

Latimer

at Millside Grange

Croxley Green, Hertfordshire



LATIMER
by Clarion Housing Group



WELCOME TO MILLSIDE GRANGE

NESTLED ON THE NORTHERN OUTSKIRTS OF THE CHARMING VILLAGE OF CROXLEY GREEN IN HERTFORDSHIRE, LATIMER AT MILLSIDE GRANGE OFFERS A SUPERB COLLECTION OF ATTRACTIVE 1 AND 2 BEDROOM APARTMENTS AND 2 AND 3 BEDROOM HOUSES, ALL AVAILABLE WITH SHARED OWNERSHIP.

A WARM WELCOME AWAITS YOU AT THE HEART OF THIS DELIGHTFUL COMMUNITY. BORDERED BY BEAUTIFUL COUNTRYSIDE, OFFERING RESIDENTS A PEACEFUL AND RELAXING HOME. DISCOVER THE JOYS OF COUNTRY LIVING WHILST ENJOYING SPEEDY ACCESS INTO THE CAPITAL, AND ALL THAT THE NEARBY TOWNS OF WATFORD AND RICKMANSWORTH HAVE TO OFFER.

LATIMER DELIVERS MORE



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by Clarion Housing Group

Latimer is part of Clarion Housing Group, and is a new kind of housing developer and that means exceeding expectations to 'deliver more'. Latimer is working with communities and councils across the country. Providing tailored solutions to their needs.

Latimer is a placemaker, committed to creating spaces and homes that are amazing to live in and visit, places that appeal to a broad range of people and preferences but always with a strong focus on community and quality.

Bricks and mortar are at the foundation of everything we do. But it's a foundation on which to build more than just homes. The Latimer impact on the land we develop is positive and enhances environments. Our surplus is poured back into communities helping the Group deliver more.

Latimer is pushing the boundaries of expectation. Because affordable shouldn't mean poor-quality. Because aspirational shouldn't mean out of reach. Because accessible shouldn't mean generic. Latimer is delivering more for residents, for communities, for the future.

Latimer doesn't just deliver homes, Latimer delivers social impact.

Latimer delivers more.

RICHARD COOK
GROUP DIRECTOR OF DEVELOPMENT

LATIMER AT MILLSIDE GRANGE



MILLSIDE GRANGE AT CROXLEY GREEN



A brand new collection of homes that present a wonderful opportunity to step onto the property ladder in style.

Enjoying a beautiful countryside setting and generous open green spaces, Millside Grange's crafted red-brick properties enjoy universal appeal. Each stylish home benefits from spacious, well-planned interiors, contemporary features and finishing touches, terrace or balcony plus thoughtfully landscaped exteriors including private gardens and allocated parking.

Images are of a previous Latimer show home and do not reflect the specification at Millside Grange

ABOUT CROXLEY GREEN



MILLSIDE GRANGE AT CROXLEY GREEN



A family friendly community, with all of the shopping, leisure and social activities you could wish for.

A host of local amenities include mini-supermarkets, the Green Stores zero waste shop, cafes and fantastic local pubs. Visit the popular Coach & Horses or wine and dine at the historic Artichoke on the Green, renowned for great food and entertainment.

Community facilities include tennis and rugby clubs, recreation ground with play zones, tennis courts, sports pitches and a skate park, and Croxley Green Community Club which hosts fun events for all. Little Green Junior School and Yorke Mead Primary (both Ofsted rated Good), and Rickmansworth Secondary School (rated Outstanding) are all within walking distance; there are numerous excellent school options in the vicinity.

Make the most of the great outdoors! Enjoy wonderful seasonal events at Cassiobury Park, or walk part of the scenic Ebury Way, crossing three rivers en-route. Improve your game at Topgolf Watford, a fun, family entertainment centre, or explore the extensive nature reserve at Rickmansworth Aquadrome. Here you can enjoy walks along the River Colne and Grand Union Canal, stop for lunch in one of the canal-side pubs, or try sailing, skiing and canoeing on the recreational lakes.

