

Latimer at The Acres

Milton Keynes



LATIMER
by Clarion Housing Group



CITY MEETS COUNTRYSIDE AT THE ACRES

LESS THAN 3 MILES FROM MILTON KEYNES CITY CENTRE, AND JUST AS CLOSE TO THE COUNTRYSIDE OF BUCKINGHAMSHIRE, THE ACRES DELIVERS CLASSIC BEST-OF-BOTH-WORLDS LIVING.

We are contributing to this desirable new development with Latimer at The Acres, a range of 1 and 2 bedroom apartments and 3 bedroom houses, all for shared ownership sale. 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 Acres can offer you a place to call your own.

The local neighbourhoods provide some good daily shopping facilities, including a large Sainsbury's store 5 minutes away, plus Morrison's Daily in Great Holm, and Co-Op in Grange Farm. There's also a wide choice of schools close by, for children of all ages.

Milton Keynes offers all you could want in terms of shops, restaurants, entertainment, sports, culture and entertainment; and above all, excellent connections to London and the rest of the UK. And just a short journey brings you to the lush countryside and picturesque villages of Buckinghamshire, with the Chiltern Hills Area of Outstanding Natural Beauty in its southernmost reaches.

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



MILTON KEYNES, THE SURPRISING CITY



Milton Keynes is one of Britain's newest cities, created in the 1960s and designed to be different from the outset.

The wide boulevards, abundant parkland, intriguing public art and striking modern landmarks such as the Peace Pagoda, give it a completely unique character. It has a thriving economy too, particularly in the technology, finance, logistics and professional services sectors.

Residents can enjoy more than 350 restaurants, bars and cafés, browse in 150 shops under one roof at Centre:MK, stroll through 6,000 acres of parks and woodlands, and join the crowds at world class performance venues The National Bowl and Stadium MK. There are theatres, galleries, and for culture lovers, and indoor sky diving, watersports and snowboarding for adventure seekers.

It's all about 8 minutes by car from Latimer at The Acres.

Car journey times are given for off-peak weekday journeys but may change depending on time, day and traffic.



HISTORIC AND NATURAL ATTRactions

Furzton Lake



THE ACRES, MILTON KEYNES

Grand Union Canal

If you love walking, riding, cycling, exploring nature, and discovering heritage, you can do all of it just a few miles from Latimer at The Acres.

Milton Keynes's Park Trust manages many unspoilt areas and one of them is Shenley Woods, whose towering ash and oak trees create magical leafy walks. Other land cared for by the Trust includes Furzton Lake and Tattenhoe Valley Park. Rushmere Country Park is on a bigger scale, with 400 acres of woodland trails and meadows.

The local area has some superb historic houses open to the public. Waddesdon Manor is a Victorian treasure house in the style of a French chateau, and Bletchley Park is the fascinating, secret home of the wartime codebreakers. Next door is the National Museum of Computing, whose displays include a working replica of the Enigma machine. Canons Ashby is less well known but also worth a visit for its Tudor manor house and 18th century gardens.

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.



SPARE TIME FUN FOR EVERYONE

Willen Lake



Woburn Safari Park

Living at Latimer at The Acres, it's good to know that close to home there are dozens of ways to keep all members of the family entertained.

You're not far from the famous Woburn Safari Park, where big cats, elephants, bears and many other wild animals can be spotted from the safety of your car.

Gulliver's Land Dinosaur and Farm Park has rides to excite and delight the kids: the Runaway Train, Jungle River Ride, and of course the 'roarsome' prehistoric beasts. There are gentler attractions too such as friendly farm animals and toddler play parks.

At The Patch MK, you can pick your own wildflowers in summer and pumpkins in autumn. It's a great family day out and the Jurassic Maze and Music maze are bound to be a hit with adventurous youngsters.

In Milton Keynes itself, at Aqua Pares everyone can have fantastic fun over the obstacle course, or experience open water swimming in beautiful Willen Lake. Active types of all ages can 'Go Ape' at Salcey Forest, or Treetop Extreme at Willen Lake.

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 Acres.

