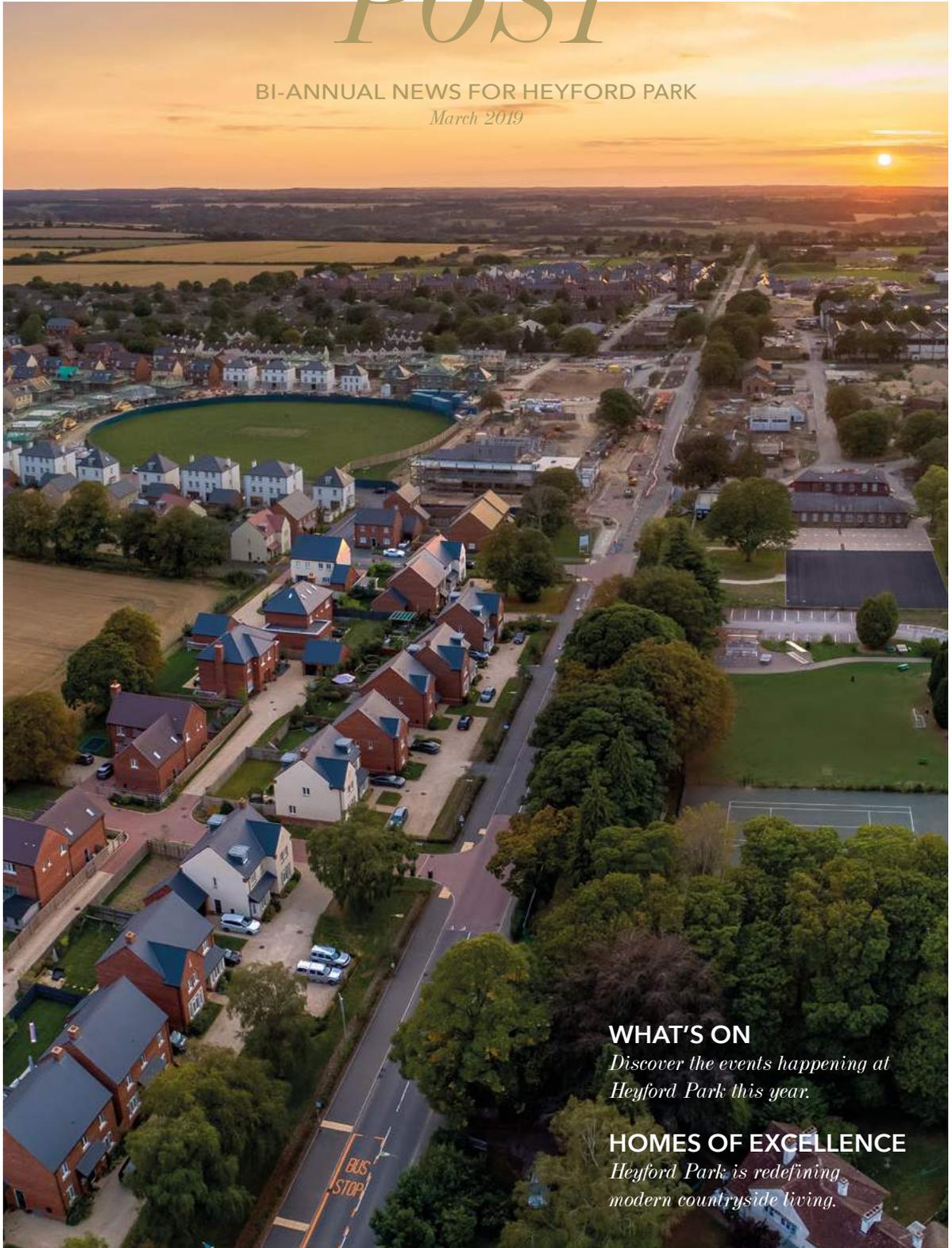


# HEYFORD POST

BI-ANNUAL NEWS FOR HEYFORD PARK  
*March 2019*



## WHAT'S ON

*Discover the events happening at Heyford Park this year.*

## HOMES OF EXCELLENCE

*Heyford Park is redefining modern countryside living.*



# *HEYFORD PARK IS A NEW DESTINATION IN THE HEART OF OXFORDSHIRE*

As community builders, Dorchester Living's approach focuses not just on building new homes but also on providing a wide range of facilities and amenities and holding a number of community events throughout the year.

This bi-yearly newsletter will provide information on the village centre, our houses, upcoming events and much more, so our Heyford Park residents can find out the latest news and diary dates. Many of our events are also open to the wider community.

