TIME OUT FOR ALL

Willen Lake



Woburn Safari Park

Views of the Buckinghamshire countryside from The Muse remind you that outdoor living is practically on your doorstep.

One unspoilt natural space close by is Ouse Valley Country Park, where swans and other water birds cruise its tranquil lake. It's one of a network of parks close to Milton Keynes, all with rivers and lakes and lots of nature to discover along the footpaths.

Wildlife of a different calibre can be seen at Woburn Safari Park. Here, you are likely to spot big cats and bears from the safety of your car. Gulliver's Dinosaur and Farm Park is another exciting family day out. The dinosaurs are nicely scary and there are smaller, more friendly animals to meet on the farm. Active types of all ages can 'Go Ape' at Salcey Forest, or launch themselves into watersports on Willen Lake.

Bletchley Park is unique and fascinating, once the secret home of the wartime codebreakers. Now it's a heritage attraction and concert venue, with a programme of family-friendly events. Located next door is the National Museum of Computing, whose displays include a working replica of the Enigma machine.

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 The Muse.

Education

- 1 Watling Academy (outstanding)
- 2 Whitehouse Primary School (good)
- 3 Watling Primary School
- 4 Fairfield's Primary (good/outstanding)
- 5 Small Wonders Preschool (good)
- 6 Ashbrook School (good)
- 7 Holmwood School and Nursery (good)
- 8 The Hazeley Academy (good)
- 9 Denbigh School (good)
- 10 Loughton Manor First School (outstanding)

Retail & Essentials

- 1 Co Op
- 2 Morrison's
- 3 Sainsbury's
- 4 Lidl
- 5 Tesco
- 6 Whitehouse Surgery
- 7 Lily Café
- 8 Milton Keynes Station car park

Outdoor & Family Fun

- 1 Aqua Parcs
- 2 Gulliver's Land
- 3 Gulliver's Dinosaur & Farm Park
- 4 Woburn Safari Park
- 5 Stony Stratford Nature Reserve
- 6 Planet Ice
- 7 Mr Mulligan's Pirate Golf
- 8 Willen Lake
- 9 Go Ape

