

# Islington Wharf

at New Islington

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Manchester



**LATIMER**  
by Clarion Housing Group



# WELCOME TO ISLINGTON WHARF

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SET IN MANCHESTER'S ANCOATS, NEW ISLINGTON.  
ISLINGTON WHARF OFFERS AN ATTRACTIVE  
COLLECTION OF NEW ONE AND TWO BEDROOM  
CONTEMPORARY APARTMENTS FOR PRIVATE SALE  
AND SHARED OWNERSHIP.

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ISLINGTON WHARF IS BROUGHT TO YOU BY  
LATIMER. READ ON TO DISCOVER MORE ABOUT  
THE LIVEABLE, LOVABLE, WORKABLE SPACES  
WE HAVE CREATED EXCLUSIVELY FOR YOU.

Computer generated images are indicative only.

# LATIMER DELIVERS MORE

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**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  
GROUP DIRECTOR OF DEVELOPMENT

# VIBRANT COMMUNITIES CREATED BY LATIMER



**LATIMER**  
by Clarion Housing Group

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 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.



# CANALSIDE LIVING WITH THE MANCHESTER VIBE

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**Latimer is coming to Manchester's Ancoats at Islington Wharf, with a collection of contemporary apartments in the heart of this buzzing and increasingly fashionable neighbourhood.**

Islington Wharf is already well established, and our apartments are part of its final phase. This will be the last opportunity to buy a new home here. We have some fantastic choices, with one and two bedroom apartments available for both open market sale and shared ownership.

Manchester has so much to offer. We're very pleased to be able to add to its attractions with these superb modern apartments within easy walking or Metro distance to the centre of the city. Floor-to-ceiling windows offer unique views of the surroundings.



## A VILLAGE IN THE CITY

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Not long ago, Ancoats was a jumble of derelict industrial sites and forgotten streets, but in recent years, it has built on its advantages to become a place where everyone wants to be. It's even earned a Best Place to Live accolade from The Times\*.

Islington Wharf is a major part of this resurgence, and the waterside element is a big part of its appeal. The canal brings a touch of tranquillity and breathing space to the urban setting, and there's a marina tucked away in the middle of it all.

Everywhere, there's a successful mix of old and new, the refurbished textile mills standing alongside gleaming new apartment buildings. It has become a real neighbourhood, complete with homes, shops, places to work, and green open space.

These enterprises give a flavour of the authentic New Islington vibe. Ancoats General Store doubles as a café and bar, dispensing craft beers and locally roasted coffee. Rudy's Neapolitan Pizza has legions of fans, while Viet Shack serves up equally authentic tastes. Hope Mill Theatre is Ancoats's own cultural hub. At Cha-ology, you can enjoy Japanese tea traditions in a serene atmosphere where phones and laptops are banned. You can drink at the historic Crown and Kettle or the Seven Bro7thers Beerhouse, and get a haircut at Jersey Street Social Club. Or simply wander along the canal path, taking a breather from city life.

There's a great deal more, and it's waiting for you to discover it.

\*2019

# GREATEST MANCHESTER

Several of Manchester's famously individual neighbourhoods are an easy Metro ride from Islington Wharf.

The Northern Quarter, Castlefield, Spinningfields, the Green Quarter and the Gay Village each has its own character, ranging from edgy and bohemian to exclusive and chic. For nightlife, shopping, eating, drinking and culture both contemporary and traditional, Manchester is hard to beat.

Its centre offers more conventional attractions too, such as Selfridges in Exchange Square, and bag-fulls of big name retailers in the Trafford Centre and Arndale Centre. The National Football Museum, The Opera House, The Science and Industry Museum and a world-class art gallery are a few of the other reasons why Manchester is one of the UK's greatest cities. And did anyone mention two football teams?