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*We call ourselves a 'community builder' and we approach development in a very different way to other house-builders.*



*THE DORCHESTER DIFFERENCE:  
PEOPLE MAKE PLACES*

Where our contemporaries are, for the most part, focussed on build-form, we're much more interested in people. What makes a place where one would want to go and live? What often attracts people isn't just the homes alone but the community they become a part of. Which is why one of our most fundamental mantras is, people make places.

It's essential with a scheme the size of Heyford Park to attract people. We, therefore, take significant steps to ensure that the community is not only in place, but endorses everything we do.

This community-focused strategy started with setting up of the Heyford Park Free School – one of the UK's smallest secondary schools at the time. The school is focused on promoting the wellbeing of its children. It's a small nurturing environment that has done a lot to bring the community together and has been a big drive in people's purchasing decisions.

At Dorchester Living, we take a bespoke approach to each scheme, and we have a statute of responsibility to create both a physical and social infrastructure that works for everyone and puts the needs of the community first. From this solid footing, a thriving community has built up. In consultation with many local and

neighbourhood groups, we have been able to offer the people of Oxfordshire unrivalled high-quality homes, picturesque character spaces and an environment where people actually want to live. With much more in the pipeline, including increased access for residents and locals to the historic airbase around which Heyford Park is situated, as well as plans to recapture many aspects of the leisure destination Upper Heyford was once, Heyford Park will offer the facilities of a town in the setting of a village and is the model for the future of 21st-century countryside living.

Heyford Park is not a collection of buildings, it's a collection of people. Even though the scheme has an interesting build-form, it's the people that make it. It's about thinking of the customer as a person rather than just a potential buyer.

The Heyford Park community are behind us because they can see we're not just a short-term developer. We're creating a legacy to be enjoyed for generations, making more attractive spaces that serve the community the best way they can. We take a much longer view and can only do that as part of Dorchester Living. No-one else is doing it this way, and that's the Dorchester Difference.

*Paul Silver,*  
CEO

# OUR VILLAGE CENTRE AND COMMUNITY



## THE VILLAGE CENTRE SOUTH

A combination of refurbished heritage buildings alongside stylish new build will make up the Village Centre South offerings which will include a restaurant and bar, two lane bowling alley and an eighteen room boutique hotel. The glazed Canopy Link will provide a flexible space for dining and relaxing.

Construction for the Village Centre South began in July 2018. We have recently appointed an interior design company and are working with them to design the interiors. More details on the brands and offerings coming soon.

## THE VILLAGE CENTRE NORTH

The Village Centre North will consist of a mix of retail and residential units to complement the Village Centre South. Retail units will be built to accommodate a range of local businesses, along with a convenience store to be occupied by Sainsbury's. Above the street level retail units there will be a collection of 30 modern apartments, including shared ownership housing.

Planning permission for the Village Centre North was granted in July 2018, ground clearance works have been completed and construction work began in January 2019. More details on the retail units and apartments coming soon.

## MEET THE TEAM... OUR SALES TEAM

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*Our focus is on our purchasers' journey from reservation through to completion.*

Jo and Karen bring a wealth of knowledge and dedication to our sales team at Heyford Park. With nearly 20 years of new homes sales experience between them, their focus is on the customer journey throughout the sales process. The team are based in the sales suite at Heyford Park 7 days a week, from 10am to 5pm.



# A FOCUS ON OUR HOMES

AT DORCHESTER LIVING WE HAVE A REPUTATION FOR BUILDING FINE QUALITY HOMES, CAREFULLY DESIGNED WITH A MIX OF TRADITIONAL AND THE MOST UP-TO-DATE SPECIFICATIONS TO CREATE HOMES THAT WILL BE CHERISHED FOR YEARS TO COME. TAKE A CLOSER LOOK... AT OUR KITCHENS



We understand that the kitchen is often the heart of the home, which is why we design our kitchens to be contemporary as well as functional. All of our houses come with fully fitted Regency kitchens, featuring matt or gloss doors with wooden surrounds, silestone worktops and upstands, and glass splashbacks. For those who reserve their new home off-plan, there is a wide choice of colours and options available to choose from.

Our kitchens come with a range of AEG integrated appliances including an induction hob, oven, combi microwave, fridge freezer, dishwasher and wine cooler\*, making living and cooking in your new kitchen as seamless as possible.

To finish off the overall look of the kitchen, under unit and feature plinth lighting is fitted, as well as ceiling downlighters, which helps to give the kitchen the 'wow-factor' and will make your family and friends jealous when they come over for dinner in your new home.

