

Latimer at Friars Oak

—
Hassocks
West Sussex



LATIMER
by Clarion Housing Group



A CHOICE NEW HOME IN HASSOCKS

LATIMER AT FRIARS OAK IS A CHARMING COLLECTION OF HOMES AVAILABLE WITH SHARED OWNERSHIP, LOCATED IN HASSOCKS, WEST SUSSEX.

WE ARE BUILDING A COLLECTION OF TWO AND THREE BEDROOM HOMES HERE, AS PART OF A LARGER DEVELOPMENT, PERFECTLY LOCATED FOR COUNTRY LIFE AND CITY COMMUTING.

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.

Hassocks is a friendly, increasingly popular village within easy reach of the town of Burgess Hill, but with a distinctive character of its own. It is surrounded by some stunning natural scenery, including Ditchling Common and the South Downs National Park, while the south coast is just 10 miles away.

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
CHIEF DEVELOPMENT OFFICER



RURAL CHARM



Hassocks village centre and station are about a mile from Friars Oak. The shops and services are nearly all independent businesses, which gives the place a flavour of originality, just as a village ought to have.

The shops, located mainly along Keymer Road include a hardware store, Post Office, deli, barber, hairdresser, florist, gift shop and bike shop-cum-café. Adastra Park is the green heart of the village, used for sports and community activities, while Adastra Hall is the setting for meetings, clubs, film shows and private hire.

Traditional pubs include The Friar's Oak, truly a 'local' just across the road, offering hearty fare in a stylish setting. In Hassocks there are other pubs, also coffee shops, a modern bistro, a tandoori and a Chinese restaurant.

There are several primary schools within and close to Hassocks, with education for older pupils at Burgess Hill and Hurstpierpoint.

Hassocks Sports Centre, located in Downlands Community School, looks after your fitness with a gym, exercise classes, indoor and outdoor sports, while the Weald Club provides lawn tennis and squash for both members and non-members.



GET TO KNOW BURGESS HILL



Further afield is Burgess Hill, and offers further choices for shopping, eating out, sport and entertainment.

The town centre has a good range of well-known shops, side by side with independents. Some are to be found in The Martlets centre. Waitrose also has a Burgess Hill branch. Eateries include Thai and Turkish restaurants, a retro-style American diner, and plenty of spots for a quick coffee or light bite.

Your nearest cinema is also in Burgess Hill. The Orion shows the latest releases behind its restored Art Deco façade.

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 Friars Oak.

Education

- 1 Hassocks Infants School
- 2 Hurstpierpoint College
- 3 Downlands Community School
- 4 The Windmills Junior School
- 5 Ditchling C of E Primary
- 6 The Burgess Hill Academy
- 7 Plumpton College

Fitness and Leisure

- 8 Mid Sussex Golf Club
- 9 Burgess Hill Golf Centre
- 10 Plumpton Racecourse
- 11 Pyecombe Golf Club
- 12 The Weald Tennis & Squash Club
- 13 Hassocks Sports Centre
- 14 The Triangle Leisure Centre

Food and Drink

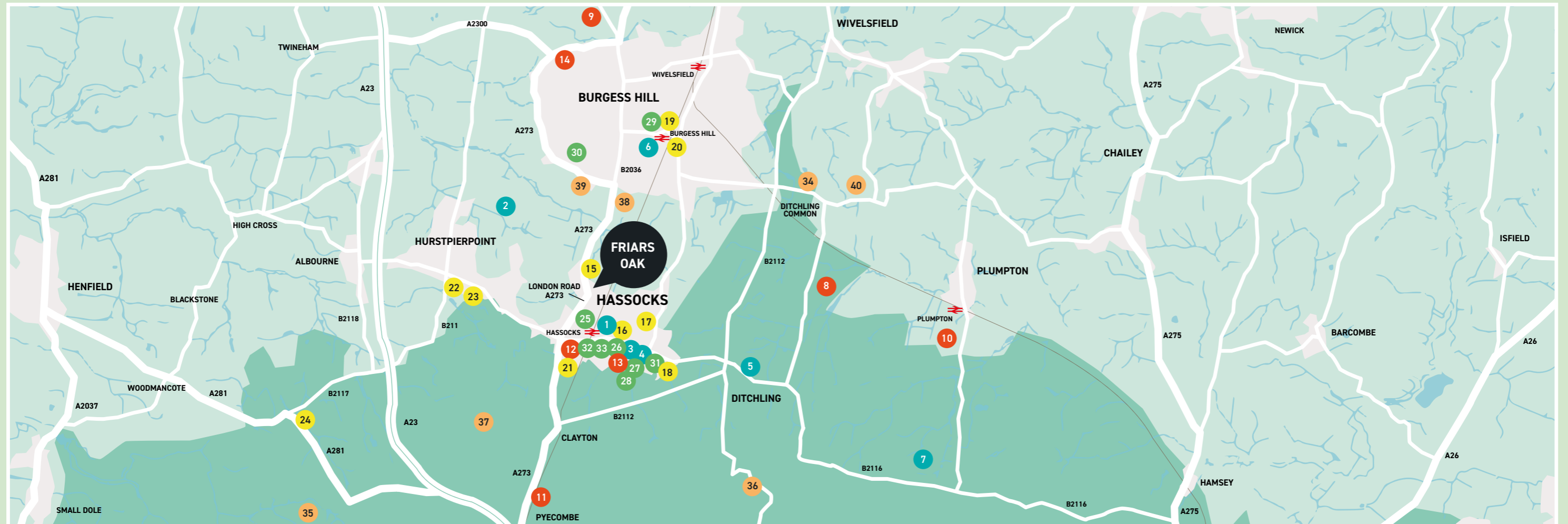
- 15 The Friar's Oak
- 16 The Purple Carrot
- 17 The Thatched
- 18 The Greyhound
- 19 Quench Bar & Kitchen
- 20 Mei Ix Hins Chinese
- 21 The Barn Coffee Shop & Restaurant
- 22 Morley's Bistro
- 23 Nupur Tandoori
- 24 The Ginger Fox

