L&G at Valley Park

Didcot



Computer generated images of homes at Valley Park are indicative only.

2 and 3 bedroom houses available with **Shared Ownership**

Discover all that Didcot has to offer

Set in the heart of South Oxfordshire, Valley Park offers the chance to be part of an exciting new community on the edge of Didcot, with green spaces, everyday amenities and excellent connections all helping to make life that little bit easier.

Life here is designed around having more on your doorstep. As Valley Park grows, new local centres will bring shops and amenities closer to home, while new schools will provide places to learn within the community. Community spaces, play areas and sports facilities will create places to meet, spend time together and enjoy an active lifestyle, while generous areas of open space will give you plenty of opportunities to step outside, stretch your legs or simply enjoy some fresh air.

Walking and cycling will be an easy part of everyday life, with routes planned throughout Valley Park and connections into the surrounding area. Whether it's an evening walk, a weekend bike ride or simply getting around locally without always needing the car, the neighbourhood is being shaped to help you make the most of the outdoors.

Beyond Valley Park, Didcot has everything you need for day-to-day living, with shops, cafés, leisure facilities and everyday essentials all within easy reach. When you want to travel further afield, Didcot Parkway offers fast rail connections to Oxford, Reading and London, while the A34 makes getting around the wider region straightforward.

There's plenty to enjoy in your downtime too. The surrounding Oxfordshire countryside offers beautiful places to walk and explore, including Wittenham Clumps and the River Thames, while Didcot Railway Centre makes for a great local day out.

And with Oxford within easy reach, you can enjoy everything the historic city has to offer, from its famous colleges and museums to independent shops, restaurants and cultural attractions, before returning home to a greener, more relaxed setting.

At Valley Park, you can enjoy the convenience of a growing new neighbourhood, the amenities and connections of Didcot and the Oxfordshire countryside close by, creating a place that feels easy to settle into and make your own.



