Latimer at Knights Reach

Dartford, Kent

LATIMER
by Clarion Housing Group

YOUR FUTURE AT KNIGHTS REACH

Latimer at Knights Reach is a new residential development located in a highly connected area of Dartford, in north Kent. We are adding to its advantages with a collection of one and two bedroom apartments and two, three and four bedroom houses, all available with Shared Ownership.

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As with everything we build, all meet the highest modern standards, without compromise on quality or visual appeal, and we are proud to put our name to them.

You'll be part of a bigger picture at Knights Reach, so you can settle in and plan for the future. Apart from new homes, the proposals include play areas, plentiful open space, a health centre, a community orchard and shops. The town of Dartford is just over 2 miles from home, and the fantastic local connections include high speed rail services into London and nearby links to the M25.

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

OUTSTANDING SHOPPING AND SCHOOLS

One of the best things about Latimer at Knights Reach is that it's just a five minutes' drive from Bluewater, one of the country's biggest and best shopping centres. Its 300 stores include giants like M&S and John Lewis as well as all the fashion, tech, gifts, beauty, sport and homeware brands you could want. There's a luxury cinema, a huge choice of restaurants and coffee shops, a skating rink and Hangloose Adventure for those who seek thrills on a zipwire.

Dartford town centre has further shopping options in The Orchards, and major supermarkets including Sainsbury's and Aldi. There are two independent arts and entertainment venues, The Orchard Theatre and the Mick Jagger Centre, named in honour of one of Dartford's most famous sons.

As for schools, you and your children couldn't be in a better place. Dartford has two grammar schools rated Outstanding by Ofsted, and there are a large number of schools for all ages nearby with Outstanding and Good ratings.

EXPLORING NORTH KENT

The surrounding countryside is a mixture of hilly farmland and wide horizons, dotted with picturesque villages where you might spot a traditional oast house or two.

Latimer at Knights Reach is a couple of miles from two fairly new country parks. The nearest is at Darenth, on the edge of the North Downs above the Darent Valley. Attractions here include a well-stocked orchard, picnic and play areas. Beacon Wood Country Park has rich woodland and ponds, and is a delightful spot for walks and wildlife-spotting. Farningham Woods are ancient, and have been a nature reserve for nearly 40 years, allowing some rare species to become established. You can discover them by following the park's network of footpaths.

If you enjoy a riverside meander, the Darent Valley Path is something of a hidden gem which winds 19 miles from the River Thames to just north of Sevenoaks. Pretty villages, water mills, castles and lavender fields can all be encountered along the way.

IN YOUR NEIGHBOURHOOD

A selection of the local services, shops and attractions close to Latimer at Knights Reach.

Education

1. Dartford Grammar School for Boys
2. Dartford Grammar for Girls
3. Dartford Science & Technology College
4. Oakfield Primary Academy
5. Westgate Primary School
6. The Brent Primary School
7. Our Lady's Catholic Primary
8. Holy Trinity C of E Primary
9. Leigh Academy
10. Stone St Mary's C of E Primary
11. Stone Lodge School
12. St Mary's Under 5s Preschool

