

# Sherford

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Devon



**LATIMER**  
*by Clarion Housing Group*



# WELCOME TO SHERFORD

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AN EXCITING NEW COMMUNITY  
IN THE HEART OF DEVON, OFFERING  
A RANGE OF TWO, THREE AND FOUR  
BEDROOM HOMES, AVAILABLE  
WITH SHARED OWNERSHIP.

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SHERFORD PAIRS REGENCY-STYLE ARCHITECTURE  
WITH CONTEMPORARY DESIGN AND IS SET  
TO BECOME ONE OF THE MOST THRIVING  
MARKET TOWNS IN THE REGION.

# 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



# SHERFORD

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Careful thought has been given to the architecture and design of Sherford to provide residents with a variety of beautiful homes that sit naturally within the town's classical setting. Latimer is offering two, three and four bedroom homes available with shared ownership.

These homes are designed with first-time buyers and families in mind. Organised in a social community formation, they are a short walk from the expanding retail offering and King George V Memorial Playing Fields.

The kitchens, living and dining areas combine fresh neutral decor with natural light and stylish fixtures and fittings.

Bedrooms are well proportioned, while the internal doors and other design features continue the classical theme that makes these homes so appealing. All two, three and four bedroom houses have dedicated parking.



# ABOUT SHERFORD



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**Sherford is an award-winning new town in Devon, distinct from other developments with its emphasis on sustainability and well-being, three entirely new neighbourhoods, and the sought-after combination of modern living in a traditional setting.**

In the planning stages the town layout was altered to bring spacious green fingers of land into the expanding community. These play a significant role in the vibrant atmosphere and identity of Sherford, giving residents expansive outdoor living spaces and draws on the traditional country living and architecture of Sherford's past.

Over time, Sherford will be home to 12,000 people with infrastructure developing in tandem to support people's needs. The first primary school is open and is run by Westcountry Schools Trust, a provider with a track record of educational excellence.

In total, four new schools will support Sherford's families, with community facilities, shops, businesses and abundant green spaces providing a great way of life for everyone. Residents of the 5,500 new homes being built will benefit from a 500-acre community space and so much more.

The area surrounding Sherford is second to none, with Dartmoor National Park only seven miles away and Plymouth Hoe, with its scenic views overlooking the English Channel, just a short drive. Buses run from Sherford into Plymouth, the railway station and onwards into Cornwall.

Sherford really is a perfect place to live, offering the joys of the countryside with the fresh air of the seaside, and traditional pastimes alongside the great shopping and entertainment of the city.

# IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of Sherford.

## Education

- 1 Sherford Vale Primary School
- 2 Elburton Primary School
- 3 Dunstone Primary School
- 4 Oreston Community Academy
- 5 Prince Rock Primary
- 6 Coombe Dean School
- 7 Plymstock School

## Fitness & Leisure

- 8 King George V Playing Fields
- 9 Coombe Dean Sports Centre
- 10 Fort Stamford Health and Fitness
- 11 Plymouth Golf Centre
- 12 Sherford Community Park