WITTENHAM CLUMPS



OXFORD



ORCHARD SHOPPING CENTRE

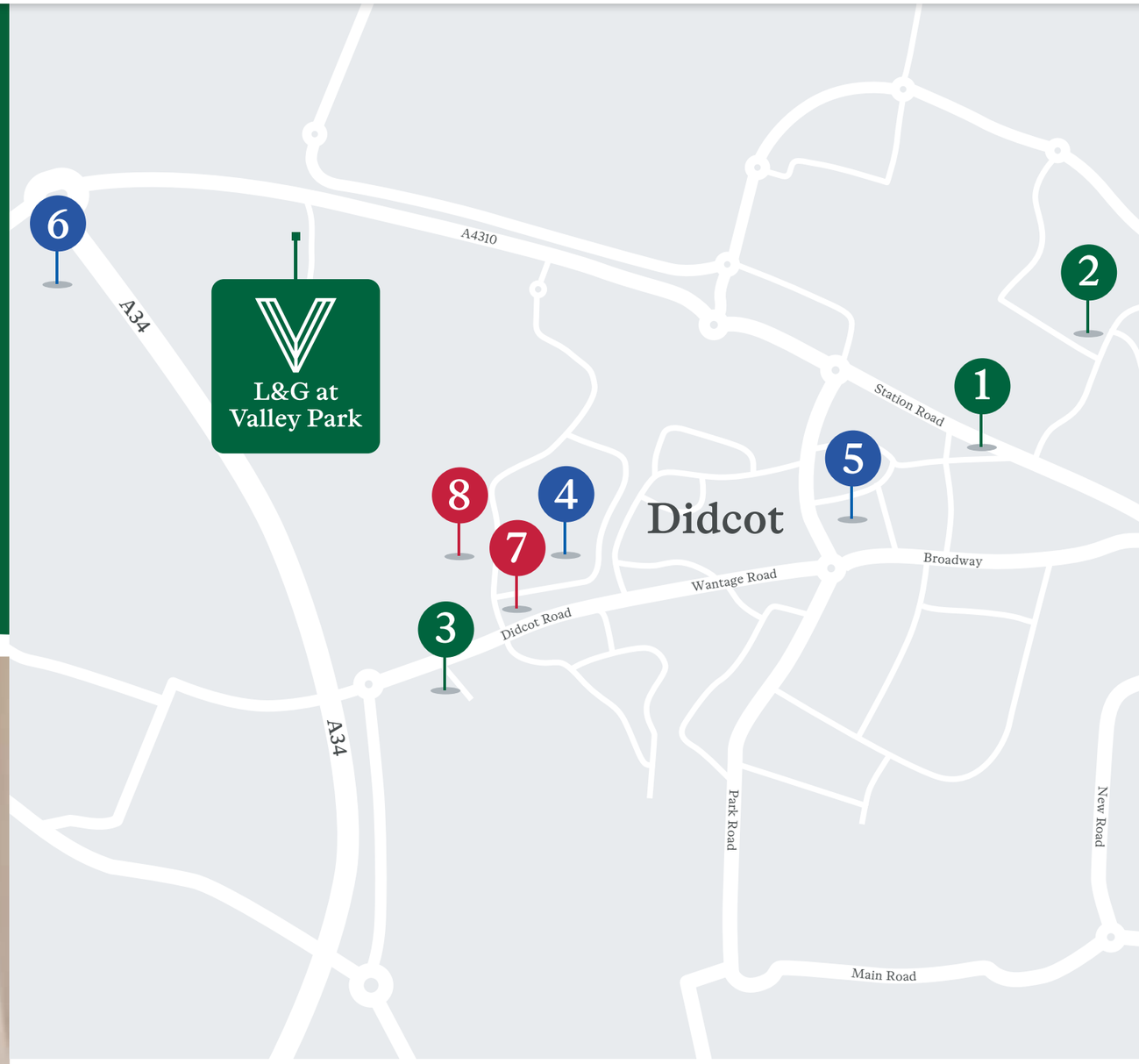

Steventon
Milton
Harwell
Rowstock
Didcot
Coscote
East Hagbourne
L&G at Valley Park
A34
A4130
Abingdon Rd
Harwell Rd
High St
Wantage Rd
Reading Rd
Newbury Rd
Didcot Rd
Foxhall Rd
Park Rd
New Rd
Broadway
Main Rd
B4493
Didcot Parkway
Boundary Park
Asda Didcot Supermarket
Orchard shopping centre and Cineworld
Sainsbury's
Tesco Superstore

Quality learning around the corner

For families, Valley Park is being planned with the future in mind.

The wider development will include two new primary schools, along with a dedicated special educational needs school, helping to create a community where education is part of the neighbourhood and families can feel settled for years to come.





Nursery schools

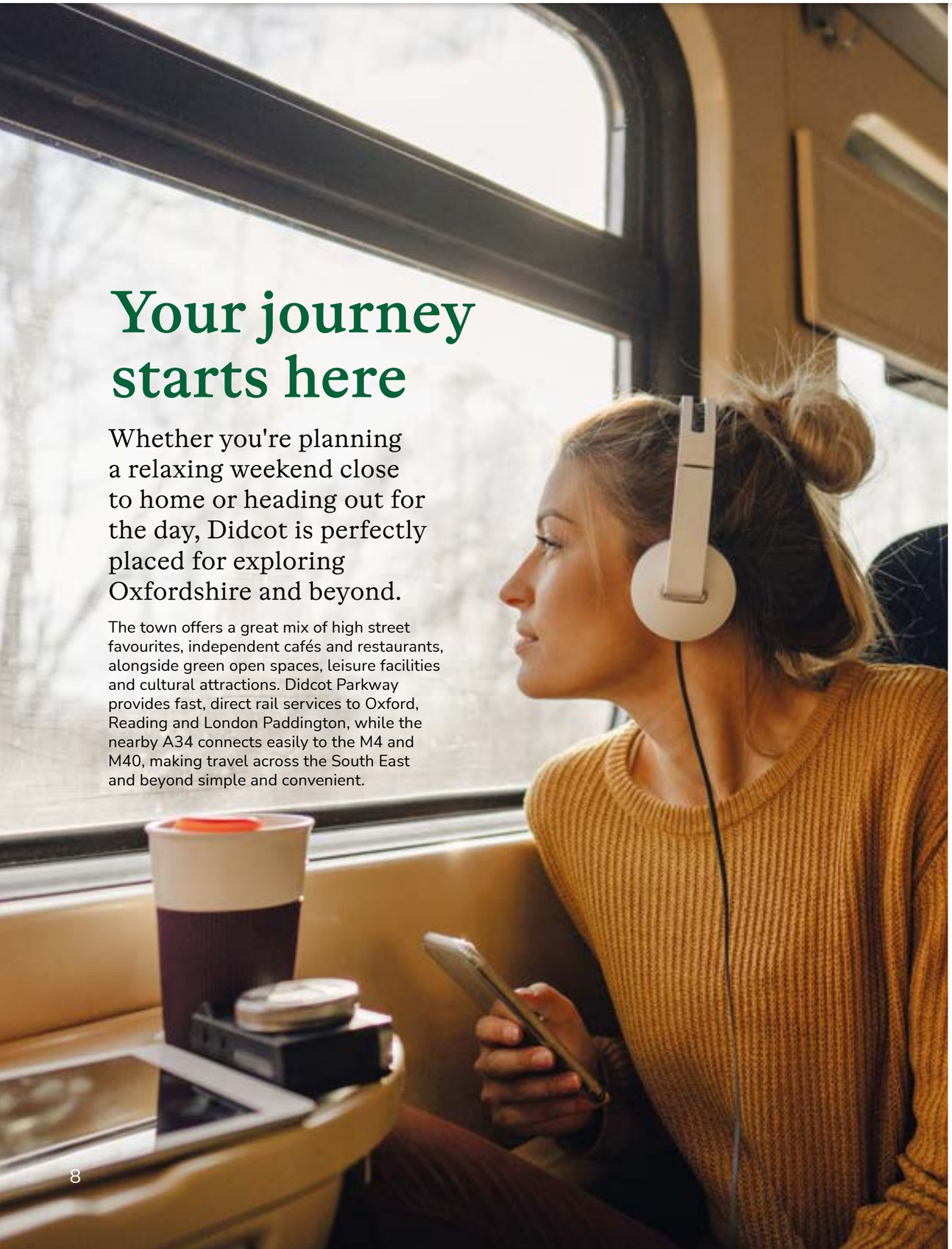
1. **Lydalls Nursery School**
   6 min drive | 2.2 miles
2. **Ladygrove Day Nursery**
   8 min drive | 2.2 miles
3. **Ladybird Pre-School**
   7 min drive | 2.4 miles

