



Welcome to The Aviary

DESIGNED FOR REMARKABLE LIVING

The Aviary offers a collection of 2 & 3 bedroom
Shared Ownership homes in Blackbird Leys, Oxford.
Built with sustainability in mind, our houses cater to modern living and are finished to high specifications.

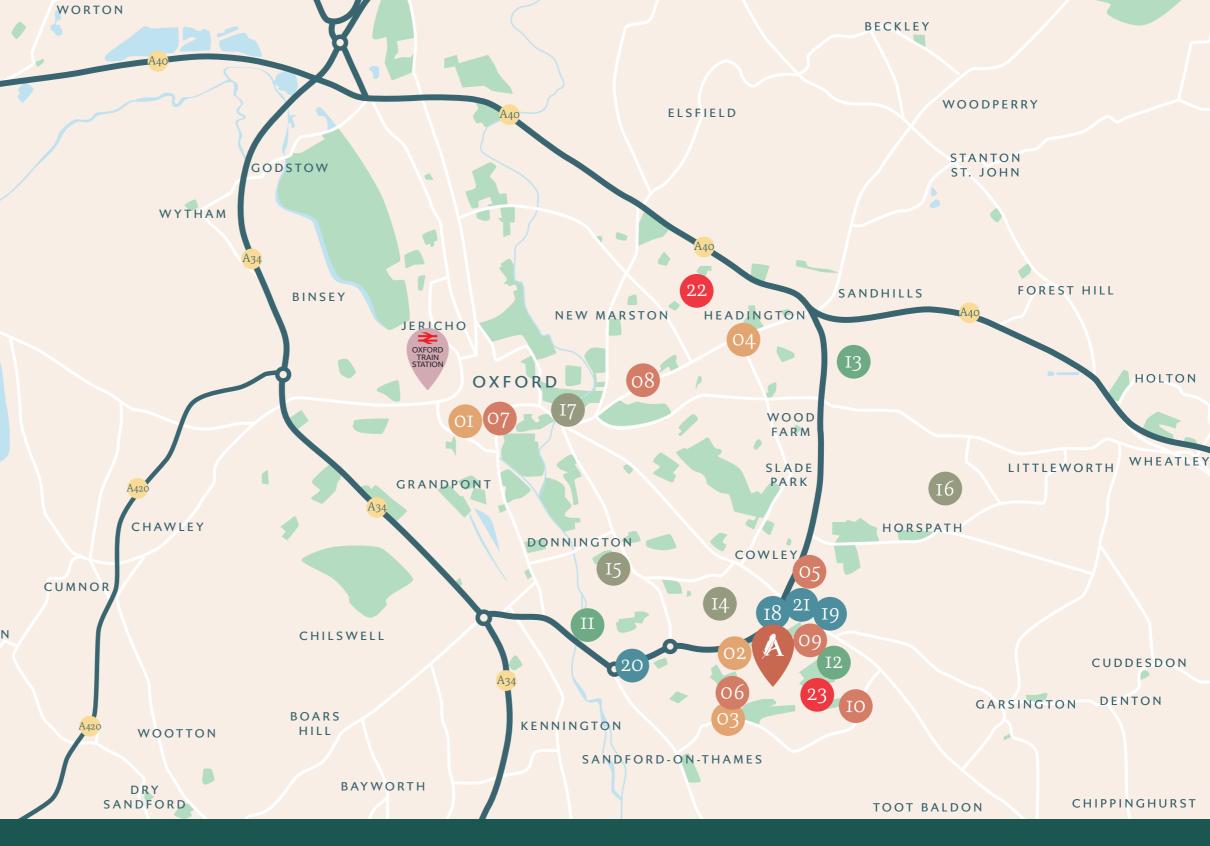
Less than 5 miles away, you'll find the historic city of Oxford which boasts a wealth of shopping, dining, entertainment, and educational opportunities.

Houses at The Aviary have been thoughtfully designed to suit a range of lifestyles. Whether you're taking the exciting step of buying your very first home, embarking on a new chapter as a couple, expanding your family and need extra space, or looking to downsize, we've got the ideal solution for you.



