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# PARK VIEW

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WOODSTOCK • OXFORDSHIRE

# Always building belonging

A NEW HOME THAT FEELS LIKE IT WAS ALWAYS HERE, WAITING FOR YOU



**BLENHEIM ESTATE**

HOMES





# WELCOME

MAY I FIRST SAY HOW DELIGHTED I AM THAT YOU ARE CONSIDERING MAKING PARK VIEW, WOODSTOCK, YOUR NEXT HOME.

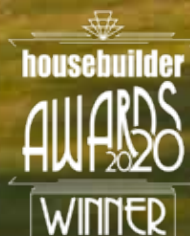
The Dukes of Marlborough and their families have lived at Blenheim Palace since 1719, but the history of the Estate stretches back into Tudor and medieval times, when it was the site of a Royal Manor to which the monarchs of England regularly resorted.

For more than three centuries Blenheim Estate has been a major local landowner, here in some of England's most idyllic countryside, shared with our neighbours in the nearby towns and villages.

As a long-term landowner in this area, we believe that we must always support our local communities and this promise underwrites the continued success of Woodstock as a great place to live. Our heritage has inspired us to create the most carefully designed and built new homes – homes where people want to live, homes that are accessible to a wide range of people, homes whose development carefully sustains what is special here and complement the local landscape and heritage. We will make homes for ourselves within this community too, so it will always be in our interest to ensure that the whole community flourishes. More than anything, Park View is a community which we wish to look at with great pride – it is on our doorstep after all.

Welcome to Park View and I hope that here you will enjoy sharing what I believe is a uniquely wonderful sense of belonging to this vibrant community.

CHIEF EXECUTIVE OFFICER





# LEGACY

WE HOPE YOU WILL BE JOINING A COMMUNITY AT PARK VIEW THAT'S BUSTLING WITH PEOPLE, REFLECTING A REAL MIX OF DIFFERENT BACKGROUNDS, AGES AND LIFE-STAGES – AND TOGETHER YOU'LL ADD TO THE EXISTING BUZZ AND VIBRANCY OF WOODSTOCK.



“When we see land as a community to which we belong, we may begin to use it with love and respect”.

