

Latimer at Fallow Wood View

Burgess Hill



LATIMER
by Clarion Housing Group



THE BEST OF EVERYTHING IN BURGESS HILL

Burgess Hill in West Sussex is perennially popular for its great commuter connections as well as being on the edge of some of the finest English countryside, and we've chosen it for a new collection of homes at Fallow Wood View. Just two miles from the town centre, with a peaceful semi-rural setting on Isaacs Lane, Latimer at Fallow Wood View consists of 14 family houses, two coach houses and two apartments, all available with Shared Ownership.

As with everything we build, these homes meet the highest modern standards, without compromise on quality or visual appeal, and we are proud to put our name to them.

In addition to connections and country life, you'll benefit from well regarded schools, several shopping centres, leisure options for all ages, and for holidays abroad, Gatwick Airport within a 25-minute drive.

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
CHIEF DEVELOPMENT OFFICER



SHOPPING, SCHOOLS AND MORE



Burgess Hill prospered with the arrival of the London to Brighton railway, and the good direct connections it provides are a reason why many people have chosen to settle there. It's also a busy town, and plans for much exciting regeneration in the centre.

The main shopping areas are The Martlets and Market Place, with plenty of independent businesses, pubs and eateries along Church Road, Church Walk and Station Road. The Art Deco Orion cinema shows the new releases, while The Triangle Leisure Centre has fantastic facilities for fitness and fun.

In Burgess Hill, your food shopping is covered by Waitrose, Co-op, Lidl and Tesco. In Haywards Heath, just slightly further from home, the retail, pub and restaurant scene is focused on The Orchards, South Road and Perrymount Road. And in both towns, there are schools for all ages Ofsted rated 'Good' or higher.

Local options for eating out include The Oak Barn, which is within walking distance from Fallow Wood View and serves classic British and European dishes in a restored 18th century barn. The Woolpack and The Fox and Hounds are also cosy traditional pubs offering good food and a warm welcome.

FRESH AIR AND INSPIRATION



Latimer at Fallow Wood View is surrounded by open space, but there's much more to explore just a few miles from home. The boundary of the huge South Downs National Park is only four miles away, with the High Weald Area of Outstanding Natural Beauty a very short drive northward.

Between them, these stunning landscapes provide a wealth of different ways to enjoy country life. You might climb to the top of landmarks such as Ditchling Beacon or Devil's Dyke for the exhilarating views, or go on a wildlife trail at the local Bedelands Nature Reserve. Ditchling Common Country Park is also a nature reserve which also includes the enchanting Butterfly Gardens at Middleton Common. Children who love animals will enjoy Washbrook Family Farm, while for grown-ups inspired by beautiful gardens, there's Nymans and Wakehurst.

This an ideal region for vineyards, and most of them offer visiting and tasting opportunities. Golf courses, equestrian centres and circular walks are further ways to take your exercise, and with Brighton only about 15 miles away, a day on the coast is always an option.

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 Fallow Wood View.

Education

- 1 St Joseph's Catholic Primary - Good/Outstanding
- 2 Bolnore Village Primary - Good
- 3 St Wilfrid's Primary - Good
- 4 Warden Park Primary Academy - Good
- 5 Warden Park Secondary Academy - Good
- 6 St Paul's Catholic College - Outstanding
- 7 Burgess Hill Girls' School - Independent