Primary schools

4. **Didcot Primary Academy**
   6 min drive | 1.9 miles
5. **Manor Primary School**
   5 min drive | 2.1 miles
6. **St Blaise C of E Primary School**
   5 min drive | 1.5 miles

Secondary schools

7. **UTC Oxfordshire**
   5 min drive | 2 miles
8. **Aureus Secondary School**
   7 min drive | 2.2 miles



Your journey starts here

Whether you're planning a relaxing weekend close to home or heading out for the day, Didcot is perfectly placed for exploring Oxfordshire and beyond.

The town offers a great mix of high street favourites, independent cafés and restaurants, alongside green open spaces, leisure facilities and cultural attractions. Didcot Parkway provides fast, direct rail services to Oxford, Reading and London Paddington, while the nearby A34 connects easily to the M4 and M40, making travel across the South East and beyond simple and convenient.

By Rail

Didcot Parkway from Valley Park

6 min drive | 2.2 miles | 15 min cycle

Reading	Oxford	Swindon	London Paddington	Bristol
11 mins	13 mins	14 mins	37 mins	56 mins

By Road

via A34

8 min drive | 3 miles

Abingdon	Oxford	Reading	Swindon
8 miles 15 mins	17 miles 25 mins	18 miles 35 mins	30 miles 40 mins

via M4

15 min drive | 13 miles

Bristol	London
76 miles 1 hr 30 mins	64 miles 1 hr 30 mins

By bus

Great Western Park

0.2 miles | 5 min walk

Route 33A

Didcot Parkway Station	Didcot Orchard Centre
10 mins	10 mins

Route X32

Oxford City Centre
45 mins

Car travel times and distances taken from google.co.uk/maps and are approximate only. Rail times taken from trainline.com and are approximate only.

