

Chatteris

Lancaster Way, Chatteris

A superb selection of modern
Shared Ownership homes in
Chatteris, Cambridgeshire



LATIMER
By Circle Housing

Chatteris

A modern home in historic Cambridgeshire

Lancaster Way is an attractive development of modern 2- and 3-bedroom homes in Chatteris, Cambridgeshire, available for Shared Ownership.

Chatteris is an historic market town in the heart of the Fens, close to Huntingdon and Ely, and with excellent connections to Cambridge and London. Part of a superb new neighbourhood, Lancaster Way is perfect for couples or families looking to buy a well-designed home in a great location.

Our homes combine bright contemporary interiors and flexible open-plan layouts with economical design features, ensuring a minimal impact on both your budget and the environment. All our properties are designed to maximise light and space, and the Lancaster Way development also offers well-designed outdoor areas to increase your enjoyment of the area and improve your quality of living.

River Cam, Cambridge



0300 1000 309

sharedownership@latimerhomes.com

Latimer Homes understands that choosing the right home is one of the most important decisions you can take. Our simple mission is to make sure that you have the choice of a quality home at the best possible price. Part of the Clarion Housing Group, we combine over 100 years' experience of development with a strong focus on innovation and quality. The result is superbly designed, award-winning homes that improve quality of living and encourage real community.

About Chatteris

Chatteris is a small but beautiful market town in the Fens, Cambridgeshire. Close to Huntingdon, March and Ely, and with excellent connections to Cambridge and London, Chatteris is mentioned in the Domesday Book and has retained much of its historic character.

The town itself has an excellent range of amenities, including a large Aldi supermarket just a short drive from the development, and a smaller Budgens supermarket nearby on the High Street. There is also a post office, Barclays bank branch and a further range of independent shops on Market Hill and in the High Street. Chatteris offers two primary schools, Kingsfield Primary School and Glebelands School, and the town also has an academy school, Cromwell Community College.

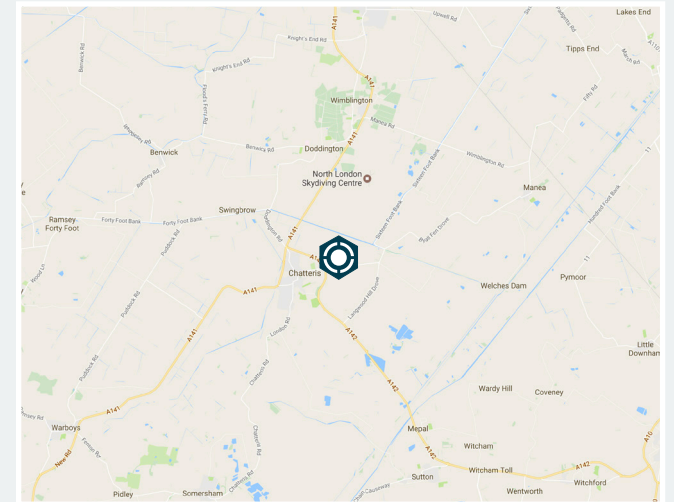
Opportunities for relaxation are plentiful in Chatteris. The town offers a choice of three quality pubs: the Cross Keys Hotel, The Ship, and the Honest John. There are a number of tea shops and small restaurants, including the Petrou Brothers fish-and-chip shop, which has previously won the National Chip Shop of the Year competition. The town also has a football club, a number of cricket teams, and the St Peters tennis club. And for those who love gardening, there is a strong horticultural community: over the years, Chatteris has won various Royal Horticultural Society awards for its flower shows.



Transport Links

Chatteris has excellent connections to the rest of Cambridgeshire and the wider South East. Rail services are available at Ely, March, and Huntingdon, and there are regular buses to March, St Ives, Ely and Cambridge, alongside occasional services to Huntingdon and Peterborough.

By car, the nearby A141 connects to the A1(M) and the A14, which leads to Cambridge and London via the M11. Alternatively, the B1050 will take you to Bar Hill and directly onto the M11 at Cambridge. In the opposite direction, the A142 takes you quickly to Ely and onward to Suffolk.



Travel Times By Car:

2hr	London
0hr 45min	Peterborough
1hr	Stansted Airport
1hr 30min	Luton Airport
0hr 40min	Cambridge

Travel Times By Train:

1hr 40min	London
0hr 40min	Cambridge

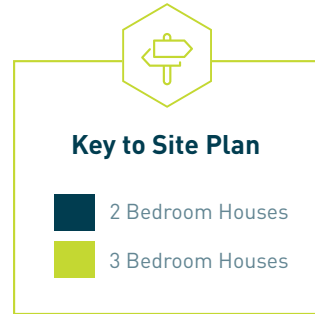
(All train times are via Ely including ZIP shuttle bus service from Lancaster Way Business Park.)

Explore Lancaster Way

Lancaster Way occupies a modern development just off New Road outside Chatteris. 7 plots are available in total, all situated close to the entrance to the development.

