

Latimer at Hartley Acres

Cranbrook, Kent



LATIMER
by Clarion Housing Group



Two bedroom house kitchen/dining. Computer generated image indicative only.

ENJOY LIFE AT HARTLEY ACRES

The charming Kentish town of Cranbrook offers an idyllic way of life in the High Weald Area of Outstanding Natural Beauty.

At Latimer at Hartley Acres, less than a mile from Cranbrook town centre, we are offering a small collection of 2 and 3 bedroom houses for Shared Ownership. All meet the highest modern standards, without compromise on quality, compromise on quality and visual appeal, and we are proud to put our name to them. This is a place where you and your family can really put down roots and enjoy life to the full.

Cranbrook has plentiful attractions, but you're also an easy drive from several other towns popular for shopping, exploring and eating out. Royal Tunbridge Wells, Tonbridge, Hastings and Maidstone are all less than 20 miles away.

Country life is the other great plus point of this area. The High Weald is an ancient landscape with historic attractions scattered throughout.

A day trip to the coast is always an option too, with the beaches of Eastbourne, Bexhill and Romney Marsh all within 30 miles or so.

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



THE CHARM OF CRANBROOK

Cranbrook ticks several boxes when it comes to defining the perfect small town. The centre is made up of narrow pretty streets lined with buildings in mellow brick or traditional weatherboard. Some date back to medieval times.



The shops in Cranbrook combine those supplying the everyday essentials with others that invite you to linger and indulge. So, along with a Co-op, Waitrose, post office, dry cleaner, newsagent and so on, there are independent fashion boutiques for ladies and gents, an artisan baker and deli, and shops selling gifts, tasteful items for your home, fabrics and carpets, books and flowers. Mention must also be made of Hartley Farm Shop, just along the road from Hartley Acres, a local stop-off for quality fresh meat, bread and cakes, deli goods and a café.

Cranbrook's restaurant choices are also impressive. It includes Cypriot, Indian, a sushi takeaway, pizza, pub food and two independent bistros with creative chefs in the kitchen: The Cloudberry and Willow & Sage. For those who want to meet friends for a drink, Bijou Wine Bar is a cosy place to go. If you work from home but want a change of scene from the spare bedroom, you can hot-desk with a coffee and order up delicious Greek-style brunch and light meals at The Buzz.

Local education includes state primary and independent schools in Cranbrook, with several schools for older children in Tunbridge Wells.





ACTIVE OUTDOORS

The High Weald National Landscape is a vast area in the heart of the south east, and includes Cranbrook within its boundaries.

It's a part of the country that still bears evidence of medieval habitation in its small fields with long-established hedgerows, and ancient routes through the hills and woods.

There are some outstanding natural attractions such as Bedgebury National Pinetum and Forest, Hemsted Forest and Bewl Water. All invite you to discover their unique beauty and wildlife, while taking part in activities such as cycling, sailing, Go Ape treetop thrills and family-themed adventure walks.

The High Weald has some of the country's most spectacular historic houses and gardens too. Sissinghurst Castle Garden is the legendary garden created by Vita Sackville-West and Harold Nicholson, while Bateman's is the former home of Rudyard Kipling. Scotney Castle combines ruins, a mansion and amazing gardens, while Bodiam Castle stands guard over the original 14th century moat, giving it the most evocative setting.

The local climate has proved very productive for wine-producers, and there are several vineyards in the area, such as Biddenden, where you can tour, taste, and take home fine English wines.



IN YOUR NEIGHBOURHOOD

A selection of the leisure activities, shopping, restaurants, sport and fitness, outdoor life, and well-regarded schools within a short distance of Hartley Acres.

Education

- 1 Cranbrook School
- 2 Cranbrook C of E Primary
- 3 Woodpeckers Pre School
- 4 Dulwich
- 5 Colliers Green C of E Primary
- 6 Belle Vue School
- 7 The Skinners School
- 8 Broomhill Bank School
- 9 Tunbridge Wells Grammar School for Boys

Retail & essentials

- 10 Staplehurst station
- 11 Hartley Farm Shop
- 12 Waitrose
- 13 Co-op
- 14 County Cookshops
- 15 Charity Farm Country Store
- 16 The Cranbrook Bakery
- 17 The Old School Surgery
- 18 Cranbrook Community Health Clinic
- 19 Crane Dental Surgery