## Food & Drink

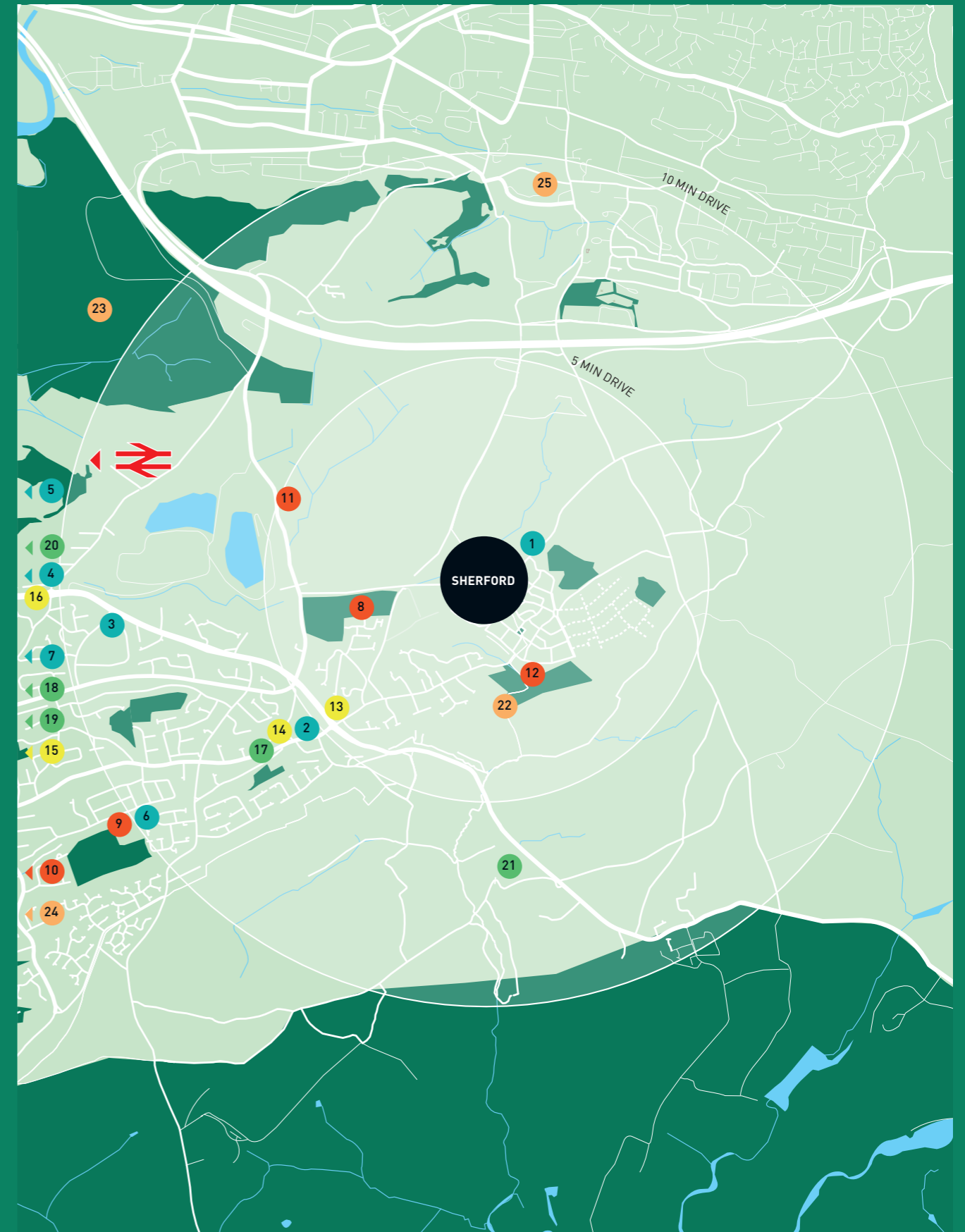
- 13 Elburton Inn
- 14 The Lemon Tree
- 15 The Plymstock Inn
- 16 The Anchorage

## Retail & Essentials

- 17 Coop Elberton
- 18 Lidl
- 19 Iceland
- 20 Morrisons
- 21 Otter Garden Centre

