



PYE
h o m e s
BLENHEIM

AT

WELBORNE

DASHWOOD

1 & 2-bedroom apartments | 2, 3, 4 & 5-bedroom houses



A new garden village for the twenty-first century



Almost two decades in the making, a ground-breaking, sustainable, new community is being created in the Hampshire countryside, close to the historic market town of Fareham and neighbouring the South Downs.

Welborne Garden Village has been conceived by master planners The Buckland Group, and Pye Homes are proud to have been selected as one of just three developers to begin creating this remarkable new community with a real sense of place and identity, blending outstanding architectural aesthetics shaped by tradition, with integrated amenities and natural green space.

Welborne is not like other developments, but will follow the principles of the Garden City Movement of the early twentieth century and its aspirations to create living environments that benefit health, wellbeing and happiness.



Park View, Woodstock, Oxfordshire

Building upon 300 years of heritage

At Pye Homes, we aren't just a home builder. In collaboration with our partner and landowner, Blenheim Palace, we care for the land, nurture it, and plan for its long-term future so it can thrive and support us in return.

Our Legacy Principles guide us, setting high standards for design, community wellbeing, sustainable building, and environmental stewardship — all to protect this place and enhance the quality of life for generations to come.

It is this experience and these principles which we will bring to Welborne to help the community flourish.

Church Farm, Radley, Oxfordshire



Every detail crafted to perfection

With such an extensive history, we have the benefit of employing tradespeople experienced in building homes in the traditional style. We respect the high standards we have set out and pay attention to the finest of details to ensure your new home more than lives up to expectations.

These qualities are evidenced in the resulting superior build quality that has led to multiple repeat purchases from many of our customers as their needs evolve. Testament indeed to our skills and expertise in providing exceptional new homes made for life.

Sustainability is important to us and our homes at Welborne have been designed to be highly energy efficient through the use of innovative technology, reducing not just the cost of running your home but minimising impact on the environment too, now and in the future.



Made for life

At Welborne, Pye Homes will be delivering a fabulous collection of 1 and 2-bedroom apartments and 2, 3, 4 and 5-bedroom homes.

As a family business we've been building quality homes for almost 100 years and, having been owned by Blenheim Palace since 2018, we continue to build on the Blenheim Legacy Principles of caring and nurturing of land for the benefit of all.

These principles set the standards we aim to uphold, standards for design, for community and wellbeing, for building and sourcing materials, the environment and our relationship with the wider world.

Building homes the PYE way

We have a series of commitments that we make to the environment and to the communities that surround Welborne; promises you as a buyer can hold us accountable to. Building to these principles ensures we're just as proud to be part of creating Welborne as you will be to live there.



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, ambient heating loop, heat pumps and passive cooling, as well as points for electric vehicle charging - all of which keeps homes smart, strong 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.



CONCERN 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.



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.



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.



A sustainable future

As you'd expect from a new Garden Village, sustainability and future-proofing are key to the creation of Welborne.

Make your home at Welborne and you'll enjoy the benefits of an innovative, energy efficient low carbon heat network.

All homes will be EV charger ready and advanced fibre optic installations will provide unmatched Wi-Fi access in every home across the community.

Wildlife residents have been considered at Welborne too. Bat boxes, bird boxes and hedgehog highways are also being included and further biodiversity will be provided by the inclusion of new ponds.

The vision is evolving and Pye Homes are delighted to be instrumental in the creation of this remarkable new community.





Building better, building beautiful

The creation of Welborne is defined by the design codes of award-winning Town Architect, Ben Pentreath, whose passion for detail, quality and the environment is intrinsic in the fulfilment of this outstanding new community.

At its heart lies the characterful village centre, a vibrant social hub where you can meet with friends old and new, with its independent retailers, café, village hall and pub. The right community infrastructure is in place, with the first phase of construction providing a primary school and healthcare facilities.

To safeguard the original placemaking qualities, all residents will become members of the Welborne Garden Village Trust, dedicated to preserving principles of the design codes to ensure that the village remains a beautiful place you'll be proud to live, now and in the future.



“With Welborne, we have set the benchmark for the traditional English Garden Village, one fit for the modern age. A landscape led environment of leafy, tree-lined streets with wide grass verges and hedgerows.”

Ben Pentreath, Town Architect



Get closer to nature

Over 50% of Welborne will be public open space, meaning nature will never be far away.

Providing opportunities for exercise and socialising, our homes are located on the edge of Dashwood, part of the historical Forest of Bere. This tranquil, ancient woodland has been preserved for the enjoyment of all, with a network of footpaths meandering through a wildlife habitat that will delight, whatever the season.

