

Blossomfield

at Thorp Arch

—
Wetherby, West Yorkshire



LATIMER
by Clarion Housing Group



Boston Spa



Boston Spa High Street

WELCOME TO BLOSSOMFIELD

NESTLED IN THE WEST YORKSHIRE COUNTRYSIDE,
BLOSSOMFIELD AT THORP ARCH OFFERS A
CONTEMPORARY COLLECTION OF 3 AND 4 BEDROOM
DETACHED HOUSES FOR SHARED OWNERSHIP.

READ ON TO DISCOVER MORE ABOUT THIS ATTRACTIVE
DEVELOPMENT, LOCATED EXCLUSIVELY WITHIN THE
GOLDEN TRIANGLE OF YORK, HARROGATE AND LEEDS.

BLOSSOMFIELD IS PROUDLY BROUGHT
TO YOU BY LATIMER.

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
GROUP DIRECTOR OF DEVELOPMENT



BLOSSOMFIELD AT THORP ARCH



BLOSSOMFIELD AT THORP ARCH, WETHERBY

Boston Spa High Street

Positioned close to the historic market towns of Wetherby and Boston Spa, and within easy reach of Yorkshire's most vibrant cities, Blossomfield at Thorp Arch is a carefully crafted collection of new 3 and 4 bedroom homes for shared ownership.

Lying at the heart of the county's most desirable area, this distinctive development is perfectly placed to offer the best of countryside living with the connections of the city. Equally appealing for professionals as it is families, Blossomfield is a green enclave that provides a spacious and neighbourly place to call home, within a modern yet traditional village setting.

Whether you're upsizing, downsizing or looking to take your first step on the property ladder, you're sure to find your ideal home at Blossomfield.



ABOUT THE LOCAL AREA



Balancing serenity with a friendly social scene, Thorp Arch is a welcoming and relaxing pocket of nature where you can lay down roots and grow families as well as friendships.

The attractive village location offers a steady pace of life, allowing you to refresh and reconnect amongst wide open space and the great outdoors. Mentioned in the Domesday Book, Thorp Arch — or Torp as it was once known — was previously home to Romans with evidence of the Neolithic, Bronze and Iron Ages before that. Today it's home to Leeds United's training ground, as well as the British Library's Reading Room, where you can consult millions of resources including books, newspapers, microfilm and sound recordings. A primary school, village green and local pub line its arterial street before crossing the tranquil River Wharfe and connecting to the character and amenities of Boston Spa.

The former spa town retains its architectural elegance, and boasts a range of independent shops, bars and restaurants, as well as schools and education settings. The beautiful market towns of Wetherby and Tadcaster also lie closeby, offering a plethora of leisure and entertainment facilities from race meetings and breweries to boutique hidden gems and well-known high street names.

Further afield, but still within comfortable commuting and taxi hopping distance, is the golden trio of York, Harrogate and Leeds; each with their own distinct character and unique offerings. And while all three are steeped in history and folklore, their eyes are firmly on the future — acting as modern day business hubs and rich cultural destinations in their own right.

For family days out and fun filled trips, Bramham Park, Harewood House and Stockeld Park provide year round activities for people of all ages. Just over an hour's drive away in different directions, you'll find the North York Moors and the Yorkshire Dales, each with magnificent walks, panoramic views and medieval abbey ruins.

THORP ARCH AND BOSTON SPA

From outstanding schools to fitness centres and fine dining, there's plenty happening in Thorp Arch and Boston Spa.

