

# CHURCH FARM

RADLEY • OXFORDSHIRE

Beautiful new 2, 3 and 4 bedroom homes, community areas  
and natural open spaces for a greener way of life

**PYE**  
h o m e s  
BLENHEIM



# Made for life.

At Pye Homes we've been creating new communities for over 90 years, but never before have we built something like this. Church Farm will be a truly special place to live, designed and constructed with the knowledge of our past and an exciting vision for the future.

We're very proud to partner with Radley College, who, like us, have a deep-rooted history with the local area, and are committed to making a real, positive impact on their surrounding communities.

We both see the huge value in collaboration and partnerships, which is why we've taken great care when selecting our suppliers, contractors and craftspeople to make this new community the best it can be.

Our 'how we build' principles were inspired by the Prince's Foundation Landowner Legacy principles, they are based on the belief that local landowners have a social, economic and moral responsibility to deliver developments of which both landowners and local communities can be proud. These promises ensure a site will leave a positive and lasting impact. This means building homes for everyone; homes that are harmonious with their surroundings and that are fit for the future.

Radley is an exciting community to be a part of. Its proximity to Abingdon and Oxford means you won't ever miss out on the vibrancy of a bigger town or city, but the close-knit nature of the community, the wealth of activities, clubs and societies, and its rural location make Radley a very desirable place to call home.

Traditional materials have been used in contemporary designs, creating homes as unique as those who'll live in them. A quarter of the Church Farm site will be multi-functional green space, benefiting residents and wildlife alike. Expect cycle paths, exercise areas and a play area in amongst meadows of wildflowers, shaded by native trees.

Church Farm embraces innovative technology for a more sustainable way of life, with solar panels, air source heat pumps and electric vehicle charging. Outside of the community, we're supporting greener travel by restoring and creating new cycle and walking routes.

We're so pleased to share Church Farm with you and we look forward to welcoming you home.





CHURCH FARM | RADLEY | OXFORDSHIRE

# The Radley legacy.

It is my pleasure to welcome you to Church Farm. We are excited to be partnering with Pye Homes to create this new community on our doorstep.

We have a shared interest in providing the community of Radley with homes that will stand the test of time. As landowners, we are long-term custodians of this place, and our aim is to help shape the village of Radley for the future and play a part in its prosperity. We feel a strong responsibility to ensure changes to the community are made considerately and the benefits are lasting.

## People. Place. Partnership. Purpose.

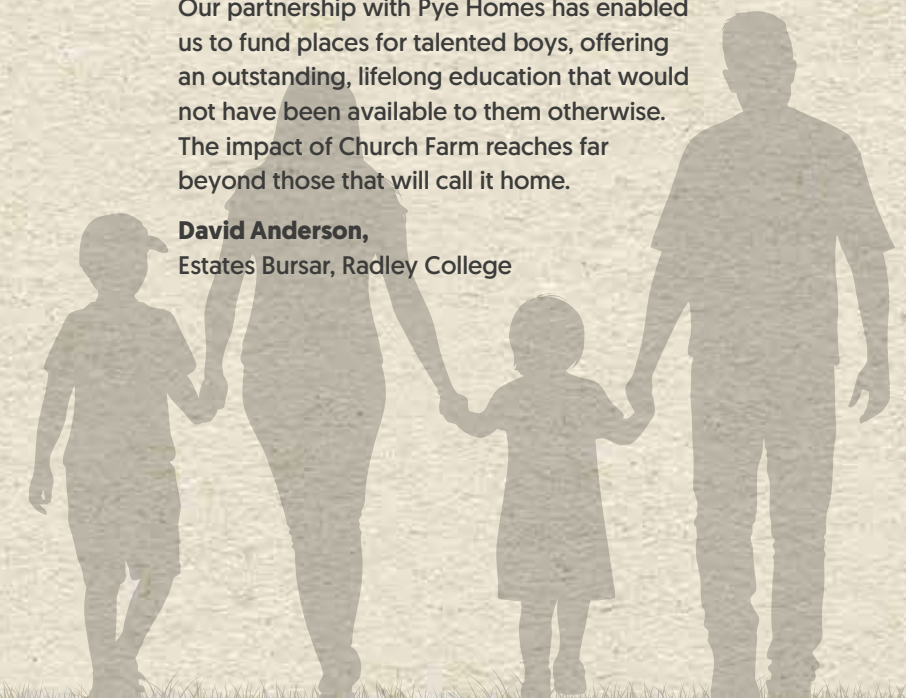
Life at Radley College revolves around these four strategic pillars. Partnership means taking seriously our place in the local community and recognising the value of effective collaboration and communication in all we do.

Our partnership with Pye Homes has enabled us to fund places for talented boys, offering an outstanding, lifelong education that would not have been available to them otherwise. The impact of Church Farm reaches far beyond those that will call it home.

**David Anderson,**  
Estates Bursar, Radley College



RADLEY





# Building homes the Pye way.

We have a series of principles that set the standard for how we build. These are commitments that we make to the environment and to the communities that surround Church Farm; these are promises you as a buyer can hold us accountable to. The principles ensure we are just as proud to create Church Farm as you will be to live here.