Plots 3 and 5 are accessible from New Road via a shared private drive, while the other plots can be reached via Lancaster Way's main access road. Plots 8, 9 and 11 are reached from this access road via a second shared private drive; these plots can also make use of a park area directly opposite.

Each plot has its own parking space and garden with main windows facing north and south. The edge of the development is thickly lined with trees for privacy and a natural border, while trees are planted throughout the development to give a leafy neighbourhood atmosphere.



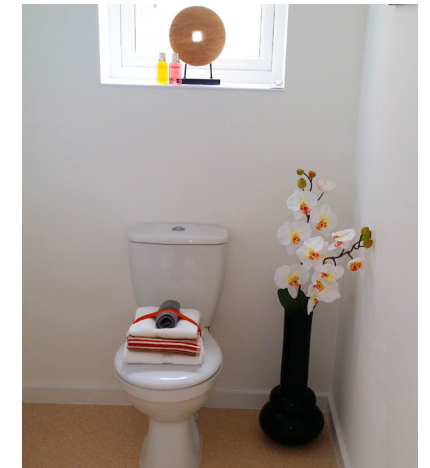
* The above image represents a typical Latimer home at Lancaster Way and not a specific property. Images displayed throughout are of example homes only, and may not correspond exactly to the available properties described.

Specification

Your Lancaster Way home comes with a selection of quality modern fittings and finishes as standard, alongside a range of energy-efficient measures to lower your bills and protect the environment.

We also provide you with fully fitted kitchen units and selected appliances, while in the bathroom, components have been chosen to create a light and relaxed atmosphere.

Finally, each property is tastefully decorated in a timeless fashion – which makes it easier to alter elements according to your own decorative style.



FLOORING

Cormar Apollo Flax carpets are provided throughout the main areas of the home. The bathroom floor features large tumbled white tiles, while the cloakroom instead has Polyflor Classic Mystique vinyl in a Shoreline design, and the kitchen includes Tarkett Texstar cushioned flooring in Catera White.

FIXTURES AND FITTINGS

The living room is fitted with JCC Garda uplighters for a warm reflected light.

KITCHEN

The kitchen comes with fully fitted units, a Zanussi oven, hob and hood, and Blanco Prinz single lever taps. To this we add Johnson Savoy wall tiles and BCT Beige Marble Mosaic Strip border tiles.

BATHROOM

A full new bathroom suite is included. Border tiles are BCT Black/White Marble Mosaic Strip, white wall tiles are white in 300mm x 600mm size.

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2-Bedroom House

Plot 9 (18 Lancaster Way)

This superbly designed 2-bedroom house features an open-plan living/dining area at the rear with doors leading to the garden. The ground floor also houses a separate kitchen, cloakroom, and a storage closet under the stairs, while the upper floor has two spacious bedrooms and additional utility storage.

3-Bedroom Houses

Plot 3 (219 New Road)

Plot 8 (16 Lancaster Way)

Plot 12 (14 Lancaster Way)

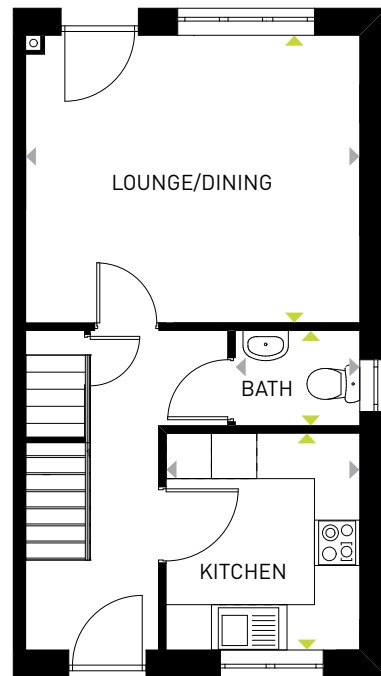
Plot 5 (215 New Road)

Plot 11 (22 Lancaster Way)

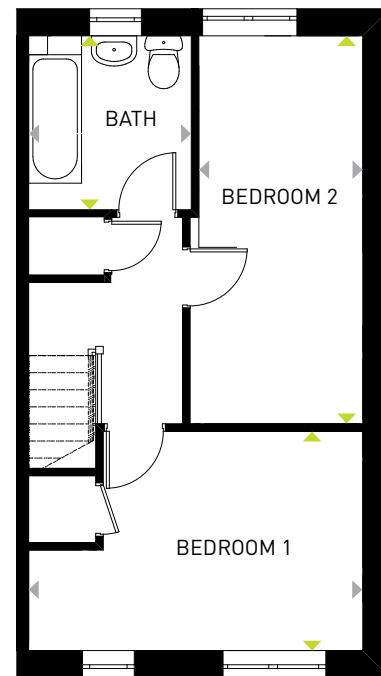
Plot 14 (10 Lancaster Way)

The attractive 3-bedroom houses available at Lancaster Way are designed specially to maximise space. From the entrance hallway you will find a self-contained living room with a sofa alcove and doors leading to the garden, alongside a separate kitchen/dining area, cloakroom, and storage closet. Upstairs, there are three comfortable bedrooms situated off the main landing area, and additional utility storage.