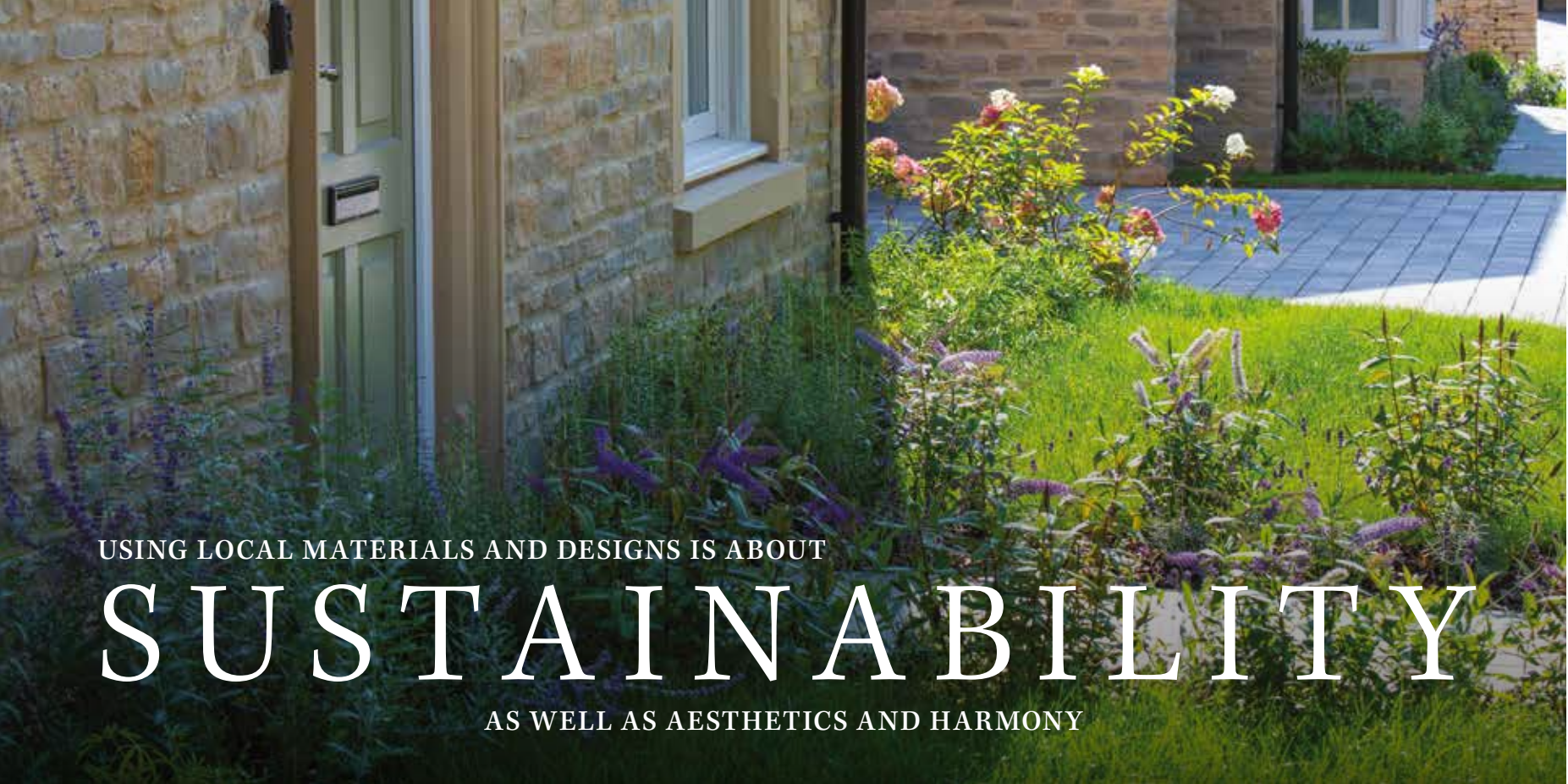
ALDO LEOPOLD

AT BLENHEIM ESTATE, WE HAVE A PURPOSE THAT GUIDES OUR ACTIONS BECAUSE WE HAVE ALWAYS SEEN OURSELVES MORE AS NEIGHBOURS THAN LANDOWNERS.

This land isn't something we merely own - we care for it, we nurture it, and we put strategies in place to ensure that it endures and thrives into the future. In turn, the land supports us. This same sense of care is reflected in our deep-rooted relationship with the villages and communities which surround Blenheim. We have a unique moral obligation, as well as a strong desire, to improve our shared prosperity. We are here for good, because, unlike most other developers, we see this as part of our legacy. –

So, when it comes to making homes – places where you will enjoy living and working – we feel a strong responsibility to ensure changes are made considerately and the benefits are lasting. That's why we've created our guiding Legacy Principles. They set-out, in great detail, the standards we aim to uphold; standards for design, for community and wellbeing, for building and sourcing materials, and standards for the environment and our relationship to the wider world. Our Legacy Principles bind our commitment to share and protect this place, so that our legacy is one of good stewardship and a concern for the quality of life of future generations.





# USING LOCAL MATERIALS AND DESIGNS IS ABOUT SUSTAINABILITY AS WELL AS AESTHETICS AND HARMONY

Your home has been designed and built to reflect the houses that are typical of Woodstock so that even though it's new, it feels part of the existing fabric.

It's a more sustainable way of building. Using a simple palette of materials and features such as Natural Cotswold Stone walls, lime render and timber windows, we've built your home in a way that's been proven to stand the test of time. We should know; at Blenheim Estate we've built this way for the last 300 years, and as owners ourselves of some of the Park View homes, we are certain they will be just as desirable for the next 300 years. That's true sustainability.

We've still taken every opportunity to blend this with the best examples of innovation, including access to electric vehicle charging and fibre optic broadband direct to each home. Creating streets and spaces where the car doesn't dominate and that feel safe to relax, walk and cycle in.



## IT'S ONLY NATURAL THAT WE TREAD SOFTLY AND TAKE CARE OF THE ENVIRONMENT AS WE BUILD.

Natural, because preservation of habitat and biodiversity is something we have practised for hundreds of years.

At Park View, as well as numerous bird boxes, insect bricks and hedgehog highways, you'll find selective planting and the careful retention of hedgerows.

In some ways, low-impact development is both the oldest of methods, and the most modern. It spans the creation of footpaths and cycleways so that there is the option to travel lightly, in addition to providing routes and homes for wildlife to continue living side-by-side with us.

It's an example of our desire to share and protect this place so that, like us, you will feel proud and cherish where you live.

