

Springstead Village

Cherry Hinton



LATIMER
by Clarion Housing Group



YOUR NEW HOME CLOSE TO CAMBRIDGE

Working in partnership with Bellway, we are pleased to be creating a new flagship community at Springstead Village, Cherry Hinton, offering a collection of homes exclusively for Shared Ownership.

Here, you'll be living three miles from the beautiful centre of Cambridge, with its beguiling historic buildings, dazzling choice of arts, culture, shopping and entertainment, as well as the many employment opportunities offered by the high-tech businesses of 'Silicon Fen'.

At Springstead Village we're offering a choice of 1 and 2 bedroom apartments and 2 and 3 bedroom homes; something for purchasers at every stage of life. All the homes meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.

Latimer's homes are part of the larger Springstead Village development, where the plans include new primary and secondary schools, as well as space for shops, a health centre and community use. In the meantime, there are three primary schools within walking distance, and some highly rated secondary schools not too much further away.

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
GROUP DIRECTOR OF DEVELOPMENT



**LOCATED FOR
ENJOYING LIFE**

Cherry Hinton Hall Park is a bit of a hidden gem, a lush public park with plenty of family-friendly activities.

Cherry Hinton has grown in recent years to become almost a suburb of Cambridge, making it a popular place to live. Locally, the shops and services include two health centres, small supermarkets, a leisure centre, and shops such as pharmacies and a post office, plus a Tesco superstore closer to Fulbourn. Cherry Hinton Hall Park is a bit of a hidden gem, a lush public park with plenty of family-friendly activities, as well as being the setting for the annual Cambridge Folk Festival.

But there's a great deal more to enjoy in Cambridge. It's world famous for the university of course, one of the world's oldest and most prestigious. The ancient college buildings give the city a special sense of timelessness, but there's plenty to interest today's residents too.

However you like to spend your leisure time, Cambridge will oblige. Grand Arcade is one of the best shopping centres in the region, with a flagship John Lewis and a great range of fashion shops. All over the city are historic streets and lanes lined with independent retailers: Green Street, Bridge Street, Magdalene Street and Trinity Street to name just four. And where there's shopping, there are also places to eat and drink, including independent venues and the well-known names. Cambridge has some good markets too, whether you're looking for gourmet food or arts and crafts.

The city has a rich cultural life, with over thirty museums, including the imposing Fitzwilliam. The Cambridge Arts Theatre is one of the country's leading regional theatres, while The Corn Exchange hosts leading music performers. Elsewhere, you can sit down to enjoy comedy, opera, classical, dance, film. The Light Cinema is quite close to home, and has multiple screens including an IMAX, and a pizzeria.



GETTING OUT AND GETTING ACTIVE



Cambridge is a very green city, dotted with parks and gardens, many of which are world famous.

Midsummer Common, bordered by the river Cam and college boathouses, has been a public space for centuries, and you'll even see cattle grazing there at times. Jesus Green is another Cambridge treasure, home to a lido and grass tennis courts. The university's Botanic Garden is a wonderful place to visit whether you are a serious horticulturalist or simply in search of relaxation amongst glorious nature.

Outside the city, outdoor life can be enjoyed at Anglesey Abbey, a Jacobean-style house with gardens and a watermill, plus lots of family activities. Wandlebury Country Park is a wilder space, a landscape of woodland and wildflower meadows and perfect for walks and picnics. If you're into biodiversity, you'll like Fulbourn Fen, an area of ancient grassland, sheltering flowers and insects. Another nature reserve, Beechwoods, is a small reserve of these majestic trees, perfect for autumn walks.

By rail and by road

From Cambridge railway station, 13 minutes by car, destinations include London and Stansted Airport. Drivers can reach the motorway network via A14 junction 35. The M11 is 9 miles from home, the M25 40 miles at junction 27.

Cyclists should note that Cambridgeshire is part of the National Cycle Network, and the centre of Cambridge is just 17 minutes away by bike.



Key

 GREAT NORTHERN RAIL

By train from Cambridge



Stansted Airport	30 mins
Stevenage	36 mins
King's Lynn	55 mins
London King's Cross	48 mins
London St Pancras International	1 hr 6 mins
London Liverpool Street	1 hr 12 mins
Norwich	1 hr 14 mins

By road



Grand Arcade Shopping Centre	12 mins
Newmarket racecourse	18 mins
Bury St Edmunds	35 mins
Stansted Airport	30 mins
Stratford Shopping Centre	83 mins

By bike



Cherry Hilton Hall Park	7 mins
Mill Road	10 mins
Midsummer Common	17 mins
Grantchester Meadows	28 mins

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



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 Springstead Village.

Education

- 1 Taversham CofE VA Primary (Good)
- 2 Bewick Bridge Community Primary School (Good)
- 3 St Philip's CE A Primary (Good)
- 4 St Bede's Inter-Church School (Outstanding)
- 5 The Netherhall School (Good)

Retail and Essentials

- 6 Cambridge station
- 7 Tesco Express
- 8 Tesco Superstore
- 9 Cherry Hinton Medical Centre
- 10 Cherry Hinton Branch Surgery
- 11 Addenbrooke's Hospital

Fitness, Outdoor & Leisure

- 12 Cherry Hinton Village Leisure Centre
- 13 David Lloyd Cambridge
- 14 Cherry Hinton Recreation Ground
- 15 Cherry Hinton Hall Park
- 16 Cambridge University Botanic Garden
- 17 Cambridge Ice Arena
- 18 Wandlebury Country Park
- 19 Anglesey Abbey

Culture, Shopping, Entertainment

- 20 The Light cinema
- 21 The Fitzwilliam Museum
- 22 Grand Arcade
- 23 Cambridge Arts Theatre
- 24 Cambridge Market Square
- 25 Cambridge Corn Exchange



Map is not to scale and shows approximate locations only.

OUR NEIGHBOURHOOD



The site plan is indicative only and may be subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Parking is indicative only - please speak to your sales advisor for individual plot layouts.



