

# Latimer at Collingtree Park

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Northamptonshire



**LATIMER**  
by Clarion Housing Group



## YOUR HOME IN THE NEW VILLAGE COMMUNITY

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COLLINGTREE PARK IS A NEW VILLAGE BUILT ON GOOD OLD-FASHIONED VALUES. IT'S NEIGHBOURLY, FAMILY FRIENDLY, SURROUNDED BY PARKS AND NATURE, BUT WITH THE ESSENTIALS YOU NEED VERY CLOSE TO HOME.

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LATIMER IS CONTRIBUTING TO COLLINGTREE PARK'S FUTURE, AND YOURS, WITH A RANGE OF 2, 3 AND 4 BEDROOM HOMES AVAILABLE FOR SHARED OWNERSHIP. THESE ARE HOMES WHERE THERE'S NO COMPROMISE ON QUALITY OR SUSTAINABILITY, BUILT FOR THE LIVES WE LIVE TODAY, AS WELL AS TOMORROW.

# LATIMER DELIVERS MORE



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

# CHANGE TO GREENER LIVING

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**As a homeowner at Collingtree Park, you'll be part of a much bigger picture. At this new village on the outskirts of Northampton, there will eventually be around 1,000 homes and a range of amenities for the people who live in them.**

Collingtree Park is to have houses to suit a wide range of buyers and households. A primary school and spaces for shops and small businesses are planned for the community hub at the heart of it all. It will be a good mix and a strong foundation for a genuine community to grow.

Collingtree Park is to be green in both senses of the word. Latimer is committed to building to the highest levels of sustainability, something we share with our developer partners at Collingtree Park. Your new home will be low carbon output, energy efficient and cost-effective to run and to heat.

You'll also be able to enjoy a close-to-nature lifestyle in this new community. The homes are set amongst swathes of parkland and meadow, rich in mature trees, with new green corridors linking playgrounds, sports pitches and quiet spots to stroll and pass the time of day.





## OUTDOOR LIFE COMES CLOSER



COLLINGTREE PARK, NORTHAMPTONSHIRE

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**From golf to canal trips, or just a walk in the park, there are plenty of ways to get your share of country life around Collingtree Park.**

Collingtree Park Golf Club is on the border of the village, offering memberships at flexible rates at a testing 18-hole course. There's more sport and fitness at the local Virgin Active club, where the facilities include two swimming pools, one of them open-air.

The immediate area has a great choice of open spaces, all providing different kinds of park life for you and the family. Delapre Park combines the natural and the cultivated in its beautiful gardens and open parkland. Ladybridge Park includes playing fields and is home to a local football club, while Wootton Brook Park has a watery theme with its weir and lake. For a taste of wilder countryside and windblown walks, try Upton Country Park, where the Grand Union Canal passes lazily along its southern edge. Hunsbury Hill Country Park and Upper Nene Valley Country Park, also have that sense of wild countryside you can lose yourself in.



## ABOUT NORTHAMPTON

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**Northampton has quaint streets and handsome old buildings, but is also looking to the future with ambitious regeneration plans.**

Northampton was granted a market charter in 1189 and traders still set out their stalls five days a week in its Market Square. If you enjoy the bustle of market shopping, this is the place to be. There are more conventional retailers in Grosvenor Shopping Centre, while areas such as St Giles Street are worth exploring for their independent shops, cafés and pubs, with the splendid Gothic Guildhall presiding over them.

The town was once noted for its footwear industry and this heritage is celebrated within newly developed Northampton Museum and Art Gallery. Another historic building is the Royal Theatre, now part of the Royal & Derngate complex. Here, you can enjoy a night out that could involve drama, live music, comedy or a musical, often starring some very big names.

The 'Northampton Forward' initiative has taken a look at the town centre and identified ways in which it can be made better still. New shopping areas, pedestrian links, transport and parks are under discussion, all of which will help assure the prosperity of this historic town.



# THIS IS YOUR NEIGHBOURHOOD

Collingtree Park is less than four miles from Northampton town centre, there's a very good choice of schools, things to do and places to shop even closer to home.

## Education

- 1 Collingtree C of E Primary - Good
- 2 East Hunsbury Primary - Good
- 3 Simon de Senlis Primary - Good
- 4 Wootton Primary - Good
- 5 Wootton Park School - Outstanding
- 6 Abbeyfield School - Good
- 7 Northampton High School - Excellent (ISI rating)
- 8 Caroline Chisholm School - Good
- 9 Milton Parochial Primary - Good

## Fitness & Leisure

- 10 Collingtree Golf Course
- 11 Virgin Active
- 12 Delapre Golf Centre
- 13 Wootton Community & Sports Centre
- 14 Danes Camp Leisure Centre
- 15 Royal & Derngate

## Food & Drink

- 16 Seasons restaurant
- 17 Wooden Walls of Old England
- 18 The Collingtree
- 19 Alberto's Italian

## Retail & Essentials

- 20 Tesco Extra
- 21 Sainsbury's
- 22 Tesco Express
- 23 Aldi
- 24 Waitrose
- 25 Weston Favell Shopping Centre
- 26 Grosvenor Shopping
- 27 Northampton Station
- 28 Market Square

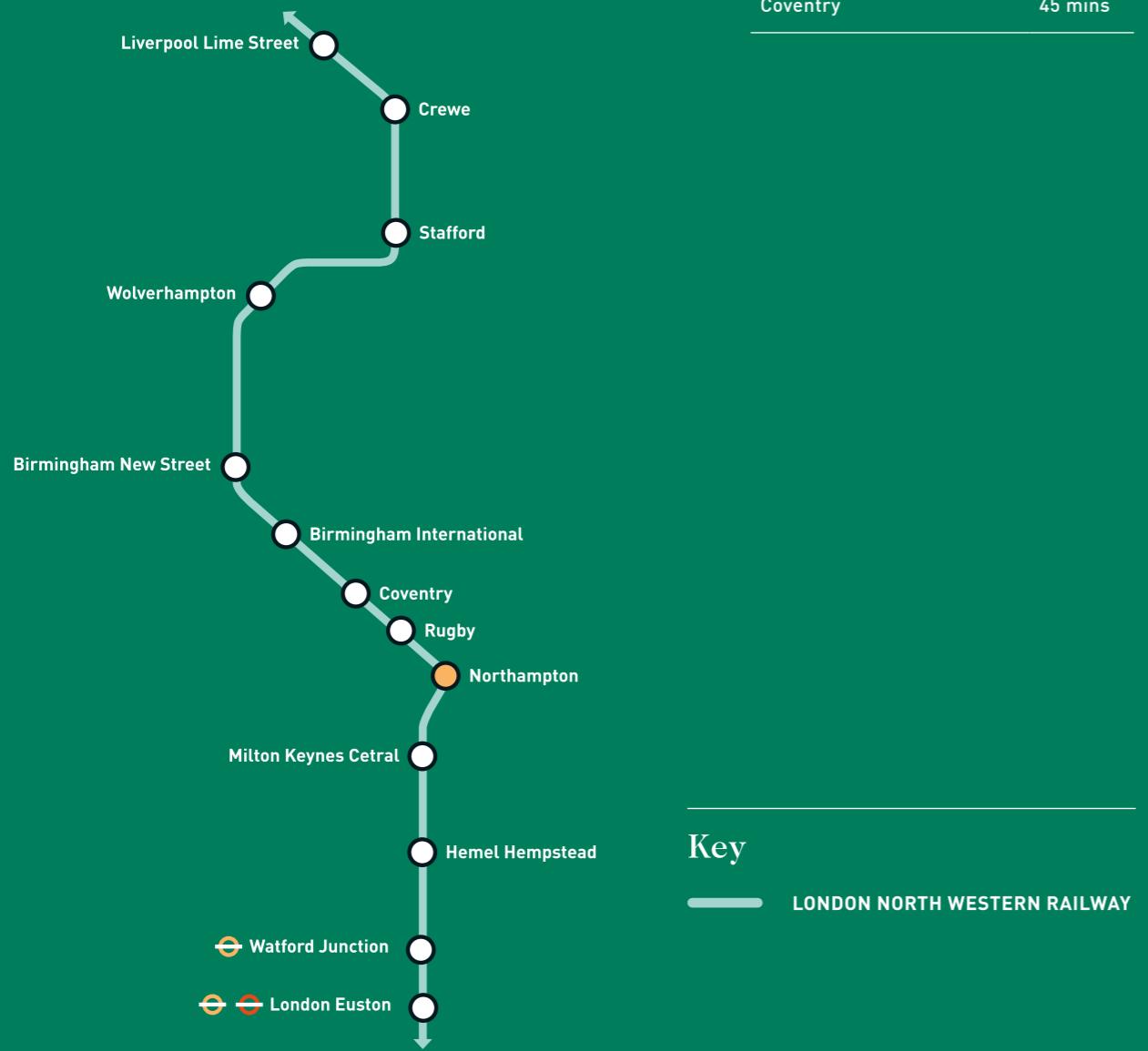
## Sights & Gardens

- 29 Northampton Museum and Art Gallery
- 30 Ladybridge Park
- 31 Upton Country Park
- 32 The Racecourse, Northampton
- 33 Hunsbury Hill
- 34 Grand Union Canal
- 35 Huntfun Northampton
- 36 Wootton Brook
- 37 Upper Nene Valley Country Park
- 38 The Guildhall



Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/National Rail and may vary. We do not guarantee the accuracy or reliability of this information and recommend verifying details with official sources or navigation services.

			
Collingtree Park Golf Club	4 mins	Milton Keynes	16 mins
Collingtree Church of England Primary	11 mins	Rugby	21 mins
Frosty Hollow Park	11 mins	Coventry	34 mins
East Hunsbury Primary School	22 mins	London Euston	52 mins
		Birmingham	1 hr 6 mins
		Luton Airport	1 hr 59 mins



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# OUR NEIGHBOURHOOD



## Key

### 1 Bedroom Houses

● THE CEDAR

### 2 Bedroom Houses

● THE ASH

● THE PINE

### 3 Bedroom Houses

● THE APPLE

● THE SYCAMORE

● THE OAK

● THE WILLOW

● THE MAPLE

### 4 Bedroom Houses

● THE CHERRY

● THE SPRUCE

● THE MAGNOLIA

● HOMES FOR OUTRIGHT SALE

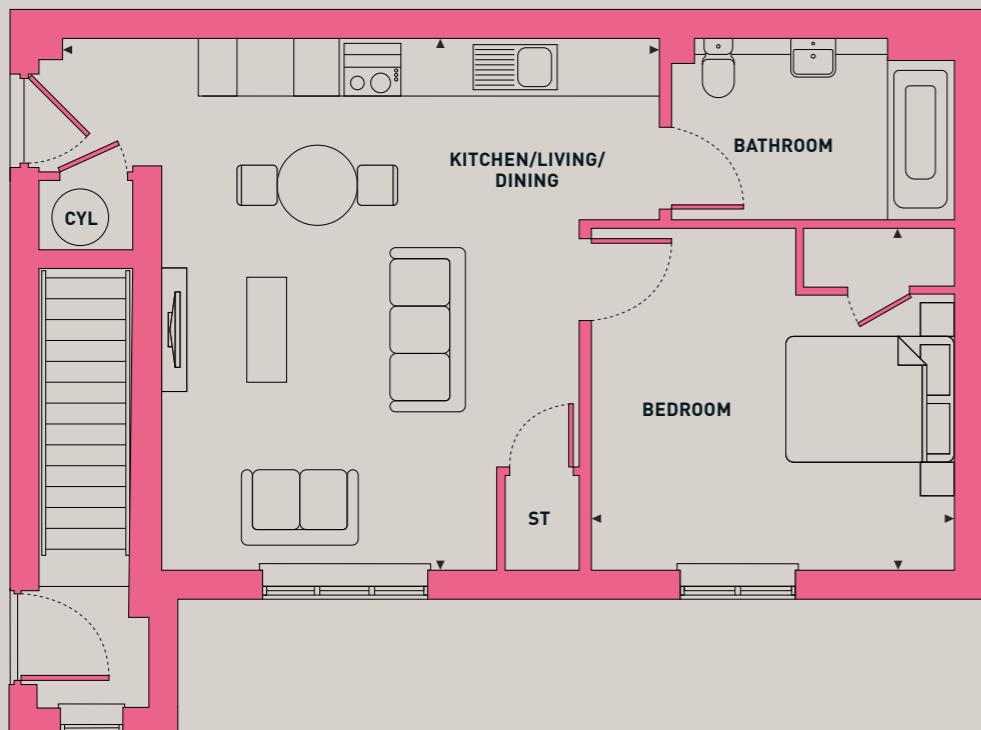
● HOMES FOR CLARION HOUSING



## THE CEDAR

## ONE BEDROOM HOME

PLOTS: 453\*, 562



## GROUND FLOOR

KITCHEN/LIVING/DINING ROOM	6.69M X 5.66M	21'9" X 18'5"
BEDROOM 1	3.94M X 3.64M	12'4" X 11'9"

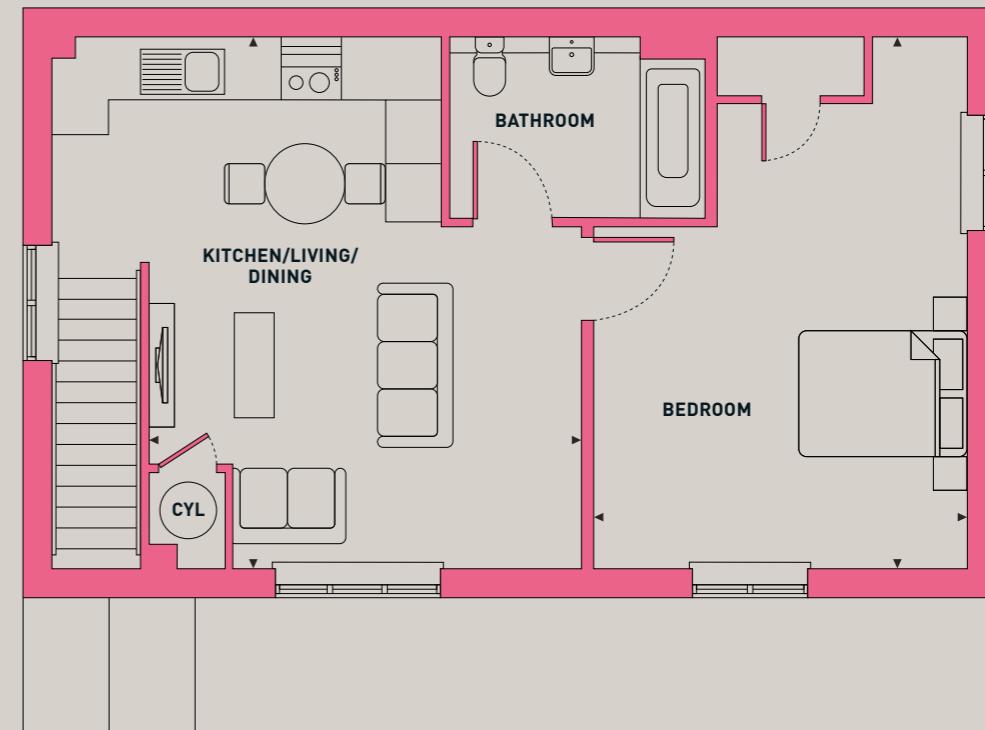
KEY	
ST	STORAGE
CYL	CYLINDER CUPBOARD

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## THE CEDAR

## ONE BEDROOM HOME

PLOTS: 454\*, 563



## FIRST FLOOR

KITCHEN/LIVING/DINING ROOM	5.66M X 4.69M	18'5" X 15'3"
BEDROOM 1	5.66M X 4.04M	18'5" X 13'2"