For all your urban lifestyle needs, Millside Grange residents are spoiled for choice. Watford has an array of boutiques, shopping centres, markets, arts and entertainment venues – don't miss the Palace Theatre, a beautiful Edwardian auditorium staging a fantastic range of live events. Try one of many eclectic international eateries - sample Lebanese at Nana's or easy eats at the trendy Opuz Kitchen. With excellent transport connections, the smaller town of Rickmansworth to the west also offers excellent sporting, leisure and entertainment options.



IN YOUR NEIGHBOURHOOD

With a seemingly endless choice of arts, leisure and recreational opportunities in the vicinity, plus superb wining and dining options on hand, an enviable country life in the village of Croxley Green beckons. Together with speedy, direct access to the capital, all you need and more is within your reach.

Education

- 1 Little Green Junior School
- 2 Yorke Mead Primary School
- 3 Rickmansworth (Secondary) School
- 4 York House School (Independent)

Fitness & Leisure

- 5 Baldwins Lane Recreation Ground
- 6 Croxley Tennis Club
- 7 CrossFit Watford
- 8 Moor Park Golf Club

Food & Drink

- 9 The Coach & Horses
- 10 The Artichoke on the Green
- 11 The Kitchen Croxley
- 12 Opuz Kitchen

Retail & Essentials

- 13 The Green Stores
- 14 Waitrose
- 15 Tesco Superstore
- 16 Atria Watford

Sights & Gardens

- 17 Cassiobury Park
- 18 Rickmansworth Aquadrome Nature Reserve
- 19 Ebury Way
- 20 Stocker's Lake Nature Reserve

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

ENJOY EXCELLENT LINKS TO THE CITY

Croxley Green enjoys excellent rail links. The local underground station on the Metropolitan Line is just a 4-minute drive away, with a journey time of 3 minutes to Watford and only 38 minutes to Baker Street.

Join the M25 at J18 Chorleywood just 3 miles away, providing easy access north to the M1, A1(M) and the wider motorway network. Two stops south, M25 J16 links directly to the A40/M40 running east-west from central London to Oxford and onto South Wales.

The mainline station at Watford is only 8 minutes away by car, with direct trains to London Euston in just 20 minutes.

 On foot from Croxley Green

Baldwins Lane Recreation Ground	7 mins
The Coach & Horses	12 mins
Croxley Green Tennis Club	15 mins
Yorke Mead Primary School	15 mins
Rickmansworth (Secondary) School	17 mins
Little Green Junior School	12 mins

 From Croxley Underground Station

Watford	3 mins
Rickmansworth	10 mins
Wembley Park	24 mins
London Baker Street	38 mins
London Liverpool Street	50 mins

 From Watford Junction Railway Station

Hemel Hempstead	7 mins
Harrow on the Hill	8 mins
Milton Keynes	19 mins
London Euston	20 mins

 By car from Croxley Green

Croxley Station	3 mins
Rickmansworth Station	5 mins
Rickmansworth Aquadrome	8 mins
Cassiobury Park	8 mins
M25 (J18)	8 mins
Watford Station	9 mins
Topgolf Watford	15 mins
St Albans	23 mins
Heathrow Airport	24 mins
Luton Airport	30 mins
Stansted Airport	58 mins

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OUR NEIGHBOURHOOD

Latimer at Millside Grange benefits from easy access, landscaped areas and generous open green spaces.