Get to know your local area











GROUNDED KITCHEN 3.2 MILES



DAVID LLOYD OXFORD 1.7 MILES



VUE CINEMA OXFORD 0.9 MILES



THE STORY MUSEUM 4.3 MILES



BROOKES SPORT



FEEL FIT GYM AND SPA 1.1 MILES



LEYS POOLS & LEISURE CENTRE 0.4 MILES



RIVERMEAD NATURE PARK 1.8 MILES



BLACKBIRD LEYS PARK 0.5 MILES



C S LEWIS NATURE RESERVE



CHURCH COWLEY ST JAMES PRIMARY SCHOOL 1.1 MILES



THE IFFLEY ACADEMY 1.9 MILES



HORSPATH CHURCH OF ENGLAND PRIMARY SCHOOL 2.7 MILES



OXFORD SIXTH FORM COLLEGE 3.4 MILES



TESCO SUPERSTORE 0.7 MILES



LIDL 0.6 MILES



THE LEYS HEALTH CENTRE 0.6 MILES

4.4 MILES

JOHN RADCLIFFE HOSPITAL





M&S SIMPLY FOOD 1.8 MILES

THE AVIARY - OXFORD

A taste of life in your area

WHEN IT COMES TO PLACES TO EAT AND DRINK, THERE IS A FANTASTIC SELECTION OF INDEPENDENT CAFÉS, RESTAURANTS AND WELL-KNOWN CHAINS IN AND AROUND THE SURROUNDING AREA.



ANTEP KITCHEN

2.3 MILES

Indulge in traditional Turkish cuisine at Antep Kitchen, a friendly family-run restaurant. Expertly prepared, recipes have been honed through years of practice and use quality, fresh ingredients to ensure an authentic dining experience.

RUSTY BICYCLE

2.5 MILES

An award-winning neighbourhood pub in East Oxford, serving up traditional pub cuisine with a classy twist. Immerse yourself in the local culture at one of their many family friendly events.

ARBEQUINA

2.7 MILES

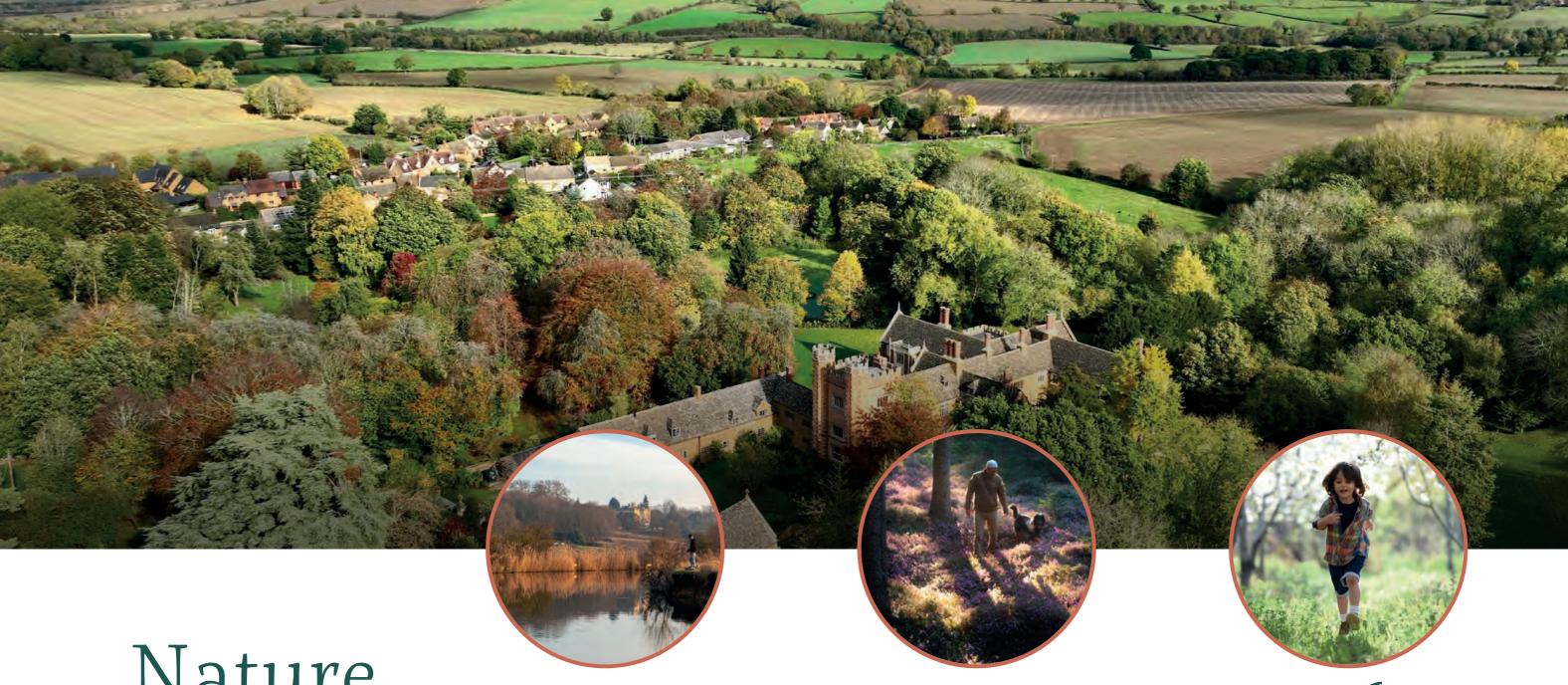
Experience Arbequina, a vibrant and independent tapas bar and restaurant sharing the flavour of Spain and beyond. Dedicated to providing high-quality food and delicious cocktails, staff are driven by their passion for ensuring enjoyable moments in lively surroundings.