Sport & leisure

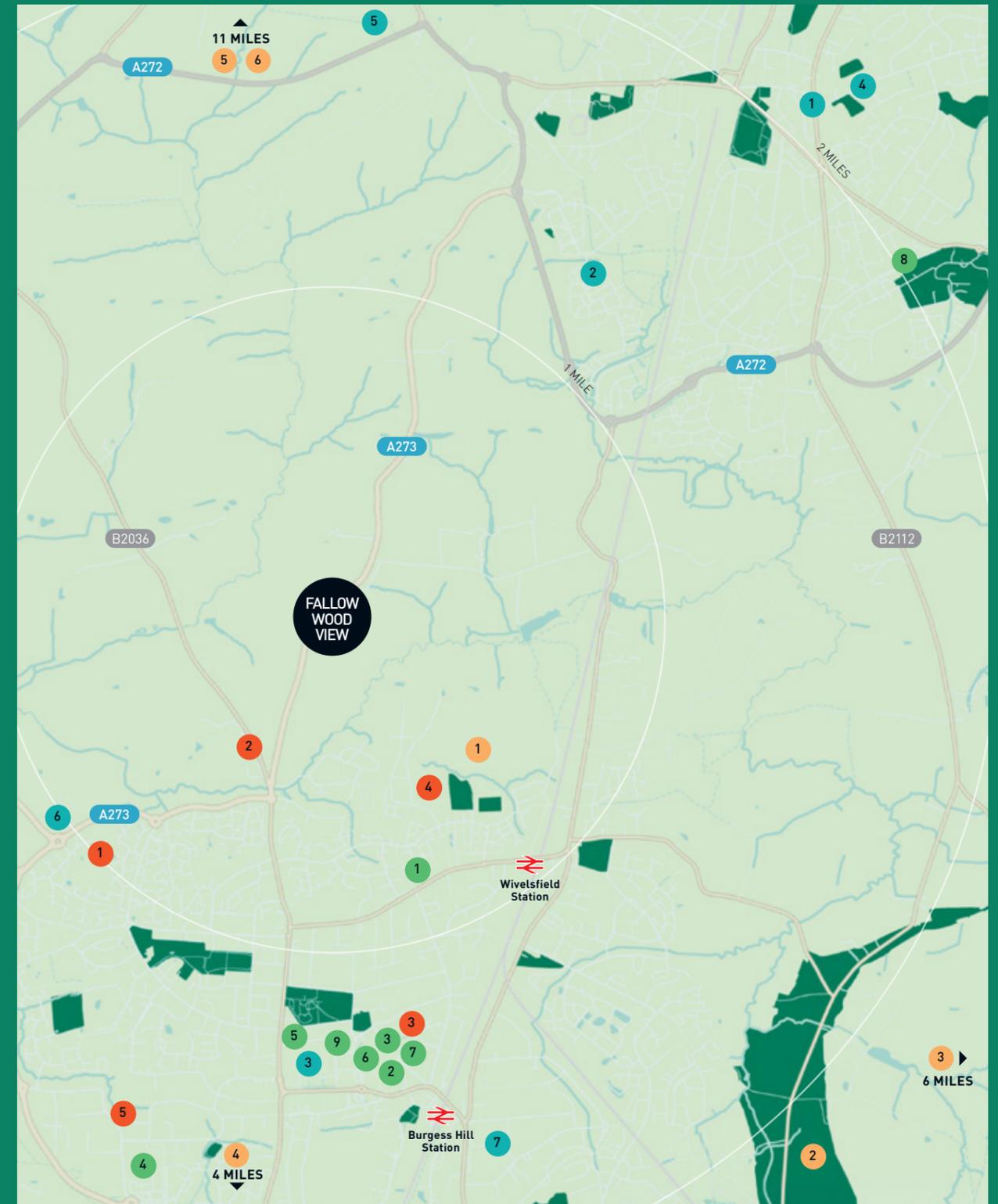
- 1 The Triangle
- 2 Burgess Hill Golf Centre
- 3 Orion Cinema
- 4 Burgess Hill BMX Track
- 5 Jumpin' Fun Inflatable Park

Retail & Essentials

- 1 Lidl
- 2 Waitrose
- 3 Iceland
- 4 Tesco
- 5 Co-op
- 6 The Martlets
- 7 Market Place
- 8 Princess Royal Hospital
- 9 The Brow Medical Centre

Outdoor life

- 1 Bedelands Nature Reserve
- 2 Ditchling Common Country Park
- 3 Butterfly Gardens @ Middleton Common Farm
- 4 Washbrooks Family Farm
- 5 Wakehurst
- 6 Nymans



With Latimer at Fallow Wood View; you have the choice of two railway stations, Burgess Hill and Wivelsfield, both two miles away and offering connections to London, Brighton and Gatwick.