## HERE AT BLENHEIM ESTATE, WE LOVE THE BUZZ OF THE BEES!



We recently discovered a rare species of Honey Bee on the Estate. *Apis Mellifera Mellifera* is a unique descendant of the extinct black bee evolved only at Blenheim. The bee colonies can be found all across the Estate particularly in our Ancient Oaks in High Park. Bee's are vital to our eco-system to preserve and provide habitats and fauna for pollinators.

At Park View we have incorporated bee bricks for solitary bees into the dry stone walls. The gaps between the stones, along with the holes in the bee bricks that are built into the homes and walls, provide an ideal habitat for insects, particularly solitary bees. Meaning they are as spoilt for choice as our home buyers!



## ALWAYS BUILDING BELONGING, IS THE SHORT VERSION OF OUR PHILOSOPHY.

## CREATING STRONG PARTNERSHIPS BUILT AROUND SUSTAINABILITY.

We've partnered with Yarnton Home and Garden and The Village Refill & Zero Waste Shop because they share our values for sustainability, biodiversity and encouraging a greener lifestyle. As part of this collaboration, we provide our new purchasers of Blenheim Estate homes with a welcome pack including refillable glass bottles

for household products, which we hope will encourage the reduction of single-use plastic and unnecessary packaging, along with a voucher to spend at Yarnton garden centre, which has a myriad of sustainable options. Families will also appreciate a voucher for free entry to their Magic Garden soft play.

It's part of our wider vision to be the lifeblood of the local economy. Beyond developing new homes and communities, we have a series of other goals for Blenheim.

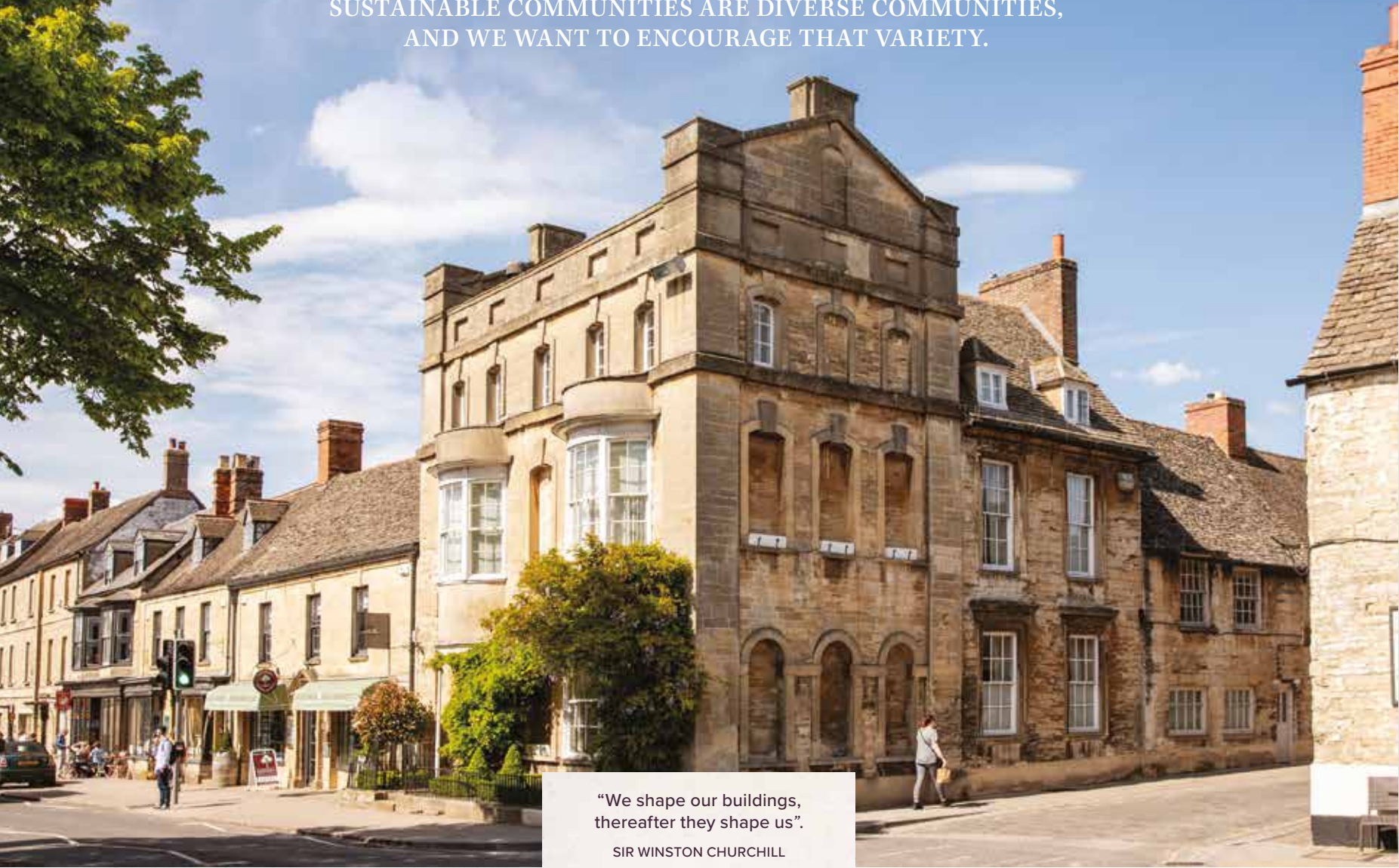
These include goals for training new apprentices, doubling charitable and local project contributions, achieving net zero emissions, and trebling our economic contribution to the local area.

