

Latimer at Marleigh Park

East Cambridge



LATIMER
by Clarion Housing Group



JOIN THE GROWING COMMUNITY AT MARLEIGH

Latimer at Marleigh Park is a great opportunity to buy a Shared Ownership home in a brand new neighbourhood just three miles from the centre of Cambridge. Marleigh Park is a major part of the planned regeneration of East Cambridge, where new residents will be able to put down roots and enjoy all that the area has to offer.

We are creating a range of 1 and 2 bedroom apartments and 2 and 3 bedroom houses, where the many advantages include imaginative design, 57 acres of green space, and purpose-built facilities that include a new primary school.

Our homes all meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.

Marleigh Park is a fantastic place for first-time buyers and families, close to good schools, employment opportunities at the high-tech businesses around Cambridge, and the pleasures of the beautiful historic city centre with its centuries-old colleges, peaceful parks and vibrant choice of retail and dining venues.

LATIMER DELIVERS MORE



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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



LOCATED FOR ENJOYING LIFE

Being part of Marleigh Park means that you are sharing in the lifestyle of a new community, where 'close to home' really does mean that. Already, the Community Centre, R3FORM Pilates Studio, Co-op, Marleigh Primary Academy, Monkey Puzzle Nursery and Salentos are up and running. The heart of Marleigh Park is Jubilee Square, and in and around the development you'll also find allotments, sports fields, pockets of nature and parks. It's all designed to provide a desirable way of living close to both city and countryside.

Just outside Marleigh Park, there's the sparkling new Cambridge Ice Arena; and for those who love gardening and local produce, Darwin Nurseries and Farm Shop, where there's plenty for children to enjoy too. For more substantial food shopping, there are three major supermarkets within two miles.

Being part of Marleigh Park means that you are sharing in the lifestyle of a new community.





CAMBRIDGE, BEAUTIFUL AND BUSY



As you'd expect from a leading university city, arts and culture play a leading role, with over thirty museums and numerous venues for drama and music, such as the Cambridge Arts Theatre.

Just three miles from Marleigh Park, you reach Cambridge city centre, known for the prestigious university with its historic colleges – all of which are within easy commutable distance – and majestic buildings such as Trinity College Chapel. It's a green city too, where you can enjoy tranquil times in open spaces that include Midsummer Common and Jesus Green, both bordered by the river Cam.

The retail and restaurant offering rivals that of any major city. Grand Arcade is one of the best shopping centres in the area, boasting a large John Lewis and multiple fashion brands. Other destinations for keen shoppers include Green Street, Bridge Street, Magdalene Street and Trinity Street, all very well supplied with smaller, generally independent shops. Cambridge markets are a draw too, for both food and craft items. The city's cosmopolitan character is also reflected in the sheer variety of its restaurants.

As you'd expect from a leading university city, arts and culture play a leading role, with over thirty museums and numerous venues for drama and music, such as the Cambridge Arts Theatre. Cinemas include those of the indie variety as well as big multiplexes.



THE OUTDOOR LIFE



The Fens countryside has a unique character, whose ancient ways of life can still be glimpsed in the windmills and man-made watercourses.

You'll find plenty of nature on your doorstep in Marleigh Park itself, where there are new parks, including Gregory Park and The Titch, as well as Kingsley Woods along the north side, a perfect place for relaxing strolls.

There are several larger open spaces within five miles or so. Milton Country Park has 95 acres of woodlands and wetlands, great for cyclists and walkers. Anglesey Abbey combines a mansion house full of art treasures with family friendly gardens, and at Wandlebury Country Park you can ramble through a countryside estate where hairy highland cattle may cross your path.

The Fens countryside has a unique character, whose ancient ways of life can still be glimpsed in the windmills and man-made watercourses. Agriculture flourishes, alongside the many havens for wildlife and lovers of the great outdoors. And you're never too far from the charming Fenlands market towns and villages, with Wisbech, Chatteris and March being some of the most inviting.

By rail and by road

Marleigh Park is just a two-minute drive to Newmarket Road Park & Ride, very convenient if you want to reach the city without the hassle of driving and parking. It runs every 10 minutes Monday to Saturday, every 15 minutes on Sundays. For alternative car-free travel, Cambridge city centre can be reached in about 17 minutes by bike.

Destinations from Cambridge railway station, 12 minutes by car, include London and Stansted Airport.