Restaurants, pubs, cafés

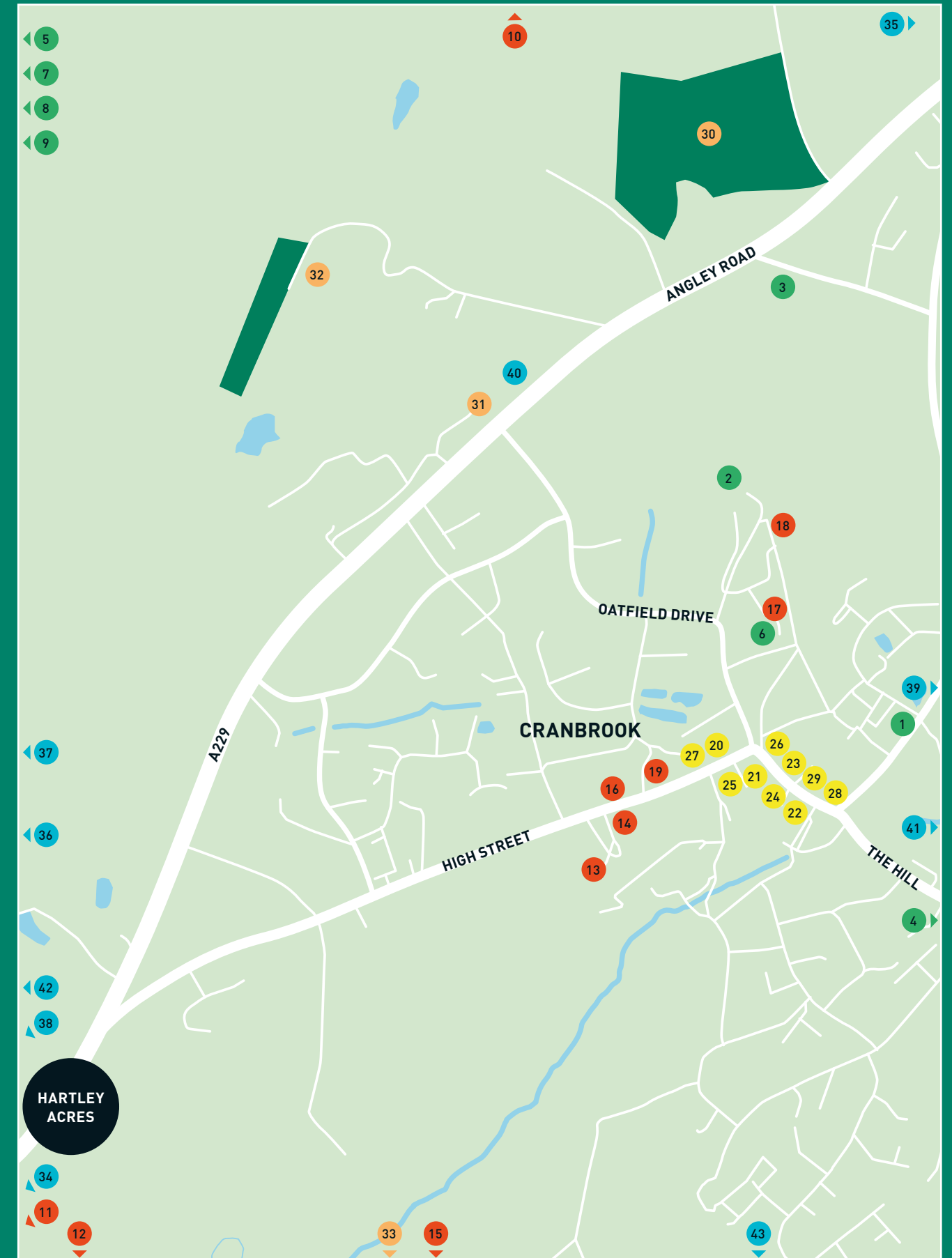
- 20 Jumeira
- 21 The George Hotel
- 22 Willow & Sage bistro
- 23 Kypseli
- 24 The Cloudberry
- 25 Food For Thought
- 26 Oishii
- 27 Domino's
- 28 The Buzz
- 29 Bijou Wine Bar

Sport & fitness

- 30 Cranbrook Rugby Club
- 31 The Weald Sports Centre
- 32 Angley Equine Services
- 33 Hartley Lands Fishery

