

Latimer at MARLEIGH PARK

East Cambridge



**LATIMER
HOMES**
by Clarion Housing Group



JOIN THE GROWING COMMUNITY AT MARLEIGH PARK

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.

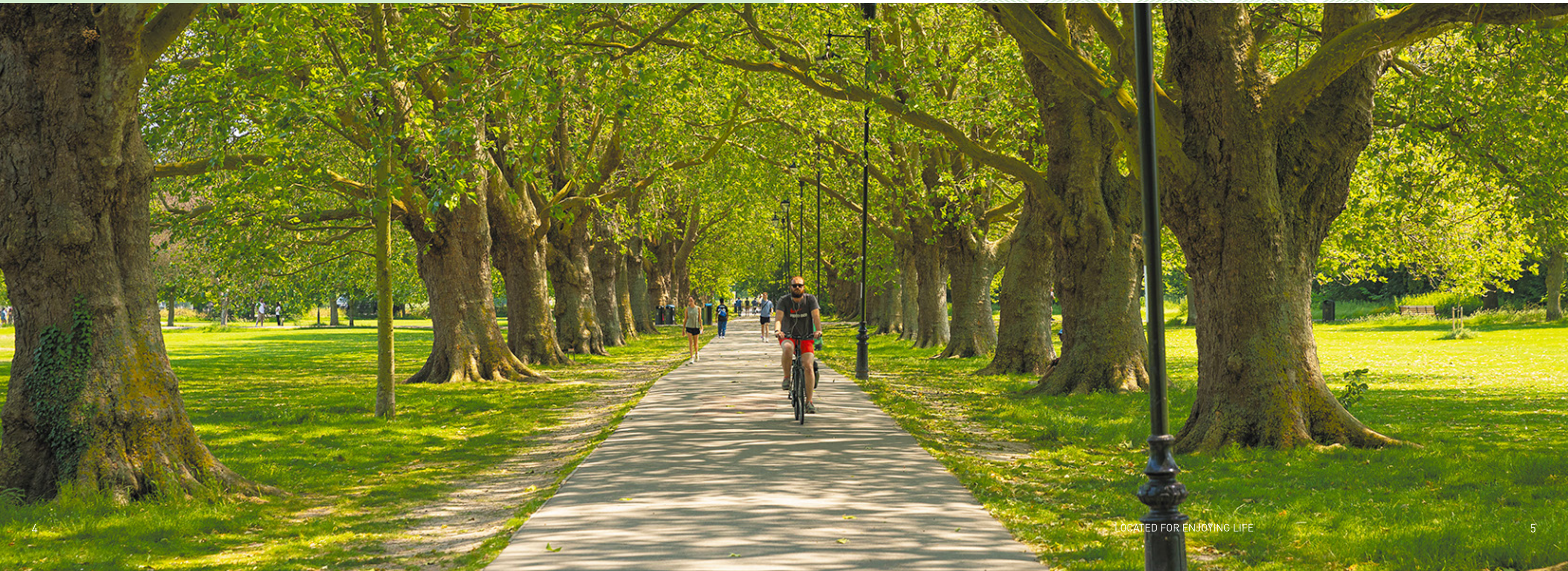
Marleigh Park is a fantastic place for first-time buyers and families, close to good schools, employment opportunities at the high-tech businesses around Cambridge, and the pleasures of the beautiful historic city centre with its centuries-old colleges, peaceful parks and vibrant choice of retail and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

LOCATED FOR ENJOYING LIFE

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

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.



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.