Drivers can reach the motorway network via A14. The M11 is 9 miles from home, with a travel time of about 40 minutes to Stansted Airport.

By train from Cambridge

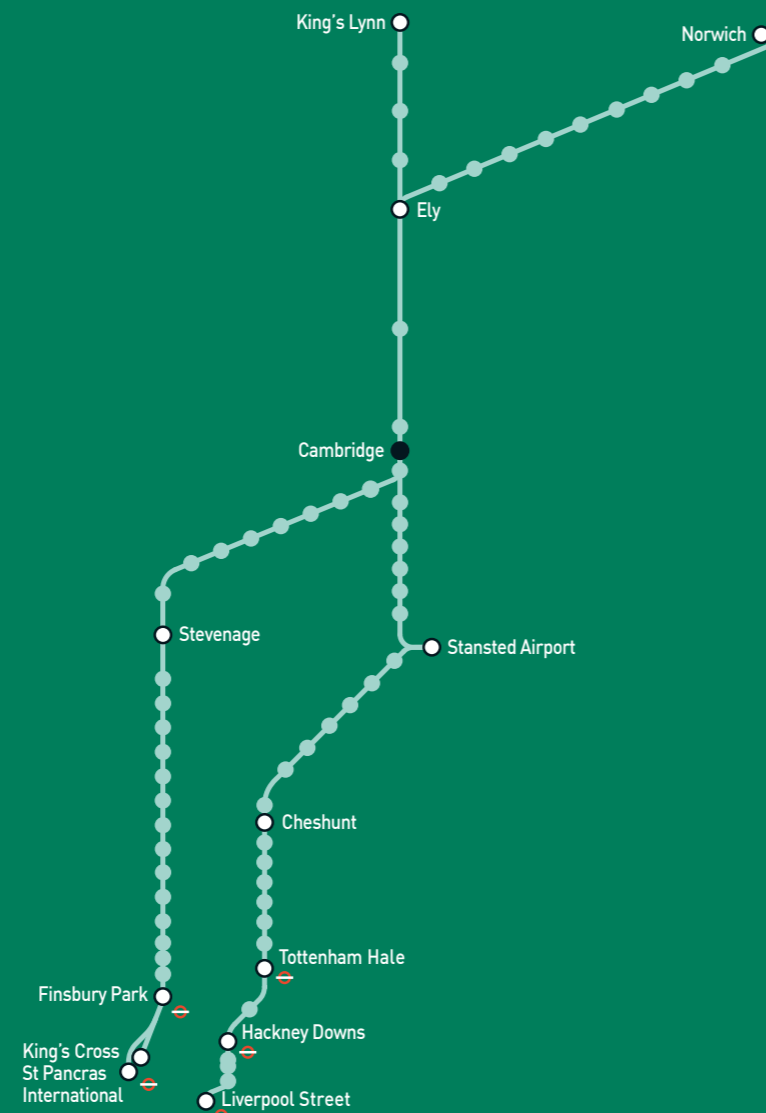


Stansted Airport	30 mins
Stevenage	36 mins
King's Lynn	55 mins
London King's Cross	48 mins
London St Pancras International	1 hr 6 mins
London Liverpool Street	1 hr 12 mins
Norwich	1 hr 14 mins

By road



A14	1.5 miles
Cambridge Science Park	5.5 miles
Cambridge Business Park	5.6 miles
M11 J 9A	23.3 miles
Stansted Airport	30.9 miles



Key

— GREAT NORTHERN RAIL

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 Marleigh Park.

Education

- 1 Marleigh Primary Academy (not yet inspected)
- 2 Teversham C of E VA Primary (Good)
- 3 St Philip's C of E Primary (Good)
- 4 St Bede's Inter-Church School (Outstanding)
- 5 Fen Ditton Community Primary (Good)
- 6 Coleridge Community College (Good)
- 7 Parkside Sixth (Outstanding)
- 8 Parkside Community College (Outstanding)
- 9 Bottisham Village College (Outstanding)
- 10 The Netherhall School (Good)