Key

- 1 BEDROOM HOME
- 2 BEDROOM HOME
- 3 BEDROOM HOME
- AFFORDABLE RENTED HOMES
- HILL HOMES



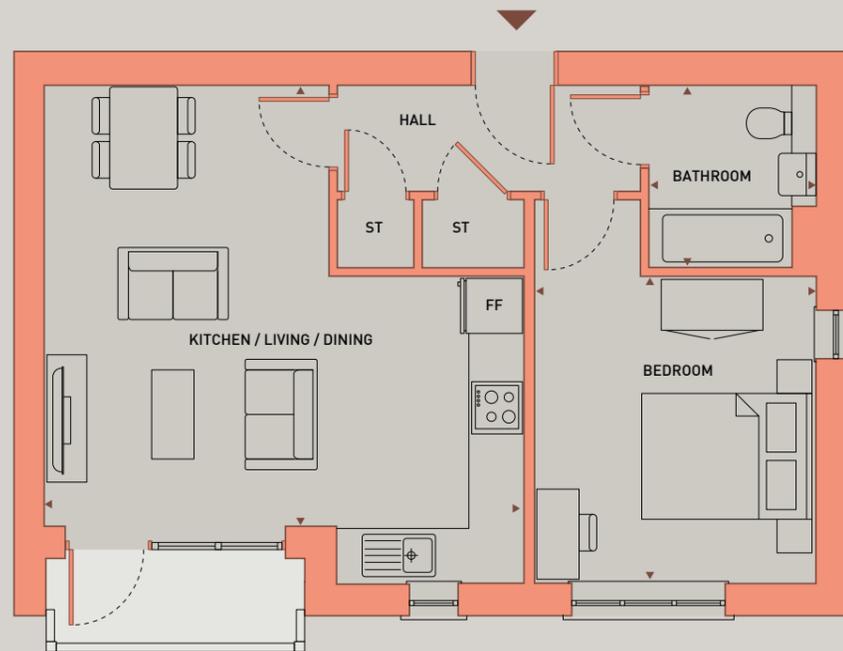
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, unit tenure, building style, landscaping and specification at any time without notice.



APARTMENT PLOTS 123 - 133
Computer generated images are indicative only.

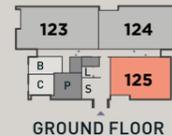
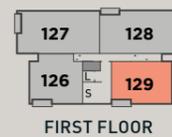
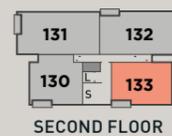
ONE BEDROOM APARTMENT

PLOTS: 125, 129 & 133



FF = FRIDGE / FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER
 B- BIN STORE P- PLANT ROOM C- CYCLE STORE S- STAIRS

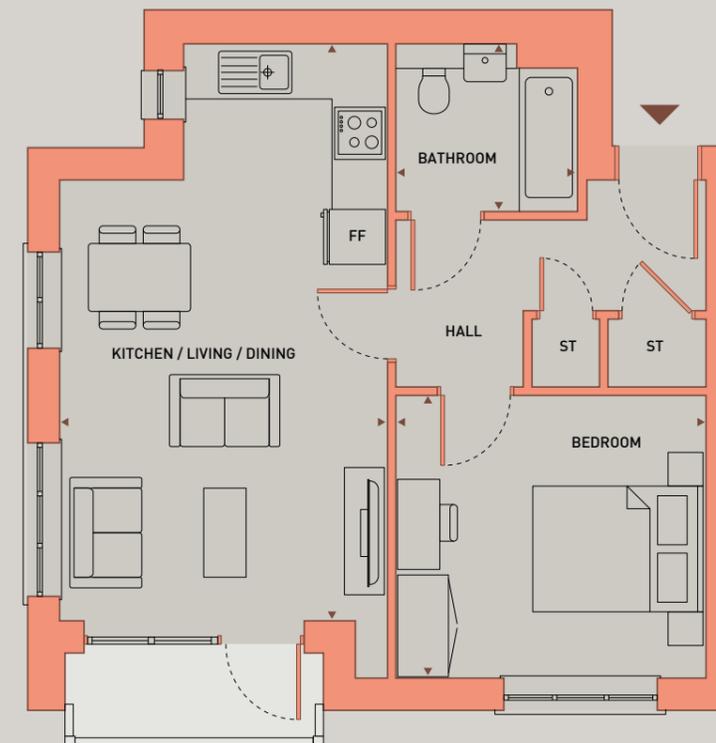
TOTAL	51.0 SQM	549 SQ FT
KITCHEN / LIVING / DINING ROOM	5.66 X 5.24	18' 6" X 17' 2"
BEDROOM	3.37 X 3.66	11' 0" X 12' 0"
BATHROOM	2.01 X 2.19	6' 7" X 7' 2"



Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary.
 All measurements may vary. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.
 All furniture placement is indicative only, including wardrobes.