Education

- 1 Long Meadow School (good)
- 2 Oxley Park Academy
- 3 The Woodlands School
- 4 Shenley Brook End School (good)
- 5 Glastonbury Thorn School (outstanding)
- 6 Fairfield's Primary (good/outstanding)
- 7 Small Wonders Preschool (good)
- 8 Ashbrook School (good)
- 9 Holmwood School and Nursery (good)
- 10 The Hazeley Academy (good)
- 11 Denbigh School (good)
- 12 Loughton Manor First School (outstanding)
- 13 Caroline Hazlett Primary (outstanding)

Retail & Essentials

- 1 Co Op
- 2 Morrison's
- 3 Sainsbury's
- 4 Lidl
- 5 Tesco
- 6 Watling Street Practice
- 7 Whaddon Medical Centre
- 8 Furzton Medical Centre
- 9 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 Planet Ice
- 6 Mr Mulligan's Pirate Golf
- 7 Willen Lake
- 8 Go Ape

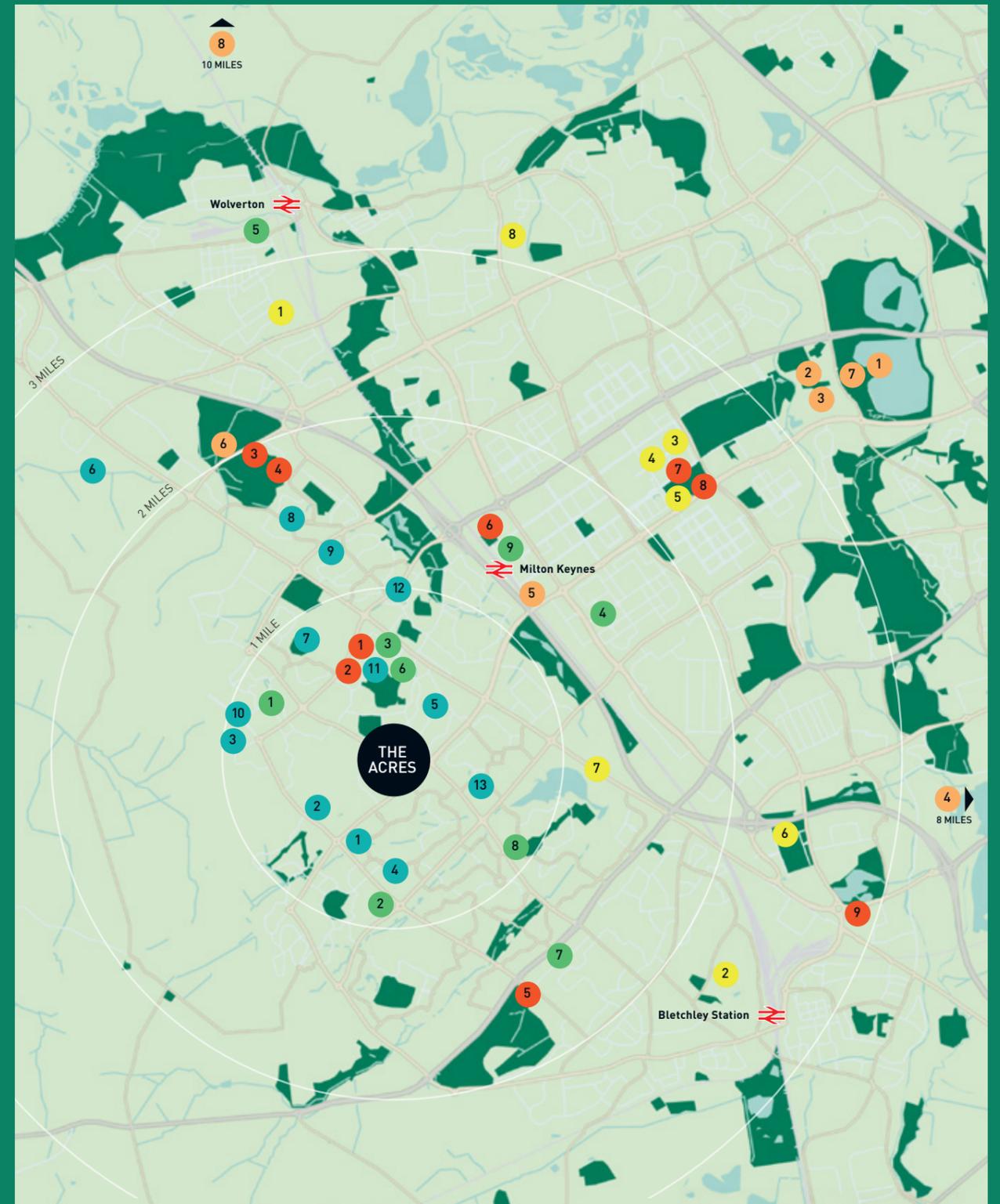
Sport & Fitness

- 1 Shenley Leisure Centre
- 2 Anytime Fitness
- 3 Abbey Hill Golf Course
- 4 Abbey Hill Golf Centre
- 5 Windmill Hill Golf Centre
- 6 Sport Central
- 7 Nuffield Health
- 8 Snozone
- 9 Pure Gym

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

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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 ACRES

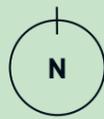
Milton Keynes Central station	3.4 miles
Centre MK	3.8 miles
Bletchley Park	4.1 miles
M1 J14	43.2 miles
Woburn Safari Park	43.2 miles
Luton Airport	43.2 miles
London	43.2 miles



RAIL, ROAD AND AIR

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.