## Sights & Gardens

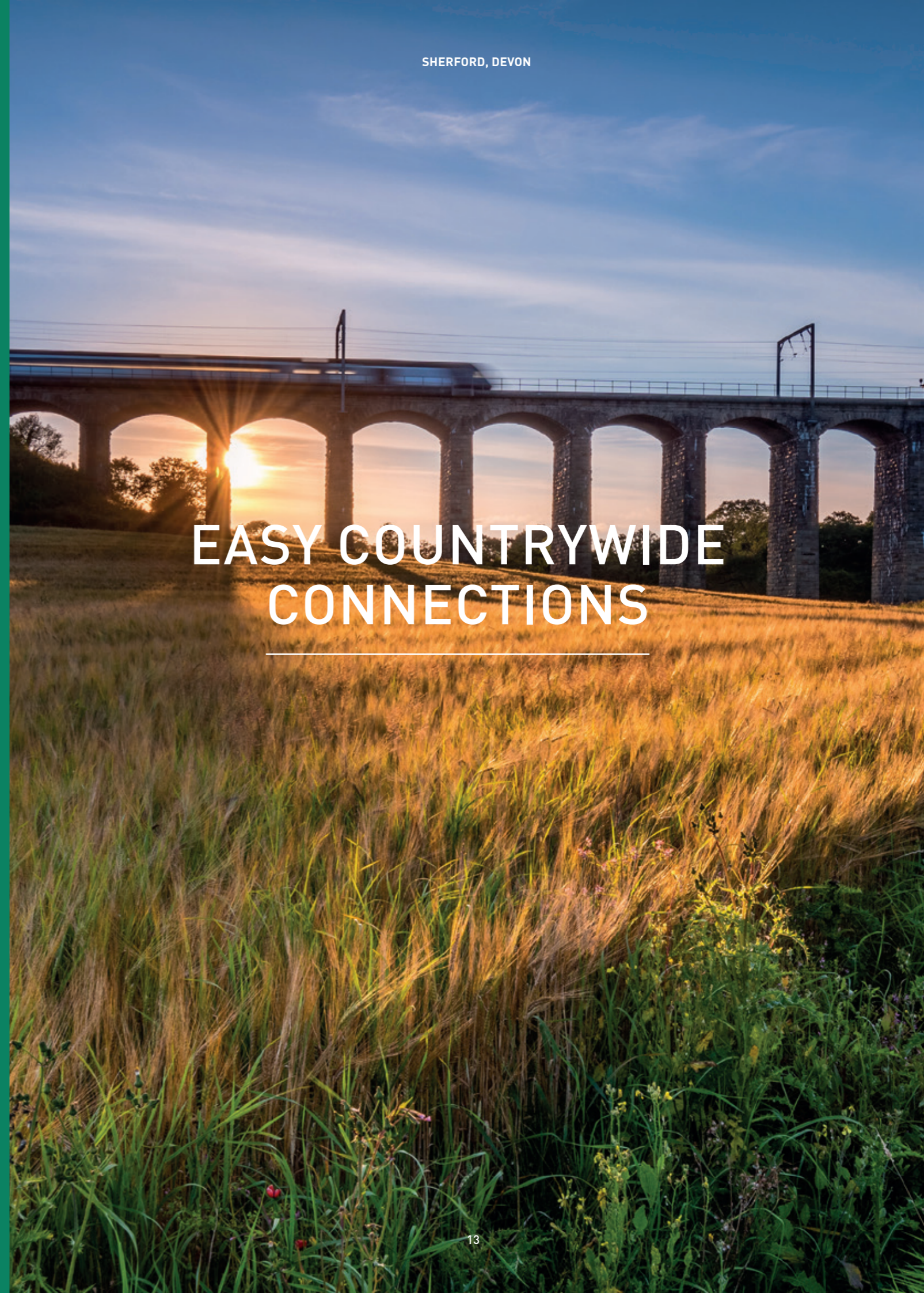
- 22 Sherford Country Park
- 23 Saltram Beach
- 24 Jennycliff Beach
- 25 Plymton Castle



Walking		Bus		Car	
King George V playing fields	3 mins	Liskeard	35 mins	Plymstock	5 mins
Stanborough Cross	5 mins	Penzance	2 hrs	A38/Devon Expressway	15 mins
Sherford Community Park	20 mins	St Ives	3 hrs	Plymouth Station	20 mins
Drake Memorial Park	40 mins	London Paddington	3 hrs 15 mins	Exeter Airport	1 hr
		Bristol	4 hrs	Bristol	2 hrs