ACROPOLIS GREEK TAVERNA

4.9 MILES

Get a taste of Greece at Acropolis Greek Taverna. Indulge in authentic dishes, from souvlaki to moussaka, which are created using fresh, fine ingredients to enhance quality and flavour.





Nature nearby

EMBRACE THE NATURAL BEAUTY
OF YOUR SURROUNDINGS.
THE WEALTH OF GREEN SPACES
WILL INVITE YOU TO EXPLORE
AND RECONNECT WITH NATURE,
OFFERING AN ESCAPE FROM
THE HUSTLE OF EVERYDAY LIFE.

IO

MINUTE DRIVE

2.6 MILES

IFFLEY MEADOWS NATURE RESERVE

Iffley Meadows Nature Reserve is a serene haven for wildlife and nature lovers. Its picturesque landscapes, including wetlands and meadows, offer a tranquil retreat. Each April, you can enjoy Oxfordshire's iconic flower, the snake's head fritillary, in bloom as it cloaks the meadow in purple.

I4

MINUTE DRIVE

3.1 MILES

OXFORD BOTANIC
GARDEN

Founded in 1621, the Oxford Botanic Garden is one of the oldest scientific gardens in the world. A range of climatic conditions have been created in seven display glasshouses, which are now home to over 5,000 plant species. The gardens offer a calming atmosphere and create the perfect day out for admiring nature from around the globe.

26

MINUTE DRIVE

12.9 MILES

BLENHEIM PALACE

Over 300 years old and proud to be known as Britain's greatest Palace, Blenheim is vibrant with activity and entertainment. Spend the day visiting the butterfly house, or experience a summer of adventure on the Great Lake. Whether you're bringing the family or spending some one-on-one time with your partner, this historic beauty has something for everyone.





HINKSEY HEIGHTS GOLF CLUB

3.7 MILES

For well-seasoned and brand-new golfers, Hinksey Heights Golf Club boasts an excellent golf course with great learning and practice facilities, as well as unique and spectacular views of the dreaming spires of Oxford's colleges.



DAVID LLOYD OXFORD

1.7 MILES

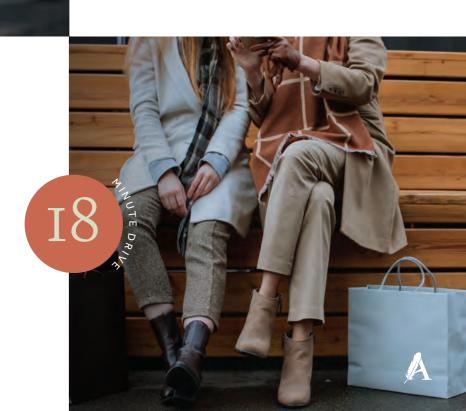
Enjoy top-tier facilities for fitness, relaxation and socialising at David Lloyd Oxford. With a state-of-the-art gym, a variety of fitness classes, and a luxurious spa, it's the perfect place to unwind or challenge yourself. With indoor and outdoor pools, tennis courts, and dedicated kids' area there's something for all the family.



WESTGATE SHOPPING CENTRE

4.4 MILES

Indulge in a shopper's paradise at Westgate Oxford. Boasting premium shopping, eclectic restaurants and cafés, leisure opportunities, and rooftop bars, Westgate has something to suit all tastes.

