

# Liberty Place

Hailsham, East Sussex



**LATIMER**  
by Clarion Housing Group



# WELCOME TO LIBERTY PLACE

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SITUATED IN THE HISTORIC MARKET TOWN OF HAILSHAM, LIBERTY PLACE IS AN OUTSTANDING NEW COLLECTION OF TWO BEDROOM APARTMENTS AND TWO AND THREE BEDROOM HOUSES FOR SHARED OWNERSHIP.

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

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.

# 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



# A MARKET TOWN FOR TODAY



Wilmington

## Hailsham has a best-of-all-worlds location close to the High Weald Area of Outstanding Natural Beauty, as well as the vast South Downs National Park.

Living there, you'll also be just eight miles from the sandy south coast beaches at Eastbourne. The area has wider connections too, with rail services to London and Gatwick Airport, and road links to the south coast.

Hailsham has been holding regular markets since 1252, and continues to set out its stalls today, with a farmers' market on Saturdays and a more general one on Fridays.

There are plenty of other shops in town too, including major supermarkets Waitrose, Asda and Tesco, and a good number of independent businesses. Many of these are clustered in St Mary's Walk, where you'll find fashion and lingerie boutiques, the Sussex Larder butcher and deli, Pumpkin Patch for dressmaking and craft supplies, and Simply Weigh, where you can stock up on dry goods in eco-friendly style, using your own containers.

The town offers good eating as well as good shopping. Spicy flavours are on the menu at Rajdoot and Royal Indian, Italian at Romeo & Juliet, modern bistro cooking at Callender's. Will's, located next to Hailsham Pavilion, goes in for all-day dining with a community vibe, and B12 Wine Bar serves up live music and excellent cocktails. If a traditional pub is your preference, locals include The King's Head and The Grenadier, or, a little further away, The Plough in Upper Dicker, dating to 1600, or The White Horse Inn in Herstmonceux.

Sport, culture and community gatherings are also part of Hailsham life. The Pavilion is an independent enterprise with a programme of theatre, music and cinema. Fine art can be viewed at Gallery North. Hailsham Leisure centre is well equipped for swimming, exercise, soft play and ten pin bowling; the cricket club welcomes players of all ages and abilities.

The Hailsham Festival, held in September, showcases local talent and creativity, bringing together art, music, dance, poetry and drama, and later in the autumn, the town goes a bit wild with the traditional Bonfire Procession, followed by a fireworks spectacular.

And for those with children making the move to Hailsham, there are several schools and nurseries all rated 'good' by Ofsted.



# IN THE HEART OF NATURAL BEAUTY

SUNRISE ON THE SOUTH DOWNS



LIBERTY PLACE, HAILSHAM

A five mile drive brings you to the boundary of the High Weald AONB, a hilly wooded landscape carved out in medieval times, covering more than 500 square miles of the south east of England.

About the same distance to the west is the South Downs National Park, over 600 square miles of chalk hills and heathland, leading down to the iconic white cliffs of the south coast.

You are really spoilt for choice when it comes to outdoor life. Both of these areas are rich in opportunity for walks, bike rides, nature study, exploration of ancient castles and stately homes, and family adventures.

To name but a very few, 15th century Hertsmonceux Castle and the even older Michelham Priory offer moats, gardens, and a taste of life in ancient times. Bedgebury Forest has miles of cycle trails winding between majestic trees, while Ashdown Forest has earned the nation's affection as the home of Winnie the Pooh. Drusilla's Park Zoo has real-life animals, and Ardingly Reservoir is a paradise for water sports and walks. Serious walkers might tackle the South Downs Way, while the Cuckoo Trail, which starts in Hailsham and runs to Polegate, is an easier stroll following the route of a disused railway.

You're a very easy distance from the coast too, whether you choose Eastbourne's sunny sandy beaches, cosmopolitan Brighton, or the heart-stopping heights of Beachy Head's white cliffs.

# IN YOUR NEIGHBOURHOOD

As you get to know the Liberty Place neighbourhood you'll find many of life's essentials are within easy reach.