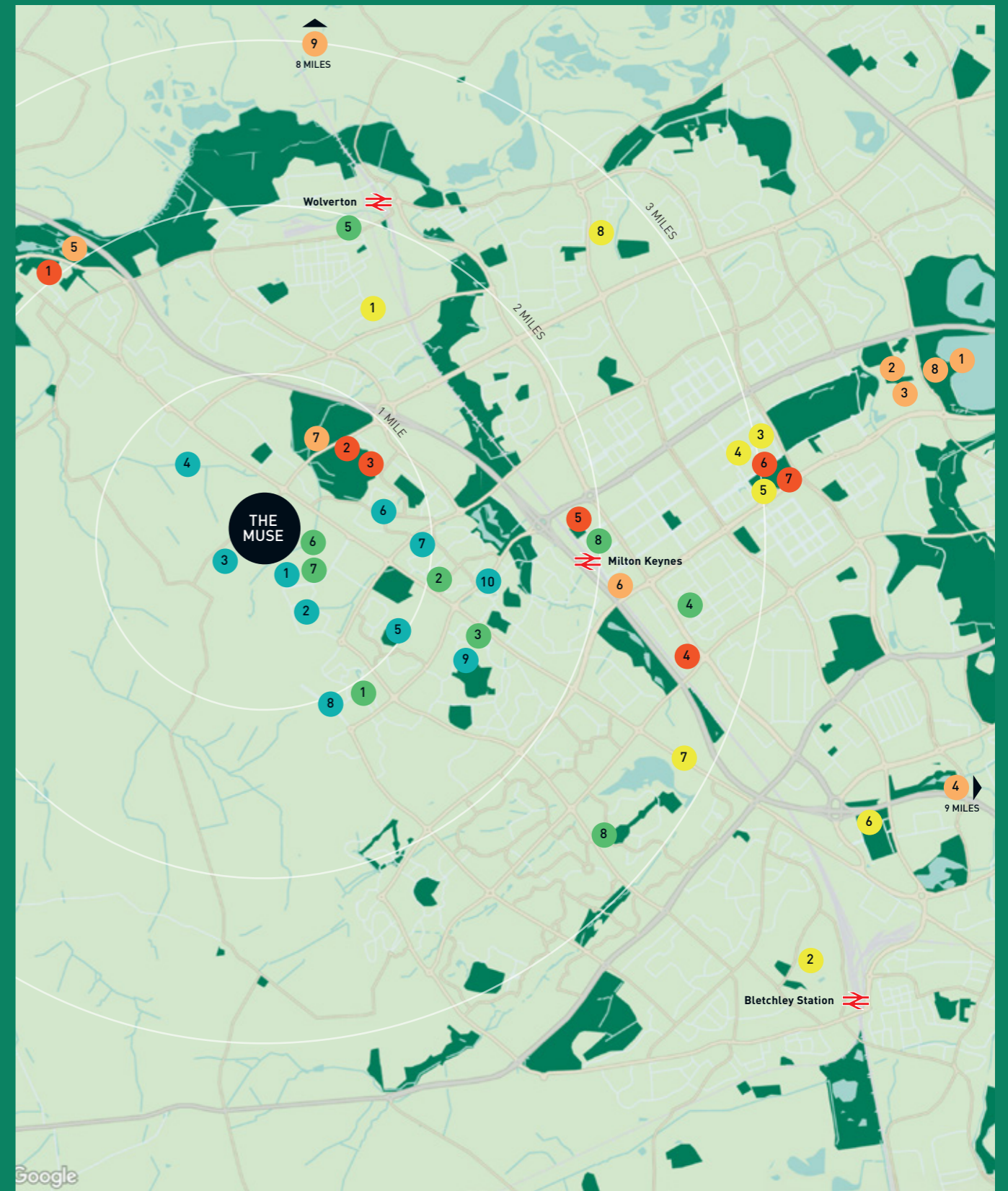
Culture & Entertainment

- 1 Milton Keynes Museum
- 2 National Museum of Computing
- 3 MK Gallery
- 4 Milton Keynes Theatre
- 5 Cineworld
- 6 Odeon
- 7 The National Bowl
- 8 Stantonbury Theatre

Sport & Fitness

- 1 Stony Stratford Cricket Club
- 2 Abbey Hill Golf Course
- 3 Abbey Hill Golf Centre
- 4 Pure Gym
- 5 Sport Central
- 6 Nuffield Health
- 7 Snozone

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

Milton Keynes has great connections, however you want to travel. Rail services to Euston make London commuting easily possible, and it's less than seven miles from the M1 motorway for all destinations north and south.