Retail and Essentials

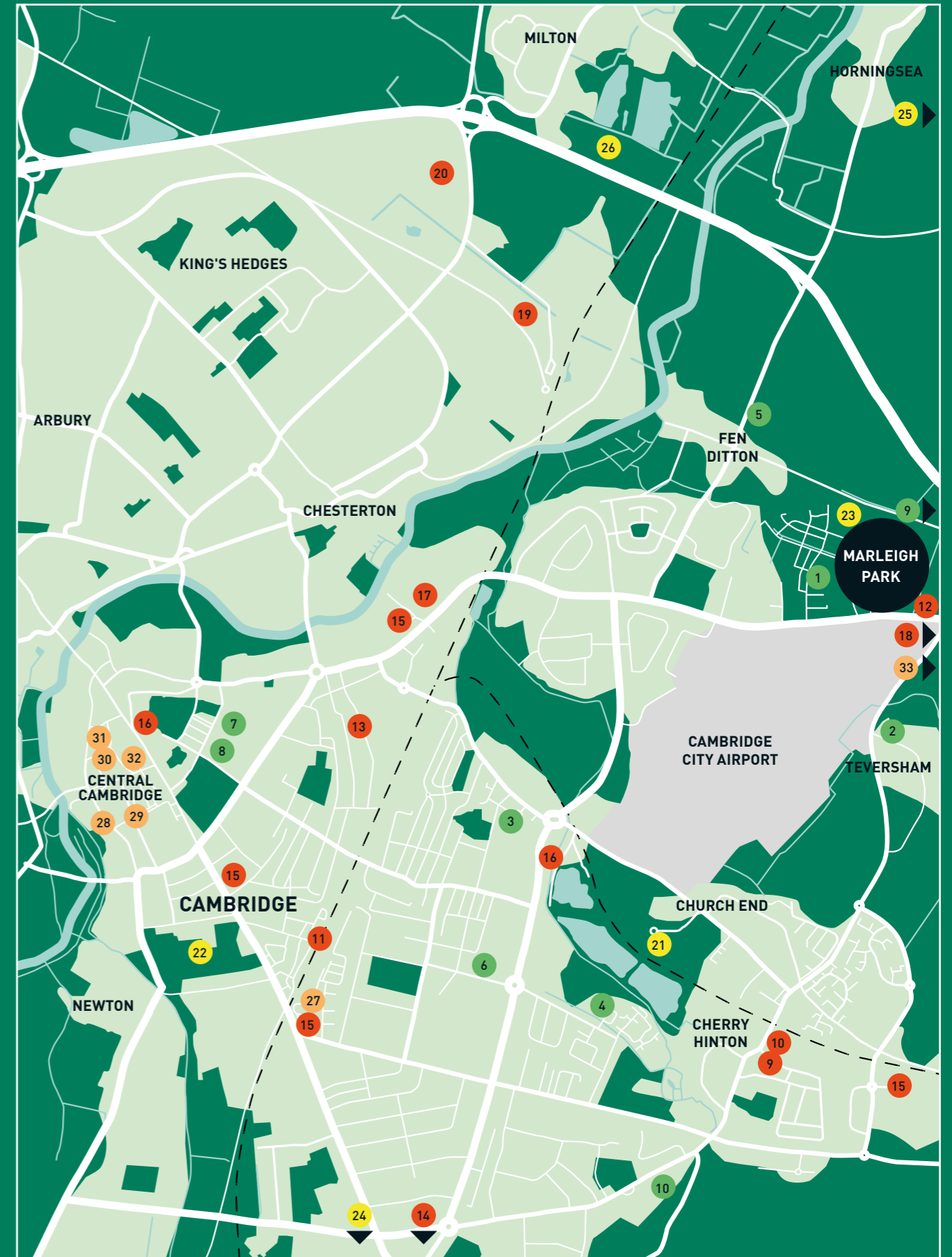
- 11 Cambridge station
- 12 Park & Ride
- 13 York Street Medical Practice
- 14 Addenbrookes Hospital
- 15 Tesco
- 16 Sainsbury's
- 17 Aldi
- 18 Darwin Nurseries & Farm Shop
- 19 Cambridge Business Park
- 20 Cambridge Science Park

Fitness, Outdoor & Leisure

- 21 David Lloyd Cambridge
- 22 Cambridge University Botanic Garden
- 23 Cambridge Ice Arena
- 24 Wandlebury Country Park
- 25 Anglesey Abbey
- 26 Milton Country Park

Culture, Shopping, Entertainment

- 27 The Light cinema
- 28 The Fitzwilliam Museum
- 29 Grand Arcade
- 30 Cambridge Arts Theatre
- 31 Cambridge Market Square
- 32 Cambridge Corn Exchange
- 33 Bottisham Airfield Museum



Map is not to scale and shows approximate locations only.

