

It's all systems go this **Spring** as Graven Hill relocates to its new home in Bicester, launches a new range of products, and prepares for a major exhibition.

MAY 2017



Overview

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- Opening of Plot Shop
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- New website and Trade Supplier Directory



TAILORED TO YOUR NEEDS
...our brand new range of homes

FULL STORY ON **PAGE 2**

TAILORED TO PERFECTION

In August last year the first plots were released for national sale at Graven Hill and since then there have been phased releases of additional plots. To date, the plots that have been made available are more traditional self-build ones giving customers the freedom to create all aspects of their dream home, including the interior and exterior, within the specifications of the design code.

The vision for Graven Hill however has always been to make this an inclusive community that meets the needs and budgets of all self and custom-build visionaries. That is why we are delighted to announce the launch of our new Tailored Finished product range.



Sample 2 bed plot



Sample 3 bed plot



Sample 4 bed plot

Tailored Finish terrace and mews

The Tailored Finished product range is perfect for people who want to have greater control over the interior layout of their house but want the certainty that the construction work has been undertaken on their behalf by the Graven Hill Village Development Company.

Those who choose to go down the Tailored Finish route will purchase the completed 'shell' of a terrace property, but unlike terrace homes and mews on sale within the traditional market place, the interior layout and design of the property will be left for our customers to determine.

Buyers will be able to choose from three internal layouts and specifications to customise their home, giving them the freedom to decide the size of each room, whether it is located to the front or rear, and what type of finishes they prefer.

Not only does this provide purchasers with the comfort of knowing that the below ground and build works have been expertly managed, but it also provides them greater flexibility to create a home that is tailored to their needs.

There are a wide variety of choices for the finishes on the Tailored Finished properties – these can now be viewed at our **new Bicester Plot Shop** – samples of which will be available to view at our Bicester Plot Shop soon – [see page 4 for further details.](#)

Coach Houses

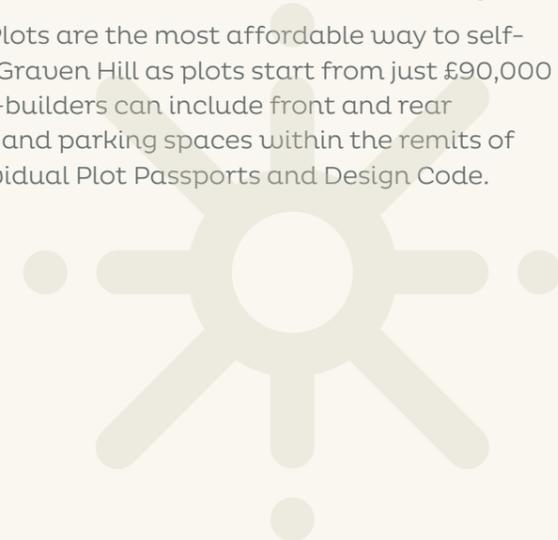
Similar to the Tailored Finish terrace and mews, the Coach Houses will provide customers with a unique opportunity to customise the internal layout and specification of their new home.

Our newly launched coach houses, start at £199,000, and offer the opportunity for flexible living or work space on the ground floor, with garage and a rear garden.

Pocket Plots

The term Pocket House may conjure up an image of a tiny property, but the reality is very different. The plots can accommodate a two or three bedroomed detached house – they are designed to appeal to those who really want to go down the true self-build route, but have a limited budget.

Pocket Plots are the most affordable way to self-build at Graven Hill as plots start from just £90,000 and self-builders can include front and rear gardens and parking spaces within the remits of the individual Plot Passports and Design Code.



PLOT SHOP NOW OPEN

The Graven Hill Plot Shop at Franklins House, Pioneer Square is now open. It brings to life the revolutionary new self and custom-build scheme which, when completed, will be the largest development of its kind in the UK.