## Retail & Essentials

- 1 Manchester Arndale
- 2 Ancoats General Store
- 3 Aldi
- 4 Urban Exchange Retail Park
- 5 Market Street
- 6 Local Convenience Shop

## Health & Fitness

- 7 Trinity Sports Centre
- 8 Pure Gym
- 9 Jersey Street Social Club
- 10 Chemist

## Sights & Gardens

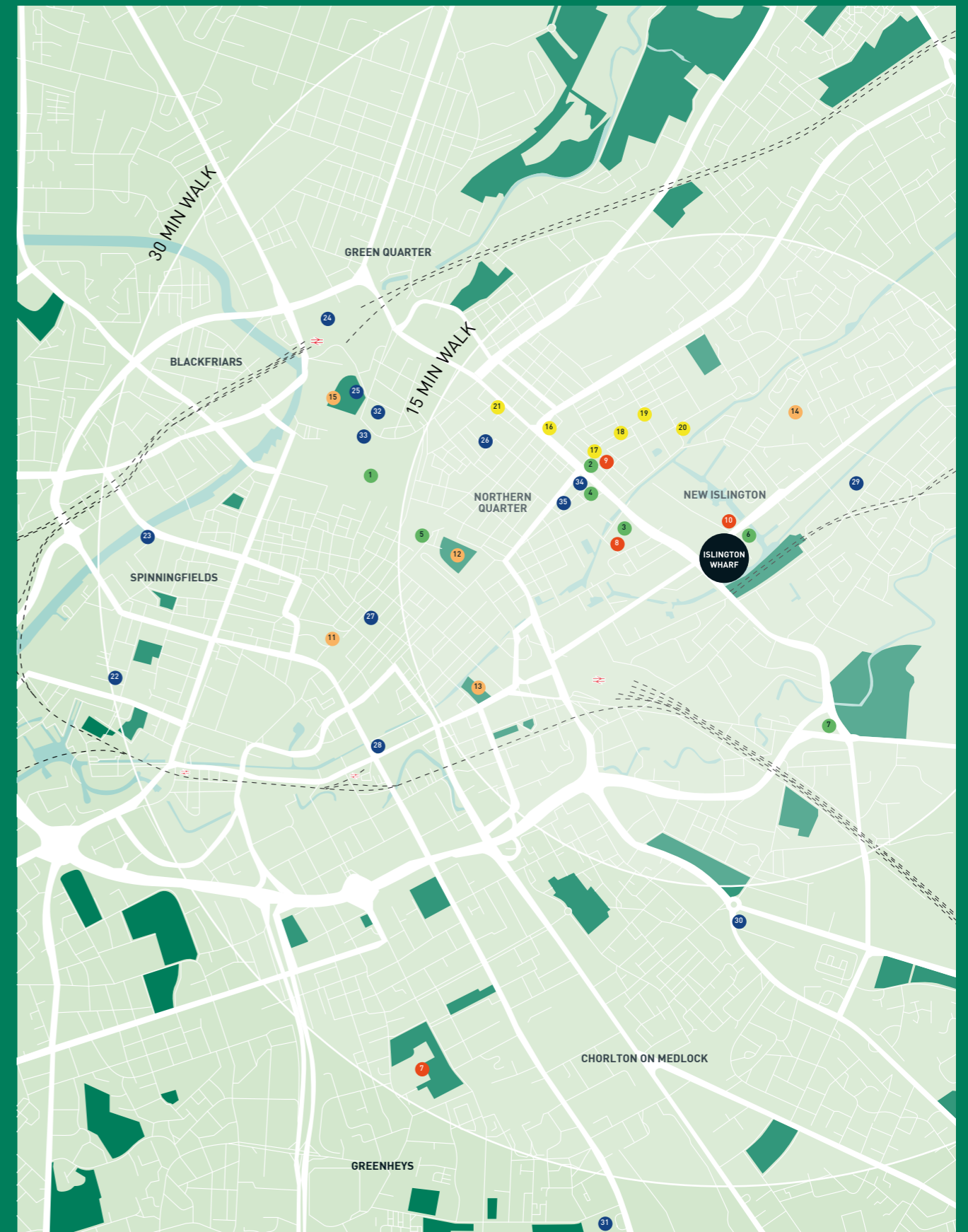
- 11 St Peter's Square
- 12 Picadilly Gardens
- 13 Cathedral Gardens
- 14 Islington Park
- 15 Sackville Gardens

## Food & Drink

- 16 Crown and Kettle
- 17 Rudy's Neapolitan Pizza  
Cha-ology  
Viet Shack  
Seven Bro7thers Beerhouse  
Canto
- 18 Elnecot
- 19 Sugo Pasta Kitchen  
Mana
- 20 Companio Bankery
- 21 Mackie Mayor