Retail and Essentials

- 25 Hassocks station
- 26 Hassocks Dental Surgery
- 27 Hassocks Health Centre
- 28 Windmill Ave Health Centre
- 29 Waitrose Market Place
- 30 Tesco
- 31 Budgens
- 32 Sainsbury's Local
- 33 Morrisons Daily

Sights and Gardens

- 34 Ditchling Common
- 35 Devils Dyke
- 36 Ditchling Beacon
- 37 Wolstonbury Hill
- 38 Nightingale Lane Nature Reserve
- 39 Hammonds Ridge Meadows
- 40 Butterfly Gardens @ Middleton Common



Nestled in West Sussex, Friars Oak in Hassocks is your gateway to adventure, whether it's heading to London or exploring West Sussex. Travel effortlessly by train, bus, car, walking, or cycling.

Hassocks railway station is a mile from Friars Oak, so it's walkable or reached easily by car. The local bus takes about 15 minutes to reach the station. From here, you can commute to London in less than an hour, or to Brighton in 11 minutes. The A23, with connections to the M23, Gatwick Airport and London, is just over 5 miles away.

 **On Foot** from Friars Oak

Hassocks station	1 Mile
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 **By Car** from Friars Oak

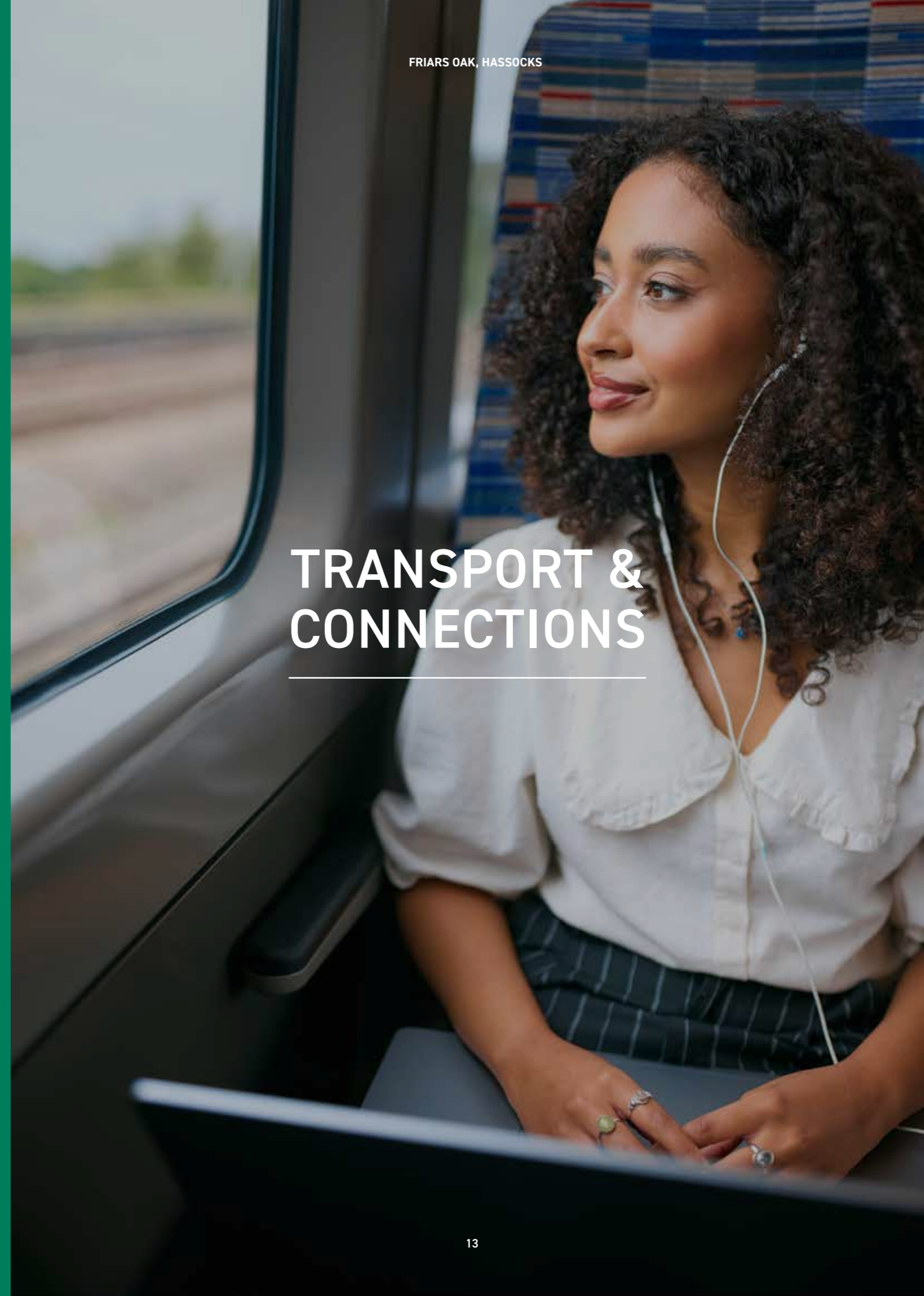
A23 Hickstead	5.4 Miles
Brighton	8.6 Miles
M23 J 11 Pease Pottage	12 miles
Gatwick Airport	18.2 miles

 **Train** from Hassocks

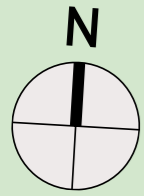
Burgess Hill	3 Mins
Hove	10 Mins
Brighton	11 Mins
Gatwick Airport	21 Mins
London Victoria	55 Mins
London Bridge	57 Mins

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

TRANSPORT & CONNECTIONS



OUR NEIGHBOURHOOD



-  Two bedroom houses
-  Three bedroom houses
-  Homes for affordable rent
-  Homes for private sale



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. Parking is indicative only - please speak to your sales adviser for individual plot layouts.

