

Tamar Gardens

Plymouth



LATIMER
by Clarion Housing Group



HOMES TO TRANSFORM A COMMUNITY

Barne Barton was integral to Britain's illustrious naval heritage, with historic links to one of our most important maritime facilities. HMNB Devonport was established in the 17th century to repair warships, and later on, frigates and nuclear submarines. As the biggest naval base in Western Europe, it still operates a wide range of Royal Navy functions as well as having a Heritage Centre open to the public.

Navy personnel serving there were once housed at Barne Barton. Now, a new era has begun, as we play our part in replacing the redundant accommodation with a desirable new neighbourhood of high quality homes.

We are offering a choice of 1 and 2 bedroom maisonettes and 2 and 3 bedroom houses for shared ownership at Tamar Gardens. All meet the highest modern standards, without compromise on quality, visual appeal or sustainability, and we are proud to put our name to them. Tamar Gardens has already won two prestigious design awards and has become the first neighbourhood in the UK to achieve Building with Nature accreditation, a new benchmark for green infrastructure. It is destined to be a setting where both families and nature will flourish.

As well as beautifully designed contemporary homes and green spaces, residents enjoy fantastic high views over the area's chief asset; the Tamar Estuary, an Area of Outstanding Natural Beauty.

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



JUST A FEW
MINUTES AWAY



TAMAR GARDENS, PLYMOUTH

The nearby centre of St Budeaux provides most of the facilities you need on an everyday basis.

There are plenty of convenience stores, supermarkets including Co Op and Lidl, banks, a community centre and GP practice. Many are situated along the main thoroughfare, Wolseley Road. You can reach it by car from Tamar Gardens in a few minutes, as well as by bus.

The area has numerous schools for primary and secondary pupils. Mayflower Community Academy has an 'outstanding' rating; while those rated 'good' include St Budeaux C of E Primary Academy, Victoria Road Primary & Nursery, Weston Mill Community Primary Academy, Devonport High School for Girls, Millbay Academy and All Saints Academy.

St Budeaux also has two railway stations, with Victoria Road offering the most frequent services to Plymouth, Exeter and London. It's two minutes' drive, or 15 minutes' walk, from Tamar Gardens.

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.



IN BRITAIN'S OCEAN CITY

The Mayflower II



TAMAR GARDENS, PLYMOUTH

Plymouth

Whether you're thinking of Sir Francis Drake, The Mayflower, or the Normandy Landings, Plymouth has every right to be known as the Ocean City. By road, it's less than 4 miles from Tamar Gardens.

Today it retains its historic atmosphere in the cobbled streets of the Barbican and the Tudor waterfront buildings, and visitor attractions such as the Mayflower Steps and Smeaton's Tower.

Contemporary Plymouth is represented by shopping areas such as Drake Circus, the galleries of Southside Street, and the wide range of eateries and bars of Sutton Harbour and the West End. The Barcode is an entertainment complex where you can enjoy a 14-screen cinema, restaurants and adventure golf. Outdoor attractions include the iconic Hoe Park, with Plymouth Sound as its sparkling backdrop, and 150-year-old Devonport Park, the oldest formal public park in Plymouth.

Information about the local area is based on a variety of external sources: while Latimer makes every effort to reproduce correct information, we cannot guarantee its accuracy.



WILD UNSPOILT LANDSCAPES

Dartmoor National Park



TAMAR GARDENS, PLYMOUTH

Tamar Valley

A 20-minute drive brings you to one of Britain's oldest National Parks, Dartmoor. This ancient landscape, dotted with other-worldly granite tors, is the place for walking, cycling, climbing, and riding, while enjoying sensations of freedom and awe amongst its rugged hills and valleys. You might spot a herd of famous Dartmoor ponies or a rare bird species.

Within it, you'll also find Buckland Abbey, a 700-year-old treasure house surrounded by orchards and woodland, with an impressive medieval barn.

The Tamar Valley, to the west across the dizzying Tamar Bridge, is an AONB and World Heritage Site based around an unspoilt estuary. It gives you 75 square miles of lush countryside ideal for walks and cycling, or river-based sports such as canoeing or kayaking. For children, there are several activity centres where they can learn new skills and enjoy all kinds of adventures.

Cornwall's many attractions are also within fairly easy reach. By car, you can get to Padstow or St Ives in about an hour and a half, or Polperro in less than an hour

IN YOUR NEIGHBOURHOOD

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

Education

- 1 St Budeaux C of E Primary Academy
- 2 Victoria Road Primary & Nursery
- 3 Weston Mill Community Primary Academy
- 4 Mayflower Community Academy
- 5 Plaistow Hill Primary and Nursery
- 6 Devonport High School for Girls
- 7 Millbay Academy
- 8 All Saints Academy
- 8 Stoke Damerel Community College

Fitness, outdoor & leisure

- 1 Ocean City Boxing and Fitness
- 2 The Climbing Hangar
- 3 Kinterbury Creek Nature Reserve
- 4 Tamar Viewing Point
- 5 Tamar River Sailing Club
- 6 Camels Head Park

