

The Orchard

Little Dunmow, Essex



LATIMER
by Clarion Housing Group



Computer generated image of the Parham house type at The Orchard.

WELCOME TO THE ORCHARD

AN EXCITING NEW DEVELOPMENT OF 1, 2, 3 AND 4 BEDROOM HOMES, OFFERING CONTEMPORARY LIVING IN THE RURAL IDYLL OF LITTLE DUNMOW, NESTLED IN BETWEEN BRAINTREE AND BISHOP'S STORTFORD AND SURROUNDED BY THE ROLLING ESSEX COUNTRYSIDE.

LATIMER DELIVERS MORE



LATIMER
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



THE ORCHARD LITTLE DUNMOW



Situated in the heart of Little Dunmow these thoughtfully designed homes are perfect for those looking for a beautiful rural setting with the convenience and benefits of modern new homes.

Each home at The Orchard boasts modern architecture and elegant interiors, you'll be able to choose from a range of one, two, three and four bedroom homes, all with private outdoor space and beautiful communal areas, set in leafy landscaped surroundings. All the homes meet the highest modern standards, without compromise on quality, visual appeal or sustainability. We are proud to put our name to them.



Living at The Orchard, you've the perfect rural lifestyle in the heart of Essex with excellent shops, restaurants and amenities close to hand.

Little Dunmow is a small historic town just minutes from a variety of neighbouring towns and villages, including Great Dunmow and Felsted all offering intimate, rustic pubs, a good selection of shops and plentiful open green spaces. You'll find so much to enjoy here including the famous Flich Way path, 15 miles of flat, traffic-free, Essex countryside running from Bishop's Stortford to Braintree, ideal for walks, bike rides, and even horse riding.

Braintree is just under 15 minutes drive away and is a great place for shopping and days out. Discover Braintree Village, an outlet shopping centre where you can find big brands at small prices or the George Yard Shopping Centre with everything from high street names to independent boutiques, as well as eateries and coffee shops. Ever since the town was granted a market charter in the 12th century, Braintree has had a market running every Wednesday and Saturday. Find a variety of stands selling everything from local produce to plants and crafts.

IN YOUR NEIGHBOURHOOD

Leisure activities, fitness centres, good food and well-regarded schools are all within a short distance of The Orchard

Education

- 1 The Flitch Green Academy
- 2 Felsted Primary School
- 3 Dunmow St Mary's Primary
- 4 Helena Romanes secondary School & Sixth Form Centre
- 5 Notley High School & Braintree Sixth Form

Fitness and Leisure

- 6 Felsted School Sports Centre
- 7 Great Dunmow Leisure Centre
- 8 Braintree Sport and Health Club
- 9 Flitch Green community Hall
- 10 Notley Sports Centre
- 11 Priory Place Equestrian

Food and Drink

- 12 The Swan Inn at Felsted
- 13 Wood Cottage Tea Room
- 14 The Chequers
- 15 Zer Fish and Chips
- 16 The House by Hilly Gant
- 17 The Prince Louis