Culture & entertainment

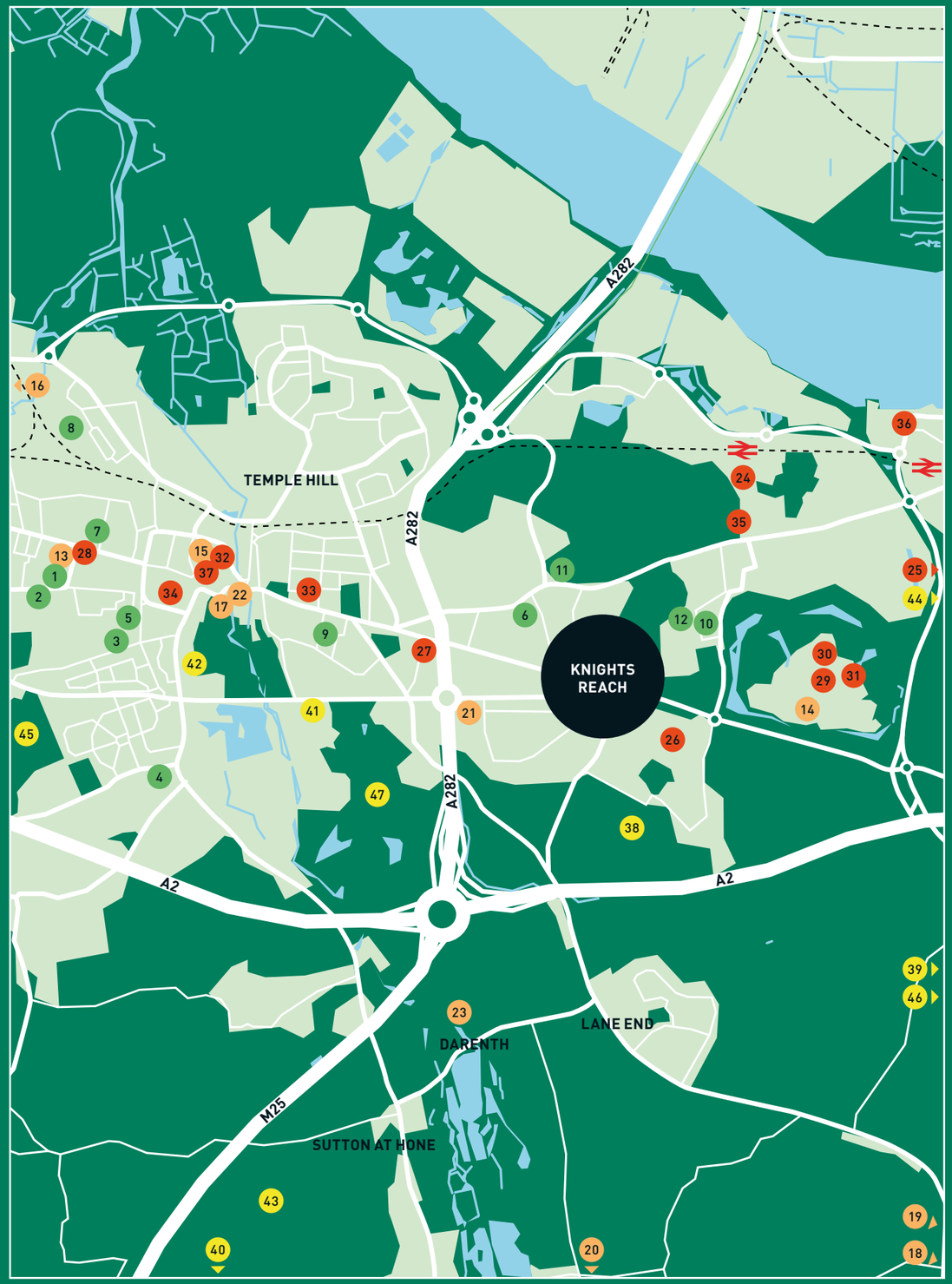
13. Mick Jagger Centre
14. Showcase Cinema de Lux
15. Orchard Theatre
16. Cineworld
17. Dartford Borough Museum
18. The Historic Dockyard
19. Rochester Castle
20. Brands Hatch
21. Miller & Carter
22. Efe's Turkish
23. Chequers

Retail & essentials

24. Stone Crossing station
25. Ebbsfleet Intl station
26. Darent Valley Hospital
27. Dartford East Health Centre
28. Dartford West Health Centre
29. Bluewater Shopping Centre
30. Waitrose
31. M&S Simply Food
32. Aldi
33. Tesco Express
34. Sainsbury's
35. Co-op
36. Asda
37. The Orchards Shopping Centre

Fitness, outdoor & leisure

38. Darenth Country Park
39. Beacon Wood Country Park
40. Farningham Woods
41. David Lloyd
42. Fairfield Leisure Centre
43. The Big Shoot
44. Swanscombe Leisure Centre
45. Dartford Golf Club
46. Cyclopark
47. Princes Park Golf Club



Map is not to scale and shows approximate locations only.

Connections at Knights Reach

This part of Kent is very well provided for in terms of travel, whether you need to commute to London or go abroad. Knights Reach is about 6 minutes' drive from Stone Crossing station, for direct services to London Bridge, Charing Cross and King's Cross St Pancras.

An alternative is to travel from Ebbsfleet International where there are high speed trains to Stratford and St Pancras within 20 minutes, where you can connect with Eurostar services to Europe. Dartford station is also only a 7-minute drive away, with regular Southeastern services normally terminating at London Charing Cross, London Cannon Street (both via London Bridge), London Victoria and, for Thameslink trains further afield, Luton Airport.

