

Brindley Green

Longford, West Midlands



LATIMER
by Clarion Housing Group



COMPUTER GENERATED IMAGES ARE INDICATIVE ONLY.

WELCOME TO BRINDLEY GREEN

SET IN THE THRIVING CITY OF COVENTRY,
BRINDLEY GREEN OFFERS A CONTEMPORARY
COLLECTION OF TWO AND THREE BEDROOM
HOMES WITH SHARED OWNERSHIP.

—

READ ON TO DISCOVER MORE ABOUT THE
LIVEABLE, LOVEABLE, WORKABLE SPACES
WE HAVE CREATED EXCLUSIVELY FOR YOU.

LATIMER DELIVERS MORE



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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

BEGIN AT BRINDLEY GREEN



BRINDLEY GREEN, COVENTRY

Longford is a collection of neighbourhoods and villages to the north of Coventry, and is a very popular, well-connected residential area. Latimer by Clarion Housing Group has chosen it for Brindley Green, where we are building two and three bedroom homes available exclusively with shared ownership.

If you're looking to put down roots for yourself and the family, this is a good place to start.

The homes are part of a larger development on the edge of the Coventry Canal, which adds a tranquil touch to the location and the opportunity to enjoy peaceful walks.

Excellent big-city connections to Coventry and Birmingham are another good reason for the area's desirability, whether you travel by train from Bedworth or by car on the M6.



CONVENIENTLY CLOSE

Longford combines local convenience with easy access to parks, waterways and nature; an ideal mix.

Nearby, you'll find handy general stores, cafés, GP practices, and traditional community pubs such as The Boat Inn and The Old Crown. Bedworth has a well-equipped leisure centre with two pools. Arena Shopping Park, two miles away, gives you Boots, M&S, Next, New Look and a big Tesco Extra.

There's a wide choice of schools too. Primary schools with a 'good' rating include Grangehurst, Goodyers End, St Michael's C of E Academy and Race Leys; while The Canons is 'outstanding'. For older children there's Ash Green School, also 'good' and the 'outstanding' President Kennedy School Academy. While being only 20 minutes' drive from Coventry city centre, you'll also have plenty of outdoor life to enjoy close to Brindley Green. Canals provide gentle towpath strolls. At Hawkesbury Junction, where the Oxford and Coventry Canals meet, is a heritage site with a well-preserved bridge and pumphouse, as well as a lovely traditional pub, The Greyhound Inn. In this watery landscape there are also good fishing spots, such as Hollyhurst Lakes.

Families will be pleased to know that there are some lovely parks close to home. Miners' Welfare Park has some amazing facilities: family mountain bike trails, new tennis courts, BMX and skateboard parks, woodland paths for walkers and dogs. Longford Park is also a great family park, with special areas for toddlers up to teens. For the actively inclined, there's walking and jogging trails, as well as the well-loved Magic Mile event which takes place every month.

Picture credits: 'Oxford Canal, bridge reflecting in autumn weather.' by Wendy Lucid, sourced from iStockphoto.com



OFF TO THE CITY

Picture credits: 'Holy Trinity and Coventry Cross' by Herry Lawford, sourced from flickr.com



BRINDLEY GREEN, COVENTRY

Picture credits: 'Old English Architecture street in Coventry, destroyed Cathedral from Second World War' by nrqemi, sourced from istockphoto.com

Coventry was the UK's City of Culture in 2021 and retains its creative edge in several unique destinations.

The Reel Store is the country's first immersive digital art gallery and has intriguing installations for all ages. The Herbert Art Gallery and Museum is a true community hub, where you could try a family-focused workshop or see a thought-provoking exhibition.

Every 80s music fan knows that Coventry was the birthplace of 2 Tone, and it's celebrated in full at 2 Tone Village, with its museum, café, restaurant and memorabilia shops. Cars are another Coventry claim to fame, and motor-lovers will be in their

element at Coventry Transport Museum, where you can see everything from Queen Mary's Daimler to the world land speed record breaker Thrust SSC.