OUR NEIGHBOURHOOD



Key

- 2 BEDROOM HOMES
- 3 BEDROOM HOMES
- HOMES FOR CLARION HOUSING GROUP
- HOMES FOR PRIVATE SALE
- CP CARPORT

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. Please note, turf is not included to the rear gardens. Parking is indicative only - please speak to your sales advisor for individual plot layouts.

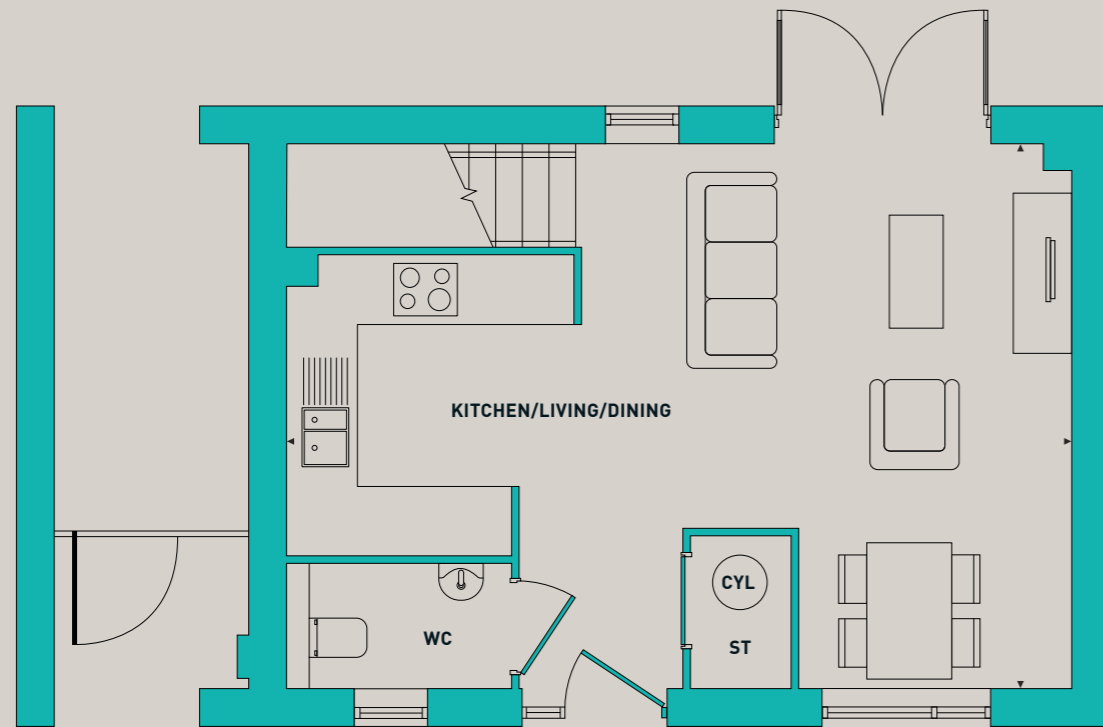


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TWO BEDROOM HOME

PLOTS 343, 352*
END TERRACE

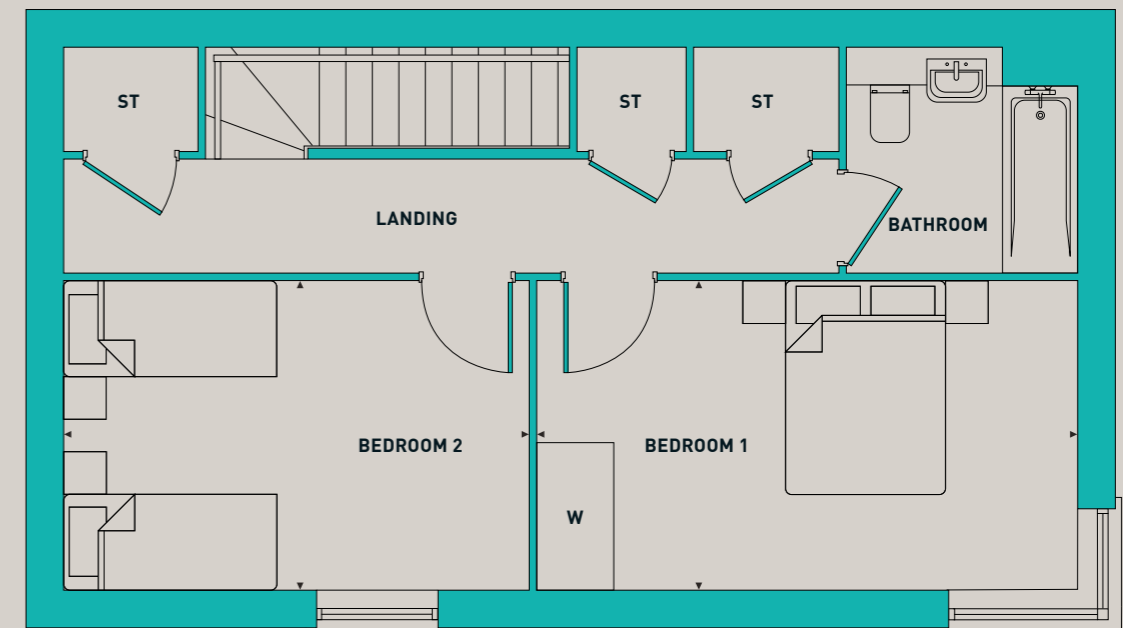