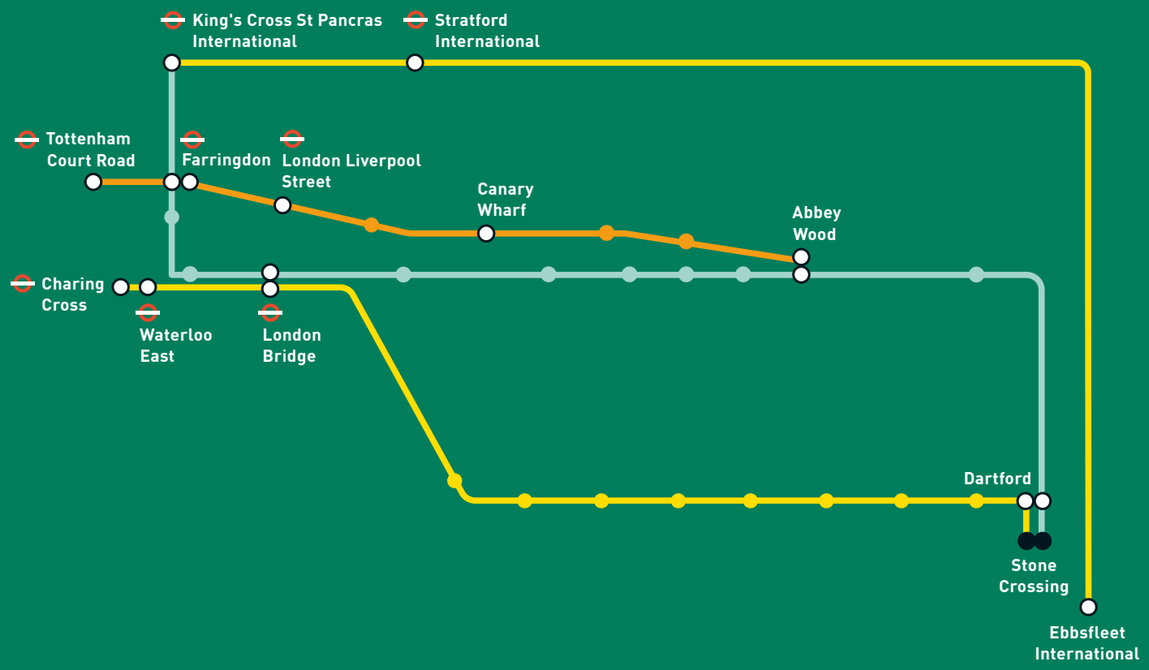
The Darenth Interchange, less than 2 miles away, is your access point for the M25 and the A2. Gatwick Airport is 34 miles away, and the A2/M2 takes you to Dover for ferry services to France.

By train from Stone Crossing

London Bridge	40 min
London Liverpool St	42 min
London Charing Cross	50 min
St Pancras	1 hour 2 min

By train from Ebbsfleet International

London St Pancras Intl	18 min
Ashford Intl	19 min
Dover Priory	47 min



Key

- THAMESLINK
- ELIZABETH LINE
- SOUTHEASTERN RAIL

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

TRANSPORT & CONNECTIONS

OUR NEIGHBOURHOOD

SITE PLAN

N

Key

2 Bedroom House

- LEVENSTEAD

3 Bedroom House

- AUBURY

4 Bedroom House

- WITHERSTEAD

1 & 2 Bedroom Apartments

- BLOCK 7 AND 8

- HOMES FOR AFFORDABLE RENT
- HOMES FOR PRIVATE SALE

- PLAY AREAS
- PUBLIC OPEN SPACES

- FUTURE LATIMER PLOTS

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. No reliance can be placed upon the site plan for detailed design, statutory approval or construction. Latimer accepts no liability for any loss arising from the use of this information for purposes other those expressly agreed in writing. Masterplan is not to scale and shows approximate locations only. Parking is indicative only – please speak to your sales adviser for individual plot layouts.