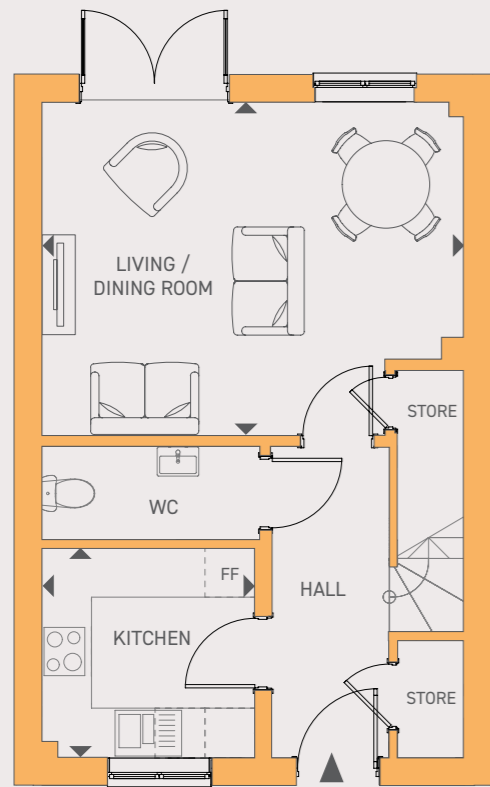


TWO BEDROOM HOUSE

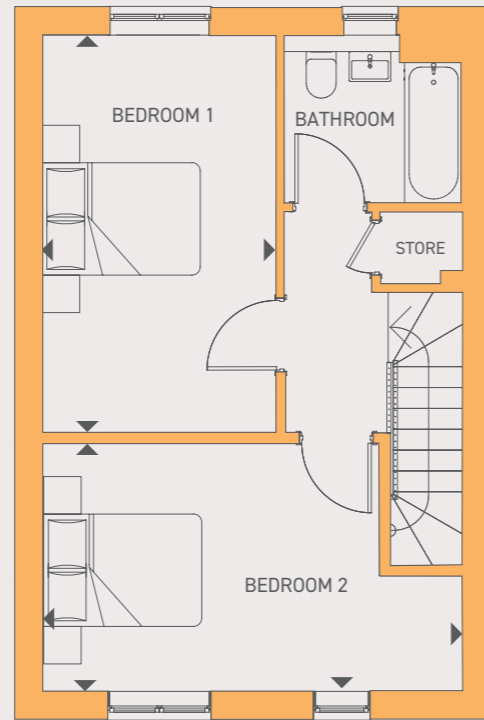
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TWO BEDROOM HOUSE

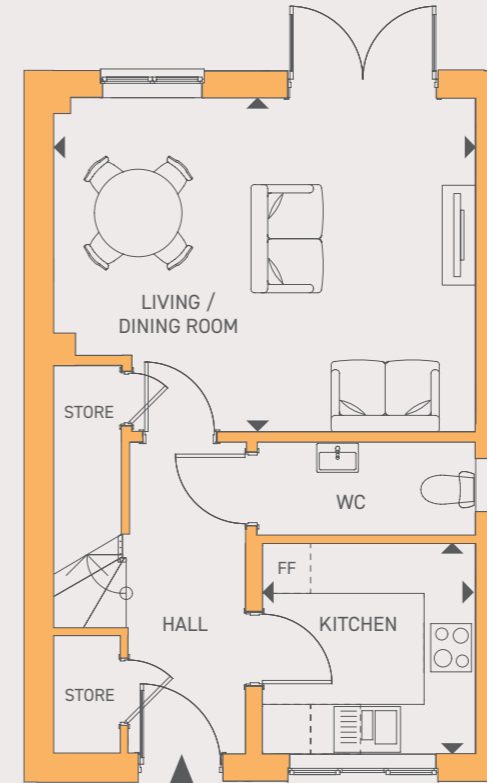
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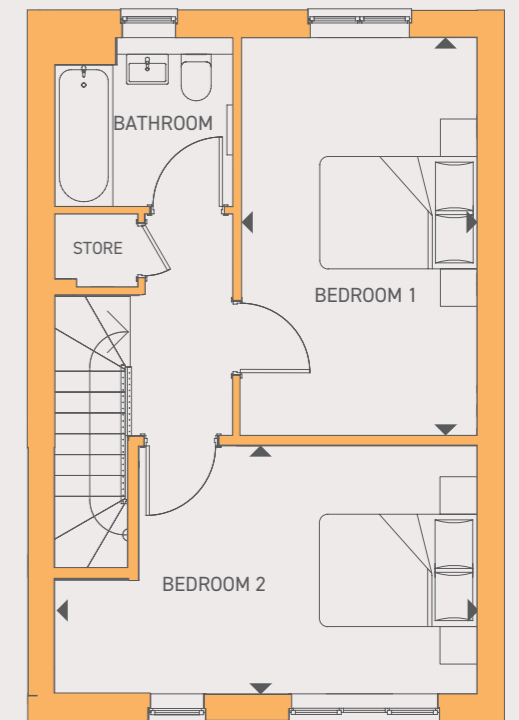
GROUND FLOOR



FIRST FLOOR



GROUND FLOOR



FIRST FLOOR

LIVING/DINING ROOM	5.08 M X 4.03 M	16'8" X 13'3"
KITCHEN	2.56 M X 2.54 M	8'5" X 8'4"
BEDROOM 1	4.78 M X 2.84 M	15'8" X 9'4"
BEDROOM 2	5.08 M X 2.98 M	16'8" X 9'9"
TOTAL AREA	76 SQ.M.	840 SQ.FT.

