

Collingtree Park

Northamptonshire



LATIMER
by Clarion Housing Group

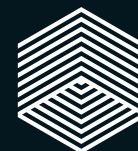


YOUR HOME IN THE NEW VILLAGE COMMUNITY

COLLINGTREE PARK IS A NEW VILLAGE
BUILT ON GOOD OLD-FASHIONED VALUES.
IT'S NEIGHBOURLY, FAMILY FRIENDLY,
SURROUNDED BY PARKS AND NATURE, BUT WITH
THE ESSENTIALS YOU NEED VERY CLOSE TO HOME.

LATIMER IS CONTRIBUTING TO COLLINGTREE
PARK'S FUTURE, AND YOURS, WITH A RANGE OF
2, 3 AND 4 BEDROOM HOMES AVAILABLE FOR
SHARED OWNERSHIP. THESE ARE HOMES WHERE
THERE'S NO COMPROMISE ON QUALITY OR
SUSTAINABILITY, BUILT FOR THE LIVES
WE LIVE TODAY, AS WELL AS TOMORROW.

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

CHANGE TO GREENER LIVING

As a homeowner at Collingtree Park, you'll be part of a much bigger picture. At this new village on the outskirts of Northampton, there will eventually be around 1,000 homes and a range of amenities for the people who live in them.

Collingtree Park is to have houses to suit a wide range of buyers and households. A primary school and spaces for shops and small businesses are planned for the community hub at the heart of it all. It will be a good mix and a strong foundation for a genuine community to grow.

Collingtree Park is to be green in both senses of the word. Latimer is committed to building to the highest levels of sustainability, something we share with our developer partners at Collingtree Park. Your new home will be low carbon output, energy efficient and cost-effective to run and to heat.

You'll also be able to enjoy a close-to-nature lifestyle in this new community. The homes are set amongst swathes of parkland and meadow, rich in mature trees, with new green corridors linking playgrounds, sports pitches and quiet spots to stroll and pass the time of day.





OUTDOOR LIFE COMES CLOSER



**From golf to canal trips,
or just a walk in the park,
there are plenty of ways to
get your share of country
life around Collingtree Park.**

Collingtree Park Golf Club is on the border of the village, offering memberships at flexible rates at a testing 18-hole course. There's more sport and fitness at the local Virgin Active club, where the facilities include two swimming pools, one of them open-air.

The immediate area has a great choice of open spaces, all providing different kinds of park life for you and the family. Delapre Park combines the natural and the cultivated in its beautiful gardens and open parkland. Ladybridge Park includes playing fields and is home to a local football club, while Wootton Brook Park has a watery theme with its weir and lake. For a taste of wilder countryside and windblown walks, try Upton Country Park, where the Grand Union Canal passes lazily along its southern edge. Hunsbury Hill Country Park and Upper Nene Valley Country Park, also have that sense of wild countryside you can lose yourself in.





ABOUT NORTHAMPTON

Northampton has quaint streets and handsome old buildings, but is also looking to the future with ambitious regeneration plans.

Northampton was granted a market charter in 1189 and traders still set out their stalls five days a week in its Market Square. If you enjoy the bustle of market shopping, this is the place to be. There are more conventional retailers in Grosvenor Shopping Centre, while areas such as St Giles Street are worth exploring for their independent shops, cafés and pubs, with the splendid Gothic Guildhall presiding over them.

The town was once noted for its footwear industry and this heritage is celebrated within newly developed Northampton Museum and Art Gallery. Another historic building is the Royal Theatre, now part of the Royal & Derngate complex. Here, you can enjoy a night out that could involve drama, live music, comedy or a musical, often starring some very big names.

The 'Northampton Forward' initiative has taken a look at the town centre and identified ways in which it can be made better still. New shopping areas, pedestrian links, transport and parks are under discussion, all of which will help assure the prosperity of this historic town.



THIS IS YOUR NEIGHBOURHOOD

Collingtree Park is less than four miles from Northampton town centre, there's a very good choice of schools, things to do and places to shop even closer to home.

