

Phase 1A
Golden Brick
sales are open!

SEPT 2016



Overview

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NEW AERIAL VIEW

Artist's impression of Graven Hill village centre, viewed from the air, approaching from the Rodney House Roundabout on the A41.



VIEW

from the top of the hill

“Sales opened to the national market of the first ten Golden Brick plots in Phase 1A on target last month, and I am pleased to report that demand is very strong.

The initial reservations being processed are for local people and we expect that the first ten self-builders will be on site, in what will be the village centre, by summer 2017. Work on building the village centre infrastructure, including the roads, services and street lighting, will begin this autumn.

Elsewhere on Graven Hill's 188 hectare site, some of our ten Pioneer self-builders have already begun building their homes. Their self-build story is being filmed for a special Channel 4 'My Grand Design' series with Kevin McCloud, likely to be broadcast in 2017 or 2018.

We will announce dates for the release of the next plots as soon as we are able. In the meantime, our sales team are available to take your call or meet

with you to discuss your plans, by appointment, at their temporary base in Bodicote - please see page 3 for contact details or visit the website.

The best way to prepare for your self-build project is to do plenty of research, and I can recommend a visit to the National Self Build and Renovation Centre. Just an hour away from Bicester, in Swindon, the centre is a fabulous source of information and inspiration. You can read more about it in this issue, including details of their Big Green Home Show in October.

Another event for your diary is Grand Designs Live at the NEC in Birmingham (19-23 October). Graven Hill will be part of the theatre programme, with a presentation explaining why there is no need to be scared of self-build. The concept at Graven Hill is all about taking the fear out of being a self-builder, and you can read in this issue a reminder of the Golden Brick customer journey, and the benefits of buying a Golden Brick package at Graven Hill."



Philip Singleton, Managing Director
Graven Hill Village Development
Company (GHVDC)

JOIN GRAVEN HILL ON SOCIAL MEDIA

For updates, hints, tips and links to information to help you on your self-build journey, please follow us on the official Graven Hill Twitter and Facebook accounts.



@www.facebook.com/gravenhillbuild



@gravenhillbuild

Phase 1A sales are underway!

The first ten Golden Brick plots were released for sale last month, with many more to follow in Phase 1A. Demand is strong, and many local self-builders have taken full advantage of the priority period to get ahead of the queue and be among the first residents of Graven Hill village centre. Please keep an eye open for key dates for the next release of plots, on the website, social media and future issues of Overview. For more information about the plots currently on sale, including the Plot Passports, please visit the website.

If you would like to talk to a member of the sales team, the number to call is **01295 753700**. Lines are open Monday to Friday 9am to 6pm and Saturday 10am – 4pm, and you can also email the team – sales@gravenhill.co.uk. The sales team is currently operating from a temporary base at Cherwell District Council offices in Bodicote, Banbury where you can meet with a member of the team to discuss your self-build plans by prior appointment.



Choosing the right professionals is vital to turn your vision into your dream home. It is important to work with people who really understand what you want to achieve and can offer design solutions to help you get there. Of course it is equally important that they are suitably skilled and qualified – not least when it comes to health and safety.



CDM REGS 2015

Placing health and safety at the heart of your design



As with all construction in the UK, homes built at Graven Hill must, by law, comply with the Construction (Design and Management) Regulations 2015 (CDM Regs). The CDM Regs are there to ensure that health and safety are properly considered and managed throughout a project's development, from first tentative thoughts to completed home. For example, during the initial stages of designing your home, when usually you would be appointing your architect or engaging directly with a supplier of custom build homes, you must appoint a 'Principal Designer' who will take responsibility for the health and safety aspects of your project up until construction starts. Typically your architect or custom build home supplier will act as Principal Designer, though not always, and you must ensure they agree and are able to take on the role.