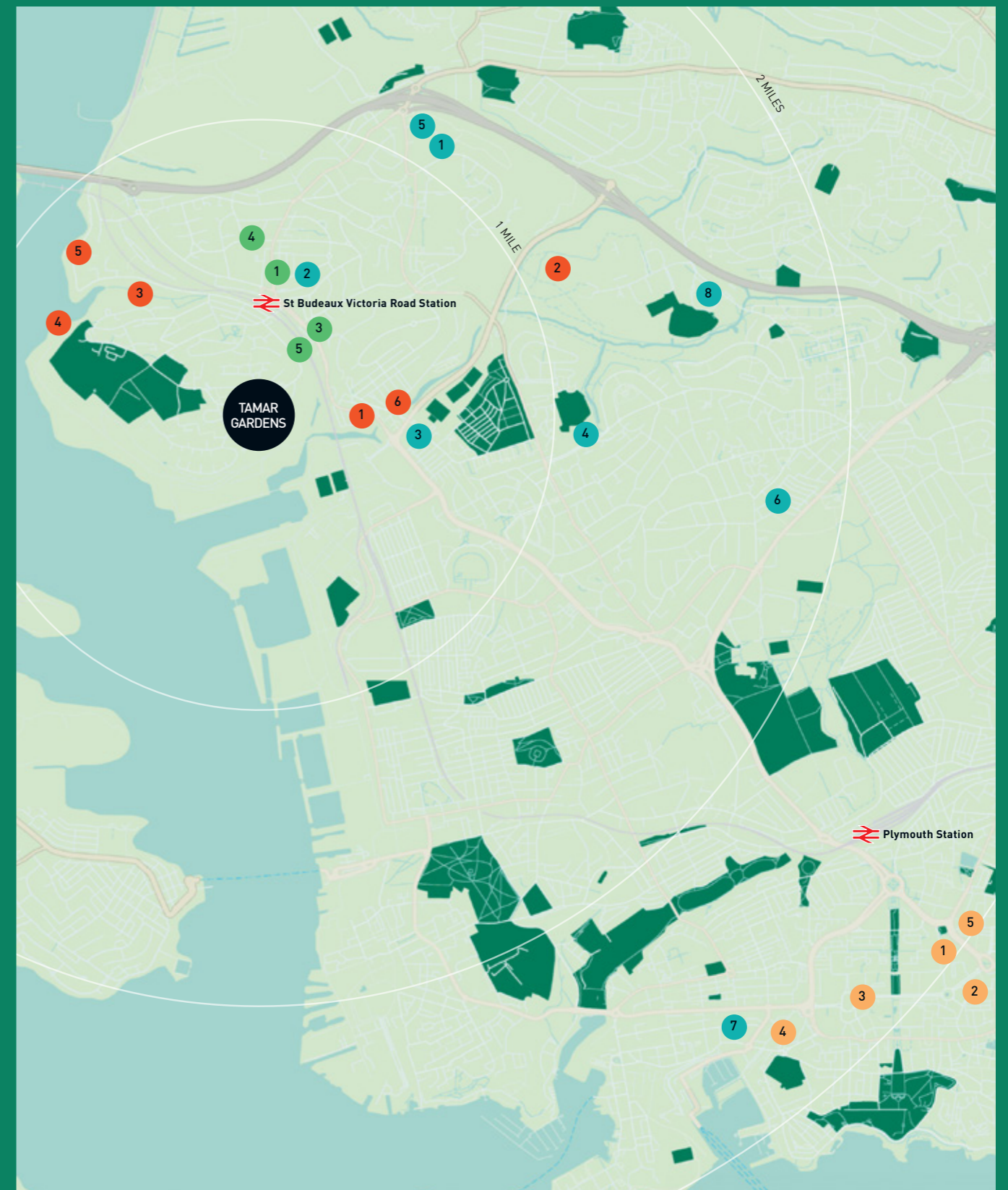
Retail & Essentials

- 1 Co Op
- 2 Lidl
- 3 St Budeaux Victoria Road station
- 4 Stirling Road Surgery
- 5 St Budeaux Community Centre

Culture, shopping & entertainment

- 1 Drake Circus
- 2 The Barcode
- 3 Theatre Royal
- 4 Plymouth Pavilions
- 5 Plymouth Arts Cinema

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Maps are not to scale and show approximate locations only.

The A38 Devon Expressway is an important road link across the south western counties, and is about 4 miles from Tamar Gardens. It takes you to Exeter and the M5 motorway.

