

# Kiln Grange

Stone Cross, East Sussex



**LATIMER**  
by Clarion Housing Group



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

# WELCOME TO KILN GRANGE

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SITUATED IN THE CHARMING VILLAGE OF  
STONE CROSS, KILN GRANGE IS AN OUTSTANDING  
NEW COLLECTION OF TWO, THREE AND FOUR-  
BEDROOM HOMES WITH SHARED OWNERSHIP.

READ ON TO DISCOVER MORE ABOUT THE  
LIVEABLE, LOVEABLE, WORKABLE SPACES WE  
HAVE CREATED EXCLUSIVELY FOR YOU.

# 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

# KILN GRANGE



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.

KILN GRANGE, STONE CROSS



Whether you're upsizing, downsizing, or looking for that perfect first home, Kiln Grange is the ideal choice.

Ideally located just a short drive from Eastbourne, Kiln Grange enjoys great transport links across the south, as well as proximity to national beauty spots including the South Downs National Park and Seven Sisters cliffs. With the beach just a 10-minute drive away, it's the perfect place for relaxation.

Beyond the nearby towns and villages, Kiln Grange is also close to amazing walks such as the Seven Sisters sea cliffs between Seaford and Eastbourne – one of the south coast's best sights. Great transport links connect you easily to Brighton, Hastings, and the wider south of England – and with the beach just minutes away, you'll always have a place to unwind.

# BETWEEN COUNTRYSIDE AND COAST

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Long Man of Wilmington, South Downs



KILN GRANGE, STONE CROSS

Sovereign Harbour Marina, Eastbourne

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**With the picturesque seaside town of Eastbourne just a short drive away, and many local beauty spots and beaches within easy reach, Stone Cross has something for everyone.**

Essential shops and services can be found within the village: a number of supermarkets are within walking distance, as is a local GP surgery and dentist. For a wider range of shopping and retail, Eastbourne offers high street names and independent boutiques, as well as The Beacon and Enterprise shopping centres.

Primary schools and nurseries in or near Stone Cross include The Meadows Nursery School, Bluebell Barn Children's Nursery, Stone Cross School (all rated "Good" by Ofsted), and Polegate School (rated "Outstanding"). For secondary schools, the local area offers a considerable choice, including The Turing School and Willingdon Community School.

When it's time to take a break, Eastbourne is the perfect place to recharge. Head down to the Victorian pleasure pier for some cool sea air, check out attractions like Pevensey Castle and Drusillas Park, catch a show at the Royal Hippodrome, or try one of the many highly rated eateries and pubs that the town has to offer – there's always something more to do.

# IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, great dining and well-regarded schools are all within a short distance of Kiln Grange.

## Education

- 1 The Meadows Nursery School
- 2 Bluebell Barn Children's Nursery
- 3 Stone Cross School
- 4 Polegate School
- 5 The Turing School (secondary)
- 6 Willingdon Community School (secondary)

## Fitness & Leisure

- 1 Ordinary Climbers Rock Climbing Gym
- 2 Shinewater Sports Centre
- 3 Hampden Park Sports Centre
- 4 Bannatyne Health Club
- 5 Snap Fitness Eastbourne