Coventry has all the eateries you could want. Some of them are located in the new Cathedral Lanes centre, where there's The Botanist, Las Iguanas, Wagamama and Zizzi to choose from. Independent restaurants in the city include Basement Browns for pizza and The Lazy Monkey for burgers and cocktails. The shopping district is mainly pedestrianised and includes Lower Precinct and West Orchards centres.

Birmingham is about 30 minutes' drive, and as the UK's second city, has some fabulous attractions. There are shops, bars and restaurants for every style and budget, including Selfridges and the iconic Bullring & Grand Central. The city is a network of different neighbourhoods, each with a distinctive character: The Jewellery Quarter, Balti Triangle, creative Digbeth, Southside, and The Mailbox for dining and shopping, including Harvey Nichols.

Information about the local area is based on a variety of external sources: while Latimer makes every effort to reproduce correct information, we cannot guarantee its accuracy.

IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good dining and well-regarded schools are all within a short distance of Brindley Green.

Education

- 1 Grangehurst Primary School
- 2 Race Leys
- 3 The Canons C of E Primary School
- 4 Ash Green School
- 5 President Kennedy School

Fitness & Leisure

- 6 Bedworth Leisure Centre
- 7 Old Hawkesbury Golf Course
- 8 RedKangaroo Trampoline Park Coventry
- 9 PureGym Coventry Skydome
- 10 The Wave Waterpark

Food & Drink

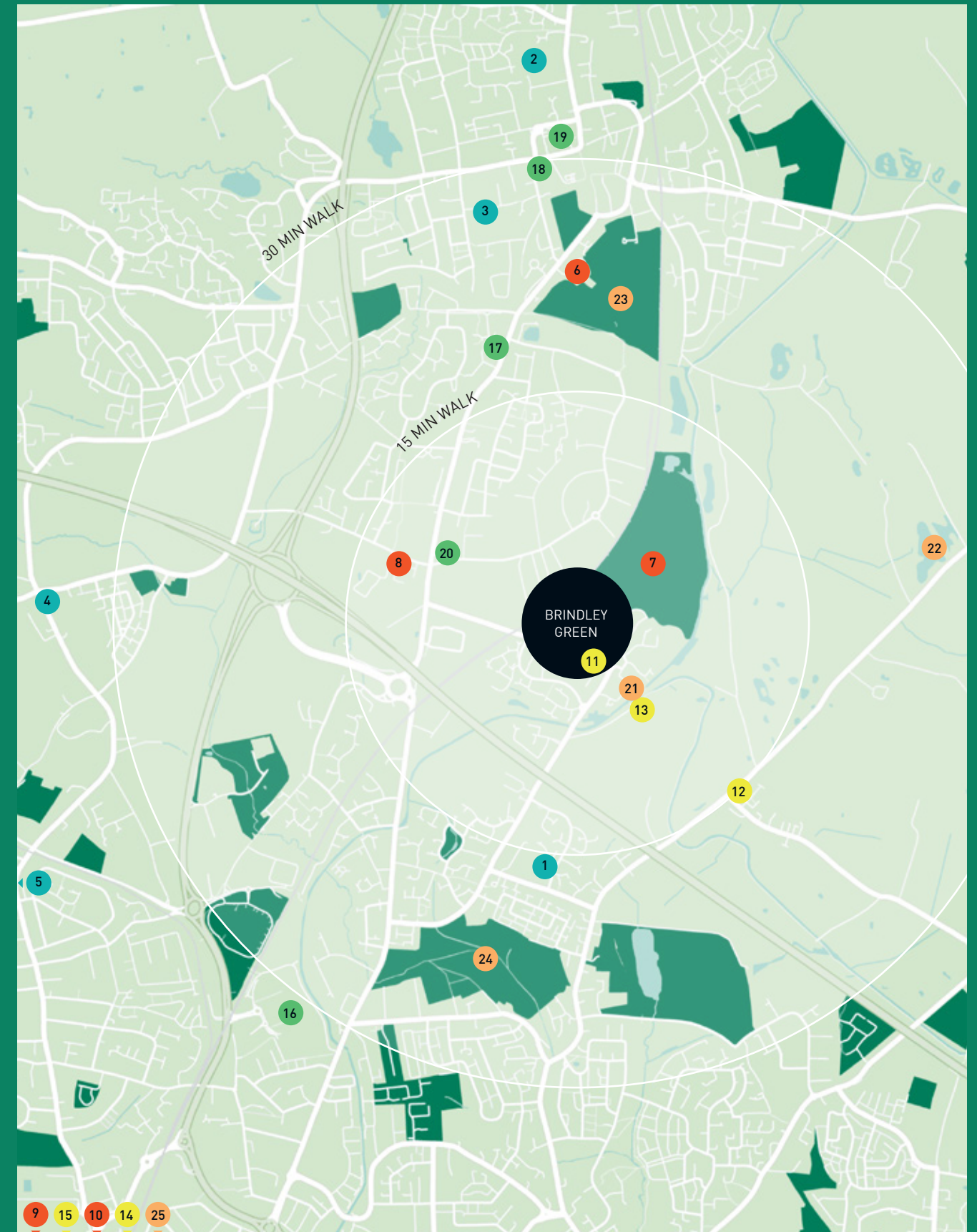
- 11 The Boat Inn
- 12 The Old Crown
- 13 The Greyhound Inn
- 14 Basement Browns
- 15 The Lazy Monkey Bar & Kitchen