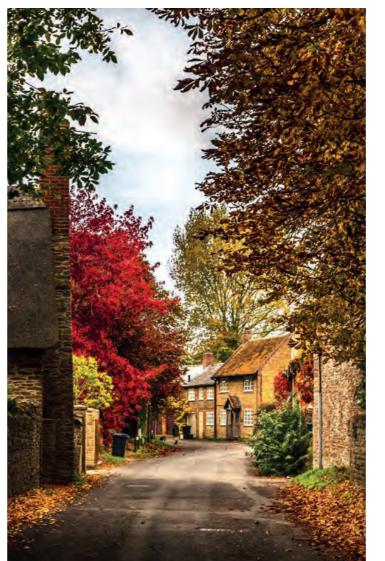


Car travel times and distances taken from google.co.uk/maps and are approximate only.













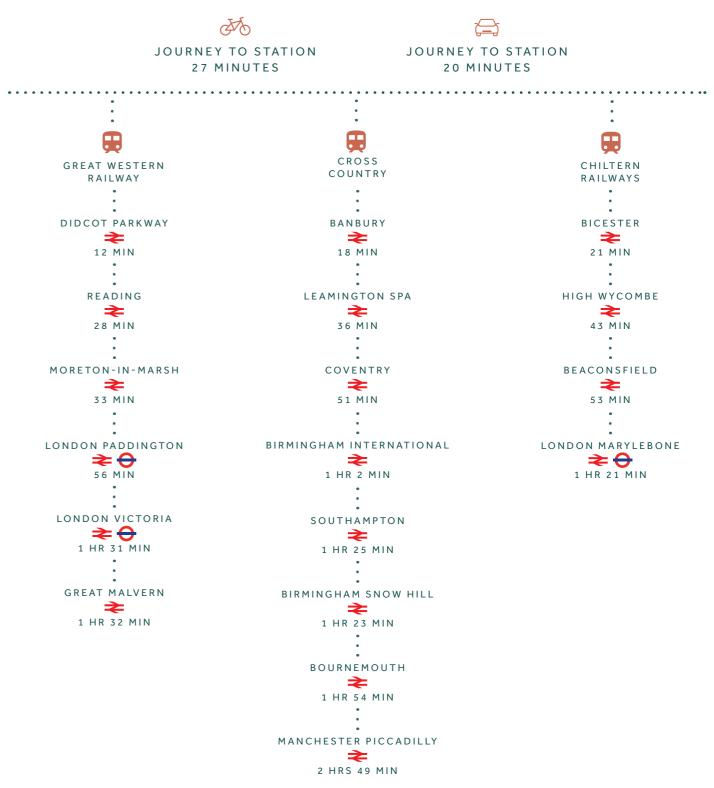
THE AVIARY - OXFORD

Keeping you connected

THE AVIARY IS EXTREMELY WELL CONNECTED. RESIDENTS CAN BENEFIT FROM EXCELLENT RAIL LINKS FROM OXFORD CITY CENTRE AND EASY ACCESS TO THE M40.



TRAIN TIMES FROM OXFORD STATION







nable Modern Sustainak houses

AS WELL AS REDUCING CARBON EMISSIONS, LIVING IN AN ENERGY-EFFICIENT NEW BUILD HOME CAN HELP YOU SAVE MONEY.

Annual energy costs associated with new build houses can be significantly lower than those for older houses. Recent research has revealed that the average energy bill for a new build home is 50% less than that paid for a standard existing property, demonstrating a substantial saving for new homeowners*.





convienience

DISCOVER WALKABLE AMENITIES LIKE NEVER BEFORE. THE AVIARY BOASTS A WIDE RANGE OF DEVELOPMENT FEATURES, INCLUDING A COMMUNAL PLAY AREA, ON-SITE PARKING, A NEARBY HEALTHCARE CENTRE AND A BRAND NEW PARADE OF SHOPS.



OUR VISION

To create a thriving, well-connected community that's easy to explore on foot, by bike, or via public transport. With seamless access to Oxford city centre and the surrounding areas, The Aviary is designed for modern, sustainable living.

Nature takes the lead here. Both development sites are being thoughtfully designed to enhance the landscape not just for people, but for the wildlife that already calls it home.



How are we making it happen?





RETAIL & COMMUNITY OPPORTUNITIES

We're creating a new and improved District Centre with expanded retail offerings – designed in collaboration with the local community to meet your everyday needs and foster local connections.



SCHOOLS WITHIN REACH

Primary and secondary schools are close by, making walking or cycling to school a real option. Landscaped gardens with built-in play areas also ensure children have plenty of space to explore and enjoy.