 FROM MILTON KEYNES CENTRAL

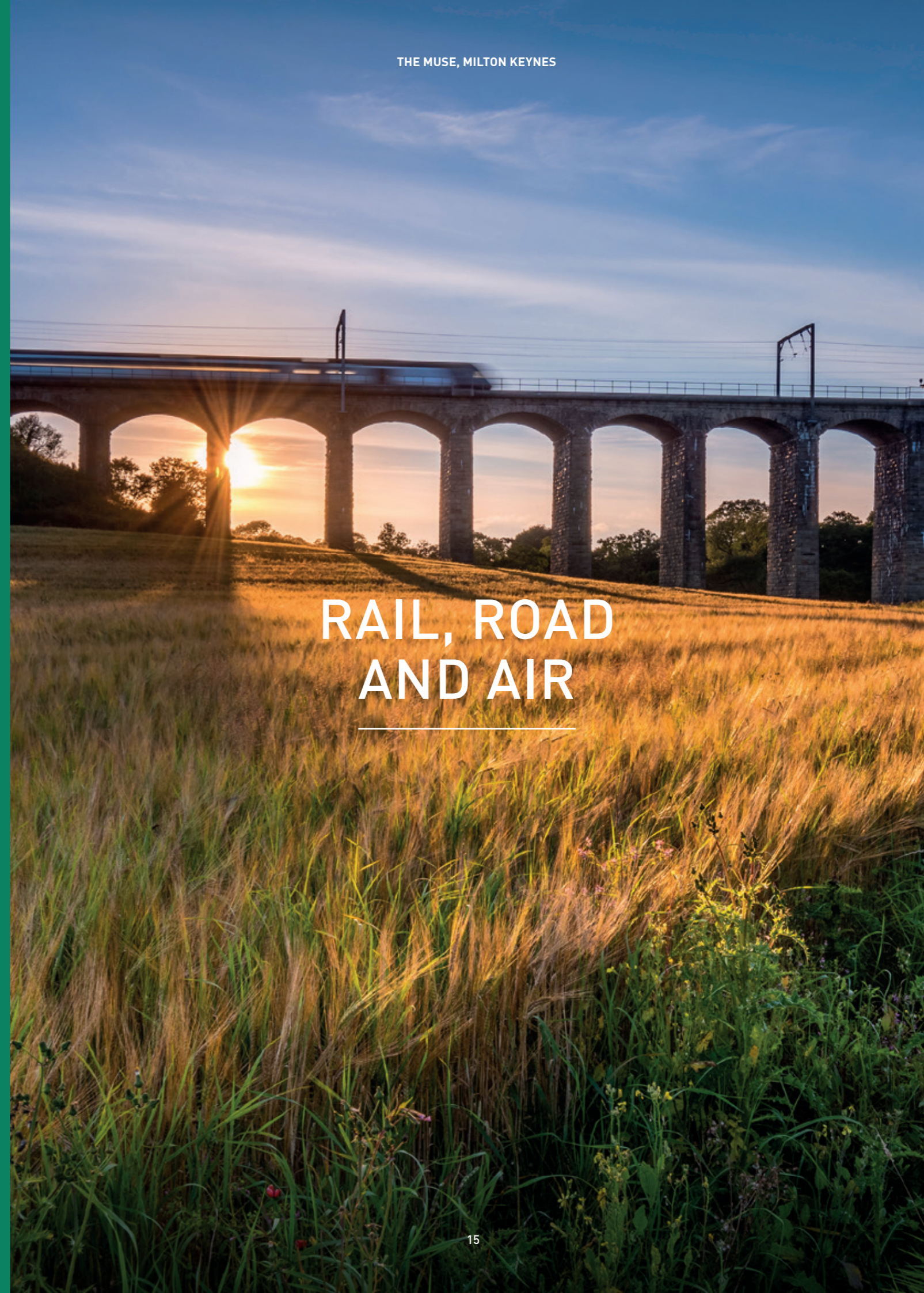
Coventry	33 min
London Euston	33 min
Birmingham International	44 min
Crewe	1h 9 min
Birmingham New Street	1h 19 min

 FROM LATIMER AT THE MUSE

Stony Stratford	2.6 miles
Milton Keynes Central station	3.1 miles
Centre MK	4 miles
Bletchley Park	6.2 miles
M1 J14	6.8 miles
Woburn Safari Park	13.5 miles
Luton Airport	29 miles
London	56 miles



Maps are not to scale and show approximate locations only. Journey time sources: Nationalrail.co.uk and Google Maps. Train travel times are given for the quickest single service during weekday morning peak hours (6.30am-9.30am). Car journey times are given for off-peak weekday journeys.