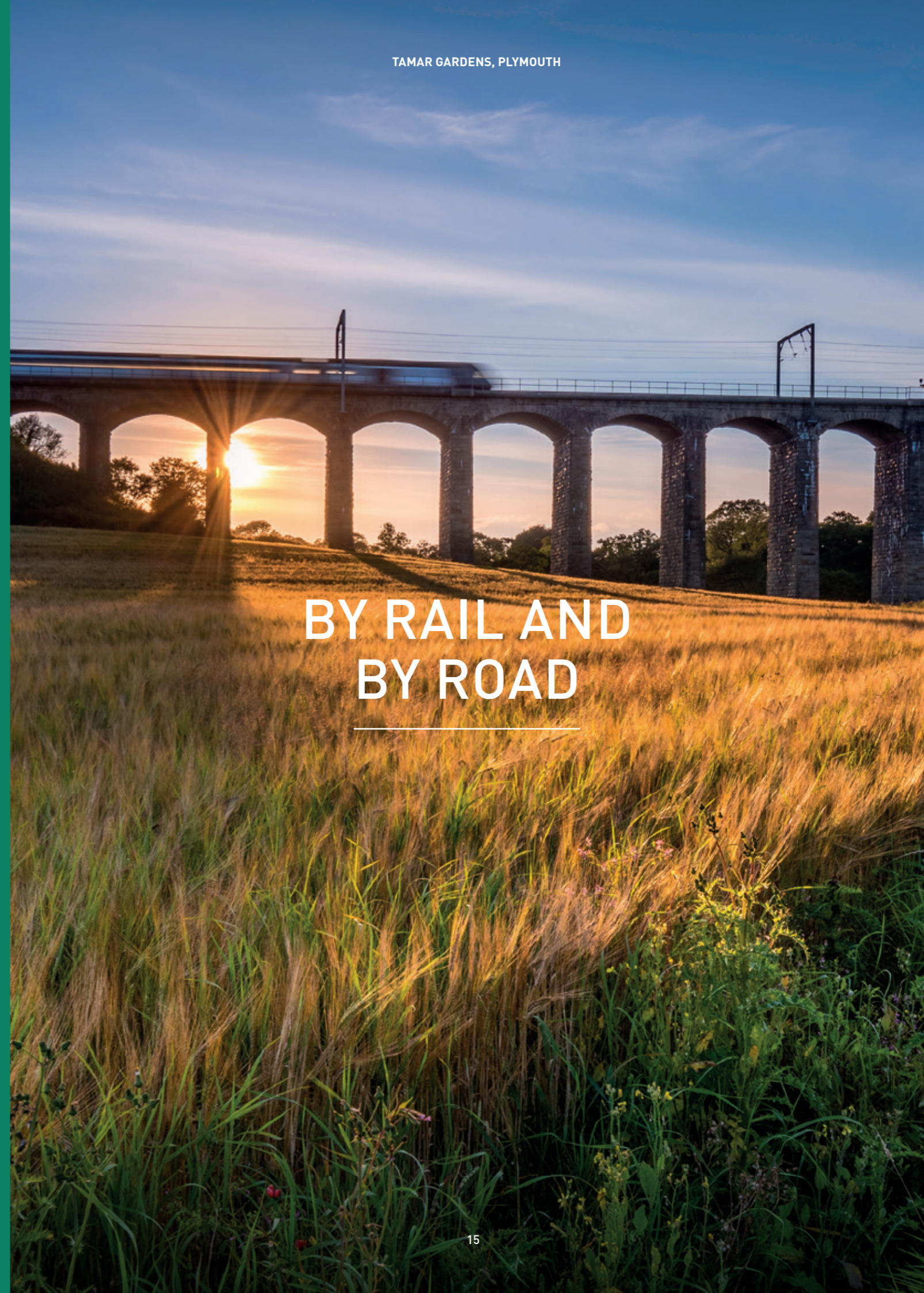
St Budeaux Victoria Road station is the access point for the Great Western Railway, with local services including Plymouth, where you can change for Taunton, Bristol, Exeter and London.

FROM ST BUDEAUX VICTORIA ROAD		FROM PLYMOUTH		FROM TAMAR GARDENS	
Plymouth	11 mins	London Paddington	3h 12min	Plymouth	3.4 miles
		Exeter St Davids	57 min	Plymouth station	3.8 miles
		Taunton	1h 25 min	A38 Devon Expressway	4.1 miles
		Reading	2h 44 min	M5 junction 31	43.2 miles
		Penzance	1h 50 min		
		Bristol Temple Meads	1h 57 mins		

