

High demand continues as more Golden Brick plots are released

NOV 2016



Overview

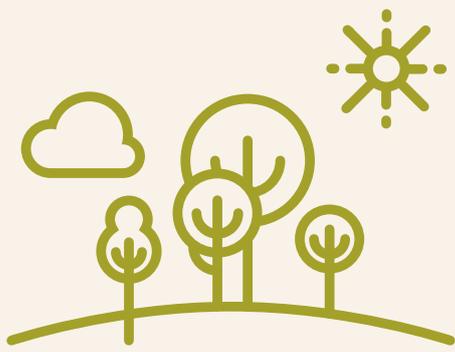
INSIDE THIS ISSUE

- Plots available to buy now
- Shaping the early plans for your dream home – what's involved?
- Village infrastructure update
- Meet Dean & Hannah, two of Graven Hill's first residents
- Finding suppliers – where to get help



STOP PRESS: Nine more Golden brick plots set for release on 21 November. Look out for details on the website!

Autumn colours - self-builders see the beauty of buying at Graven Hill



VIEW

from the top of the hill

“As the end of 2016 approaches, it is a time to reflect on the tremendous progress at Graven Hill this year.

The programme remains on target and the development of this brand new village community for Bicester is really gathering pace. Phase 1A – the village centre – opened for sale in the summer. The first phase of the infrastructure works, serving the demonstrator part of the site, is now complete and we are gearing up to start work on the village centre infrastructure in the new year. You can find out more about this on page 6.

We are also starting to get to know our very first Graven Hill residents – the people who have already reserved their Golden Brick plot and are busy designing their dream home. At the time of writing, 20 of the plots released in the past two and a half months have already been reserved, with other buyers in active discussion with our sales team about their preferred plots

and home-building plans. You can read in this issue about the self-build journey of one young couple, Dean and Hannah, who will be among the founders of the Graven Hill community.

Next year is set to be another busy and exciting one. We will continue to release plots steadily in line with development of the infrastructure and market conditions, and we are preparing to release the first Tailored Finish homes to the market. The company will continue to evolve and grow as we recruit new expertise, and expand our customer liaison team who are there to guide buyers along every step of their self-build journey. During the course of 2017, we plan to open the sales and marketing suite in Bicester town centre.

In the meantime, the sales team look forward to meeting you, by appointment, at our temporary home in Bodicote, Banbury!"



ADRIAN UNITT, Operations Director, GHVDC, November 2016



Golden Brick plots are selling fast!

The Golden Brick route to building your dream home at Graven Hill is proving very attractive to buyers, locally and nationally. Seven of the first ten plots released in the summer were reserved within six weeks, and following the release of more plots in October, a total of 20 plots had already been reserved at the time of going to press.

Adrian Unitt, operations director at GHVDC said,

“Although many plots are already reserved, there are still some available to buy now and we will be releasing many more plots over the coming weeks and months. I would urge anyone interested in building their ideal home at Graven Hill to register their interest with us early.”



DID YOU KNOW?

Your Plot Passport tells you the maximum gross internal area (GIA), which is the size of house that you can build. However the Graven Hill Local Development Order excludes from the GIA certain facilities that are ‘incidental to the enjoyment of your home’ – for example a swimming pool or summer house – and fuel containers for heating your home.

There are rules governing this, for example you must not build in front of the front elevation of your home and there are height restrictions.

**For full details, please talk to the sales team...
01295 753700 / sales@gravenhill.co.uk**



WHAT IS AVAILABLE TO BUY NOW?



Illustration of the type of home you could build on plots 41 or 43, both available to buy now. These plots are close to the village centre, are suitable for a home with up to 5 bedrooms and offer excellent value and equity potential. For prices, contact the sales team.

Among plots still available are two plots suitable for a four or five-bedroom home in the first part of the village to be completed. These offer exceptional value and equity potential. There are also some smaller three-bedroom plots with a rural outlook still available that are ideal for first time buyers or those with a young family.

All are within easy walking distance of the village centre, which will have a primary school (due to open in 2020) and has planning permission for a mix of shops, a café and a pub. Beautiful woodland areas with walking trails and a children's play areas are also nearby, and green pedestrian routes will link the village to Bicester town centre.

Mark Johnson, head of sales at GHVDC said,

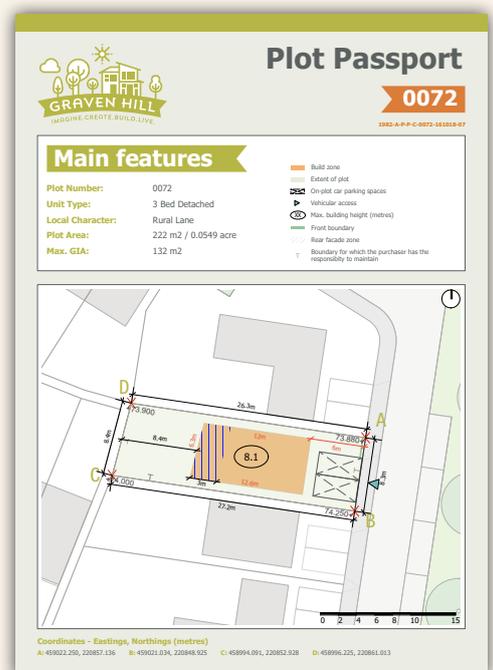
"Buyers should act quickly to reserve the plot of their choice, given the strong demand we are experiencing. We recommend that buyers follow the 'customer journey' advice we provide to ensure they are in the best possible position to reserve when plots are released. Buyers are excited by the

opportunity to design and build their own home in such a fantastic location, and also by the potential for the value of their new home to exceed the cost of building it."