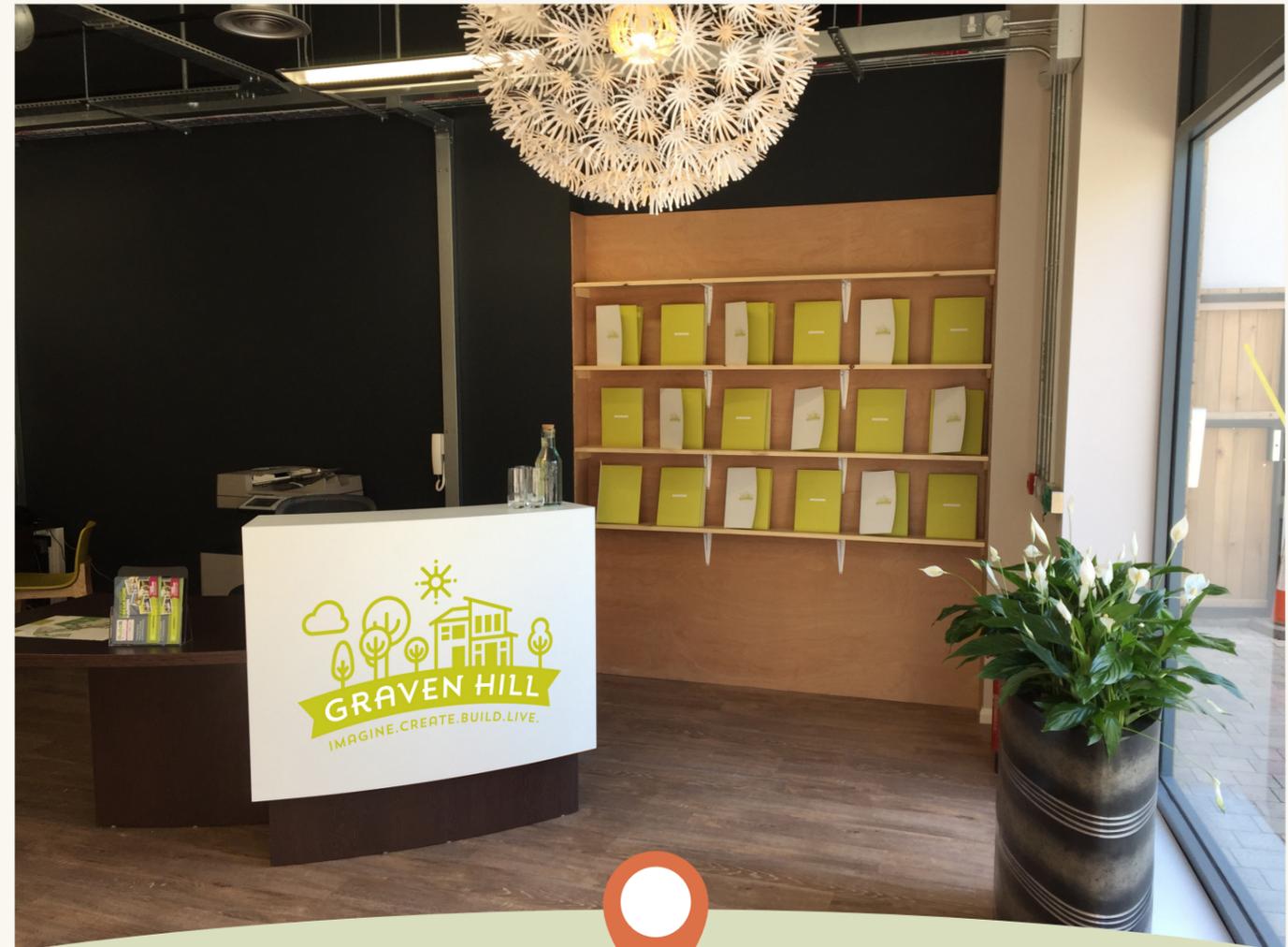
The centrally located Plot Shop will allow potential purchasers to view the site on a large scale map, to understand what plots are available and where they are situated, as well as see what is planned for the future phases as the site unfolds over the next decade.