RAIL, ROAD AND AIR

OUR NEIGHBOURHOOD



Key

1&2 Bedroom Apartments

● 1st, 2nd & 3rd Floor

3 Bedroom Houses

● The Parham

4 Bedroom Houses

● The Bletchley

● Homes for Clarion Housing Group

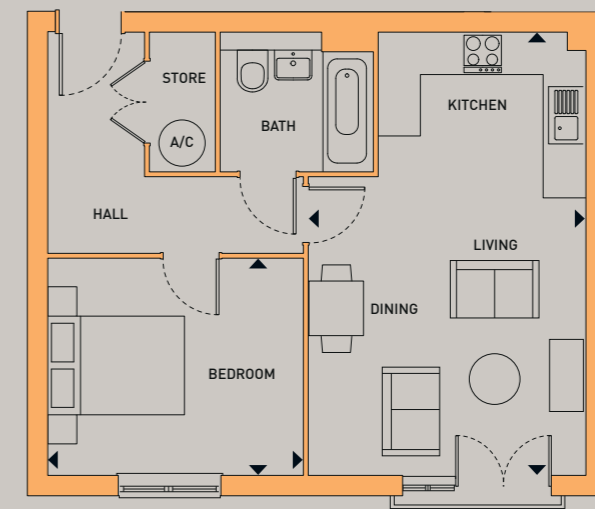
● Homes for Private Sale

● Play Area

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

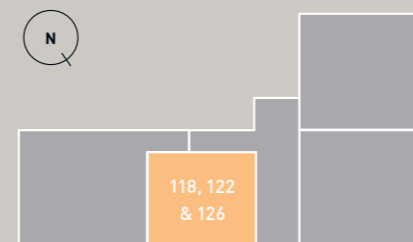
ONE BEDROOM APARTMENT

PLOTS: 70, 74 & 78
 HANDED: 118, 122 & 126

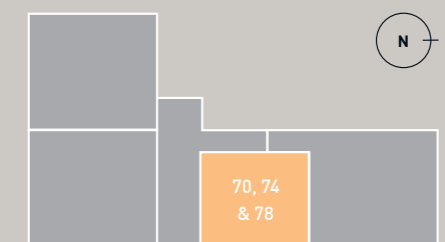


50.2m² / 540sq²

Kitchen/Dining/Living	4.0m x 6.4m	13'1" x 20'12"
Bedroom	3.7m x 3.1m	12'1" x 10'2"



BLOCK 1 - 1st, 2nd & 3rd FLOOR



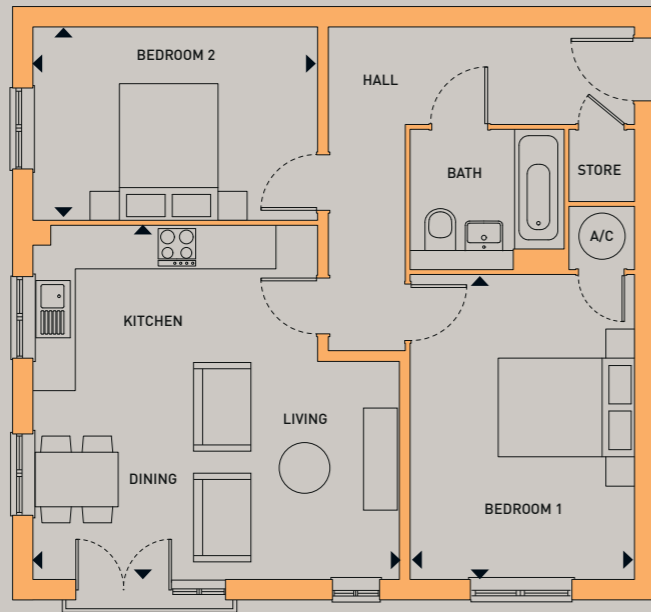
BLOCK 2 - 1st, 2nd & 3rd FLOOR

BLOCK 1 - PLOTS 113-127
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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.

TWO BEDROOM APARTMENT

PLOTS: 69, 73 & 77
 HANDED: 68, 72, 76, 116, 117, 120, 121, 124 & 125

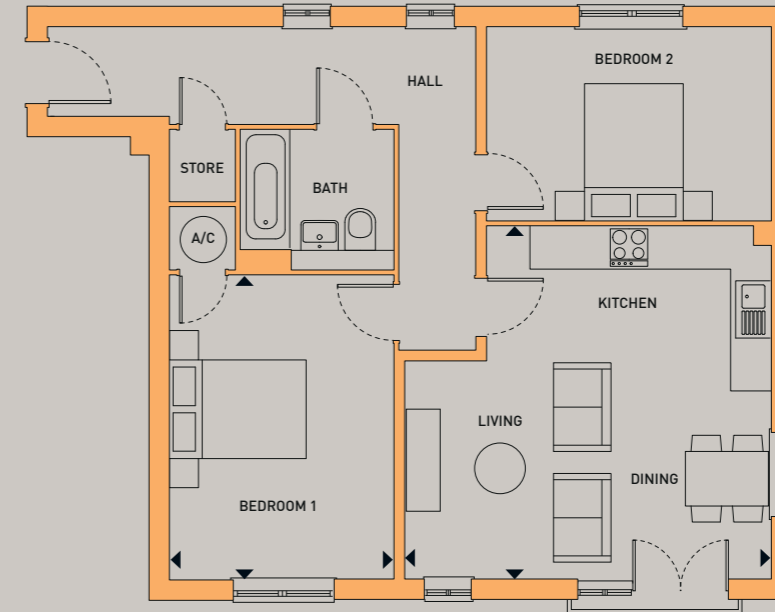


70m² / 754sq²

Kitchen/Dining/Living	5.3m x 5.2m	17'4" x 17'0"
Bedroom 1	3.3m x 4.5m	10'9" x 14'9"
Bedroom 2	4.2m x 2.7m	13'9" x 8'10"