Retail and Essentials

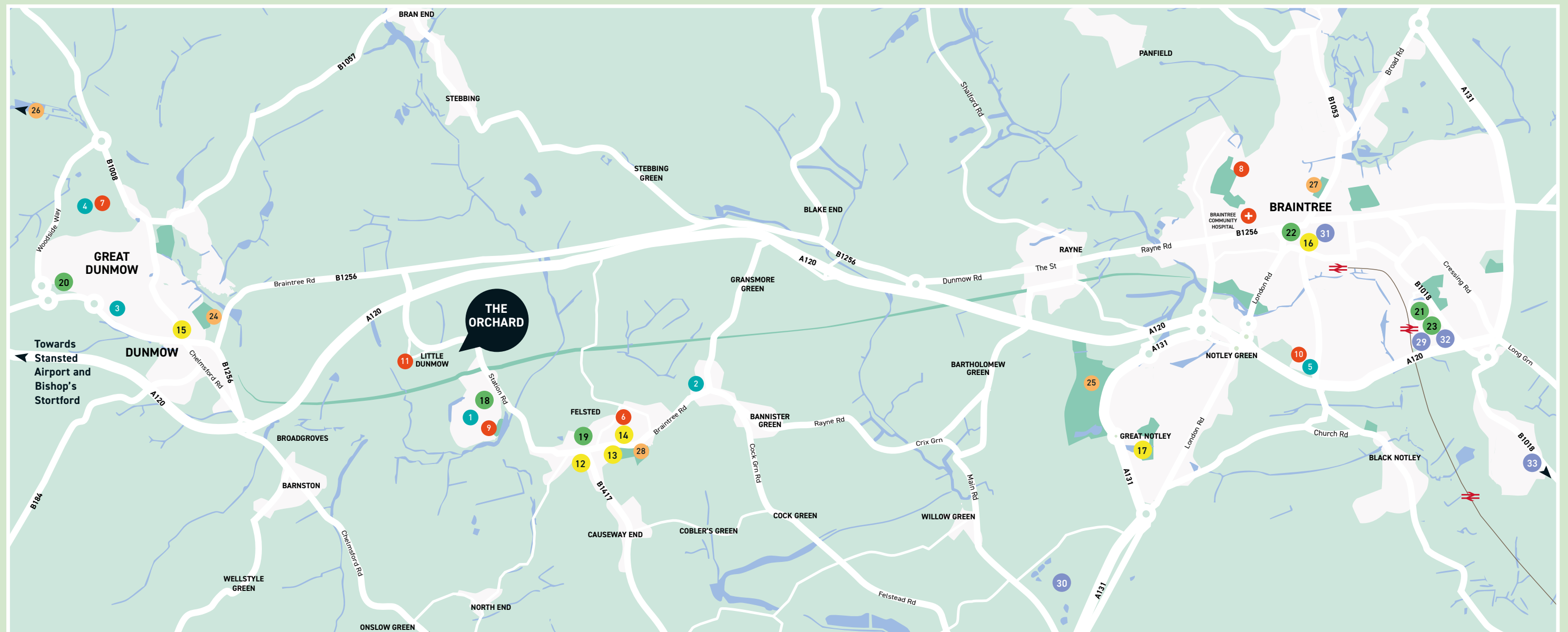
- 18 Co-op food Flitch Green
- 19 Londis
- 20 Tesco Superstore
- 21 Braintree Village
- 22 George Yard Shopping Centre
- 23 TK Maxx & Next

Sights and Gardens

- 24 Dunmow Park
- 25 Great Notley Country Park
- 26 The Gardens of Easton Lodge
- 27 Braintree & Bocking Public Gardens
- 28 Felsted Recreation Ground

Culture

- 29 Cineworld - Braintree
- 30 Chelmsford City Racecourse
- 31 Braintree District Museum
- 32 NAMCO Funscape
- 33 Crossing Temple Barns



GREAT CONNECTIONS

The Orchard is located just off the A2120 that connects you directly to Braintree, Colchester and the Essex coastline to the east and Great Dunmow, Stansted Airport and Bishop's Stortford to the west. Cambridge is just under an hour away to the north.

Braintree and Stansted airport railway stations are around 15 - 20 minutes away by car and offer services to Chelmsford, Cambridge, London Stratford and Liverpool Street. Stansted airport serves over 180 destinations across Europe, Asia and North Africa.