## Food & Drink

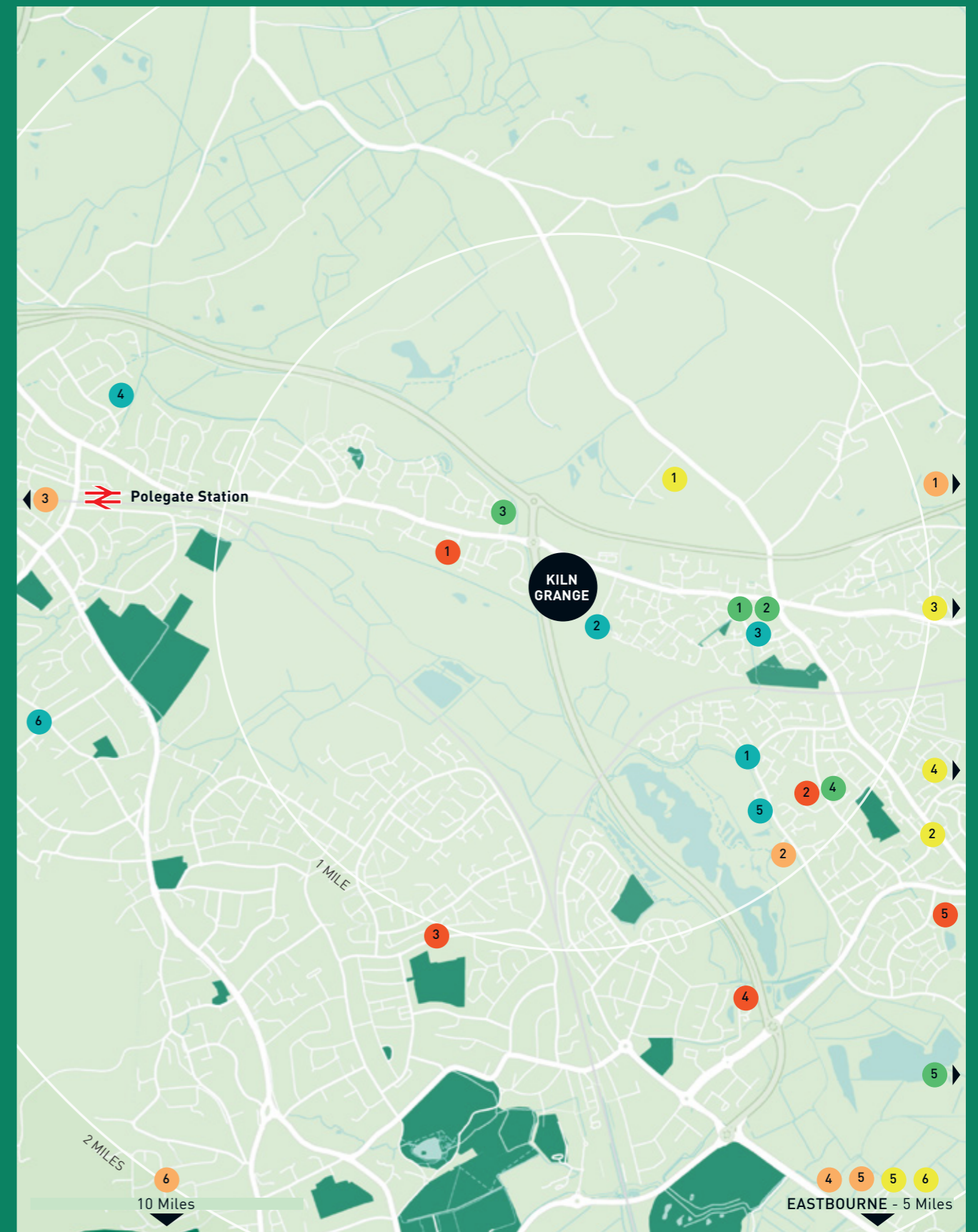
- 1 The Holly Blue
- 2 The Farm @ Friday Street
- 3 Simply Seafood (Westham)
- 4 Massilia Bay (Pevensey)
- 5 Rosetto (Eastbourne)
- 6 Little Italy (Eastbourne)




## Retail & Essentials

- 1 Tesco Express (Stone Cross)
- 2 Stone Cross Surgery & Dental Clinic
- 3 Lidl (Polegate)
- 4 Co-op Food (Shinewater)
- 5 Asda Eastbourne Superstore

## Sights & Gardens

- 1 Pevensey Castle
- 2 Shinewater Park
- 3 Drusillas Park
- 4 Royal Hippodrome Theatre
- 5 Eastbourne Beach & Pier
- 6 Seven Sisters Cliff Walk



		
The Bakehouse Kitchen (Café) 5 min	Hastings 22 min	Tesco Express 4 min
Bluebell Barn Children's Nursery 7 min	Brighton 53 min	Shinewater Park 6 min
LIDL 9 min	Gatwick Airport 1h 7 min	Pevensey & Westham rail station 7 min
Tesco Express 12 min	Ashford International 1h 11 min	Polegate rail station 8 min
The Red Lion 13 min	London Bridge 1h 44 min	Eastbourne Beach 10 min
Stone Cross School 14 min	London Victoria 1h 26 min	Asda Superstore 12 min
		Eastbourne rail station 13 min
		Eastbourne Pier 15 min
		Hastings 40 min



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

# TRAVEL BY RAIL AND ROAD



# OUR NEIGHBOURHOOD

B2247 - DITTONS ROAD

BRICK KILN WAY

FURNACE DRIVE

BRICK KILN WAY

A22 - GOLDEN JUBILEE WAY



## Key

- 2 Bedroom Houses**
  - THE WINCHESTER
  - THE EDBURTON
  - THE MEON
  - THE RODMELL
  - THE AMBERLEY
- 3 Bedroom Houses**
  - THE BERWICK
  - THE LITLINGTON
  - THE FIRLE
- 4 Bedroom Houses**
  - THE HOLYWELL
- Homes for Clarion Housing Group
- ATTENUATION POND
- PLAY AREAS
- PUBLIC OPEN SPACE



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.