So, our aim is not just to build beautiful homes - it's to create thriving, prospering communities.



# COMMUNITY

SUSTAINABLE COMMUNITIES ARE DIVERSE COMMUNITIES,  
AND WE WANT TO ENCOURAGE THAT VARIETY.



“We shape our buildings,  
thereafter they shape us”.

SIR WINSTON CHURCHILL

The kind of diversity that's united in a shared set of values, and in turn reflected in our Design and Community Code. These values offer guidance and support for us to respect each other, and the place we live, while living harmoniously and protecting everybody's investment in Park View.

There is a special link between the kinds of homes we make, and the communities we form. At its heart, our approach is to make places that simply make sense. Homes that are a pleasure to live in and outdoor spaces that are natural.

## SHOP, DINE, DRINK, PLAY, RELAX AND INDULGE. WOODSTOCK OFFERS IT ALL.

Woodstock is a fine example of a historic Cotswold market town, that still has features of its older history in its Norman church doorways and early English windows.

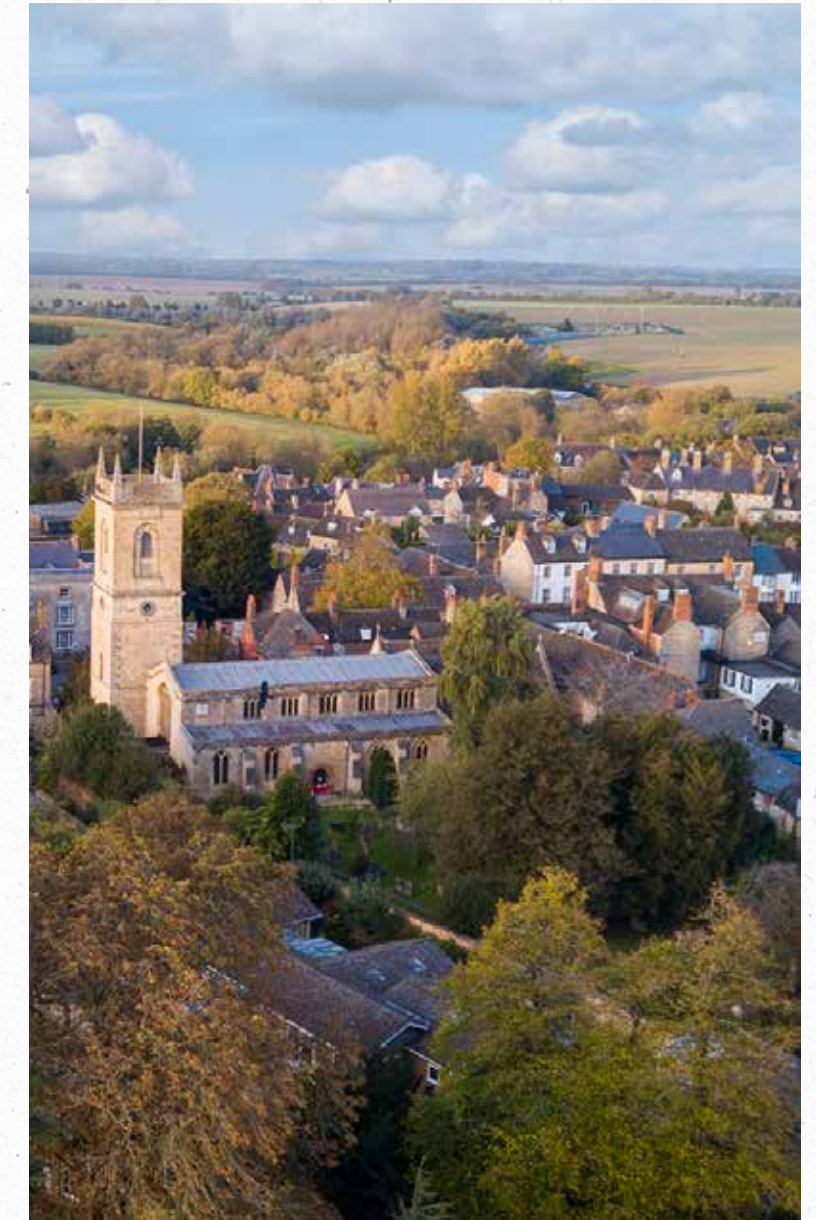
Beyond its rich history, Woodstock offers pubs, cafés and restaurants to enjoy lattes and late-nights. There are brasseries and gastropubs, delis and a supermarket to fill a picnic basket or your pantry, boutiques and antique shops for original clothes and statement furnishings for your home's interior.