## Activities

- 22 Science & Industry Museum
- 23 People's History Museum
- 24 AO Arena
- 25 National Football Museum
- 26 Craft & Design Centre
- 27 Manchester Art Gallery
- 28 Palace Theatre
- 29 Hope Mill Theatre
- 30 O2 Apollo
- 31 The Whitworth
- 32 Printworks
- 33 Roxy's Ballroom
- 34 Frog and Bucket Comedy Club
- 35 The Koffee Pot





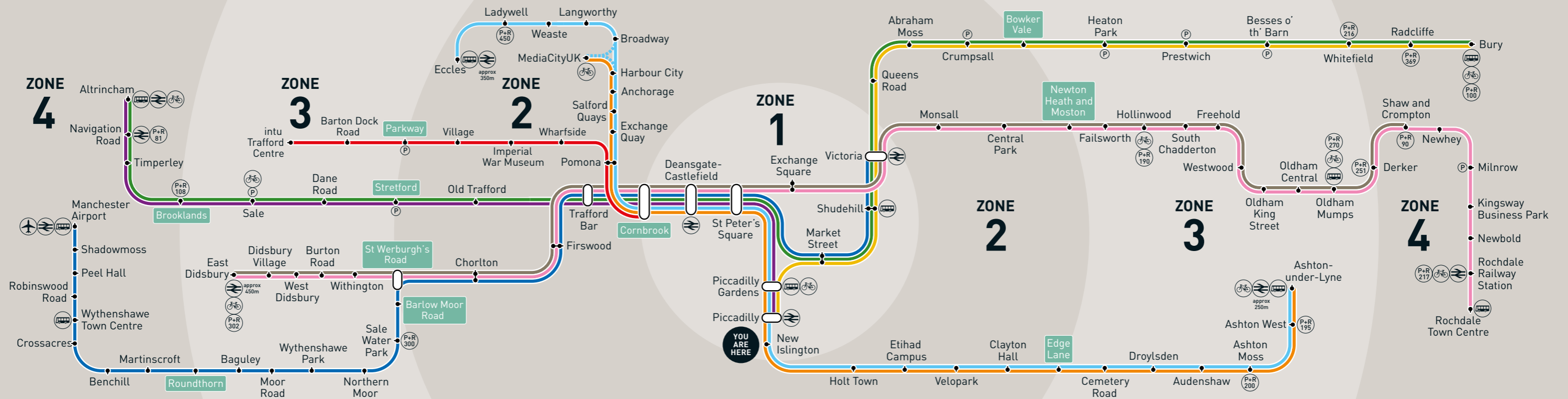
Maps are not to scale and show approximate locations only. Journey times are taken from Google Maps/Metrolink

# METRO AND OTHER WAYS TO GO











Islington Wharf has its own Metro stop, New Islington, which is just one stop from Manchester Piccadilly National Rail station. Being in the central City Zone, other key destinations are also easy to reach: Manchester Victoria, St Peter's Square and Exchange Square.

The central location puts many places within easy walking and cycling distance too, and we'll be including plenty of bike spaces at Islington Wharf for those who favour this mode of transport.

			
New Islington Metro stop	6 mins	Manchester Piccadilly	3 mins
Northern Quarter	12 mins	Arndale Centre	13 mins
City centre	14 mins	National Football Museum	15 mins
Arndale Centre	12 mins	Manchester Victoria	17 mins
Gay Village	15 mins	St Peter's Square	19 mins
		Spinningfields	24 mins
		Trafford Centre	25 mins



Key

-  Metrolink stop
-  Change with other services
-  Some journeys
-  Ticket zone
-  Stop in two ticket zones
-  Bus interchange
-  Rail interchange
-  Park + Ride with number of spaces
-  Car park fewer than 50 spaces
-  Cycle Hub Membership required

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



# SITE PLAN



A landmark 15 storey building marks the fourth and final phase of Islington Wharf, standing tall on the corner of Great Ancoats Street and Old Mill Street. Designed by Ryder Architecture, it's home to 106 one and two bedroom apartments with a cycle space for each apartment, a lobby and ground floor commercial space set to be taken by one of the major supermarkets, so daily grocery shopping will be ultra-convenient.

Most apartments have a Juliette balcony, perfect for enjoying the high-level views and canalside greenery below.

As with every Latimer home, the interiors are designed, equipped and finished to the very highest standards, bringing you a home that is comfortable, easy to maintain, stylish and inviting.