Education

- 1 Collingtree C of E Primary - Good
- 2 East Hunsbury Primary - Good
- 3 Simon de Senlis Primary - Good
- 4 Wootton Primary - Good
- 5 Wootton Park School - Outstanding
- 6 Abbeyfield School - Good
- 7 Northampton High School – Excellent (ISI rating)
- 8 Caroline Chisholm School - Good
- 9 Milton Parochial Primary - Good

Retail & Essentials

- 20 Tesco Extra
- 21 Sainsbury's
- 22 Tesco Express
- 23 Aldi
- 24 Waitrose
- 25 Weston Favell Shopping Centre
- 26 Grosvenor Shopping
- 27 Northampton Station
- 28 Market Square

Fitness & Leisure

- 10 Collingtree Golf Course
- 11 Virgin Active
- 12 Delapre Golf Centre
- 13 Wootton Community & Sports Centre
- 14 Danes Camp Leisure Centre
- 15 Royal & Derngate

Sights & Gardens




- 29 Northampton Museum and Art Gallery
- 30 Ladybridge Park
- 31 Upton Country Park
- 32 The Racecourse, Northampton
- 33 Hunsbury Hill
- 34 Grand Union Canal
- 35 Huntfun Northampton
- 36 Wootton Brook
- 37 Upper Nene Valley Country Park
- 38 The Guildhall

Food & Drink

- 16 Seasons restaurant
- 17 Wooden Walls of Old England
- 18 The Collingtree
- 19 Alberto's Italian



Map is not to scale and shows approximate locations only.

					
Collingtree Park Golf Club	4 mins	Milton Keynes	16 mins	M1	6 mins
Collingtree Church of England Primary	11 mins	Rugby	21 mins	Northampton Train Station	12 mins
Frosty Hollow Park	11 mins	Coventry	34 mins	Long Buckby Train Station	24 mins
East Hunsbury Primary School	22 mins	London Euston	52 mins	Wolverton Train Station	24 mins
		Birmingham	1 hr 6 mins	Wootton	34 mins
		Luton Airport	1 hr 59 mins	Luton Airport	44 mins
				Royal Leamington Spa	45 mins
				Coventry	45 mins