Masterplan



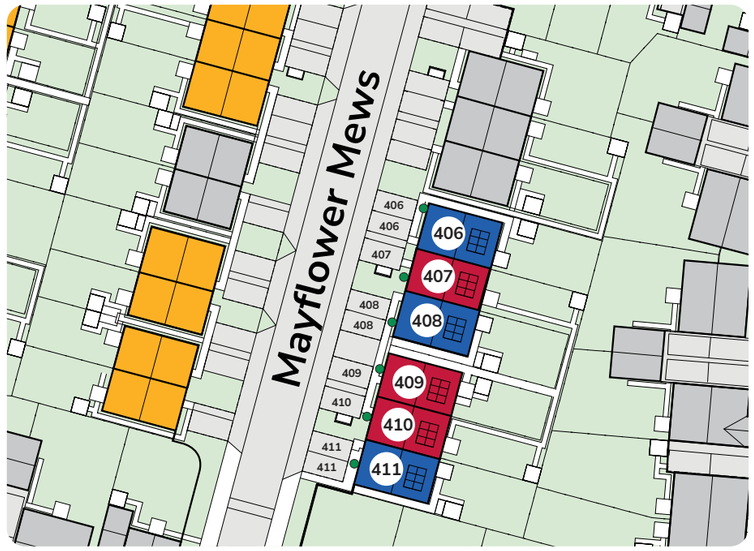
Key

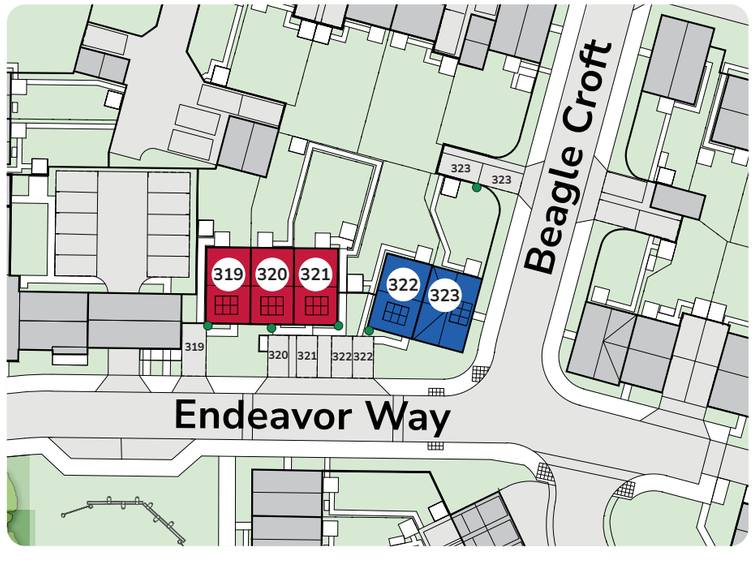
- L&G Shared Ownership homes
- Persimmon Homes
- Future L&G Shared Ownership homes
- Taylor Wimpey Homes
- Pedestrian footpaths
- Cycle routes
- Bridleways
- Streams
- Proposed Special Educational Needs school
- Proposed primary school
- Proposed community centre / local amenities
- Proposed Assisted Living facilities
- Sustainable Urban Drainage System (SUDS)
- Parks and green space
- Play area
- Allotments
- Pavillion
- The Science Bridge, crosses the A4130 and the railway line

N
W E
S

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

Site plan





Key

- 2 bedroom homes
- 3 bedroom homes
- L&G Rented homes
- Persimmon Homes
- EV Charging

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.

Click on a home to see its floor plan and details



2 bedroom house

Wareham

Plots: 319*, 320*, 321, 407, 409* and 410

* Homes are handed



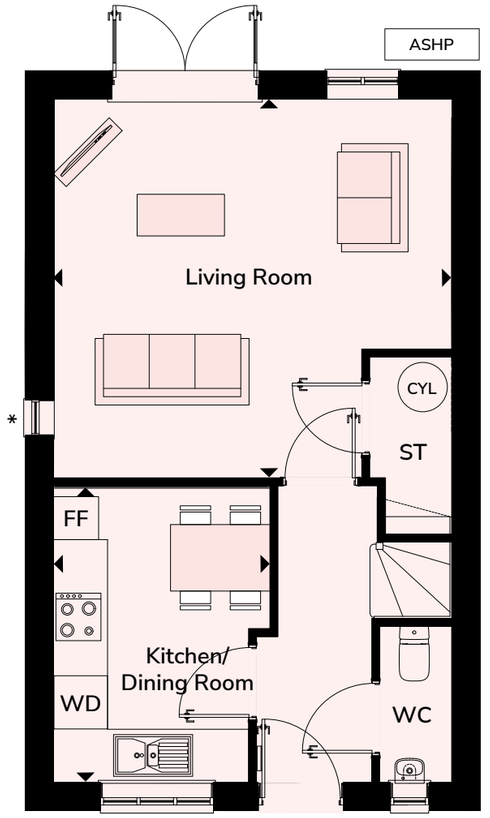
Ground Floor

	Width	Length
Kitchen/Dining Room	2.65m x 3.60m	8'8" x 11'10"
Living Room	4.85m x 4.60m	15'11" x 15'1"

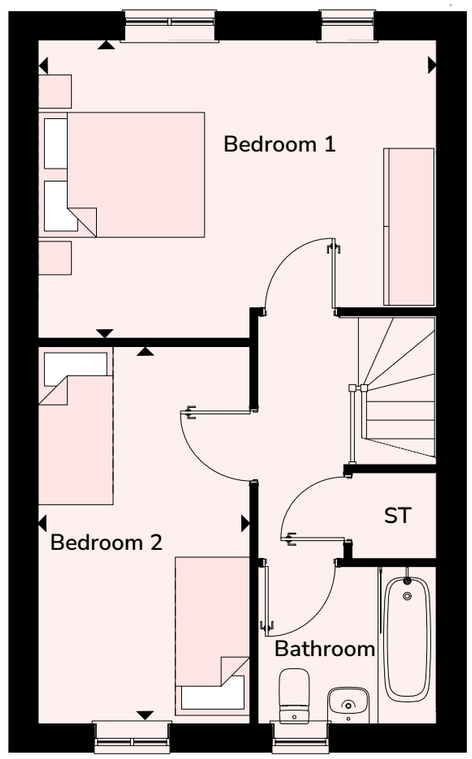
First Floor

	Width	Length
Bedroom 1	4.84m‡ x 3.64m	15'11" x 11'11"
Bedroom 2	2.58m‡ x 4.58m	8'6" x 15'0"
Total Area	79.8 sq m	859 sq ft