KEY
FF - FRIDGE/FREEZER

LIVING/DINING ROOM	5.08 M X 4.03 M	16'8" X 13'3"
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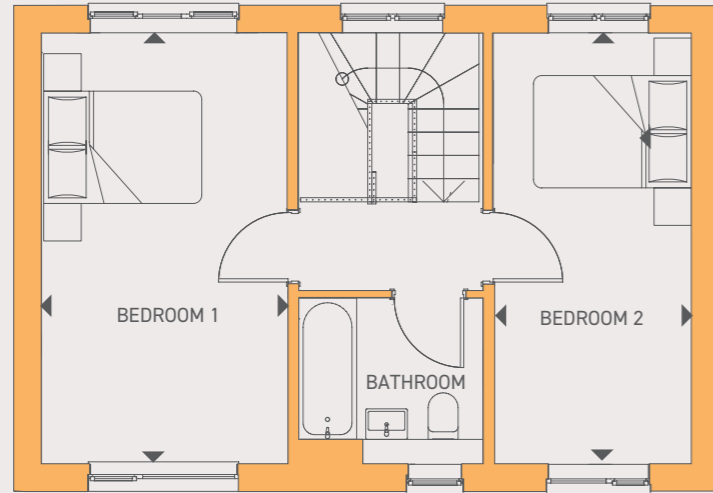
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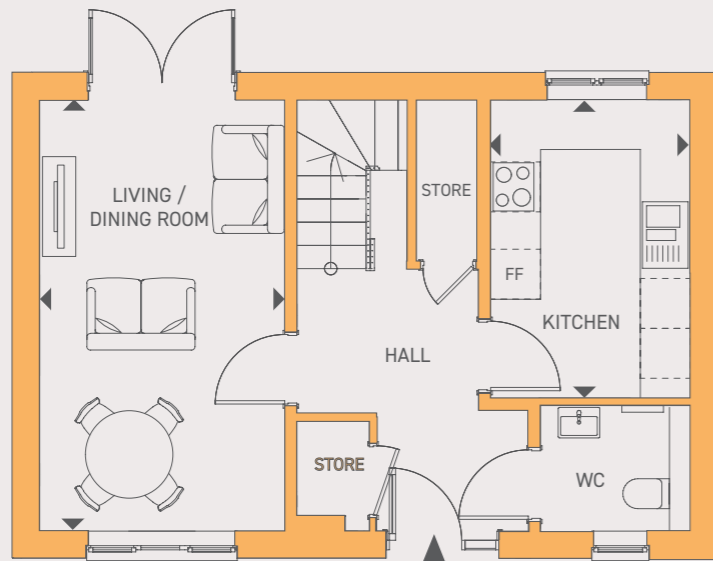
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TWO BEDROOM HOUSE

PLOT: 111



FIRST FLOOR



GROUND FLOOR

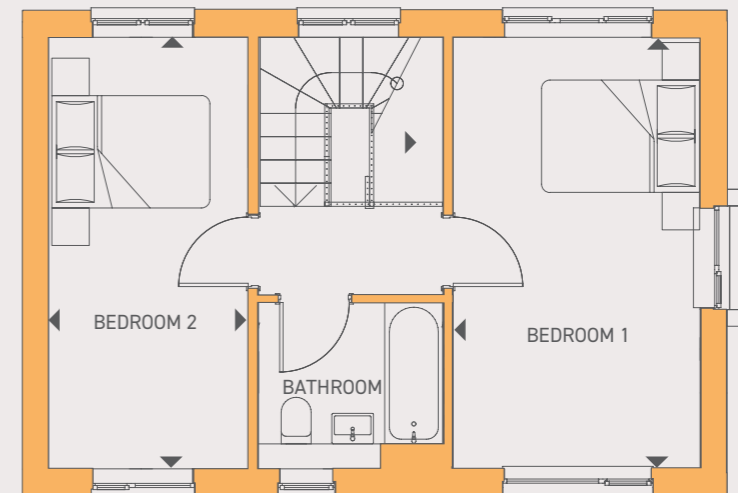
LIVING/DINING ROOM	5.19 M X 2.95 M	17'0" X 9'5"
KITCHEN	3.59 M X 2.39 M	11'9" X 7'10"
BEDROOM 1	5.19 M X 2.97 M	17'0" X 9'9"
BEDROOM 2	5.19 M X 2.40 M	17'0" X 7'10"
TOTAL AREA	74 SQ.M.	796 SQ.FT.