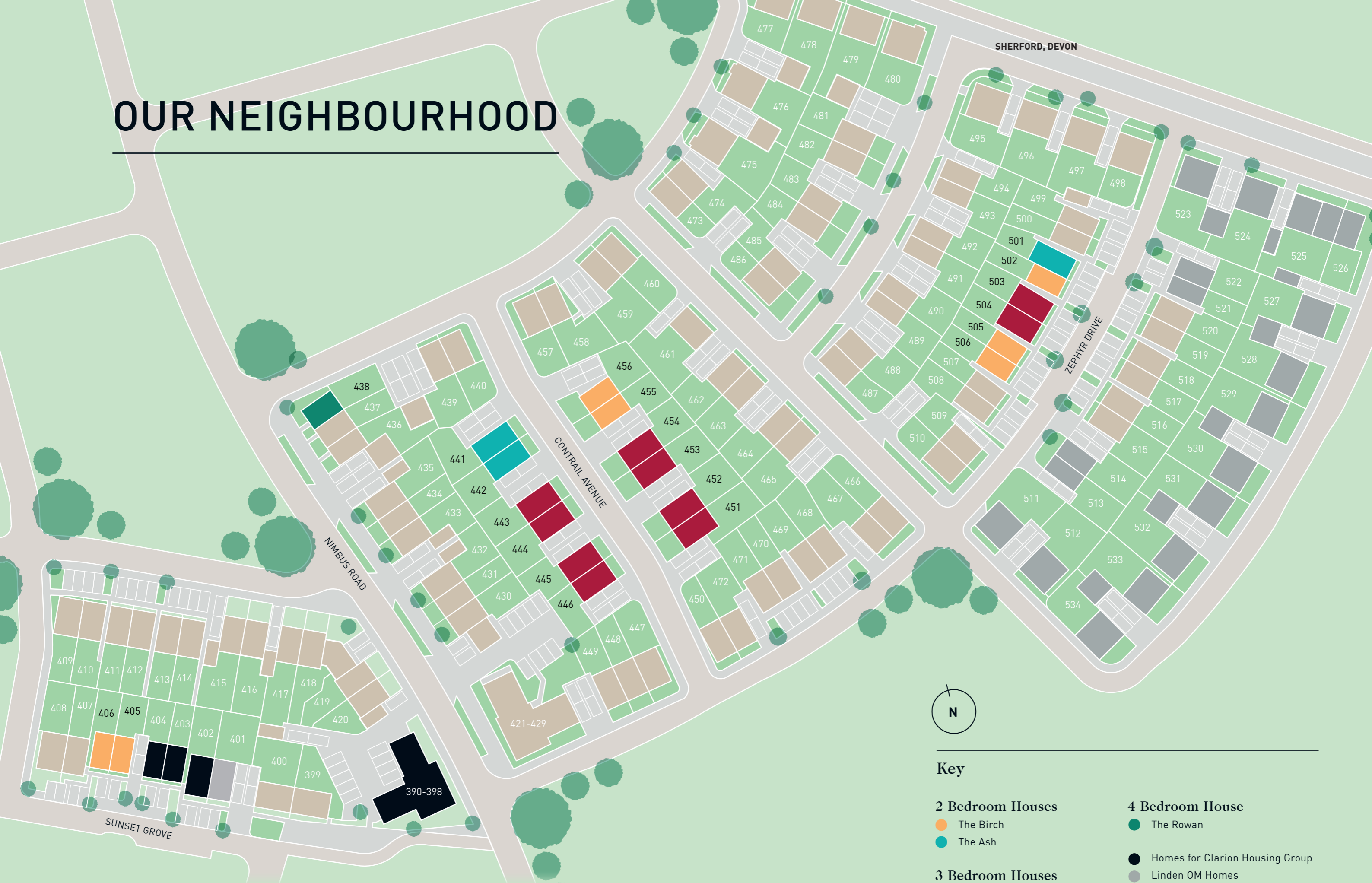


Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail.



# EASY COUNTRYWIDE CONNECTIONS

# OUR NEIGHBOURHOOD



## Key

- |                         |                                   |
|-------------------------|-----------------------------------|
| <b>2 Bedroom Houses</b> | <b>4 Bedroom House</b>            |
| ● The Birch             | ● The Rowan                       |
| ● The Ash               | ● Homes for Clarion Housing Group |
| <b>3 Bedroom Houses</b> | ● Linden OM Homes                 |
| ● The Willow            | ● Homes by others                 |