‡ End plot measurements differ by 1cm (wider)



Ground Floor



First Floor

* no window to plots 320, 407 and 410

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KEY

FF Freestanding Fridge/Freezer
ST Store
ASHP Air Source Heat Pump
WD Integrated Washer/Dryer
CYL Cylinder for ASHP

VIEW PLOTS ON SITE PLAN

3 bedroom house

Rendlesham

Plots: 322*, 406*, 408 and 411

* Homes are handed

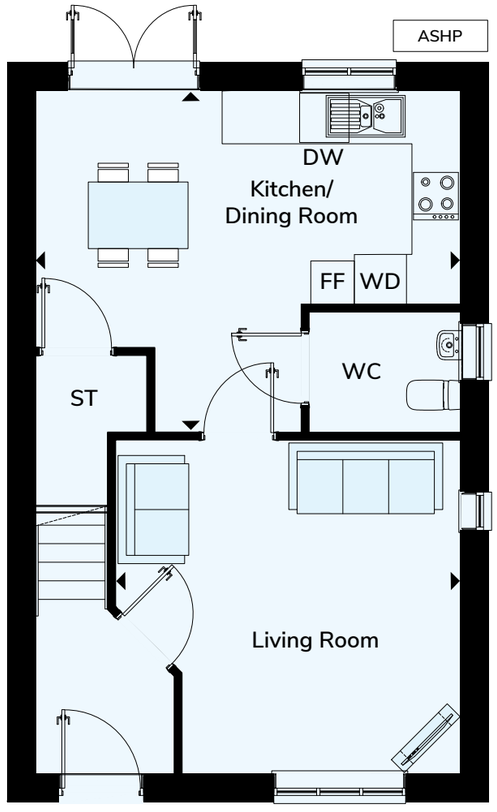


Ground Floor

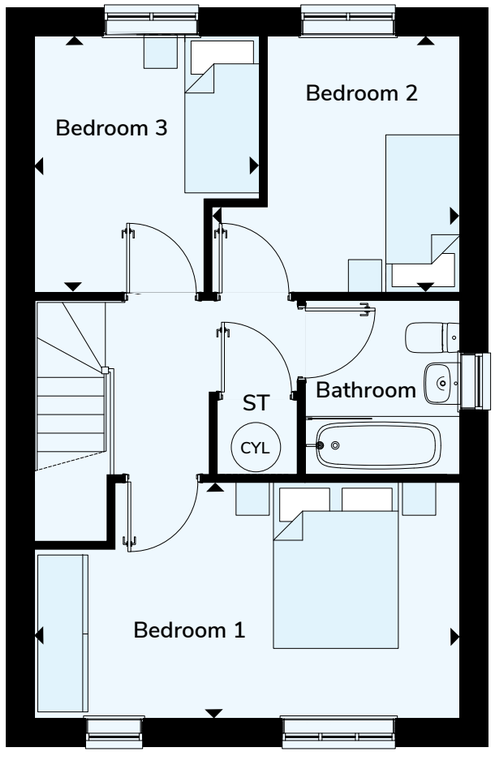
	Width	Length
Kitchen/Dining Room	5.18m x 3.15m	17'0" x 10'4"
Living Room	4.21m x 4.06m	13'10" x 13'4"

First Floor

	Width	Length
Bedroom 1	5.18m x 2.89m	17'0" x 9'6"
Bedroom 2	3.04m x 3.15m	10'0" x 10'4"
Bedroom 3	2.74m x 3.15m	9'0" x 10'4"
Total Area	85.3 sq m	919 sq ft



Ground Floor



First Floor

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KEY

FF Freestanding Fridge/Freezer
ST Store
CYL Cylinder for ASHP
WD Integrated Washer/Dryer
DW Removable base unit for future Dishwasher
ASHP Air Source Heat Pump