KEY
FF - FRIDGE/FREEZER

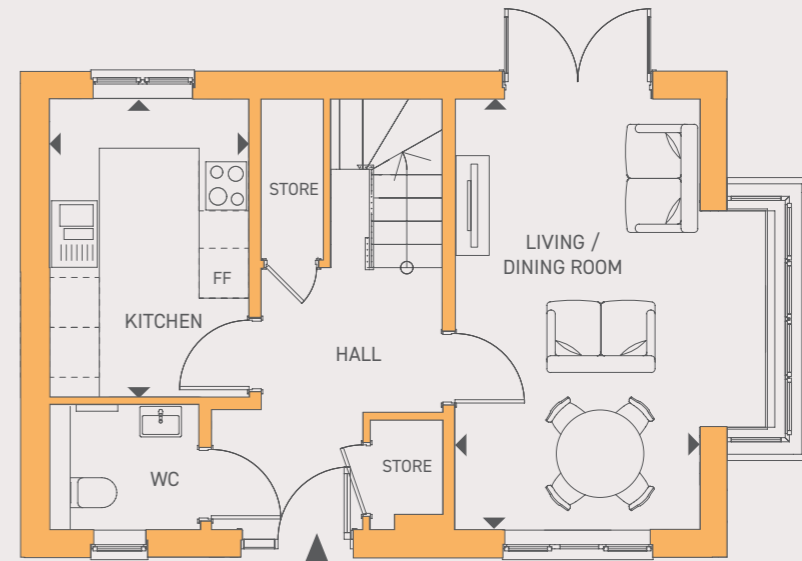
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TWO BEDROOM HOUSE

PLOT: 112



FIRST FLOOR



GROUND FLOOR

LIVING/DINING ROOM	5.19 M X 2.95 M	17'0" X 9'5"
KITCHEN	3.59 M X 2.39 M	11'9" X 7'10"
BEDROOM 1	5.19 M X 2.97 M	17'0" X 9'9"
BEDROOM 2	5.19 M X 2.40 M	17'0" X 7'10"
TOTAL AREA	78 SQ.M.	840 SQ.FT.

KEY
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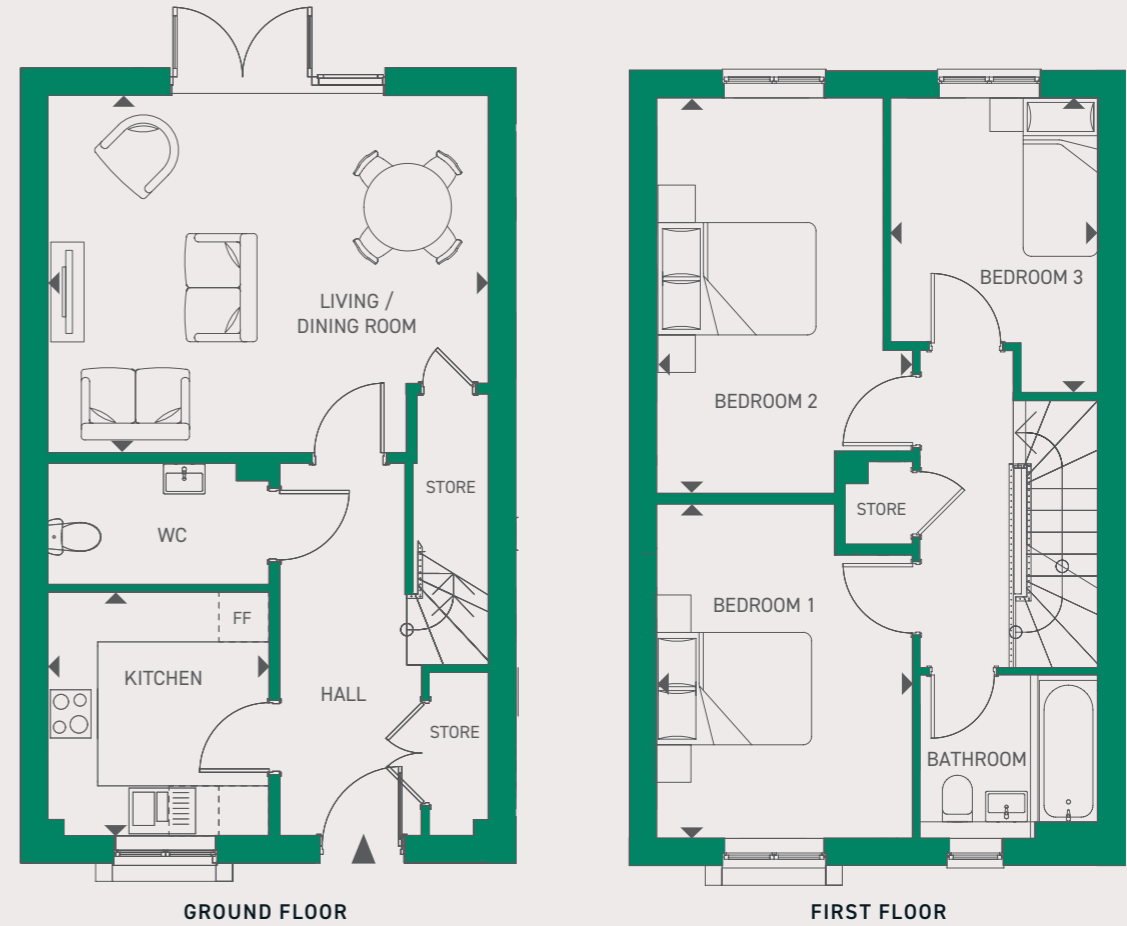
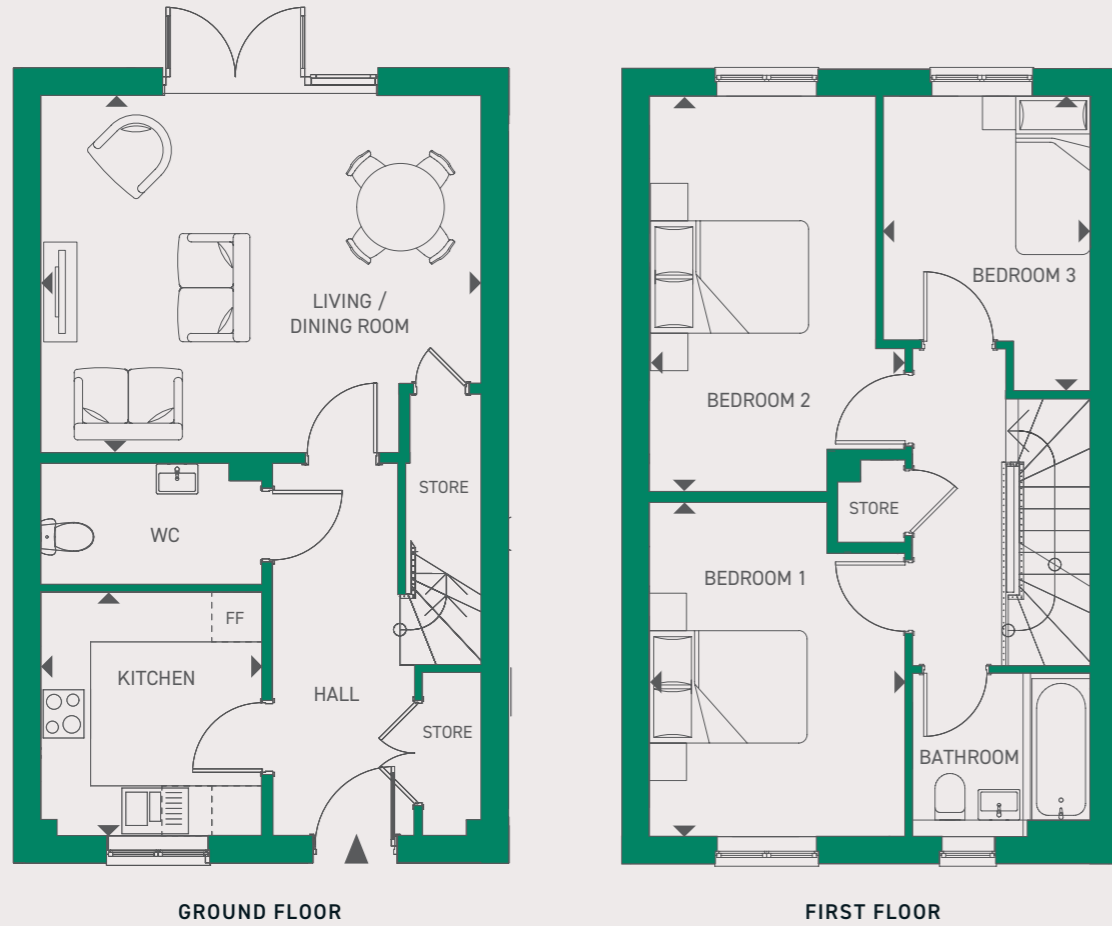