On Foot from The Orchard

Co-op Food - Flitch Green	14 Mins
Flitch Green Community Hall	15 Mins
The Swan Inn at Felsted	29 Mins

By Bicycle from The Orchard

Great Dunmow Recreation Ground	14 Mins
Great Notley Country Park	29 Mins
Chelmer Valley Nature Reserve	49 Mins

On Car from The Orchard

Tesco Superstore, Great Dunmow	8 Mins
Braintree Station	15 Mins
Stanstead Airport	15 Mins
Bishop's Stortford Station	25 Mins

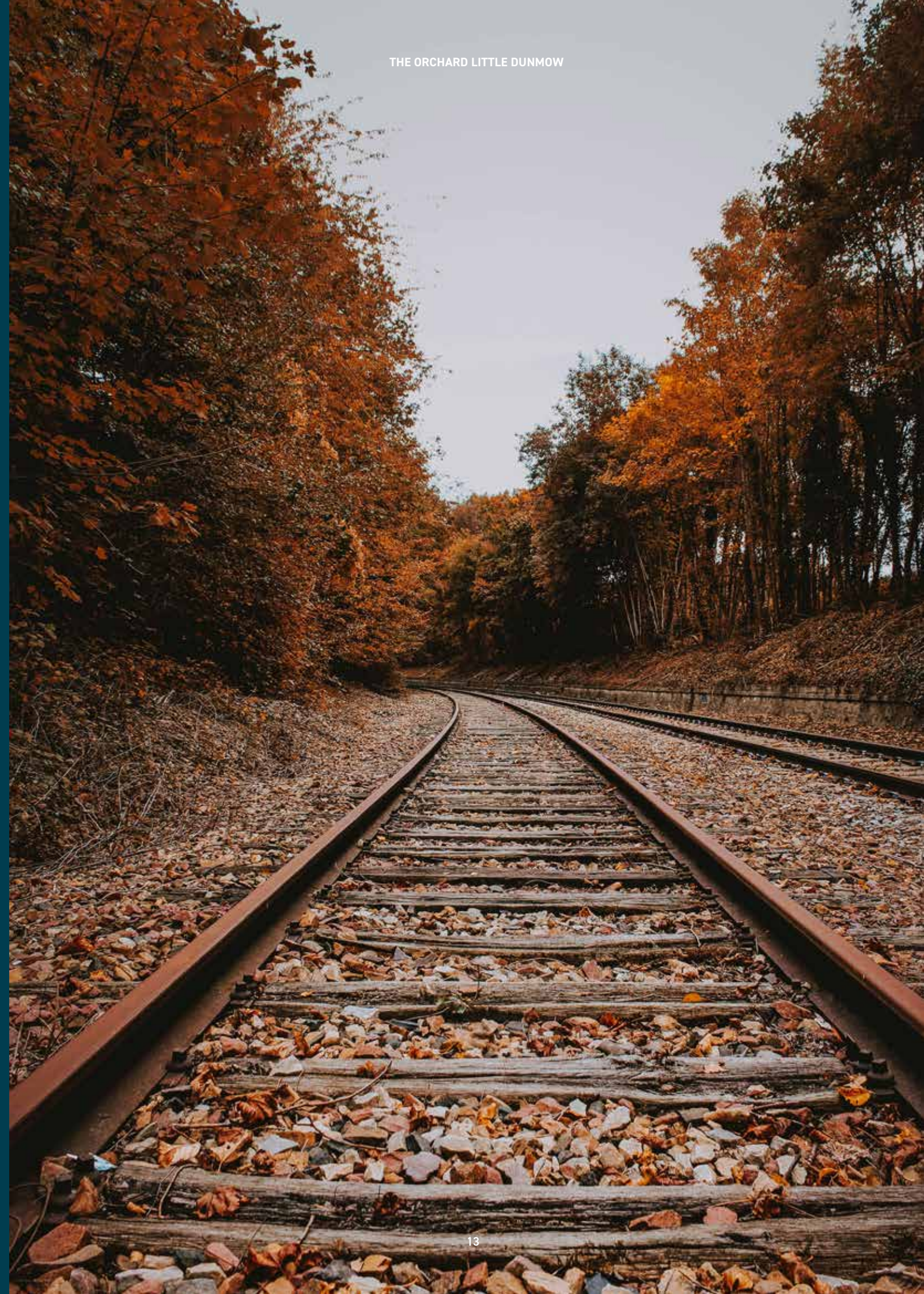
Train from Stansted Airport

Bishop's Stortford - Stansted Express	9 Mins
Cambridge - CrossCountry / Greater Anglia	29 Mins
London Liverpool St - Stansted Express	48 Mins

Train from Braintree / Greater Anglia

Chelmsford	26 Mins
Stratford	54 Mins
London Liverpool St	1hr 2 Mins
Colchester	1hr 12 Mins

Journey times are taken from Google Maps/National Rail.



