

Latimer at Barden Croft

Tonbridge, Kent



LATIMER
by Clarion Housing Group



The Clover. Computer generated image is indicative only.

WELCOME TO LATIMER AT BARDEN CROFT

Situated in the charming market town of Tonbridge, Latimer at Barden Croft is a fantastic collection of newly built two and three bedroom houses, available with Shared Ownership.

—

Located in the charming market town of Tonbridge in the heart of Kent, Latimer at Barden Croft will be surrounded by its rich history and community. Like all Latimer homes, they meet the highest modern standards, without compromise on quality or visual appeal, and we are proud to put our name to them.

Tonbridge is a well-connected town, offering excellent rail links to London and the south coast. Surrounded by some of England's most scenic countryside, including the picturesque Weald, it's an ideal location for all. The town is also just under eight miles from the historic town of Sevenoaks, making it perfect for a day trip. Whether you're seeking convenience or a peaceful countryside stroll, Tonbridge offers a perfect balance of both.

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

GET TO KNOW TONBRIDGE

TONBRIDGE CASTLE, TONBRIDGE

With Tonbridge town centre just a few minutes' drive from home, you'll find plenty of essentials, and lots to do, conveniently close.

Tonbridge offers a variety of shopping options to suit every taste. For your weekly shop, you can choose from supermarkets like Waitrose, Sainsbury's, or Aldi, or explore the vibrant local farmers markets and independent stores in the town centre.

When it comes to dining, Tonbridge has something for everyone. From cozy cafés to fine dining restaurants, you'll find a range of culinary delights. Indulge in delicious Italian cuisine, savour traditional British pub fare, or explore international flavours.

For those who enjoy cultural activities, Tonbridge has a lot to offer. Catch a live performance at the local theatre, visit art galleries, or explore the historic sites in the surrounding area. The town also hosts various festivals and events throughout the year, providing opportunities for fun and entertainment for all ages.

If you're an outdoor enthusiast, Tonbridge is the perfect place to be. Enjoy picturesque walks in nearby parks and nature reserves, or take up a sport at one of the local clubs. With its convenient location and diverse range of amenities, Tonbridge offers a high quality of life for residents and visitors alike.

And local to Barden Croft is the prestigious independent Tonbridge School, boasting stunning grounds and a rich history.





EMBRACE THE GREAT OUTDOORS

RIVER MEDWAY, TONBRIDGE



Tonbridge and its surrounding areas offer a wealth of opportunities to explore the great outdoors and connect with nature. Whether you're an avid hiker, a cycling enthusiast, or simply enjoy a leisurely stroll, there's something for everyone.



Just a short distance from Tonbridge town centre, Haysden Country Park is a haven for nature lovers. This stunning 65-hectare park boasts a diverse range of habitats, including woodlands, meadows, and wetlands. Here, you can enjoy peaceful walks along the River Medway, spot a variety of wildlife, or simply relax and soak up the tranquillity.

For those seeking more challenging outdoor adventures, the Kent Downs Area of Outstanding Natural Beauty is just a short drive away. This picturesque landscape offers breathtaking views, historic landmarks, and a network of well-maintained walking and cycling trails.

The River Medway flows through Tonbridge, offering opportunities for kayaking, canoeing, and paddleboarding. You can also enjoy leisurely boat trips along the river, taking in the beautiful scenery and wildlife.

Several local nature reserves provide peaceful retreats for nature lovers. These reserves offer a variety of habitats, including woodlands, meadows, and ponds, and are home to a diverse range of wildlife.

IN YOUR NEIGHBOURHOOD

A selection of the local services,
shops and attractions close to
Latimer at Barden Croft.

Education

- 1 Leigh Academy Tonbridge
- 2 The Judd School
- 3 Sussex Road Community Primary School
- 4 Tonbridge Grammar School
- 5 Royal Rise Primary School
- 6 Weald of Kent Grammar School
- 7 Hillview School for Girls
- 8 Tonbridge School
- 9 Bishop Chavassee CofE Primary School

Retail & essentials

- 10 Sainsbury's
- 11 Waitrose
- 12 Aldi
- 13 Tesco Express
- 14 Healthcare Direct
- 15 Tonbridge Medical Group
- 16 Tonbridge Dentistry