THREE BEDROOM HOUSE

PLOTS: 17* & 19

THREE BEDROOM HOUSE

PLOTS: 91 & 92*



*Plot is handed from plan drawn

*Plot is handed from plan drawn

LIVING/DINING ROOM	5.36 M X 4.29 M	17'7" X 14'1"
KITCHEN	2.93 M X 2.70 M	9'7" X 8'10"
BEDROOM 1	4.02 M X 3.14 M	13'2" X 10'3"
BEDROOM 2	4.75 M X 2.78 M	15'7" X 9'1"
BEDROOM 3	3.55 M X 2.49 M	11'8" X 8'2"
TOTAL AREA	92 SQ.M.	560 SQ.FT.

KEY
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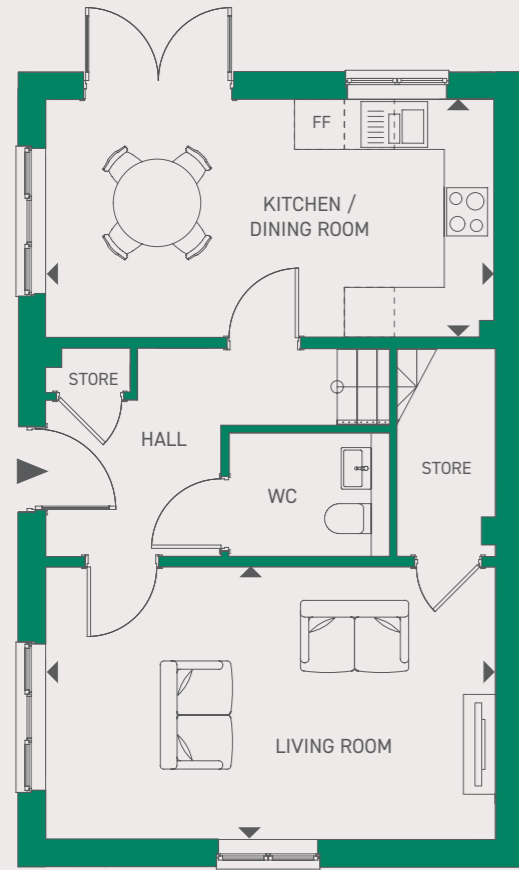
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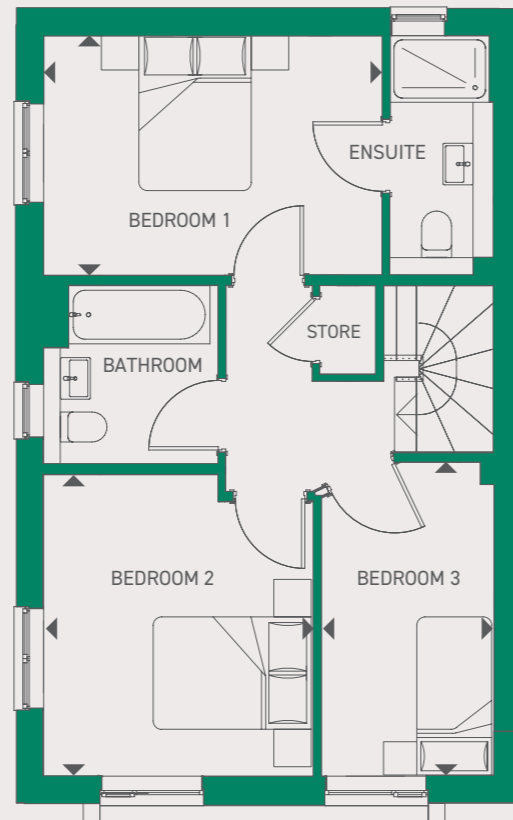
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THREE BEDROOM HOUSE