Outdoor & historic attractions

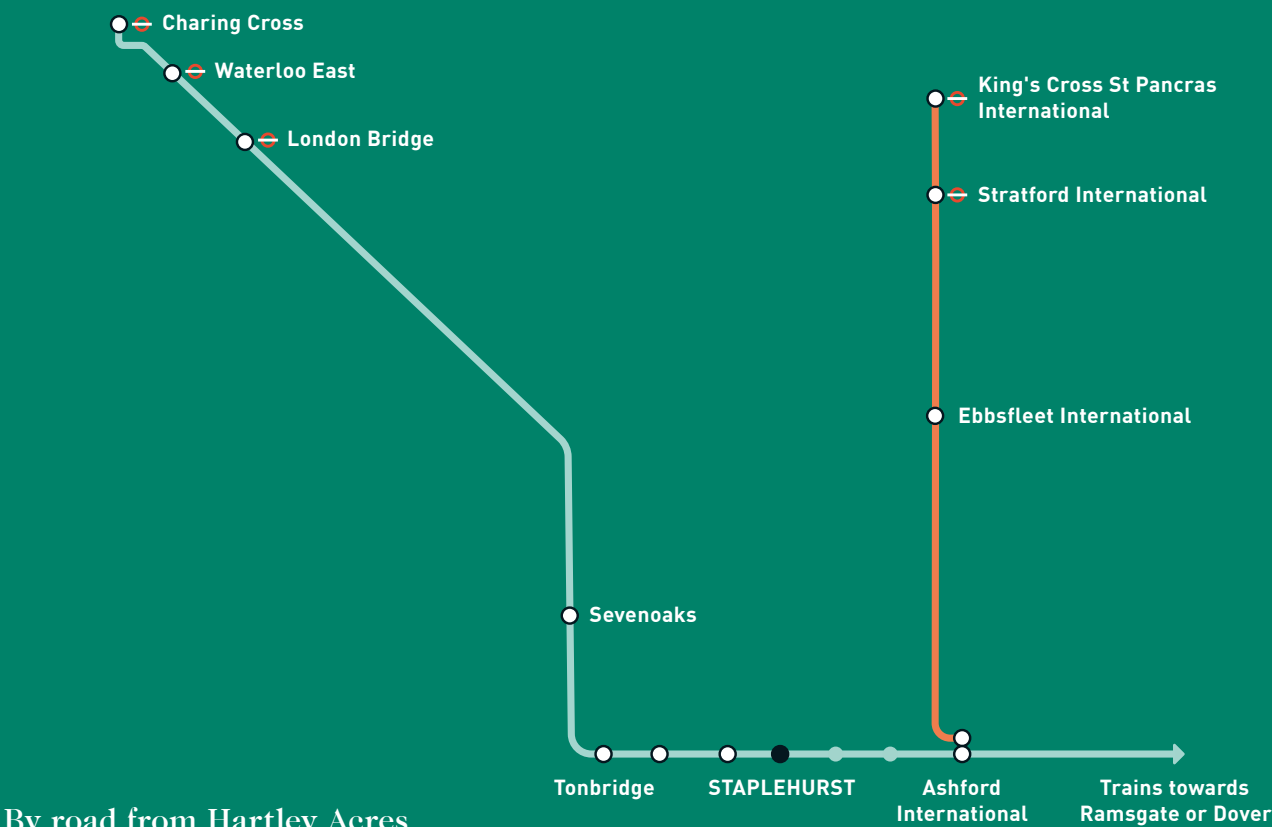
- 34 Bedgebury National Pinetum and Forest
- 35 Sissinghurst Castle Garden
- 36 Scotney Castle
- 37 Bayham Old Abbey
- 38 National Trust – Bateman's
- 39 Biddenden Vineyards
- 40 Angley Park
- 41 Hemsted Forest
- 42 Bewl Water
- 43 Bodiam Castle



Map is not to scale and shows approximate locations only.

Connections to Staplehurst

The nearest railway station is at Staplehurst, about 12 minutes' drive, providing direct services to London Charing Cross. Gatwick Airport can be reached by road in about an hour, Eurotunnel in about 1 hour 10 minutes.