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THE OUTDOOR LIFE

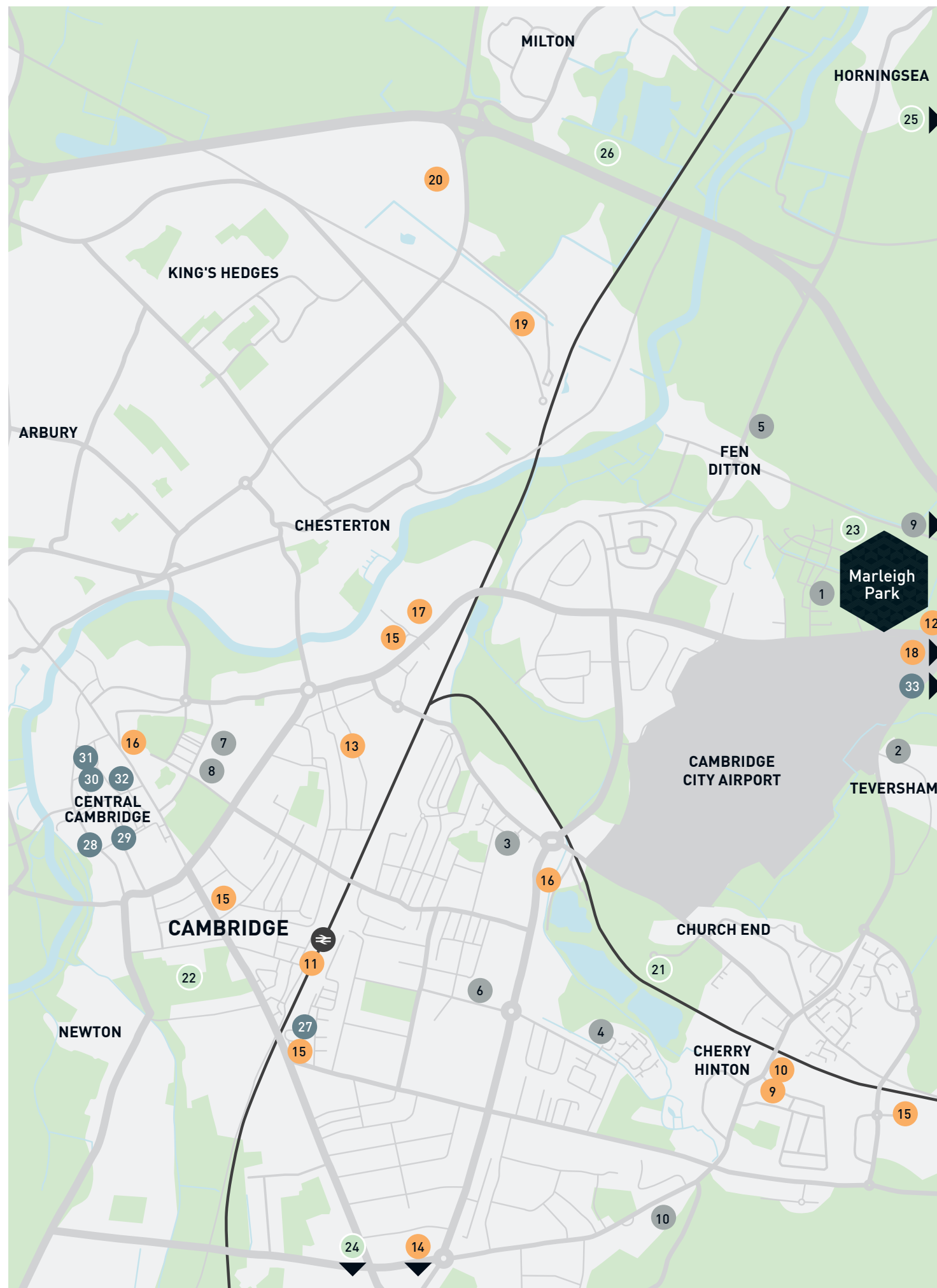
The Fens countryside has a unique character, whose ancient ways of life can still be glimpsed in the windmills and man-made watercourses.

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.





WELCOME TO 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 & 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

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

EASY CONNECTIONS TO EVERYTHING

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.



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



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

Journey times are taken from Google Maps/National Rail.



This is connected living that gives you time back. More lie-ins. Longer lunches. Later nights out. When everything's this easy to reach, you spend less time travelling and more time living.