Peter Nickerson, Health & Safety Manager says, "These new regulations were introduced last year. A key requirement is that on all projects, someone is clearly identified to take responsibility for health and safety during the design stages prior to construction, a role referred to in the regulations as 'Principal Designer'. This is to ensure that such an important issue is not left to chance. Health and safety is paramount at Graven Hill and to reinforce this, we have included the requirement to appoint a Principal Designer in our sales contract."

For more information about the CDM Regs, go to www.hse.gov.uk/construction/cdm/2015



NSBRC

...one-stop shop for independent self-build advice

The award-winning National Self Build and Renovation Centre (NSBRC) in Swindon is the UK's only permanent visitor centre for self builders, custom builders and renovators. Offering impartial advice and support, the Centre is a must-visit destination for anyone thinking of building their own home.

Visitors can walk through three permanent houses, view cut-away foundations, floors, roofs, septic tanks and more. The Centre's exhibition area features over 200 suppliers showcasing the latest building products and technologies.

Open six days a week (Tuesday to Sunday), the Centre also has a full calendar of shows, events and courses covering a wide range of topics and themes. GHVDC has already collaborated with NSBRC for a special Graven Hill event at the centre earlier this year and we are in discussion

about more joint activities in 2017. In the meantime, don't miss the Big Green Home Show at the Centre, 7-9 October. You can pre-book your free tickets at www.nsbrc.co.uk.

Harvey Fremlin, Managing Director of NSBRC says, "Since we opened in 2007, the Centre has become the hub of the UK's self build, custom build & renovation community. We're an employee owned business led by a Trust, and work together as a team with pride, loyalty, a genuine sense of ownership. Potential buyers at Graven Hill will find plenty of supplier samples and information to explore at the centre, plus impartial advice and above all a very warm welcome."

HARVEY FREMLIN
Managing Director of NSBRC



Watch Harvey's introduction to the NSBRC [here](#).
For more information visit www.nsbrc.co.uk

The UK's only permanent visitor centre for self builders, custom builders and renovators.




THE PLOT PASSPORT

...an essential document for your self-build journey

Every plot at Graven Hill comes with its own unique Plot Passport, with all the key information about your site that you need to complete your home successfully.

The Plot Passports have been developed from the Graven Hill Design Code, which is available on the website (an updated version will be available online later this year). This sets the parameters for design freedom and advocates the use of highly energy efficient materials, the highest quality modular construction methods and contemporary designs which fit with modern life. Following the Plot Passport rules and guidelines carefully will mean your planning permission should be confirmed quickly.

This is because Cherwell District Council have put in place a Local Development Order (LDO) for Phase 1A, and the aspiration is to extend this to cover the whole development.



Plot Passport

0035

1002-A-P-P-C-0035-100012-04

Main features

Plot Number: 0035

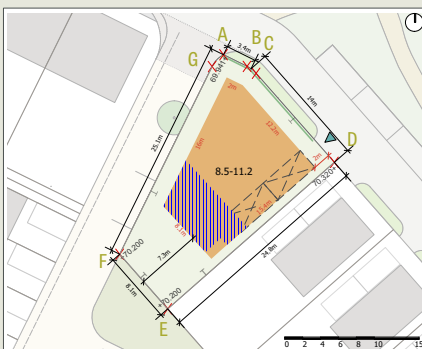
Unit Type: 3 Bed Detached

Local Character: Rural Lane

Plot Area: 324 m² / 0.0802 acre

Max. GIA: 137 m²

- Build zone
- Extent of plot
- On-plot car parking spaces
- Vehicular access
- Min to max building height (metres)
- Front boundary
- Rear facade zone
- Boundary for which the purchaser has the responsibility to maintain



Coordinates - Eastings, Northings (metres)

A: 49160.445, 22100.127 B: 49163.070, 22103.826 C: 49164.083, 22103.048 D: 49172.823, 22103.108

E: 49154.214, 22103.745 F: 49148.849, 22104.847 G: 49159.174, 22103.809

Material Palette

Facades

Limestone
Whitewashed grey to match local pale oolitic limestone

Brick Option 1
Deep red/brown to reflect traditional brickwork

Brick Option 2
Deep pink/orange to reflect brickwork of existing WW2 military buildings on site