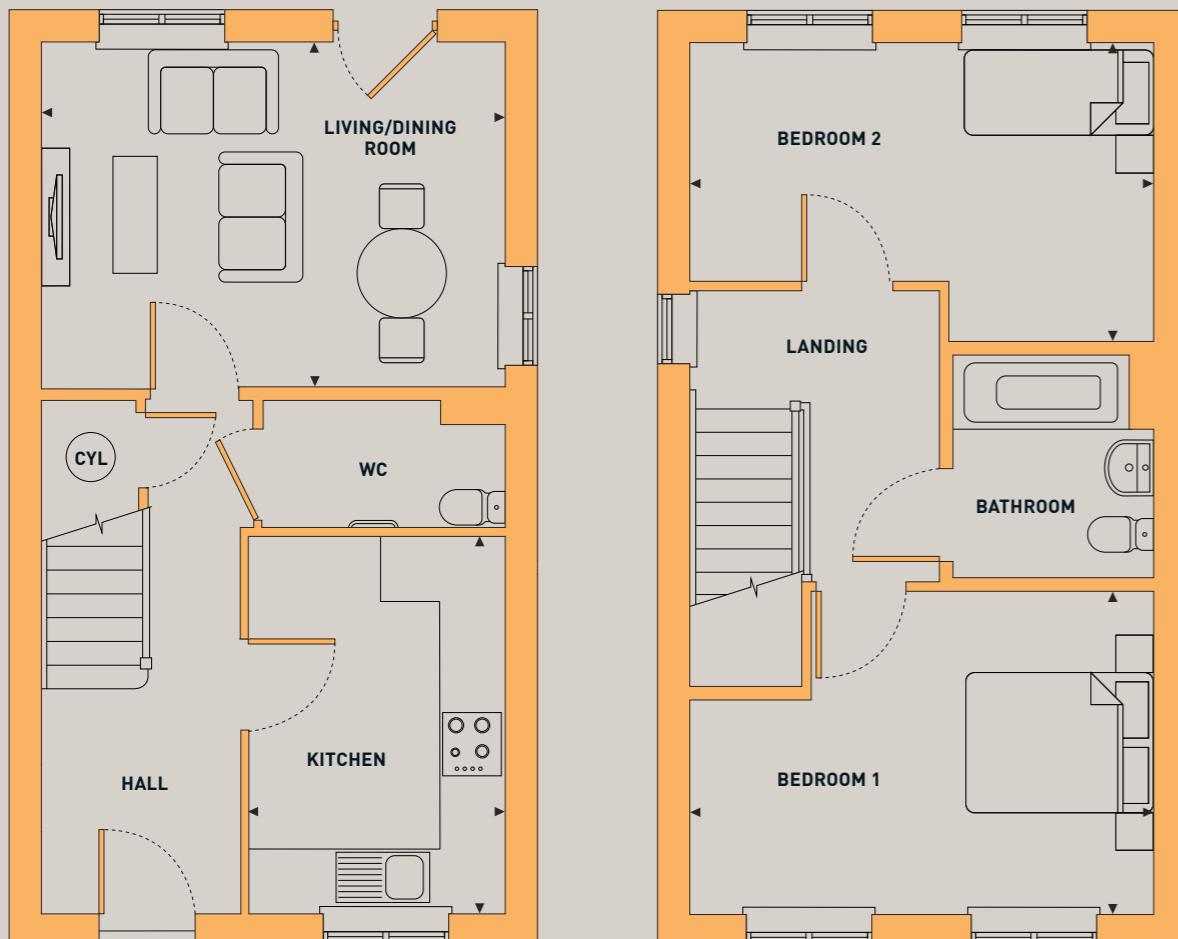
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## THE ASH

## TWO BEDROOM HOME

PLOTS: 422, 423\*, 425, 426\*, 427\*, 452, 468, 469, 470, 483, 484, 495,  
496, 497, 498, 652, 653, 684, 685, 697, 698, 710\*, 711\*, 712



GROUND FLOOR

FIRST FLOOR

LIVING/DINING ROOM	4.45M X 3.27M	14'5" X 10'7"
KITCHEN	3.53M X 2.44M	11'5" X 8'0"
BEDROOM 1	4.45M X 3.02M	14'5" X 9'9"
BEDROOM 2	4.45M X 2.81M	14'5" X 9'2"

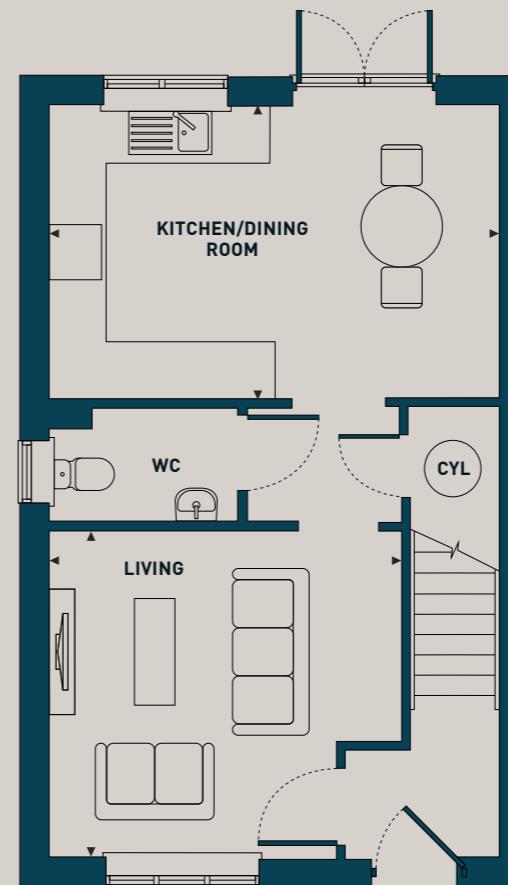
KEY
WC CLOAKROOM
CYL CYLINDER CUPBOARD

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## THE PINE

## TWO BEDROOM HOME

PLOTS: 455\*, 456, 457\*, 458, 459\*, 460, 480\*, 481, 499\*,  
500, 501\*, 502, 508\*, 509, 512\*, 513



GROUND FLOOR

FIRST FLOOR

KITCHEN/DINING ROOM	4.79M X 3.28M	15'7" X 10'7"
LIVING ROOM	3.75M X 3.67M	12'3" X 12'0"
BEDROOM 1	4.79M X 3.63M	15'7" X 11'9"
BEDROOM 2	4.79M X 2.60M	15'7" X 8'5"

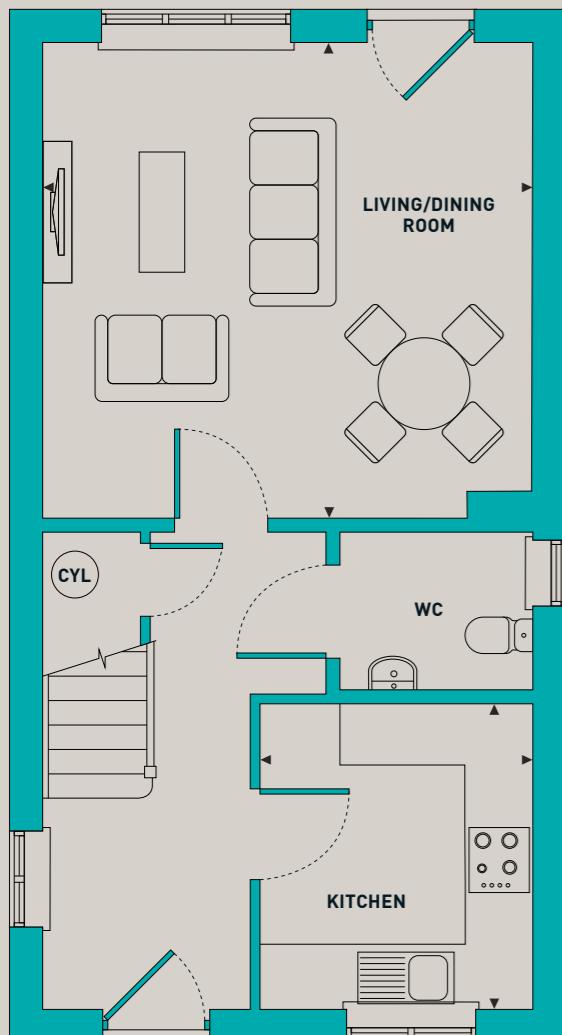
KEY
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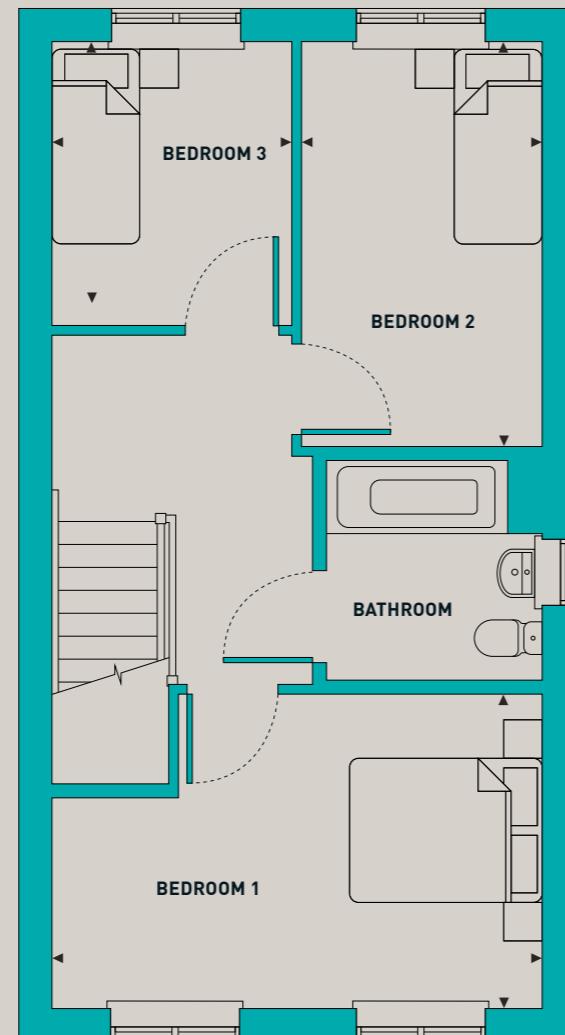
## THE WILLOW