Education

- 1 Deepdale Pre School
- 2 Lady Elizabeth Hastings' CE Primary School
- 3 St Edward's Catholic Primary School
- 4 St Mary's CE Primary School
- 5 Primrose Lane Primary School
- 6 Boston Spa Academy

Fitness & Leisure

- 7 Thorp Arch & Boston Spa Cricket Club
- 8 Thorp Arch Lawn Tennis Club
- 9 Boston Spa Tennis Club
- 10 Clifford Juniors AFC
- 11 Train FX
- 12 5 Star Fitness
- 13 Principal Fitness

Food & Drink

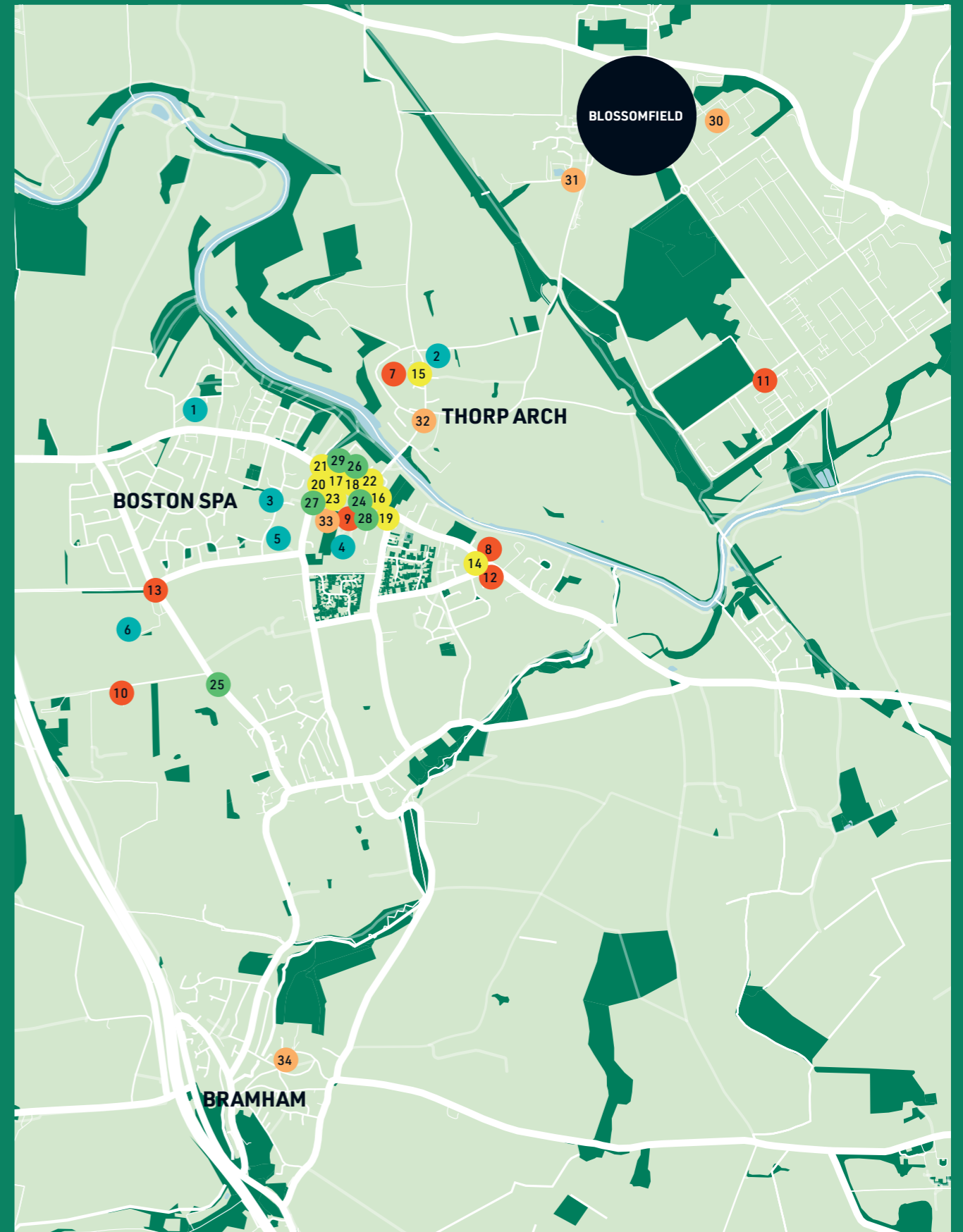
- 14 The Fox & Hounds
- 15 Pax Inn
- 16 Tom Foolery
- 17 Southbank
- 18 La Casita
- 19 Thai Chokdee
- 20 Da Carlo's Trattoria
- 21 The Crown Hotel
- 22 Stew & Oyster
- 23 Harts Coffee House & Deli