Unlike a traditional marketing suite, the Graven Hill Plot Shop takes a new approach.

The intention is to alleviate any concerns that a first time self or custom-builder may have. Staff will be on hand to offer information and advice on the type of properties that can be built, the design features of the site as well as practical support on issues such as planning permission and financing a self-build.

Launching this spring Graven Hill will introduce their exclusive 'Tailored Finish' product. This will provide purchasers with the comfort of knowing that the below ground and build works are taken care of by experts, but also provide them greater flexibility over the internal layout and finishing. Samples of the fixtures and finishes that are available for the Tailored Finished products will also be available to view soon.

FOR MORE INFORMATION VISIT
WWW.GRAVENHILL.CO.UK



OPENING HOURS

PLOT SHOP
Franklin House
Pioneer Square
Bicester
OX26 6JU

Opening Hours
Mon-Fri : 10am to 5pm
Sat : 10am to 4pm

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

01869 396070

GRAVEN HILL ZONE AT BUILD IT LIVE

If you'd like to find out more about the opportunities to self or custom-build your own home on Graven Hill in Bicester, come along to see us at the Graven Hill Zone at Build It Live. The show takes place at Bicester Heritage on 10th and 11th June.

- Book a one-to-one advice session with a member of the Graven Hill team
- See the various plots that are available as well as the self and custom-build options
- Find out more about our new Tailored Finish products
- Learn about the Design Code
- Find out how to reserve a plot and gain a plot passport
- Listen to the Graven Hill seminar session at 13.30 each day

The show is the perfect place to start researching your project, find some great products and meet over 150 of the UK's leading suppliers across the self-build and renovation industry. There's also an opportunity to book an appointment with one of Build It magazine's independent experts – from design to project management to renewables, you'll get some great advice.

There are a choice of **9 free seminars each day**, plus a series of workshops covering topics such as choosing & working with an architect, how to fund your build project, choosing windows and doors, heating your home and finding the right builder.



Here's a range of some great features you can also visit at the show:

THE NAKED HOUSE

See a cut-away show home at '1st fix' – a fascinating insight into how things are installed, from ICF block work and under floor heating, to the roof trusses and floor joists.

SELF BUILDERS' OWN STORIES LIVE

Gain inspiration and confidence from Build It readers who have realised their self-build dreams. Hear their stories in the live theatre on the show floor.

ECO BUILDING ADVICE

Hear how to build a sustainable home and gain one-to-one advice on a range of issues including renewable energy and environmentally friendly building techniques.

NSBRC PAVILLION

Meet experts from the National Self Build & Renovation Centre and their partners who can offer general impartial advice on your self build & renovation as well as talk you through their extensive educational courses.

FIND A BUILDER

Talk to the Federation of Master Builders who can guide you through the process of finding the right builder for your project via their database of trusted tradesmen in your area.

3D HOME DESIGN DEMOS

Visit the Build It 3D Home Designer stand for a FREE 20 minute demonstration of how to visualise your home project in 3D.

ESTIMATING SERVICE

Book an appointment with an estimator to start to better understand how much it will cost to build the home of your dreams.

TOOL ZONE

Fancy doing some of the work yourself? Identify the right tools for your project. Power & hand tools from major brands at great show prices!

Tickets to the show cost £12 but you can get a pair of free tickets here by quoting promotional code GHZ17 when booking at www.builditlive.co.uk



PLOTS OF THE MONTH

Each month we will feature some of the plots that are available at Graven Hill.