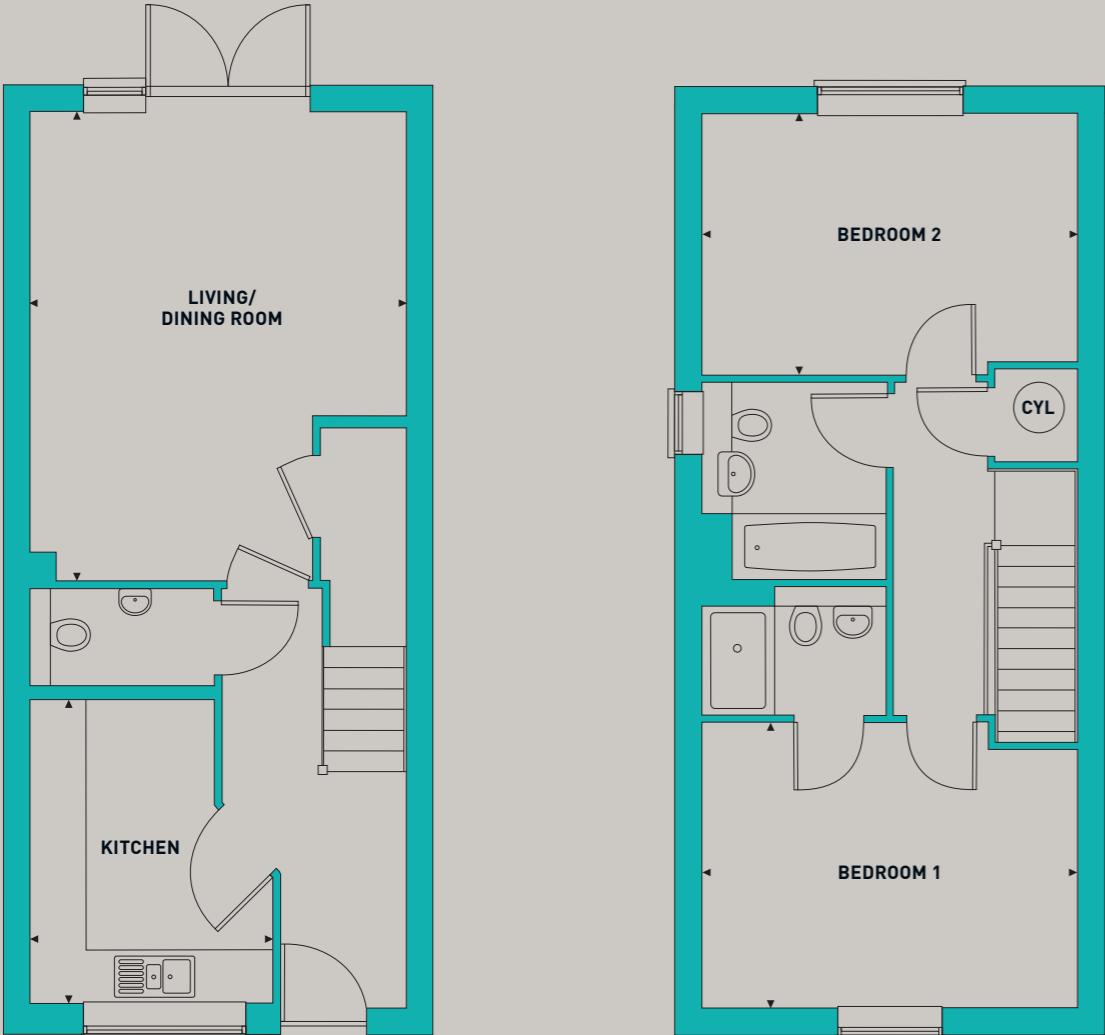
Computer generated image is indicative only.

Computer generated image is indicative only.

THE COINER

TWO BEDROOM HOUSE

PLOTS: 196 & 198
HANDED: 195 & 197



GROUND FLOOR

LIVING/DINING ROOM	5.1M X 4.1M	16'7" X 13'4"
KITCHEN	3.3M X 2.6M	10'9" X 8'5"
BEDROOM 1	4.1M X 3.1M	13'4" X 10'1"
BEDROOM 2	4.1M X 2.8M	13'4" X 9'1"
TOTAL AREA	80M²	861FT²

KEY:
CYL - CYLINDER

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THE BLEMERE

THREE BEDROOM HOUSE

PLOT: 225
HANDED: 194



GROUND FLOOR

KITCHEN/DINING ROOM	4.7M X 3.4M	15'9" X 11'5"
LIVING ROOM	4.7M X 3.1M	15'9" X 10'4"
BEDROOM 1	3.4M X 3.0M	11'5" X 10'1"
BEDROOM 2	4.5M X 2.5M	15'0" X 8'4"
BEDROOM 3	3.4M X 2.1M	11'5" X 7'0"
TOTAL AREA	93M²	1,010FT²

KEY:
CYL - CYLINDER

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THE GONVILLE

TWO BEDROOM MAISONETTE

PLOTS: 210 & 219



GROUND FLOOR

KITCHEN/LIVING/DINING	8.0M X 4.9M	26'3" X 16'0"
BEDROOM 1	2.6M X 4.9M	8'6" X 16'0"
BEDROOM 2	5.2M X 2.8M	17'0" X 9'2"
TOTAL AREA	80M ²	861FT ²