Retail & Essentials

- 24 Costcutter
- 25 Burlingham's Butchers & Farm Shop
- 26 Douglas Yeadon Hardware
- 27 The Vintage Room
- 28 Post Office
- 29 Tate Oil Petrol Station

Sights & Gardens

- 30 British Library
- 31 Leeds United Training Ground
- 32 Village Green
- 33 Stable Lane Community Park
- 34 All Saints' Church



TRANSPORT CONNECTIONS






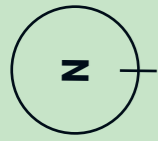
Despite being peacefully positioned in the West Yorkshire countryside, Blossomfield offers excellent transport links to nearby market towns and the cultural hotspots of the region's major cities. Sitting just off Junction 45 of the A1 (M), road and motorway connections are within quick and easy reach.

In fact, Thorp Arch is practically equidistant to York, Harrogate and Leeds, with journeys taking around 30 minutes to each. Closer still, the larger towns of Wetherby and Boston Spa are little more than five minutes away, with Tadcaster a short journey further.

For public transport and non-drivers, regular bus services take you to Leeds, Wetherby and Harrogate, from a convenient stop opposite Blossomfield. Cattal Train Station is also just 15 minutes away by car and provides regular direct services to Leeds and York.

If you're looking to take a trip to the continent, international travel can be found at Leeds Bradford Airport, which is located just over 15 miles away. Yorkshire's largest airport offers direct connections to over 70 destinations across Europe, as well as further afield via Amsterdam and Dublin.

					
Boston Spa	5 mins	Wetherby	13 mins	York	18 mins
Wetherby	6 mins	Boston Spa	15 mins	Leeds	54 mins
A1 (M) Junction 45	7 mins	Harrogate	42 mins		
Tadcaster	9 mins	Leeds	1 hr 13 mins		
Bramham Park	13 mins				
Cattal Train Station	13 mins				
Stockeld Park	14 mins				
Harewood House	23 mins				
Harrogate	26 mins				
York	27 mins				
Leeds	30 mins				
Leeds Bradford Airport	32 mins				