Key

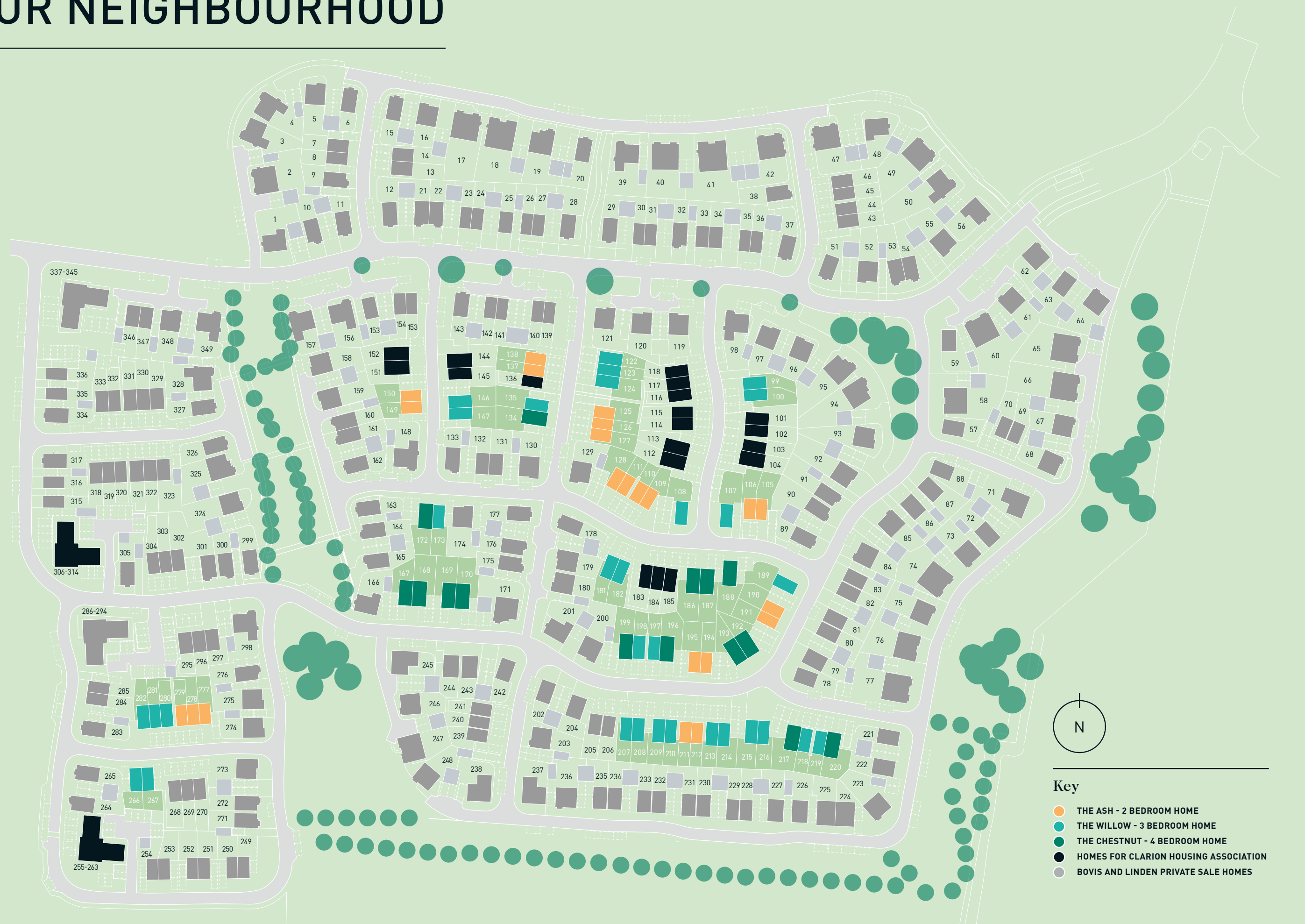
 LONDON NORTH WESTERN RAILWAY

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



YOU'LL BE CONNECTED

OUR NEIGHBOURHOOD

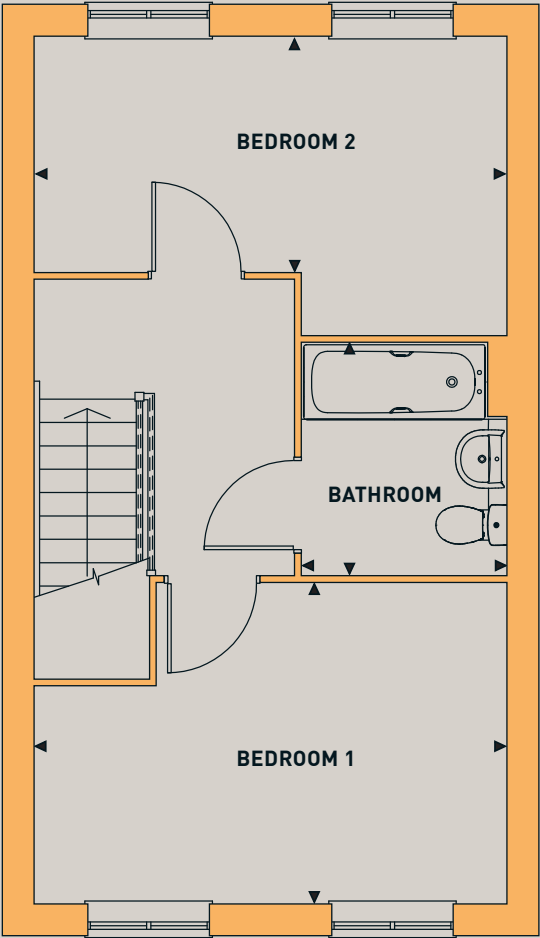
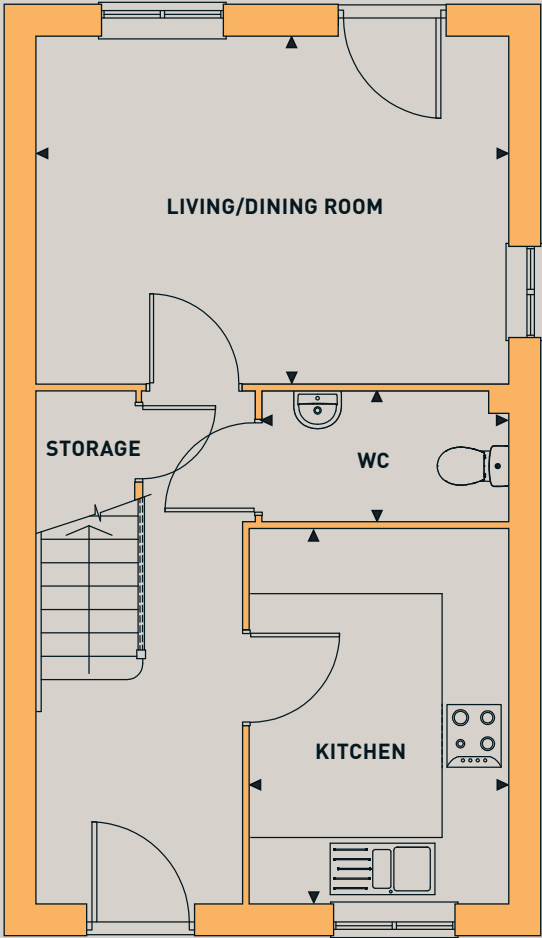