## THREE BEDROOM HOME

PLOTS: 421, 424\*, 461, 462, 463, 561, 564, 565, 654, 655, 656, 657, 658, 659, 660, 686, 687, 688, 724, 725, 726, 727, 728, 733, 734, 735



GROUND FLOOR



FIRST FLOOR

LIVING/DINING ROOM	4.57M X 4.53M	14'9" X 14'8"
KITCHEN	2.94M X 2.53M	9'6" X 8'3"
BEDROOM 1	4.62M X 3.03M	15'1" X 9'9"
BEDROOM 2	3.88M X 2.31M	12'7" X 7'5"
BEDROOM 3	2.70M X 2.25M	8'8" X 7'3"

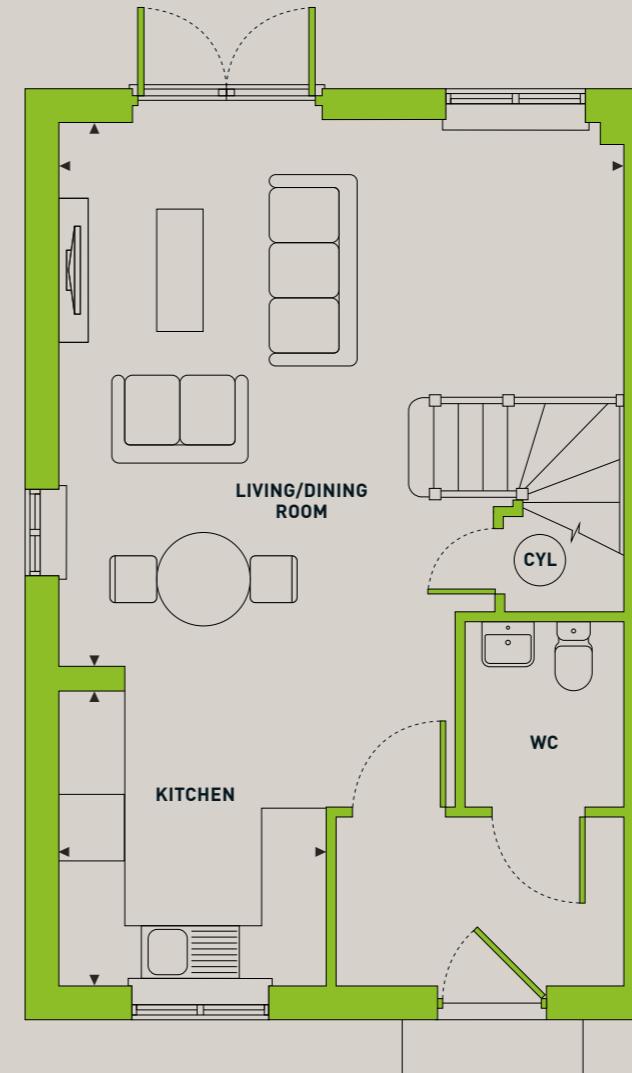
KEY		
WC	CLOAKROOM	
CYL	CYLINDER CUPBOARD	

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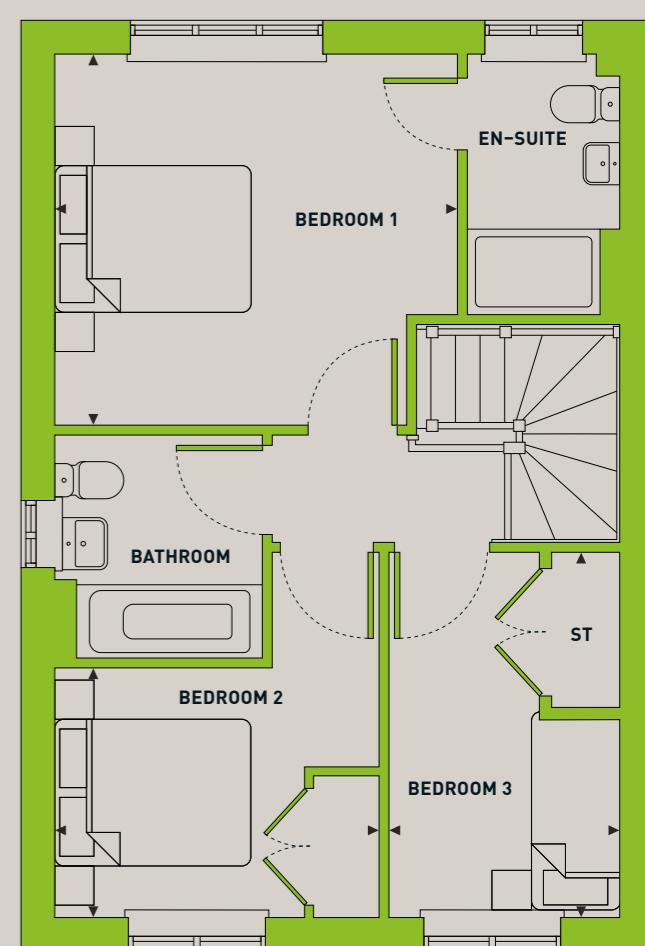
## THE APPLE