Burgess Hill station is around a seven minute drive away, and Wivelsfield five. By road, you are three minutes from the A272 and eight minutes from the A23.

FROM BURGESS HILL		FROM WIVELSFIELD		FROM FALLOW WOOD VIEW	
Brighton	12min	Brighton	13 min	A23 Haywards Heath	3 miles
Gatwick Airport	17 min	Gatwick Airport	17 min	M23 Pease Pottage	10.7 miles
Clapham Junction	45 min	Clapham Junction	47 min	Brighton	14.6 miles
London Bridge	50 min	London Victoria	47 min	Gatwick Airport	15.2 miles
London Victoria	51 min	London Bridge	51 min		



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.



LOCAL TRAVEL

OUR NEIGHBOURHOOD



Key

1 Bedroom Coach Houses

Coach House

2 Bedroom Houses

Baker

3 Bedroom Houses

Ploughright

4 Bedroom House

Parkman

Homes for Clarion Housing Group

Play areas

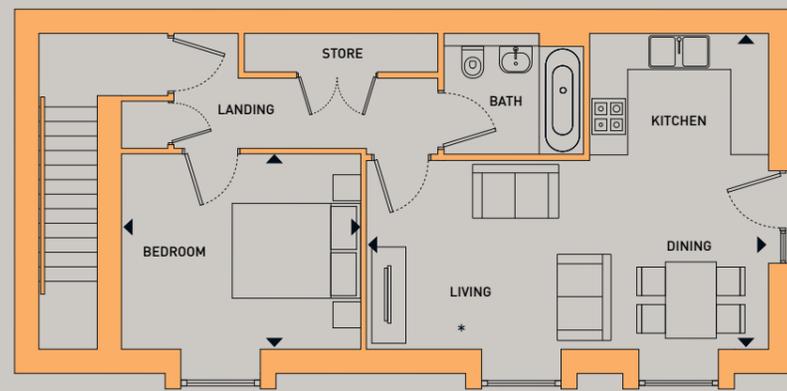


The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

COACH HOUSE

ONE BEDROOM

PLOT: 119



FIRST FLOOR

50.9m² / 548ft²

Kitchen/Dining/Living	5.0m x 6.3m	16'4" x 20'7"
Bedroom	3.1m x 3.8m	10'2" x 12'5"

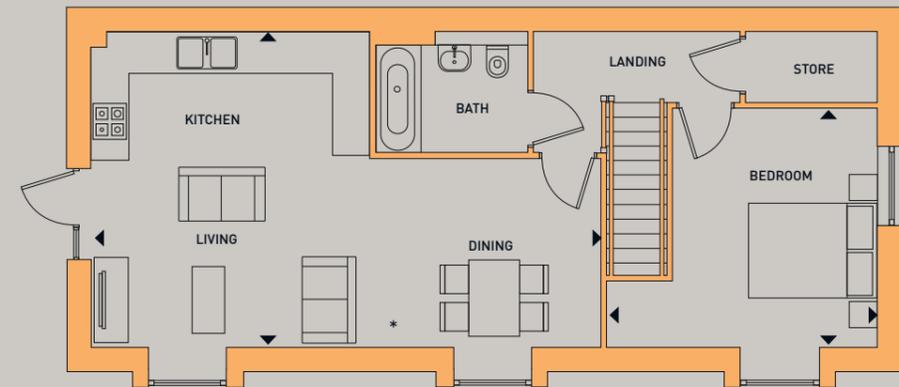
*PLEASE NOTE: Air Source Heat Pumps location to be confirmed. Please speak to your sales advisor for more information.

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.