## Respect for tradition.

After almost a century of building experience, we know the importance of a sense of belonging, a sense of place, and that new homes simply belong more when they dovetail with the local character and style.

## Passion for progress.

Introducing technology and innovation, like low carbon heating systems and electric vehicle charging ready points, keeps homes smart, strong, safe and ready for the future.

## Designed for harmony.

Creating a flow from the street designs to the public spaces makes a real neighbourhood, where you enjoy meeting up and mixing, instead of always passing through in a hurry.

## Built for longevity.

With skilled, solid, yet adaptable construction, together with selecting hardwearing, proven materials and trusted local suppliers, we're confident we are making homes that are loved and enjoyed for generations to come.

## Caring for customers.

We're proud that our customer charter ensures our attention to detail, our responsiveness, and close personal service from start to immaculate finish; from when you select materials and finishes you like, through to the moment you step into your new home.

## Space for wellbeing.

By shaping neighbourhoods in favour of green spaces and open layouts, it's not only fun to relax with friends and neighbours, it's visibly safe to walk and cycle. That way we aim to help the air stay clean and life less car-dominated.

## Concerned for the environment.

This planet is home to us all, so we choose designs that maximise energy efficiency and materials that minimise the carbon footprint, as well as protecting balance and biodiversity by planting and safeguarding the habitats and routes for wildlife.

## Homes for all.

We want to help form sustainable and socially cohesive communities, we build developments offering a blend of homes, a mix of types and tenures, so that everyone feels welcome.



Protection for new-build home buyers



## The Pye legacy.

Since 1927, we have always taken the same pride in the homes and communities we have built. Although many things have changed in that time, our values have stayed the same, because so much of what was true then is still true today.



SYMPATHETIC  
DESIGN



CUSTOMER  
COMES FIRST



ATTENTION  
TO DETAIL



A SENSE OF  
COMMUNITY



HEALTH &  
WELLBEING



CONNECTIVITY



SUSTAINABILITY



ENERGY  
EFFICIENCY



BUILT TO  
ENDURE



BIO-DIVERSITY



# A greener way of life.

What does it mean to live a greener way of life? For us, it's having a home that is powered efficiently, having the means to travel in a more environmentally friendly way, and sharing your community with wildlife and plant life that thrives alongside you.

In our commitment to make Church Farm a place that not just accommodates but encourages a greener way of life, we have invested in providing renewable solutions for heating and electricity, opening new and updating previous routes for greener transport, and retaining habitats to improve biodiversity.

CHURCH FARM | RADLEY | OXFORDSHIRE



Every home at Church Farm is heated by an air source heat pump; a more efficient alternative to conventional electrical or gas heating that heats your home and your water. Heat pumps are known to significantly reduce the carbon footprint of a home. They can save you money on your monthly heating bill as they require significantly less energy than a conventional boiler. That's not where the energy efficiency stops; Church Farm homes are also fitted with solar panels which utilise the sun's energy to power your home. These two pieces of technology combined mean the Church Farm community will produce less carbon emissions than your average newbuild site of a similar size.

**25% of the Church Farm community** will be 'multi-functional green space', designed to benefit both residents and wildlife. Careful planting of native trees, shrubs and plants will provide a rich environment for pollinators and invigorate the ecosystem. For residents, the green space provides a landscape to enjoy nature, play and exercise. A walking and cycling route will encircle the community, to be enjoyed by everyone.

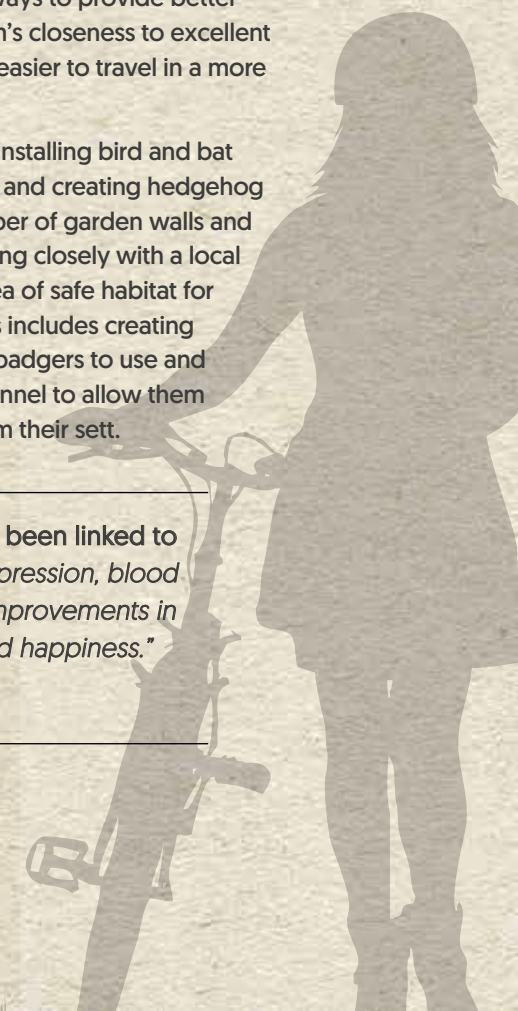


Through our partnership with Radley College, we are upgrading existing walking routes to become walk and cycle ways to provide better access for all. Church Farm's closeness to excellent public transport makes it easier to travel in a more sustainable way.