Brick Option 3
White painted brick of any type

Timber
Any type permissible

Render Options
Choice of 8 NCS colours as shown below to match tones found within local limestone

0505 Y20R
0505 Y30R
1005 Y20R
1010 Y30R
1010 Y20R
1510 Y20R
2010 Y20R
3000R

Roofs

Slate
Any variety


Tiles
Any variety of plain clay tiles or smooth concrete tiles

Metal
Any variety of grey, standing seam roofing or corrugated roofing

Timber
Any variety of a natural finish

Flat Roof Options
Any variety of green roof, felt, EPDM or single-ply

This plot passport relates to the design of your home. There are additional conditions that are statutory (i.e. legislation) & mandatory within your agreement for sale & lease of land which you must adhere to. Therefore please ensure that you refer to these before proceeding with design work on or offsite for advice or consultation. This includes conditions relating to health & safety, off-plotting noise, protection for existing trees & conservation, or neighbouring properties.



Services Provision (SP1)

0035

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Utility supply features

Electricity
230V Single Phase, 50Hz AC
100A/200A Supply Rating Max

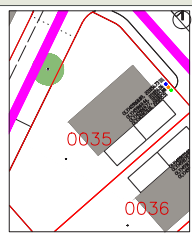
Gas
20mm HDPE UP Pipe, 300W Supply Rating Max.
Hic Pressure for local supply

Water
20mm HDPE UP Pipe with Meter, Stop Valve and Double Check Valve Standpipes.
Hic Pressure for local supply

Telecoms
Fibre to the door

Key
Electricity Supply
Gas Supply
Water Supply
Telecoms Supply
Hub Utility Distribution Network

Co-ordinating
Coordinates indicate service intake position within site boundary



Plot Boundary Service Connections

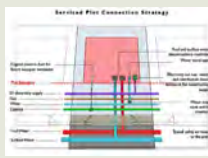
Electricity
The electricity supply terminates in a ground mounted endpost, just inside plot boundary, housing a 100A fuse circuit, a 100A DP RCBO, with space for the provision of a small distribution board and meter. WHH number will be supplied to allow the purchaser to arrange for a meter to be installed. (refer to 'Arranging for your meter section')

Gas
The gas supply will require extension directly from the gas main in the road to the meter position in a built in or wall mounted meter box once the meter box has been installed on the building. The service pipe must be laid in a straight line between the connection to the main and the meter position. The proposed service pipe location is shown within the diagram above, any changes to the position must be provided to CTC as part of the Garden Brief design. The subsequent variation to this location may incur additional cost to the self-build purchaser.

Water
The water supply terminates at a double check valve and stopcocks, just inside plot boundary, with meter and stop valve chamber in location.

Telecoms
The telecoms provision terminates with a cable duct, at the plot boundary.

Drainage
Refer to 'Drainage' under separate passport.



Why buy a Golden Brick plot at Graven Hill?

Buying a Golden Brick plot at Graven Hill is a great option for anyone new to self-build. Not only is it a fantastic location – combining a beautiful garden setting with all the benefits of proximity to Bicester town centre and excellent transport links – the Golden Brick means you can self-build with confidence.

As GHVDC Operations Director Adrian Unitt explains, “One of the biggest uncertainties self-builders traditionally face is the ground conditions of their plot and the costs involved with building the foundations. At Graven Hill we design and build your foundations for you as part of the Golden Brick package, so you can be sure about the cost and quality. The price also includes a 10 year structural warranty covering not only the foundations but your complete build.”