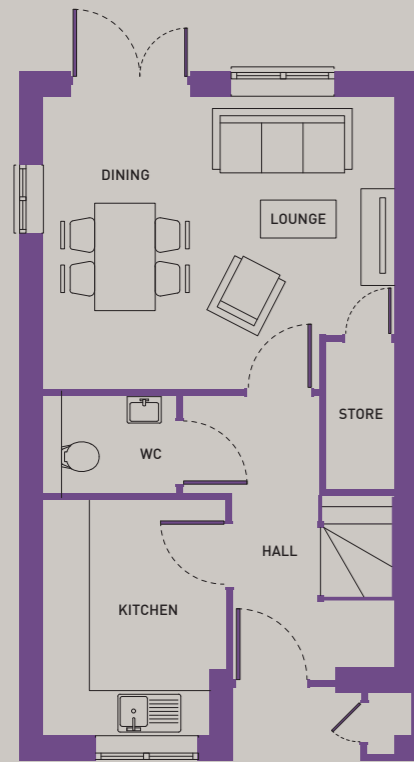


## THE WINCHESTER

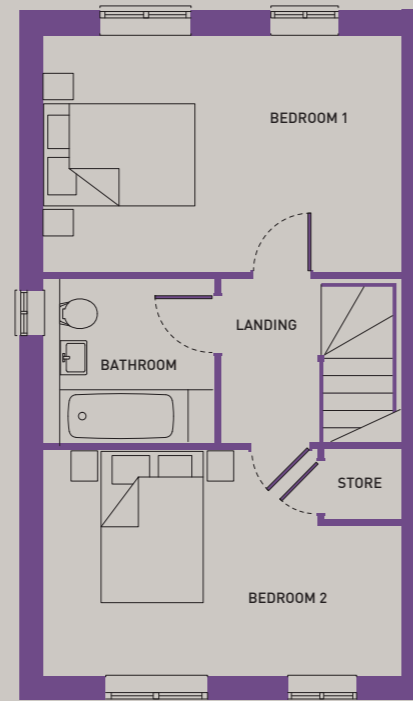
### TWO BEDROOM HOUSE

PLOTS: 6, 27 & 31  
 HANDED: 42, 52 & 65

Total area: 79m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

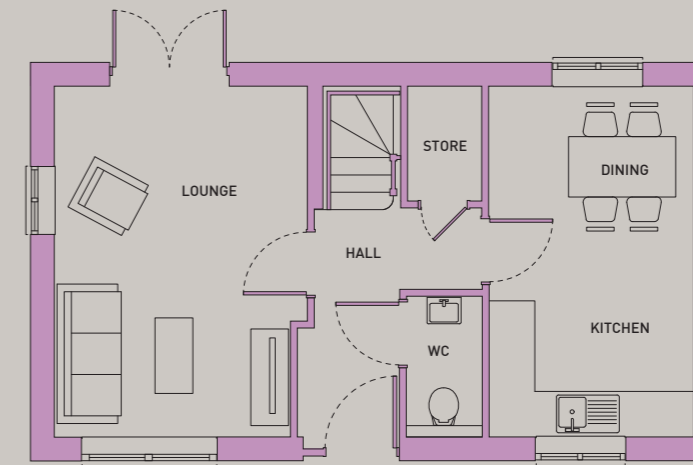
Kitchen	2.4m x 3.1m	7'10" x 10'2"
Dining/Lounge	4.7m x 3.8m	15'5" x 12'5"
Bedroom 1	4.7m x 3.1m	15'5" x 10'2"
Bedroom 2	4.7m x 3.0m	15'5" x 9'10"

## THE MEON

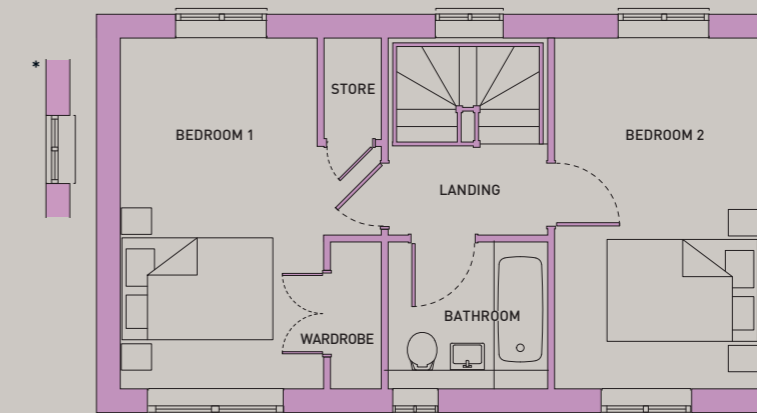
### TWO BEDROOM HOUSE

PLOT: 36  
 HANDED: 39 & 63

Total area: 79m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	2.7m x 4.6m	8'10" x 15'1"
Lounge	3.3m x 4.6m	10'8" x 15'1"
Bedroom 1	2.6m x 4.6m	8'6" x 15'1"
Bedroom 2	2.7m x 4.6m	8'10" x 15'1"

\*Variation for Plot 63

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.

