

What makes a Graven Hill
customisable new-build
so unique?

Find out more inside

JANUARY 2018



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New-build homes ...with a difference



A message from the managing director

It has been a busy few weeks with the Christmas and New Year festivities. With the end in sight, we have turned our attention to 2018 and what the year ahead will bring at Graven Hill.

The infrastructure for Phase 1 is nearing completion with our contractor Careys completing over 190,000 hours of work. We will see the skyline really start to take shape as more and more homes begin construction.

The spring will see the first Golden Brick foundations completed and we will welcome our first self-builders on site alongside the Pioneers. They will then be joined by the residents of our newly completed Tailored Finish homes – you can find out more about these properties on the next page.

The big change is that we will start to see the countryside transform into a community as people get on site, meet each other and construct not only the foundations of their homes, but future relationships. We will also be focussing on the commercial areas of Graven Hill and looking to secure tenants for the local centre, creating a vibrant economy and local jobs. It's an exciting road ahead and we look forward to taking that journey with you.



Work under way to incorporate the old military railway line into pedestrian pavements

The convenience of a new-build – customised by you

If you're torn between designing your perfect home and the convenience of a new-build, help is at hand. You can enjoy the benefits of both when you choose one of Graven Hill's bespoke Tailored Finish homes.

On Saturday 13 January Graven Hill will be holding an open day to showcase these fantastic homes which are available to buy now.

Elaine Walder, Sales and Marketing Director, said:

“Graven Hill is all about giving people the chance to make their dream home a reality. For some, that means enjoying the luxury of a brand new home tailored to their own taste and needs, but without having to deal with the build themselves.”



On 13 January customers can call into the Plot Shop in Bicester town centre to look at the design, finish and layout options and speak to team members for more information on mortgages and Help to Buy.

Those who book in advance will also be able to take a tour of the first three bedroom terraced homes on site, to see for themselves the standard that the homes will be finished to and how the different options can be brought to life.

Open day with hard hat tours

13 JANUARY 2018

Open day 10 – 4pm
in the Plot Shop, Bicester



Book via
Eventbrite.co.uk
or by calling
01869 396070

Tailored Finish – all you need to know

At the open day on 13 January the lucky participants will be treated to a hard hat tour of the homes mid-construction. It's a special opportunity unique to Graven Hill – but what exactly are the benefits of this revolutionary approach to new-builds?

Extraordinary choice

The Tailored Finish properties are a unique concept which provide the luxury and convenience of a new-build home with the rare opportunity to customise it to your own style and needs.

The homes are delivered by the Graven Hill Village Development Company so you don't have to worry about the need for planning permission, architects or project management. We will do all the work for you. By collaborating early on you can **make your choices on layout and design**. You can pick colours for the walls throughout the interior; decide what finish you would like in the kitchen and which flooring will be installed from our range of styles.

The most unique feature is that you decide how your space will flow by selecting from different room layout options.

Whether you want your kitchen / dining room to be a distinct space from the living room or you prefer a large open plan area, there's a layout for you. As an added bonus, the Tailored Finish homes are covered by the Government's **Help to Buy Scheme – so you only need a five per cent deposit**. This means that if you take



advantage of the offer, you could **reserve your new home for as little as £500**.

The Tailored Finish homes are available with two, three or four bedrooms and all come with parking permits for the area.

For more details please contact our friendly sales team who will be happy to tell you more.



Gold Standard homes

Graven Hill's Tailored Finish homes have a strong focus on sustainability with many being built to a Passivhaus standard, the gold standard of energy efficiency. Among the many benefits, this also means significantly cheaper energy bills than an average British home.

Passivhaus buildings provide a high level of occupant comfort while using very little energy for heating and cooling. They are built with meticulous attention to detail and rigorous design and construction principles. These amazingly **energy efficient homes** are well insulated and have sound proofing four times better than building regulations requires – perfect for preventing any disturbance from construction or road noise.

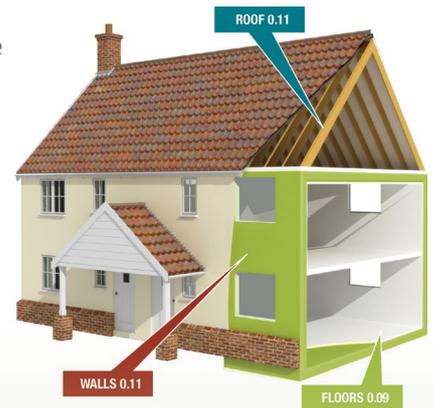
The design of the houses ensures consistent temperatures between rooms and all have undergone vigorous fire testing which exceeds the acceptable industry standard.