KEY:
CYL – CYLINDER

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FIRST FLOOR

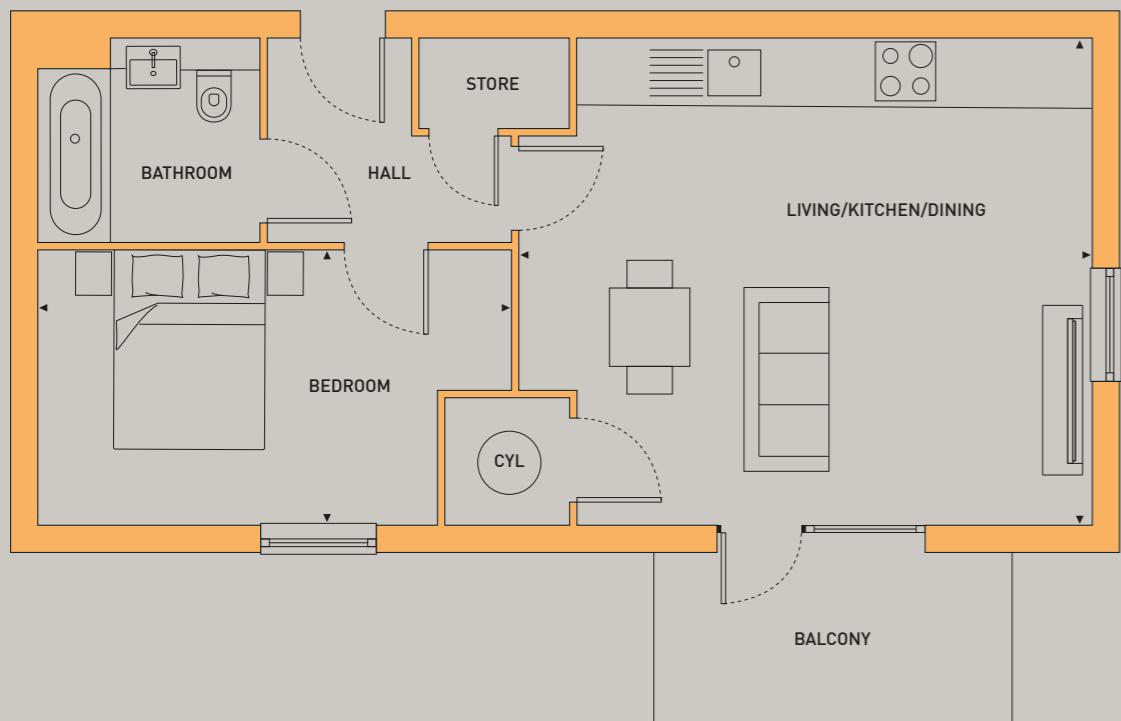


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THE HOMERTON

ONE BEDROOM APARTMENT

PLOTS: 201, 204 & 207



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

KITCHEN/LIVING/DINING	4.8M X 5.7M	15'9" X 18'8"
BEDROOM	2.7M X 4.7M	8'10" X 15'5"
TOTAL AREA	50M ²	538FT ²

KEY:
CYL – CYLINDER

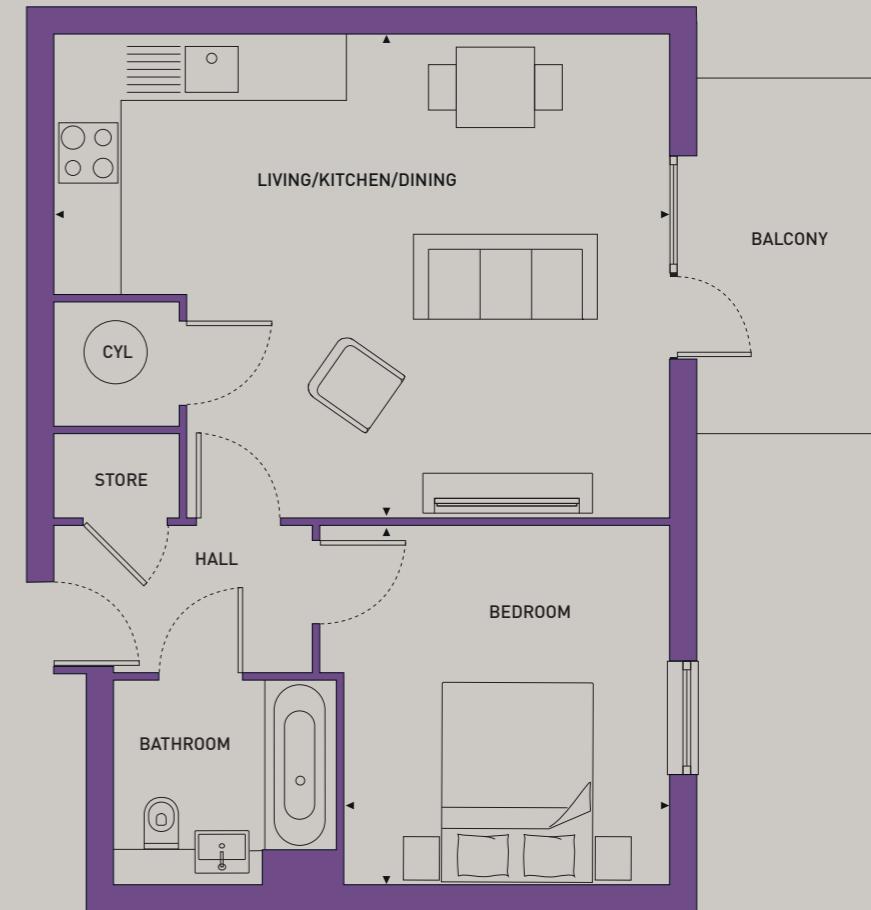
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THE PEMBROKE