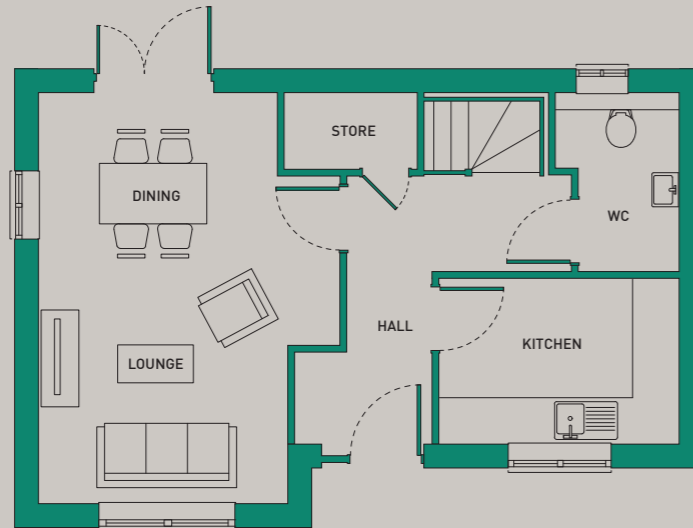
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### THE EDBURTON

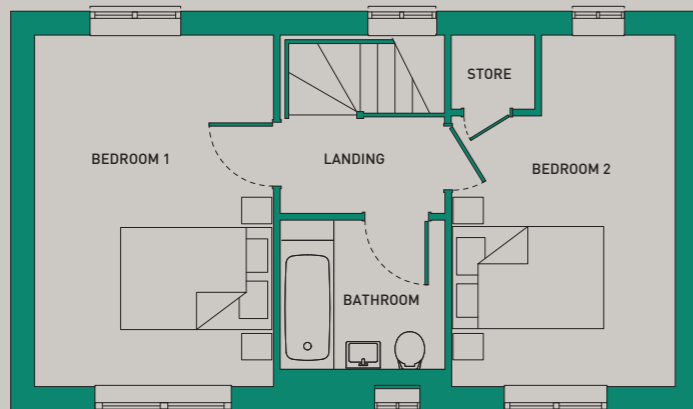
#### TWO BEDROOM HOUSE

PLOTS: 4, 10, 19, 41, 49, 55, 66, 69 & 72

Total area: 80.7m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

Kitchen	3.1m x 2.1m	10'2" x 6'10"
Dining/Lounge	3.1m x 5.4m	10'2" x 17'8"
Bedroom 1	3.1m x 4.6m	10'2" x 15'1"
Bedroom 2	2.9m x 4.6m	9'51" x 15'1"

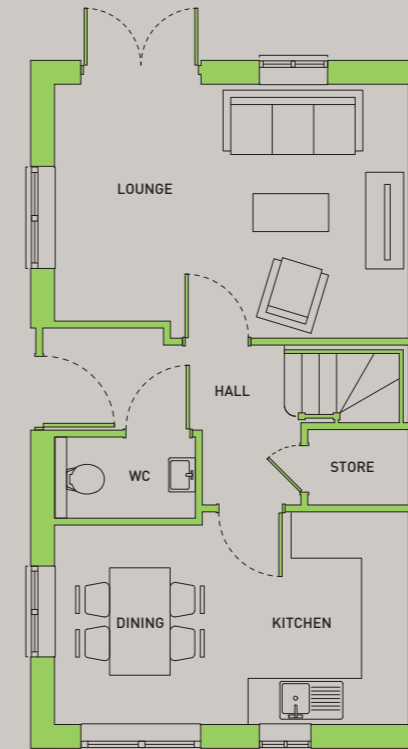
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