SITE PLAN

THE ORCHARD LITTLE DUNMOW

- Latimer 1 Bedroom Apartments - shared ownership

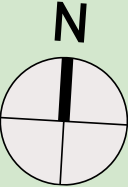
- Latimer 2 Bedroom Houses - shared ownership

- Latimer 3 Bedroom Houses - shared ownership

- Latimer 4 Bedroom House - shared ownership

- Affordable Rent

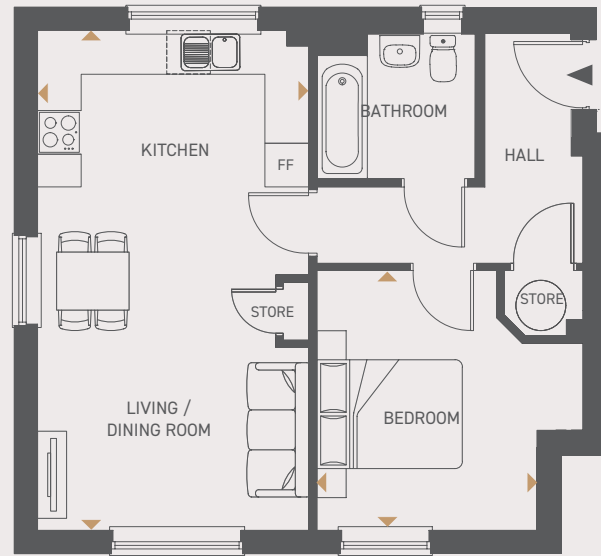
- Dandara Private Sale



APARTMENTS

ONE BEDROOM APARTMENT

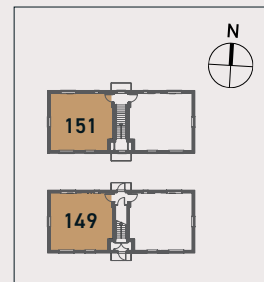
PLOTS: 149 & 151



KEY
FF - FRIDGE/FREEZER

LIVING/DINING KITCHEN	6.93 M X 3.37 M	22'7" X 11'1"
BEDROOM	3.62 M X 3.09 M	11'8" X 10'1"
TOTAL AREA	52 SQ.M.	560 SQ.FT.

1ST FLOOR PLOT: 151
GD FLOOR PLOT: 149



Floorplans shown are for illustrative purposes and 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.

APARTMENTS

ONE BEDROOM APARTMENT

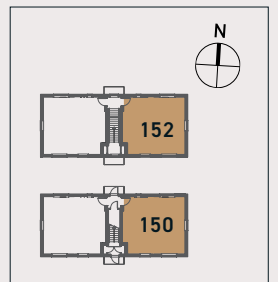
PLOTS: 150 & 152



KEY
FF - FRIDGE/FREEZER

LIVING/DINING KITCHEN	6.93 M X 3.37 M	22'7" X 11'1"
BEDROOM	3.62 M X 3.09 M	11'8" X 10'1"
TOTAL AREA	52 SQ.M.	560 SQ.FT.