GROUND FLOOR



FIRST FLOOR



A B

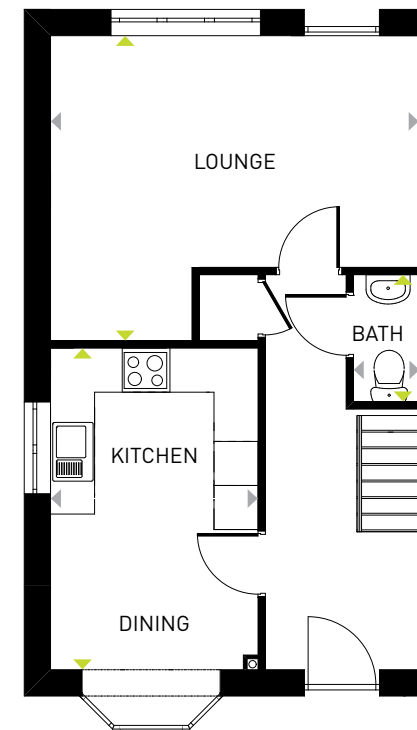
Kitchen	2.87m	x	2.56m
Lounge/Dining	3.81m	x	4.42m
Bathroom	1.26m	x	1.65m

A B

Bedroom 1	2.90m	x	4.42m
Bedroom 2	5.13m	x	2.17m
Bathroom	2.30m	x	2.15m

Unit Size (GIA) 72m²

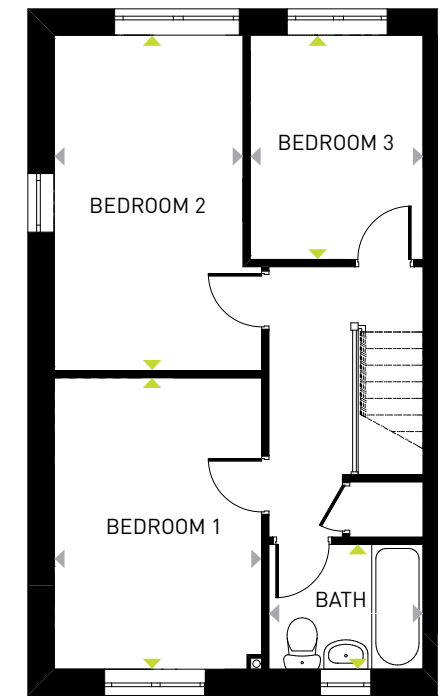
GROUND FLOOR



A B

Kitchen/Dining	4.38m	x	2.83m
Lounge	4.16m	x	5.03m
Bathroom	1.73m	x	0.90m

FIRST FLOOR



A B

Bedroom 1	3.97m	x	2.83m
Bedroom 2	4.57m	x	2.57m
Bedroom 3	3.06m	x	2.35m
Bathroom	1.70m	x	2.10m

Unit Size (GIA) 86m²

Shared Ownership

Our Shared Ownership Scheme

Shared Ownership is an excellent way for people who are unable to buy on the open market to take their first step onto the property ladder. Under the Lancaster Way Shared Ownership scheme, you buy a 50% share of the property's value and pay a subsidised rent on the remaining share. A key advantage is that, as part-owner, you have a stability of tenure that renting cannot offer. Over time, you can buy more of the property until you own 100%.

You will need a small deposit at the outset – generally a minimum of 5% of your share, subject to conditions – and you will need to raise a mortgage on the rest of the sum required.

Am I eligible?

There are certain conditions to be eligible for these Shared Ownership properties:

- Your annual household income must be no more than £80,000.
- You must be unable to purchase a home suitable for your needs without assistance. Viewing appointments are confirmed subject to an initial financial assessment. You must not have any outstanding credit issues (i.e. unsatisfied defaults or county court judgments).
- You must be 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.
- For this particular scheme, buyers do not need to demonstrate a connection to the area.
- You must be approved by Help to Buy.

If we think you may be eligible, you will be asked to have a free financial assessment with a Shared Ownership mortgage specialist to find out what share you can afford to buy. Sometimes you may need to be registered with your Local Authority. Specific criteria will be detailed on the information for each property.

This is Latimer. It all begins here.

With over 100 years' experience of developing and selling new homes, we combine award-winning, well-designed properties with excellent pre-sale and aftercare services. Developing new private and Shared Ownership homes, we provide options for a range of customers at varying price points.

Latimer is part of Clarion Housing Group, which owns and manages 125,000 homes across 176 local authorities. It is the largest housing association in the UK with a combined turnover of £827 million, a surplus before tax of £233 million and existing assets worth £20 billion.



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LATIMER
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Opening Times

9am to 5.30pm

Monday to Friday



All Enquiries

0300 1000 309

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Disclaimer: All floor plans in this brochure are for general guidance only. All room dimensions are subject to a + / - 5% tolerance. Measures are from plans and 'as built' dimensions may vary slightly. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract.

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