## Key

- ISLINGTON WHARF
- WATER
- OTHER BUILDINGS
- ROADS



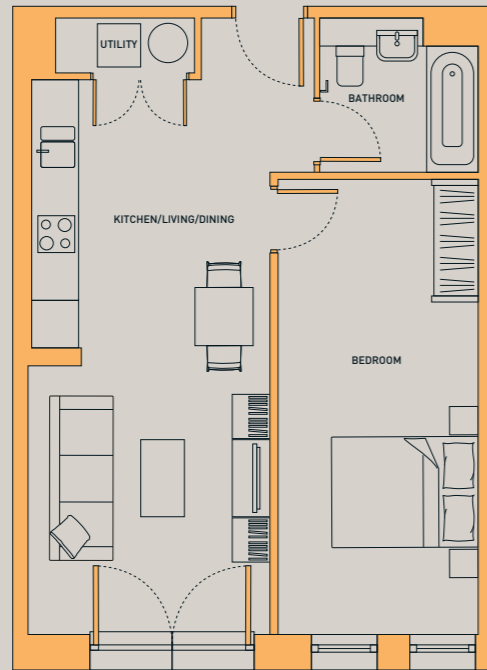
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.



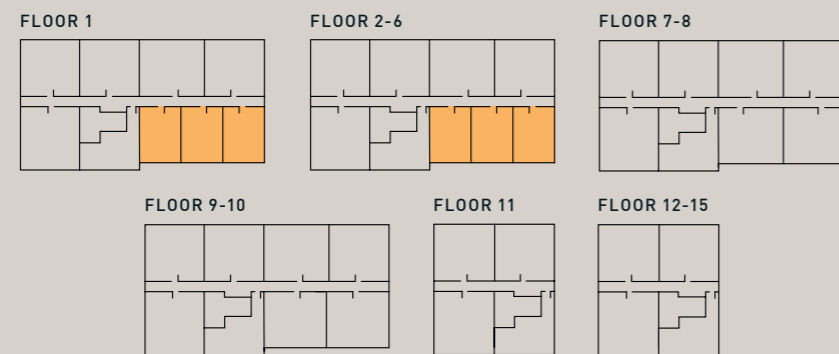
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APARTMENTS / TYPE 1A

ONE BEDROOM APARTMENT



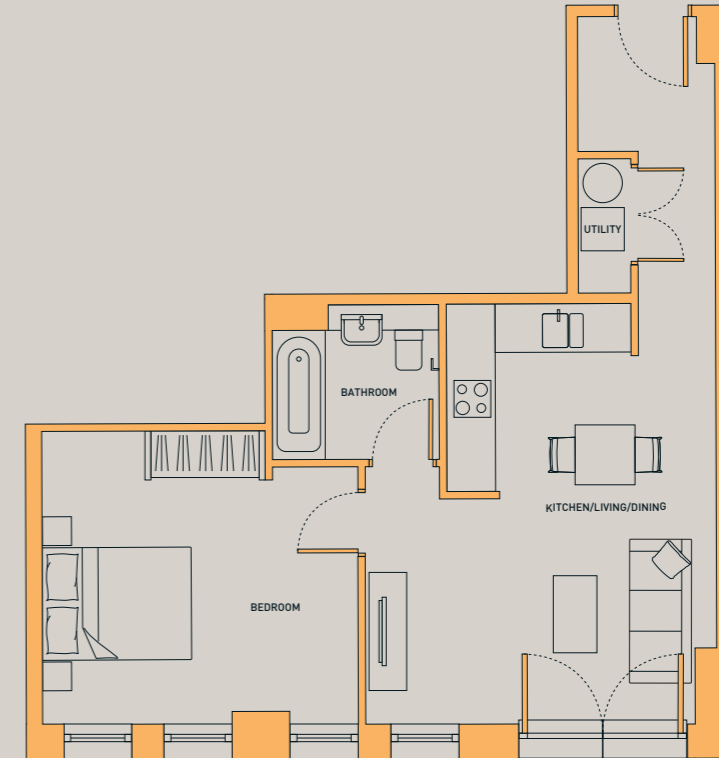
LIVING/KITCHEN/DINING ROOM	3.3 M X 7.59 M	10'8" X 24'9"
BEDROOM	2.75 M X 6.2 M	9' X 20'3"
BATHROOM	2.11 M X 2.15 M	7' X 7'