OUR NEIGHBOURHOOD

▲ Easy access to the wider community and facilities that Wetherby has to offer

Key

- THE NEWBURY
- THE OSBOURNE
- THE REDBOURNE
- THE TATTENHOE
- PREVIOUS HOMES BY LATIMER
- LOVELL HOMES



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



THE OSBOURNE PLOT TYPE

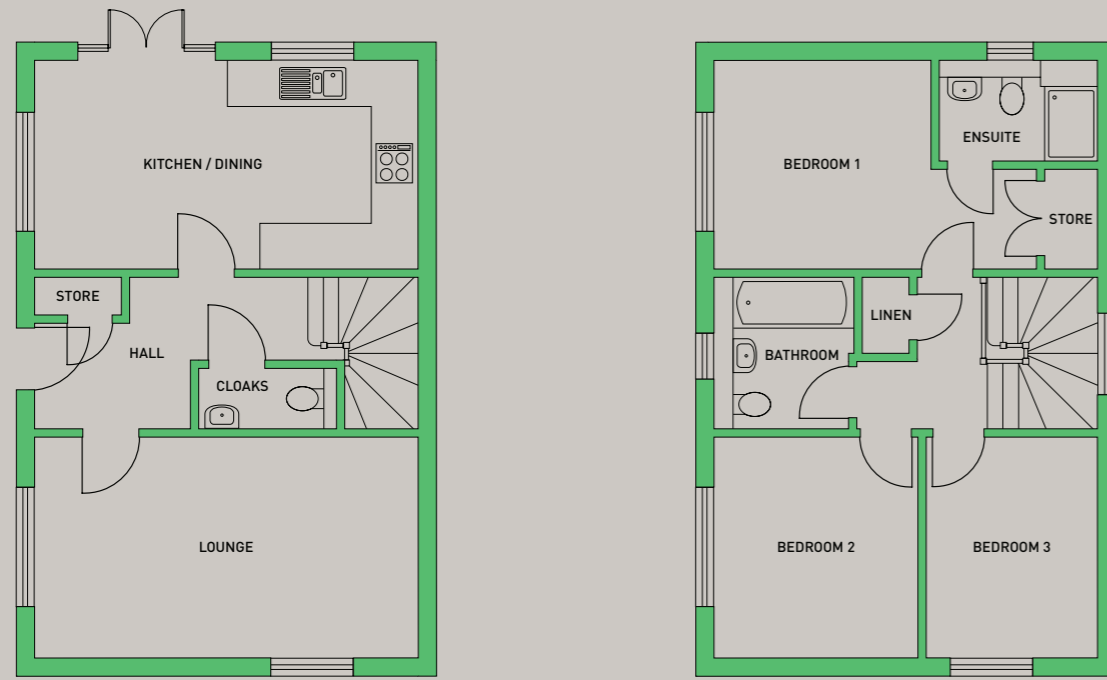


THE TATTENHOE PLOT TYPE

NEWBURY

THREE BEDROOM HOUSE

PLOT: 100



GROUND FLOOR

FIRST FLOOR

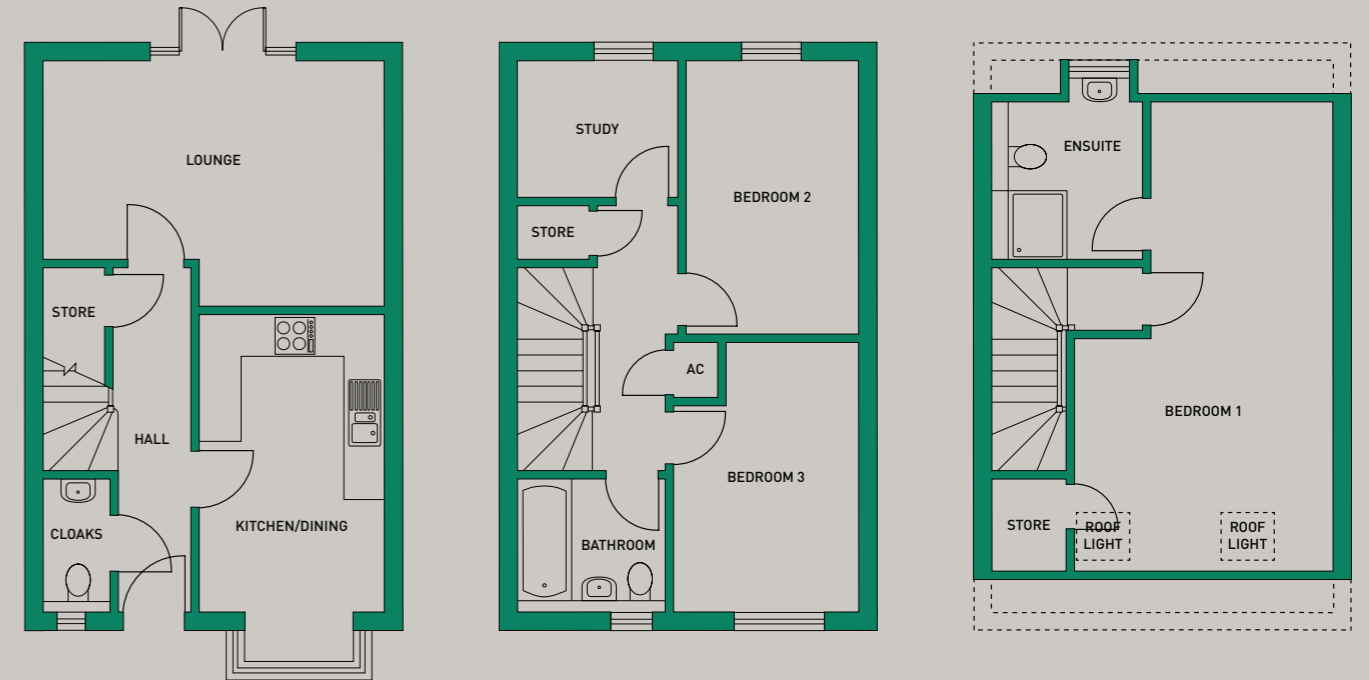
KITCHEN/DINING	3.0 M X 5.5 M	9'10" X 17'11"
LOUNGE	3.2 M X 5.5 M	10'6" X 17'11"
CLOAKS	0.9 M X 2.0 M	2'11" X 6'7"
BEDROOM 1	3.2 M X 4.7 M	10'6" X 15'4"
ENSUITE	1.4 M X 2.3 M	4'8" X 7'6"
BEDROOM 2	3.2 M X 2.9 M	10'6" X 9'5"
BEDROOM 3	3.2 M X 2.5 M	10'6" X 8'3"
BATHROOM	2.2 M X 1.8 M	7'1" X 6'0"