They are fitted with mechanical ventilation and heat recovery systems, which means the air is automatically changed and filtered six times every hour, providing fresh air as well as reducing dust around the home. Those suffering with asthma and hay fever have reported feeling the benefits of this system and as a bonus, **the bathroom windows and mirrors never steam up!**

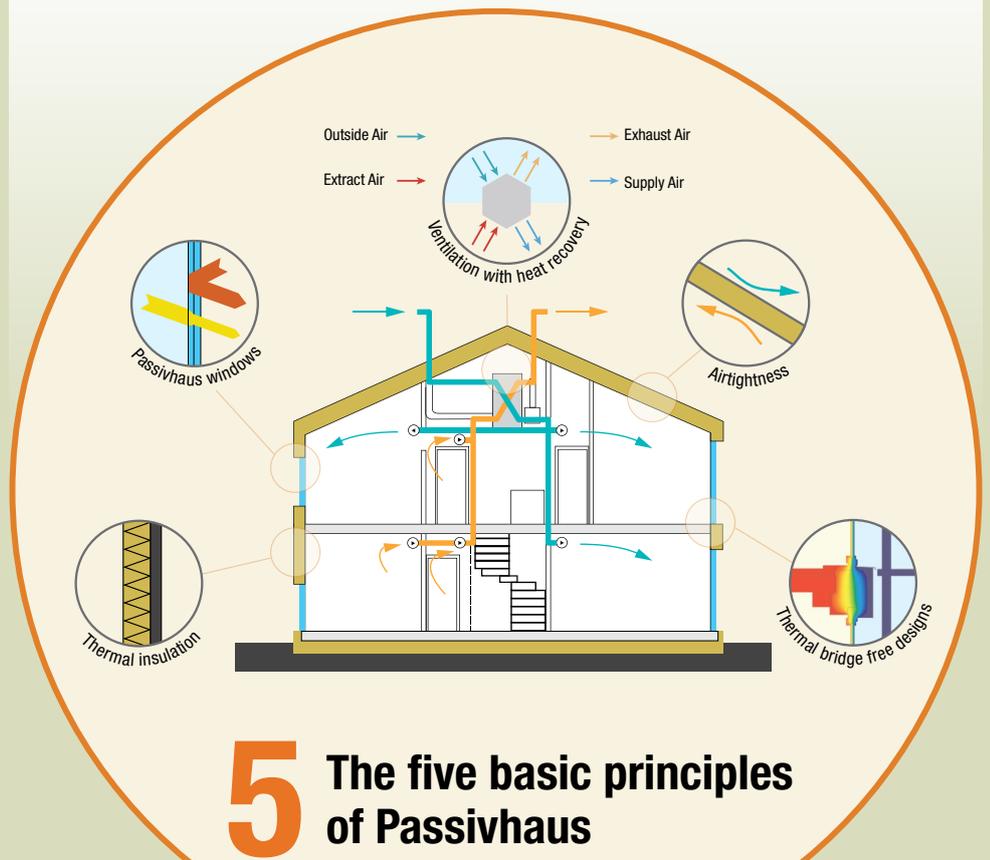
The homes are fully tested and are guaranteed to meet the quality terms listed in the sale – something not provided by every developer.

The U-values of our Passivhaus homes.

U-values measure how effective a material is as an insulator – the lower the value is, the better the material is as a heat insulator.



“The homes are well insulated and have sound proofing four times better than building regulations.”



5 The five basic principles of Passivhaus



Backed by HM Government



EVENT DIARY 2018

13 January

'Hard hat tours' of the Graven Hill Tailored Finish 3 bed terraces - book via **Eventbrite.co.uk**
- or by calling 01869 396070

20 January

Graven Hill guided site tours

27-28 January

National Self Build & Renovation Show, Swindon

17 February

Graven Hill guided site tours

10 March

Exclusive Graven Hill event

More details coming soon - keep an eye on our social media for announcements

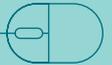
17 March

Graven Hill guided site tours

9-10 June

Build It Live, Bicester

Bookings for the site tours can be made via **Eventbrite.co.uk**



To keep up-to-date with our events visit **gravenhill.co.uk**, follow us on social media or call the sales team on **01869 396070**.



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

01869 396070

The next Graven Hill Overview will be published in FEBRUARY 2018.

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IMPORTANT

Please note that the contents of this newsletter express Graven Hill Village Development Company's current thinking (October 2017). 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.