For kids, there are good local primary and secondary schools, and the Marlborough School offers community classes in everything from cookery and photography to felting and French. There's an active Youth Club and organisations like the Scouts and Guides.

For grown-ups, there are wide-ranging activities; like local literary and natural history societies; to the sporty, like tennis and bowls. And for all the family there's the outdoor pool that's great for a dip.

Woodstock's galleries offer Contemporary and Modernist art as well as more traditional art landscapes, it's host to annual music events like Woodstock Live and local museums tell the story of the county.

In all, Woodstock is a perfect place to live, grow up, to shop, play, dine and relax, and from which you can explore the rest of Oxfordshire.



## YOU'LL BE LIVING LIFE, IN LANDSCAPE, IN THE PICTURE PERFECT COTSWOLDS.

The pastoral setting of villages, wildflower-filled meadows and rolling farmland of the Cotswolds makes it an Area of Outstanding Natural Beauty. Your new Park View home is perfectly positioned on the edge of nearly 800 square miles of superb scenery with endless opportunities to get out and discover the area on foot, by bike or even on horseback.

As a designated Site of Special Scientific Interest, Blenheim Park contains one of the finest areas of ancient oak-dominated wood pasture in Europe, and represents one of the reasons for Blenheim Palace's inscription as a World Heritage Site.



# BRITAIN'S GREATEST PALACE

AND A WORLD HERITAGE SITE IN YOUR BACK GARDEN;  
THAT'S QUITE A NICE REASON FOR FRIENDS TO COME AND VISIT.

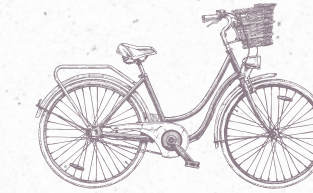
We would hope that the opportunity for regular visits will give you lots of time to appreciate the history that has produced this place, and to appreciate the natural delights of the changing seasons as they play across the glorious Parkland that, together with the Palace, make up this UNESCO World Heritage Site.

## SHARE THE SPLENDOURS.

Blenheim Palace offers an unforgettable experience. Like the other residents of Woodstock, you'll find yourself walking, maybe jogging, through centuries of history and 2,000 acres of beautiful landscape. You can enjoy guided tours of the Palace, home to the Dukes of Marlborough and the birthplace of our 'Greatest Briton', Sir Winston Churchill. You will find exhibits that tell the stories through diaries, artefacts, photographs and film.

With a variety of events spanning the calendar, you can join in with our programme of special experiences and seasonal highlights. Across the year there are medieval jousting displays, a magic-fuelled Christmas lights trail, the world's leading performers on-stage at Nocturne Live and art installations from the finest contemporary artists.

We welcome many local teams to come to play in the Park. Should you join the Blenheim Cricket Club, run with the Woodstock Harriers, or do the downward-dog with the Yoga group, you'll be able to sweat, stretch or hit the ball for six within this uniquely beautiful landscape.



## GET CONNECTED QUICKLY BY RAIL, ROAD AND AIR.

Even though you are surrounded by the rural idyll of the Cotswolds, it's simple to reach the rest of the country, and to travel internationally, from your home in Woodstock.

With the local train station at Long Hanborough only two miles away, you have a direct line to London Paddington in just over an hour, Oxford in 10 minutes, and services to Reading and Worcester. Alternatively, Oxford Parkway station is only five miles away and linked by very frequent buses, with regular trains direct into London Marylebone in under an hour, going via the designer shops at Bicester Village.