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.

OSBOURNE

THREE BEDROOM HOUSE

PLOTS: 94, 95



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

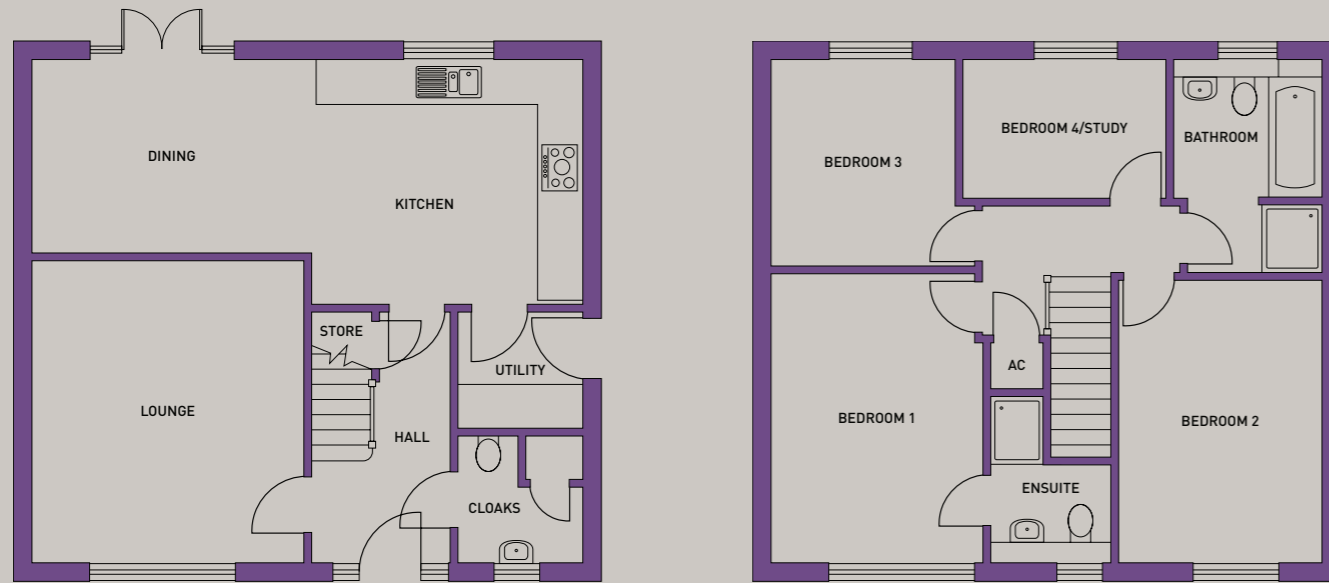
KITCHEN/DINING	2.8 M X 4.3 M	9'0" X 14'1"
LOUNGE	4.9 M X 3.6 M	16'1" X 11'8"
CLOAKS	0.9 M X 2.0 M	3'0" X 6'6"
BEDROOM 2	2.6 M X 3.9 M	8'5" X 12'9"
BEDROOM 3	2.8 M X 4.0 M	9'1" X 13'1"
BATHROOM	2.1 M X 2.0 M	6'9" X 6'6"
STUDY	2.2 M X 2.0 M	7'4" X 6'6"
BEDROOM 1	3.8 M X 7.0 M	12'6" X 22'10"
ENSUITE	2.1 M X 2.4 M	6'11" X 7'9"