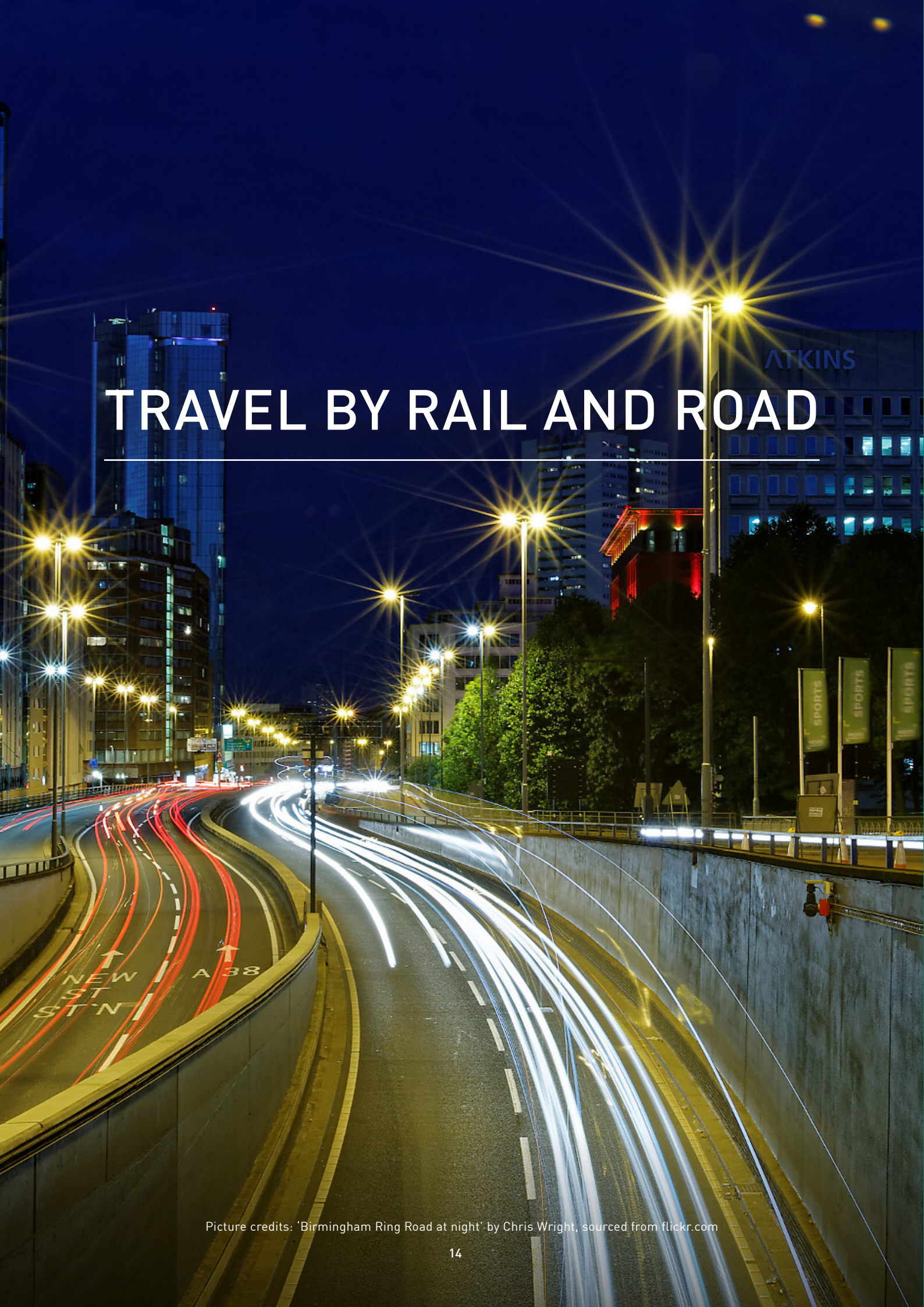
Retail & Essentials

- 16 Arena Shopping Park
- 17 Sainsbury's Local
- 18 ALDI
- 19 Tesco Extra
- 20 Midcounties Co-Operative Food & Post Office

Sights & Gardens

- 21 Hawkesbury Junction
- 22 Hollyhurst Lakes
- 23 Miners Welfare Park
- 24 Longford Park
- 25 Herbert Art Gallery and Museum







TRAVEL BY RAIL AND ROAD

Picture credits: 'Birmingham Ring Road at night' by Chris Wright, sourced from flickr.com

A nine-minute drive brings you to Bedworth station, on a direct line to Birmingham with connections to destinations further afield. If you're driving, the M1, M6, M40, M45 and M69 are all close, getting you on the road to major Midlands cities.

			
Coventry	13 mins	M6 junction 3/A444	6 min
Birmingham New Street	44 mins	M69 junction 2	8 min
Birmingham International	30 mins	Coventry	20 mins
Leamington Spa	30 mins	Birmingham	30 mins
Rugby	34 mins	Leamington Spa	36 mins
London Euston	1 hr 16 min	Leicester	36 mins
Manchester Piccadilly	1 hr 57 min	Northampton	46 mins



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

OUR NEIGHBOURHOOD

Key

- 2 BEDROOM HOMES
- 3 BEDROOM HOMES
- HOMES FOR CLARION HOUSING ASSOCIATION
- HOMES FOR OUTRIGHT SALE



Garden levels vary by plot, please speak to your sales representative for more information. 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.