## Education

- 1 Phoenix Academy
- 2 White House Academy
- 3 Grovelands School
- 4 Hawkes Farm Academy
- 5 Summerfields Nursery
- 6 Cheeky Little Monkeys Nursery

## Retail & Essentials

- 1 Waitrose
- 2 Asda
- 3 Tesco
- 4 Seaforth Pharmacy
- 5 Seaforth Farm Surgery
- 6 Battle Road Surgery
- 7 Hailsham Post Office

## Fitness & Leisure

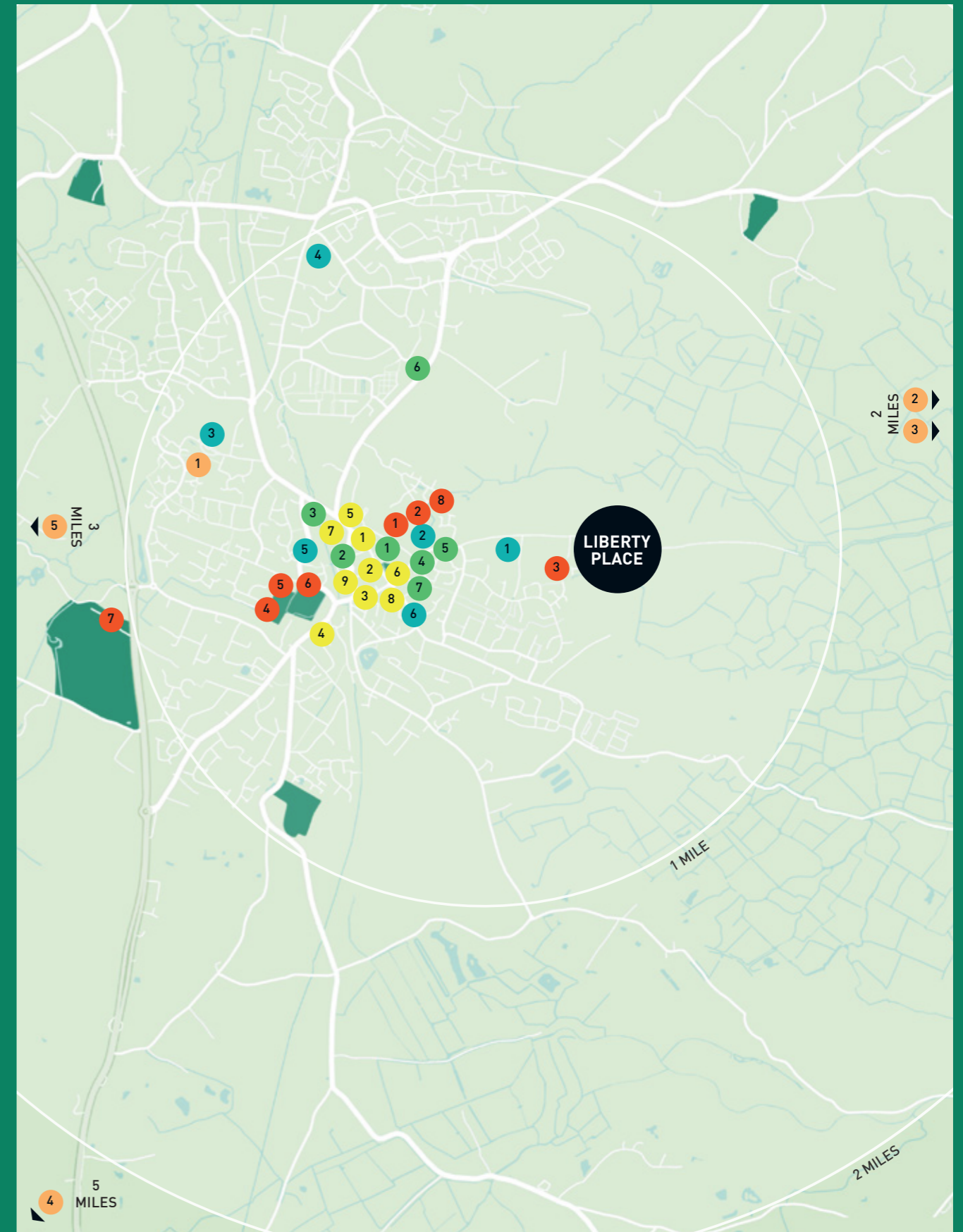
- 1 Hailsham Leisure Centre
- 2 Hailsham Bowling Club
- 3 Maurice Thornton Playing Field & Outdoor Gym
- 4 Hailsham Town Football Club
- 5 Hailsham Tennis Club
- 6 Hailsham Cricket Club
- 7 Bushy Wood Activity Centre
- 8 Weavers Lane Recreation Ground