The site plan is indicative only and may be subject to change and subject to planning. In line with our policy of continuous improvement we reserve the right to alter the layout, building style, landscaping and specification at any time without notice. Parking is indicative only - please speak to your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

THE ASH

TWO BEDROOM HOME

PLOTS: 105, 106, 109, 110, 111, 125, 126, 127, 128, 137, 138,
149, 150, 190, 191, 194, 195, 211, 212, 277, 278, 279



LIVING/ DINING ROOM	4.5M X 3.3M	14'8" X 10'8"
KITCHEN	2.4M X 3.5M	7'9" X 11'5"
WC	2.3M X 1.2M	7'5" X 3'9"

BEDROOM 1	4.6M X 3.0M	15'1" X 9'8"
BEDROOM 2	4.6M X 2.2M	15'1" X 7'2"
BATHROOM	1.9M X 2.2M	6'2" X 7'2"

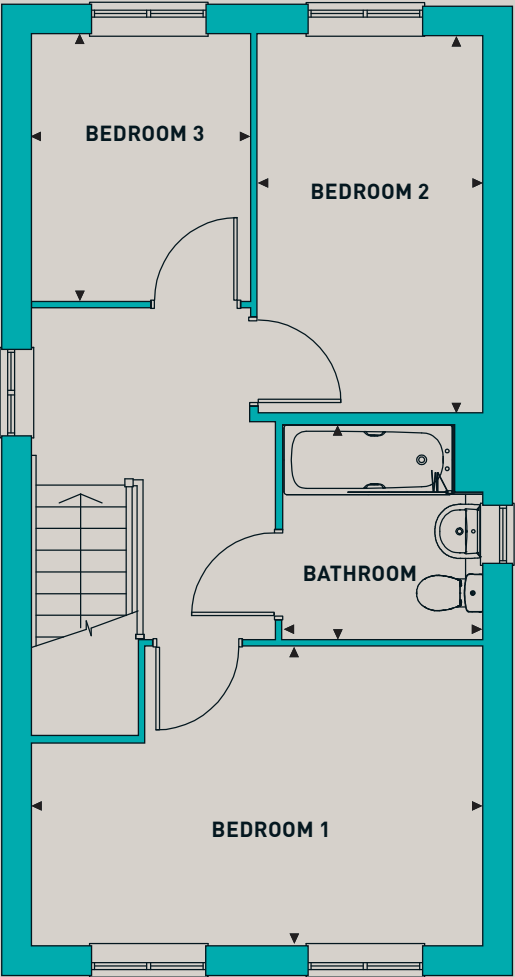
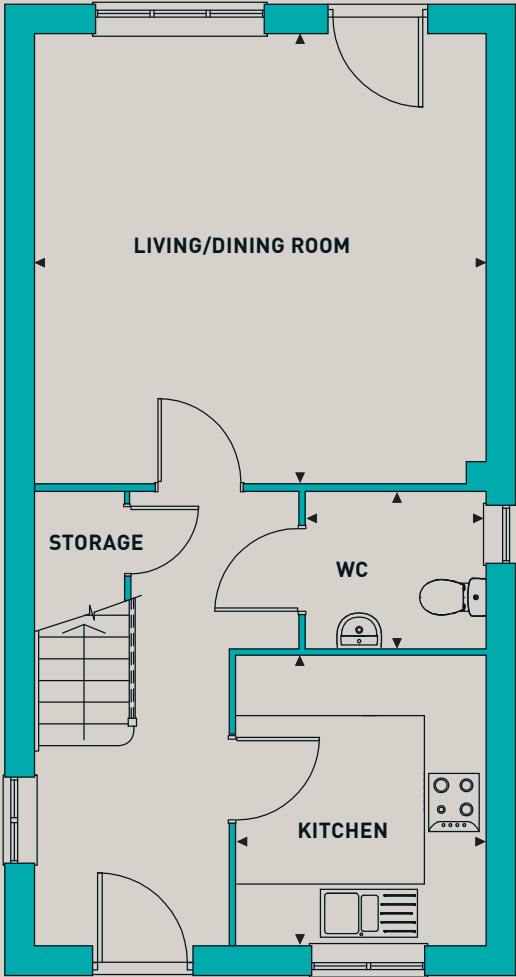
Computer generated image is indicative only.