1ST FLOOR PLOT: 152
GD FLOOR PLOT: 150

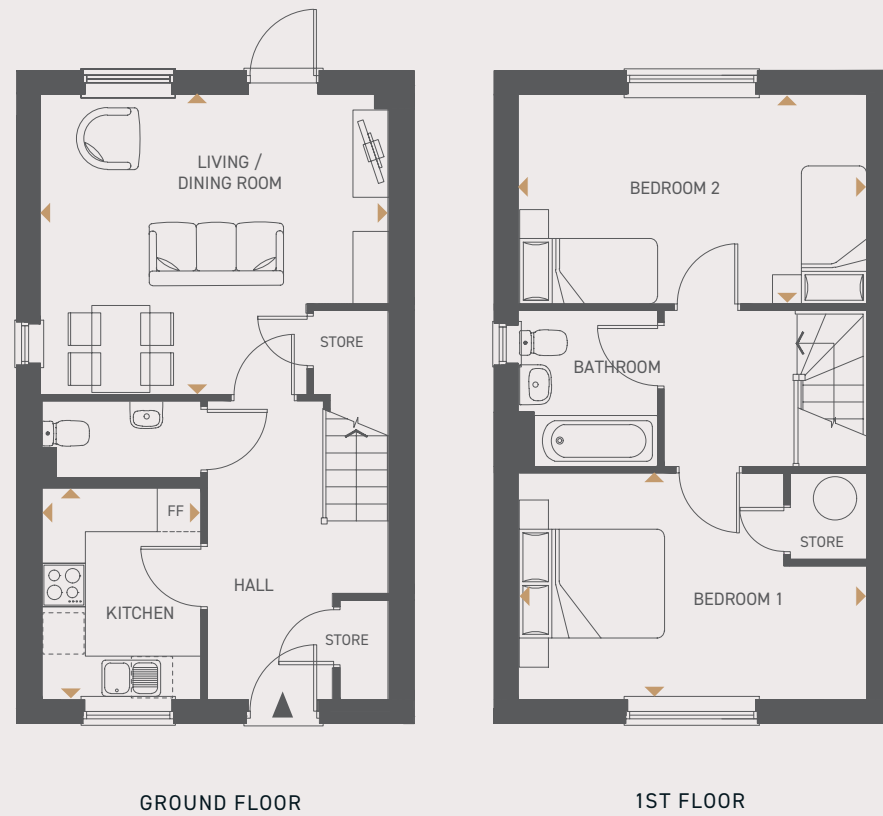


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HOUSE / THE HERTFORD

TWO BEDROOM SEMI

PLOTS: 123, 124, 125, 126, 139, 140, 141 & 142



LIVING/DINING	4.83 M X 4.19 M	15'8" X 13'7"
KITCHEN	2.96 M X 2.23 M	9'7" X 7'3"
BEDROOM 1	4.83 M X 3.14 M	15'8" X 10'3"
BEDROOM 2	4.83 M X 2.90 M	15'8" X 9'5"
TOTAL AREA	80 SQ.M.	858 SQ.FT.