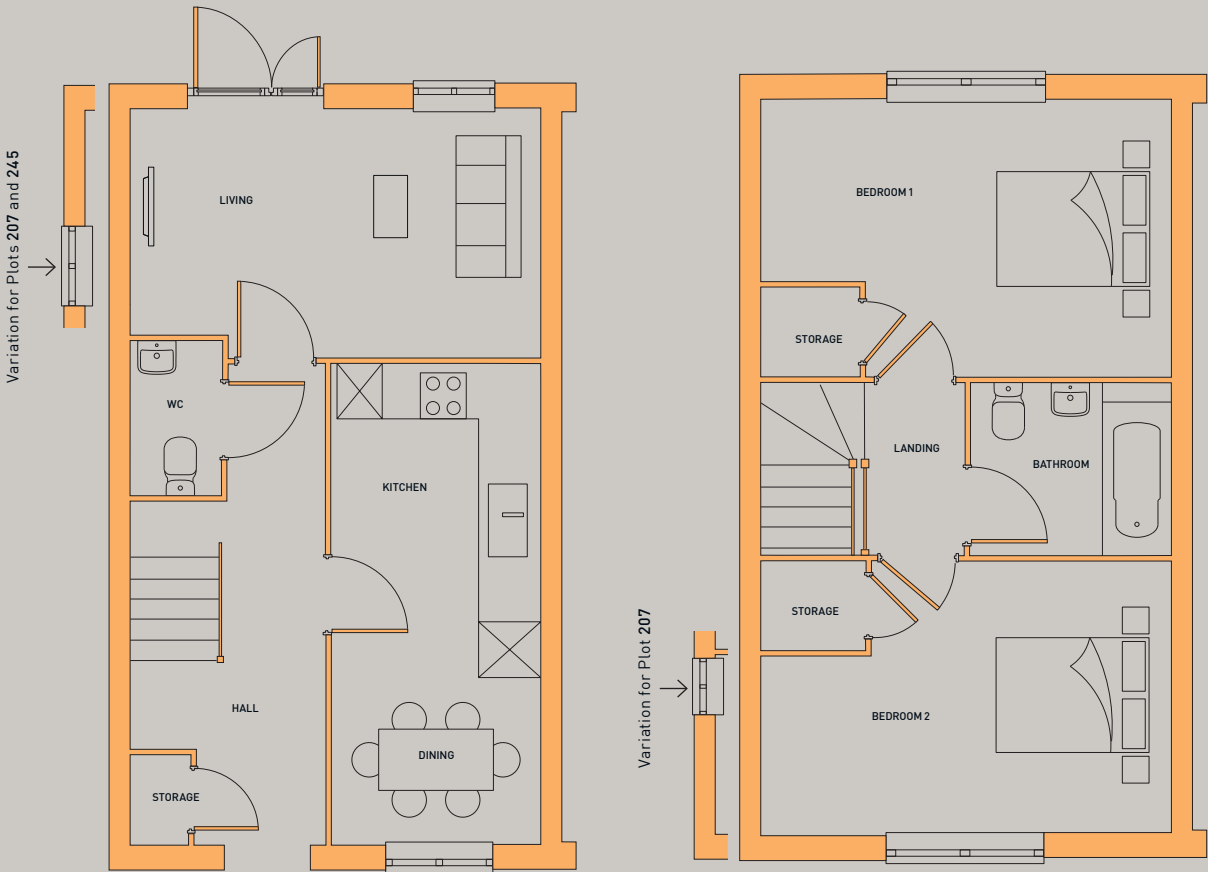


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ATKINS

TWO BEDROOM HOUSE

PLOTS: 207-209, 217-219, 248-251, 277, 278



GROUND FLOOR

FIRST FLOOR

LIVING	4.4 M	X	2.8 M	14'4"	X	9'2"
KITCHEN/DINING	2.3 M	X	5.3 M	7'5"	X	16'4"
WC	0.9 M	X	1.7 M	2'9"	X	5'6"
BEDROOM 1	4.4 M	X	3.1 M	14'4"	X	10'2"
BEDROOM 2	4.4 M	X	3.1 M	14'4"	X	10'2"
BATHROOM	2.2 M	X	1.9 M	7'2"	X	6'2"