METICULOUSLY DESIGNED STREETS

Traffic-calming measures are built into the layout to reduce car speeds, while electric vehicle charging points promote the use of cleaner transport alternatives.



CONNECTED PATHWAYS

A safe, well-lit network of walking and cycling routes runs throughout the development – linking residents to Northfield Brook, Spindleberry Nature Reserve, Fry's Hill Park, and beyond. Every home will be within a 27-minute cycle of Oxford Station.



ECOLOGICAL ENHANCEMENTS

We're boosting biodiversity through enhanced green spaces – adding trees, native plants, wild grass meadows, and pocket parks. The ecological corridor along Northfield Brook is protected and enriched to support local habitats.



Finishing touches.



INTERIOR FINISHES

- White paint finish to all rooms
- Amtico flooring to living room, kitchen and hallway
- Carpet to stairs, upstairs landings and bedrooms
- Fitted wardrobes with sliding glass doors to one bedroom

KITCHEN

- Contemporary Symphony kitchen units
- Glass splashback
- Integrated induction hob, multi-function oven, and extractor hood
- Zanussi appliances

BATHROOM AND EN SUITE

- Bath/shower mixer over bath with shower screen
- Tiled walls to bathroom, en suite and WC
- Minoli floor tiles
- · Mirrored unit to bathroom and en suite
- Heated chrome towel rail
- Shaver socket to bathroom and en suite

TELECOMMUNICATIONS

- Television points provided to living room and main bedroom
- Fibreoptic broadband connectivity

GENERAL

- Underfloor heating to ground floor and radiators to first and second floor
- Air source heat pump
- Hardwired doorbell with chrome button
- White electric faceplates to ground floor
- Multi-sensor heat and smoke detector
- Pendant light fittings to bedrooms, dining area, hall and landing
- Down lighting to kitchen and bathrooms
- Pendant or down lighting to living area*

WARRANTY

• 12-year NHBC warranty



Development Overview



KEY

2 BEDROOM HOUSES

- Bilberry
 Plots 5-8, 30-33, 59-62
 & 67-70
- Harebell Plots 34–37
- Valerian
 Plots 45–48

- Orchid
 Plots 9–15, 25–29 & 38–42
- Snowdrop
 Plots 1-4, 18-24, 51-58, 83
 & 84
- Goldcrest
 Plots 79-82

3 BEDROOM HOUSES

- Radcliffe
 Plots 16, 17, 43, 44, 49 & 50
- Gadwall
 Plots 63, 64 & 71–74
- **Buckthorn**Plots 65, 66 & 75–78



P = Parking

BS = Bin Store

PS = Pump Station





HOW DOES IT WORK?

You initially purchase between a 25% and 75% share of the home's market value. You then pay subsidised rent on the remainder.

AM | ELIGIBLE?

To be considered eligible for the Shared Ownership scheme, your yearly income must be below £80,000.

WILL I NEED TO PAY A DEPOSIT?

In terms of a deposit, you will need 5% of the percentage of the home you're purchasing.

If the property's market value is £400,000 and you're buying 35%, then your proportion will be £140,000. This means you'll need a deposit of £7,000 alongside a mortgage of £133,000.



Why buy new?



YOUR HOME, YOUR WAY

We may build your home, but you create it. With immaculate walls and unlived interiors, your home is the perfect blank canvas. Personalise it to suit your own style and taste.



PEACE OF MIND

Your home is brand new, meaning there's no unwanted surprises or extra maintenance costs waiting for you. With a 10-year guarantee, you can settle in knowing we've got you covered.



A BETTER FUTURE

New build houses are more energy-efficient and offer lower running costs on household utilities. As they are built using more sustainable materials, they are also more environmentally friendly and boast lower carbon emissions than older properties[†].