HERE IS A REMINDER OF THE UNIQUE BENEFITS OF BUYING A GOLDEN BRICK PLOT AT GRAVEN HILL:

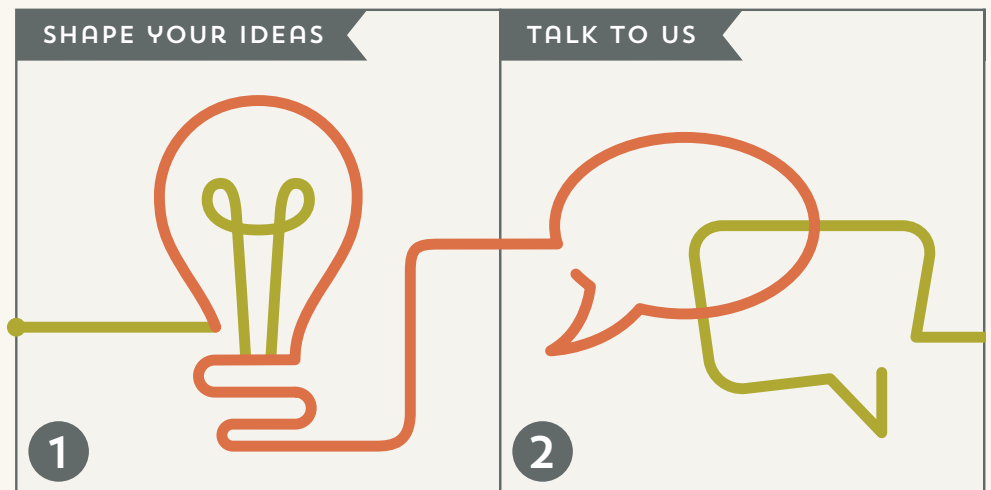
- Golden Brick plots are suitable for a detached home
- You can decide the size of your home, from 2 bed ‘micro home’ to 5 bed family home
- You have a high level of control over the design and build of your home
- Planning Permission is fast tracked, thanks to a Local Development Order put in place by Cherwell District Council
- We design and build your foundations, drainage, substructure walls, ground floor slab and connections for utilities for you
- Price includes a 10 year Structural Warranty with additional benefits
- You have options to buy a low energy, high performance custom build home, designed, precision-made and assembled on site for you by a specialist supplier.



YOUR GOLDEN BRICK CUSTOMER JOURNEY

We have updated our example of a typical customer journey for a self-builder buying a Golden Brick Phase 1A plot at Graven Hill.

DESIGN & PERMISSIONS - 5 MTHS



1. Shape your ideas

Imagine your new home. What does it look like? How much space do you need? How many bedrooms and bathrooms? Do you like open plan or separate rooms? Would you like a rural or more urban setting?

Look at available plots online. You can see the 'Plot Passport' for each available plot. This shows the detailed building rules and guidelines for the plot and comes with a notional house design. The cost of the Golden Brick indicated is based on the price of the plot plus the cost of designing and constructing the foundations for this notional design. You can choose to build this notional design, or create and your own design to suit your budget.

Decide on your budget. Be realistic about what you can afford and consider the market value of your house once built. How much must you borrow to create your ideal home? Investigate mortgages. There are an increasing number of lenders who offer mortgages on self-build homes. Self-build mortgages are different from standard mortgages - buildstore.co.uk is a great source of information about this. Funds are normally released to you in chunks as your self-build project progresses.

DID YOU KNOW? Under current HMRC rules, you will only pay Stamp Duty on the Golden Brick and your purchase from us is VAT zero rated. When budgeting, be aware of new rules on Stamp Duty introduced in April 2016 - visit hmrc.gov.uk