## THREE BEDROOM HOME

PLOTS: 494, 510\*, 511, 568



GROUND FLOOR



FIRST FLOOR

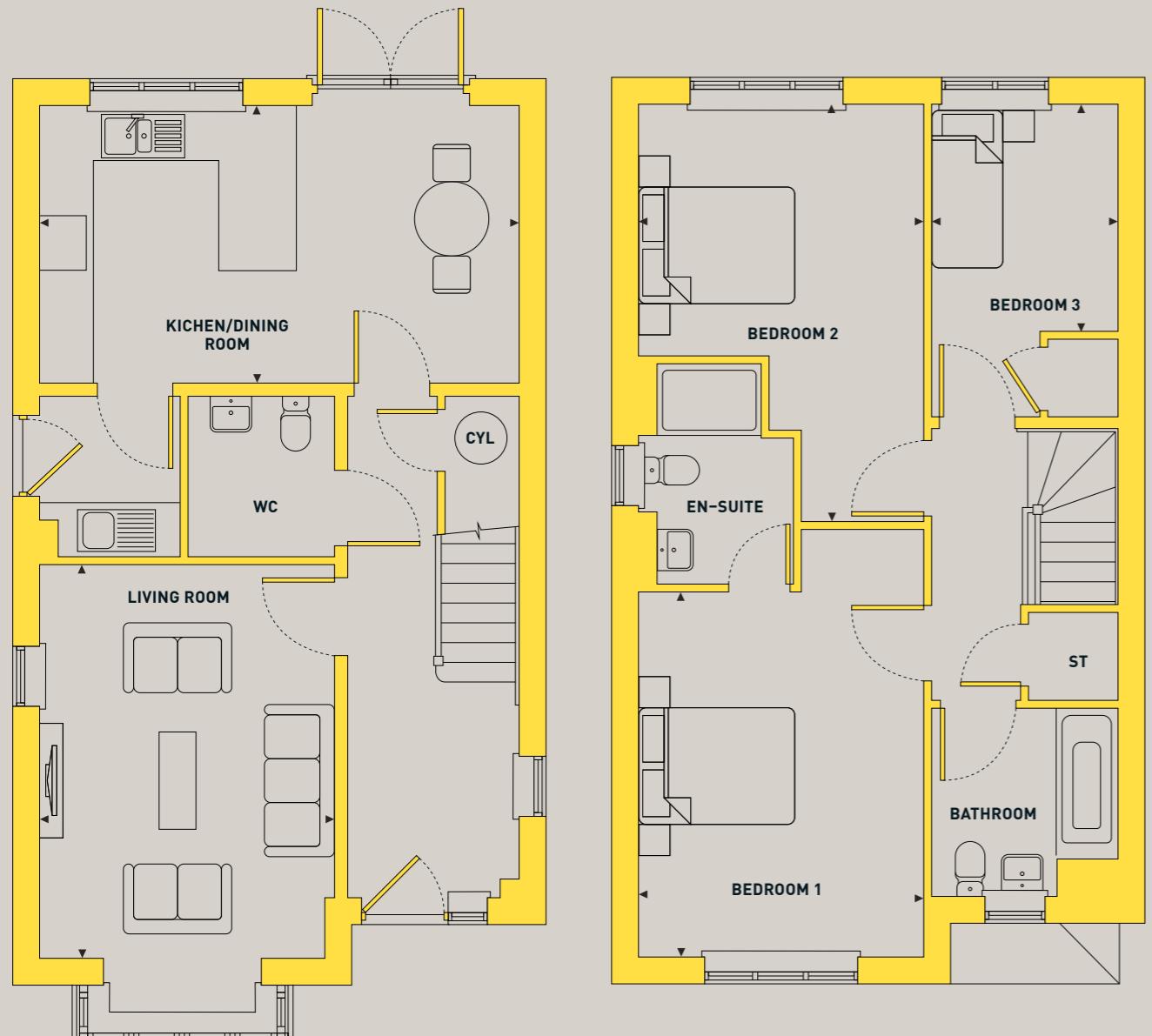
KITCHEN	3.11M X 2.52M	10'2" X 8'2"
LIVING/DINING ROOM	5.28M X 5.24M	17'3" X 17'1"
BEDROOM 1	3.75M X 3.60M	12'3" X 11'8"
BEDROOM 2	3.01M X 2.47M	9'8" X 8'10"
BEDROOM 3	3.57M X 2.16M	11'7" X 7'0"

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## THE Sycamore

### THREE BEDROOM HOME

PLOTS: 412, 413, 440\*, 441



GROUND FLOOR

FIRST FLOOR

KITCHEN/DINING ROOM	5.57M X 3.18M	18'2" X 10'4"
LIVING ROOM	4.44M X 3.44M	14'5" X 11'2"
BEDROOM 1	4.13M X 3.32M	13'5" X 10'8"
BEDROOM 2	3.69M X 3.32M	12'10" X 10'8"
BEDROOM 3	2.56M X 2.18M	8'3" X 7'1"

KEY
WC CLOAKROOM
ST STORAGE
CYL CYLINDER CUPBOARD

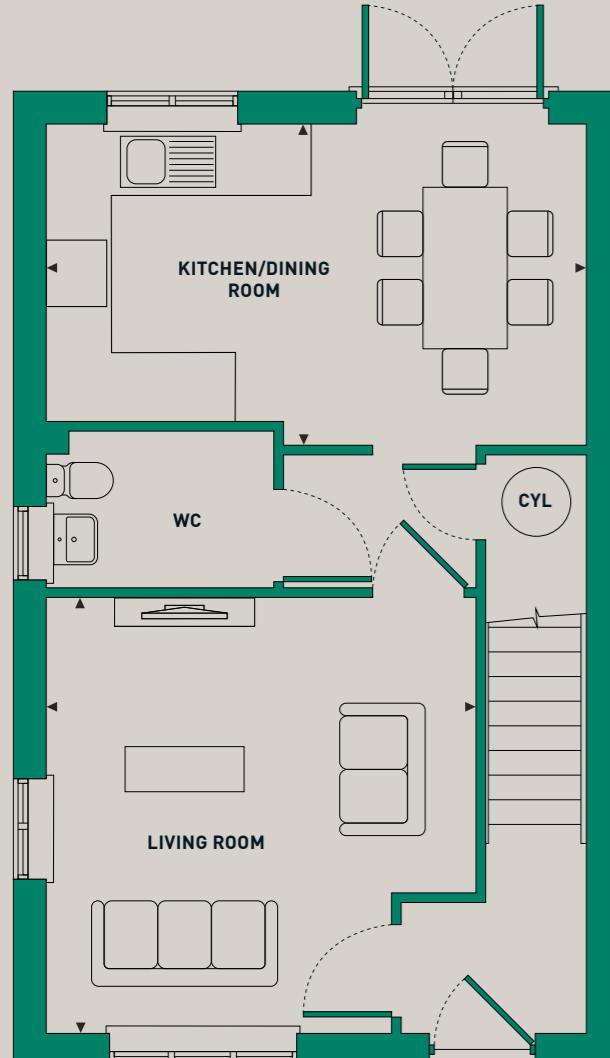
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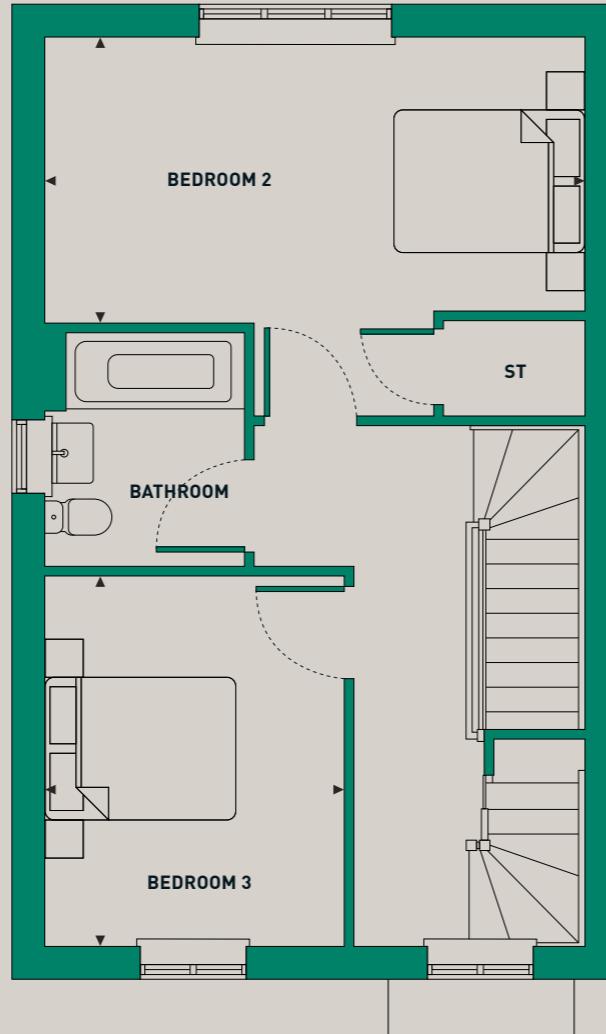
## THE OAK

## THREE BEDROOM HOME

PLOTS: 407, 408, 409, 410, 434, 435, 438\*, 439, 442



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN/DINING ROOM	5.14M X 2.94M	16'8" X 9'6"
LIVING ROOM	4.10M X 4.03M	13'4" X 13'2"
BEDROOM 2	5.14M X 2.65M	16'8" X 8'6"
BEDROOM 3	3.42M X 2.88M	11'2" X 9'4"