ONE BEDROOM APARTMENT

PLOTS: 200, 203 & 206



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

KITCHEN/LIVING/DINING	4.8M X 6.1M	15'9" X 20'0"
BEDROOM	3.5M X 3.2M	11'5" X 10'6"
TOTAL AREA	50M ²	538FT ²

KEY:
CYL – CYLINDER

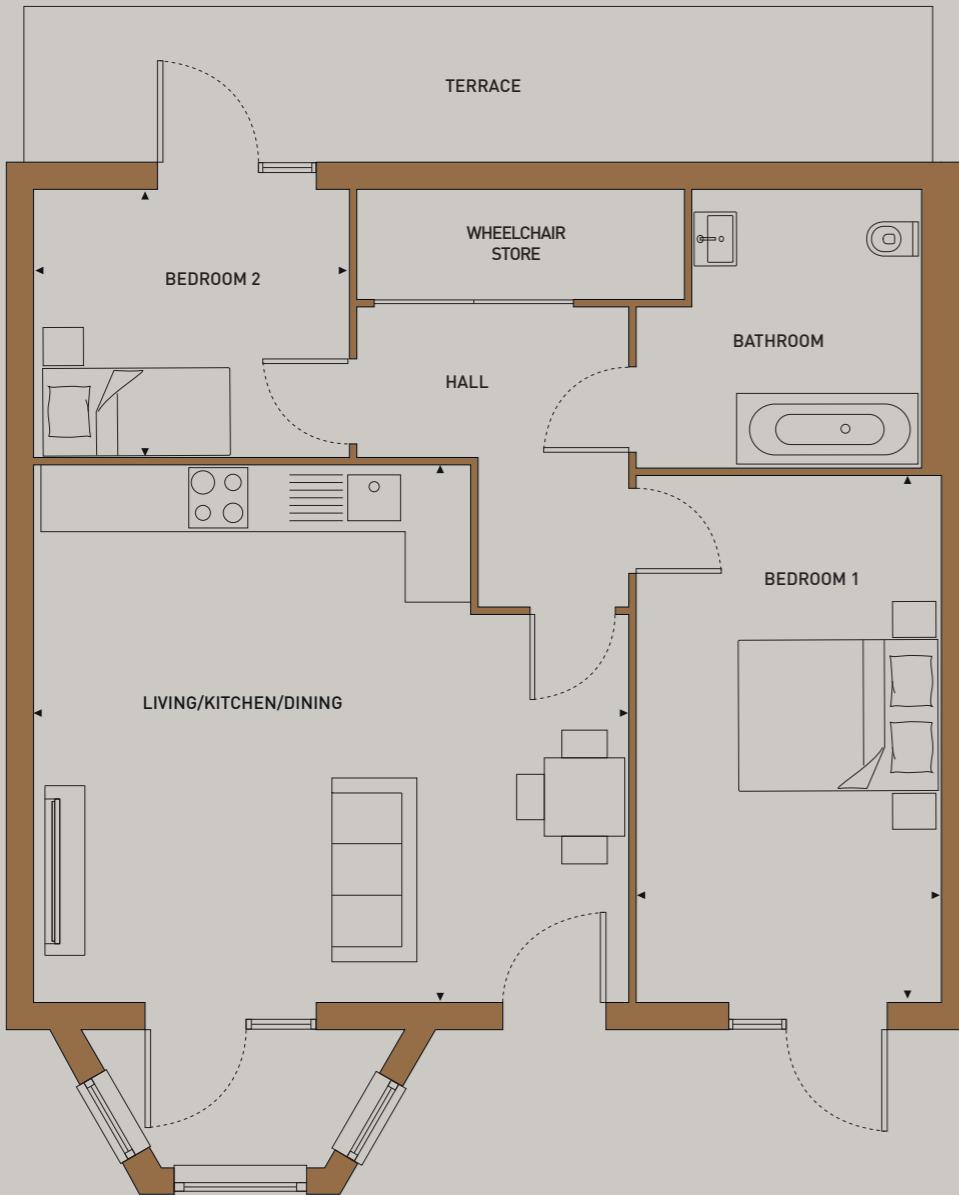
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THE SUSSEX

TWO BEDROOM APARTMENT

PLOTS: 209
HANDED: 211



GROUND FLOOR

KITCHEN/LIVING/DINING	5.9M X 5.3M	19'4" X 17'4"
BEDROOM 1	3.0M X 5.2M	9'10" X 17'0"
BEDROOM 2	3.0M X 2.6M	9'10" X 8'6"
TOTAL AREA	73M²	786FT²

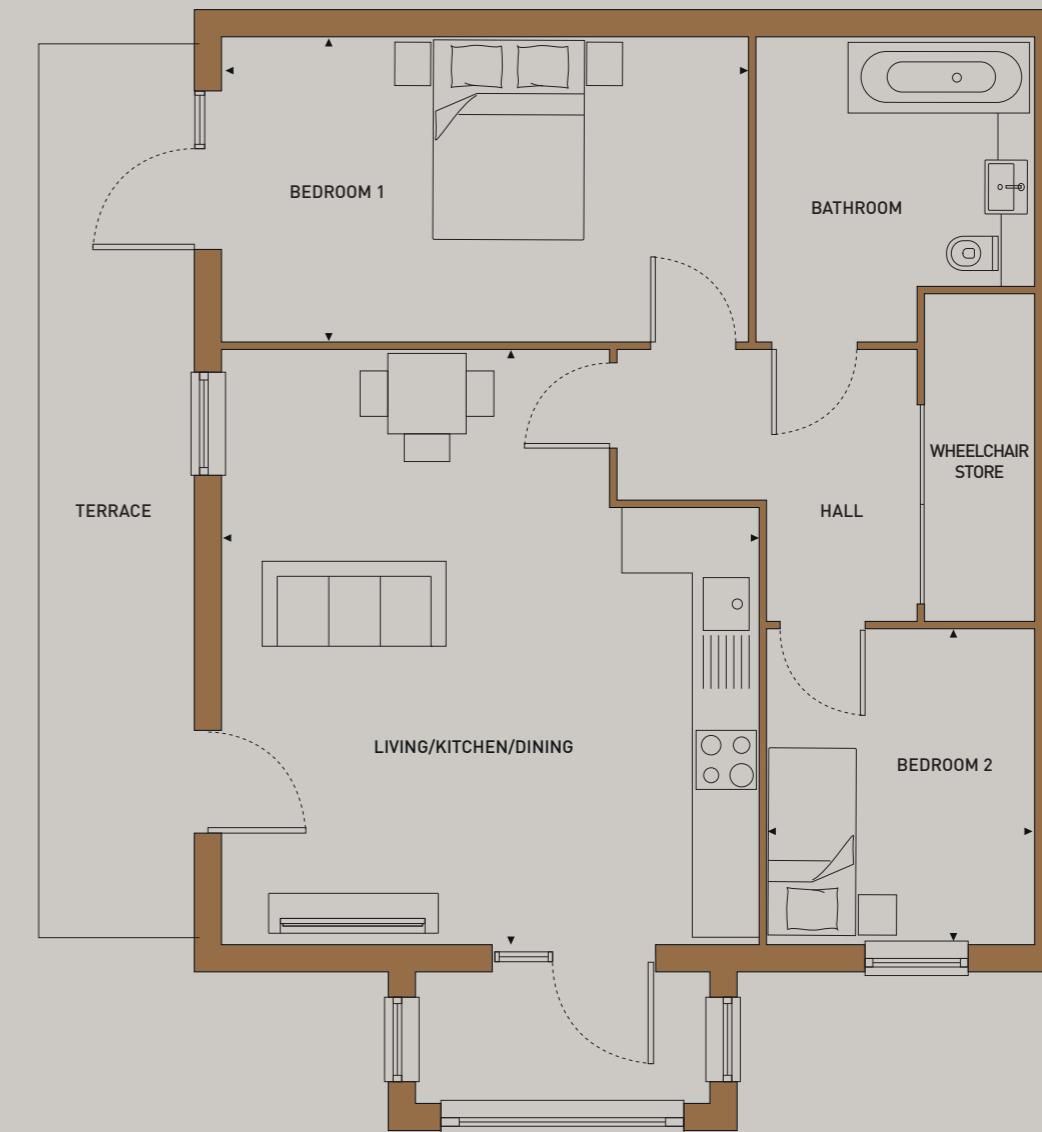
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THE SUSSEX