COACH HOUSE

ONE BEDROOM

PLOT: 120



FIRST FLOOR

50.9m² / 548ft²

Kitchen/Dining/Living	5.0m x 8.0m	16'4" x 26'3"
Bedroom	3.8m x 4.3m	12'5" x 14'1"

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BAKER

TWO BEDROOM HOUSE

PLOTS: 28, 57 & 214
 HANDED: 84, 113, 114, 220 & 221



GROUND FLOOR

FIRST FLOOR

81.3m² / 875ft²

Kitchen	3.4m x 2.6m	11'1" x 8'6"
Living/Dining	5.1m x 4.1m	16'8" x 13'5"
Bedroom 1	3.5m x 4.1m	11'5" x 13'5"
Bedroom 2	4.0m x 4.1m	13'1" x 13'5"

*PLEASE NOTE: Air Source Heat Pumps location on ground floor to be confirmed. Please speak to your sales advisor for more information.

Selected homes may have a 'handed' or 'opposite' layout to the one shown. Please speak to your Sales Executive for plot specific details. 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.

PLOUGHRIGHT

THREE BEDROOM HOUSE

PLOTS: 27, 56 & 213
 HANDED: 112 & 222



GROUND FLOOR

FIRST FLOOR

95.3m² / 1025ft²

Kitchen	3.1m x 3.3m	10'2" x 10'9"
Living/Dining	5.0m x 4.8m	16'4" x 15'8"
Bedroom 1	2.8m x 4.8m	9'2" x 15'8"
Bedroom 2	4.7m x 2.5m	15'5" x 8'2"
Bedroom 3	3.6m x 2.1m	11'9" x 6'9"

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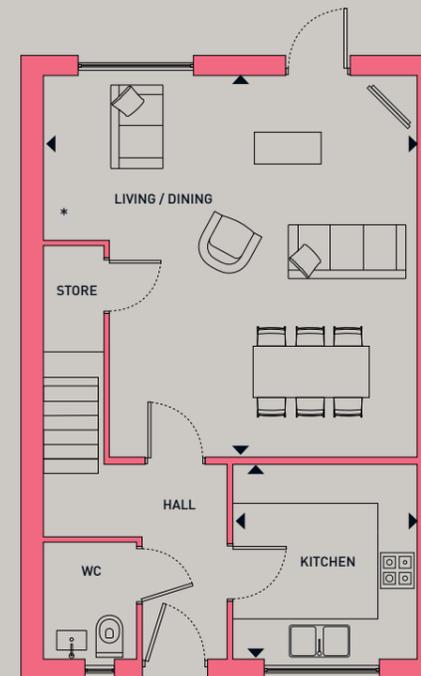


FALLOW WOOD VIEW, BURGESS HILL

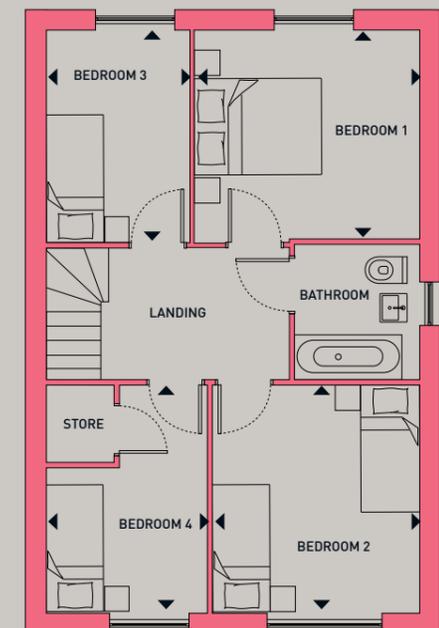
PARKMAN

FOUR BEDROOM HOUSE

PLOT: 83



GROUND FLOOR



FIRST FLOOR

108.5m² / 1167ft²

Kitchen	3.0m x 2.9m	9'9" x 9'6"
Living/Dining	6.0m x 5.8m	19'8" x 19'0"
Bedroom 1	3.2m x 3.5m	10'6" x 11'5"
Bedroom 2	3.6m x 3.2m	11'9" x 10'6"
Bedroom 3	3.3m x 2.2m	10'9" x 7'2"
Bedroom 4	3.6m x 2.5m	11'9" x 8'2"

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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.