Oxford itself is 10 miles away, just a short drive on the A44, and at peak times this route is served by six buses an hour. In addition, the M40 from Oxford gives swift access to London and Birmingham, with Heathrow airport only 70 minutes away.

Park View, and the National Cycle Network has five routes from your doorstep. The centre of Woodstock is only five minutes by bike, or a 15 minute stroll.

## THE DREAMING SPIRES OF OXFORD WITHIN EASY REACH.

With those famous dreaming spires and its colleges of honey-coloured stone resting on the banks of the river Thames, Oxford is a world-renowned city of medieval charm, university excellence and much more.

Today it thrives as a centre for scientific innovation, medical and pharmaceutical research and technology businesses, as well as the creative industries. Locals as well as tourists enjoy the cultural delights of the many theatres and museums - like the Ashmolean and the Pitt Rivers - and its venues for music, both ancient and modern.







HOW YOUR HOME IS

# BUILT TO BELONG

“...good design, rooted in regional character, and tightly controlled delivery, results in better long term value, and better places for people to live”.

HUGH PETTER, ADAM ARCHITECTURE

## DESIGNED, INSIDE AND OUT, TO FIT WITH YOUR NEEDS, AND THE LOCAL VERNACULAR.

We've partnered with award-winning architects, Adam Architecture, to create the designs for your new home and for the flowing streetscape and open spaces that form Park View. Their specialism is in classical and traditional architecture, and in creating urban plans that are contextual and harmonious.

Our sensitive approach to design paid off, as Park View was awarded Best Design for Three Storeys or Fewer in the Housebuilder Awards 2020.

## BUILT WITH FAMILY-RUN INTEGRITY, BY PYE HOMES OF OXFORD.

To have been a leading builder in Oxfordshire for over 90 years means Pye Homes 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 has led to us cementing our relationship in 2018 when Blenheim Estate acquired Pye Homes. In doing this, we are joining together the experience and expertise to develop and build high quality homes with the access to the land on which to build them. By joining together, we will continue to ensure that our efforts are invested back into the local economy, and to provide the reassurance that we are creating homes that will stand the test of time.



# CRAFTED

WE'VE WORKED HARD TO MAKE IT EASY TO ENJOY LIVING HERE

## SOLID CONSTRUCTION, MADE WITH THE DEPENDABLE STRENGTH OF LOCAL, NATURAL STONE.

Rough-cut, selected and split by hand, the exterior of many Park View homes – like most of those in Woodstock – are built with Natural Cotswold Stone. Many of us will recognise it from the glowing façades of Oxford's colleges and of course, Blenheim Palace, however it's rarely seen today in new builds where the cheaper, regular, reconstituted stone is the preferred choice of developers.

It's a stone that is quarried close by, weathers beautifully, and one for which time has proven its authentic dependability.

We've taken care to find the right partners to design and build your Park View home. People who share our values; who have taken the time to make the best – the most beautifully crafted and engineered, hard-wearing fittings that have also stood the test of time, with a focus on sustainable design.

The robust exterior construction that comes with proven materials like Natural Cotswold Stone and metal rainwater pipes. The attention to detail internally, using high quality suppliers such as Nobilia and Minoli and advanced materials.

The careful place-making designs that create varied street scenes and generous public spaces, with great connectivity to the neighbouring towns and the beauty of surrounding countryside.

The high regard for nature with our selective planting and retention of hedgerows.

Underscored with our Design and Community Code, to govern a shared set of values and to protect everyone's investment. All of this reflects our desire to create a legacy and a place that is seen as special, one that will stand the test of time and merge seamlessly with the historic centre of the town and the existing community of Woodstock.

Now it's your turn. Time to choose. Time for home.

**Always building belonging, that's our aim.**

At Blenheim Estate Homes we hope you find, in Park View, a place and a home where you truly feel you belong.





# BLENHEIM AND PYE HOMES OUR SHARED STORY

Blenheim have been building, restoring and conserving homes in the towns and villages surrounding The Estate for more than 300 years. This sense of belonging and history is why we launched Blenheim Estate Homes in 2018. We'll always use our deep-rooted knowledge and experience of the local area, together with our Legacy Principles, to build homes with care and a sense of placemaking, that you can be proud to pass on.

Based in Kidlington and founded in 1927, Pye have been creating homes in Oxfordshire and the surrounding counties for almost a century. They pride themselves in having the same family values they started with, building communities and putting the customer first to ensure the home they buy with Pye is one that is made to last. It is the alignment of these principles and those of Blenheim Estate Homes which creates thriving communities for you to live in.