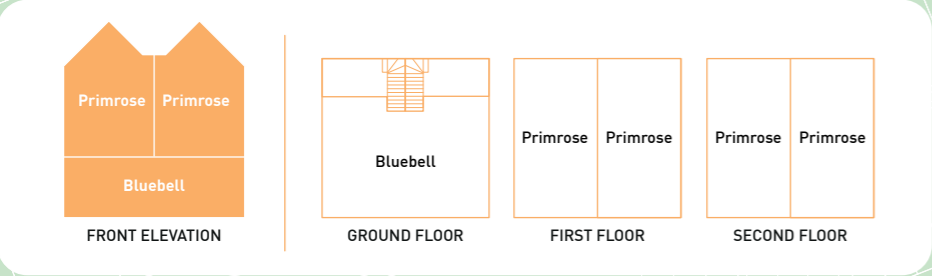
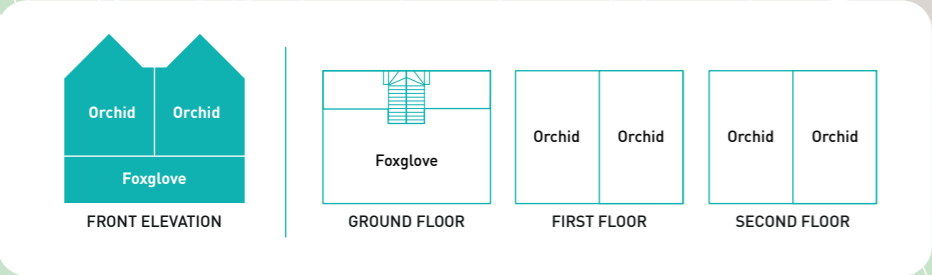


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BY RAIL AND BY ROAD



OUR NEIGHBOURHOOD

- Key**
- 1 Bedroom Apartments
 - Bluebell - Ground Floor
 - Foxglove - Ground Floor
 - 2 Bedroom Houses
 - Violet
 - Cowslip
 - Primrose - 1st & 2nd Floor
 - 3 Bedroom Houses
 - Orchid - 1st & 2nd Floor
 - Daisy
 - Affordable Rent
 - Play Area

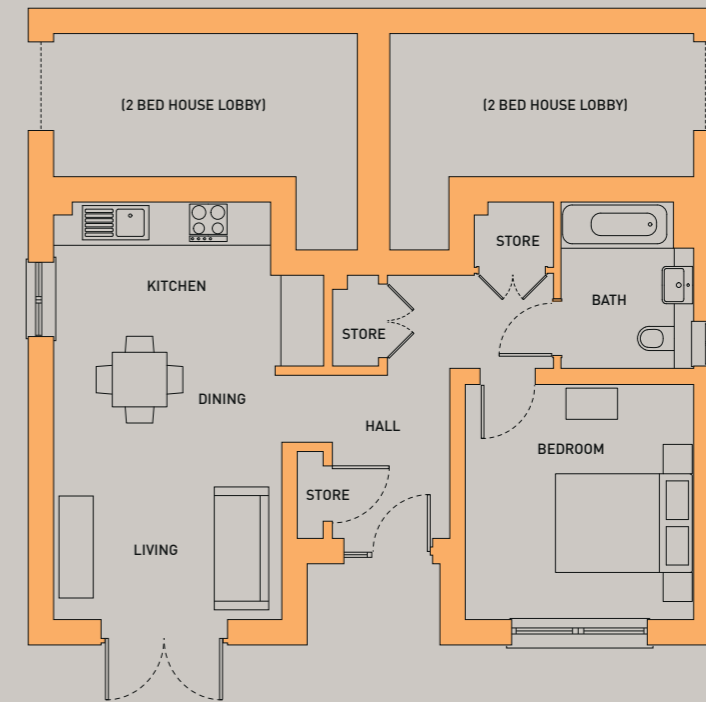
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement, we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other those expressly agreed in writing.

Masterplan is not to scale and shows approximate locations only.