## Sights & Gardens

- 1 Dennis King Community Garden
- 2 Hertsmonceux Castle
- 3 The Observatory Science Centre
- 4 Drusilla's Park & Zoo
- 5 Michelham Priory

## Food & Drink

- 1 Rajdoot
- 2 Romeo & Juliet
- 3 Will's
- 4 Royal Indian
- 5 Callender's
- 6 B12 Wine Bar & Kitchen
- 7 The Grenadier
- 8 Rustico Neapolitan
- 9 The George Hotel



				 FROM LIBERTY PLACE	
Phoenix Academy	6 min	Hastings	22 min	Hailsham Town Centre	1.4 miles
Seaforth Farm Surgery	12 min	Brighton	53 min	Polegate Station	4.5 miles
B12 Wine Bar & Kitchen	14 min	Gatwick Airport	1h 7min	Herstmonceux	4.9 miles
White House Academy	14 min	Ashford International	1h 11min	Eastbourne	9.8 miles
Will's	14 min	London Bridge 1h 30min from Eastbourne station	1h 44min	Brighton	23.6 miles
Waitrose	15 min	London Victoria 1h 31min from Eastbourne station	1h 45min	Drusilla's Park & Zoo	8.6 miles
				Gatwick Airport	49 miles
				Newhaven Ferry Port	18 miles



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



# GETTING AROUND

Brighton Pier

# OUR NEIGHBOURHOOD



### Key

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li>● 2 Bedroom Houses</li> <li>● HEATHFIELD</li> <li>● HORAM</li> <li>● 2 Bedroom Apartments</li> <li>● MICHELHAM</li> </ul> | <ul style="list-style-type: none"> <li>● 3 Bedroom Houses</li> <li>● HELLINGLY</li> <li>● HORSEBRIDGE</li> <li>● Homes for Clarion Housing Group</li> <li>● Private Sale Homes</li> </ul> |   |
| <ul style="list-style-type: none"> <li>● PLAY AREAS</li> </ul>   | <ul style="list-style-type: none"> <li>● DRAINAGE BASINS</li> </ul>   | <ul style="list-style-type: none"> <li>● PUBLIC OPEN SPACE</li> </ul> |

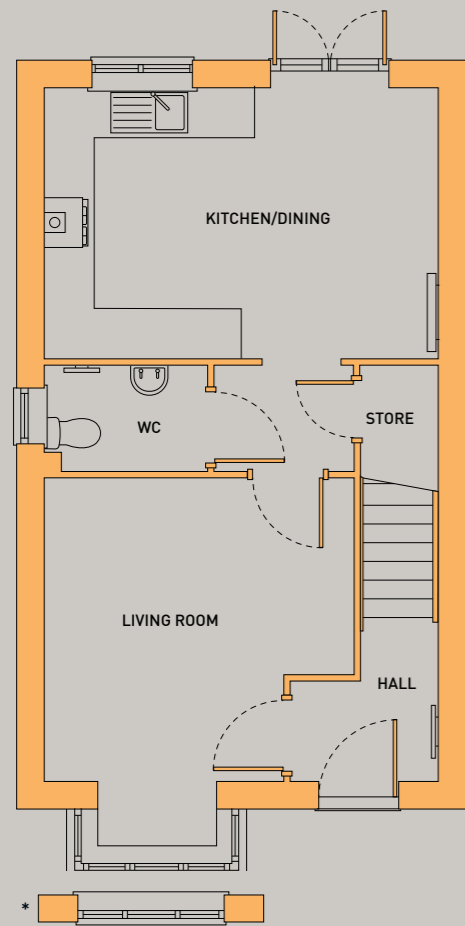
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