By road from Hartley Acres



Staplehurst station	6.3 miles
Tunbridge Wells	14 miles
M20 J7	15 miles
Tonbridge	16 miles
Hastings	18 miles
Maidstone	18 miles
M2 J3	19 miles
Eurotunnel	33.1 miles
Gatwick Airport	47.1 miles

From Staplehurst station



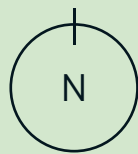
London Charing Cross	1 hr 6 min
Tonbridge	18 min
Sevenoaks	27 min
Ashford International	17 min

TRANSPORT & CONNECTIONS

— SOUTHEASTERN RAIL
— SOUTHEASTERN RAIL (HIGH SPEED)

Map is not to scale and shows approximate distance only.
Journey times are taken from Google Maps/National Rail

OUR NEIGHBOURHOOD



Key

- 2 BEDROOM COACH HOUSE
- 2 BEDROOM COACH HOUSE
- 2 BEDROOM HOUSE
- 3 BEDROOM HOUSE
- 4 BEDROOM HOUSE
- HOMES FOR PRIVATE SALE
- HOMES FOR AFFORDABLE RENT
- PUBLIC OPEN SPACES



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.

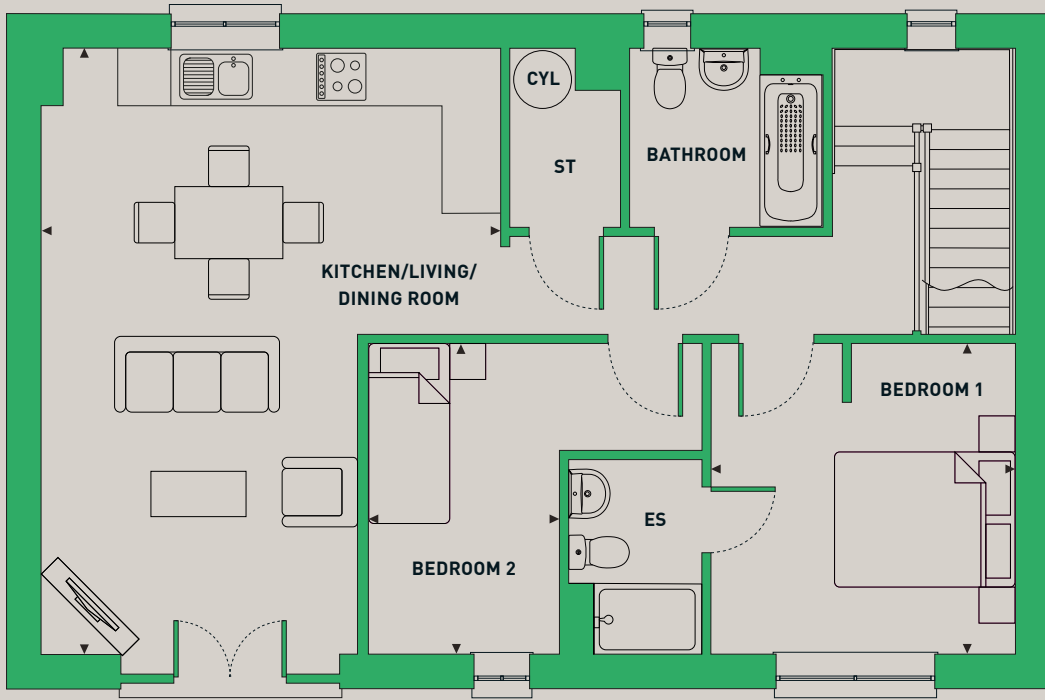


Coach houses. Computer generated image indicative only.

Coach houses. Computer generated image indicative only.

TWO BEDROOM COACH HOUSE

PLOT 88



FIRST FLOOR

KITCHEN/LIVING/DINING	6.8M X 5.1M	22'3" X 16'7"
BEDROOM 1	3.5M X 3.4M	11'4" X 11'1"
BEDROOM 2	3.5M X 2.1M	11'4" X 6'8"