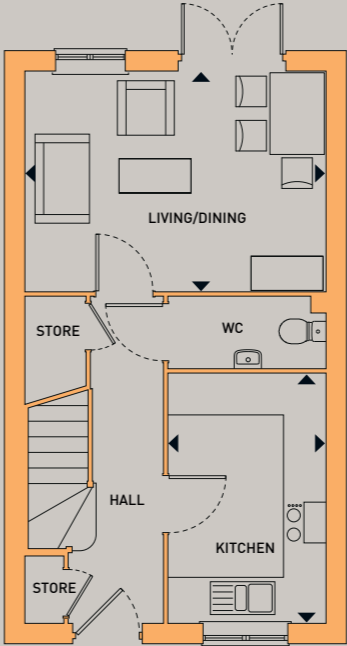
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



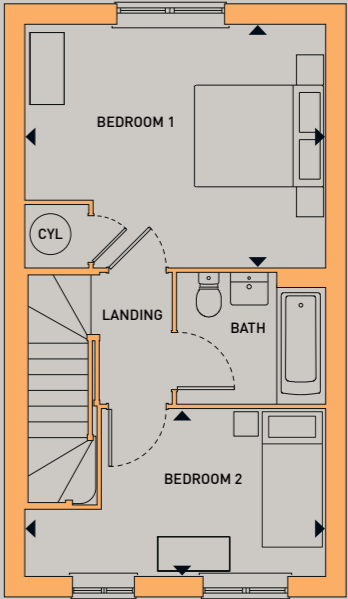
THE BIRCH

TWO BEDROOM HOUSE

PLOTS: 406, 455 & 505  
HANDED: 405, 456, 502 & 506



GROUND FLOOR



FIRST FLOOR

70.5m<sup>2</sup> / 759sq<sup>2</sup>

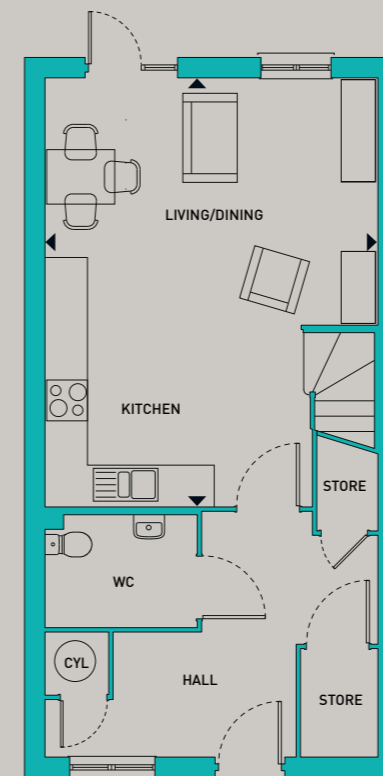
Kitchen	2.3m x 3.6m	7'5" x 11'9"
Living/Dining	4.4m x 3.2m	14'5" x 10'6"
Bedroom 1	4.4m x 3.5m	14'5" x 11'5"
Bedroom 2	4.4m x 2.4m	14'5" x 7'10"