## COMING TOGETHER

The relationship between Blenheim and Pye Homes stretches back many decades, as two well-known historic companies in the Oxfordshire area, we have worked together on many projects. So much so that we forged a lasting and respectful relationship. With many shared principles the natural progression was for Blenheim and Pye Homes to come together, and in 2018 Pye Homes joined the Blenheim group.

Our combined approach to how we build homes has crafted Park View and we are excited to embark on some truly cutting-edge projects, creating new communities in a responsible and caring way together.

## WHAT DOES THAT MEAN FOR YOU?

You will have noticed many of the site team wearing Pye branded safety equipment, you may even receive emails from our shared Customer Host team. As one team we work alongside each other every day, using our combined expertise and knowledge to ensure the journey you embark on with us is as positive and as helpful as we can make it.

We are incredibly proud that Pye Homes, in partnership with Blenheim Estate Homes, are crafting this community together.







# BUYING WITH US

## THE HOSTS WITH THE MOST.

Our Customer Hosts are experts on Park View. By getting to know you and your hopes for a new home, we can match you with a home that fits just right. Every property at Park View is slightly different, far from what most people expect on a new development. This ensures both that Park View is truly an extension of Woodstock, and that there is a home for every taste, and every need.

From finding the right tenure type, choosing the kitchen floor, or recommending a local boutique for that perfect finishing touch, we are here to help. You might be pleased to know the support doesn't end there, and we mean it.

## WE'LL BE THERE FOR YOU.

Once you move in to your home at Park View, you'll be introduced to Customer Liaison Manager, Nigel, who's more than just a friendly face. Nigel and his team are on hand to help with any question or query you might have. They personally check every home before it's handed over to you, so that your move-in is as it should be; exciting and free of hassle. The team is also on hand for any questions you may have once the boxes are unpacked, the plants are perfectly placed, and you finally start to feel at home.

Just before you move in, you'll be given a helpful guide to settling in, including tips from the experts on how to care for your new home, maintenance advice, and all of your important documents.



*"We absolutely adore our new home and feel so proud to be a part of Park View, the amount of compliments we have received over the craftsmanship and standard of finish from family and friends has been overwhelming".*

Mrs G, Park View Resident







# SHARED OWNERSHIP

"The miracle is this: the more we share the more we have".

LEONARD NIMOY

## WHAT IS SHARED OWNERSHIP?

Shared Ownership is a Help to Buy scheme that allows you to buy a share in a home, and pay rent on the remainder.

We offer initial shares of between 40% and 70% of the home's market value, with the option to buy further shares up to 100% - this is known as staircasing.

Unlike buying on the open market, you don't need to raise a deposit based on the 100% value of the property, just for the share that you are purchasing.

While most shared ownership schemes are offered through a housing association, we build, own, and manage our homes ourselves, so you'll always be dealing with the same team. We have a dedicated Housing Officer who will walk you through each stage of the process, and be on hand to help with any questions.

## ELIGIBILITY

To be eligible for the Shared Ownership Scheme, you will need to be registered with Help to Buy Agent for the South, at [helptobuyagent3.org.uk](http://helptobuyagent3.org.uk).

You will also need:

- a household income of less than £80,000 per year
- to prove that you can't afford to buy a suitable home on the open market
- to have access to savings of approximately £2,500, to cover your fees plus a minimum deposit for your mortgage
- if you're an existing homeowner or shared owner, your current property must be at the 'sale agreed' stage before you can reserve. You will also need permission from West Oxford District Council before you can proceed.
- to have a local connection to West Oxfordshire

You'll need to meet at least one of the following criteria:

- You have lived in Woodstock or the neighbouring parishes for 12 months (we'll give you a list of applicable parishes)
- You have been employed in these parishes for the last 12 months
- You have previously lived in these parishes for at least three years
- You have a family resident in these parishes, who has been a resident for at least three years
- You are a key worker living in, or being moved into, these parishes



## HOW TO APPLY

**Step 1** – You need to register your interest with us by emailing [sharedownership@blenheimestate.com](mailto:sharedownership@blenheimestate.com).

**Step 2** – You will also need to be registered with the Help to Buy agent for the South, via [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk).

**Step 3** – We recommend that you speak to a mortgage advisor to determine your affordability.

**Step 4** – When we open for applications, we will email you to let you know and send an application form using the email address that you have registered. You will need to complete and return the form to us via email and will need to provide evidence of your local connection & affordability, including a copy of your mortgage agreement in principle.