KEY
FF - FRIDGE/FREEZER

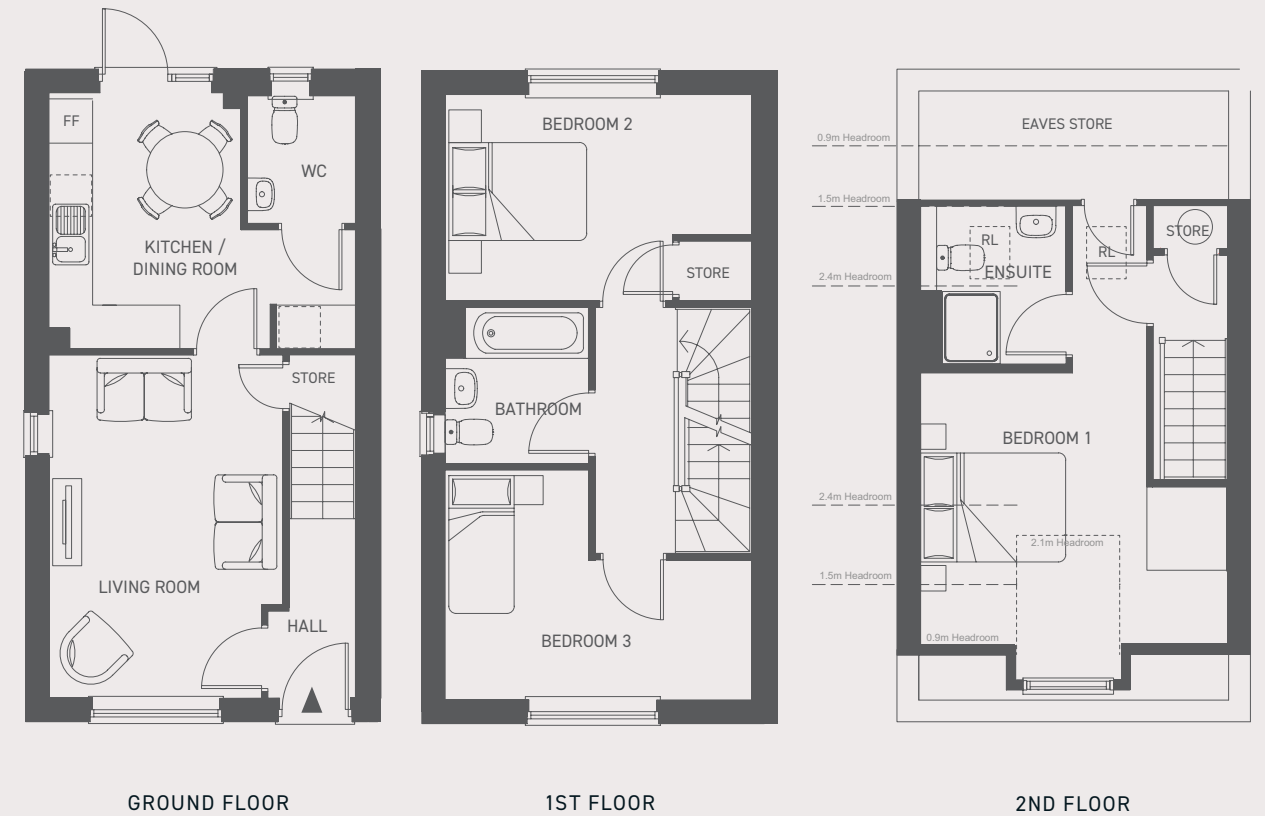


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HOUSE / THE PARHAM

THREE BEDROOM HOUSE

PLOTS: 53, 54, 78, 79, 80 & 81



LIVING ROOM	3.64 M X 2.67 M	11'9" X 8'8"
KITCHEN/DINING	4.69 M X 3.26 M	15'4" X 10'7"
BEDROOM 1	3.91 M X 3.13 M	12'8" X 10'3"
BEDROOM 2	4.27 M X 3.16 M	14'0" X 10'4"
BEDROOM 3	4.27 M X 2.88 M	14'0" X 9'4"
TOTAL AREA	94 M SQ.M.	1,014 SQ.FT.

KEY
FF - FRIDGE/FREEZER



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HOUSE / THE BLETCHLEY

FOUR BEDROOM HOUSE

PLOT: 84



GROUND FLOOR

1ST FLOOR

2ND FLOOR

KEY
FF - FRIDGE/FREEZER

LIVING ROOM	4.76 M X 3.50 M	15'6" X 11'5"
KITCHEN/DINING	4.24 M X 3.57 M	13'9" X 11'7"
BEDROOM 1	4.56 M X 4.14 M	15'0" X 13'6"
BEDROOM 2	4.04 M X 3.23 M	13'3" X 10'6"
BEDROOM 3	2.90 M X 2.64 M	9'5" X 8'66"
BEDROOM 4	3.73 M X 2.21 M	12'2" X 7'2"

TOTAL AREA 125 SQ.M. 1,343 SQ.FT.