CYL = Cylinder cupboard to selected Plots only

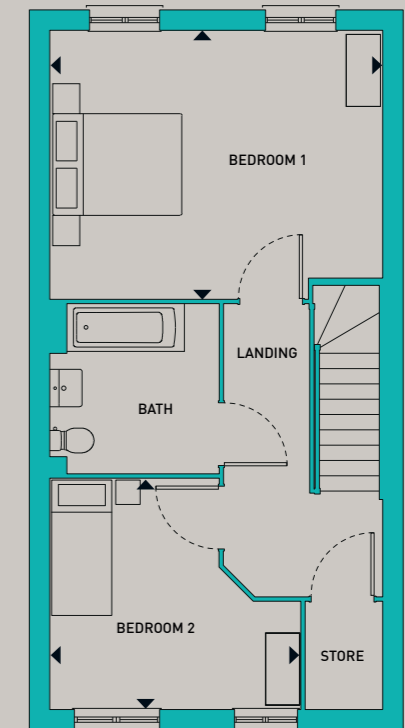
THE ASH

TWO BEDROOM HOUSE

PLOT: 442  
 HANDED: 441 & 501



GROUND FLOOR



FIRST FLOOR

96m<sup>2</sup> / 1033sq<sup>2</sup>

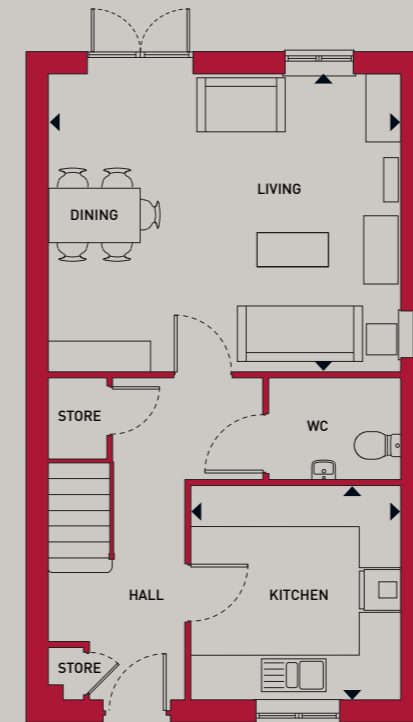
Kitchen/Living/Dining	4.9m x 6.3m	16'0" x 20'8"
Bedroom 1	4.9m x 3.9m	16'0" x 12'9"
Bedroom 2	3.6m x 3.4m	11'9" x 11'1"

CYL = Cylinder cupboard to selected Plots only

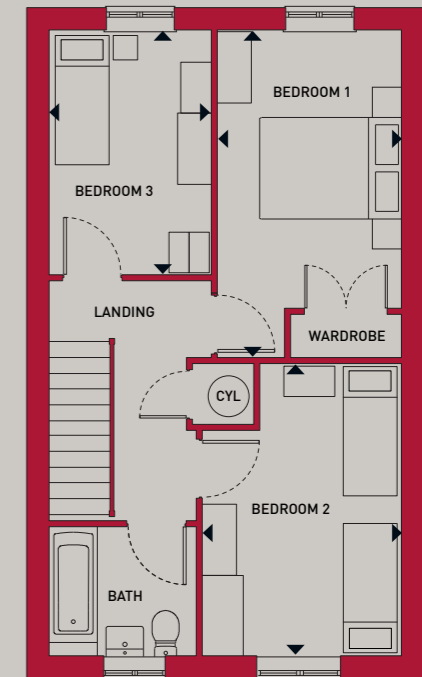
**THE WILLOW**

**THREE BEDROOM HOUSE**

PLOTS: 443, 445, 451, 453 & 503  
 HANDED: 444, 446, 452, 454 & 504



GROUND FLOOR



FIRST FLOOR

94.8m<sup>2</sup> / 1020sq<sup>2</sup>

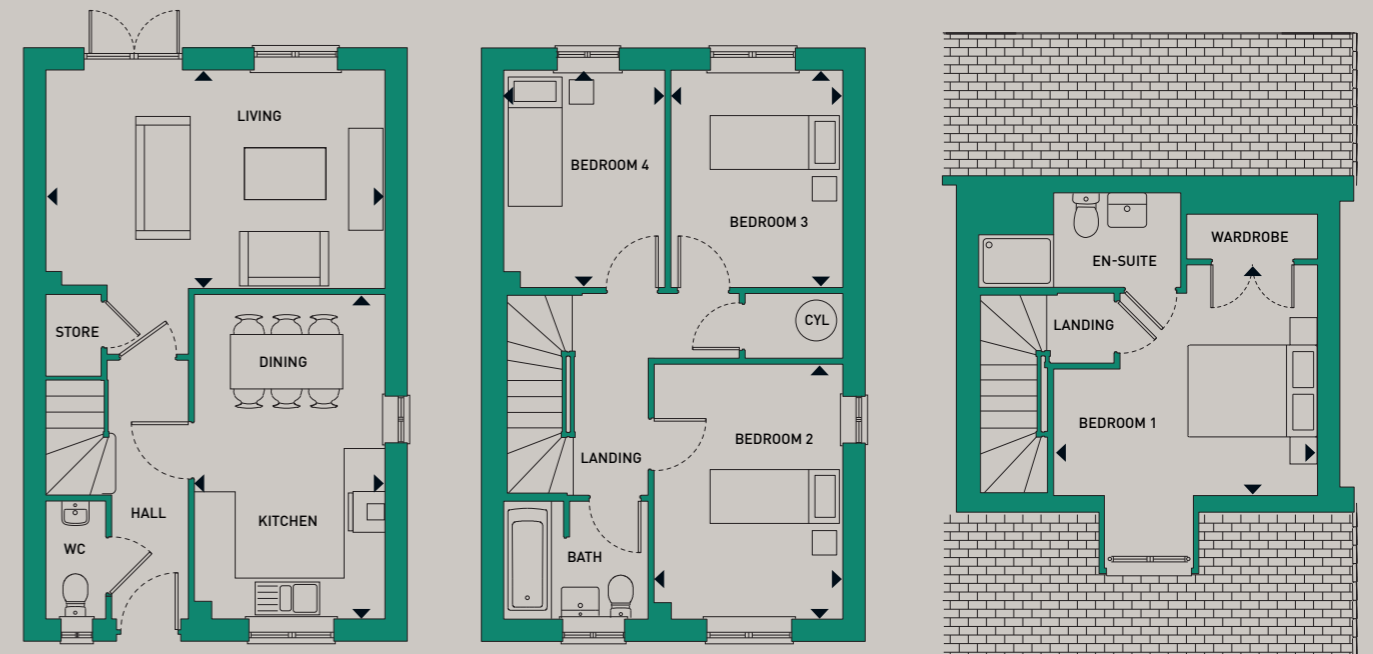
Kitchen	3.1m x 3.1m	10'2" x 10'2"
Living/Dining	5.2m x 4.4m	17'0" x 14'5"
Bedroom 1	2.7m x 4.8m	8'10" x 15'9"
Bedroom 2	2.9m x 4.3m	9'6" x 14'1"
Bedroom 3	2.4m x 3.6m	7'10" x 11'9"