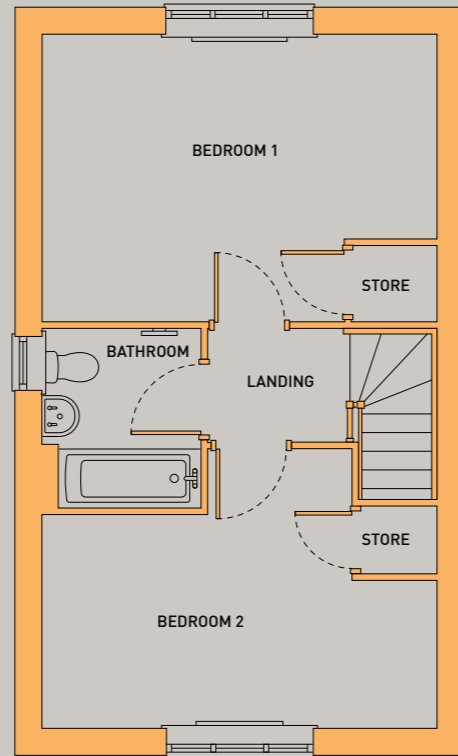
**HEATHFIELD**

**TWO BEDROOM HOUSE**

PLOT: 27, 33 & 200  
 HANDED: 26, 32 & 199



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining	4.79m x 3.29m	15'7" x 10'10"
Living	3.76m x 3.69m	12'4" x 12'1"
Bedroom 1	4.79m x 3.49m	15'7" x 11'5"
Bedroom 2	4.79m x 2.60m	15'7" x 8'6"

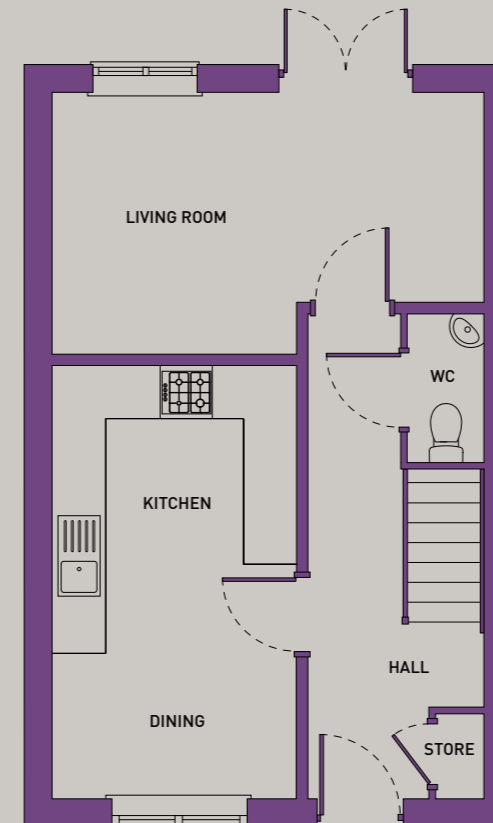
\*Variation for Plots 32, 33, 199 & 200

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.