SITE PLAN



BLOCK B4.02

1, 2 Bedroom
Shared Ownership Apartments

2 BEDROOM SHARED OWNERSHIP HOUSES

- 2 Bed House
- 2 Bed House

3 BEDROOM SHARED OWNERSHIP HOUSES

- 3 Bed House
- 3 Bed House

- Homes for Clarion Housing Group
- Homes for Outright Sale

CS - Cycle Store
BS - Bin Store



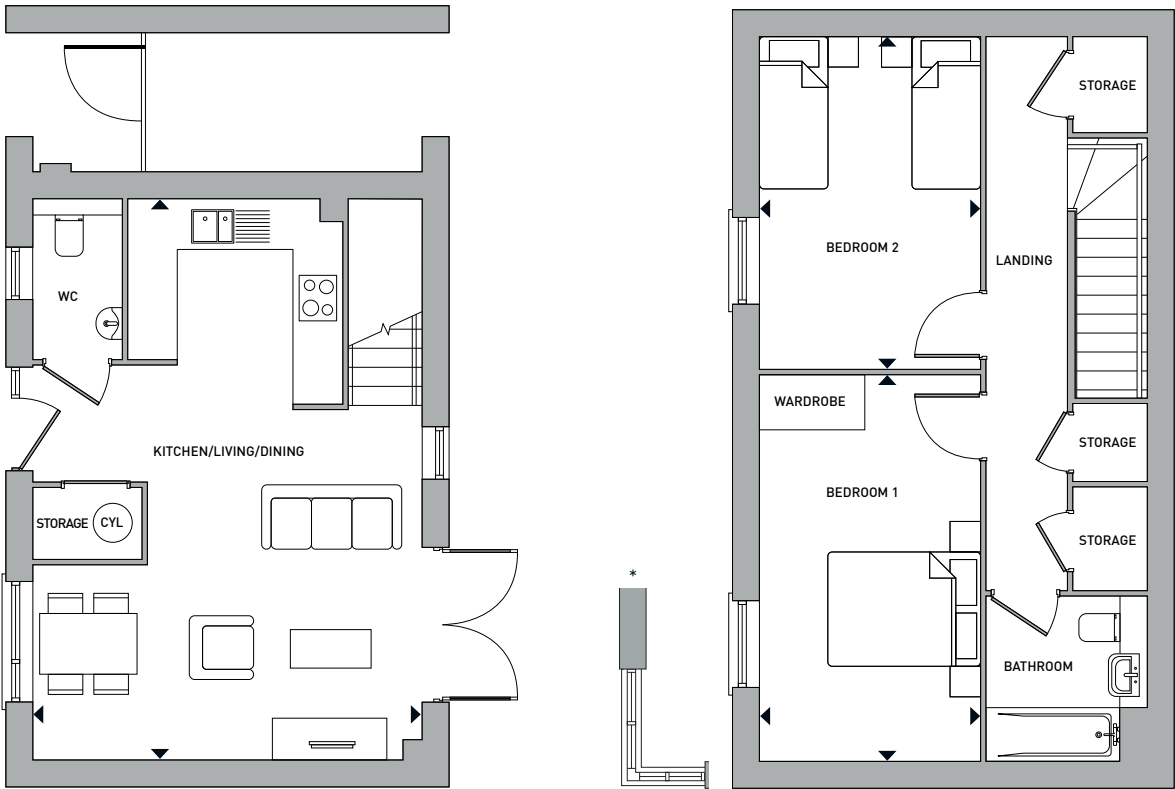
The site plan is indicative only and may be subject to change (and subject to planning). In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice.

Masterplan is not to scale and shows approximate locations only.

2 BEDROOM HOUSE

End-terrace: 343, 352*, 495 & 500*
Mid-terrace: 344, 345, 346, 347, 348, 349, 350, 351, 459, 460, 461, 462, 496, 497, 498 & 499

85.6m² / 921.3ft²



Ground Floor

First Floor

*Window variation for Plots 343 & 352

Ground Floor		
Kitchen/Living/Dining	5.0m x 7.3m	16'4"x 23'9"

First Floor		
Bedroom 1	2.8m x 5.0m	9'1"x 16'4"
Bedroom 2	2.8m x 4.3m	9'1"x 14'1"