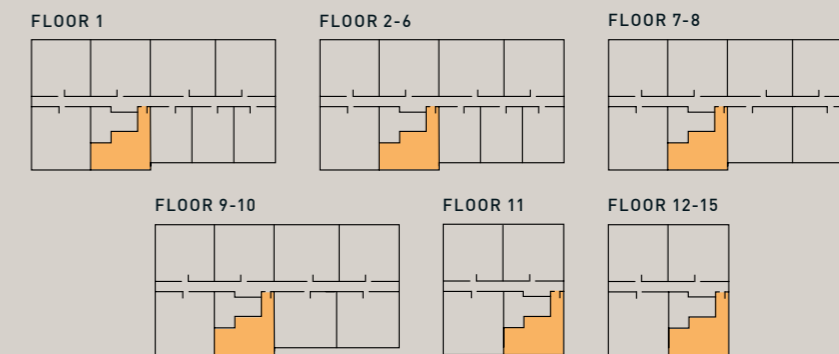
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

APARTMENTS / TYPE 1B

ONE BEDROOM APARTMENT



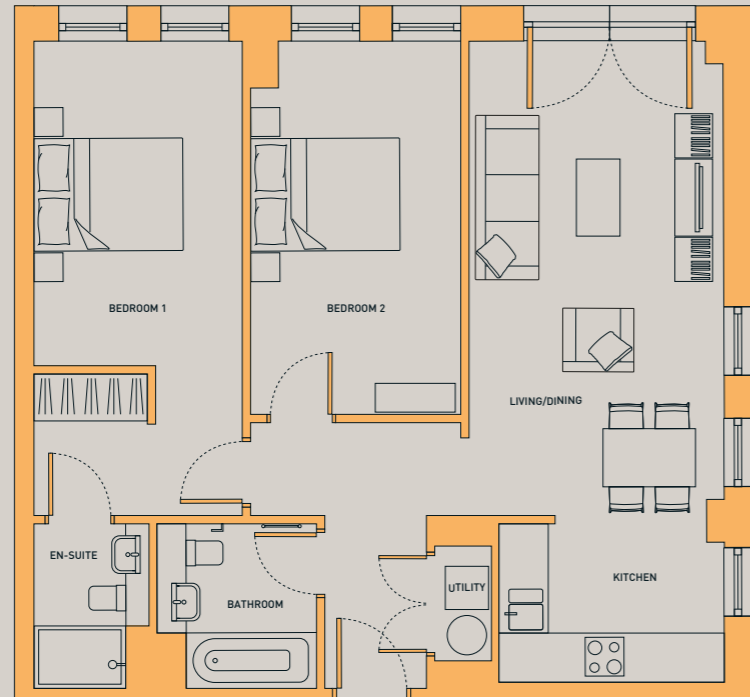
LIVING/KITCHEN/DINING ROOM	4.7 M X 5.6 M	15'5" X 18'5"
BEDROOM	4.2 M X 3.2 M	13'8" X 10'5"
BATHROOM	2.11 M X 2.23 M	6'9" X 7'2"



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.

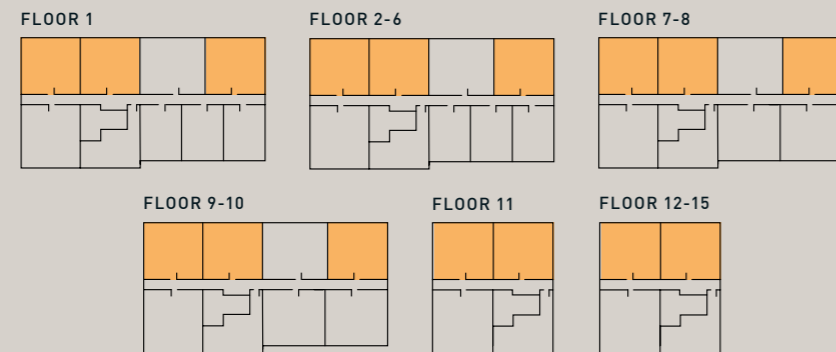
APARTMENTS / TYPE 2A

TWO BEDROOM APARTMENT



Note: not all homes are dual aspect.