BLUEBELL

ONE BEDROOM APARTMENT

PLOTS: 57, 60, 66 & 69



GROUND FLOOR

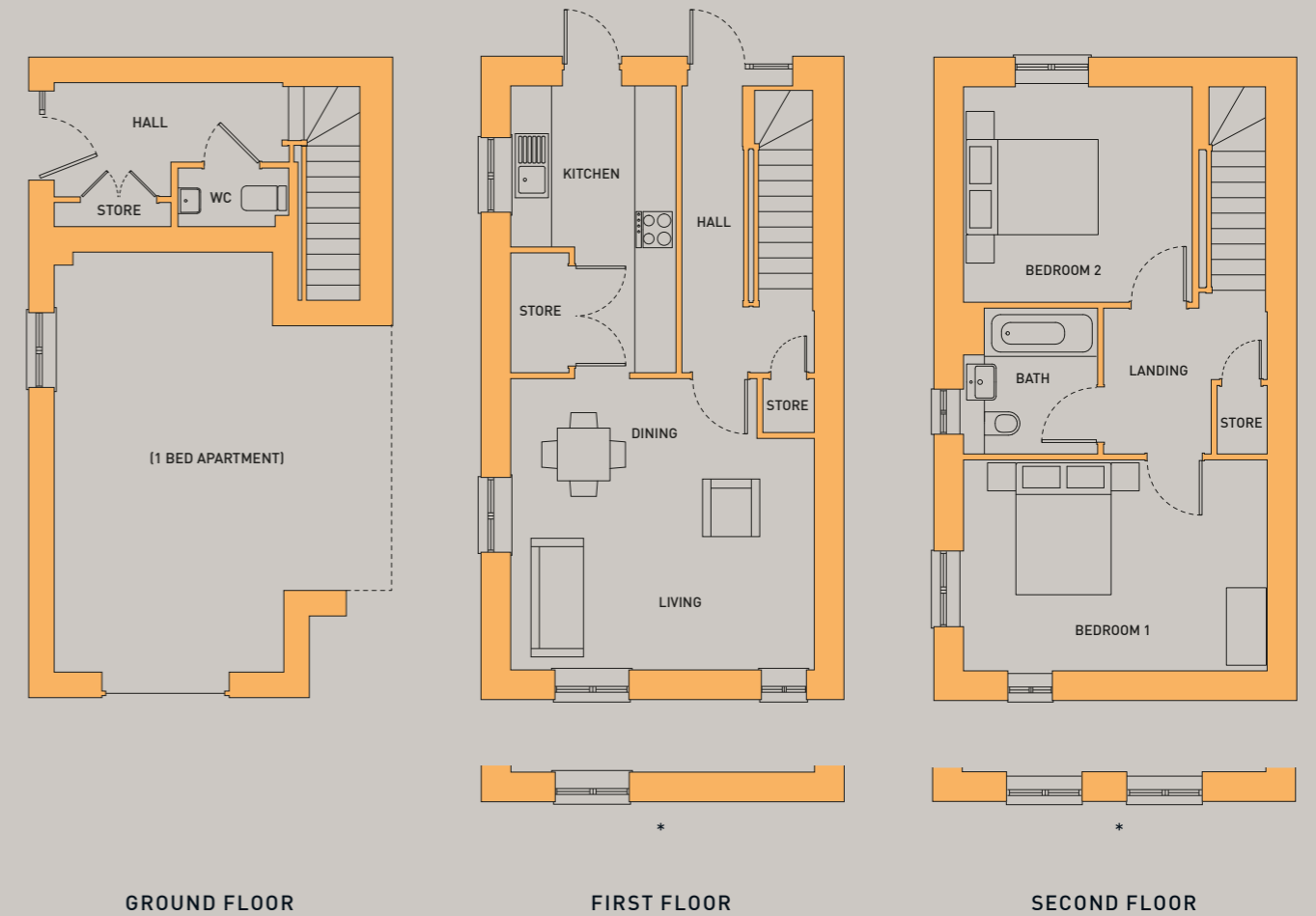
56.4m² / 607ft²

Kitchen/Dining/Living	3.5m x 6.4m	11'5" x 20'12"
Bedroom	3.5m x 3.6m	11'5" x 11'9"

PRIMROSE

TWO BEDROOM HOUSE

PLOTS: 58, 61, 67 & 70
 HANDED: 59, 62, 68 & 71



94.7m² / 1020ft²

Kitchen	2.5m x 4.3m	8'2" x 14'1"
Dining/Living	4.7m x 4.4m	15'5" x 14'5"
Bedroom 1	4.7m x 3.2m	15'5" x 10'6"
Bedroom 2	2.5m x 3.3m	8'2" x 10'9"

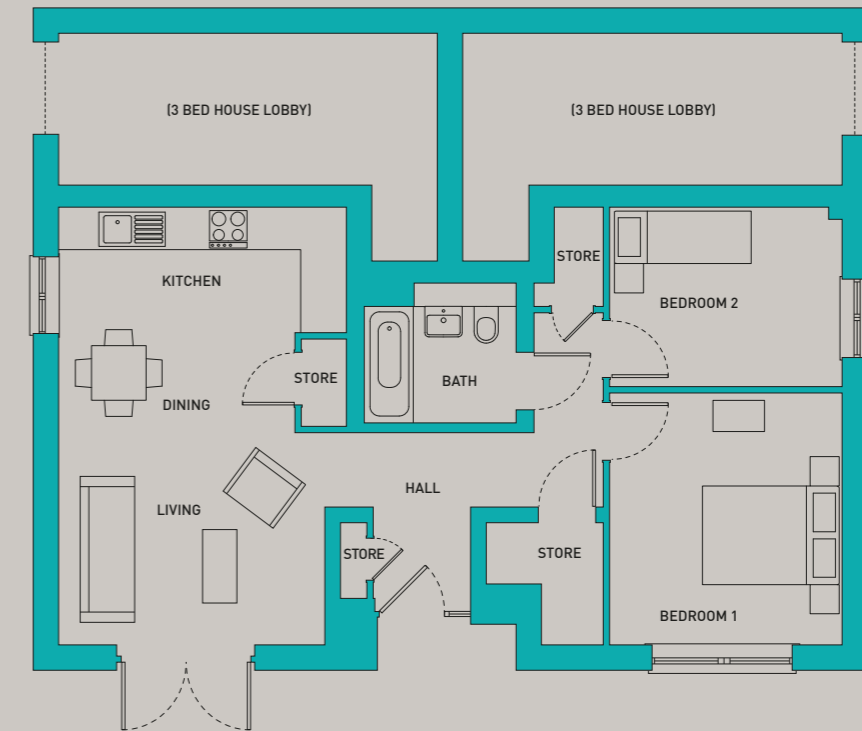
* Variation for Plots 59, 62, 68 & 71

Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements vary within a tolerance of 5%. The dimensions are not intended to be relied on for carpet sizes, appliance sizes or items of furniture and should be verified by the buyer on a site visit when the property is fully constructed/ready for occupation/completion. Latimer do not accept any responsibility for errors, omissions, or discrepancies arising from the use of floor plans other than for the purpose for which they were originally prepared.