To protect wildlife, we're installing bird and bat boxes in selected homes, and creating hedgehog highways through a number of garden walls and fences. We are also working closely with a local charity to improve the area of safe habitat for a nearby badger sett. This includes creating a corridor of land for the badgers to use and building an under-road tunnel to allow them to safely travel to and from their sett.

Contact with nature has been linked to *"reductions in stress, depression, blood pressure, obesity and improvements in sleep, mental health, and happiness."*

Frumkin et al., 2017





# Heating your home responsibly.

Air source heat pumps are installed in every home at Church Farm.

## What is an air source heat pump?

It is an alternative low carbon way to heat your home, which is not only better for the environment but also has the potential to help you save money on your energy bills. An air source heat pump will create less CO<sup>2</sup> than a conventional heating system, helping you move towards low carbon living. The air source heat pumps also utilise the energy harnessed from the sun, through the in roof PV solar panels that have been installed at every Church Farm home, meaning they are an energy efficient way to heat your house.

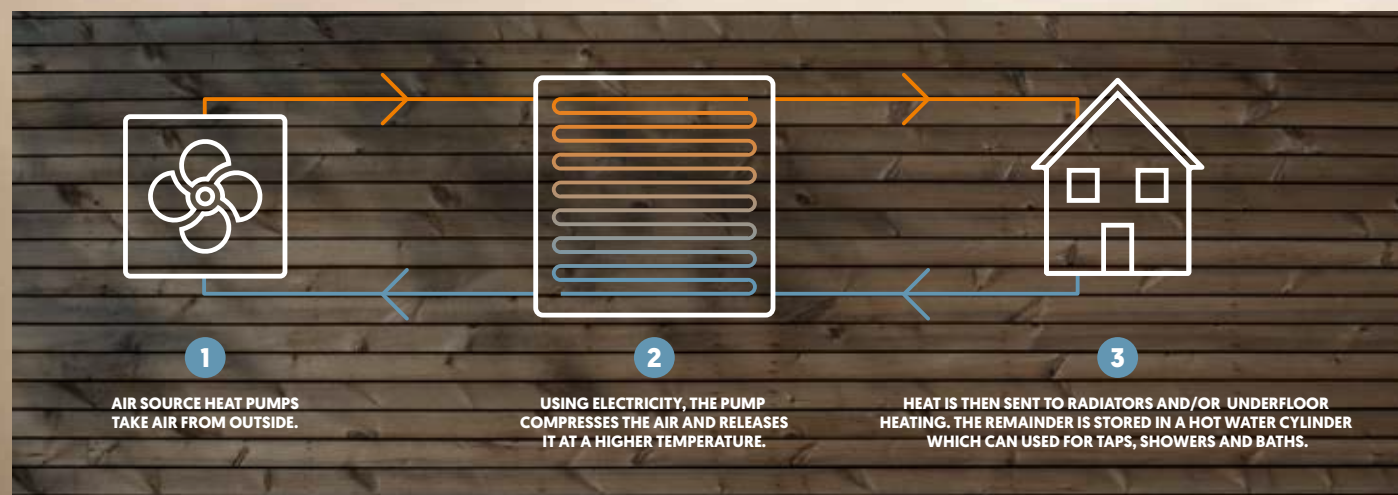
Air source heat pumps look similar to air-conditioning units. The size of the unit depends on how much heat they'll need to generate for your home.

## How does an air source heat pump work?

They work a little bit like refrigerators in reverse, taking heat from the air, compressing it into liquid which increases its temperature. The pump will then transfer the heat to the heating system in your home.

The pump uses electricity to run, but it should use less electrical energy than the heat it produces. Coupled with PV solar panels, an air source heat pump allows you to create your own renewable energy. Air source heat pumps work even if the temperature is well below zero. They create lower temperature heat than gas and oil boilers, so they work best when you heat your home to a comfortable temperature for longer periods.

The ideal way to run them is through underfloor heating and to set a constant temperature, meaning no cold patches as you wake up in the morning or need for blankets when the heating usually goes off in the evening!



## Are air source heat pumps efficient?

An air source heat pump system can help to lower your carbon footprint as it uses a renewable, natural source of heat – air. How much CO<sup>2</sup> you'll save depends on the fuel you are replacing. For example, the figure will be higher if you are replacing coal or an oil boiler rather than natural gas.

As the heat pump uses electricity to power it, there will still be some resulting CO<sup>2</sup> emissions however these are minimised when used in conjunction with PV solar panels as much of the energy you use can be produced renewably.

The most effective way to use your heat pump is to set your heating to come on for longer than with a traditional system at a slightly lower temperature. You may also find that as your new home at Church Farm is so well insulated that you don't need to heat your house to the same temperature as you currently do.