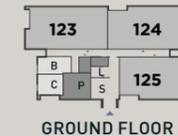
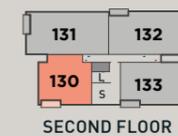
ONE BEDROOM APARTMENT

PLOTS: 126 & 130



FF = FRIDGE / FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER
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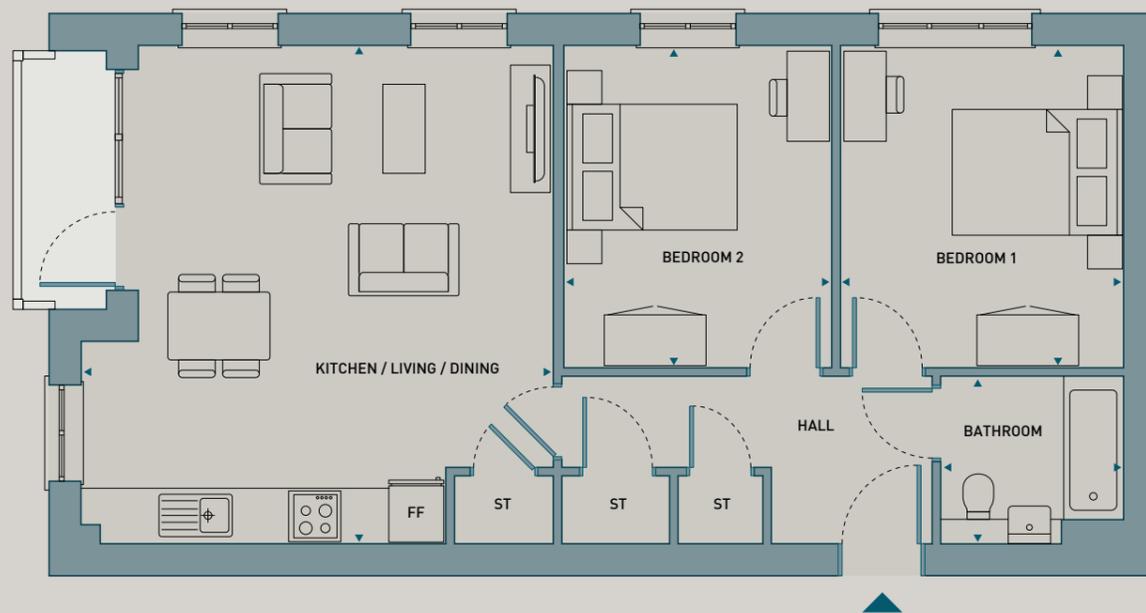
TOTAL	50.0 SQM	539 SQ FT
KITCHEN / LIVING / DINING ROOM	3.86 X 6.80	12' 8" X 22" 3"
BEDROOM	3.69 X 3.37	12' 1" X 11' 0"
BATHROOM	2.15 X 2.01	7' 0" X 6' 7"



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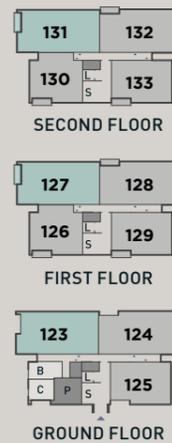
TWO BEDROOM APARTMENT