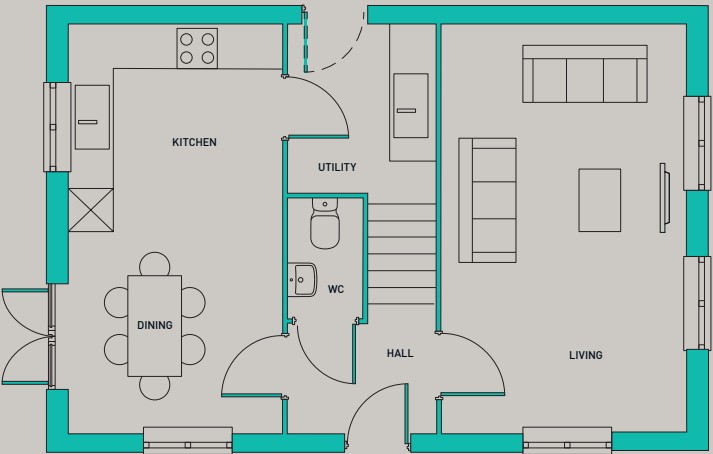
Floorplans shown are for approximate measurements only. Exact layouts and sizes may vary. All measurements may vary within a tolerance of 5%. The dimensions are not intended to be used for carpet sizes, appliance sizes or items of furniture. Selected homes may have a 'handed' or 'opposite' layout to the one shown. Please speak to your Sales Executive for plot specific details.