## Air source heat pump advantages and disadvantages

### Pros

1. They are much more energy efficient than a standard heating system - air source heat pumps generate less CO<sup>2</sup> than many conventional heating systems, helping to fight the climate change battle and moving closer to zero carbon living.
2. They provide a more consistent temperature in your home, instead of pockets of heat which can quickly dissipate.
3. Used correctly and in conjunction with PV solar panels they can help reduce the cost of your energy bills\*
4. They require little maintenance, a service once every two to three years is recommended similar to a gas or oil boiler.

### Cons

1. You'll need enough space in your garden for the external condenser unit, at Church Farm we have carefully located the units to minimise external impact.
2. Condenser units are slightly noisier than a standard boiler but situated outside means you will hardly hear them.
3. Electricity is needed to drive the pump so they're not completely zero-carbon, unless the electricity comes from a renewable source.

\*when compared with average heating bills and average use



# Inspired by tradition. Built for today.

Church Farm homes have been carefully designed to sit harmoniously in their rural setting. With inspiration taken from the existing homes of Radley, agricultural buildings from nearby farms, and even Radley College boat house, we've ensured this new community feels like part of the existing fabric of the village.

To have been a leading builder in Oxfordshire for nearly a century means that we have an unparalleled understanding of local wants and needs, as well as trusted skills and long-standing relationships. Our shared values, and that same commitment to the area, led us to becoming partners with Blenheim Estate in 2018. Since then, we have created the first new community guided by Blenheim's legacy principles, Park View in Woodstock.

Becoming a partner of Radley College to deliver this same level of care to Radley's newest community, through our own guiding legacy

principles, allows us to focus on what's really important to a landowner – creating a place truly harmonious with its surroundings.

Church Farm has been designed by award-winning architects Ridge and Partners who have a reputation for creating beautiful, innovative homes that are a joy to live in. They are committed to creating 'more sustainable places for people to live, learn and work'. This commitment is demonstrated in recent projects, including Sharpness Eco Village in Gloucestershire and the creation of a new innovation centre at the Royal Agricultural University.

Church Farm is a true evolution for Pye Homes, taking the best of traditional materials and using them in new ways to create captivating designs. Almost every home features a unique combination of stone, brick and timber facing, carefully chosen to reflect the materials used for buildings in the older and newer parts of Radley village, and Radley College. Features like balconies and bronze window casings add even more charm and create streets that feel perfectly placed. Add to this innovative elements like recessed solar panels, and you have a home that truly combines the best of the past and the future.



# The creation of a new community.

## Overall layout

Church Farm is not just a development; it's a community. A community is more than the fabric of the buildings we create, it's about the people who live in those homes and the spaces around them, and how everything flows harmoniously - it's a place for living.



## South section



## Street names

To celebrate Radley's history through its people, we have worked with the Historical Society and Parish Council to carefully name all of the streets after residents who were well loved and respected.

**Beckett Drive**, the main road running through Church Farm is named after David Beckett, who was integral in the Social Services Committee at Radley College helping to integrate staff and students with village life. David was also the organist and choirmaster of St James the Great Radley for 45 years, alongside re-instating and continuing the work of Radley Clerk of the Green Cloth, raising extraordinary amounts of money for local charities and vastly improving lives of the people of Radley.

**Buckle Place** takes the name of David Buckle, evacuated to Radley from London in WW2, he married a Radley girl and lived here for the rest of his life. He was widely respected in the car industry in Oxford, where he represented the trade unions. David served on the Parish Council for 51 years and the Oxfordshire County Council for 22 years.










Doug Rawlinson is the namesake of **Rawlinson Close**. Doug was much of the inspiration and driving force behind setting up the Radley Retirement Group (RRG). The RRG is an important part of life for many retired people in the village. Regular meetings, outings, and holidays are just some of the many activities you can enjoy. Doug also helped with the cubs, served on the parish council, completed a stint as church warden and was the unofficial village photographer.