TWO BEDROOM APARTMENT

PLOTS: 71, 75 & 79
 HANDED: 119, 123 & 127

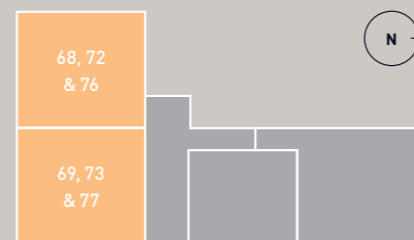


70m² / 754sq²

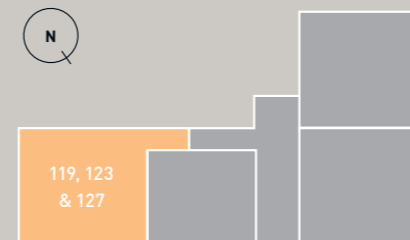
Kitchen/Dining/Living	5.4m x 5.1m	17'8" x 16'8"
Bedroom 1	3.2m x 4.4m	10'6" x 14'5"
Bedroom 2	4.1m x 2.8m	13'5" x 9'2"



BLOCK 1 - 1st, 2nd & 3rd FLOOR



BLOCK 2 - 1st, 2nd & 3rd FLOOR



BLOCK 1 - 1st, 2nd & 3rd FLOOR



BLOCK 2 - 1st, 2nd & 3rd FLOOR

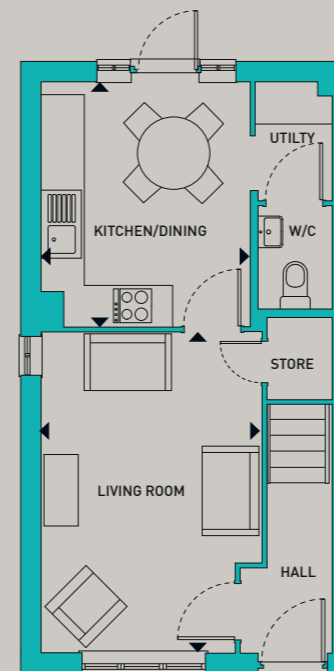
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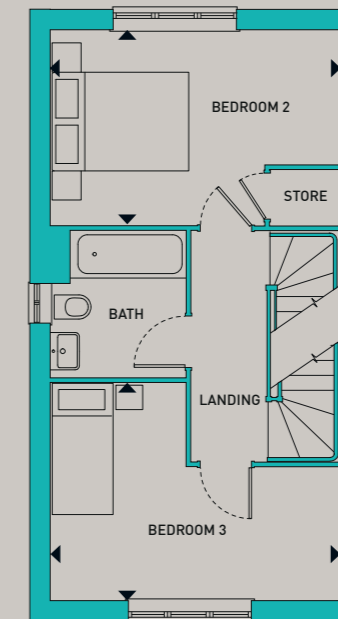
THE PARHAM