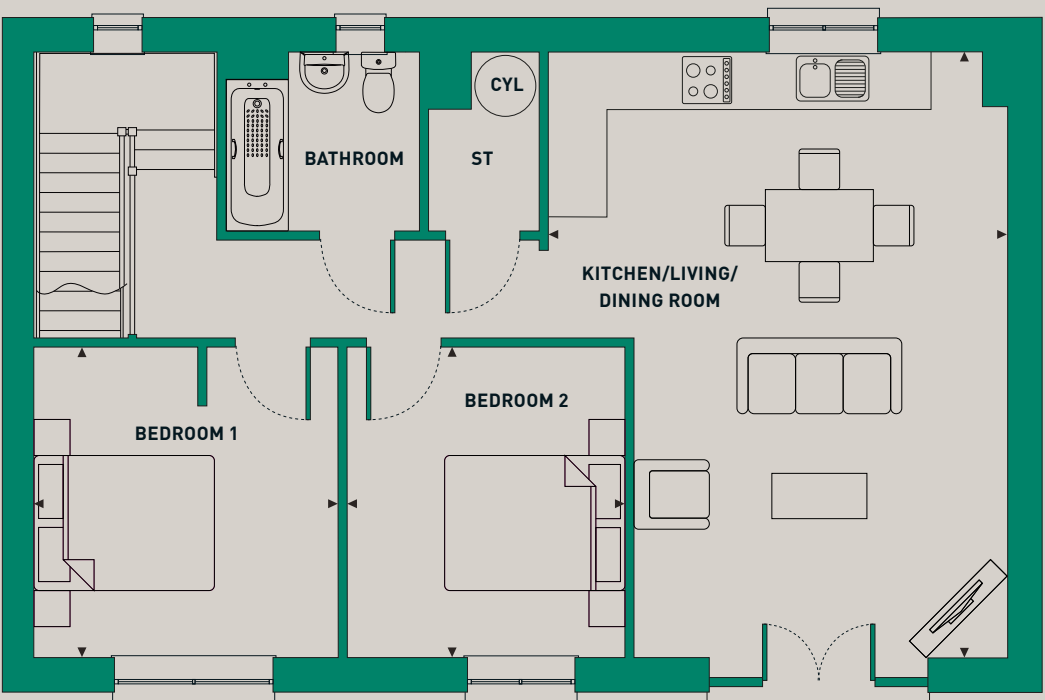
KEY
CYL CYLINDER CUPBOARD
ST STORAGE
ES ENSUITE

TOTAL AREA	77.4m ²	833ft ²
------------	--------------------	--------------------

Garage on the ground floor. 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.

TWO BEDROOM COACH HOUSE

PLOTS 89, 90



FIRST FLOOR

KITCHEN/LIVING/DINING	6.8M X 5.1M	22'3" X 16'7"
BEDROOM 1	3.5M X 3.4M	11'4" X 11'1"
BEDROOM 2	3.5M X 3.1M	11'4" X 10'1"