GROUND FLOOR

KITCHEN/LIVING/DINING	7.3M X 5.1M	23'9" X 16'7"
TOTAL AREA	85.5m ²	920ft ²

KEY

WC - CLOAKROOM
ST - STORAGE
CYL - CYLINDER



FIRST FLOOR

BEDROOM 1	5.1M X 2.9M	16'7" X 9'5"
BEDROOM 2	4.7M X 2.9M	15'4" X 9'5"
TOTAL AREA	85.5m ²	920ft ²

KEY

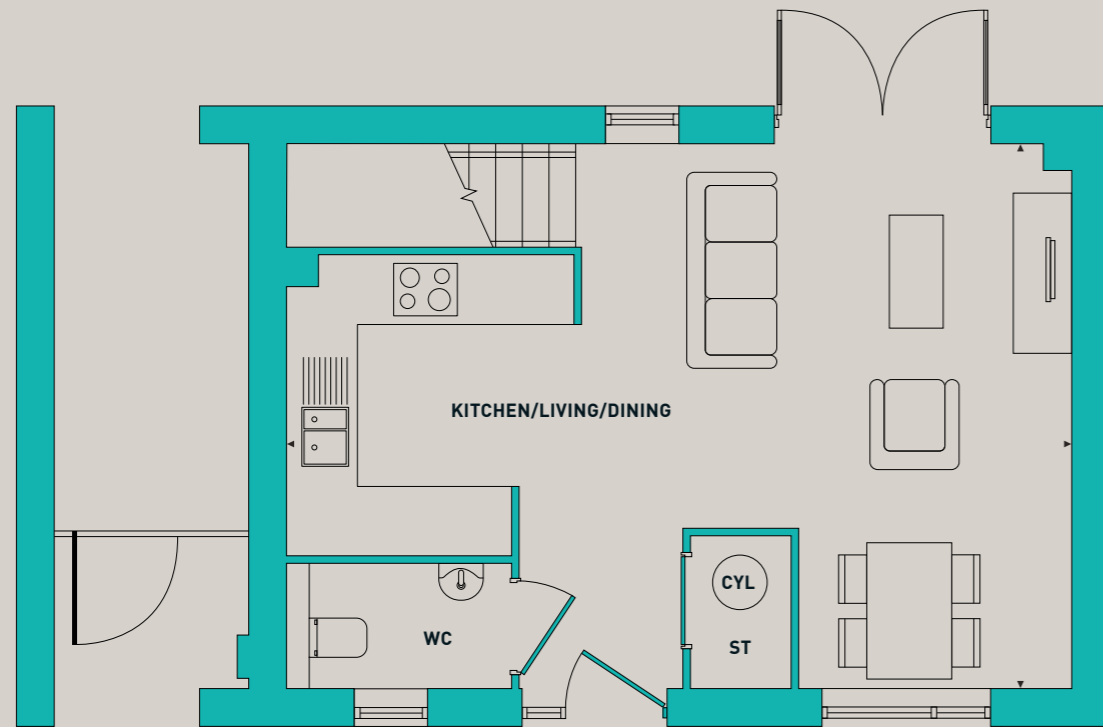
W - WARDROBE
ST - STORAGE

*Handed. Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%.
†Double doors and windows to plots 6 and 29 only. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture.