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REDBOURNE

FOUR BEDROOM HOUSE

PLOTS: 15, 17, 19, 23, 48, 91, 98, 101, 107, 113



GROUND FLOOR

FIRST FLOOR

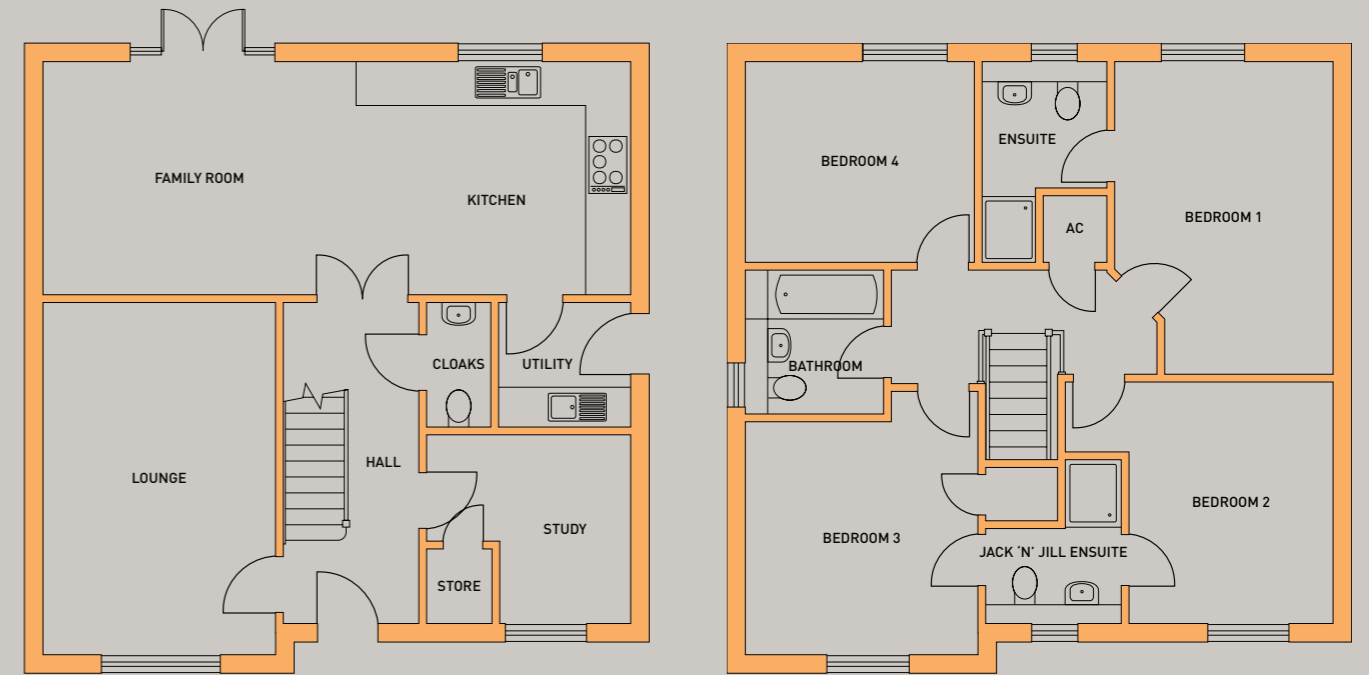
KITCHEN/DINING	8.0 M X 3.6 M	26'1" X 11'8"
UTILITY	1.8 M X 1.7 M	5'9" X 5'8"
LOUNGE	3.9 M X 4.4 M	12'9" X 14'3"
CLOAKS	1.8 M X 1.8 M	5'9" X 5'11"
BEDROOM 1	3.1 M X 4.2 M	10'0" X 13'9"
ENSUITE	1.8 M X 2.4 M	5'11" X 7'10"
BEDROOM 2	2.9 M X 4.1 M	9'7" X 13'9"
BEDROOM 3	2.6 M X 3.0 M	8'8" X 9'9"
BEDROOM 4/STUDY	3.0 M X 1.9 M	9'11" X 6'4"
BATHROOM	2.1 M X 3.1 M	6'10" X 10'1"