### THE AMBERLEY

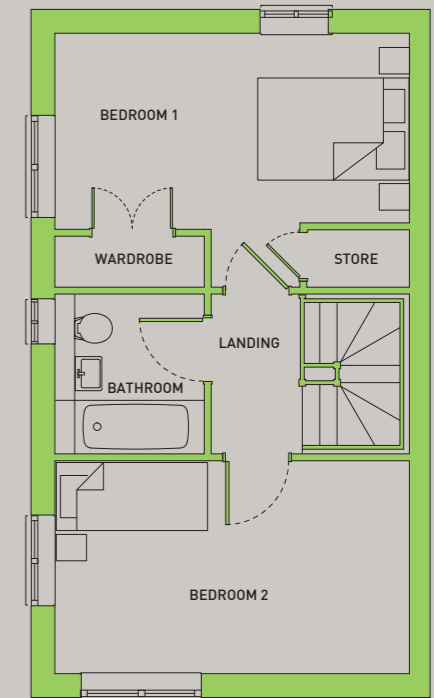
#### TWO BEDROOM HOUSE

PLOT: 67

Total area: 79m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.6m x 2.6m	15'1" x 8'6"
Lounge	4.6m x 3.1m	15'1" x 10'2"
Bedroom 1	4.6m x 2.5m	15'1" x 8'2"
Bedroom 2	4.6m x 2.8m	15'1" x 9'2"

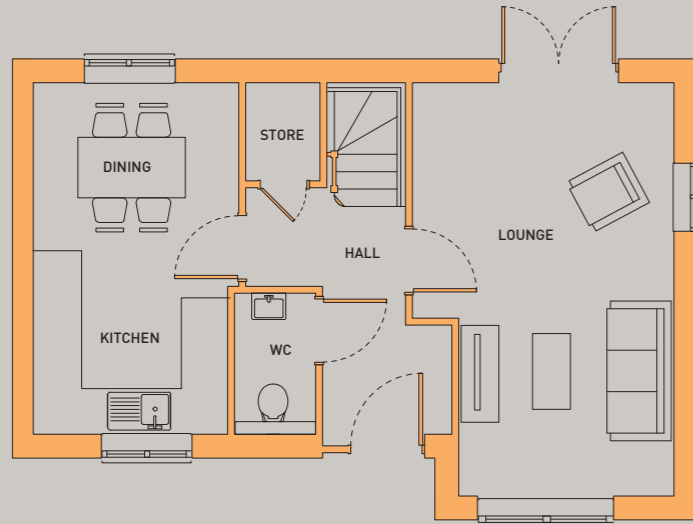
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**THE RODMELL**

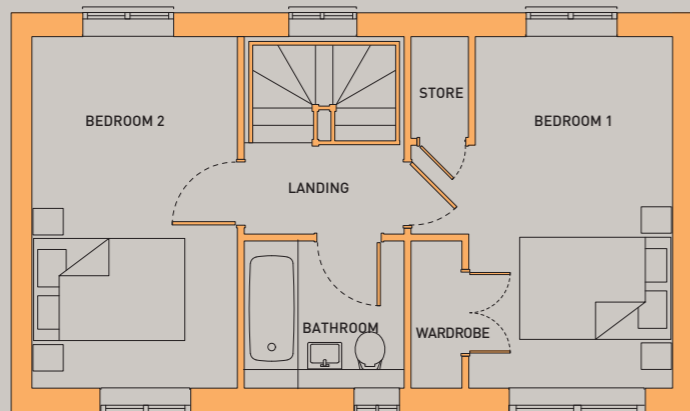
**TWO BEDROOM HOUSE**

PLOT: 68

Total area: 81.5m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**

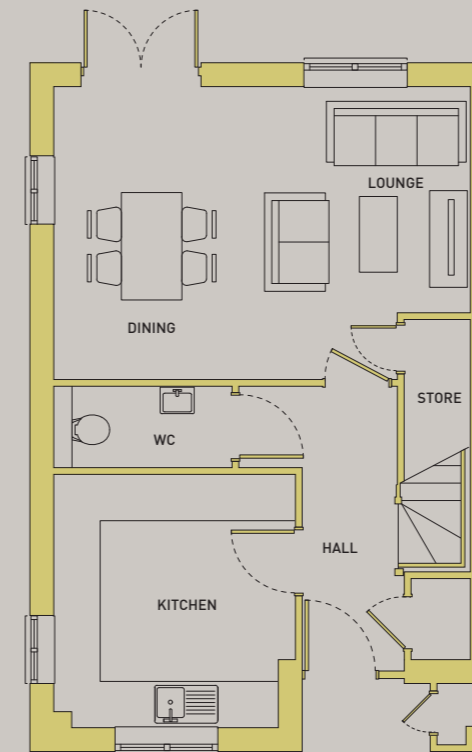
Kitchen/Dining	2.7m x 4.6m	8'10" x 15'1"
Lounge	3.4m x 5.4m	11'1" x 17'8"
Bedroom 1	2.6m x 4.6m	8'6" x 15'1"
Bedroom 2	2.7m x 4.6m	8'10" x 15'1"