\*where applicable to selected properties



## HOUSE OF THE MONTH

FEATURE HOME

# THE FAIRFAX



*Prices starting from £634,995*

*Six bedroom, two and a half storey home*

*198m<sup>2</sup> (2131ft<sup>2</sup>)*

*Open-plan dining room and kitchen with bi-folding doors to garden*

*Utility room*

*En-suite to master and bedrooms 2, 3 and 4*

*Walk-in wardrobe to master bedroom*

*2.7m high ceilings to ground floor*

Dorchester Living have a selection of new homes available at Heyford Park. Our current available properties are listed on our website and our sales consultants will be able to give you further information about upcoming properties and phases. Our selection of showhomes are open daily, 10am to 5pm.



# SOME HIGHLIGHTS FROM 2018

DORCHESTER LIVING HOSTS A RANGE OF COMMUNITY, SPORTING AND MEDIA EVENTS AT HEYFORD PARK EVERY YEAR AS WELL AS MUCH MORE. HERE ARE JUST A FEW OF THE THINGS WHICH TOOK PLACE LAST YEAR.

## PROCEEDS RAISED AT OPEN AIR CINEMA AND CHRISTMAS MARKET DONATED TO TWO LOCAL CHARITIES



Proceeds raised at an open-air cinema screening of J. K. Rowling's 'Fantastic Beasts and Where to Find Them' in September, as well as a Christmas Market held in November, totalled £2,290. The money raised was price matched by the developer meaning a total of £4580 was split equally between The Child Brain Injury Trust and Homeless Oxfordshire.

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*We want to support local charities and organisations and are delighted to make these donations to two very worthy causes.*

*Heyford Park is a development focussed not just on building homes, but also creating a community, which is why we host events like the open-air cinema and Christmas Market. Our residents and visitors are able to enjoy these events whilst knowing that their attendance is helping to support worthy causes.*

Jeanne Evett, Sales and Marketing Director for Dorchester Living

Over 220 local community members and residents gathered on the Village Green, which is at the heart of Heyford Park, for the open-air cinema event. There was live music before the film as well as games and activities for children whilst refreshments and various food stalls provided a range of food and drink.

The proceeds raised at the event were then boosted by raffle ticket sales at the Christmas Market held at the newly refurbished Heritage Centre. The event was attended by a range of local, independent stallholders with a variety of different products on offer and also had face painting, biscuit icing and a Santa's Grotto for children.

Based just four miles from Heyford Park, The Child Brain Injury Trust was established in 1991 and both researches and provides information on the effects of 'traumatic' injury on a child's developing brain. They aim to create a future where all children and young people with an acquired brain injury are diagnosed promptly and receive the support they and their families need to reach their full potential and to have the best quality of life possible.

Homeless Oxfordshire is the largest emergency accommodation provider in Oxfordshire, offering shelter and a full range of support services to homeless and vulnerable people at their 56-bed hostel as well as 144 other beds located in 24 properties across the region.



## HOUSING MINISTER SIGNS THE FIRST HOUSING DEAL AT HEYFORD PARK

Housing Minister Dominic Raab MP and leaders from six local authorities in Oxfordshire visited Heyford Park in March to sign the first housing deal. The housing deal will see the Government provide £215 million for new homes, affordable housing and infrastructure which is a key milestone for housing in the region. Dorchester Living CEO Paul Silver accompanied the dignitaries on a tour of the site.

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*I was delighted to welcome our special visitors to Heyford Park on what is such a momentous occasion. We were proud to talk to them about our vision and plans for the future of Heyford Park and show them the quality of our new homes. We were also pleased to welcome a range of media, who attended the signing of the first housing deal in our new heritage centre. An exciting milestone for Oxfordshire and for us.*

Paul Silver

## FREDDIE KEMP WINS THE TOP PRIZE IN THE ANNUAL 'LETTER TO SANTA' COMPETITION

Our annual 'Letter to Santa' competition proved very popular with lots of entries being posted through the Santa mailbox in the sales suite. The competition was open to children aged 3-11 years and involved writing a list of presents they would like to receive from Santa as well as drawing a Christmas themed picture.

The winning entry was submitted by Freddie Kemp (11 years) who drew a fantastic picture of a plate of mince pies waiting for Santa next to the Christmas tree. Freddie was 'over the moon' when he was told his was the winning entry and his prize was a £100 Amazon gift voucher. The two runners up were Freya Thorpe (aged 4) and Riley Trafford (aged 5) who both won a £50 Amazon voucher.