FULL DETAILS OF ALL PLOTS CAN BE FOUND ON OUR WEBSITE WWW.GRAVENHILL.CO.UK OR SIMPLY ONTACT THE SALES TEAM ON 01869 396070



PLOT 175 THE LAND PRICE OF **£230,000***

Type : 4 bed
 Where : Rural Lane
 Plot size : 260 m2 / 2798 sq ft
 Max GIA : 214 m2 / 2303 sq ft
 Traditional



PLOT 127 THE LAND PRICE OF **£265,000***

Type : 4 to 5 bed
 Where : Rural Lane
 Plot size : 458 m2 / 4929 sq ft
 Max GIA : 246 m2 / 2648 sq ft
 Traditional



PLOT 85 THE LAND PRICE OF **£152,500***

Type : 3 bed
 Where : Urban Lane
 Plot size : 243 m2 / 2615 sq ft
 Max GIA : 114 m2 / 1227 sq ft
 Traditional



THREE STEPS TO ACHIEVING THE DREAM

This year the first self-builders will arrive on site at Graven Hill ready to turn their plot of land into their dream home. It's a journey many people have been imagining for years – but what can people really expect when the dream becomes a reality?



Plot Passport

0072

1982-A-P-P-C-0072-161010-07

Main features

<p>Plot Number: 0072</p> <p>Unit Type: 3 Bed Detached</p> <p>Local Character: Rural Lane</p> <p>Plot Area: 222 m² / 0.0549 acre</p> <p>Max. GIA: 132 m²</p>	<ul style="list-style-type: none"> ■ Build zone □ Edgeline of plot ⊞ On-plot car parking spaces ▶ Vehicular access ⊞ Max. building height (metres) — Front boundary — Rear facade zone T Boundary for which the purchaser has the responsibility to maintain
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Coordinates - Eastings, Northings (metres)
 A: 459022.250, 220857.136 B: 459021.034, 220848.925 C: 458994.091, 220852.928 D: 458996.225, 220861.013

STEP 1

The Design Stage

After choosing their preferred plot, securing finances and making a reservation through the Graven Hill sales team, self-builders will embark on the first step of their journey - known as the design stage - which lasts approximately five months.

Each reservation comes with a Plot Passport, which consolidates the site's Design Code, Masterplan, Local Development Order, and Outline Planning Consent into one document that is specific to each plot. The passport will include information such as the type of property, maximum gross internal area and acceptable building materials. There will also be information regarding the rules of the build, which includes specific guidelines that must be adhered to, such as height limitations, outside space and boundary information.

Customers then have five months to design their homes in accordance with the relevant Plot Passport and submit detailed proposals to the Graven Hill Village Development Company.

STEP 2

The Approval Stage

The shortest part of the process is the approval stage, which lasts approximately one month.

After submitting all of the necessary information to the GHVDC, designs will be checked against the relevant Plot Passport.

If the proposals adhere to the guidelines, a formal response with planning consent will be provided within one month. If the plans fall outside of the specifications, then the application will be submitted for formal consideration by the Local Authority planning department.

At this stage the price of your Golden Brick can be finalised.

STEP 3

The Construction Stage

The final - and longest - step is the construction stage.

Once planning consent has been granted and exchange of contracts has taken place, the Graven Hill Village Development Company will undertake the Golden Brick works to install the foundations and utilities.

This process will take an average of six to twelve months and following this, customers then have 24 months to complete the construction of their new home.



NEW WEBSITE

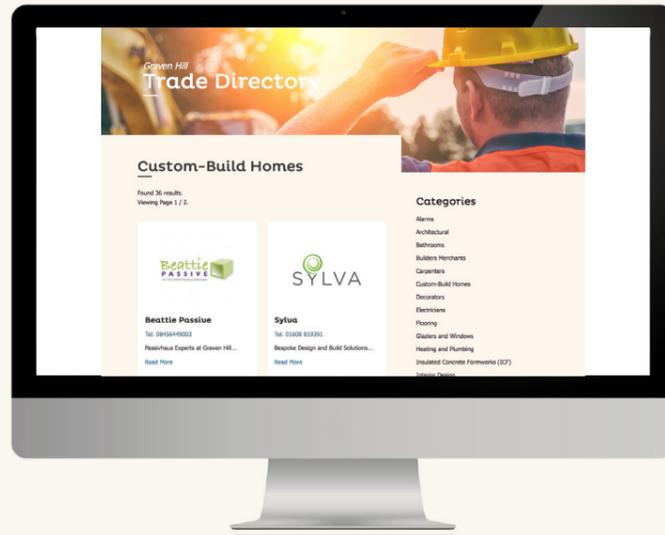
We are excited to announce that our new website is live. If you haven't already visited the site, go check it out at www.gravenhill.co.uk.