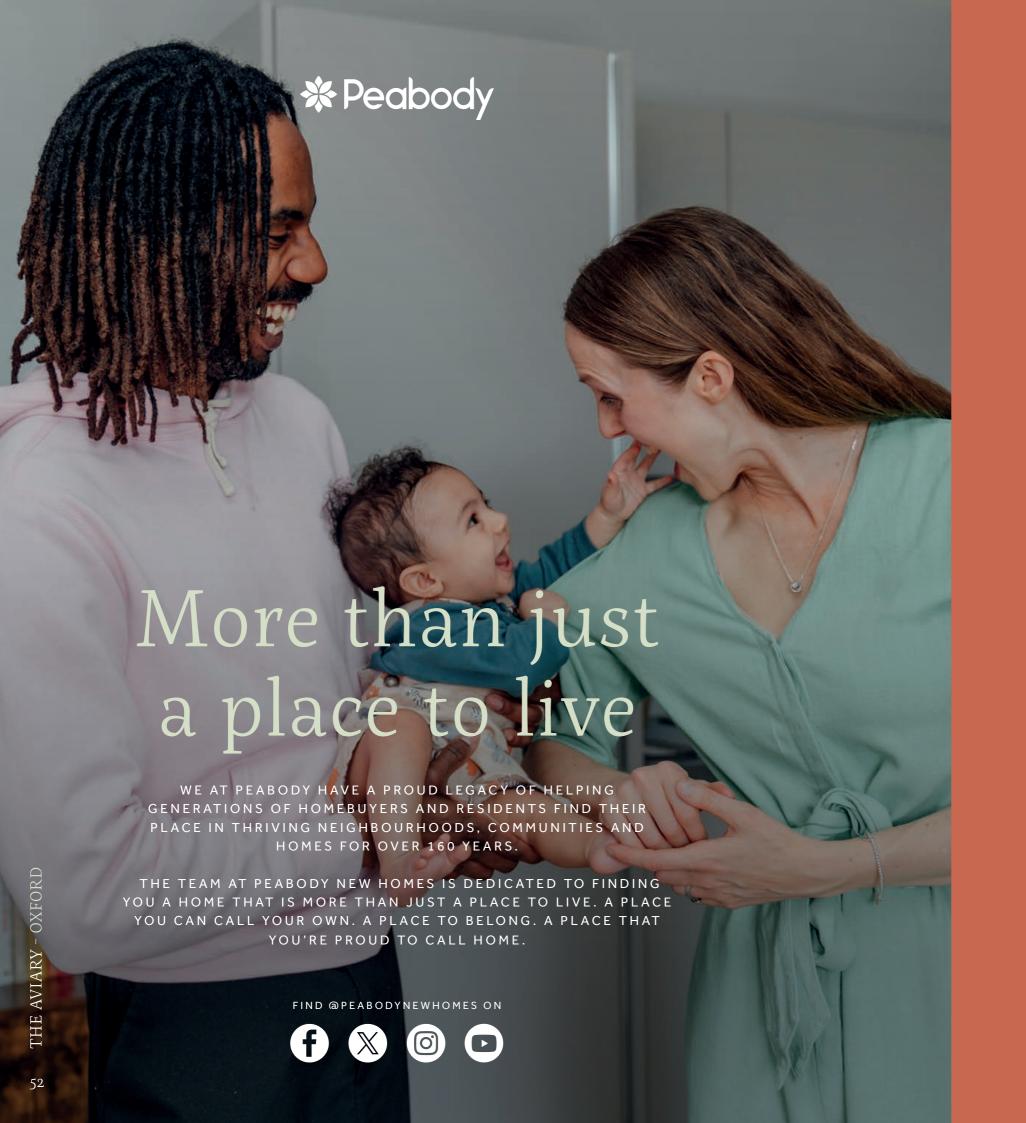
NO BUYING CHAIN

No forward chain means you can enjoy the experience of moving without the added stress.

†https://www.hbf.co.uk/policy/wattasave/









BUILDING HISTORY

Formed over 160 years ago by the American financier and philanthropist George Peabody, Peabody is one of the UK's oldest and largest housing associations responsible for more than 108,000 homes and around 220,000 residents across London and the Home Counties.



CUSTOMER FOCUS

Whether it's your first or forever home, we know that buying a new place can be a demanding time. Our sales team is committed to guiding you through the process and helping you every step of the way. Rated "Excellent" on Trustpilot, we're proud to offer you a service that makes a difference.



QUALITY, DESIGN & SUSTAINABILITY

Peabody's reputation is one of the most respected in the housing industry renowned for quality, multi-award-winning and innovative design. We work with industry experts and continually monitor quality throughout the building process to reduce our impact on climate change, lessen our carbon footprint and create properties people are proud to call home. Our Greener Homes Programme is our commitment to the environment and will aim to minimise our impact on the planet and support thriving neighbourhoods.



SOCIAL IMPACT

Our social purpose is why we exist. We re-invest the surplus made from the sale of our homes to provide more homes and services to those who need it most. We deliver services that support customers and the wider communities that we work in, and invest in local projects through our Community Foundation.







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