THREE BEDROOM HOUSE

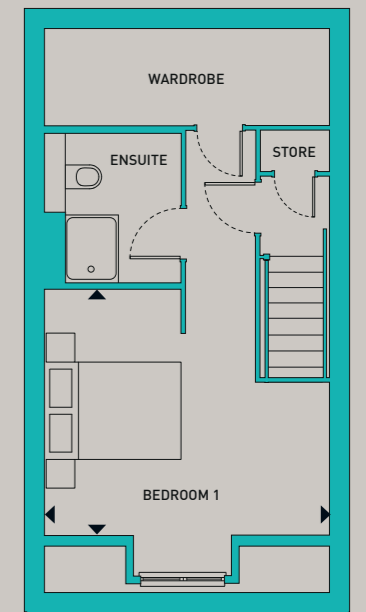
PLOT: 16
HANDED: 15



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

94m² / 1013sq²

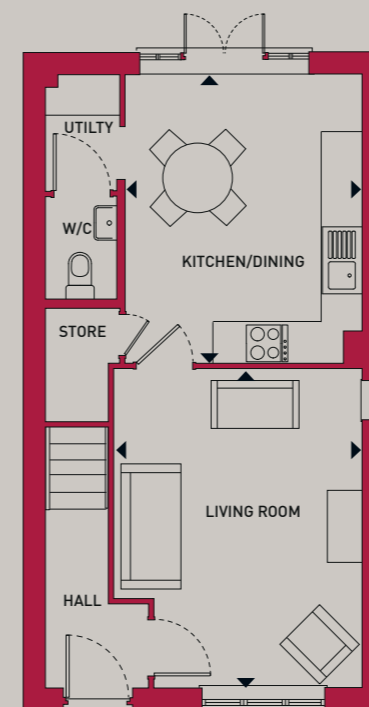
Kitchen/Dining	3.0m x 3.6m	9'10" x 11'9"
Living	3.2m x 4.7m	10'6" x 15'5"
Bedroom 1	4.2m x 3.6m	13'9" x 11'9"
Bedroom 2	4.2m x 2.8m	13'9" x 9'2"
Bedroom 3	4.2m x 3.2m	13'9" x 10'6"

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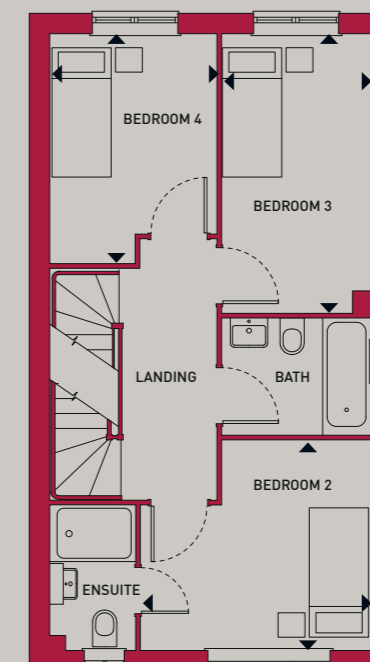
THE BLETCHLEY

FOUR BEDROOM HOUSE

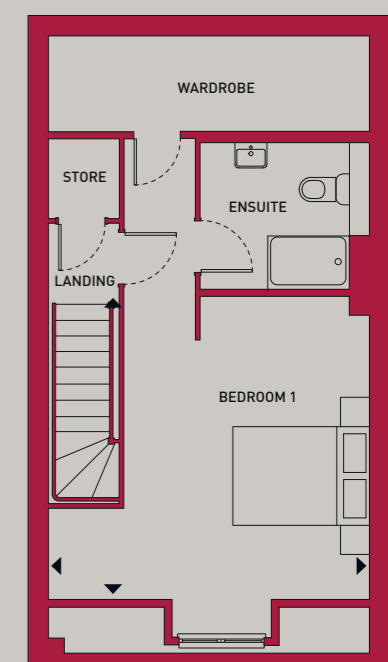
PLOT: 5



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

114m² / 1227sq²

Kitchen/Dining	3.5m x 4.2m	11'5" x 13'9"
Living	3.6m x 4.7m	11'9" x 15'5"
Bedroom 1	4.7m x 4.4m	15'5" x 14'5"
Bedroom 2	3.3m x 3.1m	10'9" x 10'2"
Bedroom 3	2.2m x 4.1m	7'2" x 13'5"
Bedroom 4	2.4m x 3.3m	7'10" x 10'9"

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Our homes at The Muse come with a range of fixtures and fittings as standard, providing the perfect backdrop for a home you'll love to live in.

ATTENTION TO DETAIL

	APARTMENTS	HOUSES
KITCHENS		
Individually-designed contemporary kitchen units with worktops & upstands	•	•
Appliances to include integrated oven, ceramic hob and fridge freezer	•	•
Spacia flooring	•	•
BATHROOMS		
Contemporary white sanitaryware	•	•
Wall tiling to wet areas and full height tiling around bath	•	•
Shower over bath with shower screen	•	•
Towel rail	•	•
Vinyl flooring	•	•
LIGHTING AND ELECTRICAL		
Downlights to kitchen	•	•
Pendant lights to all other rooms	•	•
External wall light		•
TV and data points to selected locations	•	•
OTHER FEATURES		
Spacia flooring to hall, living / dining room	•	•
Carpets to stairs, landing and bedrooms	•	•
Air source heat pumps		•
Turf to rear gardens		•
Secure entry system	•	
EV charging point	•	•
Wardrobes to bedroom 1	•	•
Cycle storage	•	•

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.