FOXGLOVE

TWO BEDROOM APARTMENT

PLOTS: 63 & 72



GROUND FLOOR

69.2m² / 745ft²

Kitchen/Dining/Living	4.2m x 6.4m	13'9" x 20'12"
Bedroom 1	3.4m x 3.6m	11'1" x 11'9"
Bedroom 2	3.4m x 2.6m	11'1" x 8'6"

PLOTS 72-74

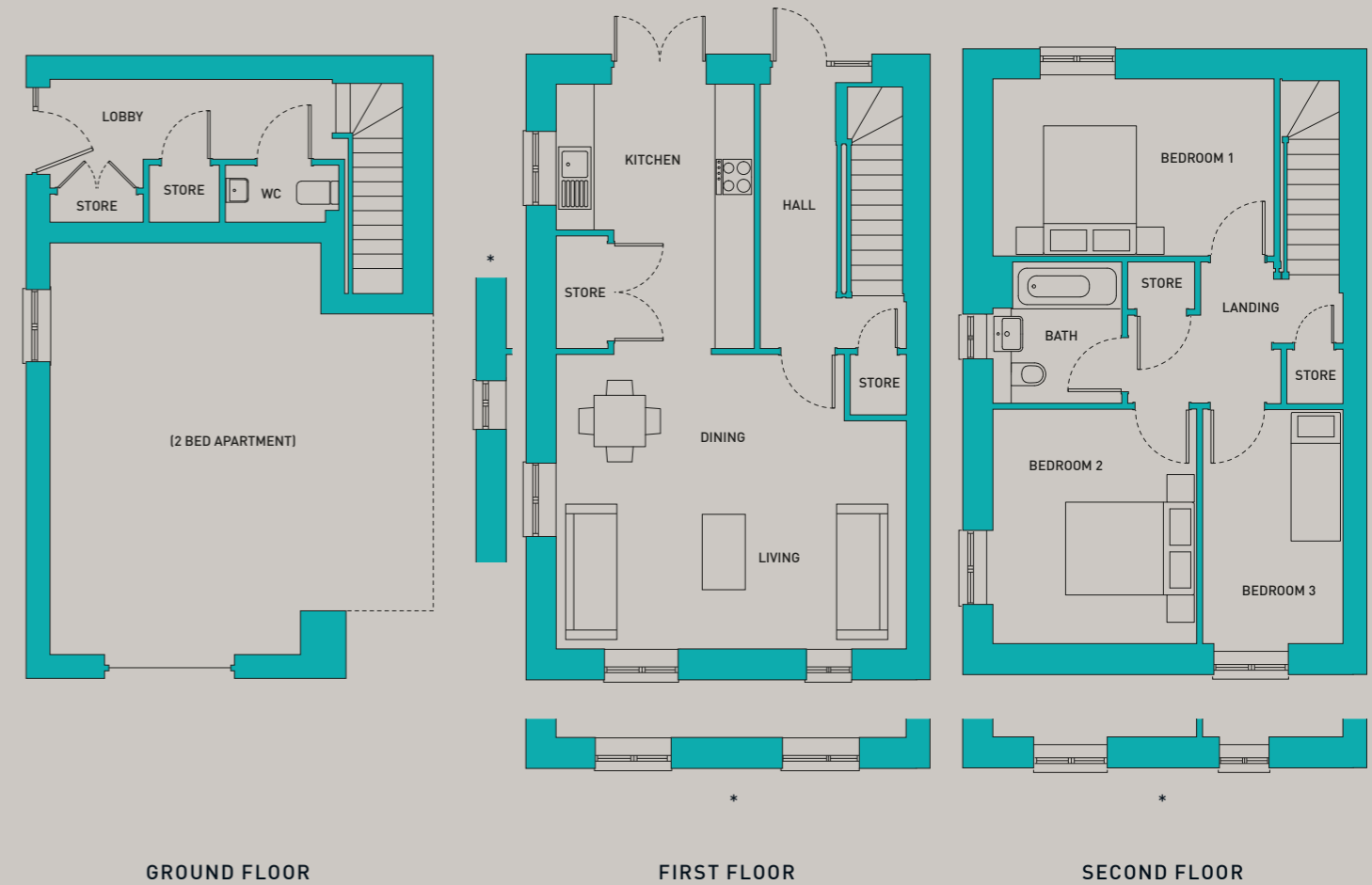
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ORCHID