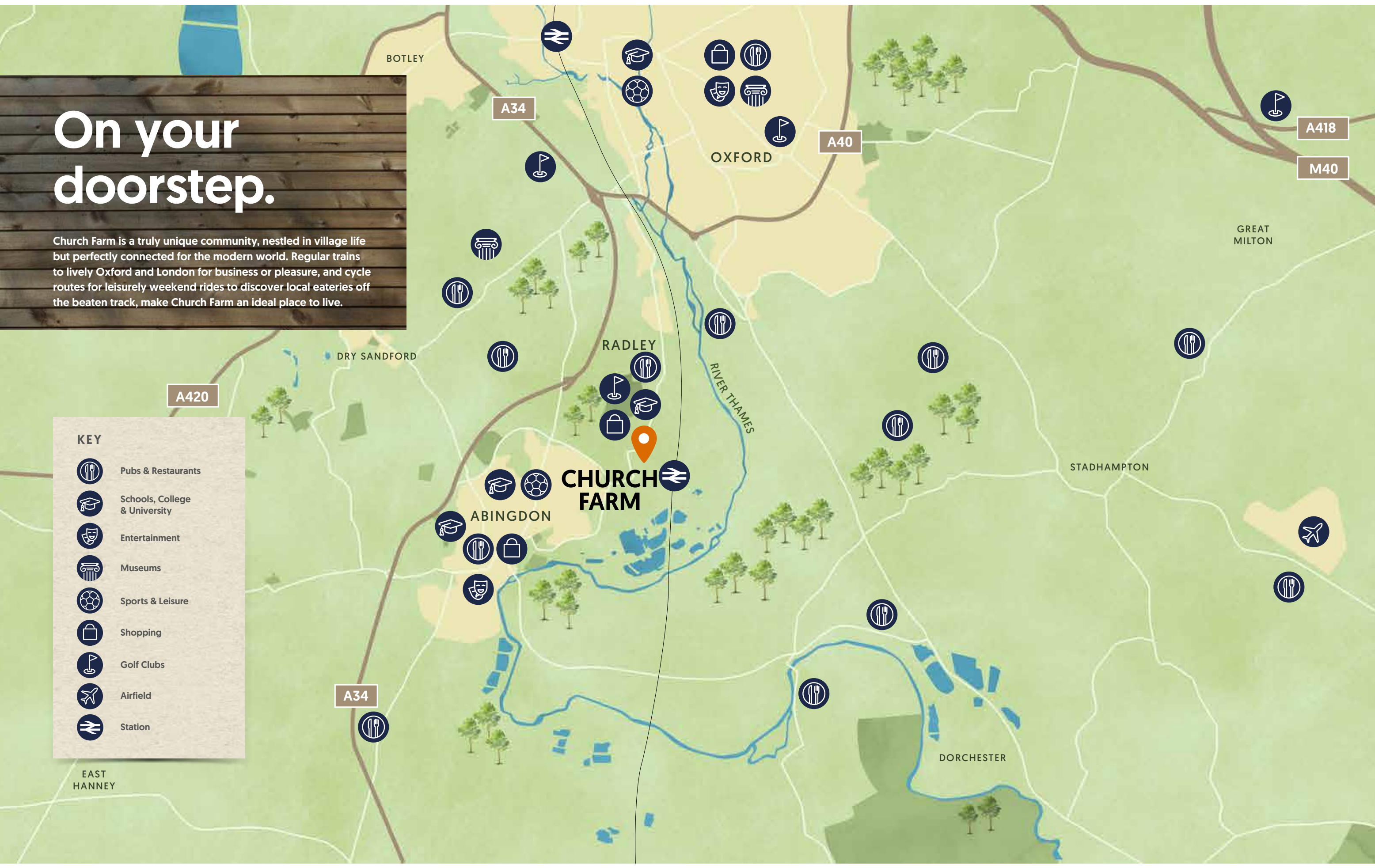


# On your doorstep.

Church Farm is a truly unique community, nestled in village life but perfectly connected for the modern world. Regular trains to lively Oxford and London for business or pleasure, and cycle routes for leisurely weekend rides to discover local eateries off the beaten track, make Church Farm an ideal place to live.

KEY

-  Pubs & Restaurants
-  Schools, College & University
-  Entertainment
-  Museums
-  Sports & Leisure
-  Shopping
-  Golf Clubs
-  Airfield
-  Station





5000

YEARS OF HISTORY IN AND AROUND

*Radley Village*

15 MINUTES TO  
**OXFORD**

BY CAR



30 BAT &  
BIRD  
BOXES

*will be installed*

439 METRES  
• OF •

*Hedgerows*  
planted

56  
MINUTES

*to London by train*



4.8 km of  
NEW CYCLE ROUTE  
*to Kennington*



5 HEDGEHOG  
DOMES  
& *5 habitat piles*



25%  
OF THE SITE

*will be multifunctional*  
**GREEN SPACE**



20 KM of  
*Public*  
**FOOTPATHS**  
*in the Radley Parish*



THE ROUTE  
★ 35 ★  
**BUS**  
*connects with*  
*Oxford and Abingdon*

Improving  
2.5 km  
of **CYCLE PATHS**





# Be part of a growing community.

The village of Radley offers great connectivity in a rural setting. Its closeness to Abingdon-on-Thames and Oxford means you won't ever miss out on the vibrancy of a bigger town or city but have plenty of room stretch your legs in the rolling Oxfordshire countryside.

Radley's surrounding area has wonderful family days out, delectable dining and plenty of shopping experiences, plus a collection of good schools and a long list of clubs and activities.



By choosing your new home at Church Farm, you'll be joining a growing community comprising a huge mix of people. We believe that sustainable communities are diverse communities, and we want to encourage that variety. It's important to us to add to the existing vibrancy of the area, and to create a community where everyone feels at home.





# Shopping and dining.

Radley has a well-stocked village shop which is community run. At nearby Peachcroft Farm, you'll find Wells Farm Shop and Café - the perfect place to unwind with a coffee and home-baked treat, or stock up on local, farm-fresh produce.

Church Farm's nearby pubs are everything you would hope for in a village community. Radley's one pub, the Bowyer Arms, serves classic pub grub and Greene King ales. Nearby Northcourt is home to three pubs; College Oak, The Spread Eagle and Boundary House, and to the north of Radley you'll find the Kings Arms in Sandford-on-Thames and The Tandem in Kennington.