**THE BERWICK**

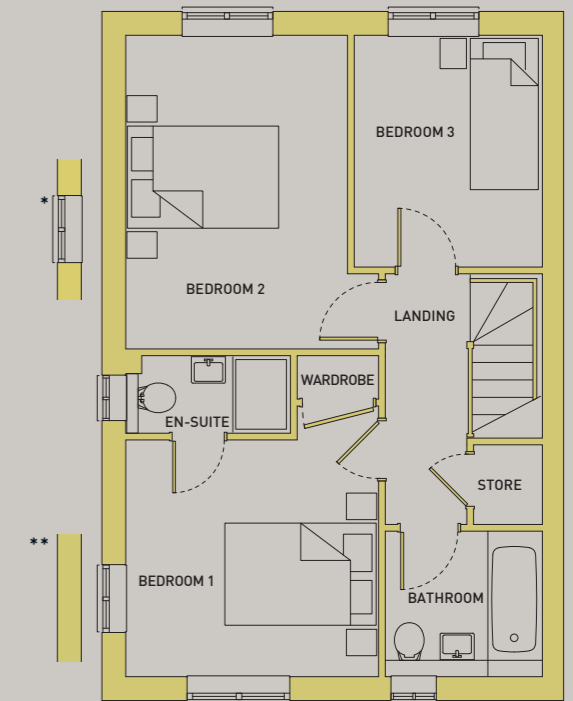
**THREE BEDROOM HOUSE**

PLOTS: 8, 25, 29, 38, 43, 51 & 64  
 HANDED: 3, 5, 7, 9, 18, 24, 26, 30, 37, 44, 50, 54, 56, 70 & 71

Total area: 93m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**

Kitchen	3.1m x 3.3m	10'2" x 10'9"
Dining/Lounge	5.5m x 3.8m	18'0" x 12'5"
Bedroom 1	3.3m x 3.1m	10'9" x 10'2"
Bedroom 2	2.9m x 4.1m	9'6" x 13'5"
Bedroom 3	2.4m x 3.0m	7'10" x 9'10"

\*Variation for Plots 9, 18, 50 & 70  
 \*\*Variation for Plots 9 & 50

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**THE FIRLE**

**THREE BEDROOM HOUSE**

PLOTS: 28 & 74  
HANDED: 53 & 75

Total area: 103.5m<sup>2</sup>



Kitchen/Dining	2.7m x 5.6m	8'10" x 18'4"
Lounge	4.5m x 3.3m	14'9" x 10'9"
Bedroom 1	3.8m x 4.0m	12'5" x 13'1"
Bedroom 2	4.9m x 2.8m	16'0" x 13'8"
Bedroom 3	3.2m x 3.8m	10'5" x 12'5"

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**THE LITLINGTON**

**THREE BEDROOM HOUSE**

PLOTS: 1, 35 & 40  
HANDED: 73

Total area: 102.7m<sup>2</sup>



Kitchen/Dining	3.1m x 7.4m	10'2" x 24'3"
Lounge	3.0m x 5.2m	9'8" x 17'0"
Bedroom 1	3.0m x 4.2m	9'8" x 13'8"
Bedroom 2	3.1m x 3.6m	10'2" x 11'8"
Bedroom 3	3.1m x 3.7m	10'2" x 12'1"