PLOTS: 123, 127 & 131



FF = FRIDGE / FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER
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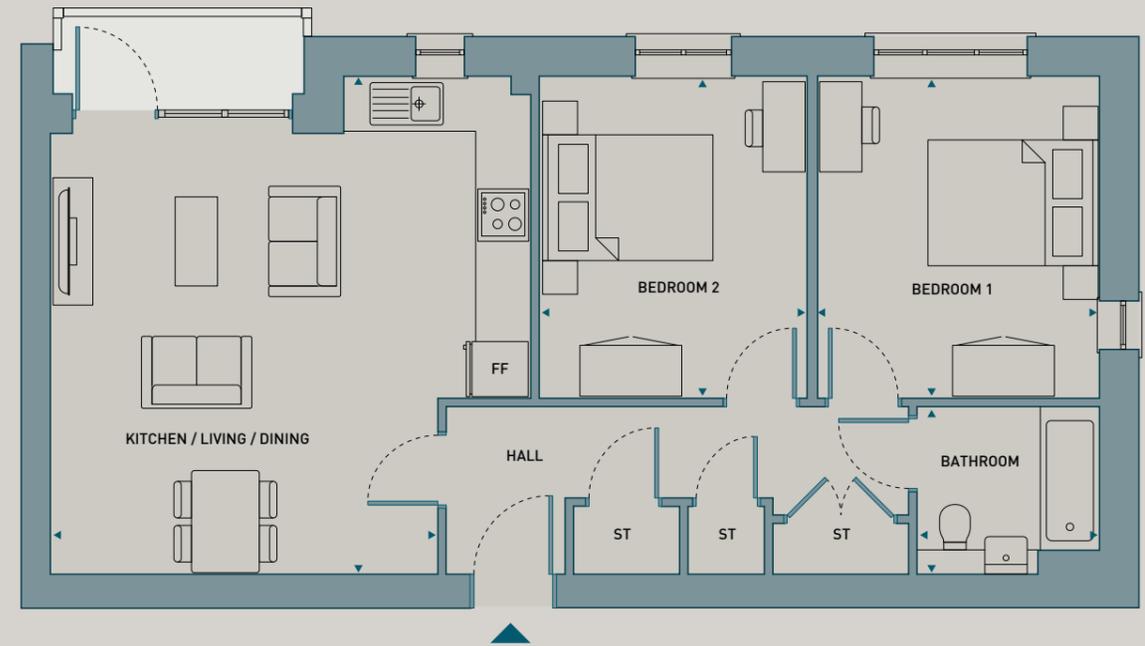
TOTAL	69.6 SQM	749 SQ FT
KITCHEN / LIVING / DINING ROOM	5.29 X 5.92	17' 4" X 19' 5"
BEDROOM ONE	3.37 X 3.83	11' 0" X 12' 7"
BEDROOM TWO	3.20 X 3.83	10' 5" X 12' 7"
BATHROOM	2.15 X 2.01	7' 0" X 6' 7"



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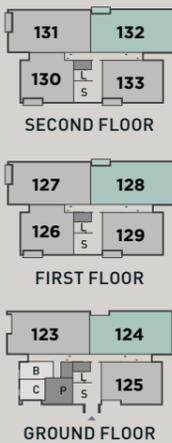
TWO BEDROOM APARTMENT

PLOTS: 124, 128 & 132



FF = FRIDGE / FREEZER ST - STORE ASHPC - AIR SOURCE HEAT PUMP CYLINDER
B- BIN STORE P- PLANT ROOM C- CYCLE STORE S- STAIRS

TOTAL	70.1 SQM	755 SQ FT
KITCHEN / LIVING / DINING ROOM	5.65 X 5.19	18' 6" X 17" 0"
BEDROOM ONE	3.37 X 3.83	11' 0" X 12' 7"
BEDROOM TWO	3.20 X 3.83	10' 5" X 12' 7"
BATHROOM	2.15 X 2.01	7' 0" X 6' 7"



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SPECIFICATION

Our properties at Latimer at Millside Grange all benefit from energy efficient measures and include a range of thoughtful, contemporary fixtures & fittings as standard - the perfect backdrop for you to create your own welcoming, rural retreat.



ATTENTION TO DETAIL

KITCHENS

Contemporary fitted kitchen from Symphony's Hacienda range

Laminate worktops and matching upstands

Electrolux integrated single electric oven

Electrolux ceramic hob with stainless steel splashback and integrated canopy hood

Electrolux integrated 70/30 fridge/freezer

Stainless steel sink and drainer with chrome mixer tap

BATHROOMS & ENSUITE (WHERE APPLICABLE)

White sanitaryware with chrome ironmongery

Bath with thermostatic shower mixer and glass shower screen

Matt finish, neutral-coloured ceramic wall tiles, full-height around bath (with feature) and half-height above basin

Chrome dual-fuel heated towel rail

Fitted mirror

WC with concealed cistern

FLOORING

Amtico vinyl flooring in neutral-coloured terrazzo stone-effect to bathroom, ensuite (where applicable) and WC (houses)

Karndean vinyl flooring in wood-effect to entrance ways, kitchen, living and dining areas

Neutral-coloured wool-mix carpets to bedrooms, stairs and landing (houses)

GENERAL

Dedicated parking: two spaces for each house and one for each apartment

Electrolux washer/dryer to kitchen or storage cupboard

Turfed rear garden with patio and shed (houses only)

Fitted wardrobe with mirror to main bedroom

White, uPVC framed double glazed windows

12-year NHBC building warranty

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.