Our homes at Fallow Wood View 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

KITCHENS

Individually designed contemporary kitchen units with laminate worktops

Appliances to include integrated oven, hob, cooker hood and fridge freezer

Amtico flooring

Stainless steel splashback to hob

Space in kitchen for washer/dryer

BATHROOMS

Contemporary white sanitaryware

Full wall tiling extends from the top of bath or shower trays to the ceiling around bath and shower enclosure

Half height tiling to wall with sink basin and WC

Chrome towel rails

Fixed glass frameless bath screen

OTHER FEATURES

Downlighters to kitchens and bathrooms

Pendant lights to all other rooms

Amtico flooring to kitchen/living/dining area, lounge, hallway, bathroom and WC's

Walls painted in white matt emulsion to all rooms

Woodwork painted in white satin

Carpets to stairs, landing and bedrooms

Turf to rear gardens for houses

Roof garden patio for coach houses

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

Buying a home with shared ownership gives you an accessible and flexible way to buy your dream home.

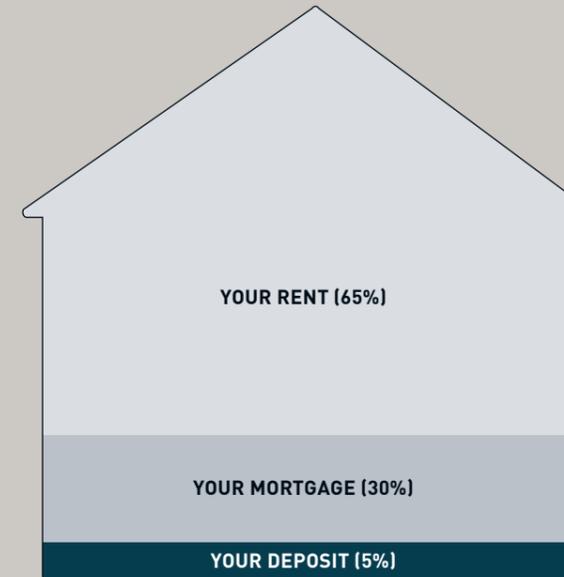
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part rent.

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5–10% 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. We have tools available to help you get an idea of the current value of your home and to understand how much you can afford to buy.

There's more information on shared ownership in the step by step guide that you can find on the Latimer website: latimerhomes.com

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, 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.

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Latimer at Summerhill Hailsham, East Sussex

Latimer at Summerhill offers the perfect blend of quaint market town and peaceful countryside living, making it an ideal choice for families and first-time buyers alike. New 2, 3, and 4 bedroom houses available with Shared Ownership.



Latimer at Knights Reach Stone, Dartford

Latimer at Knights Reach is set to become a vibrant new community, offering high quality homes surrounded by beautifully landscaped open spaces. Residents will enjoy a peaceful environment, with excellent transport links to Central London in under an hour.



Latimer at Hartley Acres Cranbrook, Kent

Latimer at Hartley Acres is a charming new collection of homes in Cranbrook, Kent, offering the perfect balance of tranquillity and convenience. Set in a peaceful location yet close to London, it's just a 14-minute drive to Staplehurst railway station, and the lively towns of Royal Tunbridge Wells and Tonbridge are only 30 minutes away.

COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.



A WORD FROM OUR CUSTOMERS



Energy bills halved at Conningbrook Lakes

Sue and her partner, Sean, have swapped their idyllic but energy-inefficient cottage in nearby Ruckinge for a new three bedroom home close-by at Conningbrook Lakes in Ashford, Kent.

Surrounded by beautiful views of rolling hills and lakes, the peaceful country park setting, coupled with the benefits of living in a new-build home, has cemented their decision to move from a period property. Sue explains: “I really loved our old, picturesque cottage but the style and layout of our new-build home here is just as appealing. The development has been designed to feel like a traditional Kent village and the lakeside setting is so peaceful. The most notable change is our energy bill, which was astronomical in our old home.”

Situated within walking distance to popular Ashford, the location also ticked a big box for the family. Sue comments: “At Conningbrook Lakes, we have the best of both worlds. We still have the countryside views and peaceful green space on our doorstep, but we can now walk to all the amenities in Ashford too.”

GET IN TOUCH



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by Clarion Housing Group

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BOOK AN APPOINTMENT

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

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