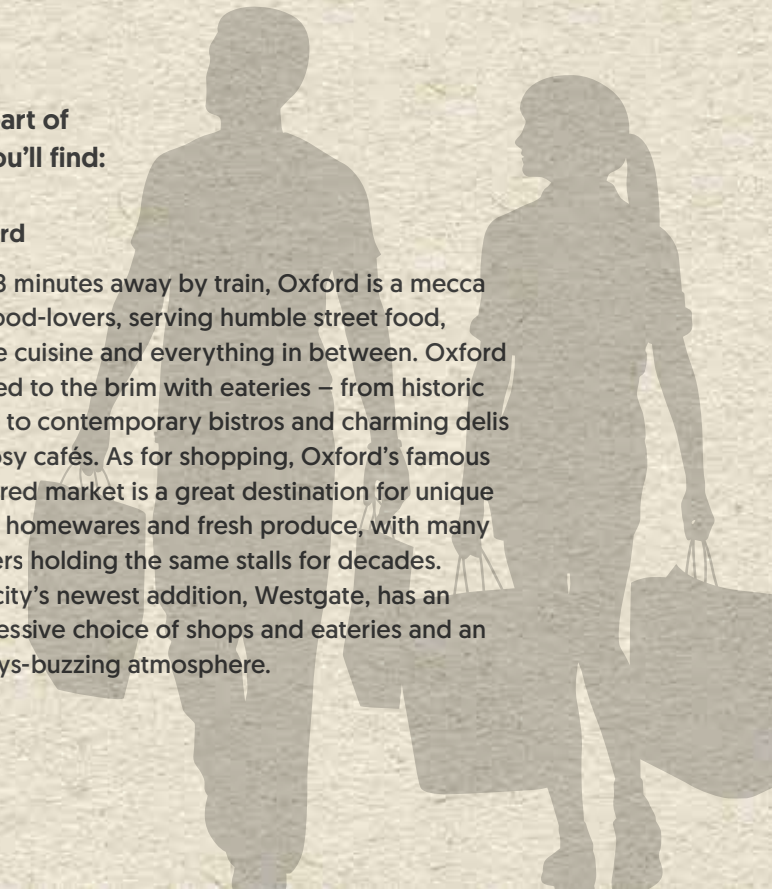
Discovering what's on your doorstep is an exciting part of the moving process – but here's a sample of what you'll find:

## Abingdon-on-Thames

Radley's nearest large town, Abingdon is described as a bustling market town nestled on the banks of the River Thames. Here you'll find your nearest supermarkets and a shopping centre with all of the essential shops. There's a good choice of chain and independent restaurants, including fine dining, real Italian, Spanish, Indian and Lebanese cooking, and classic gastro pubs. There's also plenty of accommodation for visiting friends and family in the converted old gaol, just one of many historical buildings which still remain. Abingdon is made up of small winding streets with grand townhouses, small mews and historic courtyards all overlooked by the spire of St Helen's church.

## Oxford

Just 8 minutes away by train, Oxford is a mecca for food-lovers, serving humble street food, haute cuisine and everything in between. Oxford is filled to the brim with eateries – from historic pubs to contemporary bistros and charming delis to cosy cafés. As for shopping, Oxford's famous covered market is a great destination for unique gifts, homewares and fresh produce, with many traders holding the same stalls for decades. The city's newest addition, Westgate, has an impressive choice of shops and eateries and an always-buzzing atmosphere.







Radcliffe Camera

# Out and about.

Days out are one of the most valuable ways to spend time as a family, and Church Farm has plenty of nearby attractions for making wonderful memories.

Radley's closeness to Oxford means you can spend a whole day experiencing the culture of the city, and retreat home in a matter of minutes. Head further into the countryside and you'll find a host of experiences that everyone will enjoy.

Explore the City of Dreaming Spires; just minutes by train, Oxford has so much to see and do, from attractions like Oxford Castle and the colleges of Oxford University, to museums like the Ashmolean and the Pitt Rivers.

Take to the river Thames for a scenic cruise or try your hand at punting. Venture into Oxford for the evening and enjoy an impressive line-up of evening entertainment and nightlife.



Thrupp Lake



Millets Farm



Radley College Sports Centre

**Thrupp Lake** is part of the Radley Lakes complex and is described as a 'wonderful watery oasis'. Escape here for a walk, cycle or peaceful picnic, or try your hand at angling.

**Millets Farm** is less than 20 minutes away and has everything for a family day out. Indoor and outdoor play areas, falconry displays and a maize maze in the summer, plus a packed calendar of activities and events.

**Kassam Stadium** is a 15-minute drive from Radley and has an impressive leisure complex. With bowling, escape rooms, laser tag and a cinema, it's the perfect destination for a family evening out.

**Abbey Meadows and Gardens** is less than 10 minutes drive - or about 12 minutes cycle - away. Visit to see the beautiful gardens, enjoy the outdoor play area or conquer the seasonal wildflower maze.

**Radley College Sports Centre** Enjoy the fully equipped gym, fitness classes, tennis courts and a swimming pool. For a slower pace, Radley Golf Club is walking distance from Church Farm and has memberships available for juniors and adults. The village of Radley and the surrounding areas also have a number of sports clubs to get involved in.