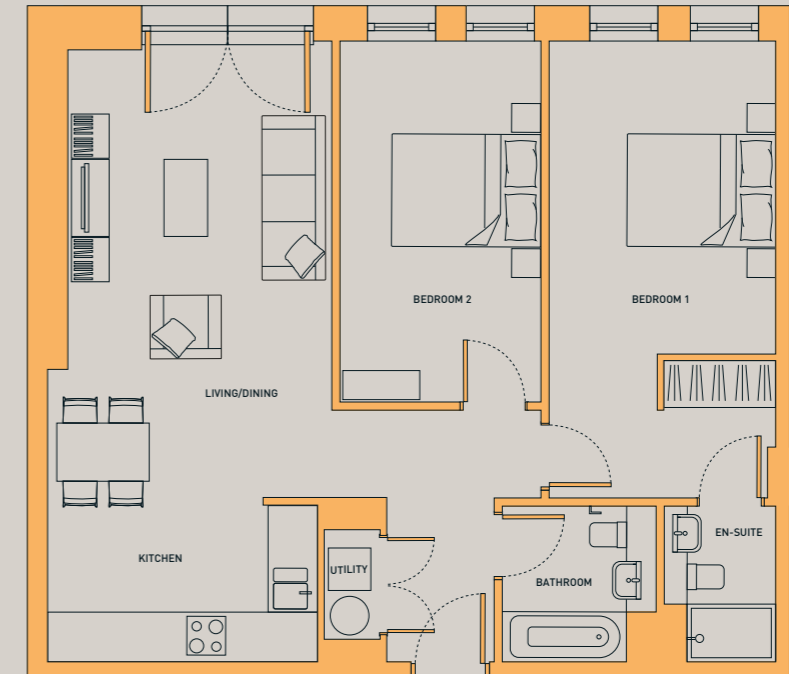
LIVING/KITCHEN/DINING ROOM	3.3 M X 8.39 M	10'8" X 27'5"
BEDROOM 1	2.75 M X 6.1 M	9' X 20'0"
BEDROOM 2	2.75 M X 4.8 M	9' X 15'7"
BATHROOM	2.06 M X 2.15 M	6'9" X 7'
ENSUITE	1.5 M X 2.1 M	5' X 6'9"



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APARTMENTS / TYPE 2B

TWO BEDROOM APARTMENT



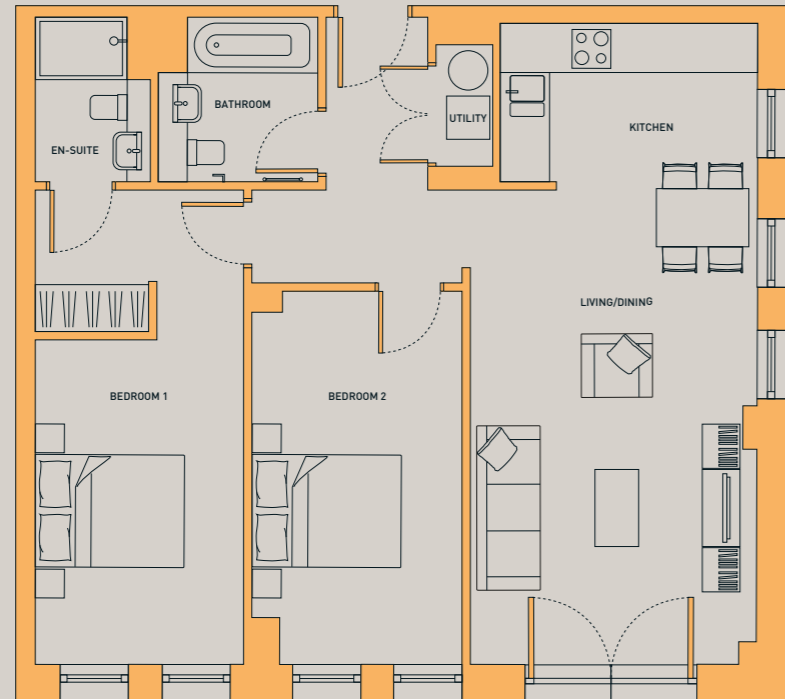
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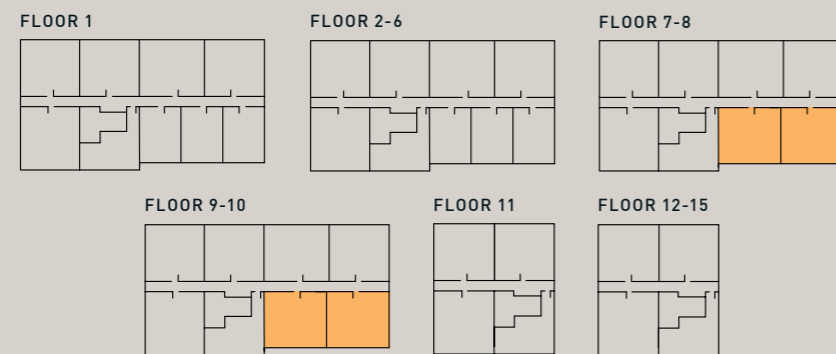
APARTMENTS / TYPE 2C