Fitness, outdoor & leisure

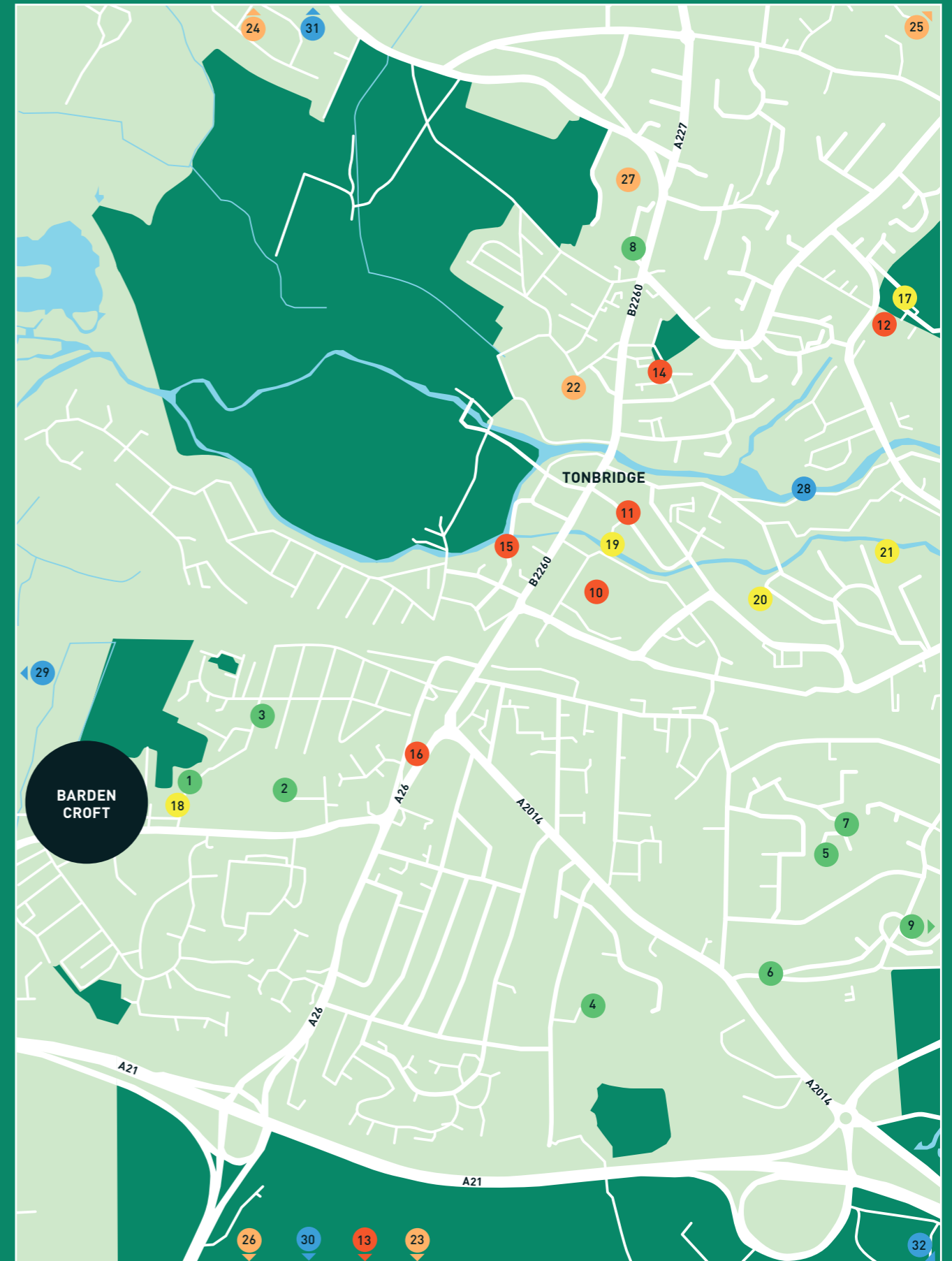
- 17 Tonbridge Golf Centre
- 18 CrossFit Tonbridge
- 19 Angel Centre
- 20 Foundry Gym Tonbridge
- 21 Anatomy 37

Culture & entertainment

- 22 Tonbridge Castle
- 23 Tunbridge Wells Museum and Art Gallery
- 24 The Oast Theatre
- 25 The Hadlow Tower
- 26 High Rocks National Monument
- 27 EM Forster Theatre

Nature & parks

- 28 River Medway
- 29 Haysden Country Park
- 30 Southborough Common
- 31 National Trust Ightham Mote
- 32 National Trust Scotney Castle



Map is not to scale and shows approximate locations only.