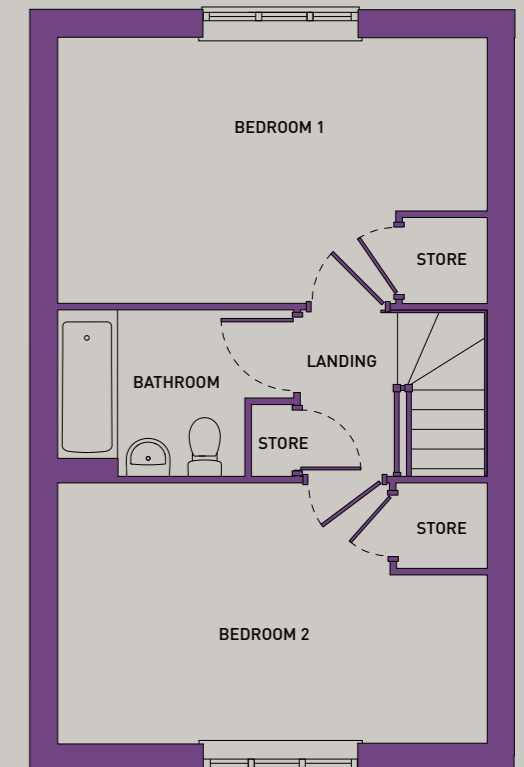
**HORAM**

**TWO BEDROOM HOUSE**

PLOT: 289



GROUND FLOOR



FIRST FLOOR

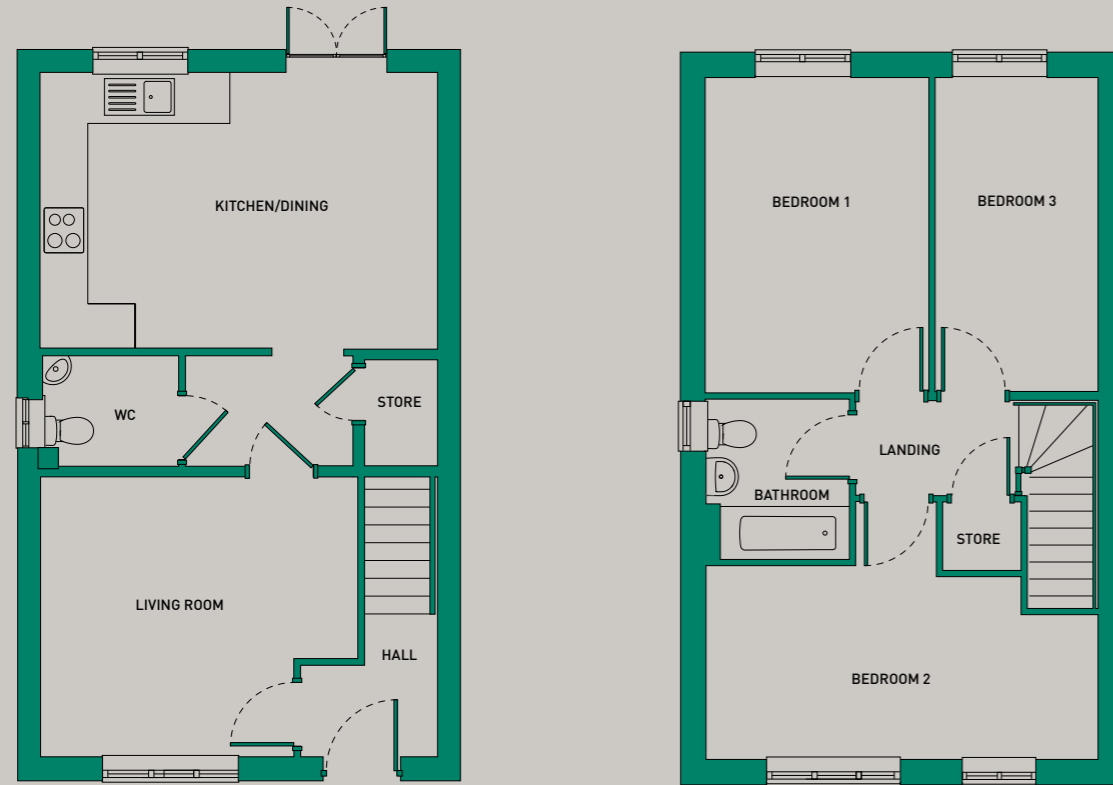
Kitchen/Dining	2.84m x 5.02m	9'4" x 16'5"
Living	4.99m x 3.05m	16'4" x 10'0"
Bedroom 1	4.99m x 3.08m	16'4" x 10'1"
Bedroom 2	4.99m x 3.03m	16'4" x 9'11"

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**HELLINGLY**

**THREE BEDROOM HOUSE**

PLOTS: 49, 223  
HANDED: 48, 224



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining	5.24m x 3.67m	17'3" x 12'0"
Living	4.21m x 3.74m	13'10" x 12'3"
Bedroom 1	2.99m x 4.20m	9'10" x 13'9"
Bedroom 2	5.24m x 2.59m	17'1" x 8'4"
Bedroom 3	2.18m x 4.19m	7'1" x 13'8"

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.