\* Window to plots 443, 444, 445, 446, 451, 452, 453 & 454 only  
 CYL = Cylinder cupboard to selected Plots only

THE ROWAN

FOUR BEDROOM HOUSE

PLOT: 438



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

102m<sup>2</sup> / 1105sq<sup>2</sup>

Kitchen/Dining	2.8m x 4.8m	9'2" x 15'9"
Living	5.0m x 3.2m	16'4" x 10'6"
Bedroom 1	3.9m x 3.4m	11'1" x 11'9"
Bedroom 2	2.8m x 3.7m	9'2" x 12'1"
Bedroom 3	2.5m x 3.2m	8'2" x 10'6"
Bedroom 4	2.4m x 3.2m	8'9" x 10'5"

CYL = Cylinder cupboard to selected Plots only

Our homes at Sherford 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

### KITCHENS

Individually-designed contemporary kitchen units with worktops & upstands

Appliances to include integrated oven hob, fridge freezer, and washing machine to selected plots

Removable base unit for future installation of dishwasher (power supply and plumbing)\*

Kardean flooring

### BATHROOMS

Contemporary white sanitaryware

Wall tiling to wet areas and full height tiling around bath

Chrome towel rail

Thermostatic shower mixer and bath shower screen

Kardean flooring

Batten light fitting

### LIGHTING AND ELECTRICAL

Pendant lights to all 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

Air source heat pumps

Turf to rear gardens

Private cycle store

\*To selected plots only

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

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

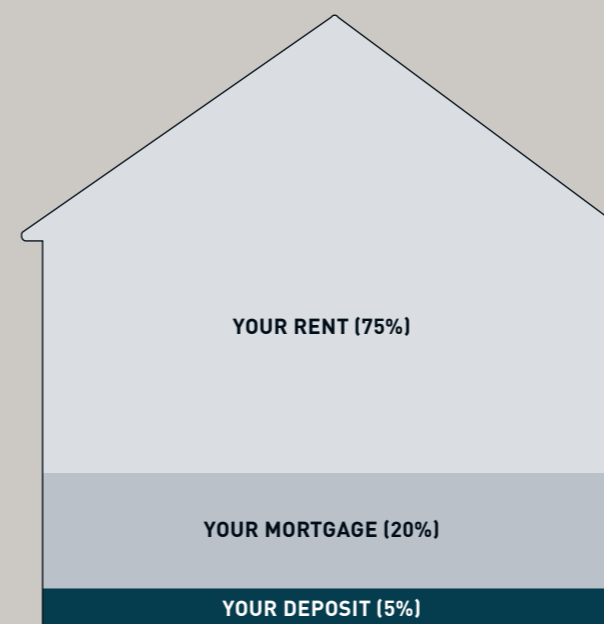
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 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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## 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.