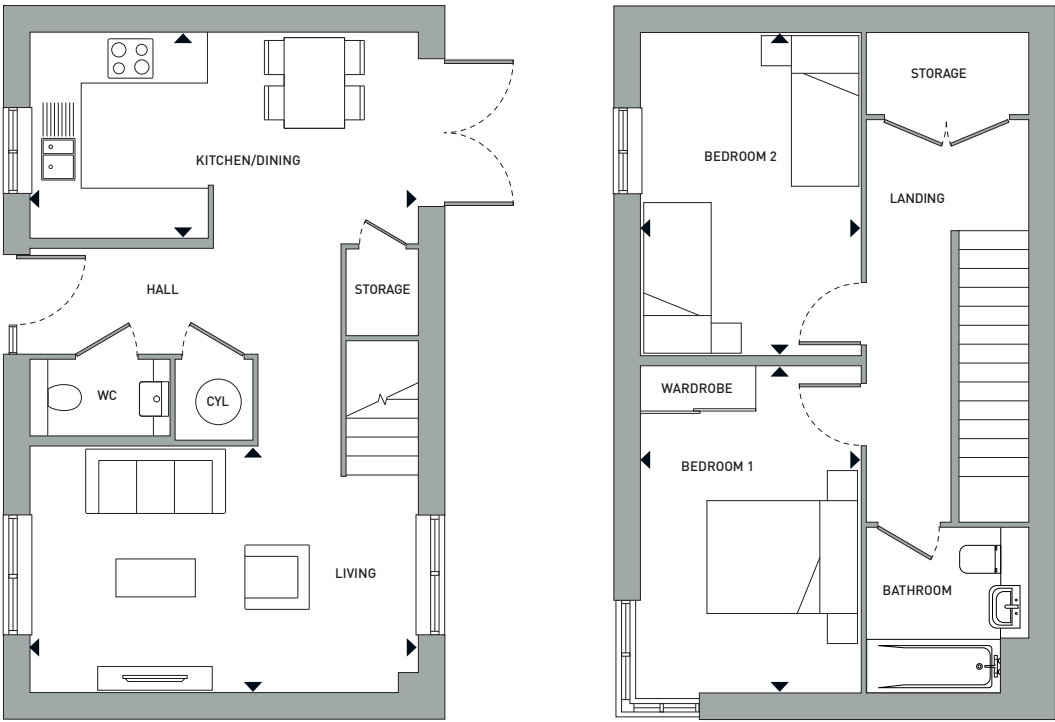
*Handed
CYL – CYLINDER

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

2 BEDROOM HOUSE

End-terrace: 463

88.4m² / 951.5ft²



Ground Floor

First Floor

Ground Floor		
Kitchen/Dining	5.0m x 2.6m	16'4"x 8'5"
Living	5.0m x 3.2m	16'4"x 10'6"

First Floor		
Bedroom 1	2.8m x 4.3m	9'1"x 14'1"
Bedroom 2	2.8m x 4.2m	9'1"x 13'9"

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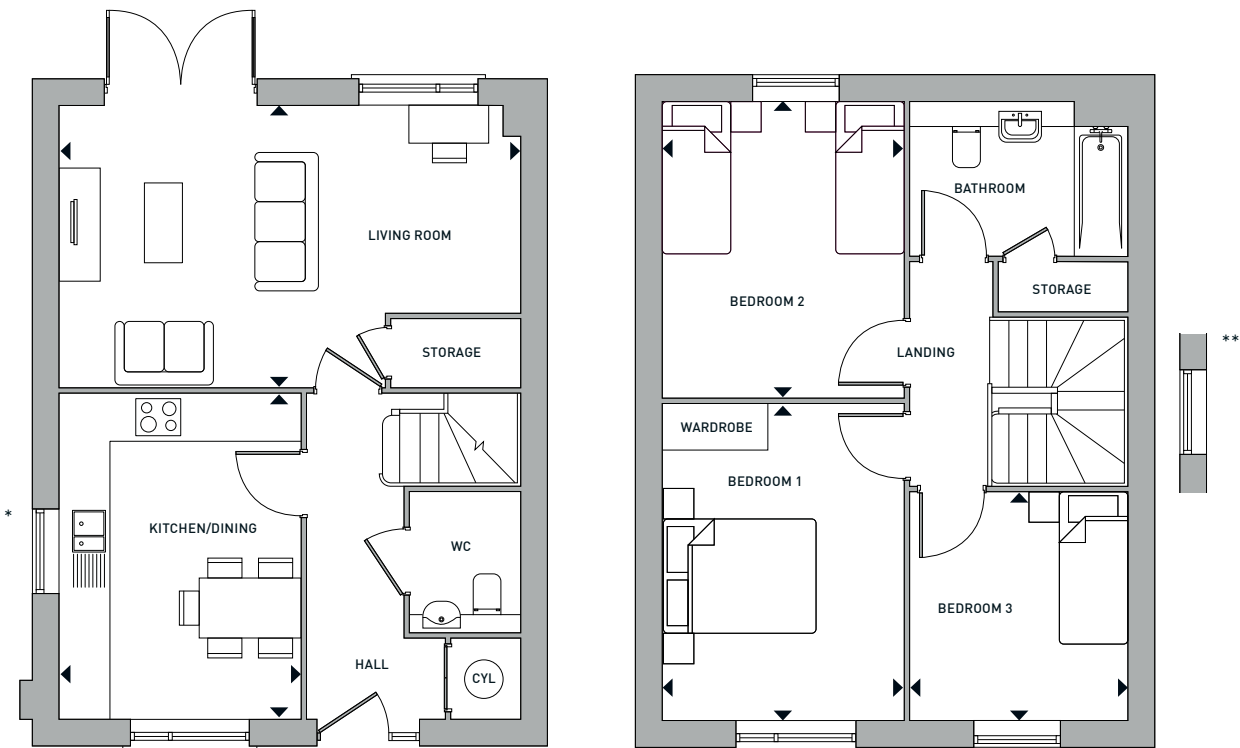