2. Talk to us

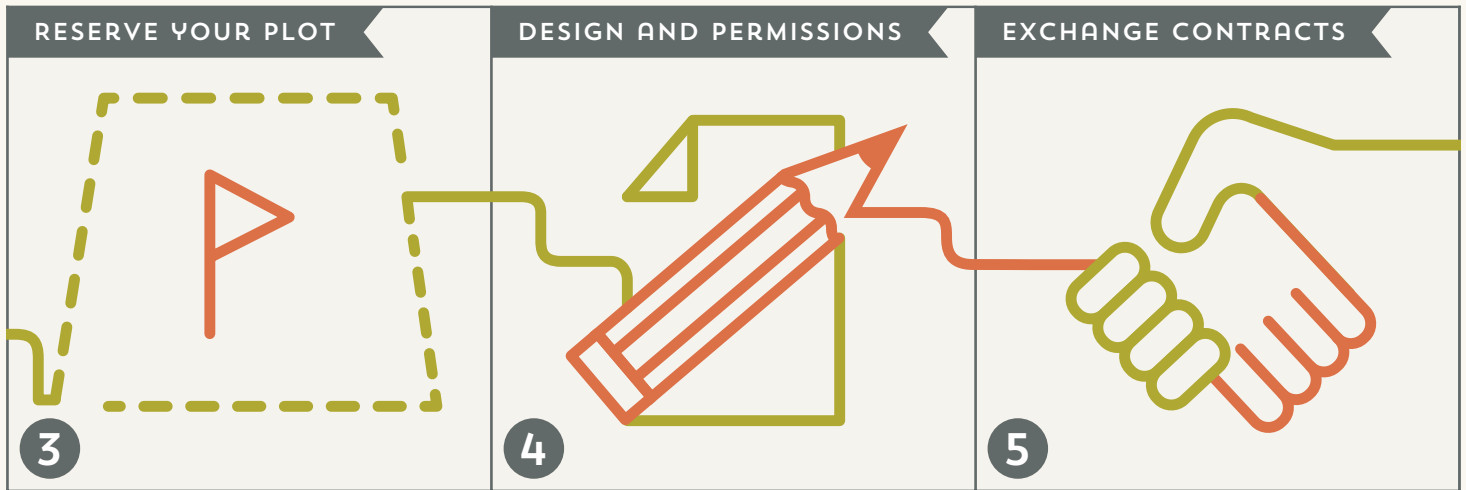
When you have a clear proposal for your new home - including your plot choice, design, size and construction methods - it's time for a detailed conversation with our sales team. We will work with you to ensure your project will, in principle, work on your preferred plot. We will talk you through your self-build journey step by step, from reserving the plot through to construction and moving in. We will guide you all the way.

You will need to have some outline design drawings prepared, showing the floor plan, elevations and your choice of materials. Following the design rules and guidelines on the Plot Passport makes your self-build journey easier and will help ensure permission to build is confirmed. If you choose a custom build home, the supplier will normally provide drawings and specifications for you.



YOUR GOLDEN BRICK CUSTOMER JOURNEY CONTINUED

DESIGN & PERMISSIONS + EXCHANGE CONTRACTS - 6 MTHS



3. Reserve your plot

When you confirm that all your finances/ mortgage offer are in place and that you are ready to proceed, we can reserve the plot for you. Your design need not be fixed just yet, but fixing your design early can help give you cost certainty. At this stage we ask for a non-refundable deposit to secure your reservation. Your self-build journey can now move along swiftly.

4. Detailed design and permissions

The next step is to put the finishing touches to the design of your dream home. You must finalise and completely freeze your design within 5 months of reserving your plot. We will assign a structural engineer to work with you to finalise the substructure and foundation design. We will then be able to price your Golden Brick accurately and programme the construction of your substructure and foundations. The price will be influenced by a number of factors including the size and footprint of the home you are building, the number of load bearing walls and drainage connections etc. The notional foundations price we indicate assumes that you will build the notional design provided with the Plot Passport. If your design is bigger or more complex, the actual price for this will be higher.

With your design frozen and your drawings developed to **RIBA Stage 4** now is the time to secure the necessary permissions. Getting Planning Permission is made quick and easy at Graven Hill. Provided your design follows all the rules and guidelines in the Plot Passport and complies with the Graven Hill Local Development Order, Energy Standards and Design Code, you can expect confirmation of Planning Permission in under one month from registration.