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TWO BEDROOM HOME

PLOTS 344, 345, 346, 347, 348, 349, 350, 351
MID-TERRACE

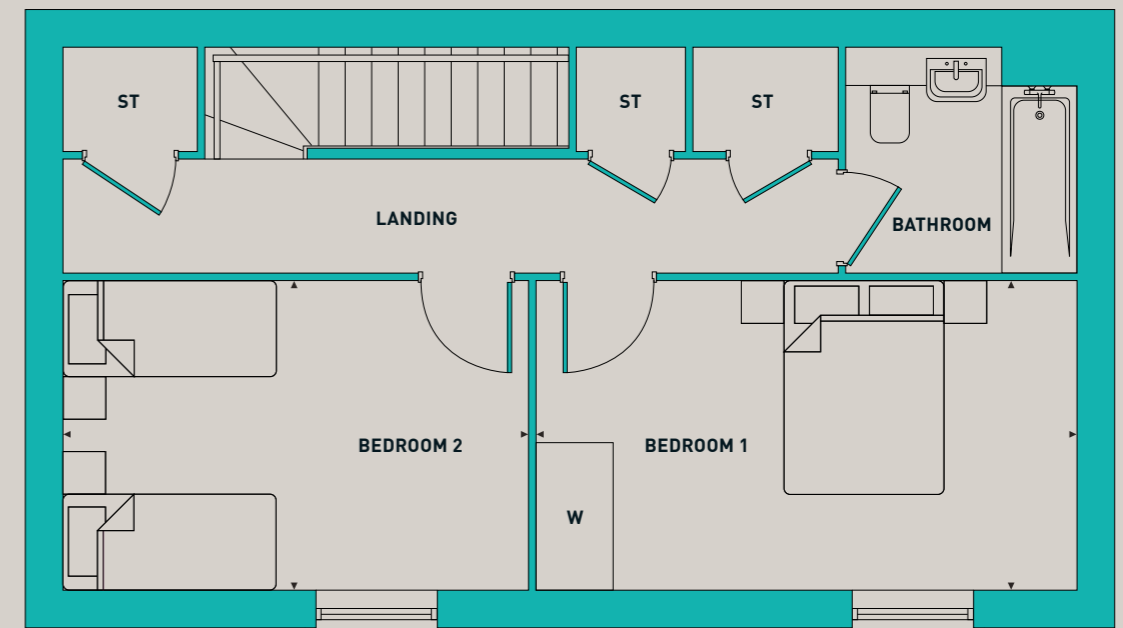


GROUND FLOOR

KITCHEN/LIVING/DINING	7.3M X 5.1M	23'9" X 16'7"
TOTAL AREA	85.5m ²	920ft ²

KEY

WC - CLOAKROOM
ST - STORAGE
CYL - CYLINDER



FIRST FLOOR

BEDROOM 1	5.1M X 2.9M	16'7" X 9'5"
BEDROOM 2	4.7M X 2.9M	15'4" X 9'5"
TOTAL AREA	85.5m ²	920ft ²

KEY

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THREE BEDROOM HOME

PLOTS 353, 362*
DETACHED



GROUND FLOOR

KITCHEN/DINING	4.3M X 3.1M	14'1" X 10'1"
LIVING ROOM	6.1M X 3.7M	20'0" X 12'1"
BEDROOM 1	4.1M X 3.1M	13'4" X 10'1"
BEDROOM 2	3.9M X 3.1M	12'7" X 10'1"
BEDROOM 3	3.0M X 2.9M	9'8" X 5'9"
TOTAL AREA	99.1M²	1,066FT²

FIRST FLOOR

KEY

- W - WARDROBE
- WC - CLOAKROOM
- ST - STORAGE
- CYL - CYLINDER

THREE BEDROOM HOME

PLOTS 354*, 355*
SEMI-DETACHED



GROUND FLOOR

KITCHEN/DINING	4.3M X 3.1M	14'1" X 10'1"
LIVING ROOM	6.0M X 3.7M	19'6" X 12'1"
BEDROOM 1	4.1M X 3.1M	13'4" X 10'1"
BEDROOM 2	3.9M X 3.1M	12'7" X 10'1"
BEDROOM 3	3.0M X 2.9M	9'8" X 5'9"
TOTAL AREA	97.9M²	1,053FT²