THREE BEDROOM HOUSE

PLOTS: 64 & 73
 HANDED: 65 & 74



111.7m² / 1203ft²

Kitchen	3.0m x 4.1m	9'10" x 13'5"
Dining/Living	5.5m x 4.6m	18'0" x 15'1"
Bedroom 1	4.4m x 2.8m	14'5" x 9'2"
Bedroom 2	3.4m x 3.7m	11'1" x 12'1"
Bedroom 3	2.2m x 3.7m	7'2" x 12'1"

* Variation for Plots 65 & 74

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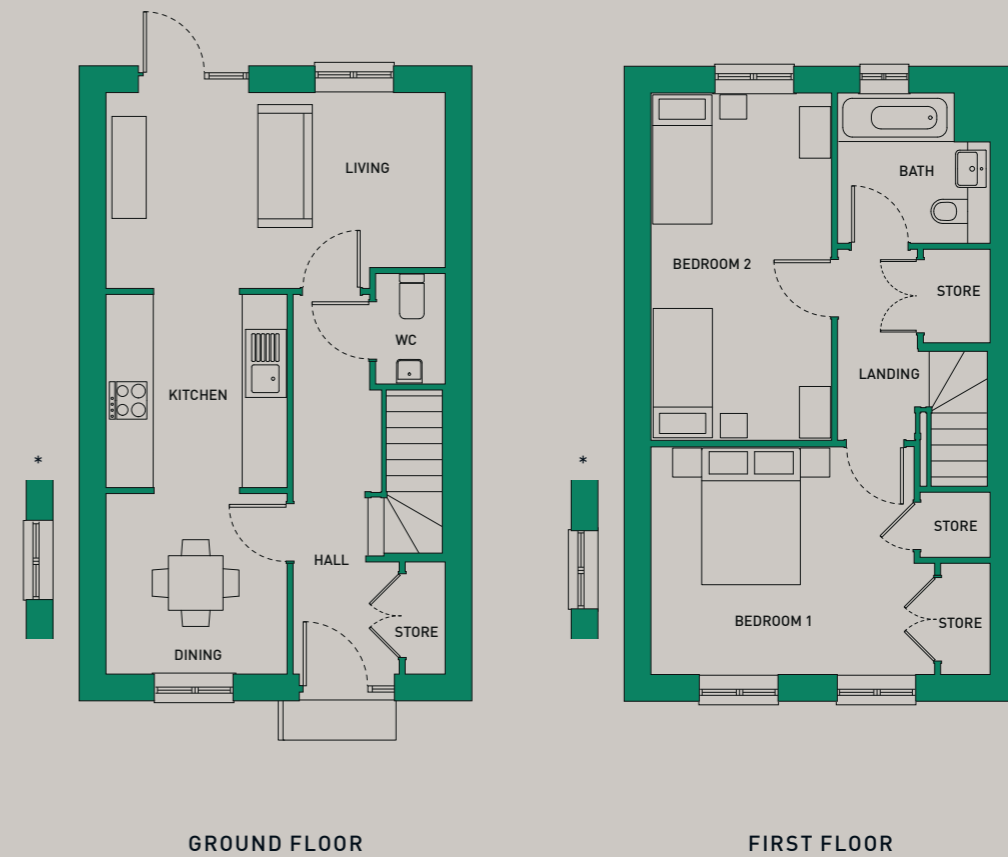
PLOTS 72-74

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VIOLET

TWO BEDROOM HOUSE

PLOTS: 42, 43, 44, 45 & 46



84.9m² / 914ft²

Kitchen	2.7m x 2.8m	8'10" x 9'2"
Dining	2.7m x 2.7m	8'10" x 8'10"
Living	5.1m x 2.9m	16'8" x 9'6"
Bedroom 1	4.2m x 3.4m	13'9" x 11'9"
Bedroom 2	2.7m x 5.1m	8'10" x 16'8"

* Variation for Plot 42

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PLOTS 42-46

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COWSLIP

TWO BEDROOM HOUSE

PLOTS: 13 & 15
 HANDED: 12, 14 & 16



86.2m² / 931ft²

Kitchen	2.7m x 2.8m	8'10" x 9'2"
Dining	2.7m x 2.7m	8'10" x 8'10"
Living	5.1m x 2.9m	16'8" x 9'6"
Bedroom 1	4.2m x 3.4m	13'9" x 11'9"
Bedroom 2	2.7m x 5.1m	8'10" x 16'8"

* Variation for Plots 13 & 15

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PLOTS 11 & 12

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DAISY

THREE BEDROOM HOUSE

PLOTS: 125 & 127
 HANDED: 126



110m² / 1184ft²

Kitchen/Dining	2.6m x 7.5m	8'6" x 24'7"
Living	5.0m x 3.0m	16'4" x 9'10"
Bedroom 1	4.4m x 2.8m	14'5" x 9'2"
Bedroom 2	2.6m x 4.5m	8'6" x 14'9"
Bedroom 3	5.0m x 2.8m	16'4" x 9'2"

* Window just to Plot 125
 ** Window just to Plots 125 & 127

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PLOTS 125-127

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Our homes at Tamar Gardens come with a range of fixtures and fittings as standard, providing the perfect backdrop for a home you'll love to live in.