The new website has been designed to provide self and custom-builders with a better, easier and more informed customer journey.

The updated site includes mobile friendly browsing with an improved structure enabling easy navigation. We hope you find the website accessible, informative and engaging.

If you would like to comment or find out any further information please email us at sales@gravenhill.co.uk and let us know your thoughts.

SUPPLIER DIRECTORY



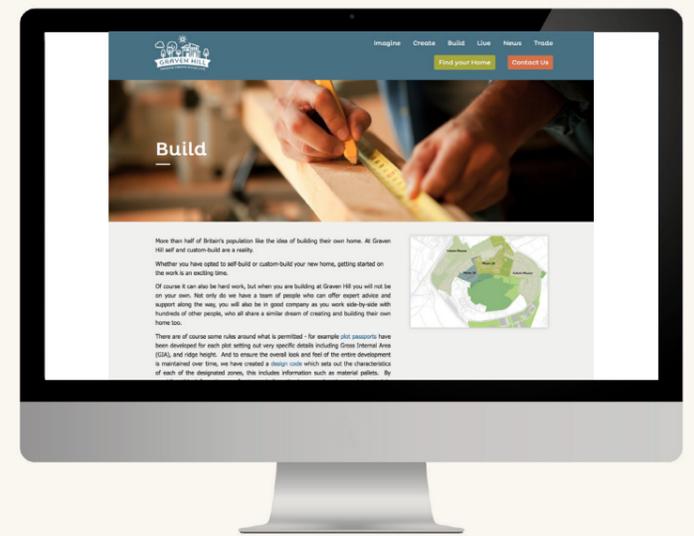
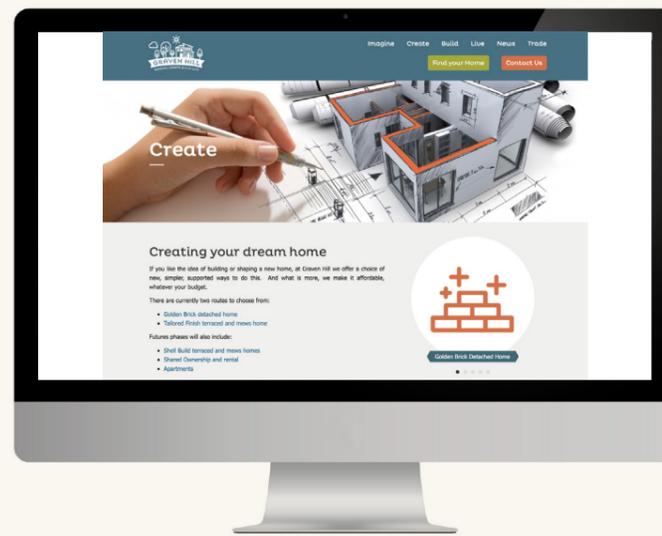
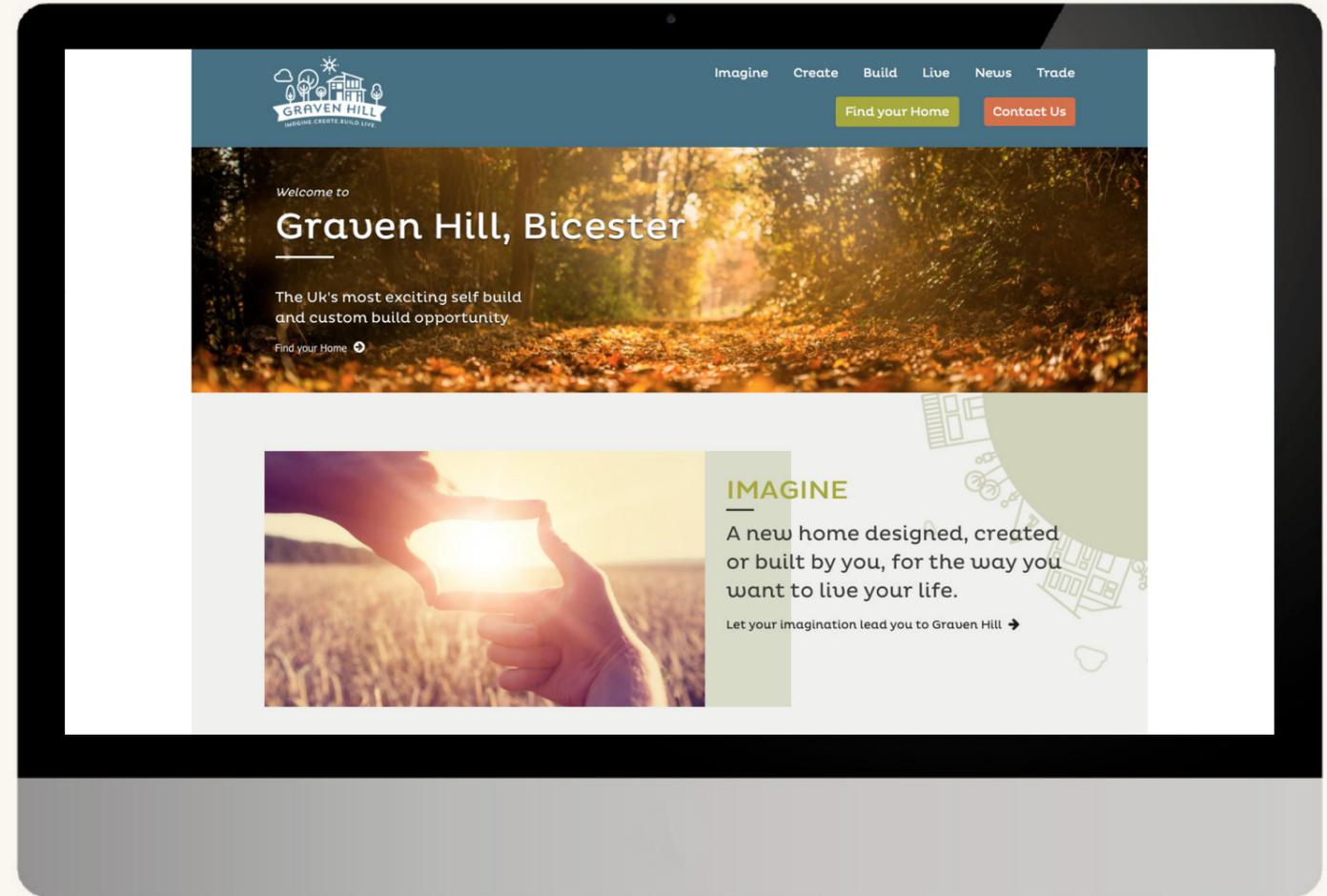
One of the most eagerly anticipated functions on the new website is the directory of trade suppliers.

Allowing users to easily access a variety of trusted suppliers, this function is designed to be a one-stop-shop for Graven Hill purchasers.

The supplier directory boasts an A-Z of businesses. Whether it is an alarm company, a carpenter or decorator, or even a project manager, you're guaranteed to have an array of businesses to choose from in this dedicated space.

Go to www.gravenhill.co.uk/tradedirectory/index for more information.

IF YOU ARE A TRADE SUPPLIER AND WOULD LIKE TO BE FEATURED ON THE DIRECTORY PLEASE REGISTER ONLINE.





Contact the sales team:
sales@gravenhill.co.uk
01869 396070

The next Graven Hill Overview will be published in JUNE 2017.

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Pioneer Square
Bicester
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OX26 6JU

IMPORTANT

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