TWO BEDROOM APARTMENT



Note: not all homes are dual aspect.

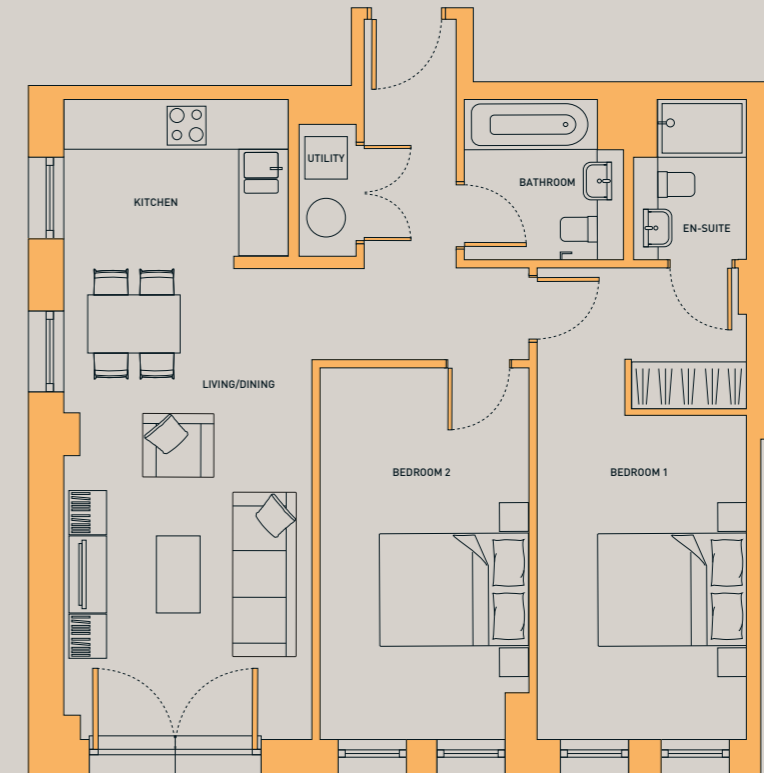
LIVING/KITCHEN/DINING ROOM	3.3 M X 8.39 M	10'8" X 27'5"
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ENSUITE	1.5 M X 2.1 M	5' X 6'9"



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APARTMENTS / TYPE 2D

TWO BEDROOM APARTMENT



Note: not all homes are dual aspect.

LIVING/KITCHEN/DINING ROOM	3.3 M X 8.39 M	10'8" X 27'5"
BEDROOM 1	2.75 M X 6.1 M	9' X 20'0"
BEDROOM 2	2.75 M X 4.8 M	9' X 15'7"
BATHROOM	2.06 M X 2.15 M	6'9" X 7'
ENSUITE	1.5 M X 2.1 M	5' X 6'9"



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Our homes at Islington Wharf 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

	1 BED APARTMENT	2 BED APARTMENT
<b>KITCHENS</b>		
Modern and contemporary range kitchen worktops with units and upstands	•	•
Integrated Zanussi oven and hob	•	•
Glass splashback behind hob	•	•
Integrated Zanussi fridge/freezer	•	•
Integrated Zanussi dishwasher	•	•
Integrated Zanussi microwave	•	•
Freestanding Zanussi washer/dryer	•	•
<b>BATHROOMS</b>		
Contemporary white Porcelanosa range sanitaryware	•	•
Shower over bath	•	•
Chrome thermostatic towel radiator to bathrooms and ensuite	•	•
Porcelanosa wall and floor tiling to bathroom	•	•
Porcelanosa wall and floor tiling to ensuite		•
Tiled splashback to WC	•	•
<b>LIGHTING AND ELECTRICAL</b>		
LED downlights to kitchen, living room, bathroom, ensuite and hallway	•	•
Pendant lighting to bedrooms	•	•
Hyperoptic broadband points to living room and bedrooms	•	•
Multimedia TV and BT phone points to living room and all bedrooms	•	•
Electric radiators throughout	•	•
Secure video door entry system	•	•
<b>OTHER FEATURES</b>		
Amtico vinyl flooring to kitchen, living room and hallway	•	•
Fitted wardrobe to master bedroom	•	•
Cormar grey carpeting to bedrooms	•	•
Roller blinds to living room and bedrooms	•	•
Hardwearing flooring to all communal areas	•	•