Plots 461-463

3 BEDROOM HOUSE

Semi-detached: 354, 355, 501, 502, 503, 504, 505 & 506

97.9m² / 1053.7ft²



Ground Floor

* Window just to Plots 502, 504 & 506

First Floor

** Window variation for Plots 501, 503 & 505

Ground Floor		
Kitchen/Dining	4.3m x 3.0m	14'1"x 9'8"
Living	6.0m x 3.7m	19'6"x 12'1"

First Floor		
Bedroom 1	4.1m x 3.0m	13'4"x 9'8"
Bedroom 2	3.8m x 3.1m	12'4"x 10'1"
Bedroom 3	2.9m x 2.8m	9'5"x 9'1"

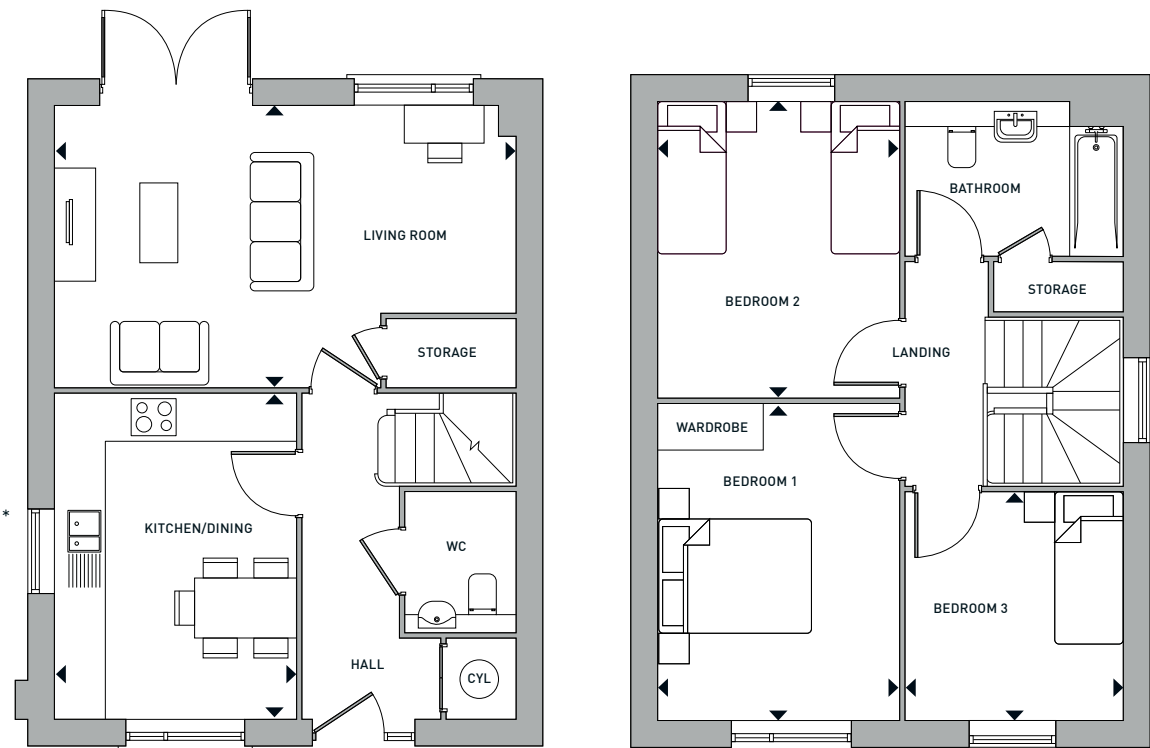
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3 BEDROOM HOUSE