FIRST FLOOR

KEY

- W - WARDROBE
- WC - CLOAKROOM
- ST - STORAGE
- CYL - CYLINDER

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

ATTENTION TO DETAIL

	2B HOUSES	3B HOUSES
KITCHENS		
Individually-designed contemporary kitchen units with worktops and upstands	•	•
Soft-close cupboards and drawers	•	•
Appliances to include integrated oven with ceramic hob and fridge freezer	•	•
LVT flooring	•	•
BATHROOMS		
Contemporary white sanitaryware	•	•
Wall tiling to wet areas and full height tiling around bath	•	•
Heated towel rail	•	•
Stone effect LVT tiles	•	•
LIGHTING AND ELECTRICAL		
Downlights to living, kitchen/dining, WC, bathrooms	•	•
Pendant lights to bedrooms	•	•
External wall light	•	•
TV, BT and data points to selected locations (living room, bedrooms and GF cupboard)	•	•
White sockets and switches	•	•
EV car charger	•	•
OTHER FEATURES		
Fitted wardrobe to bedroom 1 only	•	•
Carpets to stairs, landing and bedrooms	•	•
Air source heat pump	•	•
Underfloor heating to ground floor	•	•



SPECIFICATION

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.

MORE ABOUT LATIMER

Why buy with Latimer?

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 125 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 125 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

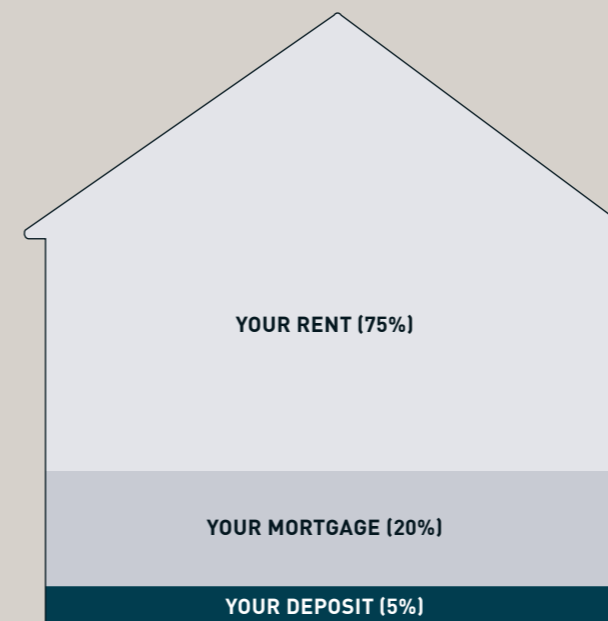
Shared Ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, 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% of 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.

EXAMPLE: PURCHASING 25% OF A PROPERTY VALUED AT £200,000



1 YOUR DEPOSIT

Your 25% share of this property would be worth £50,000, meaning you would need a 5% mortgage deposit of £2,500.

2 YOUR MORTGAGE

A mortgage lender could loan you the remaining £47,500 to make up the full value of your 25% share.

3 YOUR RENT

You will then pay subsidised rent to Latimer on the remaining 75% of the property you don’t own.

Eligibility for Shared Ownership

To be eligible for Shared Ownership, you will need to meet certain requirements set by Homes England.

You could be eligible if:

- You are at least 18 years old
- You cannot afford to buy a home that suits your household’s needs on the open market
- You have savings to cover a mortgage deposit and can obtain a mortgage
- Your household earns £80,000 or less (£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 to browse all the Shared Ownership properties in the areas you are interested in. If you see something you like, register your interest on the website by entering your contact details and a few basic facts to help us assess your eligibility for Shared Ownership. We will then put you in touch with an independent Mortgage Advisor who will assess whether the purchase is affordable for you and take you through all your options.

MAKING A POSITIVE IMPACT

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.



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.



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.



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.

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.



Barley Green Saffron Walden

Named the best place to live in the UK by The Sunday Times, Barley Green is the perfect blend of modern living and timeless style, designed to cater to the diverse needs of today's homeowners. It offers two, three and four bedroom homes, all available with Shared Ownership.



The Gables Attleborough

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



Springstead Village Cambridge

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

Computer generated images are indicative only.

GET IN TOUCH



CALL US
0300 100 0309

EMAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM

VISIT US
NEWMARKET ROAD, CAMBRIDGE, CAMBRIDGESHIRE, CB5 8AA

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)