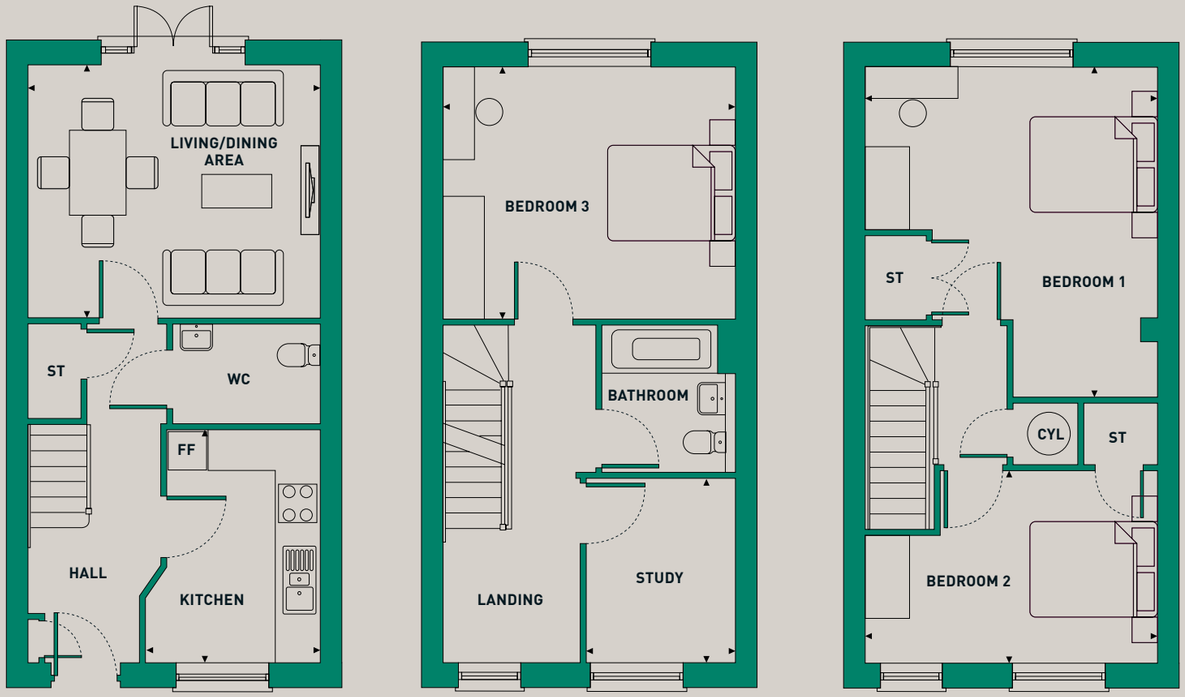
Image of The Aubury at the Knights Reach development.

Image of The Aubury at the Knights Reach development.

THE AUBURY

THREE BEDROOM HOUSE

PLOTS 327, 328, 329, 330, 331, 332, 333, 334 & 335



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

LIVING/DINING AREA	4.2M X 3.6M	14'0" X 12'3"
KITCHEN	3.4M X 2.5M	11'2" X 8'4"
STUDY	2.7M X 2.1M	8'10" X 7'1"
BEDROOM 1	4.8M X 4.2M	15'8" X 13'9"
BEDROOM 2	4.2M X 2.8M	13'9" X 9'2"
BEDROOM 3	4.2M X 3.7M	14'0" X 10'1"
TOTAL AREA	112m²	1,209ft²

KEY

ST	STORAGE
CYL	CYLINDER CUPBOARD
WC	CLOAKROOM
FF	FRIDGE FREEZER

*Handed. 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 WITHERSTEAD

FOUR BEDROOM HOUSE

PLOT 324

GROUND FLOOR

FIRST FLOOR

KITCHEN/DINING	6.0M X 3.0M	19'6" X 9'8"
LIVING ROOM	3.8M X 3.7M	12'4" X 12'1"
BEDROOM 1	3.4M X 3.1M	11'1" X 10'1"
BEDROOM 2	3.2M X 3.1M	10'4" X 10'1"
BEDROOM 3	3.7M X 2.4M	12'1" X 7'8"
BEDROOM 4	2.8M X 2.6M	9'1" X 8'5"
TOTAL AREA	106.6m²	1,146ft²

KEY

ST	STORAGE
CYL	CYLINDER CUPBOARD
WC/U	CLOAKROOM/UTILITY
FF	FRIDGE FREEZER

*Handed. 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.

SPECIFICATION

Computer generated image is indicative only.