Connections to Tonbridge

Tonbridge boasts excellent travel connections, for commuters or those on the go looking to explore. With regular train services that connect Tonbridge to other key destinations in London, Kent and Sussex, you have ample opportunity to branch out to new destinations.

The M25 motorway is easily accessible as well as vast local bus services providing convenient transport within the town and surrounding areas, ensuring a variety of options for getting you around.

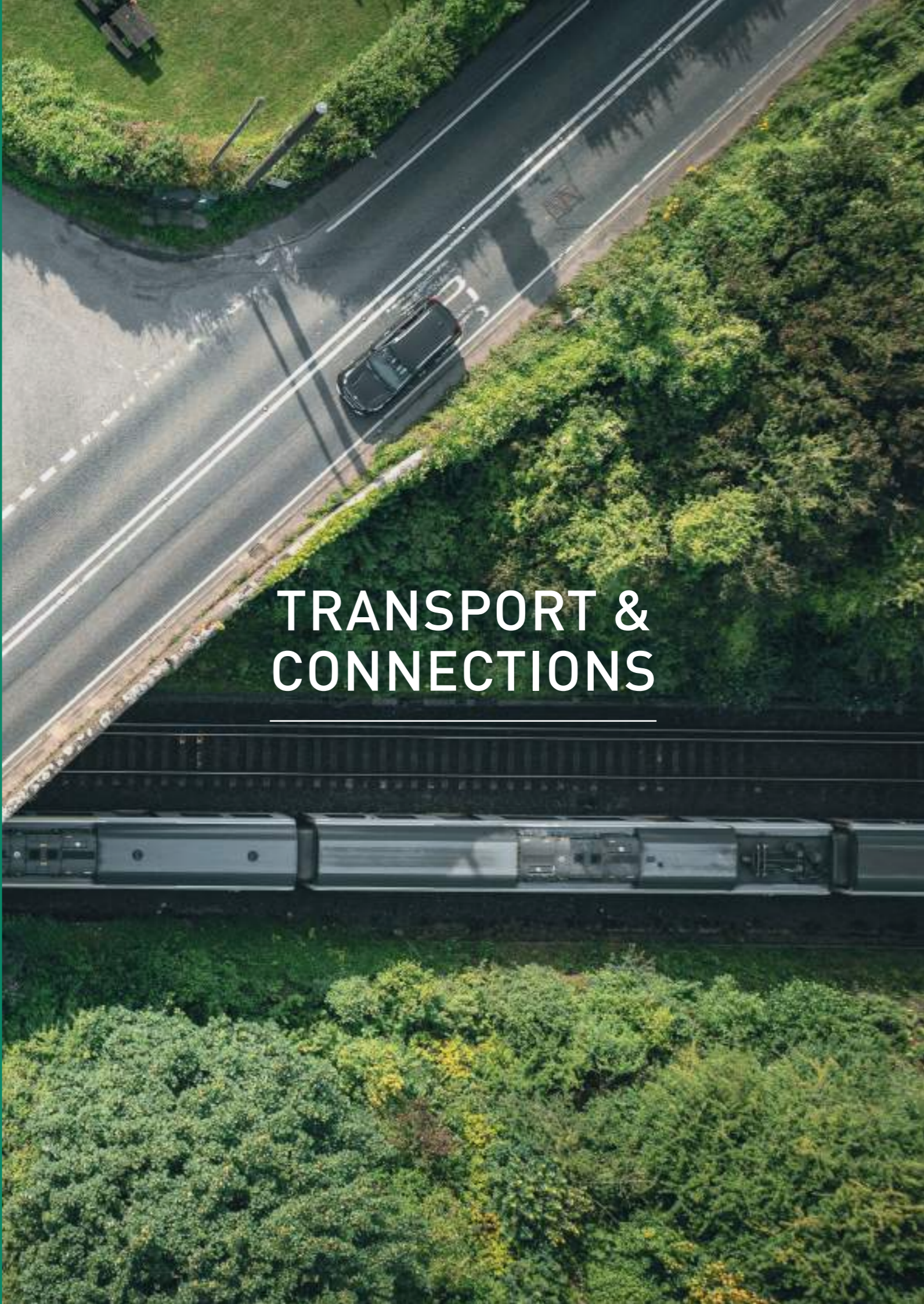


By train from Tonbridge

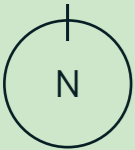
Tunbridge Wells	9 mins
London Bridge	31 mins
London Waterloo East	36 mins
London Charing Cross	40 mins
Ashford International	37 mins
Hastings	47 mins