KEY		
WC	CLOAKROOM	
ST	STORAGE	
CYL	CYLINDER CUPBOARD	

BEDROOM 1	4.00M X 3.45M	13'1" X 11'3"
DRESSING ROOM	2.73M X 2.04M	8'9" X 6'6"

KEY		
ST	STORAGE	

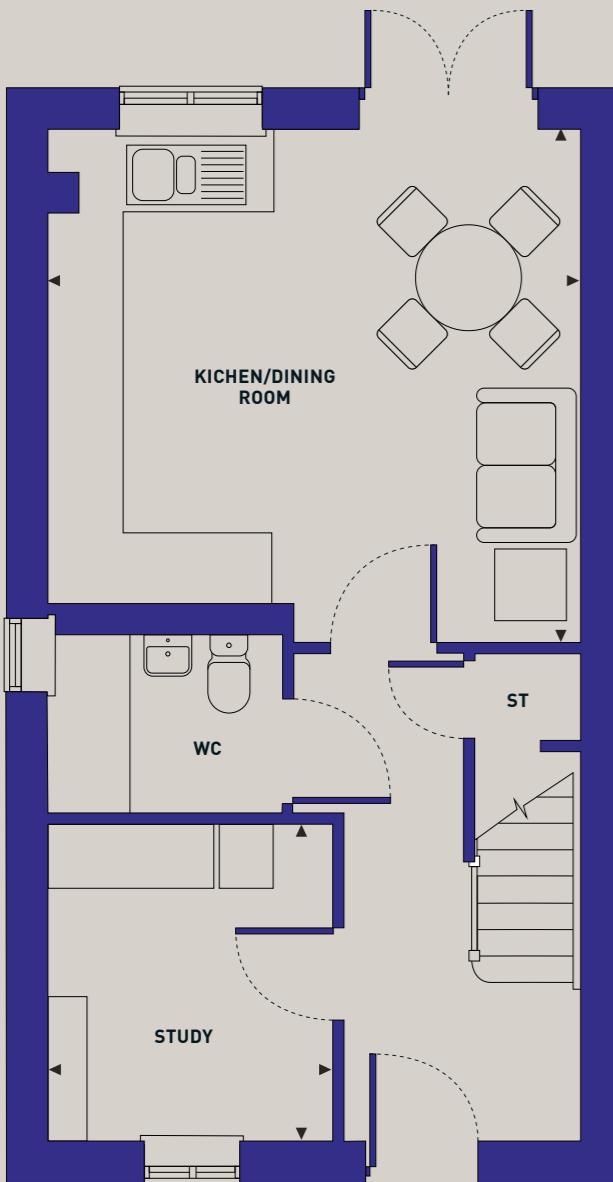
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## THE MAPLE

## THREE BEDROOM HOME

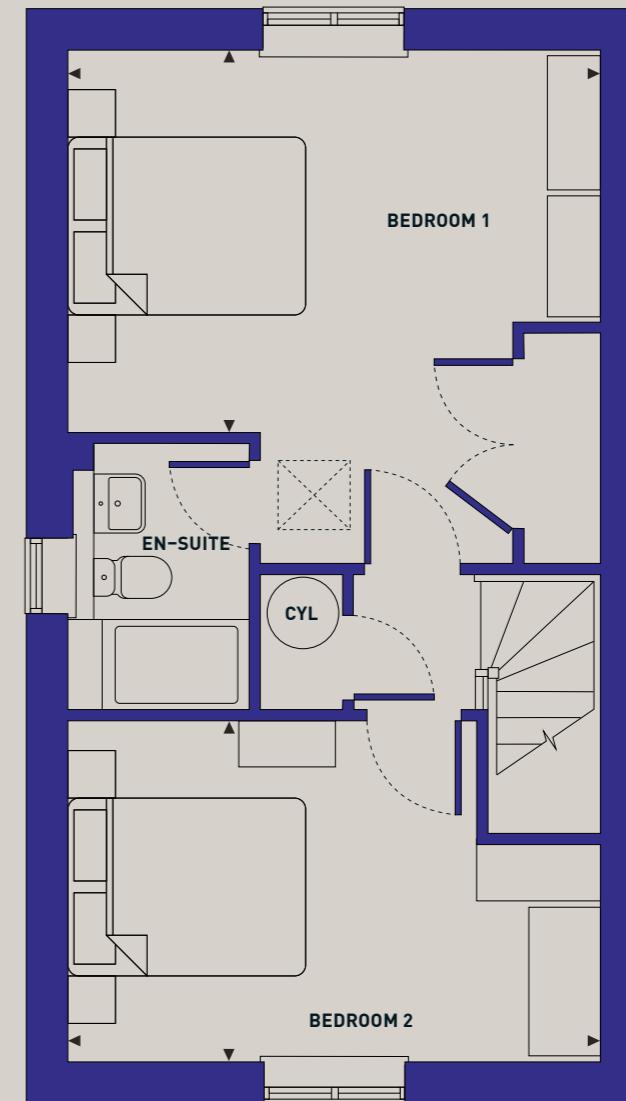
PLOTS: 436, 437



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

KITCHEN/DINING ROOM	4.4M X 4.2M	14'4" X 13'7"
LIVING ROOM	4.4M X 4.2M	14'4" X 13'7"
BEDROOM 3	2.8M X 2.4M	9'1" X 7'8"

KEY	
WC	CLOAKROOM
ST	STORAGE

BEDROOM 1	4.4M X 3.1M	14'4" X 10'1"
BEDROOM 2	4.4M X 2.8M	14'4" X 9'1"

KEY	
WC	CLOAKROOM
ST	STORAGE
CYL	CYLINDER CUPBOARD

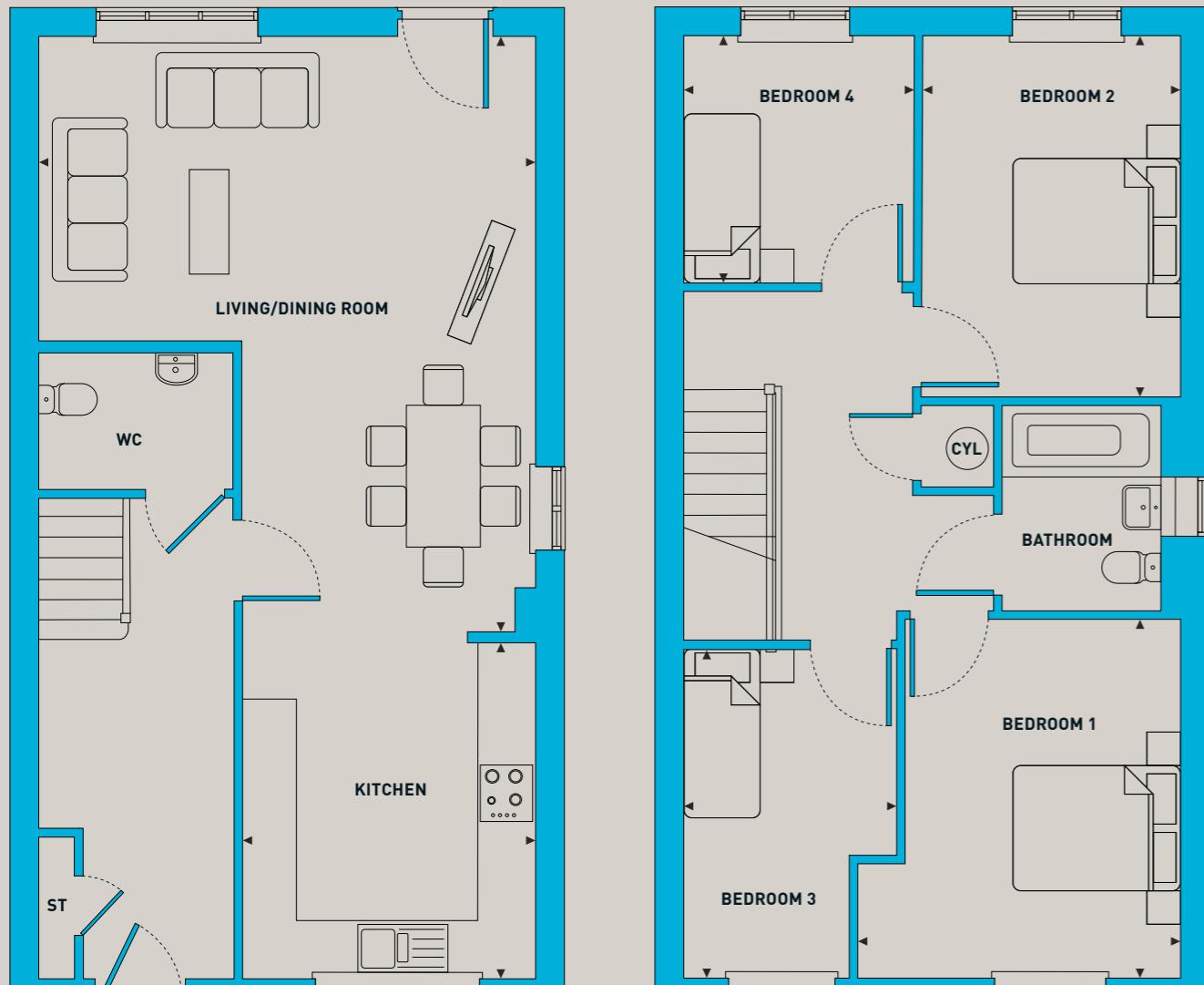
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## THE CHERRY