# Family and education.

Radley itself is home to a primary school with a pre-school and a stone's throw from Church Farm is Radley College boys' secondary school. Down the road in Abingdon there's a further pre-school and a mixed secondary school, plus one of Abingdon & Witney Collage's campuses. Nearby Oxford is a hub of learning with two universities.

## Pre school

Radley C of E Primary School – Foundation Stage  
Peachcroft Pre School, Abingdon

## Primary Education

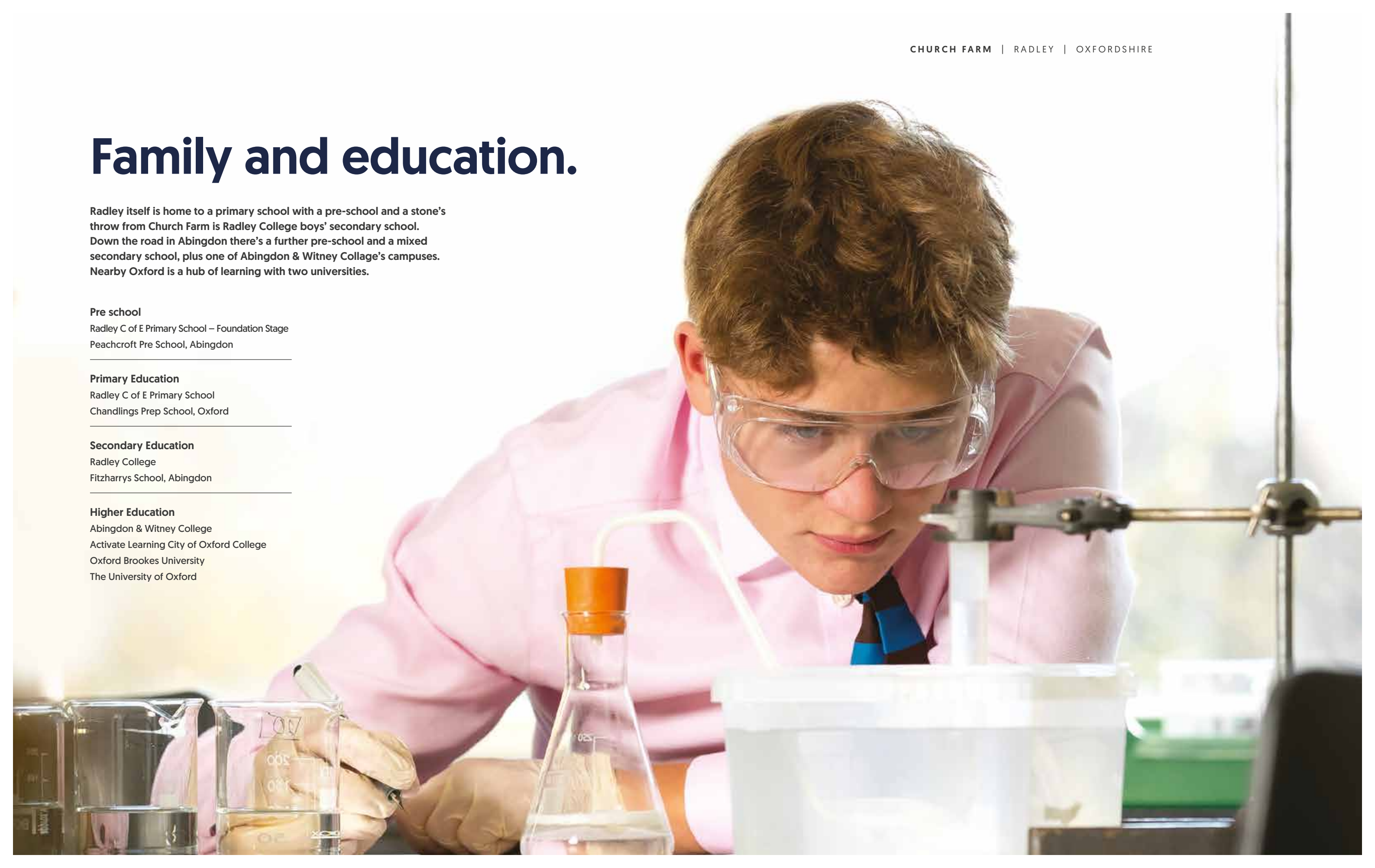
Radley C of E Primary School  
Chandlings Prep School, Oxford

## Secondary Education

Radley College  
Fitzharrys School, Abingdon

## Higher Education

Abingdon & Witney College  
Activate Learning City of Oxford College  
Oxford Brookes University  
The University of Oxford





# Clubs, groups and societies.

Radley and the surrounding area offer an impressive line-up of clubs, societies and groups to get involved with. From basketball to Brownies; amateur dramatics to angling and horticulture to history – you’re sure to find something to meet yours or your family’s interests.