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.

THE WILLOW

THREE BEDROOM HOME

PLOTS: 99, 100, 107, 108, 122, 123, 124, 135, 146, 147, 173, 181, 182, 189, 197, 198, 207, 208, 209, 210, 213, 214, 215, 216, 218, 219, 266, 267, 280, 281, 282



LIVING/ DINING ROOM	4.6M X 4.5M	15'1" X 14'8"
KITCHEN	2.5M X 2.9M	8'2" X 9'5"
WC	1.8M X 1.6M	5'9" X 5'2"

BEDROOM 1	4.6M X 3.0M	15'1" X 9'8"
BEDROOM 2	2.3M X 3.8M	7'5" X 12'5"
BEDROOM 3	2.2M X 2.7M	7'2" X 8'9"
BATHROOM	2.0M X 2.2M	6'7" X 7'2"

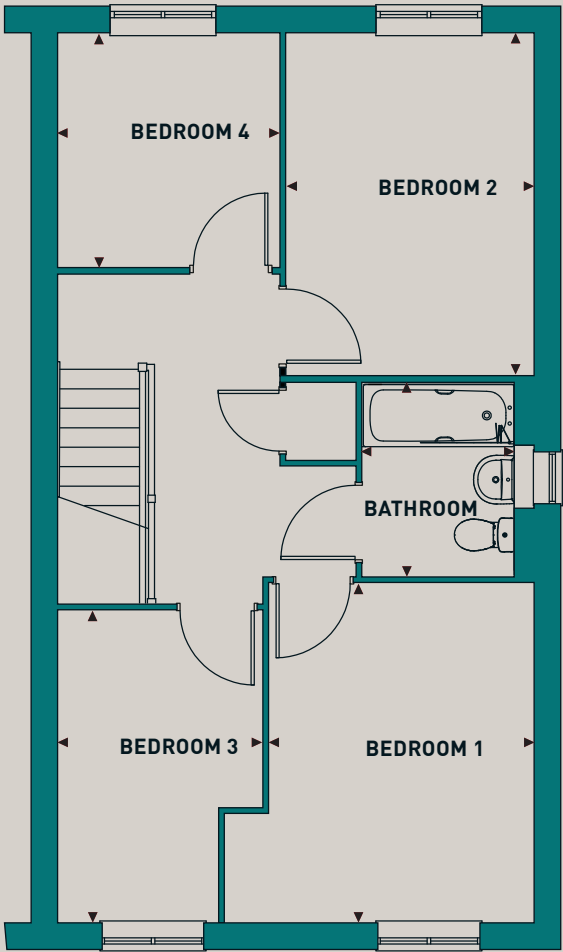
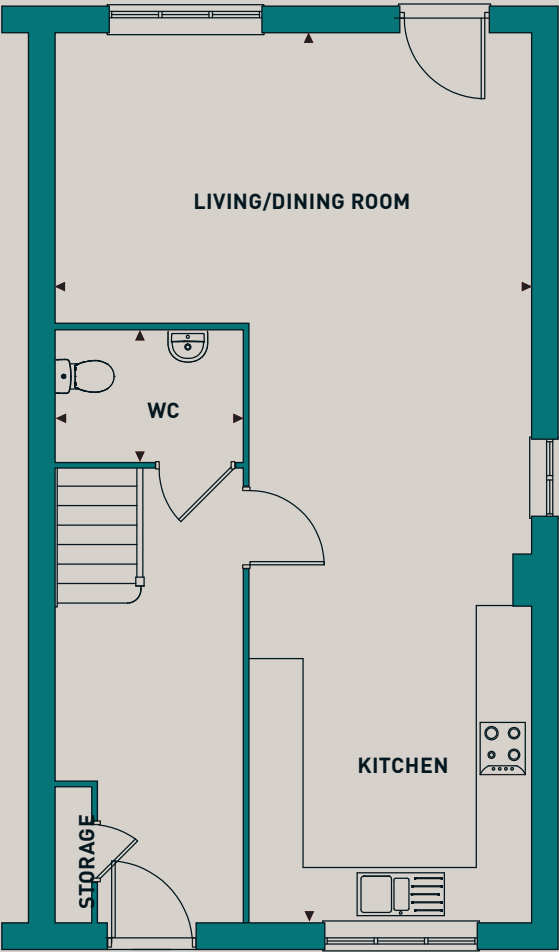
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THE CHESTNUT