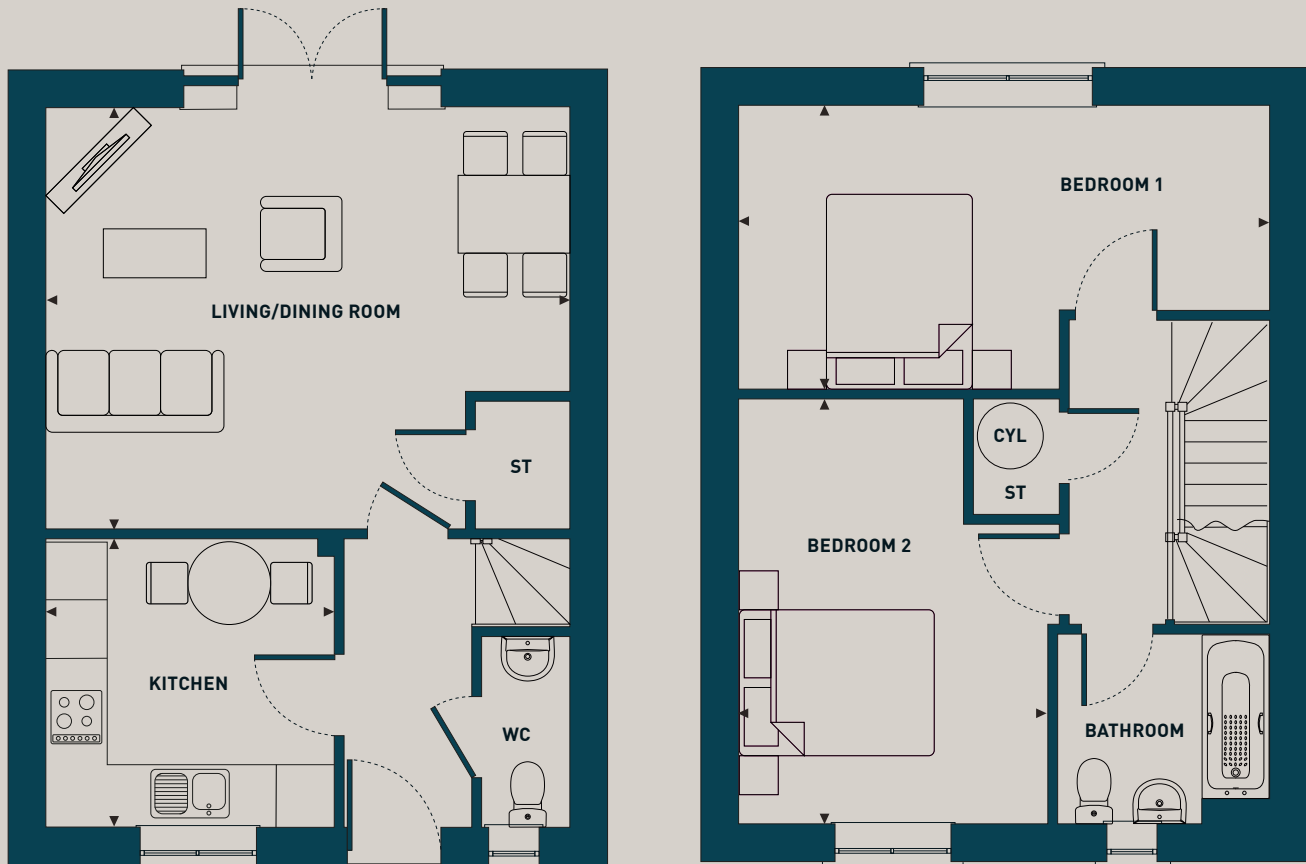
KEY
CYL CYLINDER CUPBOARD
ST STORAGE

TOTAL AREA	77.4m ²	833ft ²
------------	--------------------	--------------------

Garage on the ground floor. 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.

TWO BEDROOM HOUSE

PLOTS 129, 130*, 131*



GROUND FLOOR

FIRST FLOOR

KITCHEN	3.0M X 3.0M	9'8" X 9'8"
LIVING/DINING	5.5M X 4.4M	18'0" X 14'4"
BEDROOM 1	5.5M X 2.9M	18'0" X 9'5"
BEDROOM 2	4.4M X 3.2M	14'4" X 10'4"

KEY
CYL CYLINDER CUPBOARD
ST STORAGE
WC CLOAKROOM

TOTAL AREA	78.4m ²	843ft ²
------------	--------------------	--------------------

*Plots 130 and 131 are handed. 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.



Two bedroom house. Computer generated image indicative only.