Detached: 353, 362* & 465

99.1m² / 1066.7ft²



Ground Floor

* Window just to Plots 353 & 362

First Floor

Ground Floor		
Kitchen/Dining	4.2m x 3.1m	13'7"x 10'1"
Living	6.0m x 3.7m	19'6"x 12'1"

First Floor		
Bedroom 1	4.1m x 3.1m	13'4"x 10'1"
Bedroom 2	3.8m x 3.1m	12'4"x 10'1"
Bedroom 3	2.9m x 2.8m	9'5"x 9'1"

*Handed
CYL – CYLINDER

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Plot 465



Plots 461-463



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

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	•	•

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.

HOW SHARED OWNERSHIP WORKS FOR YOU

No sharing with housemates. Not just for first-time buyers. Buy with a smaller deposit. Shared ownership is a flexible, affordable route into homeownership.

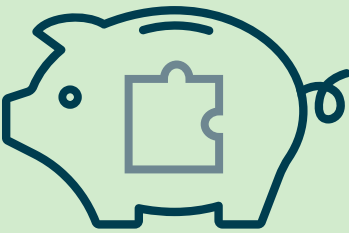
With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property’s value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part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

The deposit required for a shared ownership mortgage is lower than if you were purchasing a property outright. It is usually 5-0% 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. 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 25% of a property valued at £200,000



YOUR DEPOSIT

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



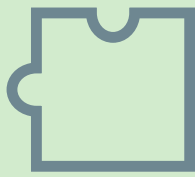
YOUR MORTGAGE

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

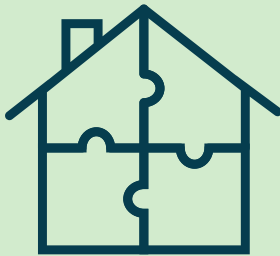


YOUR RENT

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



YOUR SERVICE CHARGE



YOUR LATIMER HOME

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 (£90,000 or less inside London)





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by Clarion Housing Group

Our mission is to provide more homes in great places, creating more rewarding futures for owners, occupiers and local communities.

Built on 125 years experience in providing homes for the nation; we are trusted by homeowners, local authorities, Homes England and other developers. We're a not-for-profit, multi-award winning organisation with 5 stars for customer satisfaction.

We're more than just a home-builder. Every home we build helps fund the next, creating a sustainable cycle of quality housing, supporting families and strengthening communities. When you choose a Latimer home, you're not just building your future, you're helping others to build theirs too.

RICHARD COOK
CHIEF DEVELOPMENT OFFICER

Latimer
**GREAT HOMES,
GREAT COMMUNITIES.**



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

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.



ECONOMIC 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 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 after care continue to uphold our core values of providing happiness and delivering more.

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.

TWYFORD PARK, EALING, LONDON

With Ealing's idyllic balance of urban convenience and community-focused atmosphere, and a Grade II listed building at the heart of the development, this is a key new London residential development.

ISLINGTON WHARF, MANCHESTER

Islington Wharf offers an attractive collection of one and two bedroom contemporary canal-side apartments. This popular neighbourhood has it all, the tranquillity of canal-side living with picturesque walks and green spaces on your doorstep, as well as an abundance of independent shops, cafés, bars and restaurants along the New Islington Marina and throughout the area.



TWYFORD PARK EALING, LONDON

Latimer Homes

GET IN TOUCH

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FIND US
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VISIT US
Newmarket Road, Cambridge, Cambridgeshire, CB5 8AA

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



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DISCLAIMER

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