VIEW PLOTS ON SITE PLAN

3 bedroom house

Birkdale

Plots: 323

* Homes are handed



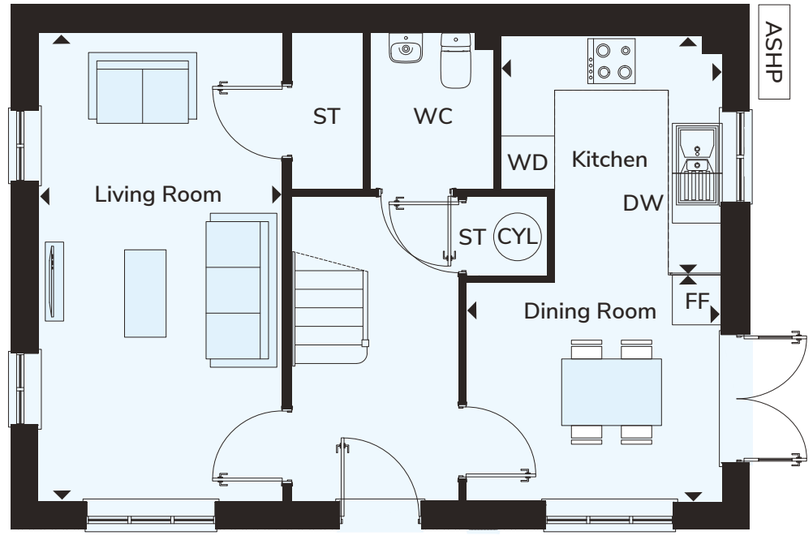
Ground Floor

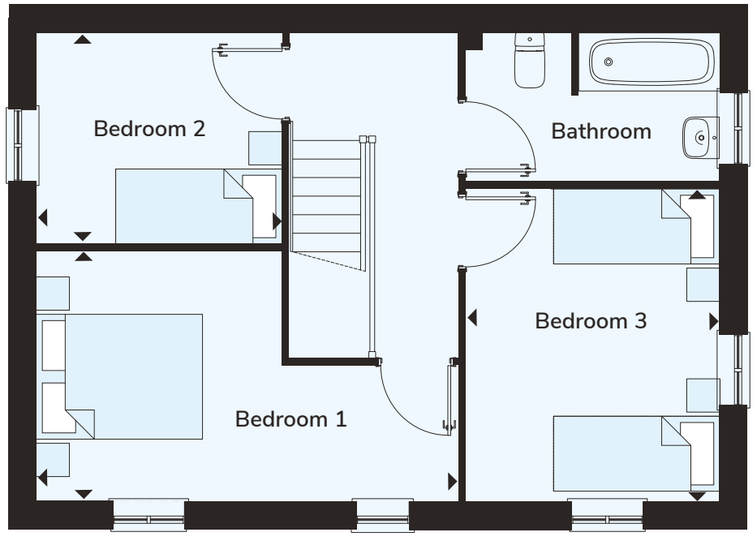
	Width	Length
Kitchen/Dining Room	3.20m x 5.70m	10'6" x 18'8"
Living Room	2.98m x 5.70m	9'9" x 18'8"

First Floor

	Width	Length
Bedroom 1	5.12m x 3.05m	16'10" x 10'0"
Bedroom 2	3.00m x 2.58m	9'10" x 8'6"
Bedroom 3	3.10m x 3.80m	10'2" x 12'6"
Total Area	94.3 sq m	1,015 sq ft

Ground Floor





First Floor

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DW Removable base unit for future Dishwasher
ASHP Air Source Heat Pump

VIEW PLOTS ON SITE PLAN

It's all in the detail

Kitchen

- Contemporary matt porcelain kitchen with brushed nickel handles and laminate worktop with matching upstands
- Stainless steel splashback to hob
- Leisure Sinks stainless steel sink and chrome mixer tap
- Electrolux stainless steel electric single oven, induction hob and chimney hood
- Electrolux freestanding fridge/freezer
- Electrolux integrated washer dryer
- Removable base unit for future installation of dishwasher in 3 bedroom houses

Cloakroom

- Contemporary white Roca close coupled toilet with soft close seat and basin with Roca chrome mixer tap
- Splashback tiling to basin

Flooring

- Vinyl floor to kitchen/dining area, cloakroom and bathroom
- Twist pile carpet to hall, stairs, landing, lounge and bedrooms

Bathroom

- Contemporary white Roca sanitaryware comprising bath, close coupled WC with soft close seat, pedestal basin with Roca chrome mixer taps.
- Thermostatic bath/shower mixer over bath with glass shower screen
- Johnsons wall tiling to bath and shower with splashback tiling to basin area
- White heated towel rail
- Mirror

Electrical

- LED Downlights to kitchen, cloakroom and bathroom
- Pendant lighting to all other areas
- White sockets and switches throughout
- TV point to living room and bedroom
- Telephone point to living room
- Shaver socket to bathroom
- Smoke and heat detectors
- Extractor fan to cloakroom and bathroom