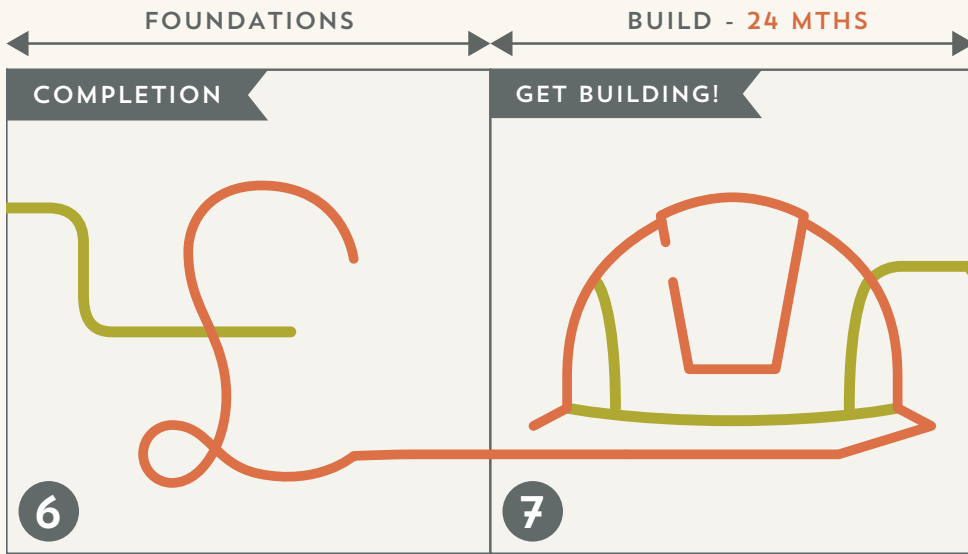
DID YOU KNOW? Planning Permission fees and Building Control inspections, fees and completion certificate are all included in the price of your Golden Brick, as part of the 10-year Structural Warranty.

5. Exchange contracts

Your dream home is moving ever closer. With Planning Permission and Building Regulations Compliance confirmed, it's time to exchange contracts and pay a 10% deposit on the Golden Brick price. Sales contracts must be exchanged within 6 months of reserving your plot. After exchange of contracts, we will within an agreed timeframe design and build the substructure and foundations of your new home, and complete the Golden Brick package for you.



YOUR GOLDEN BRICK CUSTOMER JOURNEY CONTINUED

**6. Complete your purchase**

When we are 5 working days away from completing your substructure and foundations, we will issue to you a formal notice with a date for completion of the sales contract, in 10 working days time, when the remainder of the purchase price must be paid. Following completion, you are all set for construction of your new home to begin.

7. Get building!

If you have opted for a custom build home, you could be moving in very soon – this construction method can be fast. More traditional builds take longer and you will need to engage a builder, other trades and possibly a project manager, unless you have these skills yourself. Whatever method you choose, taking care to comply with the terms of the sales contract will help ensure your build goes smoothly. Construction of your home must be completed within 24 months of completion of the sales contract. Welcome home!

STRUCTURAL WARRANTY AND PEACE OF MIND

Your Golden Brick purchase comes with the peace of mind of a 10 year Structural Warranty.

This covers:

- the substructure (foundations, drainage, substructure walls, ground floor and connections for utilities) and the superstructure (the house you have constructed)
- a building control technical audit of your house and all the site inspections
- issue of your building control completion certificate
- insurances that protect both you and your contractors during the construction works for the first 12 months of the build period.



KEEP IN TOUCH

www.gravenhill.co.uk



@gravenhillbuild



@www.facebook.com/gravenhillbuild

Contact the sales team:
sales@gravenhill.co.uk

01295 753700

Graven Hill general enquiry number:
01295 227 920

The next Graven Hill Overview will be published in NOVEMBER 2016.

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IMPORTANT

Please note that the contents of this newsletter express Graven Hill Village Development Company's current thinking (Sept 2016). Graven Hill is a pioneering, long-term project which will inevitably evolve and change over time. Our Sales Team will advise you of the processes, procedures, and terms and conditions of the sales contract, in force at the time of purchase.