OUR NEIGHBOURHOOD



Key

1 Bedroom Apartments

● Birch House - Third Floor

2 Bedroom Apartments

● Birch House - Third Floor

● Birch House - Third Floor

3 Bedroom Houses

● The Parham

● Homes for Clarion Housing Group

● Homes for Private Sale

● Play Area

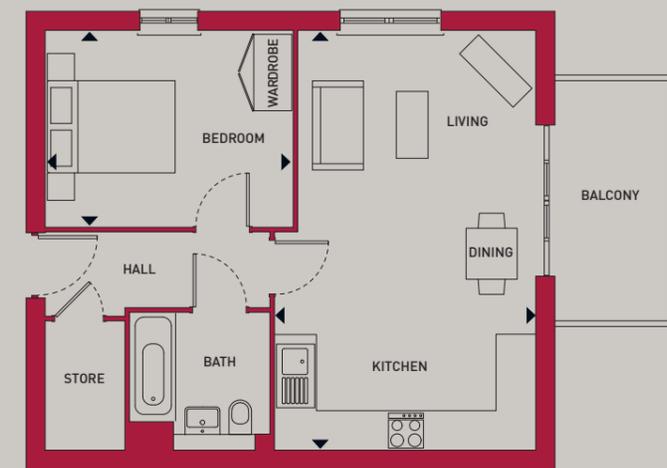
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



BIRCH HOUSE

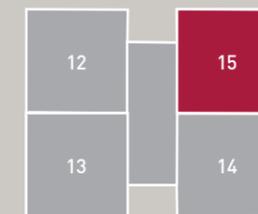
ONE BEDROOM APARTMENT

PLOT: 15



50.2m² / 540sq²

Kitchen/Dining/Living	4.1m x 6.5m	13'5" x 21'3"
Bedroom	3.5m x 3.0m	11'5" x 9'10"



THIRD FLOOR

BIRCH HOUSE
COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.

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.

BIRCH HOUSE

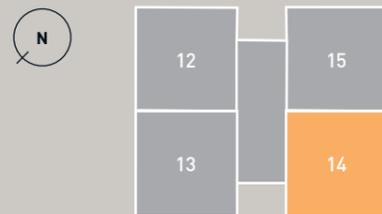
TWO BEDROOM APARTMENT

PLOT: 14



73.1m² / 787sq²

Kitchen/Dining/Living	4.1m x 6.2m	13'5" x 20'4"
Bedroom 1	5.5m x 3.3m	18'0" x 10'9"
Bedroom 2	3.6m x 3.0m	11'9" x 9'10"



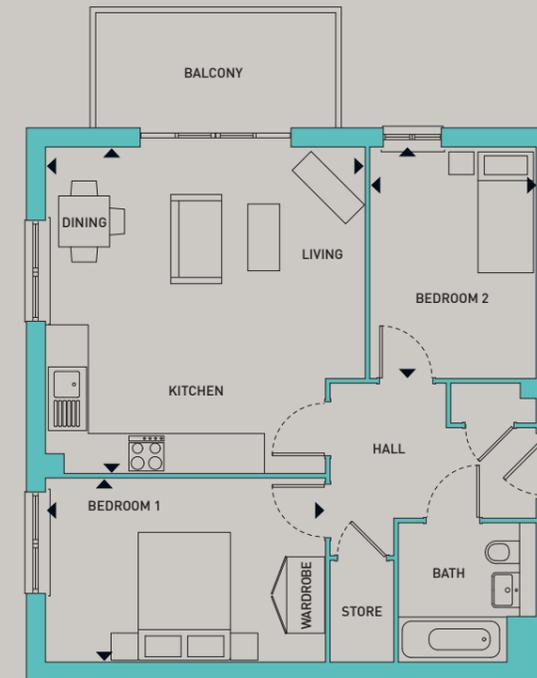
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BIRCH HOUSE