- SOUTHEASTERN RAIL
- SOUTHEASTERN RAIL (HIGH SPEED)
- SOUTHERN RAIL

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



OUR NEIGHBOURHOOD



Key

2 Bedroom Houses

THE BELLFLOWER

3 Bedroom Houses

THE CLOVER

HOMES FOR AFFORDABLE RENT

HOMES FOR PRIVATE SALE

COMMUNAL OPEN SPACES

ENTRANCE



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.



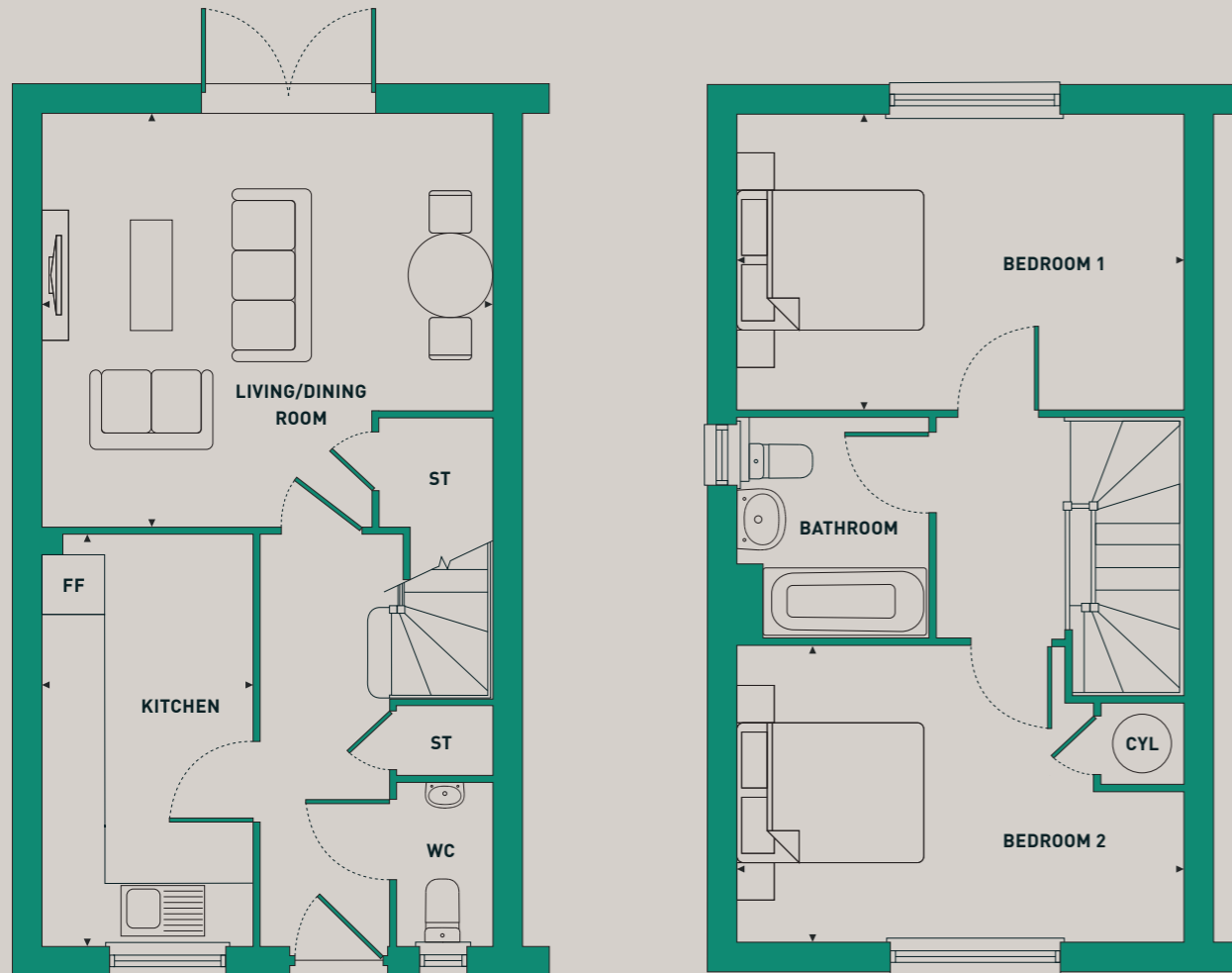
The Bellflower. Computer generated image is indicative only.