PLOT: 105



GROUND FLOOR



FIRST FLOOR

LIVING ROOM	5.41 M X 3.28 M	17'9" X 10'9"
KITCHEN/DINING ROOM	5.41 M X 2.87 M	17'9" X 9'5"
BEDROOM 1	4.07 M X 2.88 M	13'4" X 9'5"
BEDROOM 2	3.62 M X 3.25 M	11'11" X 10'8"
BEDROOM 3	3.77 M X 2.05 M	12'5" X 6'10"
TOTAL AREA	92 SQ.M.	560 SQ.FT.

KEY
FF - FRIDGE/FREEZER

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ATTENTION TO DETAIL

Our homes at Friars Oak 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.

KITCHENS

Contemporary Symphony kitchen units with worktops and upstands

Appliances include electric oven, hob, extractor, fridge freezer

Space for washer/dryer or dishwasher

BATHROOMS

Contemporary white sanitaryware

Wall tiling to wet areas

Shower screen

LIGHTING AND ELECTRICAL

LED downlighters to living room, kitchen and bathroom*
(*Downlighters in living room to plots 17-19 only)

TV and phone points

OTHER FEATURES

Karndean Lime Washed Oak flooring to: kitchens, WC and bathroom

Carpets to: bedrooms, stairs and living rooms

Landscaped front garden

Lighting to front door

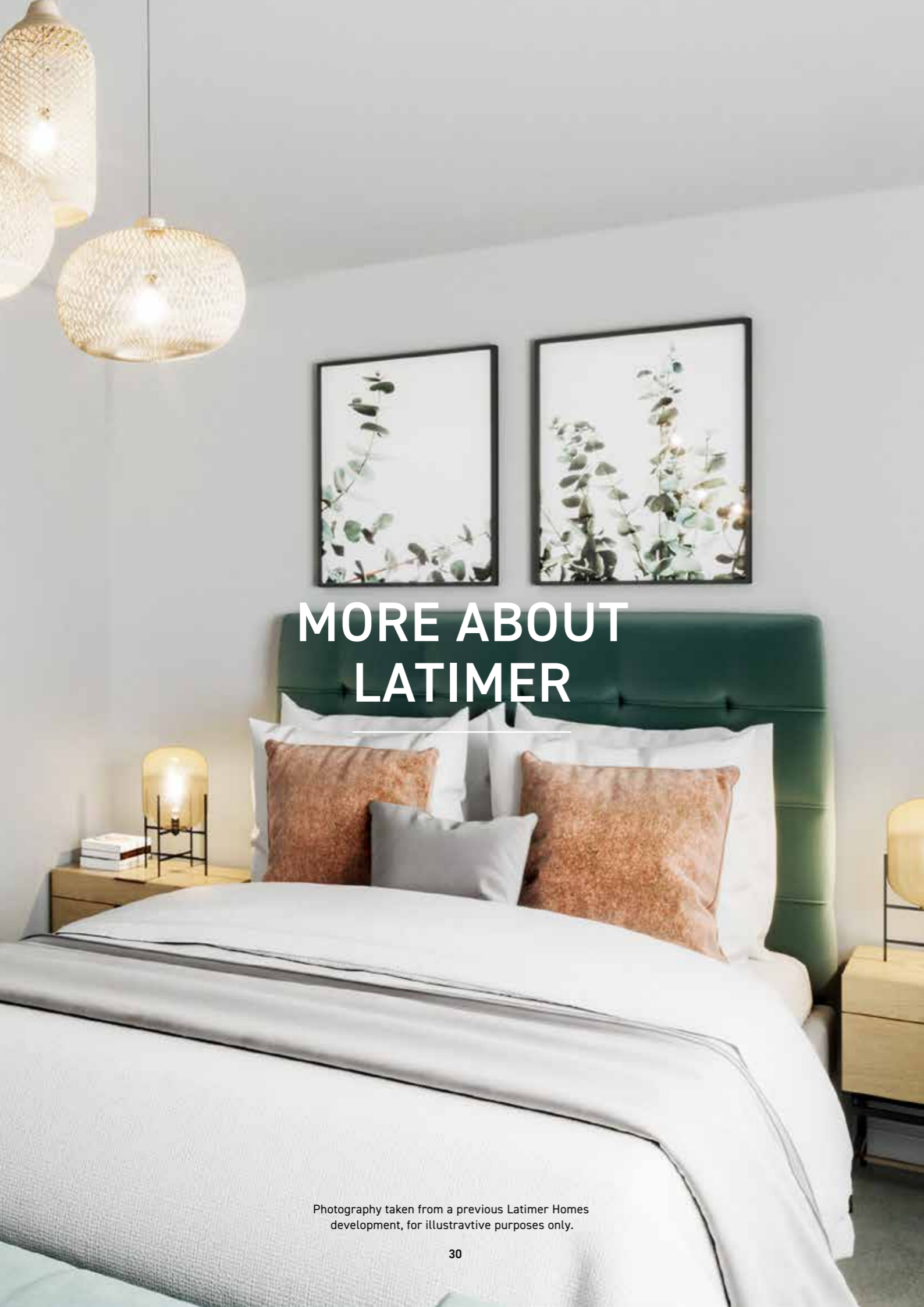
Turf to rear garden

Bike store shed

The specifications mentioned in this brochure are indicative and may vary for each home. While we strive to provide accurate and up-to-date information, please note that individual units may have unique features, layouts, or finishes. Please speak to your sales executive for more details.