BECKET

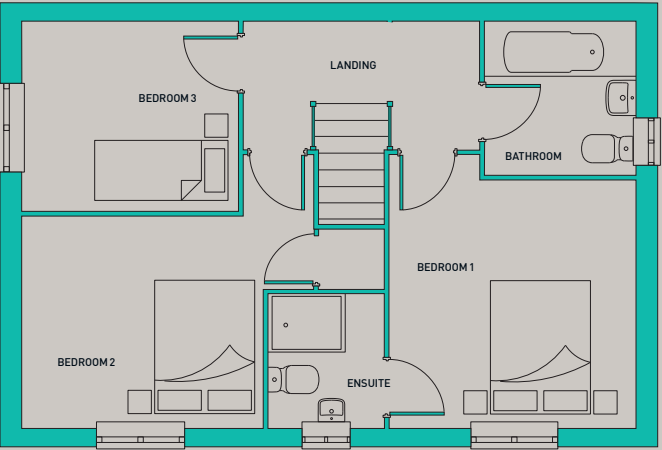
THREE BEDROOM HOUSE

PLOT: 254

GROUND FLOOR



FIRST FLOOR



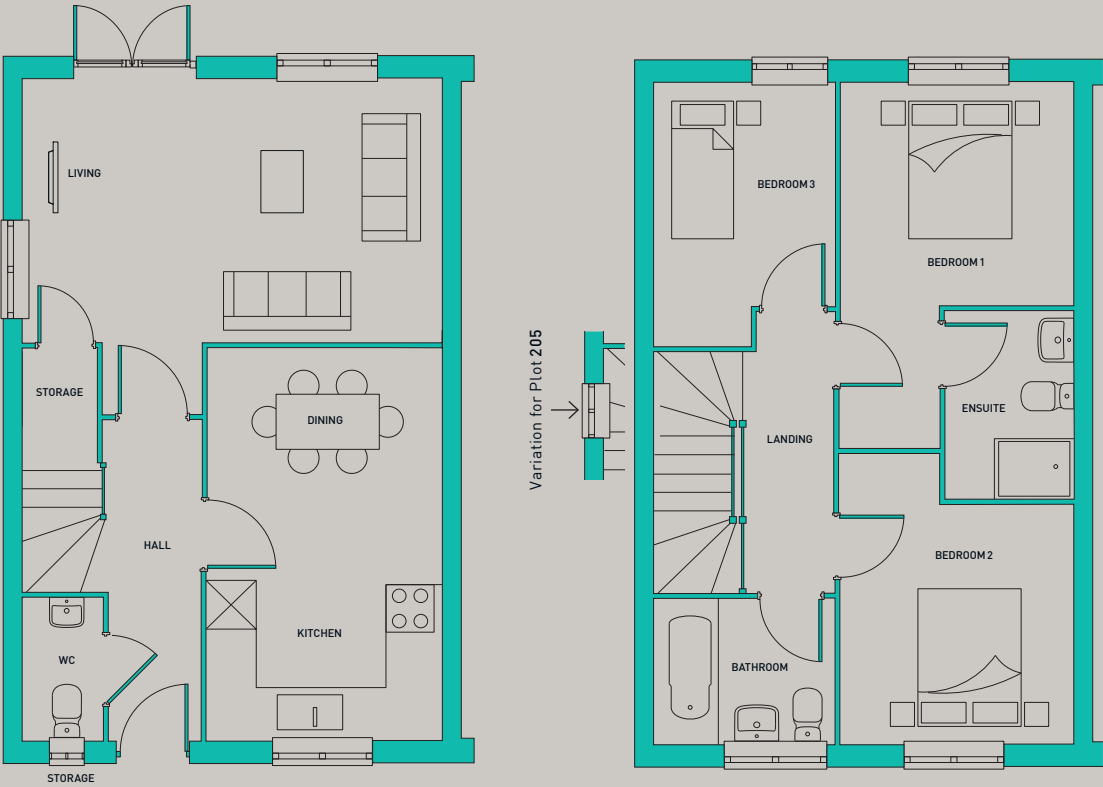
LIVING	3.4 M	X	6.2 M	11'6"	X	20'3"
KITCHEN/DINING	3.3 M	X	5.6 M	10'8"	X	18'4"
UTILITY	2.0 M	X	2.3 M	6'7"	X	7'5"
WC	1.0M	X	1.7 M	3'3"	X	5'6"
BEDROOM 1	3.4 M	X	4.0 M	11'2"	X	13'1"
BEDROOM 2	3.7 M	X	3.3 M	12'1"	X	10'9"
BEDROOM 3	3.0 M	X	2.9 M	9'8"	X	9'5"
ENSUITE	1.6 M	X	1.9 M	5'2"	X	6'2"
BATHROOM	2.1 M	X	2.1 M	6'9"	X	6'9"