With further outdoor spaces including the 30 acre Welborne Park, a community orchard, allotments, sports fields and play areas there's no excuse for not getting out and enjoying fresh air and nature at Welborne.





Join the country club

Delightful timeless villages, welcoming country pubs and traditional village stores and farm shops await your discovery.

The South Downs and the Forest of Bere offer endless opportunities for getting out on two wheels or for taking long walks in strikingly beautiful countryside. And when you want to stay closer to home you have all the green spaces of Welborne to lose yourself in, true country living at its finest.



At Welborne you can immerse yourself in a life that offers every convenience for modern living yet puts all the delights of country living on your doorstep.



Hampshire has been welcoming visitors for centuries and the towns and villages are full of hidden gems waiting to be explored.

Whether you're looking for a quaint farm shop to buy local produce or experience it being cooked for you in one of the many pubs Hampshire has to offer, the county has got it covered.

Welborne is well placed to discover new gastronomic delights, from fresh and local seafood caught in the morning, to grass-fed cattle and home grown fruits and vegetables.



Courtesy of The Kings Head, Wickham





Spoilt for choice

From exploring historic cities, discovering beautiful countryside, to enjoying vibrant markets and cosy pubs, Hampshire offers a rich mix of heritage, nature, and fun for everyone



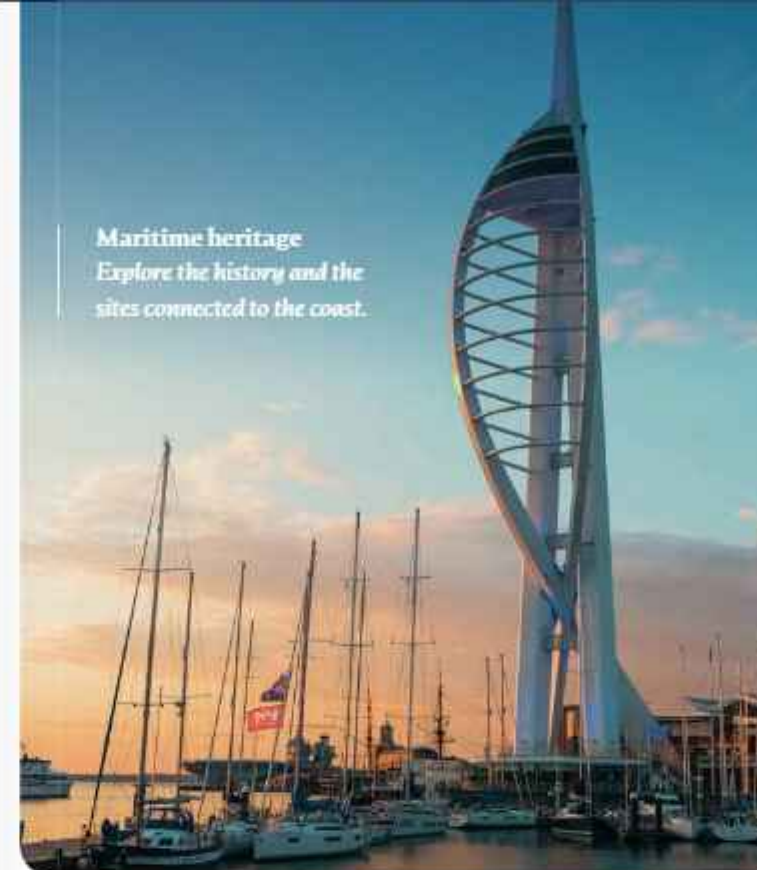
Gunwharf Quays

Enjoy a spot of outlet shopping, explore the Solent waterfront and take a break with a spot of food.



Fore!

There are over 80 private and public golf courses to enjoy within the county. Whether you're after a golf club in the rolling hills, ancient forests or along the coast, Hampshire has something for you.



Maritime heritage

Explore the history and the sites connected to the coast.