All plots at Graven Hill come with a Plot Passport setting out the design parameters for your dream home. The Plot Passport allows plenty of design freedom whilst ensuring there is design coherence across Graven Hill to create a distinctive and high quality environment for all residents. Your Plot Passport includes for example a palette of materials suitable for the design character of the street where your plot is located. The characters are defined by the [Graven Hill Design Code](#) and master plan. The first twenty-six plots released include plots in 'Rural Lanes' 'Urban Lane' and 'Community Street' character areas.

FOR FULL DETAILS OF PLOTS
CURRENTLY AVAILABLE
PLEASE VISIT
GRAVENHILL.COM/PHASE1A

At the time of going to press, twenty-six Golden Brick plots have been released to the market, all close to the village centre, including a mix of three, four and five bedroom plots.



Plots suitable for a 3-bedroom home are currently available.

SHAPING THE EARLY PLANS FOR YOUR DREAM HOME ...WHAT'S INVOLVED?



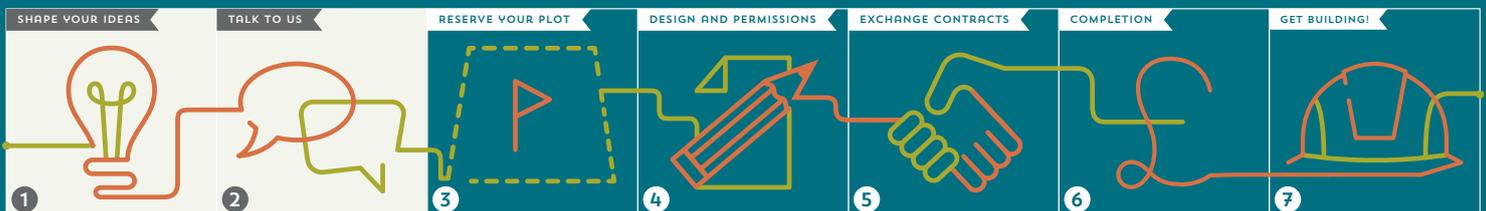
If you like the idea of self-building your home at Graven Hill and want to find out more, a good starting point is to register your interest online at gravenhill.co.uk/register

We also recommend that you read our introduction to the Golden Brick customer journey, also available on the website at

gravenhill.co.uk/phase1A

One of the questions we are frequently asked is how detailed your design needs to be when it comes to discussing your plans with the sales team initially. We do not expect you to have engaged an architect or paid for professional drawings at this early stage. What is important is that you have carefully studied the Plot Passport for the plot you are interested

in and can show us a sketch of the house you want to build. You do not need to be a designer, architect or artist to prepare this sketch and it doesn't need to be to scale! A simple line drawing will be fine. Your sketch should show the rough dimensions, the number of bedrooms, the type of frame and the materials you intend to use for the construction. This will enable us to make a preliminary check that your design ideas fit with the rules on the Plot Passport before you develop your plans further.



Village takes shape as infrastructure work progresses

The first phase of landscaping and road construction is now complete, serving the eastern side of Graven Hill where the demonstrator site is located and where show homes are planned. The work included planting of the community orchard and hundreds of woodland trees, installation of the first children's play area, and creation of paths through the green landscape that will eventually link to a network of walkways across the whole site.

The contract for work on the village centre infrastructure was awarded in October to PJ Carey (Contractors) Ltd. The £15 million contract includes roads, drainage, landscaping and two new play areas, and is expected to take around 18 months to complete. GHVDC has also awarded a multi-million pound contract to a specialist multi-utility company to provide services to new homes.



Green walkways are being created at Graven Hill.

Play area under construction.



FINDING SUPPLIERS ...WHERE TO GET HELP

An important part of planning your self-build project is sourcing the right products and services at the right price. Choose your suppliers with care and be sure to shop around.

The Self-Build Portal is a useful source of information about suppliers – visit www.selfbuildportal.org.uk/suppliersdirectory

The National Self-Build and Renovation Centre in Swindon (featured in the September issue of the Graven Hill Overview) is also a fantastic resource where you can see products at first hand, make contact with a wide range of suppliers and attend events throughout the year – visit www.nsbrc.co.uk. The centre even boasts a full-scale sample of a detached home by a leading custom-build home manufacturer!

Next spring, when our new website goes live, Graven Hill will be introducing an online directory of suppliers who may be able to assist you with your self-build project. If you are a supplier and have already registered your interest in being included in the directory, we will be in touch soon with information about the next step.