SPECIFICATION

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.

SHARED OWNERSHIP

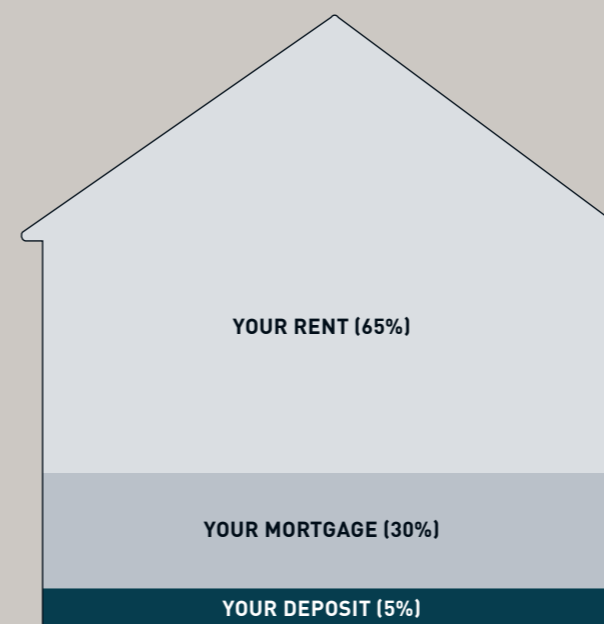
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 10% 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 35% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 35% share of this property would be worth £70,000, meaning you would need a 5% mortgage deposit of £3,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £66,500 to make up the full value of your 35% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 65% 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. 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
- You do not own a property, or part of a property (in the UK or abroad), at the time of completing your purchase

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 city centres.

Each of our developments utilise our expertise and share our commitment to quality. From iconic locations to beautiful craftsmanship and the best materials, we deliver more spaces for our residents and their communities thrive.

The Latimer logo is synonymous with high-quality design and a commitment to excellence. We partner with architects, designers and contractors that share our values.

Once built and occupied, our customer service and after care continue to uphold our core values of providing happiness and delivering more.

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Alta at Consort Place Canary Wharf

Already the winner of Highly Commended for Best Medium Development at the First Time Buyer Awards 2023, these 25th and 32nd floor one and two bedroom apartments boast extraordinary views over central London. At ground level are all the restaurants, cafés, bars, offices, offices, shops and public spaces that create the magic of Canary Wharf.



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.



HD MediaCity

A boutique collection of new apartments located in the heart of MediaCity. High Definition living offers unrivalled amenities in an enviable location. The high specification homes include floor-to-ceiling windows and premium finishings.

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A WORD FROM OUR CUSTOMERS

Warm, cosy and really inviting

ROSE

HOME OWNER AT HIGH DEFINITION, MEDIACITY

“I looked at Help To Buy and various other supportive schemes, but shared ownership seemed to be the one for me to help me buy the property I needed, especially the problems it solves with getting a huge deposit together.

The communication with Latimer was damn near perfect. Any time I needed their composition on the buying process, they were there and made themselves very available.

The communal spaces at High Definition are super high quality. They are warm, cosy and really inviting. I find the change of scenery, given I work from home occasionally, so nice.”



It feels like a massive accomplishment

CIARA AND SADIE

HOME OWNERS AT THE COCOA WORKS, YORK

“Latimer’s communication with us was simply amazing, we couldn’t have asked for better help.

At the beginning of our journey, we felt like we were in over our heads a bit as we were first-time buyers and had only just learned about shared ownership, but Latimer guided us so well through the entire process.

Latimer helped us buy our first home, something we didn’t think would be possible at our age, it feels like a massive accomplishment. Our friends and family are so amazed at our property and how affordable shared ownership is compared to the price of renting in York.”



GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US

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EMAIL US

SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US

WWW.LATIMERHOMES.COM

VISIT US

LATIMER AT THE MUSE, WHITEHOUSE, MILTON KEYNES, MK8 1GB

BOOK AN APPOINTMENT

PLEASE NOTE VIEWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT OUR SALES TEAM TO ARRANGE.

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LATIMER
by Clarion Housing Group

LATIMERHOMES.COM