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Digitally dressed show home image

SPECIFICATION

KITCHENS

Contemporary fitted kitchens

Laminate worktops and matching upstands

Integrated single oven

Electric hob with stainless steel extraction hood

Integrated fridge/freezer

Space for washing machine

Space for a slimline or full size dishwasher

BATHROOMS

White sanitaryware

Chrome taps and handles

Tiles to three sides of the bath with splashback to basin

Bath with glass shower screen

FLOORING

Abingdon Carpet to bedrooms, stairs and landing

Amtico Spacia, wood effect floor finish to living, dining, kitchen, hall and cloakroom

Vinyl flooring to bathroom

OUTDOOR SPACE

Rear gardens to all houses

4' x 6' timber shed to rear gardens of houses

Electric vehicle charging points

External cycle store for apartments

HEATING

Air Source Heat Pump

*The specifications mentioned in this brochure are indicative and may vary for each house or apartment within the The Orchard development. While we strive to provide accurate and up-to-date information, please note that individual units may have unique features, layouts, or finishes. Please speak to your sales executive for more details.

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.



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

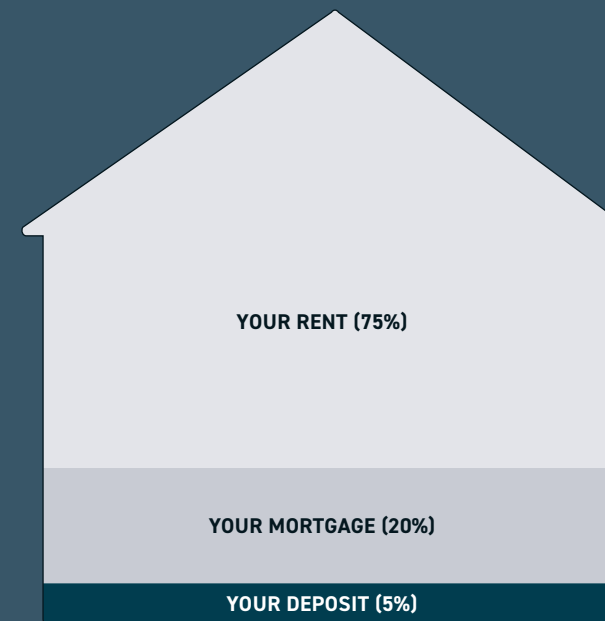
Shared ownership is an excellent way for you to take your first step onto the property ladder and become a homeowner.

With shared ownership, you buy a share of your home – as much as you can afford – starting from as little as 25%, 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 at latimerhomes.com/buying-with-latimer/shared-ownership

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 and the Greater London Authority (GLA). 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).

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

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Barley Green, Saffron Walden, Essex

A collection of two, three and four bedroom homes, nestled in the charming market town of Saffron Walden.

These contemporary homes offer the perfect blend of modern living and timeless style, designed to cater to the diverse needs of today's homeowners. With options for two, three and four bedroom homes, all available with shared ownership, Barley Green is the ideal setting for families, couples, and individuals alike



Millside Grange, Croxley Green, Hertfordshire

One and two bedroom apartments offering a peaceful suburban setting with easy access to urban amenities and attractions. With Central London just under 45 minutes away and Watford a mere 9 minutes by train, commuting has never been more convenient.

A short walk from Millside grange, you'll find Croxley Underground Station, with direct links in to London. Whether you're a young professional, a growing family, or anyone in between, Latimer at Millside Grange could be the perfect fit for you.



One Goodmayes, Ilford, London

A contemporary collection of one, two and three bedroom apartments in the heart of East London

One Goodmayes offers a fantastic location just moments from the high street, with excellent transport links into London. The spacious and stylish apartments offer the perfect opportunity for first time buyers and young professionals to step onto the property ladder with shared ownership.

Computer generated images are indicative only.

GET IN TOUCH



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by Clarion Housing Group

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

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