ATTENTION TO DETAIL

	APARTMENTS	2&3 BED HOUSES
KITCHENS		
Individually-designed contemporary kitchen units with worktops & upstands	•	•
Appliances to include integrated oven hob, fridge freezer and washing machine	•	•
Vinyl flooring	•	•
BATHROOMS		
Contemporary white sanitaryware	•	•
Wall tiling to wet areas and full height tiling around bath	•	•
Towel rail	•	•
Thermostatic shower mixer and bath shower screen	•	•
Vinyl flooring	•	•
Mirror	•	•
LIGHTING AND ELECTRICAL		
Downlights throughout	•	•
TV, BT and data points to selected locations	•	•
BT and Hyperoptic fibre connection	•	•
OTHER FEATURES		
Electric heating	•	•
EV car charging	•	•
Carpet to lounge, stairs and landing		•
Carpets to bedrooms	•	•
Turf to rear gardens		•
Landscaped front garden	•	•
Outside tap		•
PV panels to roof	•	•

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.



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

SHARED OWNERSHIP

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

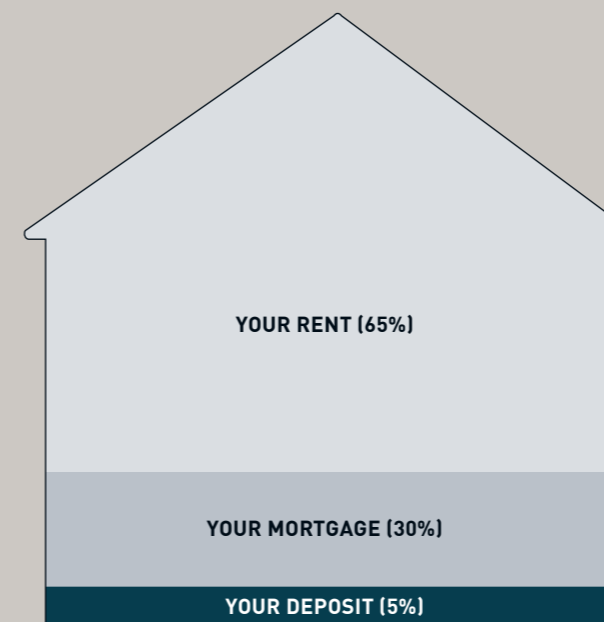
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part 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 35% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 35% share of this property would be worth £70,000, meaning you would need a 5% mortgage deposit of £3,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £66,500 to make up the full value of your 35% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 65% 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. 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
- You do not own a property, or part of a property (in the UK or abroad), at the time of completing your purchase

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 city centres.

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.

To explore all developments, please visit latimerhomes.com

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Sherford Plymouth / Devon

A sustainable new town, offering 2, 3, 4 and 5 bedroom homes for Shared Ownership. Sherford draws from all that is good about traditional country living, combining quality homes; and plentiful amenities, with abundant green space, within a walkable, safe and vibrant community.



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 one and two bedroom apartments boast extraordinary views over central London. At ground level are all the restaurants, cafés, bars, offices, offices, shops and public spaces that create the magic of Canary Wharf.



High Definition MediaCity / Manchester

A boutique collection of new apartments located in the heart of MediaCity. High Definition living offers unrivaled amenities in an enviable location. The high specification homes include floor-to-ceiling windows and premium finishings.

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A WORD FROM OUR CUSTOMERS

Warm, cosy and really inviting

ROSE

HOME OWNER AT HIGH DEFINITION, MEDIACITY

“I looked at Help To Buy and various other supportive schemes, but shared ownership seemed to be the one for me to help me buy the property I needed, especially the problems it solves with getting a huge deposit together.

The communication with Latimer was damn near perfect. Any time I needed their composition on the buying process, they were there and made themselves very available.

The communal spaces at High Definition are super high quality. They are warm, cosy and really inviting. I find the change of scenery, given I work from home occasionally, so nice.”



It feels like a massive accomplishment

CIARA AND SADIE

HOME OWNERS AT THE COCOA WORKS, YORK

“Latimer’s communication with us was simply amazing, we couldn’t have asked for better help.

At the beginning of our journey, we felt like we were in over our heads a bit as we were first-time buyers and had only just learned about shared ownership, but Latimer guided us so well through the entire process.

Latimer helped us buy our first home, something we didn’t think would be possible at our age, it feels like a massive accomplishment. Our friends and family are so amazed at our property and how affordable shared ownership is compared to the price of renting in York.”



GET IN TOUCH



LATIMER
by Clarion Housing Group

CALL US
0300 100 0309

EMAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM

VISIT US
TAMAR GARDENS, PLYMOUTH PL5 1DQ

BOOK AN APPOINTMENT
PLEASE NOTE VIEWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT OUR SALES TEAM TO ARRANGE.



fox & sons

FOX & SONS ARE OUR APPOINTED SELLING AGENT.

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