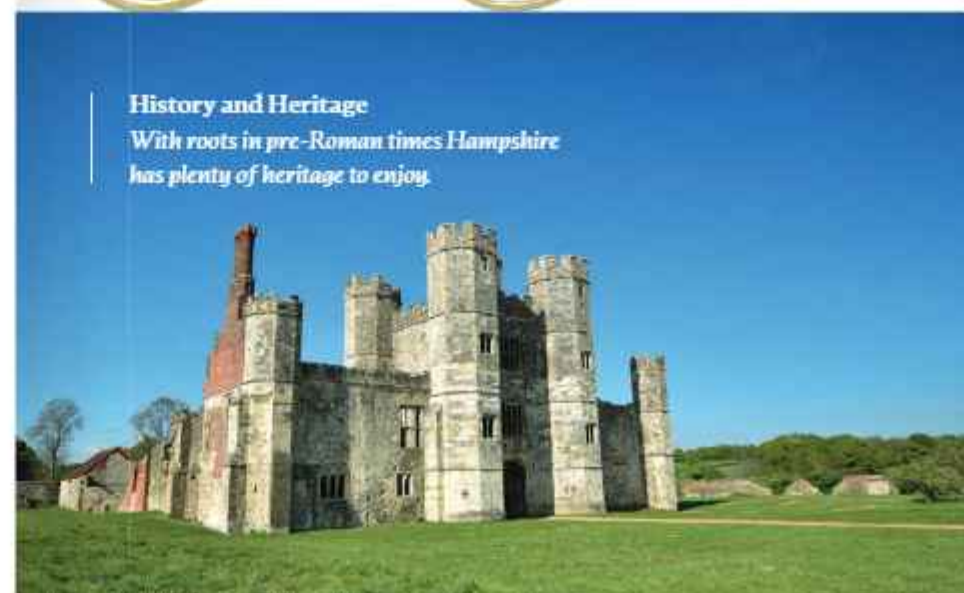


By road, by rail, by air
Welborne is well
connected with a train
station in Fareham,
convenient bus services
and Southampton Airport
just 24 minutes away.*



History and Heritage

With roots in pre-Roman times Hampshire has plenty of heritage to enjoy.



Soak up the sun

Enjoy scenic coastal walks, and make unforgettable memories with family and friends on Hampshire's beautiful beaches, where vibrant seaside towns, watersports, and tranquil nature reserves await.



Shopping in Southampton

A vibrant shopping experience with major centres like Westquay, a wide range of high street and independent stores, lively markets, and plenty of places to dine and unwind after a day of retail therapy.



Trying the produce

Enjoy the best of fresh produce in farm shops or turn it into a day out at Pick Your Own sites.

Inspiring young minds

Children deserve the very best on their educational journey. Integral to the creation of a true community, Welborne will enjoy the advantage of having its own nursery school, three primary schools and a secondary school.



Hampshire offers an exceptional selection of well-regarded schools, making it an ideal location for families. From outstanding-rated primary schools to excellent secondary options, and future options being built, parents have a variety of choices close to home.

Schools are being built alongside the homes so that children can enjoy the new facilities sooner.



Infant and primary schools



Harrison Primary	6 mins
Wickham CofE Primary	7 mins
Uplands Primary	7 mins
Orchard Lea Infant	8 mins
Orchard Lea Junior	8 mins
St Columba CofE Primary	9 mins
St Jude's Catholic Primary	10 mins
Redlands Primary	10 mins
Ranvilles Infant	12 mins

Secondary schools



Boundary Oak (Independent)	6 mins
Cams Hill	9 mins
Fareham Academy	10 mins
Swanmore College	13 mins
Oaklands Catholic	17 mins

Higher Education



Fareham College	10 mins
University of Portsmouth	16 mins
University of Southampton	28 mins
Southampton Solent University	32 mins
University of Winchester	34 mins



Welborne Garden Village

Crafted with people in mind, Welborne is a vibrant community with abundant green spaces, ancient woodlands and shops on your doorstep.

1

Dashwood – Pye Homes
Phase 1 – A fabulous collection of 1, 2, 3, 4 & 5-bedroom homes

2

Open space
Promoting health and wellbeing, Welborne benefits from an abundance of green open space and woodlands.

3

Education
Three primary schools and a secondary school are to be included in the development