## FOUR BEDROOM HOME

PLOTS: 419, 420\*, 482, 485



## GROUND FLOOR

KITCHEN	3.58M X 3.15M	11'7" X 10'3"
LIVING/DINING ROOM	6.37M X 5.38M	20'8" X 17'6"
BEDROOM 1	3.84M X 3.50M	12'5" X 11'4"
BEDROOM 2	3.84M X 2.81M	12'5" X 9'2"
BEDROOM 3	3.53M X 2.31M	11'5" X 7'5"
BEDROOM 4	2.62M X 2.51M	8'5" X 8'2"

## KEY

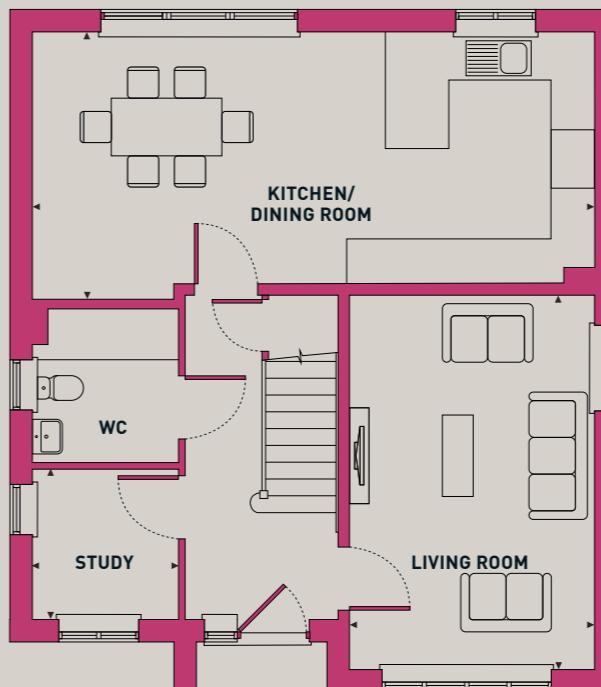
WC CLOAKROOM  
ST STORAGE  
CYL CYLINDER CUPBOARD

## FIRST FLOOR

## THE MAGNOLIA

## FOUR BEDROOM HOME

PLOT: 411

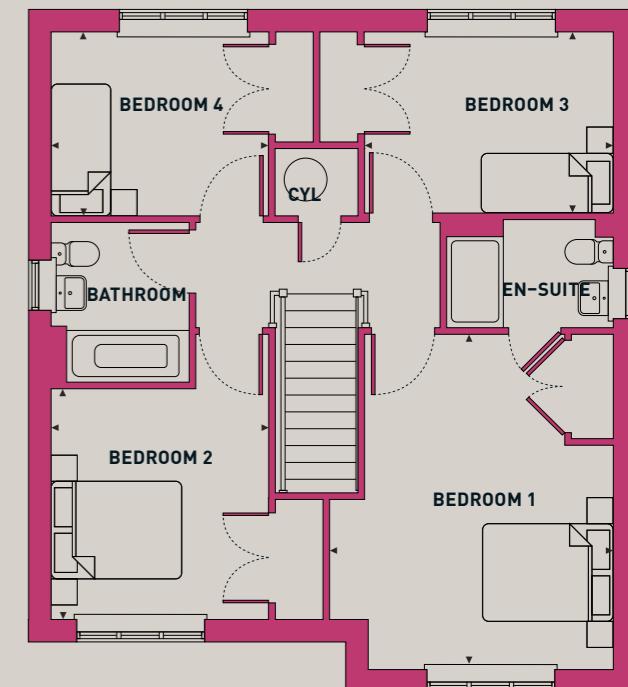


## GROUND FLOOR

KITCHEN/DINING ROOM	7.82M X 3.63M	25'6" X 11'9"
LIVING ROOM	5.09M X 3.44M	16'6" X 11'2"
BEDROOM 1	4.55M X 3.44M	14'9" X 11'2"
BEDROOM 2	3.14M X 3.05M	10'3" X 10'0"
BEDROOM 3	3.48M X 2.46M	11'4" X 8'0"
BEDROOM 4	3.02M X 2.49M	9'9" X 8'1"
STUDY	2.05M X 2.05M	6'7" X 6'7"

## FIRST FLOOR

KEY  
WC CLOAKROOM  
CYL CYLINDER CUPBOARD



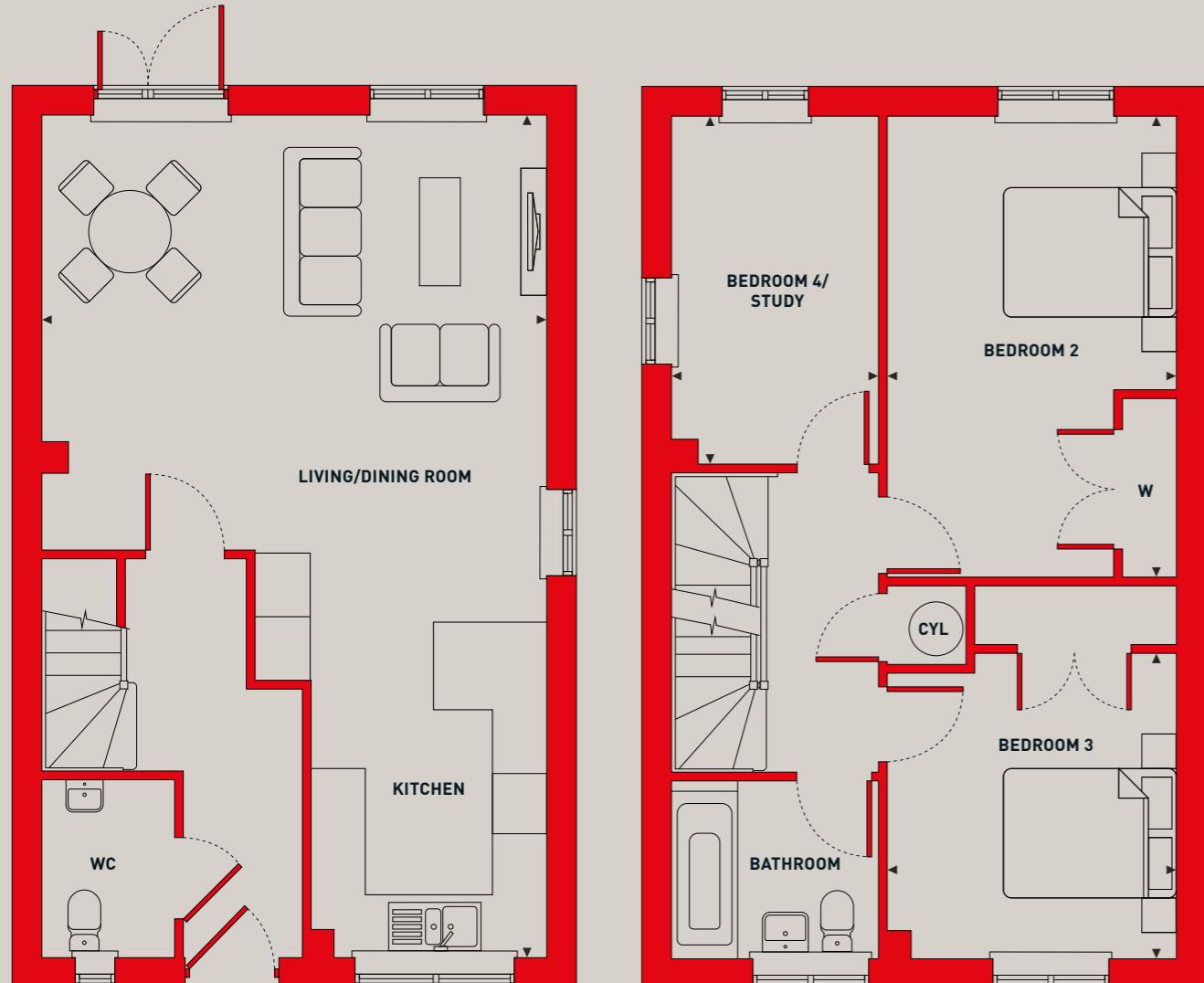
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## THE SPRUCE