\*Variation for Plots 40 & 73

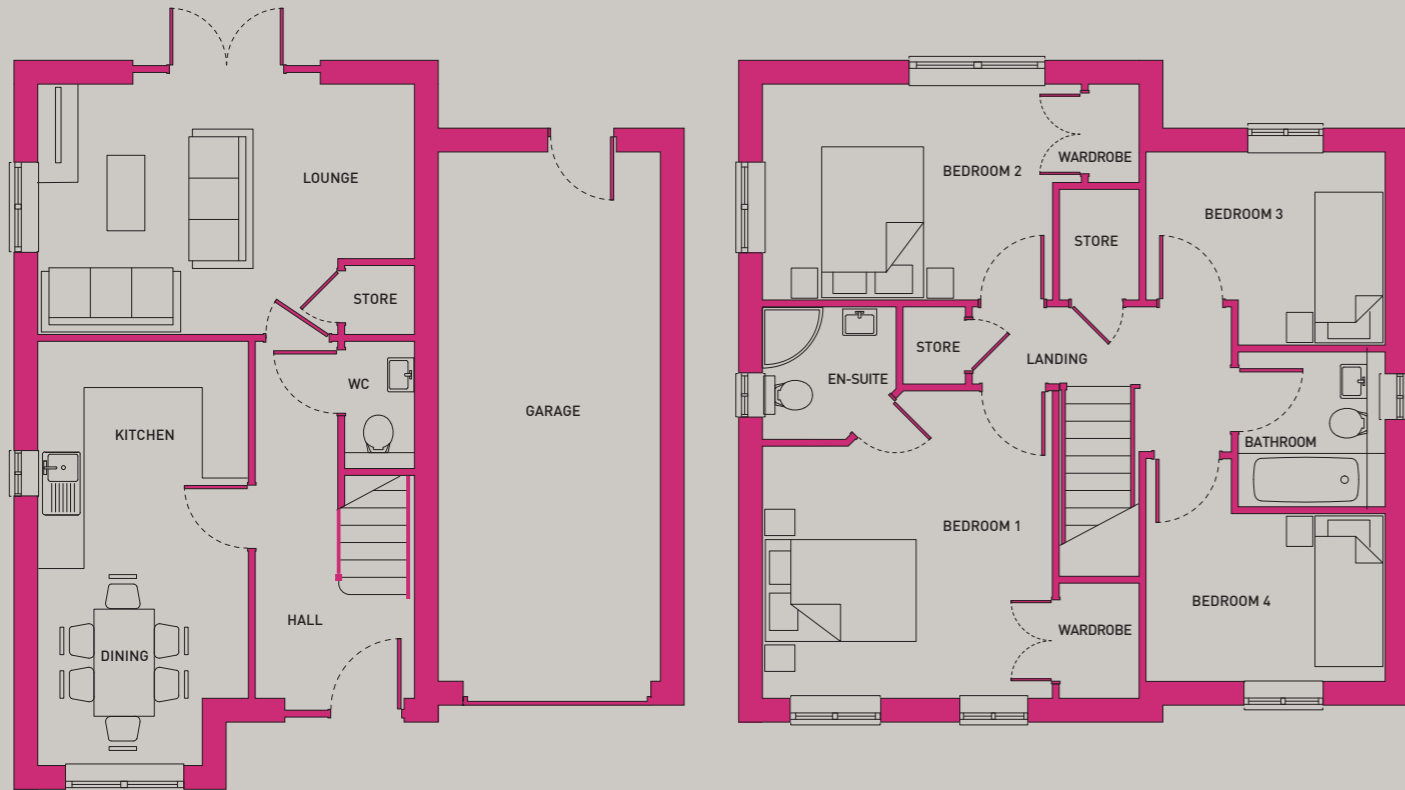
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

# THE HOLYWELL

## FOUR BEDROOM HOUSE

PLOTS: 2, 33 & 34  
HANDED: 32

Total area: 107.8m<sup>2</sup>



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining	2.7m x 5.6m	8'10" x 18'4"
Lounge	4.9m x 3.3m	16'0" x 10'2"
Bedroom 1	3.8m x 4.0m	12'5" x 13'1"
Bedroom 2	3.8m x 2.8m	12'5" x 9'2"
Bedroom 3	3.1m x 2.5m	10'2" x 8'2"
Bedroom 4	3.1m x 2.2m	10'2" x 7'2"

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Our homes at Kiln Grange 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 HOUSES	3B HOUSES	4B HOUSES
<b>KITCHENS</b>			
Individually-designed contemporary kitchen units with worktops and upstands	•	•	•
Appliances to include oven, hob, extractor, fridge freezer, washer/dryer and dishwasher	•	•	•
<b>BATHROOMS</b>			
Contemporary white sanitaryware	•	•	•
Wall tiling to wet areas	•	•	•
Heated towel rail	•	•	•
<b>LIGHTING AND ELECTRICAL</b>			
LED spotlights to kitchen and bathroom	•	•	•
TV and phone points	•	•	•
<b>OTHER FEATURES</b>			
Vinyl floors to: kitchens; WC; bathroom; ensuite	•	•	•
Carpets to: bedrooms, stairs and living rooms	•	•	•
Landscaped front garden	•	•	•
Lighting to front door	•	•	•

Please speak to sales executive for plot specific 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.