**HORSEBRIDGE**

**THREE BEDROOM HOUSE**

PLOTS: 175, 290 & 298  
HANDED: 159, 176, 297



GROUND FLOOR

FIRST FLOOR

Kitchen/Dining	5.89m x 3.86m	19'4" x 12'8"
Living	3.61m x 4.20m	11'10" x 13'9"
Bedroom 1	3.64m x 4.06m	11'11" x 13'4"
Bedroom 2	3.16m x 4.04m	10'4" x 13'3"
Bedroom 3	2.66m x 2.92m	8'9" x 9'7"

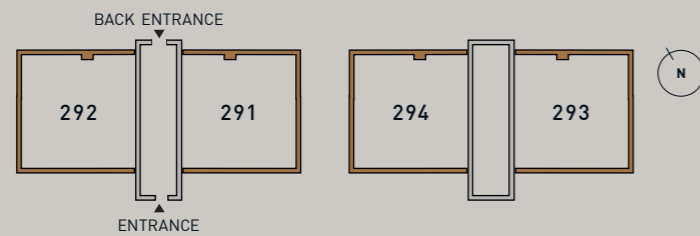
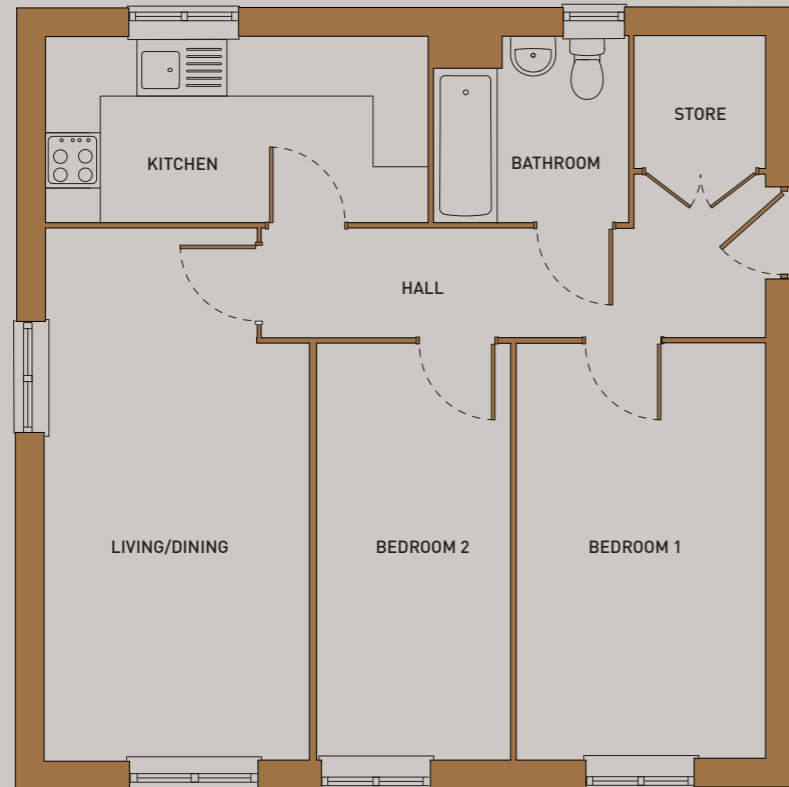
\*Variation for Plots 159, 175, 290 & 297  
\*\*Variation for Plot 175

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# MICHELHAM

## TWO BEDROOM APARTMENT

PLOTS: 292 & 294  
 HANDED: 291 & 293



GROUND FLOOR

FIRST FLOOR

Kitchen	4.2m x 2.0m	13'9" x 6'6"
Living/Dining	2.9m x 5.9m	9'6" x 19'4"
Bedroom 1	2.7m x 4.6m	8'10" x 15'1"
Bedroom 2	2.1m x 4.6m	6'10" x 15'1"