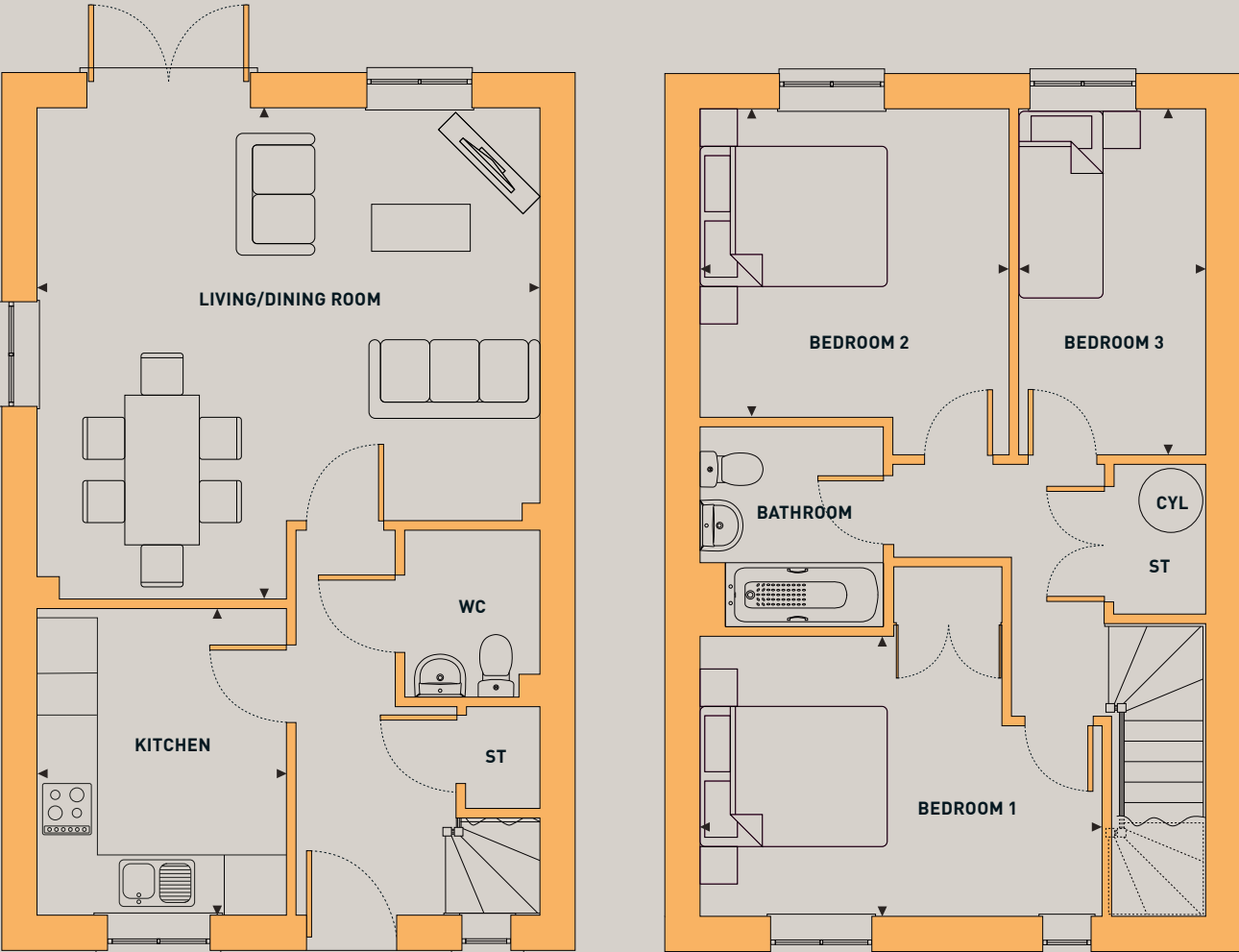


Three bedroom house. Computer generated image is indicative only.

Three bedroom house. Computer generated image is indicative only.

THREE BEDROOM HOUSE

PLOTS 91, 92*, 93, 123, 124*, 132*, 133, 134*, 135, 136*, 137



GROUND FLOOR

FIRST FLOOR

KITCHEN	3.3M X 2.7M	10'8" X 8'8"
LIVING/DINING	5.4M X 5.3M	17'7" X 17'3"
BEDROOM 1	4.3M X 3.0M	14'1" X 9'8"
BEDROOM 2	3.3M X 3.3M	10'8" X 10'8"
BEDROOM 3	3.7M X 2.0M	12'1" X 6'5"

KEY	
CYL	CYLINDER CUPBOARD
ST	STORAGE
WC	CLOAKROOM

TOTAL AREA	91.2m ²	981ft ²
------------	--------------------	--------------------

*Plots 92, 124, 132, 134 and 136 are handed. 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.

FOUR BEDROOM HOUSE

PLOTS 61, 62*



GROUND FLOOR

FIRST FLOOR

KITCHEN	3.7M X 2.4M	12'1" X 7'8"
LIVING/DINING	5.8M X 5.7M	19'0" X 18'7"
BEDROOM 1	3.7M X 3.3M	12'1" X 10'8"
BEDROOM 2	3.7M X 3.3M	12'1" X 10'8"
BEDROOM 3	3.4M X 2.3M	11'1" X 7'5"
BEDROOM 4	3.3M X 2.3M	10'8" X 7'"

KEY	
CYL	CYLINDER CUPBOARD
FF	FRIDGE FREEZER
ST	STORAGE
WC	CLOAKROOM

TOTAL AREA	106.6m ²	1,147ft ²
------------	---------------------	----------------------

*Plot 62 is handed. 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.



Four bedroom house. Computer generated image is indicative only.

Four bedroom house. Computer generated image is indicative only.



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 Hartley Acres 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 Symphony kitchen units in Woodbury Gloss White and wide bar handles

Laminate worktop in oak effect

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

Stainless steel splashback

Wood effect vinyl flooring in Rustic Oak

BATHROOMS

Contemporary white sanitaryware

Full height tiling up to ceiling to all sides of bath/shower enclosure

Chrome towel rail

Glass-framed shower screen

Wood effect vinyl flooring to bathrooms in Rustic Oak

OTHER FEATURES

Wood effect vinyl flooring in Rustic Oak to bathrooms, WCs and kitchen

Carpets to all bedrooms

Woodwork painted in white satin

All walls painted in matt white emulsion

Pendant lights to remaining rooms and living spaces

Turf to rear gardens

Underfloor heating to ground floor for all houses

Air source heat pumps to all homes

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.