FOUR BEDROOM HOME

PLOTS: 134, 167, 168, 169, 170, 172, 186,
187, 188, 192, 193, 196, 199, 217, 220



KITCHEN/LIVING/ DINING ROOM	5.4M X 10.1M	17'7" X 33'1"
WC	2.1M X 1.5M	6'9" X 4'9"

BEDROOM 1	3.5M X 3.8M	11'5" X 12'5"
BEDROOM 2	2.8M X 3.8M	9'2" X 12'5"
BEDROOM 3	2.3M X 3.5M	7'5" X 11'5"
BEDROOM 4	2.5M X 2.6M	8'2" X 8'5"
BATHROOM	1.9M X 2.2M	6'2" X 7'2"

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Our homes at Collingtree 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	4B HOUSES
KITCHENS			
Individually designed contemporary kitchen units with worktops and upstands	•	•	•
Appliances to include oven hob, washer/dryer, extractor and integrated fridge freezer	•	•	•
Porcelanosa floor tiles	•	•	•
BATHROOMS			
Contemporary white sanitaryware	•	•	•
Wall tiling to wet areas and full height tiling around bath	•	•	•
Chrome towel rail	•	•	•
Glazed shower screen	•	•	•
Mirror above sink in bathroom and WC	•	•	•
Porcelanosa floor tiles to wet rooms	•	•	•
LIGHTING AND ELECTRICAL			
Downlights to living room	•	•	•
Pendant lights to remaining rooms and living spaces	•	•	•
Sky Q ready in all bedrooms	•	•	•
TV points to all bedrooms	•	•	•
BT phone points	•	•	•
OTHER FEATURES			
Carpets to all other rooms	•	•	•
Landscaped front garden	•	•	•
Lighting to front door	•	•	•
Turf to rear 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

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.



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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

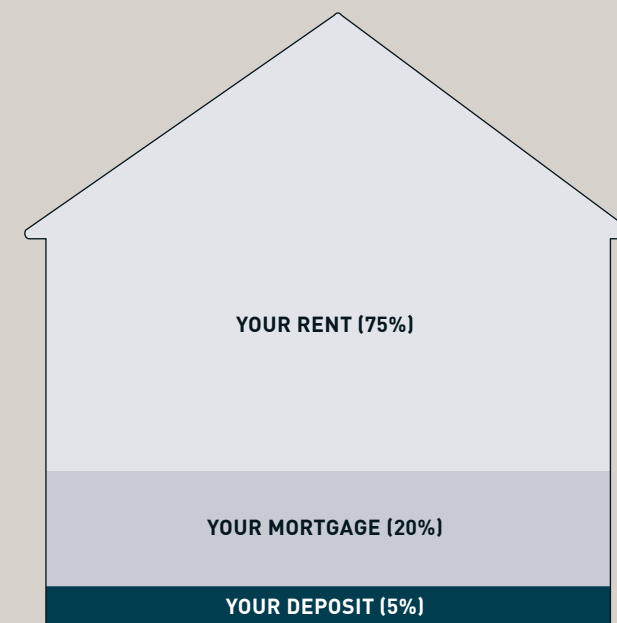
Shared Ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

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% 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
- 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.latimer-homes.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 2025 at all developments.



Economic impact

All developers have a legal obligation to the local community, and the planning process considers every developments 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.”



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



LATIMER
by Clarion Housing Group

CALL US
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E-MAIL US
SHARED.OWNERSHIP@MYCLARIONHOUSING.COM

FIND US
WWW.LATIMERHOMES.COM

VISIT US
WINDINGBROOK LANE, NORTHAMPTON, NORTHAMPTONSHIRE, NN4 0PA

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

DISCLAIMER

Latimer Developments Limited is a company registered in England and Wales (05452017). VAT no 675646394.
Latimer's registered office is at Level 6, 6 More London Place, Tooley Street, London SE1 2DA.



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LATIMERHOMES.COM