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TATTENHOE

FOUR BEDROOM HOUSE

PLOTS: 14, 111



GROUND FLOOR

FIRST FLOOR

FAMILY ROOM/KITCHEN	8.5 M X 3.4 M	27'11" X 11'1"
UTILITY	1.9 M X 1.9 M	6'2" X 6'1"
LOUNGE	3.3 M X 5.2 M	10'11" X 16'11"
CLOAKS	0.9 M X 1.9 M	3'1" X 6'1"
BEDROOM 1	3.1 M X 4.5 M	10'4" X 14'11"
ENSUITE	1.9 M X 2.9 M	6'2" X 9'7"
BEDROOM 2	3.0 M X 3.5 M	9'10" X 11'7"
BEDROOM 3	3.3 M X 3.4 M	10'11" X 11'2"
JACK 'N' JILL ENSUITE	1.9 M X 2.4 M	6'4" X 7'10"
BEDROOM 4	3.3 M X 2.9 M	10'10" X 9'7"
BATHROOM	2.0 M X 2.1 M	6'6" X 7'0"

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Our homes at Blossomfield 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

	NEWBURY	OSBOURNE	REDBOURNE	TATTENHOE
10 Year NHBC Warranty	•	•	•	•
KITCHEN				
Choice of Symphony Kitchen Units*	•	•	•	•
Soft Close Doors and Drawers	•	•	•	•
Choice of 40mm Post-formed Worktops and Upstand*	•	•	•	•
1.5 Bowl Stainless Sink to Kitchen	•	•	•	•
Chrome Mixer Tap to Kitchen	•	•	•	•
Single Bowl Stainless Sink to Utility				•
Zanussi Brushed Steel Double Electric Oven	•	•		
Bosch Brushed Steel Double Electric Oven			•	•
Zanussi Brushed Steel 4 Ring Gas Hob	•	•		
Bosch Brushed Steel 5 Ring Gas Hob			•	•
Brushed Steel Splashback to Hob	•	•	•	•
Electrolux Brushed Steel Chimney Hood	•	•		
Bosch Brushed Steel Chimney Hood			•	•
Zanussi Integrated Fridge Freezer	•	•	•	•
Zanussi Integrated Dishwasher			•	•
BATHROOM				
Ideal Standard Sanitaryware	•	•	•	•
Chrome Towel-rail to Bathroom	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used. *Subject to build stage. Ref: Sep 22

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 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.

ATTENTION TO DETAIL

	NEWBURY	OSBOURNE	REDBOURNE	TATTENHOE
CLOAKROOM				
Ideal Standard Sanitaryware	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•
EN-SUITE				
Ideal Standard Sanitaryware	•	•	•	•
Mira Shower	•	•	•	•
Choice of Porcelanosa Tiling*	•	•	•	•
Chrome Towel-rail to En-Suite			•	•
ELECTRICS				
White Slimline Sockets and Switches and Media Plate	•	•	•	•
Fibre / Broadband	•	•	•	•
BI Points to Lounge, Bedroom 1 and Downstairs Store	•	•	•	•
TV Point to Lounge and Bedroom 1	•	•	•	•
Outside Light to Front of Property	•	•	•	•
Under Unit LED Lighting in Kitchen			•	•
Chrome Downlighters to Kitchen	•	•	•	•
Chrome Downlighters to Bathroom	•	•	•	•
Chrome Downlighters to En-Suite			•	•
Shaver Socket to Bathroom			•	•