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LIBERTY PLACE, HAILSHAM

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Our homes at Liberty Place 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	2B FLATS
<b>KITCHENS</b>			
Individually-designed contemporary kitchen units with worktops & upstands	•	•	•
Appliances to include: Integrated fridge freezer, washer dryer, dishwasher, electric oven, hob & hood	•	•	•
<b>BATHROOMS</b>			
Contemporary white sanitaryware	•	•	•
Shower screen & heated towel rail	•	•	•
Wall tiling to wet areas	•	•	•
<b>LIGHTING AND ELECTRICAL</b>			
Downlighting to kitchen and bathroom	•	•	•
Pendant lights to living areas	•	•	•
TV and phone points	•	•	•
<b>OTHER FEATURES</b>			
Vinyl floors to: kitchen, living room, bathroom	•	•	•
Carpet to: stairs, bedrooms	•	•	•

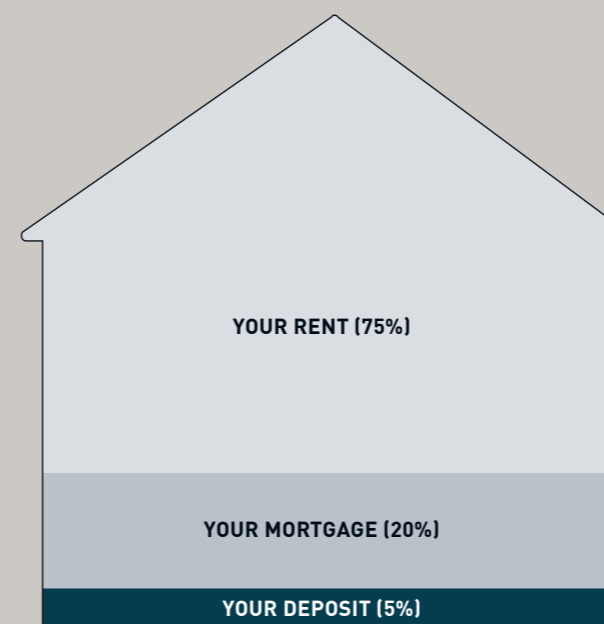
Please speak to sales executive for plot specific specification. Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.



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# SHARED OWNERSHIP

## 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.

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.

## 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 Boulevard Blackfriars / London

A boutique collection of new apartments located in the heart of Blackfriars Road, one of London's only true boulevards. An exclusive Zone 1 development, in close proximity to key transport links, and the best of the creative, cultural and social experiences London has to offer, The Boulevard has been designed to reflect and enhance the unique character and iconic heritage of the area.



## A WORD FROM OUR CUSTOMERS

## A place of my own.

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**STEPH HALL**

**HOME OWNER AT  
LINGLEY FIELDS, WARRINGTON**

“When my mum first told me about shared ownership, I was sceptical – I’d never heard of it before and had no idea how it worked or whether I would actually own the house or not. But after doing more research, it became clear that it could offer me a way to buy the type of house I wanted, on my own.”

Being able to live in a new-build house was such an incentive for me to buy via shared ownership. For the same amount I pay per month, I’d only be able to afford a small, old flat if I was traditionally renting. Instead, I now own part of a house I love and crucially, I’ve been able to buy it on my own.”



## A lovely rural location.

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**EMMA GREEN**

**HOME OWNER AT  
HOPGARDENS, FAVERSHAM**

“I had enough money for a deposit, however, because I’m a solo purchaser, the only way I’d be able to get a large enough mortgage was through a home-buyer scheme. shared ownership made the most financial sense for me, and I was able to purchase a 30% share with a deposit of £18,000. I highly recommend the scheme to people who are looking to get their foot on the ladder but can’t afford to pay outright.”





# 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

LIBERTY PLACE, MARSHFOOT LANE, HAILSHAM, EAST SUSSEX, BN27 2RE

#### BOOK AN APPOINTMENT

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

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