The Bellflower. Computer generated image is indicative only.

THE BELLFLOWER

TWO BEDROOM HOUSE

PLOTS 17*, 18, 28*, 29, 60, 109, 110*



GROUND FLOOR

KITCHEN	4.2M X 2.1M	13'7" X 6'8"
LIVING/DINING ROOM	4.6M X 4.2M	15'0" X 13'7"
BEDROOM 1	4.6M X 3.0M	15'0" X 9'8"
BEDROOM 2	4.6M X 3.0M	15'0" X 9'8"

TOTAL AREA 79.0M² 850FT²

FIRST FLOOR

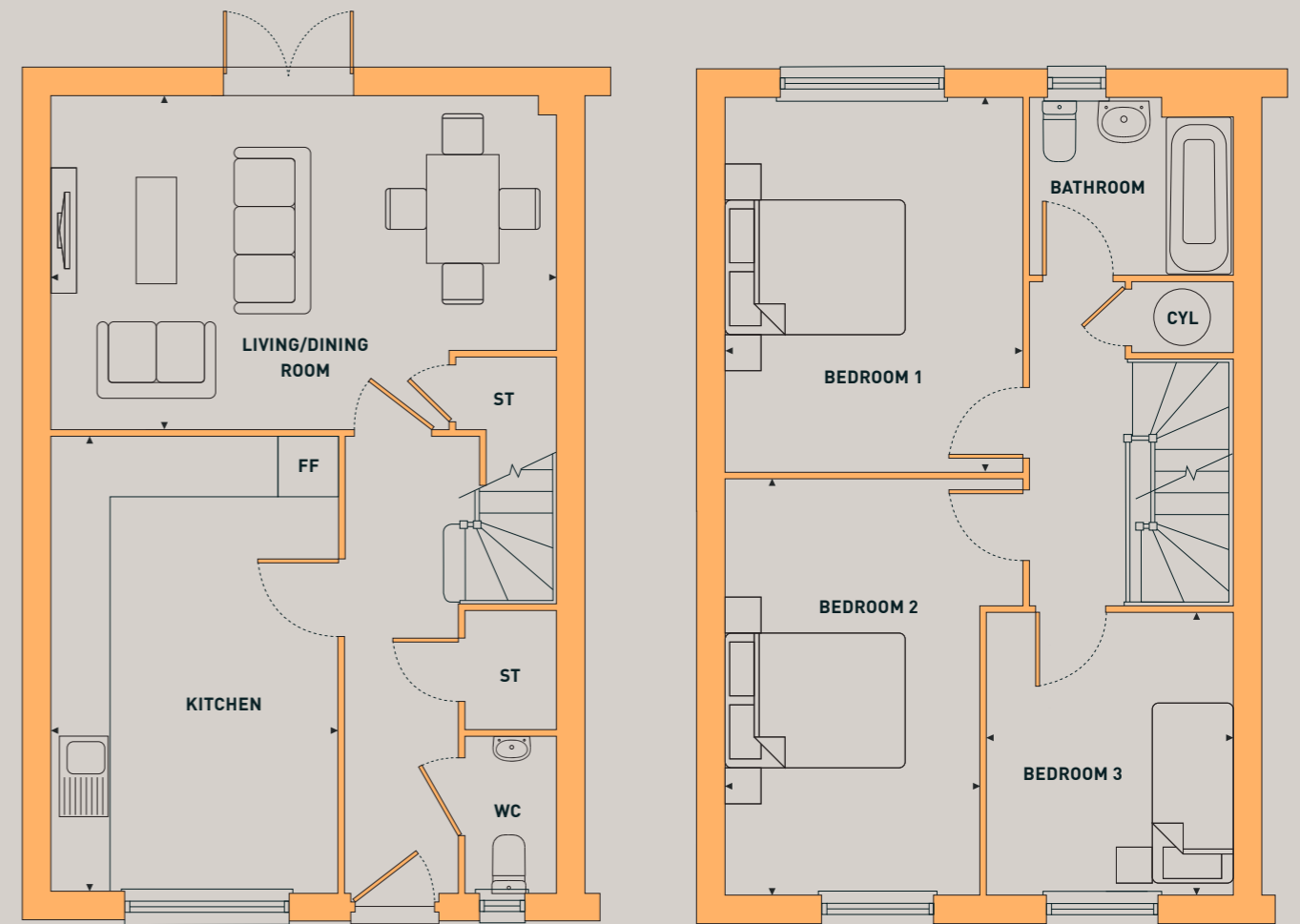
KEY	
ST	STORAGE
CYL	CYLINDER CUPBOARD
WC	CLOAKROOM
FF	FRIDGE FREEZER

*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. Please speak to your sales advisor for more information.

THE CLOVER

THREE BEDROOM HOUSE

PLOTS 15*, 16, 32*, 33, 49, 50*, 59, 61*



GROUND FLOOR

KITCHEN	4.9M X 3.1M	16'0" X 10'1"
LIVING/DINING ROOM	5.4M X 3.6M	17'7" X 11'8"
BEDROOM 1	4.0M X 3.2M	13'1" X 10'4"
BEDROOM 2	4.4M X 2.7M	14'4" X 8'8"
BEDROOM 3	3.0M X 2.6M	9'8" X 8'5"

TOTAL AREA 93.0M² 1,001FT²

FIRST FLOOR

KEY	
ST	STORAGE
CYL	CYLINDER CUPBOARD
WC	CLOAKROOM
FF	FRIDGE FREEZER

*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. Please speak to your sales advisor for more information.



Computer generated image is indicative only.

Computer generated image is indicative only.



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.

Our homes at Barden Croft 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 contemporary Wren kitchen units in matt cashmere
- Luxury Santorini Oak matt laminate worktops to homes: 15, 16, 17, 18, 28, 29, 32 and 33