ONE COUPLE'S GOLDEN BRICK JOURNEY: MEET DEAN & HANNAH

Young couple Dean and Hannah have chosen to self-build their very first home. They are designing their 3-bedroom detached house to ideally suit their small family, which includes baby son Hugo - and Lucas the cat! Dean takes up the story so far....

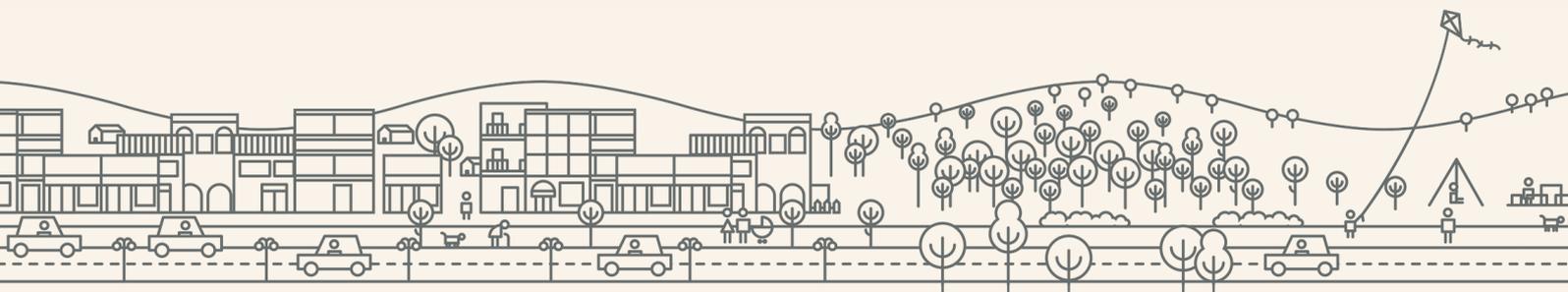
"Our life plans go something like this: start a business, have children, build a house - and end up doing them all at the same time, just so it doesn't get boring!"



"We want to build our dream home in the north Oxfordshire countryside, but the few plots we found were tiny or (very) expensive. As if by magic, we heard about Graven Hill and realised the dream might be possible after all. We wanted to self-build because quite simply, there wasn't anything suitable that we could buy. We want a house that suits the way we want to live, uses the minimum amount of energy, and is easy to maintain. The beauty of self-build is that you can have all this, and choose where to prioritise your spending. That's something you'd never be able to do if buying an existing house.

"We started off by thinking about how much money we'd be able to spend. Seeing as we don't currently own a house, we only have our cash savings to rely on. But if we want to build more than an elaborate shed, we'll also need to get a self-build mortgage too.

"We think that a 3-bedroom house will be enough for us and our little family, so that's been the basis for our designs so far. We don't need acres of space - just enough for a bit of open plan living, a TV room, home office and 3 decent bedrooms. Something with a little bit of a wow factor would be nice too - perhaps some double height space to create a nice open feeling. We like clean and simple lines





- something that requires the minimal amount of dusting basically.

“Most importantly, it needs to provide maximum comfort for us to live in - great air quality, a comfortable temperature, and draft and damp-free. Plus, it has to be energy efficient. The real key to ‘being green’ is to minimise your need for energy in the first place. We have decided to build our home to Passivhaus* standard. This is a (very sensible) standard aimed at ensuring that a building offers maximum comfort, with minimal energy. That means 2 key things: minimal heat loss or gain between inside and outside the building and a constant supply of fresh, filtered air to all areas of the building. It sounds obvious, but not many houses are built around this simple concept. It is actually easy to achieve, and the reward is a lifetime of healthy living and minimal energy use.

“We’ve chosen to build the house with a timber frame. This means it can be manufactured off site in a nice, warm, dry factory and then built on site in a matter of weeks. Another big benefit of self-building is the flexibility over the construction process. We’re planning to pay a contractor to construct the frame and progress it to the weathertight stage. We’ll project manage the rest, which allows us to save us money (or, more likely

spend that money on shiny things to go in the house). As we write this, the design process has so far been in the form of a series of meetings with a friendly architect and low energy building expert. This has given us enough of a plan to head over to the Graven Hill sales team and reserve a plot.

“From this point forward we must get more detailed designs together ready for the compliance check and confirmation of our planning permission. The planning side of Graven Hill is probably one of the most exciting parts - they allow a huge amount of freedom in terms of the shape and the materials for your house. It’s going to be a very exciting and interesting development when it’s finished in 10 years time!”

CONTINUE TO FOLLOW DEAN AND HANNAH'S SELF-BUILD JOURNEY ON THEIR BLOG - WWW.DEANANDHANNAH.COM

*GHVDC has its own energy performance and sustainability standards that buyers must comply with. Buyers are not required to build their home to the higher Passivhaus standard, but can choose to do so.





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 JANUARY 2017.

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IMPORTANT

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



Community facilities will include allotments, on the eastern side of Graven Hill. Artist's impression by Ian Law.