MORE ABOUT LATIMER

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 360,000 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.



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

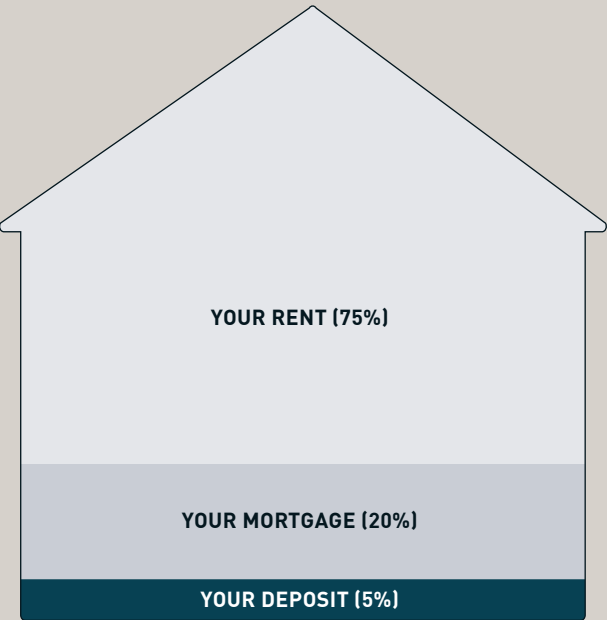
With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part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

Eligibility for Shared Ownership

To be eligible for Shared Ownership, you will need to meet certain requirements set by Homes England.

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
- 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.

Interested in buying with Shared Ownership?

Your first step is to visit www.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.

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.



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 for Shared Ownership. Situated in the heart of the Garden of England, this development is just one mile from Tonbridge station.



Summerhill Gardens Hailsham

Summerhill Gardens offers the perfect blend of coastal adventure 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

1 and 2 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.

Computer generated images are indicative only.

A WORD FROM OUR CUSTOMERS



Australian-born Asta purchased 35% of a two-bedroom Shared Ownership house at Latimer's Castle Hill in Ebbsfleet after over a decade of renting in London and Kent. After years of renting a draughty Grade II listed monastery in Cobham, Kent, Asta is now enjoying the comfort of her energy-efficient new-build home.

She explains the drastic difference in comfort: "In my old home, I was always freezing with drafty windows, while here the double glazing and modern insulation make it so much more comfortable." Asta has also noticed significant savings in energy bills, paying just £126 a month compared to £500 previously.

Shared Ownership allowed Asta to escape the high rents of Cobham and get onto the property ladder sooner. "It's been a great long-term investment," she says, and she plans to buy more shares in the future. In addition to lower bills, the move has given her the freedom to personalise her space and security without worrying about a landlord selling the property.

GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US
0300 100 0309

EMAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM/HARTLEY-ACRES

VISIT US
HARTLEY ROAD, CRANBROOK, TUNBRIDGE WELLS, KENT, TN17 3LQ

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

DISCLAIMER

Latimer has taken all reasonable care in the preparation of the information given in this brochure. However, this information is subject to change and has been prepared solely for the purpose of providing general guidance. Latimer does not therefore warrant the accuracy or completeness of this information. Particulars are given for illustrative purposes only. Latimer undertakes continuous product development and any information given relating to our products may vary from time to time. As a result, information on such products is given for general guidance only and does not constitute any form of contract or warranty on our part. The information and particulars set out within this brochure do not constitute, nor constitute part of, a formal offer, invitation or contract (whether from Latimer or any of its related subsidiaries or affiliates) to acquire the relevant property. For the reasons mentioned above, no information contained in this brochure is to be relied upon. In particular, all plans, perspectives, descriptions, dimensions and measurements are approximate and provided for guidance only. Such information is given without responsibility on the part of Latimer. Latimer supports the development of mixed tenure developments, and is proud to provide homes for outright sale and shared ownership. We may change the tenure of some homes subject to demand. Latimer by Clarion Housing Group is the development arm of Clarion Housing Association Limited and Latimer Developments Limited. Clarion Housing Association Limited is registered with Regulator of Social Housing (4865); and is a charitable Community Benefit Society under the Co-operative and Community Benefit Societies Act 2014 (7686) VAT no 675646394. Clarion Housing Association Limited's registered office is at 5th Floor, Greater London House, Hampstead Road, London NW1 7QX.



LATIMER
by Clarion Housing Group

LATIMERHOMES.COM