MILLSIDE GRANGE AT CROXLEY GREEN

All product photography is from previous Latimer showhomes and does not reflect the specification at Millside Grange. 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.



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MILLSIDE GRANGE AT CROXLEY GREEN



WAYS TO BUY WITH LATIMER

Ways to buy with Latimer

Latimer is the private 'for sale' 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 100 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 longterm 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 100 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. Find out how we can help you get the keys to your very own home.

SHARED OWNERSHIP



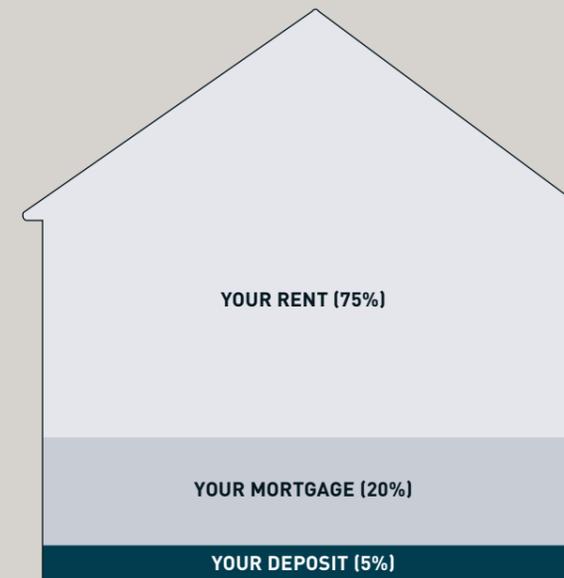
Shared Ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 25% 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 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 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 (£90,000 or less inside London)
- You are a first-time buyer

If you already own a home and need to move but cannot afford to – or you have equity from a recent sale – please contact us, as there are some circumstances under which you may still be eligible.

In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme. Speak to a member of our sales team if you have any doubts.

Before you purchase a Shared Ownership home, we will put you in touch with an independent mortgage 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 central cities.

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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Martingale Rise Braintree, Essex

Martingale Rise is part of a new community of family homes, surrounded by the Essex countryside. Part of the popular Towerlands Park development, this charming new community offers a wealth of amenities with schools, nurseries and great transport links close by.



Springstead Village Cambridge

Located in popular Cambridge, Springstead Village offers a collection of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses, as part of a proud partnership between Latimer and Bellway.



Maypole Green at the Woodbanks Takeley, Essex

Maypole Green, at Woodbanks, presents a stunning collection of shared ownership homes in the heart of Takeley. Located in sought-after Bishops Stortford, Maypole Green is a desirable collection of beautiful new houses and maisonettes, nestled close to the beautiful Hatfield Forest and nearby amenities of Takeley.

Computer generated images are indicative only.

A place of my own.

STEPH HALL

HOME OWNER AT
LINGLEY FIELDS, WARRINGTON

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

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



A lovely rural location.

NATALIE IVIN

HOME OWNER AT
SAYERS GROVE, HAYWARDS HEATH

“I am very happy with my flat. The block I’m in is really open, spacious and has a big hallway. I am also in a lovely rural location and look out onto fields.”

I would definitely recommend shared ownership and in fact have directed my friend, who is in a similar position to me, to the website.”



GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US
0300 100 0309

E-MAIL US
SHAREDOWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM
LITTLE GREEN LANE, CROXLEY GREEN, RICKMANSWORTH, WD3 3JJ

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

DISCLAIMER

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[LATIMERHOMES.COM](https://www.latimerhomes.com)