## FINDING PEACE AND COMMUNITY: A NEW START IN SHERFORD

**Allison's new home is a stunning three-bedroom house with a beautiful garden, fulfilling her dream of walking straight from the kitchen into the garden.**

**Allison's home also boasts a brilliantly executed finish and an impressive kitchen diner.**

When Allison (58), a vibrant Marks and Spencer customer sales assistant who has dedicated 35 years to the company, experienced significant life changes, she decided to buy a home in sunny southwest Devon. For 18 years, she resided in Plympton, sharing a three-bedroom house with her husband and three children, now in their thirties. Following the end of her marriage, Allison sold their home, embarking on a new journey that brought her to Sherford. Here, she, and her youngest daughter Zoe, who lives with her, found a wonderful new lifestyle in a brand-new, three-bedroom detached house equipped with all the modern features

she had always desired. Having embraced her fresh start and taken the steps towards owning her own home again, Allison feels an overwhelming sense of happiness and fulfillment. Allison comments: "I pinch myself every day and still can't believe this is our house. On Sunday, I was cleaning the kitchen, and I had the biggest smile on my face, just looking out of the window into the garden and thinking, 'This is my home.'"

Faced with high rent prices, Allison temporarily moved in with a friend; with her youngest daughter still living with her, this arrangement was not ideal. She began searching for a home and researching her options and joined the waiting list for Sherford's shared ownership properties. It wasn't long until she was invited by Latimer to an open day that would change her life.

Allison moved into her new home on May 18th 2024, which is located in Phase 3 the Sherford development. Although she didn't see the house in person, she committed to buying it off-plan, based on a floor plan and exterior view of her new home. Sherford draws from all that is good about traditional country living and architecture, combining quality homes and plentiful amenities, with abundant green space, within a safe and vibrant community, which made it really appealing.

**"The house is beautifully decorated. They really have thought of everything. I particularly enjoy the kitchen diner. I am thrilled with how thoughtfully everything has been designed."**

The neighbourhood is serene, boasting ample green spaces, including a dedicated dog walking park where residents can socialize. Beyond its tranquil settings, Sherford offers all the necessary amenities. The area also promises further growth and community, with 500-600 houses yet to be built, along with additional shops and schools. The vision for Sherford is to create a sustainable town with a unique identity and atmosphere. Allison shares: "I visited Sherford a few times for a stroll and absolutely fell in love. It's so quiet here and there is so much green space. The dog walking park is fantastic. People walk their dogs, mingle, and chat. It feels very safe. It's also exciting that more features are still to come and it's great to be a part of it."

Allison has met several of her neighbours, describing them as "absolutely gorgeous." She comments: "The new development has cultivated a strong sense of togetherness. There is a real community spirit here, with everyone eager to get to know each other. I believe Sherford will grow into a truly lovely neighbourhood."

Buying with shared ownership has been a fantastic experience for Allison. She purchased 31% of the property, investing £99,000 as a deposit. Allison reflects: "I've invested my money back into a property, which is the best thing I could have done. Every step of the way, I received unwavering support and guidance, making the process seamless. Latimer always returned my calls and emails promptly and the entire experience was incredibly smooth and straightforward. It was fantastic."

She concludes: "I highly recommend shared ownership, along with the option to staircase and increase ownership over time. I am going to suggest it to my daughter."

Allison is now planning a housewarming party, with one rule: everyone must take their shoes off when they come in.



**"It's so peaceful here. The house, the garden, the environment—it's all just stunning. We have a long front drive and big front and back gardens. Even though I live opposite a building site at the moment, I don't mind. I still find it peaceful and find the ongoing construction interesting rather than disruptive. The only problem is that I keep sitting in the garden when I should be doing other things."**

# 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

SHERFORD VILLAGE, HERCULES ROAD, PLYMOUTH, PL9 8FA

#### BOOK AN APPOINTMENT

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

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