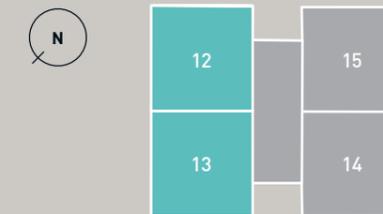
TWO BEDROOM APARTMENT

PLOT: 12
HANDED: 13



61.7m² / 664sq²

Kitchen/Dining/Living	5.0m x 5.1m	16'4" x 16'8"
Bedroom 1	4.4m x 2.8m	14'5" x 9'2"
Bedroom 2	2.6m x 3.6m	8'6" x 11'9"



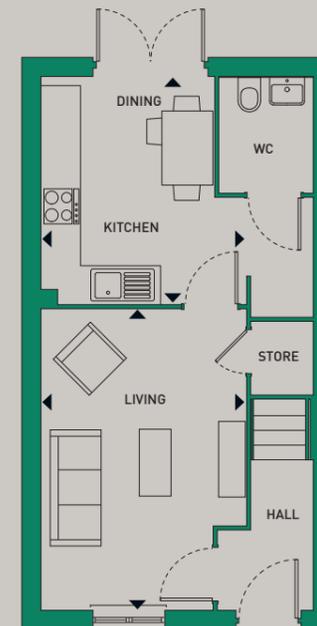
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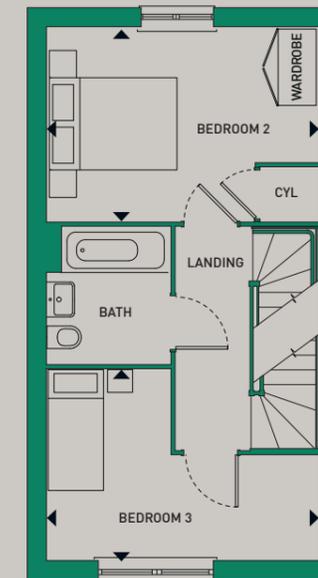
THE PARHAM

THREE BEDROOM HOUSE

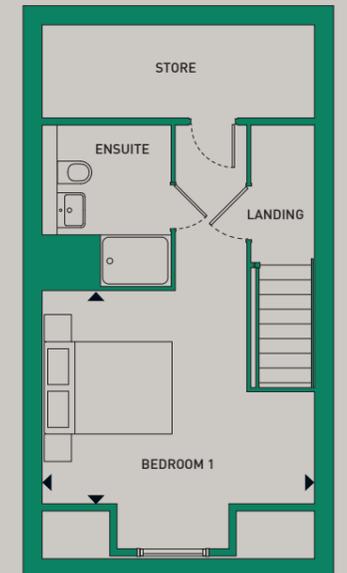
PLOT: 109, 111, 151 & 153
 HANDED: 110, 112, 152 & 154



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

95.3m² / 1026sq²

Kitchen/Dining	3.2m x 3.5m	10'6" x 11'5"
Living	3.2m x 4.7m	10'6" x 15'5"
Bedroom 1	4.2m x 3.0m	13'9" x 9'10"
Bedroom 2	4.2m x 3.0m	13'9" x 9'10"
Bedroom 3	4.2m x 3.3m	13'9" x 10'9"

CYL = Cylinder cupboard

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Our homes at The Acres 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	•	•
Full height sliding wardrobe	•	•
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

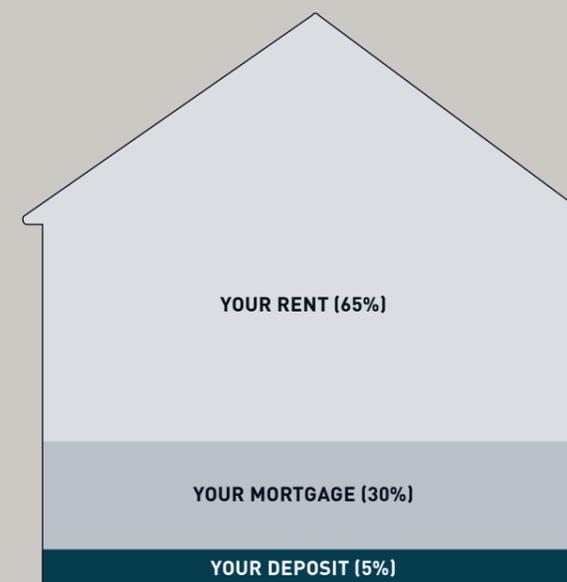
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full step-by-step guide that you can find on the Latimer website, and given some key information here that you need to know.

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.

COMPUTER-GENERATED IMAGES ARE INDICATIVE ONLY.



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



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by Clarion Housing Group

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VISIT US
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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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