4

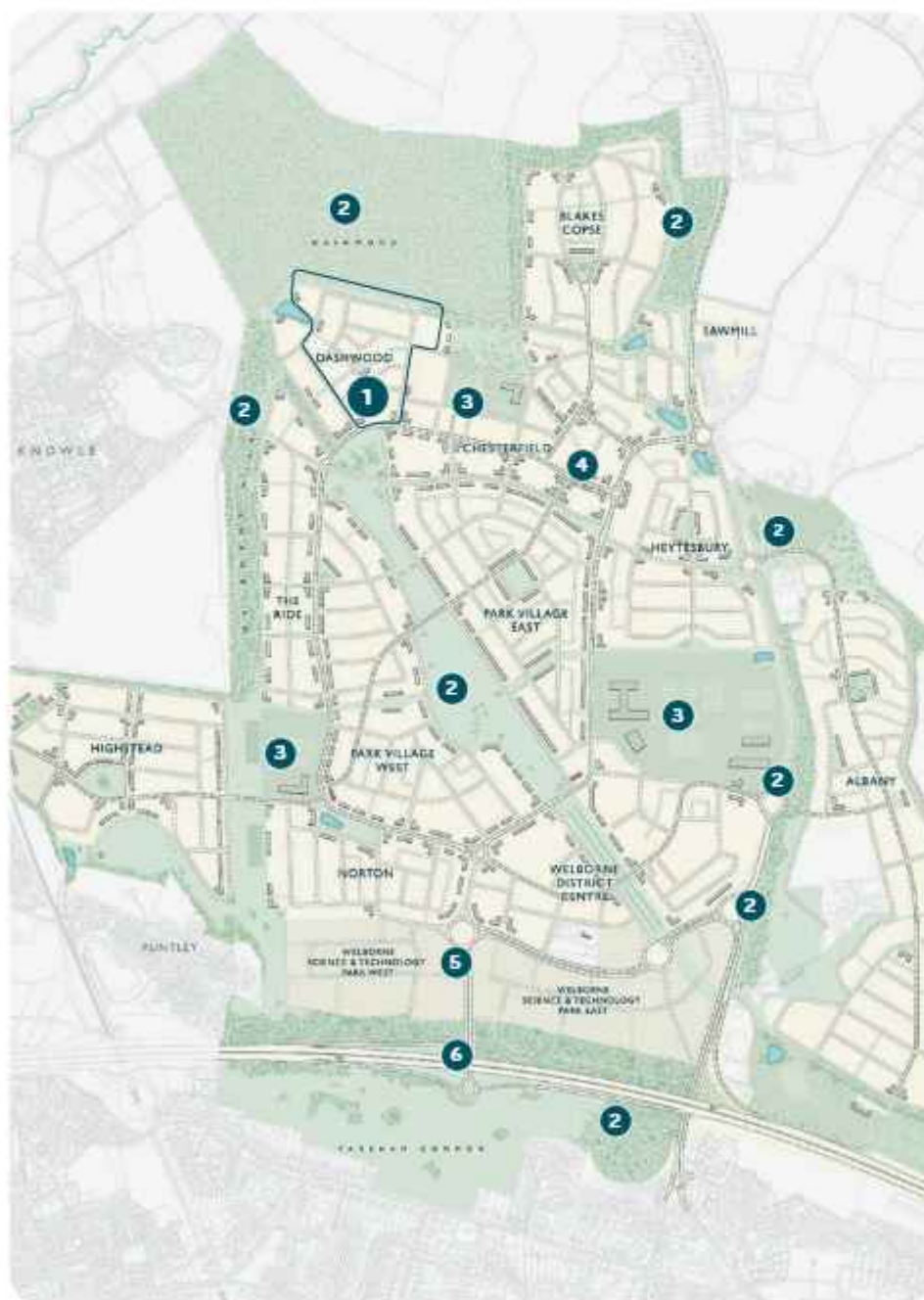
Village Centre
The social heart of Welborne, with café, pub, guest house and retail spaces

5

Business Park
10,000 sq m of business space, including offices, retail & R&D

6

Connections
Upgraded Junction 10 of the M27 gives access to Welborne



Welcome to Dashwood

Take in nature as you stroll along tree-lined streets until you reach the ancient forest which our neighbourhood takes its name from.

Whatever size of home you're looking for, you'll find it at Dashwood

4

1-bedroom
apartments

12

2-bedroom
apartments

33

2-bedroom
houses

74

3-bedroom
houses

65

4-bedroom
houses

3

5-bedroom
houses

Open to discover more about Dashwood



Dashwood

- 1-BEDROOM APARTMENTS
- 2-BEDROOM APARTMENTS
- 2-BEDROOM HOME
- 3-BEDROOM HOME
- 4-BEDROOM HOME
- 5-BEDROOM HOME
- AFFORDABLE HOME

CP denotes Carport G denotes Garage





From left to right: Roger Fife (Managing Director - Real Estate for Blenheim and Pye Homes), Mark Thistlethwaite (Chairman, Buckland Group), Dominic Hare (Chief Executive Officer for Blenheim and Pye Homes), John Hareford (Managing Director, Buckland Development)

With you all the way

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 to look after you and your new home. The NHBC guarantee also covers the property structurally for a further eight years.

The Pye Homes 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 attracted to Church Farm because of its focus on sustainability, use of local materials and the fact that the houses blend in so beautifully with the natural environment. We wanted to find a high quality new build in a thriving and friendly community."

Church Farm homeowner – previous Pye Homes development





Register your interest
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A place you will be proud to call home

PYE
homes
BY
WELBORNE



Protection for new-build home buyers

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