## SPECIFICATION

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# SHARED OWNERSHIP

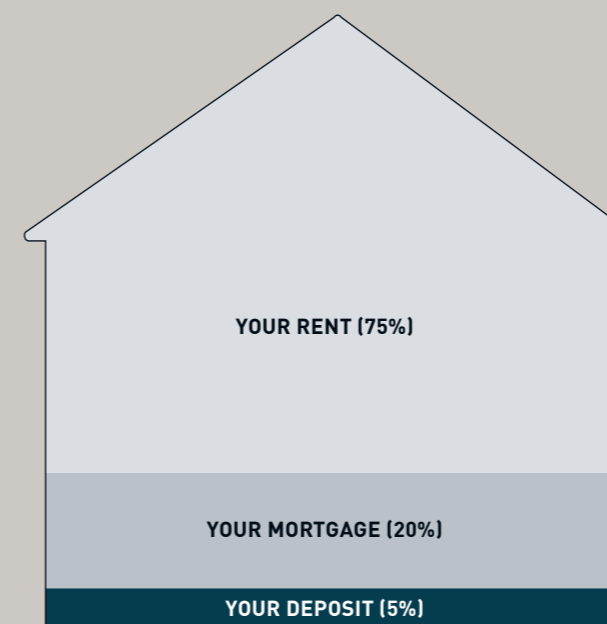
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 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. 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 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 adviser who will assess whether the purchase is affordable for you and take you through all your options.

# MAKING A POSITIVE IMPACT

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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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## The Cocoa Works York / Yorkshire

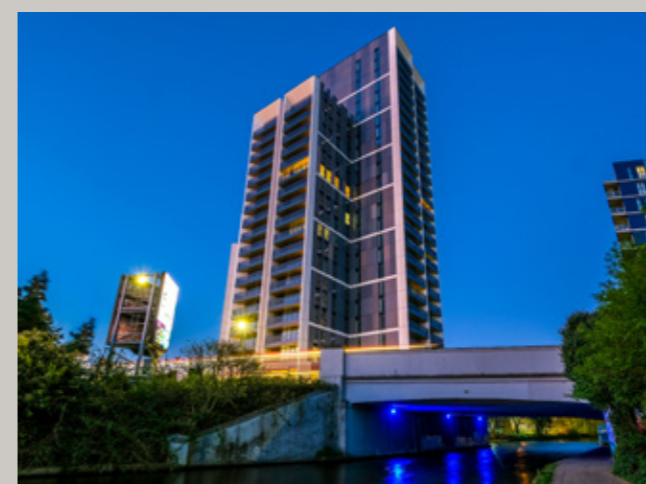
Built by Joseph Rowntree, businessman, visionary and philanthropist, in the 1890s, The Cocoa Works has a remarkable past with community wellbeing at its heart. Today – creatively reinvented – The Cocoa Works is becoming a thriving community once again.



## Conningbrook Lakes Ashford / Kent

Conningbrook Lakes is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment.

These homes are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.



## The Waterline Alperton / Brent

At the centre of Alperton, this striking new development has direct access to the Grand Union Canal. Residents will be able to take advantage of the new amenities including an onsite supermarket and café to the canal front.

Alperton station is served by the Piccadilly line, which is less than a one-minute walk from the development and travel to central London takes just 30 minutes.



## A WORD FROM OUR CUSTOMERS

### “Happier than ever”

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**EMMA FINLAY-SMITH**

HOMEOWNER AT  
OAK POINT, PORTSLADE

“Moving house was completely new to me and I discovered that the cost of renting had increased dramatically. Finding a new home had not been on our agenda and my family and I were stuck between not wanting to leave our close community, but being financially unable to continue renting in the area. When we realised Shared Ownership applied to us, the search for a new-build home began and fortunately we found the wonderful Oak Point. I was so impressed with Oak Point that we decided to buy a two bedroom semi-detached house off-plan. When it came to completion day, my expectations were exceeded and we’ve been over the moon since we moved in in January. The modern features of our house are fantastic and I love all the hightech appliances. We would never have these luxuries if we were still renting. This home is working so well with my family’s day-today lifestyle and we’re happier than ever.”



### “This space is all mine”

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**BECKS ROSEN**

HOMEOWNER AT  
JUNCTION WEST, SOUTHALL

“It’s an absolute dream to own my own space. Unfortunately, I’m part of a generation who will really struggle to buy their own place and I’d honestly just presumed it was out of reach for me. I discovered the Shared Ownership scheme when it popped up online whilst I was doing my research. It was only then that I realised that this was a possibility.”

“I’m not a big earner and have lived hand-to-mouth for most of my adult life. I really never thought at my age, with what I am currently earning, that I could actually buy somewhere. It completely took me by surprise.”



# 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

KILN GRANGE, STONE CROSS, EAST SUSSEX, BN24 5ET

#### BOOK AN APPOINTMENT

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

#### DISCLAIMER

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**LATIMER**  
*by Clarion Housing Group*

[LATIMERHOMES.COM](http://LATIMERHOMES.COM)