**Step 5** – We will remain open for applications for one month. At the end of this time we will review all applications received and if successful will contact you within two weeks to let you know. At this stage we will also seek permission from West Oxford District Council to proceed with your application.

**Step 6** – Now for the fun part. We will arrange for you to visit Park View and to meet with the Sales Team. During this appointment they will discuss your new home in more detail with you.

**Step 7** – You are ready to reserve, fill out the reservation form and pay your £300 reservation fee to start the sale process.

## COSTS INVOLVED

You will need to be able to raise a mortgage to buy at least the minimum share available, as well as having a mortgage deposit. This may be 5-10% of the value of the share you are purchasing.

**Other costs to consider include:**

- mortgage arrangement fees (these will vary depending on your lender)
- a valuation fee - this is a requirement of your mortgage application
- legal fees, determined by your solicitor
- a monthly service charge
- other monthly costs like council tax, TV licence and utilities
- insurance
- a £300 reservation fee



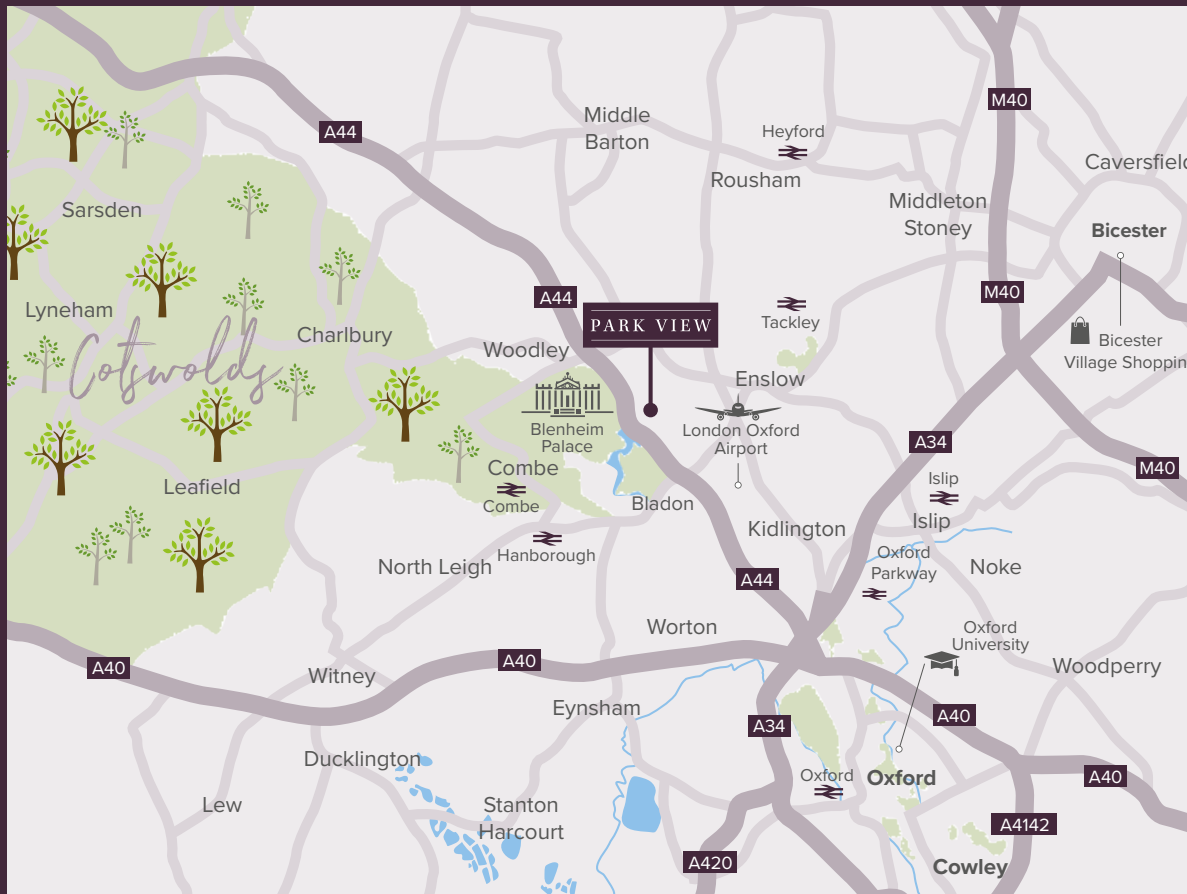
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WOODSTOCK • OXFORDSHIRE

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