TWO BEDROOM APARTMENT

PLOTS: 212



GROUND FLOOR

KITCHEN/LIVING/DINING	5.9M X 5.3M	19'4" X 17'4"
BEDROOM 1	3.0M X 5.2M	9'10" X 17'0"
BEDROOM 2	3.0M X 2.6M	9'10" X 8'6"
TOTAL AREA	73M²	786FT²

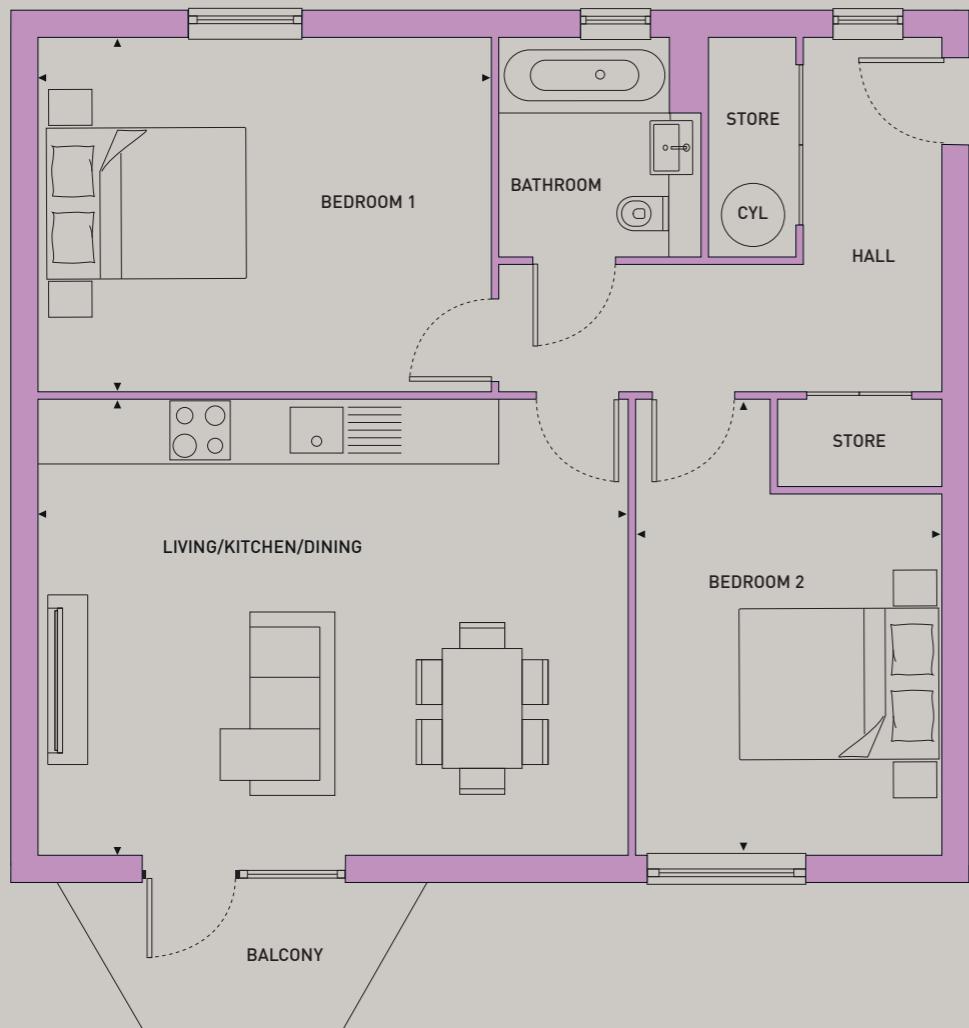
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THE MAGDALENE

TWO BEDROOM APARTMENT

PLOTS: 205
HANDED: 213



FIRST FLOOR

KITCHEN/LIVING/DINING	5.8M X 4.5M	19'0" X 14'9"
BEDROOM 1	4.5M X 3.4M	14'9" X 11'1"
BEDROOM 2	2.9M X 3.5M	9'6" X 11'5"
TOTAL AREA	73M ²	786FT ²