General

- Anthracite UPVC double glazed windows and doors with white finish internally
- Ceilings, architraves and skirtings painted in white
- Walls painted in Dusted Moss emulsion
- White internal doors with brushed chrome ironmongery
- Heating via Air Source Heat Pump with water cylinder and white contemporary radiators
- NHBC 12 year warranty

External

- Turf to rear garden
- Wooden shed to garden
- Outdoor light to front and rear elevation
- Paved patio area
- External tap
- 1.8m high timber fencing to rear gardens
- One parking bay to 2 bedroom houses, two parking bays to 3 bedroom houses
- Electric vehicle charging point

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

CLICK HERE TO FIND OUT MORE

1 Book an appointment and come and see us in person or online

2 Find your dream home

3 Speak to a mortgage broker to see how much of the home you can buy

4 Complete your application and reservation paperwork

5 Pay your reservation fee

6 Reserve your home

7 Instruct a solicitor and begin your legal paperwork

8 Complete your mortgage application

9 Once your valuation is done, receive your mortgage offer

10 Sign the contract lease and pay your deposit

11 Exchange contracts

12 Complete and receive your keys and celebrate

Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.



About Shared Ownership

Q: How does Shared Ownership work?

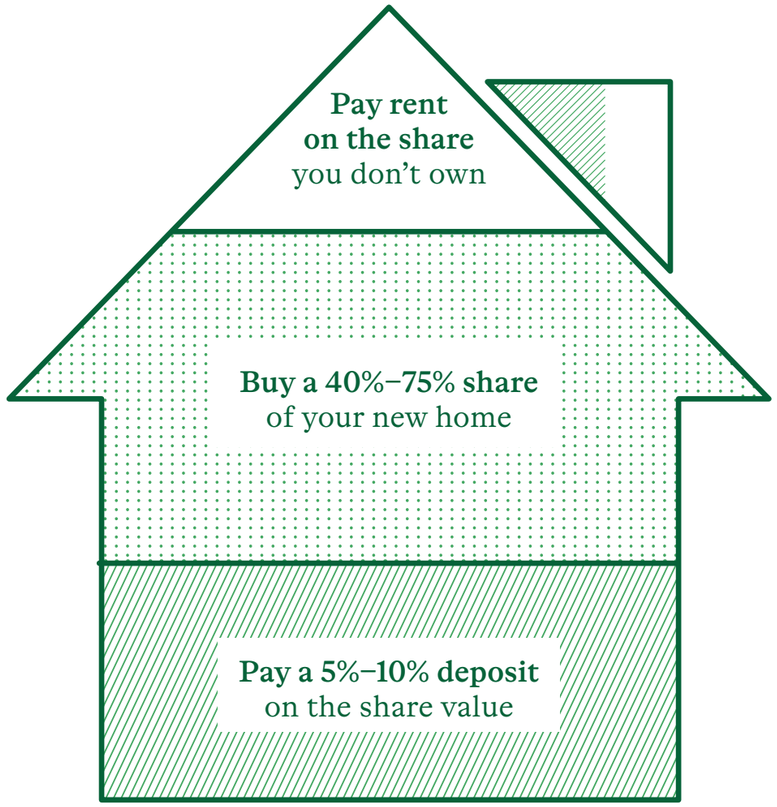
At Valley Park, you can buy an initial share of between 40% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

CLICK HERE TO FIND OUT MORE



Breakdown example of buying a new home at Valley Park

For full details around costs, please speak to one of our Sales Consultants.

FAQs

Q: How do I know what percentage I can purchase?

At Valley Park, you can own any share from 40% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How will I pay my rent?

L&G has appointed a Management Provider, Pinnacle, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an Assured Periodic Tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.5% of the residual value of your home, which is reviewed annually each April. CPI (Consumer Price Index) from September of the previous year +1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Shared Ownership – Terms and conditions apply. This scheme is subject to status and meeting criteria. Minimum and maximum share values will apply and rent is payable on the unsold share. Please speak to a Sales Consultant for more details.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: Are there other costs involved?

Some other costs to consider:

Estate charges
An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces.

Management fees
L&G Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. Pinnacle will be in contact shortly after you move in to introduce themselves.