Our homes at Knights Reach 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

	3B HOUSE	4B HOUSE
KITCHENS		
Individually designed contemporary Symphony Woodbury Gloss Platinum kitchen units	●	●
Laminate worktop in Marble Siroco effect	●	●
Appliances to include oven, hob, extractor and integrated fridge freezer	●	●
Laminate vinyl tile flooring in lime washed oak	●	●
Stainless steel splashback to hob	●	●
Under counter lights to kitchen	●	●
BATHROOMS		
Contemporary white sanitaryware	●	●
Wall tiling to wet areas and full height tiling around bath with Porcelanosa tiles in Madagascar Natural	●	●
Chrome towel rail	●	●
Roman folding bath screen	●	●
Laminate vinyl tile flooring in lime washed oak	●	●
LIGHTING AND ELECTRICAL		
Downlights to kitchen and bathrooms	●	●
Pendant lights to remaining rooms and living spaces	●	●
OTHER FEATURES		
Carpets to bedrooms	●	●
Walls painted in white emulsion	●	●
Woodwork painted in white satin	●	●
Washer/dryer		
Video door entry system		
Ground floor flats are wheelchair adaptable		
Turf to gardens for houses	●	●
EV points on-site (plot specific)		
PV panels to selected houses (plot specific)	●	●
Air source heat pumps to all homes	●	●

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. Ground floor flats are wheelchair adaptable, speak to sales advisor for more information. Latimer reserves the right to make these changes as required.

Image of The Aubury at the Knights Reach development.

Image of The Aubury at the Knights Reach development.

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 360,000 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

Buying a home with Shared Ownership gives you an accessible and flexible way to buy your dream home.

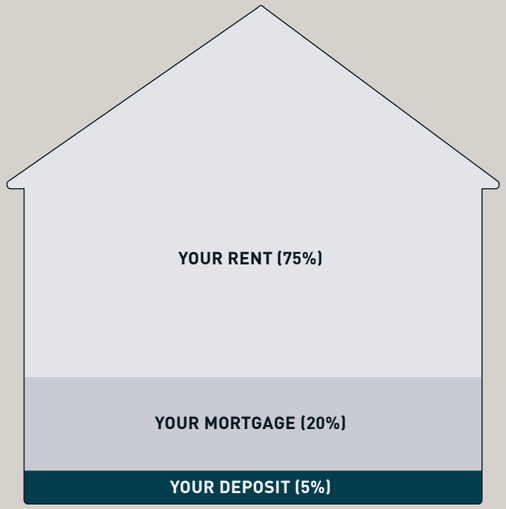
With Shared Ownership, you buy a share of your home – as much as you can afford – starting from as little as 10%, and rising up to 75% of the property's value. You then pay subsidised rent to Clarion Housing Association on the remaining share of your home. The scheme is sometimes called part buy, part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

These are a selection of our developments, please visit latimerhomes.com to explore 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.

Summerhill Gardens
Hailsham

Summerhill Gardens offers the perfect blend of coastal adventure and peaceful countryside living, making it an ideal choice for families and first-time buyers alike. New two, three, and four bedroom houses available with Shared Ownership.

Barden Croft
Lower Haysden

Barden Croft is a newly developed neighbourhood of homes nestled in the picturesque Kent countryside. Two and three bedroom homes will be available for Shared Ownership. Situated in the heart of the Garden of England, this development is just one mile from Tonbridge station.

Hartley Acres
Cranbrook

Hartley Acres is a charming new collection of homes in Cranbrook, Kent, offering the perfect balance of tranquillity and convenience. Set in a peaceful location yet close to London, it's just a 14-minute drive to Staplehurst railway station, and the lively towns of Royal Tunbridge Wells and Tonbridge are only 30 minutes away.

Computer generated images are indicative only.

A WORD FROM OUR CUSTOMERS

Australian-born Asta purchased 35% of a two-bedroom Shared Ownership house at Latimer's Castle Hill in Ebbsfleet after over a decade of renting in London and Kent. After years of renting a draughty Grade II listed monastery in Cobham, Kent, Asta is now enjoying the comfort of her energy-efficient new-build home.

She explains the drastic difference in comfort: "In my old home, I was always freezing with drafty windows, while here the double glazing and modern insulation make it so much more comfortable." Asta has also noticed significant savings in energy bills, paying just £126 a month compared to £500 previously.

Shared Ownership allowed Asta to escape the high rents of Cobham and get onto the property ladder sooner. "It's been a great long-term investment," she says, and she plans to buy more shares in the future. In addition to lower bills, the move has given her the freedom to personalise her space and security without worrying about a landlord selling the property.

GET IN TOUCH

LATIMER
by Clarion Housing Group

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WWW.LATIMERHOMES.COM/KNIGHTS-REACH

VISIT US
WATLING ST, STONE, DARTFORD DA2 8DE

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

DISCLAIMER

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