KEY:
CYL – CYLINDER

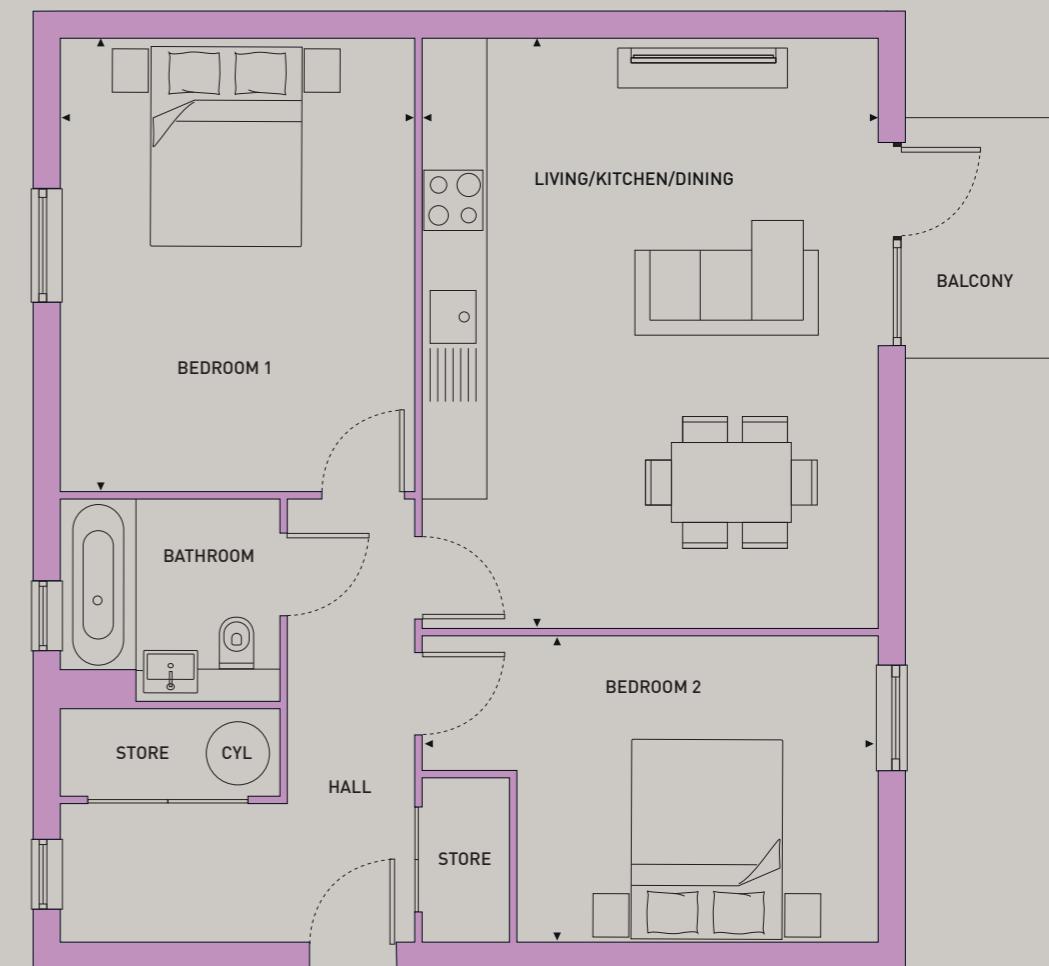
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THE MAGDALENE

TWO BEDROOM APARTMENT

PLOTS: 202



FIRST FLOOR

KITCHEN/LIVING/DINING	5.8M X 4.5M	19'0" X 14'9"
BEDROOM 1	4.5M X 3.4M	14'9" X 11'1"
BEDROOM 2	2.9M X 3.5M	9'6" X 11'5"
TOTAL AREA	73M ²	786FT ²

KEY:
CYL – CYLINDER

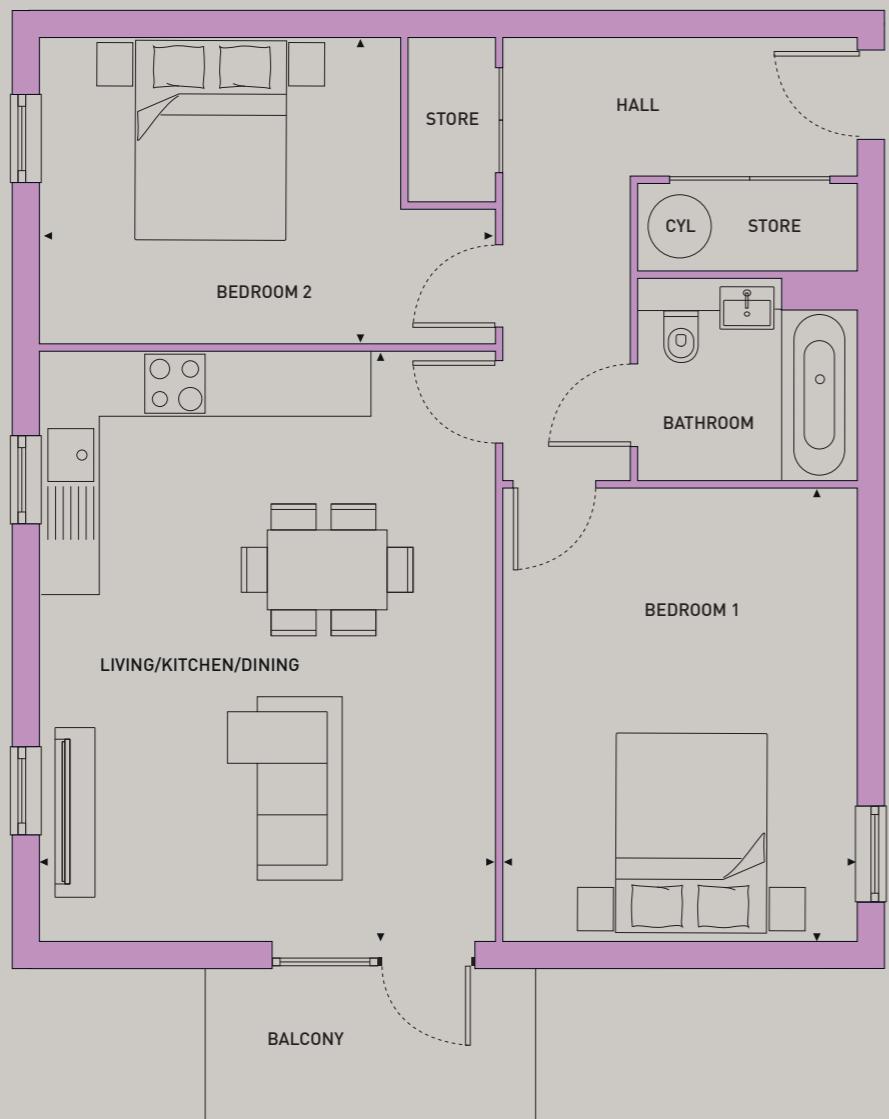
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THE MAGDALENE