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EVELEIGH

THREE BEDROOM HOUSE

PLOTS: 205, 206, 210, 211, 252, 253, 255, 256, 272-276



GROUND FLOOR

FIRST FLOOR

LIVING	5.0 M	X	3.2 M	16'4"	X	10'5"
KITCHEN/DINING	2.8 M	X	4.8 M	9'2"	X	15'7"
WC	0.9 M	X	1.8 M	3'0"	X	5'9"
BEDROOM 1	2.8 M	X	2.7 M	9'2"	X	8'9"
BEDROOM 2	2.8 M	X	2.9 M	9'2"	X	9'5"
BEDROOM 3	2.1 M	X	3.2 M	6'9"	X	10'5"
ENSUITE	1.5 M	X	2.3 M	4'9"	X	7'5"
BATHROOM	2.1 M	X	1.8 M	6'9"	X	5'9"

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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.

Our homes at Brindley Green come with a range of fixtures and fittings as standard, providing the perfect backdrop for a home you’ll love to live in.

ATTENTION TO DETAIL

KITCHENS
Individually-designed contemporary kitchen units with worktops & upstands
Appliances include electric oven, gas hob and extractor
Ceramic floor tiles
Soft-close drawers and cabinets
BATHROOMS
Contemporary white sanitaryware
Wall tiling to wet areas and full height tiling around bath
Ceramic floor tiles
Chrome towel rail
Mirror to bathroom, and cloakroom
LIGHTING AND ELECTRICAL
Downlights to kitchen, lounge and bathrooms
OTHER FEATURES
Carpets to all other rooms
Turf and fence to rear garden
Kardean flooring to entrance hallway

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.



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A wooden cutting board with a hole at the top, a glass jar filled with yellow ribbon, and a stack of books including 'DUMPLINGS and NOODLES' and 'SOAR' are on a wooden surface.

WAYS TO BUY WITH 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 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 five to seven 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.

SHARED OWNERSHIP

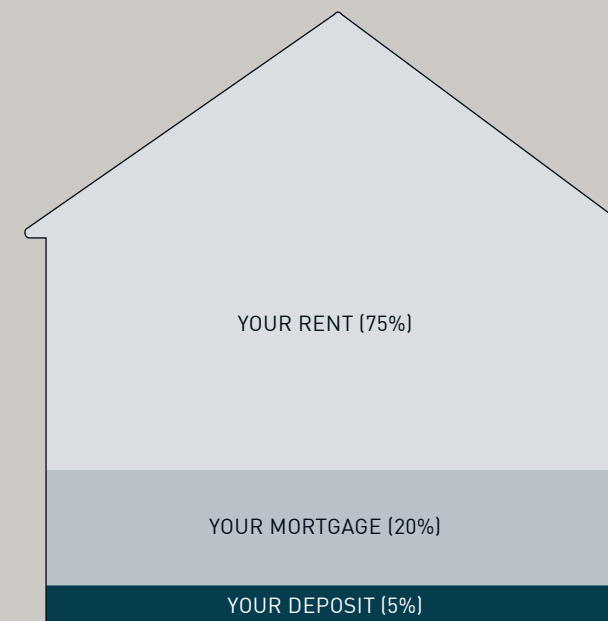
Shared ownership is an excellent way for you to take your first steps onto the property ladder and become a homeowner. We've produced a full, step by step guide that you can find on the Latimer website, and given some key information here that you need to know.

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 10% 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.

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.

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 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. 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.



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.



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 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

A place of my own.

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 via 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.”



Lowres image

A lovely rural location.

NATALIE IVIN

HOME OWNER AT
SAYERS GROVE, HAYWARDS HEATH

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

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VISIT US
BRINDLEY GREEN, OFF STOCKLEY ROAD, LONGFORD CV6 6QY

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

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