Solicitor fees
You must appoint a solicitor before you can apply for a mortgage, and it is important to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees
A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

Other fees
You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

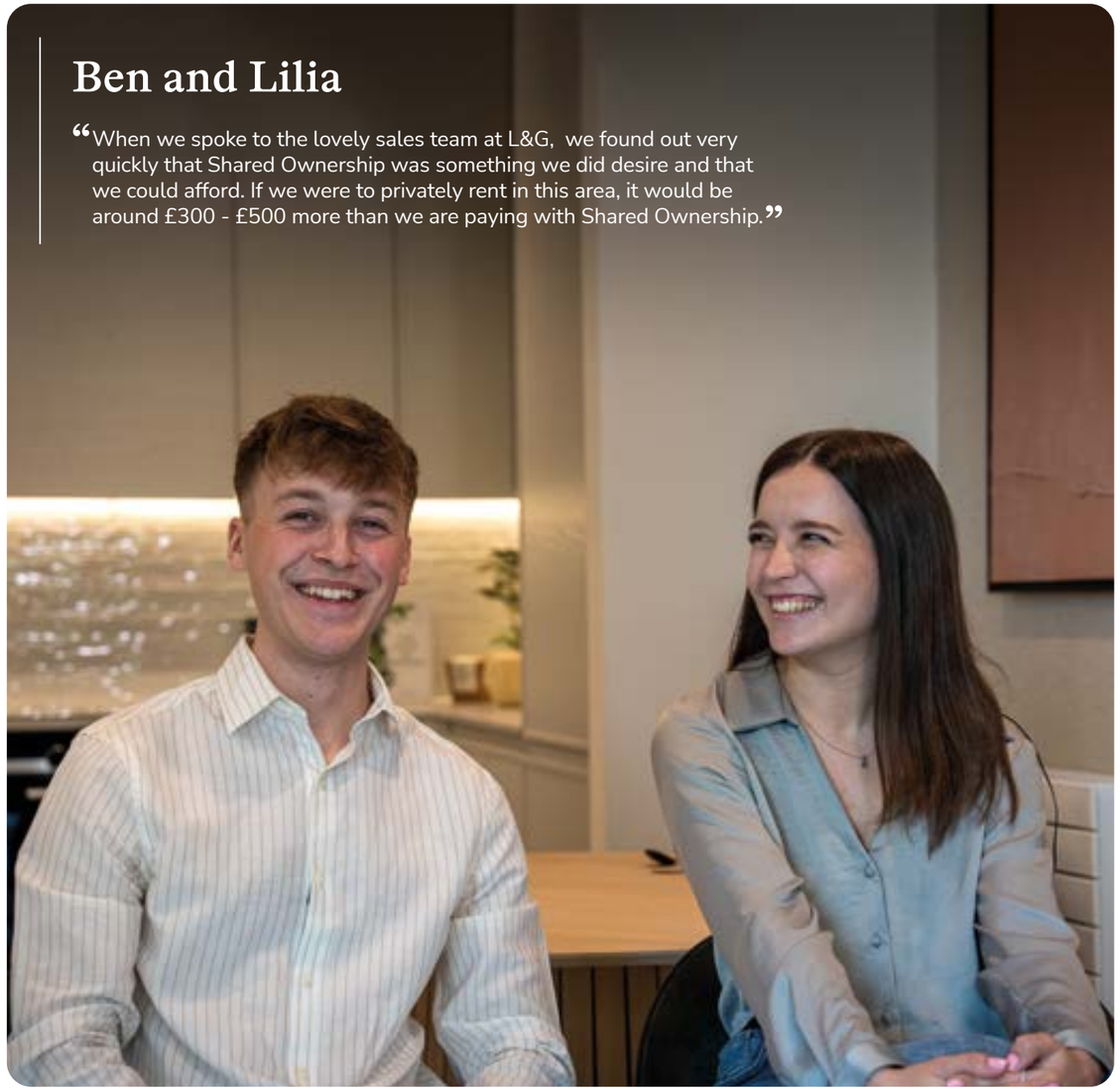
Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

CLICK FOR MORE FAQS



Don’t just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.



Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”



Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with L&G.”



Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”



Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”

How to find us...



VALLEY PARK, DIDCOT OX11 6LB

/// what3words **brick.awesome.encourage**

FROM THE A34

Leave the A34 at the Milton Interchange and join the A4130 towards Didcot. Valley Park is around a mile from the interchange, situated just off the A4130 to the west of Great Western Park. Follow signs for Valley Park as you approach the development.

FROM OXFORD

Travel south on the A34 towards Newbury and leave at the Milton Interchange. Join the A4130 towards Didcot, with Valley Park around a mile ahead, just off the A4130 and to the west of Great Western Park. Follow signs for Valley Park as you approach the development.

GET DIRECTIONS

L&G terms and conditions apply. All content within this document is indicative only. L&G reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and times taken from google.co.uk/maps. LGAH-VP-01092026

People come first.

That's been the L&G way for almost 200 years.

L&G was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

CLICK HERE TO FIND OUT MORE

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Dahlia
Didcot OX11 6LB

01235 886 241

landgah.com/lg-at-valley-park