## FOUR BEDROOM HOME

PLOTS: 756\*, 757

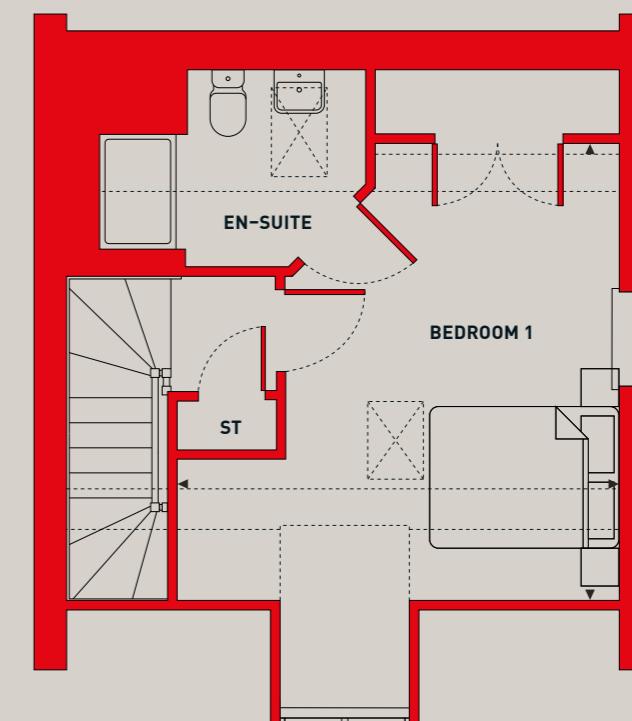


GROUND FLOOR

KITCHEN/LIVING/DINING ROOM	8.67M X 5.58M	28'4" X 18'3"
BEDROOM 2	4.79M X 3.21M	15'7" X 10'5"
BEDROOM 3	3.21M X 3.12M	10'5" X 10'2"
BEDROOM 4/STUDY	3.64M X 2.31M	11'9" X 7'5"

FIRST FLOOR

KEY
WC CLOAKROOM
CYL CYLINDER CUPBOARD



SECOND FLOOR

BEDROOM 1	4.47M X 4.29M	14'6" X 14'0"
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KEY
ST STORAGE

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Our homes at Collingtree Park 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

	2 B HOUSES	3 B HOUSES	4 B HOUSES
Individually-designed contemporary kitchen units with worktops and upstands	•	•	•
Appliances to include integrated fridge freezer, oven, ceramic hob, washing machine*	•	•	•
Vinyl flooring	•	•	•

### BATHROOMS

	2 B HOUSES	3 B HOUSES	4 B HOUSES
Contemporary white sanitaryware	•	•	•
Wall tiling to wet areas and full height tiling around bath	•	•	•
Shower screen	•	•	•
Chrome towel rail	•	•	•
Vinyl flooring	•	•	•

### LIGHTING AND ELECTRICAL

	2 B HOUSES	3 B HOUSES	4 B HOUSES
Downlights to lounge	•	•	•
Pendant lights to all other rooms	•	•	•
External wall light	•	•	•
TV, BT and data points to selected locations	•	•	•
BT and Hyperoptic fibre connection, SkyQ points to all bedrooms	•	•	•
EV car charging	•	•	•

### OTHER FEATURES

	2 B HOUSES	3 B HOUSES	4 B HOUSES
Vinyl flooring to ground floor	•	•	•
Carpets to stairs, landing and bedrooms	•	•	•
Air source heat pump	•	•	•
*Space and plumbing left for dishwasher	•	•	•

Your attention is drawn to the fact that it may not be possible to provide the exact products as referred to in the specification. In such cases, a similar alternative will be provided. Latimer reserves the right to make these changes as required.

## SPECIFICATION



All product photography is from previous Latimer show homes. 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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## MORE ABOUT LATIMER



### Why 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 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 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. 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.

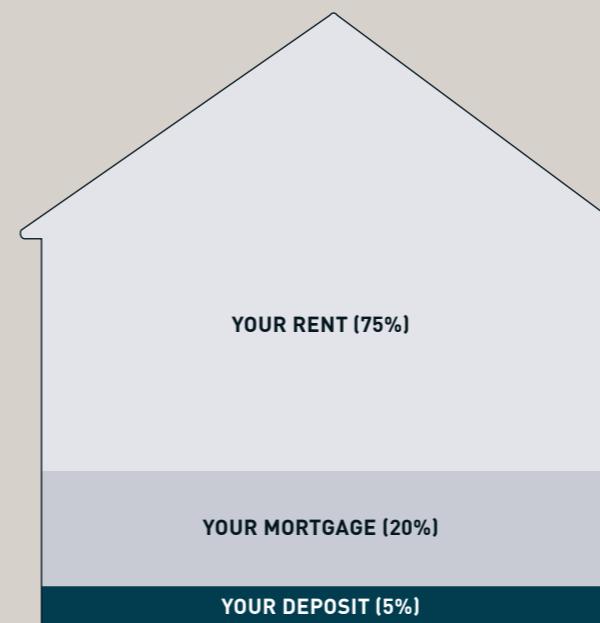
The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. It is usually 5–10% the initial share you are purchasing, rather than on the full value of the property. You only need a mortgage to cover the price of your share.

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 staireasing. It is a good idea to start thinking about staireasing 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](http://latimerhomes.com)

COLLINGTREE PARK, NORTHAMPTONSHIRE

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](http://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

COLLINGTREE PARK, NORTHAMPTONSHIRE



### Environmental 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.



### 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.



### 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.



## 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](http://latimerhomes.com) to explore more.

### COLLINGTREE PARK, NORTHAMPTONSHIRE



### Alta at Consort Place Canary Wharf

Already the winner of Highly Commended for Best Medium Development at the First Time Buyer Awards 2023, these 25th and 32nd floor 1 and 2 bedroom apartments boast extraordinary views over central London. At ground level are all the restaurants, cafés, bars, offices, shops and public spaces that create the magic of Canary Wharf.

### The Gables Attleborough

Located just outside the peaceful market town of Attleborough, this development offers homes for Shared Ownership finished to the highest standards. Perfect for first time buyers and growing families, with easy access to great schools, shops and public transport, linking you easily to Norwich and Cambridge.

### Springstead Village Cambridge

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

# GET IN TOUCH

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**CALL US**

0300 100 0309

**E-MAIL US**

SHARED.OWNERSHIP@MYCLARIОНHOUSING.COM

**FIND US**

WWW.LATIMERHOMES.COM

**VISIT US**

WINDINGBROOK LANE, NORTHAMPTON, NORTHAMPTONSHIRE, NN4 0PA

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

**DISCLAIMER**

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**LATIMER**  
*by Clarion Housing Group*

[LATIMERHOMES.COM](http://LATIMERHOMES.COM)