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



Computer generated images are indicative only.



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# SHARED OWNERSHIP

Shared ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With shared ownership, 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 Latimer 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.

There's more information on shared ownership in the step by step guide that you can find on the Latimer website.

## 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 (£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.

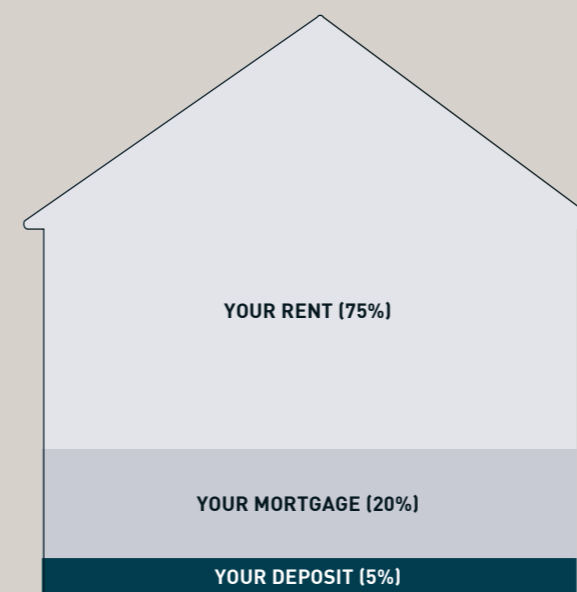
In some cases, due to criteria set by local authorities, you may be asked to show a connection to the local area where you're looking to buy. For instance, you might currently live and/or work there.

Maximum incomes and further eligibility requirements may vary for each scheme.

### 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.

### 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.



# MAKING A POSITIVE IMPACT

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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

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.



## 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 2025 at all developments.



## 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 areas, 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 after care continue to uphold our core values of spreading happiness and delivering more.

All product photography is from previous Latimer showhomes. Some imagery may include digital enhancement to assist with visualisation throughout the build process or to account for seasonal adjustments. All imagery is indicative only.



## The Cocoa Works York/Yorkshire

Built by Joseph Rowntree, businessman, visionary and philanthropist, in the 1890s, The Cocoa Works has a remarkable past with community wellbeing at its heart. Today – creatively reinvented – The Cocoa Works is becoming a thriving community once again.



## Conningbrook Lakes Ashford/Kent

Conningbrook Lakes is a new development of high-quality, contemporary and stylish homes, offering an exceptional opportunity to live in this unique environment.

These homes are nestled within Conningbrook Country Park, a popular family-oriented nature reserve featuring lakes, ponds, woodland and grassland.



## The Boulevard Blackfriars/London

A boutique collection of new apartments located in the heart of Blackfriars Road, one of London's only true boulevards. An exclusive Zone 1 development, in close proximity to key transport links, and the best of the creative, cultural and social experiences London has to offer, The Boulevard has been designed to reflect and enhance the unique character and iconic heritage of the area.

Computer generated images are indicative only.



## A WORD FROM OUR CUSTOMERS

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## A place of my own

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### 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 with 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

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### NATALIE IVIN

HOME OWNER AT  
SAYERS GROVE, HAYWARDS HEATH

“I’m very happy with my flat. The block I’m in is really open, spacious and has a big hallway. I’m 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

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**LATIMER**  
by Clarion Housing Group

**CALL US**  
0300 100 0309

**E-MAIL US**  
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

**FIND US**  
WWW.LATIMERHOMES.COM

**VISIT US**  
ISLINGTON WHARF, GREAT ANCOATS ST, MANCHESTER,  
GREATER MANCHESTER, M4 6DN

**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)