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Friends of Radley Lakes



Abingdon Horticultural Society



Millstream Pilates

**Abingdon Eagles Basketball Club**  
Youth & adult teams  
Abingdon & Witney College,  
Abingdon Campus

**Abingdon Horticultural Society**  
Various days  
Northcourt Centre, Abingdon

**Abingdon Rowing Club**  
Wilsham Road, Abingdon

**Abingdon RUFC**  
Youth & adult teams  
Southern Sports Park, Abingdon

**Brownies**  
Thursdays  
Radley Village Hall

**Friends of Radley Lakes**  
Events year-round  
Memberships available

**Friends of Radley Station**  
Thursdays  
Radley Station

**Guides**  
Thursdays  
Radley Village Hall

**Kennington Amateur  
Dramatics Society**  
Tuesdays  
Kennington Village Centre

**Littlemore Angling Club**  
Memberships available  
Radley Lakes

**Lunch Club**  
Monthly meetings  
Radley Parish Church Room

**Millstream Pilates**  
Mondays & Tuesdays  
Radley Village Hall

**Radley Quilters**  
Monthly meetings  
Radley Parish Church Room

**Radley History Club**  
Fortnightly meetings  
Radley Parish Church Room

**Radley Leisure Swim School**  
Various courses  
Radley College Sports Centre

**Radley Youth Football Club**  
Various days  
Radley Village Hall Playing Field

**Sanford Talking Shop**  
Various activities  
The Village Hall, Sandford

**Tennis Club**  
Various days  
Radley College Sports Centre

**Women’s Fellowship**  
Monthly meetings  
Radley Parish Church Room

**Women’s Institute**  
Monthly meetings  
Radley Village Hall

Details are subject to change. Always check with the activity provider.





# Connectivity.

A well-connected community is a thriving one, and we want to encourage that connection. That's why we're investing in the improvement of travel routes for driving, cycling and walking.



## On foot

Radley village is connected to several public footpaths. Within walking distance of Church Farm, you can find a 400-year-old woodland to the north, Radley Lakes to the south, and the River Thames to the east, all with great opportunities for a walk, jog or run – whatever your pace.



## By bicycle

There are miles of cycle paths to discover in the surrounding area. Radley village sits on the Hanson Way cycle route – a scenic journey between Oxford and Didcot that passes by Church Farm on Church Road, and further south, passes beautiful Thrupp Lake. In partnership with Radley College we are upgrading existing footpaths to become cycleways too, providing better access for everyone.



## By train

Reach Radley train station on foot in less than 10 minutes and be at London Paddington in just over an hour, Oxford in eight minutes or Culham in less than five. Train services to all of these destinations run at least once per hour, with Oxford and London routes running seven days a week, and the route to Culham running Monday to Saturday.

## On four wheels

The number 35 bus runs every 20 minutes from nearby Church Road, and stops in Abingdon, Kennington and Oxford.

If you choose to travel by car, the A34 is just two miles away, the M40 13 miles and the M4 21 miles. Drive to London Heathrow airport in less than an hour, Birmingham airport in an hour and a quarter, and London Gatwick in one and a half hours.



To ensure Radley as a community grows comfortably, we are investing £840,000 in the creation of south-facing slip roads on the A34, which will dramatically improve the flow of traffic in the area, avoiding congestion in Abingdon town centre at peak times.



# Homes designed for today and tomorrow.

At Pye Homes we believe that whatever life brings, your home should be made for it. That's why we've taken extra care to design Church Farm homes to be adaptable to your families changing needs; we feel your home should grow with you.

Our homes have become arguably more important to us than ever before. In the past few years alone, the way we spend time at home has changed dramatically; whether you're spending more time working or learning from home, entertaining more often or making the most of precious outdoor space.

To ensure you get the most out of your new home, we have re-visited our existing home layouts and made changes to meet the needs of our customers, backed up by extensive research.

There's plenty of room for homeworking, with adaptable living spaces and a designated downstairs study in many homes - which could also become an additional bedroom.

Open plan kitchen and dining rooms give you the chance to make the most of your space for entertaining. Every Church Farm home has a turfed rear garden, and the community's green spaces allow you to enjoy time in nature beyond your own back garden.

Inside the homes, you'll experience windows which flood rooms with natural light giving a sense of space and helping you feel connected with the outdoors. The small touches, such as rooms which are well-insulated, help to keep you and your home warm and inviting. Every Church Farm home has been designed with real people in mind, so that you thoroughly enjoy living in your home.

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*Innovative features paired with traditional materials and contemporary design mean these homes will create a lasting legacy.*

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# With you all the way.

We will always be a family, and the personal touch matters to us. You'll never deal with a faceless customer services department. You will know each of us by name, from the Site Manager to the person who welcomes you into your home.

We take great pride in our after-sales service and hold every Pye home to a high standard of specification. Our home buyers benefit from a dedicated and friendly Customer Liaison Manager, and your new home is covered under New Home Guarantee for up to two years after completion.

The NHBC guarantee also covers the property structurally for a further eight years.

The Pye Customer Charter adopts the principles and good practice of the Consumer Code for home builders. This code sets requirements that house builders must meet, and you can read the code in full on our website.

“ We were aware of Pye's reputation as a builder so were not surprised when we first viewed the house to see the high level of quality and finish, to what is now our home. ”

Hanborough Gate homeowner – previous Pye development