TWO BEDROOM APARTMENT

PLOTS: 214 & 217



FIRST FLOOR

KITCHEN/LIVING/DINING	5.8M X 4.5M	19'0" X 14'9"
BEDROOM 1	4.5M X 3.4M	14'9" X 11'1"
BEDROOM 2	2.9M X 3.5M	9'6" X 11'5"
TOTAL AREA	73M²	786FT²

KEY:
CYL – CYLINDER

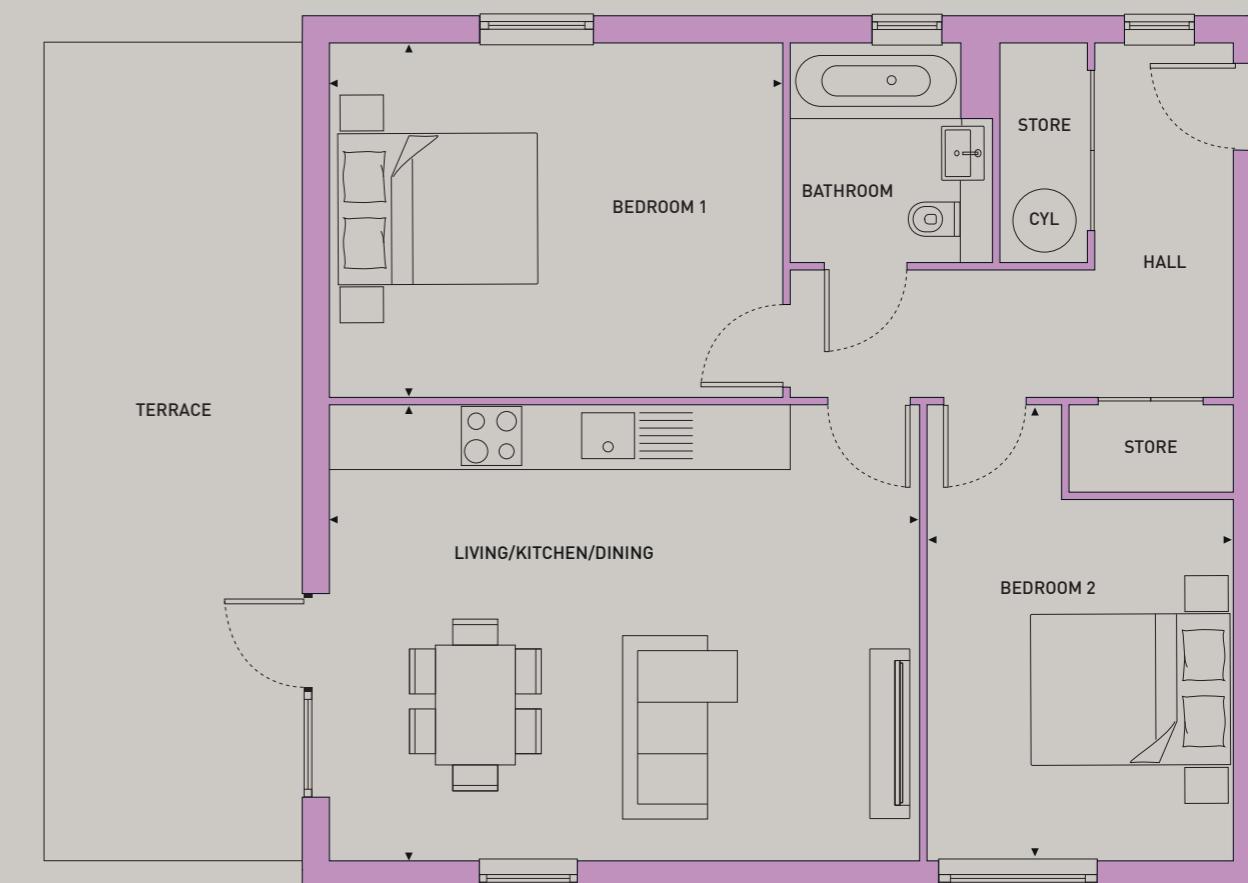
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THE MAGDALENE

TWO BEDROOM APARTMENT

PLOTS: 208
HANDED: 216



SECOND FLOOR

KITCHEN/LIVING/DINING	5.8M X 4.5M	19'0" X 14'9"
BEDROOM 1	4.5M X 3.4M	14'9" X 11'1"
BEDROOM 2	2.9M X 3.5M	9'6" X 11'5"
TOTAL AREA	73M²	786FT²

KEY:
CYL – CYLINDER

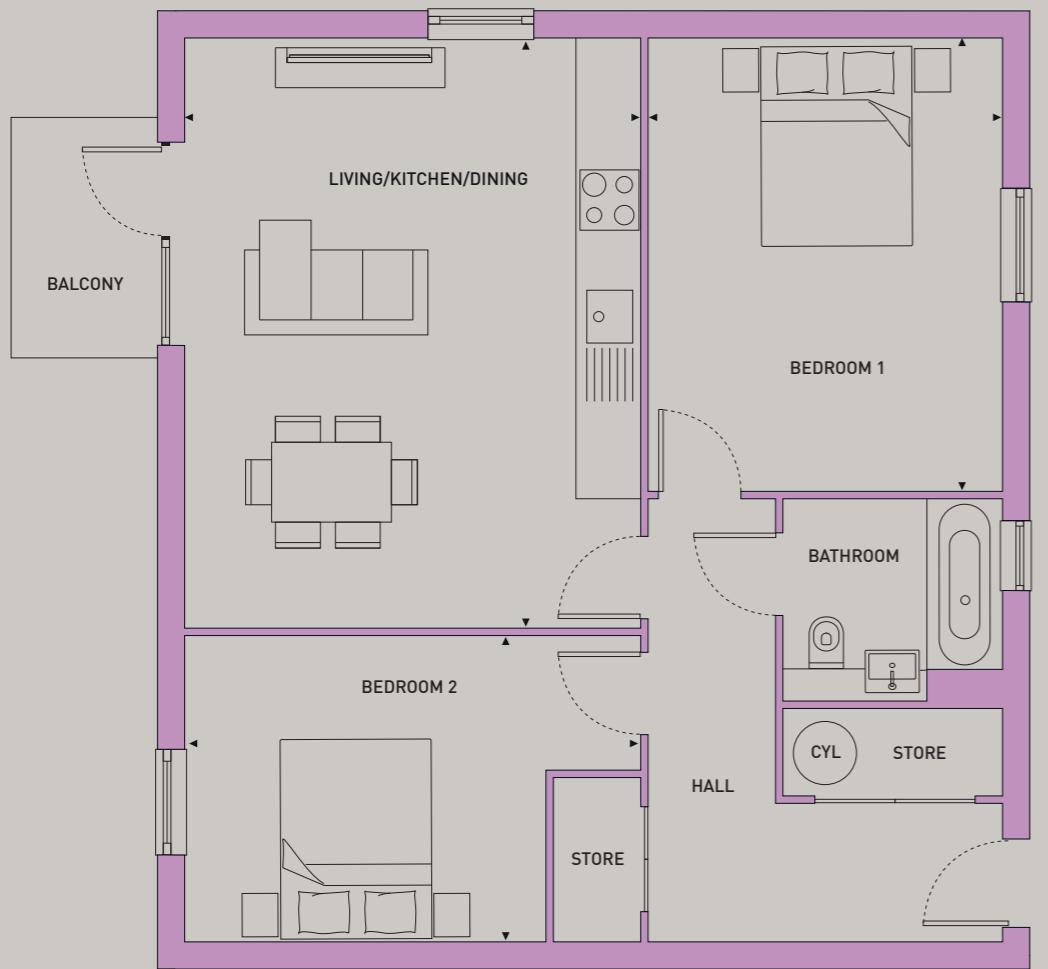
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THE MAGDALENE