- Luxury Swiss Oak matt laminate worktops to homes: 49, 50, 59, 60, 61, 109 and 110
- Appliances to include integrated oven, hob and cooker hood
- Glass splashback
- Space for washer/dryer

BATHROOMS

- Contemporary white sanitaryware
- Full height tiling around bath, half height tiling to sink/basin wall
- Towel rails to bathrooms and radiators to WCs
- Glass shower screen

OTHER FEATURES

- Carpets to bedrooms
- Walls painted in white matt emulsion to all rooms
- Woodwork painted in white satin
- BT Openreach wall-mounted hub to all homes
- Pendant lights to bedrooms and living spaces
- Amtico flooring to selected rooms
- Turfed gardens to all homes
- Air source heat pumps to all homes
- Parking available

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.



SHARED OWNERSHIP

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

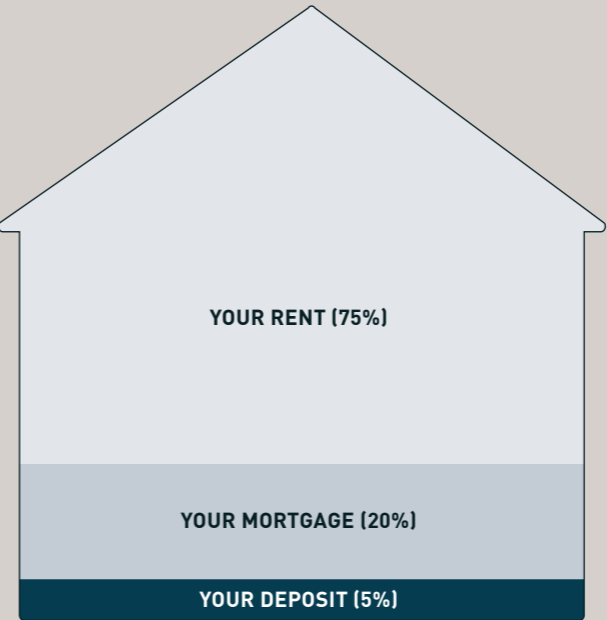
With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part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

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.



Summerhill Hailsham

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



Knights Reach Stone, Dartford

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



Hartley Acres Cranbrook, Kent

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

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/BARDEN-CROFT

VISIT US
LOWER HAYSDEN LN, TONBRIDGE TN9 2QF

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