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ATTENTION TO DETAIL

	NEWBURY	OSBOURNE	REDBOURNE	TATTENHOE
INTERNAL AND DECORATION				
Combination Boiler	•			
Cylinder and Boiler		•	•	•
Stelrad Compact Radiators	•	•	•	•
Walls/Ceiling in White Emulsion	•	•	•	•
White Satinwood Finish to Internal Joinery	•	•	•	•
5 Panel Internal Doors in White Finish	•	•	•	•
Chrome Ironmongery	•	•	•	•
Hammonds Wardrobes to Bedroom 1				•
EXTERNAL				
White UPVC Windows	•	•	•	•
White UPVC French Door	•	•	•	•
Outside Tap to Rear			•	•
Turf/Soft Landscaping to Front Garden	•	•	•	•

If a named product is unavailable an alternative product to the same standard will be used. *Subject to build stage. Ref: Sep 22

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Kitchen of the Redbourne plot type

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WAYS TO BUY WITH 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.

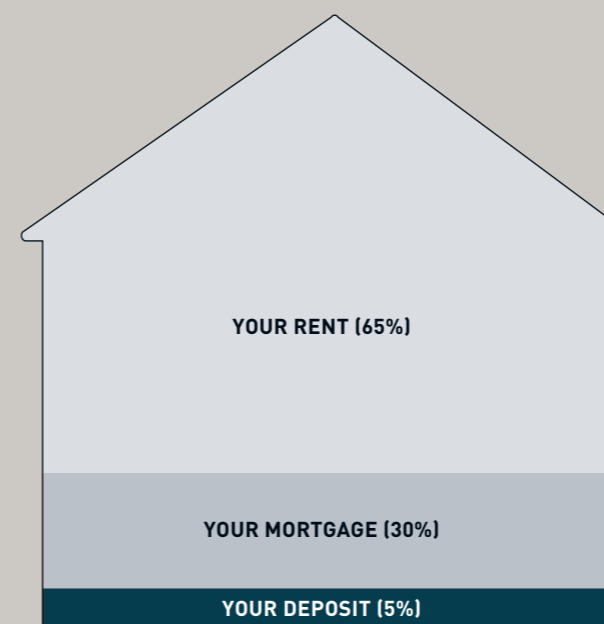
Our model is very different to other developers. We don't have shareholders, so we don't face short term demands to make profit at any cost. Instead, we are driven by our commitment to quality, community and places that succeed.

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

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.

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

Shared Ownership is also known as part buy, part rent and is designed to be a stepping stone to you owning your home outright. You buy a share of your home – as much as you can afford – starting from as little as 25% and rising up to 75% of the property's value. You then pay subsidised rent to us on the remaining share of your home.

Over time, you can buy more shares in your Shared Ownership property, meaning you can own your home outright. This process is known as 'staircasing'. It is a good idea to start thinking about staircasing even before you buy, so you have a plan for owning more of your property.

The deposit required for a Shared Ownership mortgage is lower than if you were purchasing a property outright. This is because it is calculated on the initial share you are purchasing, rather than the full value of the property.

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.

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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

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.”



Everything we need on our doorstep

DAN AND LYDIA

**HOME OWNER AT
HIGH DEFINITION, MEDIACITY**

“We did look at other developments, which were fine, but they didn’t stand out like Latimer. You didn’t go into it and think ‘this was amazing.

It was an eye opener going down the shared ownership route. We were really shocked at the quality we could get for the price, especially when you equate it down to monthly costs, like wow - you can get so much more than what you are paying for a room.

“We’re loving High Definition, we’re having the time of our lives. We have everything we need on our doorstep.”



GET IN TOUCH



LATIMER
by Clarion Housing Group

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E-MAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM

VISIT US
BLOSSOMFIELD, OFF WIGHILL LANE, THORP ARCH, WETHERBY, LS23 7BQ

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

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