TWO BEDROOM APARTMENT

PLOTS: 215 & 218



Our homes at Springstead Village 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

	2B HOUSE	3B HOUSE	APARTMENTS
Individually designed contemporary kitchen units with worktops and upstands	•	•	•
Appliances to include integrated oven with induction hob, fridge freezer, dishwasher and washer/dryer	•	•	•
Amtico flooring	•	•	•

BATHROOMS

	2B HOUSE	3B HOUSE	APARTMENTS
Contemporary white sanitaryware	•	•	•
Wall tiling to wet areas and full height tiling around bath	•	•	•
Heated towel rail	•	•	•
Amtico flooring	•	•	•

LIGHTING AND ELECTRICAL

	2B HOUSE	3B HOUSE	APARTMENTS
Downlights to kitchen, lounge, WC, bathrooms and en suites	•	•	•
Pendant lights to all other rooms	•	•	•
External wall light	•	•	•
TV, BT and data points to selected locations	•	•	•
EV car charger	•	•	•

OTHER FEATURES

	2B HOUSE	3B HOUSE	APARTMENTS
Carpets to stairs, landing and bedrooms	•	•	•
Air source heat pumps	•	•	•
Turf to rear gardens	•	•	•
Landsaped front garden	•	•	•

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



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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.

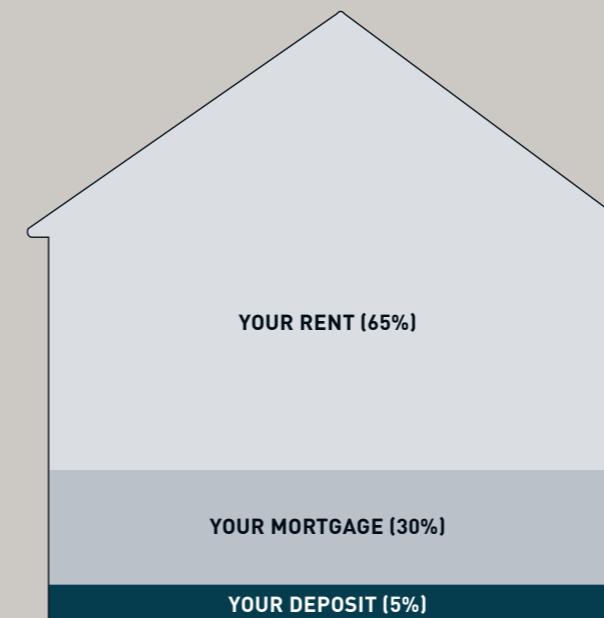
The scheme is sometimes called part buy, part rent.

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 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

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 2030 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 spaces, the green spaces, the open doors and the passing places. When you say hello to your neighbour in the gardens or you share a lift to your floor, these are the moments that generate relationships. At Latimer, we spend the same time and energy on creating those spaces as we do on the design, layout and production of our homes.



OUR DEVELOPMENTS

Latimer builds homes for both outright sale and Shared Ownership throughout the nation, from contemporary apartments to family homes, in locations ranging from rural landscapes to thriving towns and iconic city centres.

The Latimer brand is synonymous with high-quality design and a commitment to excellence. This encompasses the locations we choose as well as the beautiful craftsmanship and the materials we use. We partner with architects, designers and contractors who share our values.

Once the homes are built and occupied, our customer service and aftercare continue to uphold our core values of providing happiness and delivering more.



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.



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.

HD MediaCity

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

A WORD FROM OUR CUSTOMERS



Friendship turns into home ownership at Liberty Wharf

Having met in the staff room at work just one year before they decided to buy a first home together, good friends Emma and Rebecca have recently moved into a spacious two bedroom apartment at Liberty Wharf in Alperton.

Emma explains, "we got on instantly and quickly realised that it could be a fantastic opportunity to get onto the property ladder."

Taking matters into their own hands, the two friends, who both work as croupiers in a London casino and were living at home with their families in Kent and Essex, began their search.

Rebecca adds: "We had both been saving but didn't have enough for a deposit on our own and did not want to waste money on rent. Here at Liberty Wharf, we pay less than we would if we were renting in London, even with the bills and service charge. Shared ownership was a great option for us as it was proving impossible to do it alone."

GET IN TOUCH



CALL US

0300 100 0309

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SHARED.OWNERSHIP@MYCLARIОНHOUSING.COM

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WWW.LATIMERHOMES.COM

VISIT US

CHERRY HINTON, CAMBRIDGESHIRE, CB1 3FT

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

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