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.





MORE ABOUT LATIMER

Photography taken from a previous Latimer Homes development, for illustrative purposes only.

WHY BUY WITH LATIMER?

Latimer is the development arm of Clarion Housing Group, developing private homes in thriving, mixed-use communities.

Clarion Housing Group is the UK's largest provider of affordable housing, with over 125,000 homes and more than 350,000 residents across the country. As part of Clarion Housing Group, Latimer has an unrivalled balance sheet with net assets of over £7bn and a turnover of close to £1bn per annum. For the past 125 years we've been building communities that work for the long term.

The Clarion story started with William Sutton, a 19th century entrepreneur who gifted his entire fortune (£230 million in today's money) to build affordable housing across major cities in the UK. We have been delivering on his legacy ever since. The majority of homes we build will always be for affordable tenures, but building homes for private sale is crucial for our business to develop both mixed sustainable communities and recycling any profits we make from private sales back into building and maintaining more affordable homes.

What sets Latimer apart is our long-term commitment to the people who live in our homes. We don't build and then simply move onto the next site; we create places for families to thrive and all of our work is built on strong financial foundations, meaning we are a dependable partner.

We also want every Latimer community to be socially and environmentally sustainable.

That means a consistent commitment to high quality and low carbon properties.

Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

As a group we have a committed development pipeline of over 16,000 new homes and have ambitions to become a top ten home builder in the UK over the next 5-7 years. If you buy a Latimer home you will be buying into an organisation with more than 125 years of history and an enduring commitment to building communities that succeed.

Whatever the stage of your property-owning journey, we're here for you. Read on to find out how we can help you get the keys to your very own home.



SHARED OWNERSHIP

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

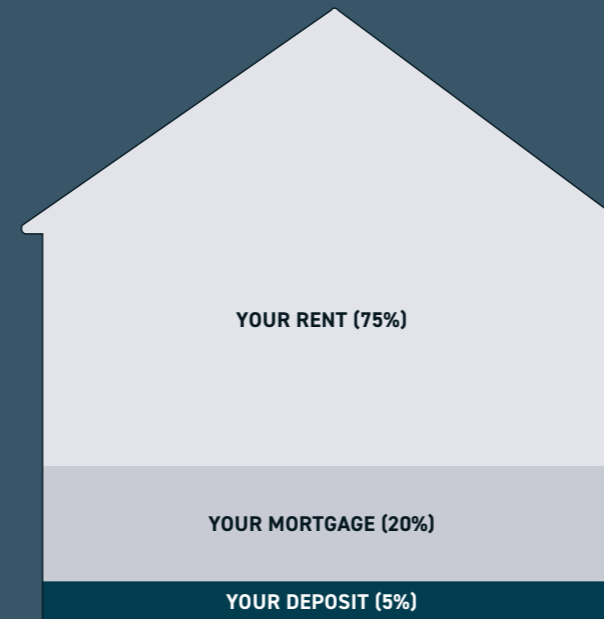
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part 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 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 and the Greater London Authority (GLA). You could be eligible 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 (£90,000 or less inside London).

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.

Interested in buying with shared ownership?

Your first step is to visit latimerhomes.com to browse all the shared ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for shared ownership. We will then 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.



Environmental impact

Our projects are future facing, with homes designed and built to keep our residents and the world they live in healthy. From city centres to rural retreats, Latimer developments will always maximise fresh air and green spaces, and protect local wildlife and natural assets. As an intrinsic part of our efforts to minimise environmental impact, we are targeting net zero carbon compatible by 2030 at all developments.



Economic impact

All developers have a legal obligation to the local community, and the planning process considers every development's potential for bringing prosperity and opportunity as well as the nuts and bolts of the build.

At Latimer however, we deliver more than what is required by law. Latimer developments also 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 customers and the relationships we build.



Social impact

We create spaces that generate social energy. By this we mean that 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 say hello to 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 our 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. These are a selection of our developments, please visit latimerhomes.com to explore more.



Barden Croft Lower Haysden

Barden Croft is a newly developed neighbourhood of homes nestled in the picturesque Kent countryside. Two and three bedroom homes will be available with Shared Ownership. Situated in the heart of the Garden of England, this development is just one mile from Tonbridge station.



Summerhill Gardens Hailsham

Summerhill offers the perfect blend of market town and peaceful countryside living, making it an ideal choice for families and first-time buyers alike. New two, three, and four bedroom houses available with Shared Ownership.



Crofton Place Orpington

One and two bedroom Shared Ownership apartments, all with balconies, set in leafy landscaped surroundings, which include play spaces. Super convenient location close to Orpington High Street, excellent commuter rail links.



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



LATIMER
by Clarion Housing Group

CALL US
0300 304 7636

E-MAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM/FRIARS-OAK

VISIT US
LONDON ROAD, HASSOCKS, WEST SUSSEX, BN6 9NA

PLEASE NOTE: viewings are by appointment only,
please speak to our sales team for further information.

DISCLAIMER

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