# UPCOMING EVENTS AT HEYFORD PARK

AS COMMUNITY BUILDERS, DORCHESTER LIVING HOSTS A RANGE OF COMMUNITY EVENTS THROUGHOUT THE YEAR AS WELL AS NEW HOMES EVENTS. MORE INFORMATION CAN BE FOUND ON OUR WEBSITE OR FACEBOOK PAGE (DORCHESTER LIVING AT HEYFORD PARK) AS WELL AS DETAILS ABOUT OTHER EVENTS OR COMPETITIONS WE MAY HAVE COMING UP.



## PHASE 8 LAUNCH

Join us as we launch Trident, our new phase of 3 beds from £389,995 and 4 beds from £414,995. This phase includes some new housetypes including The Bartlett and The Warwick.

**LOCATION:** The Sales Suite at Heyford Park  
**DATE:** 16<sup>th</sup> & 17<sup>th</sup> March 2019 10am - 5pm



## THE CRESCENT SHOWHOME LAUNCH

The Crescent is a collection of 3-6 bedroom homes located around the central village green. There will be two new showhomes on this phase; The Knightley, a five bedroom house, and The Haywood, a four bedroom house.

**LOCATION:** The Sales Suite at Heyford Park  
**DATE:** 18<sup>th</sup> & 19<sup>th</sup> May 2019 10am - 5pm



## OPEN AIR CINEMA ON THE VILLAGE GREEN

Date for your diary! We will be holding another community event on the Village Green in partnership with Enchanted Cinema. More details to follow soon.

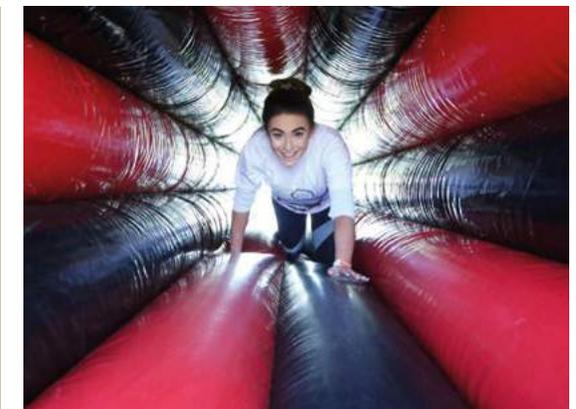
**LOCATION:** The Village Green at Heyford Park  
**DATE:** 6<sup>th</sup> July 2019 (time tbc)



## FESTIVAL OF SPORTING EVENTS

Purple Patch are once again hosting the annual Race at the Base on Sunday 16th June with 5k, 10k and half marathon races. In addition, for the first time there will be a Duathlon on Saturday 15th June. More information and how to enter can be found on Purple Patch's website: [www.purplepatchrunning.com](http://www.purplepatchrunning.com)

**LOCATION:** The Runway at Heyford Park  
**DATE:** 15<sup>th</sup> & 16<sup>th</sup> June 2019



## INFLATABLE 5K OBSTACLE COURSE

Join us for a 5k with a difference! UK Running will be holding a 5k route with 15 gigantic inflatable obstacles. More information and entry details can be found on their website: [www.ukrunningevents.co.uk](http://www.ukrunningevents.co.uk)

**LOCATION:** The Runway at Heyford Park  
**DATE:** 28<sup>th</sup> & 29<sup>th</sup> September 2019



# *FIND OUT MORE ABOUT A HEYFORD PARK COMMUNITY GROUP*

*IN THIS EDITION WE FOCUS ON... UPPER HEYFORD HERITAGE*

Upper Heyford Heritage is the group set up to promote the history of Heyford Park. RAF Upper Heyford was opened as a bomber station in 1928 and as a result of the Cold War in 1951, the USAF took over, with Boeing B-47 jet bombers deployed on 'Reflex Alert' from 1958 to 1965, ready to take off in 15 minutes. The USAF left Upper Heyford in 1994 and the site has been surveyed and recorded by English Heritage, with a number of the buildings now scheduled monument.

Run by Nick Forder and a group of volunteers, the group runs regular tours of the airfield which allows visitors to see parts of the airfield and inside buildings which are usually off-limits. Nick is also working closely with Dorchester Living to create an exhibition on Heyford's history which will be located in the newly refurbished Heritage Centre.

For more information or to book onto a tour, visit the website:  
[www.upperheyfordheritage.co.uk](http://www.upperheyfordheritage.co.uk)





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