



Creating aspirational homes  
in exceptional locations

*Let Deanfield Homes  
create a new legacy  
for your land*



# Introducing Deanfield Homes

*Deanfield Homes is an experienced housebuilder specialising in high quality, legacy-driven residential developments across Oxfordshire, Buckinghamshire, Berkshire and Hertfordshire.*

*We are committed to creating new communities that enhance their location and blend seamlessly with the natural surroundings. Our team can make decisions quickly and have a proven track record of turning land opportunities into successful developments.*

*This approach has won us multiple accolades, including numerous NHBC Pride in the Job Quality Awards for site management, and Evening Standard New Homes awards for Best Small Development and Best House. To view our portfolio, scan the QR code below.*



**DH**  
DEANFIELD  
HOMES



# Get in touch



*The Deanfield Homes land and planning team has a wealth of in-depth experience when it comes to land acquisition and planning success. We use our knowledge and understanding to provide professional advice and add value to projects.*

*Our land team will ensure you are comfortable with every aspect of the sale as you finalise the legacy of your land.*



**Andrew Aldridge**  
Land & Planning Director

I've worked in the property industry for more than two decades, holding senior land acquisition and planning roles at regional and national housebuilders. This has given me a deep understanding of the strategic insights needed to deliver successful developments.

I lead on land and planning strategy, working closely with stakeholders to identify opportunities that align with our values and long-term goals. I take pride in steering sites through the planning system efficiently and ensuring we create high-quality schemes that add value to the communities in which we work.

I'm driven by a passion to deliver much-needed housing that helps meet the Government's housing targets, while maintaining a strong focus on quality and sustainability.

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**David Breslin**  
Senior Land Manager

I began my property career in 2015 and have since gained experience working with SME developers and large PLC housebuilders. This has given me a well-rounded view of the land market and a strong commercial understanding of the development process, from initial site identification through to delivery.

I focus on sourcing and securing land opportunities that support our long term growth, using my knowledge of regional planning and strong industry relationships to add value throughout the process.

My strengths lie in building strong relationships with landowners and agents, and navigating the planning process with a keen eye for detail and long-term viability.

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**Jordy Czerniuk**  
Land Manager

I've been immersed in the world of property development since 2021, gaining valuable experience in land acquisition and development strategy. I have a degree in Geography & Planning, and a Masters in Global Development – qualifications that provide a strong foundation for understanding both the technical and social dimensions of housing delivery.

I'm part of a dynamic and forward-thinking team that prides itself on identifying opportunities with potential and taking a flexible, pragmatic approach to site acquisition. I enjoy working closely with a range of landowners and agents to unlock the potential of each site.

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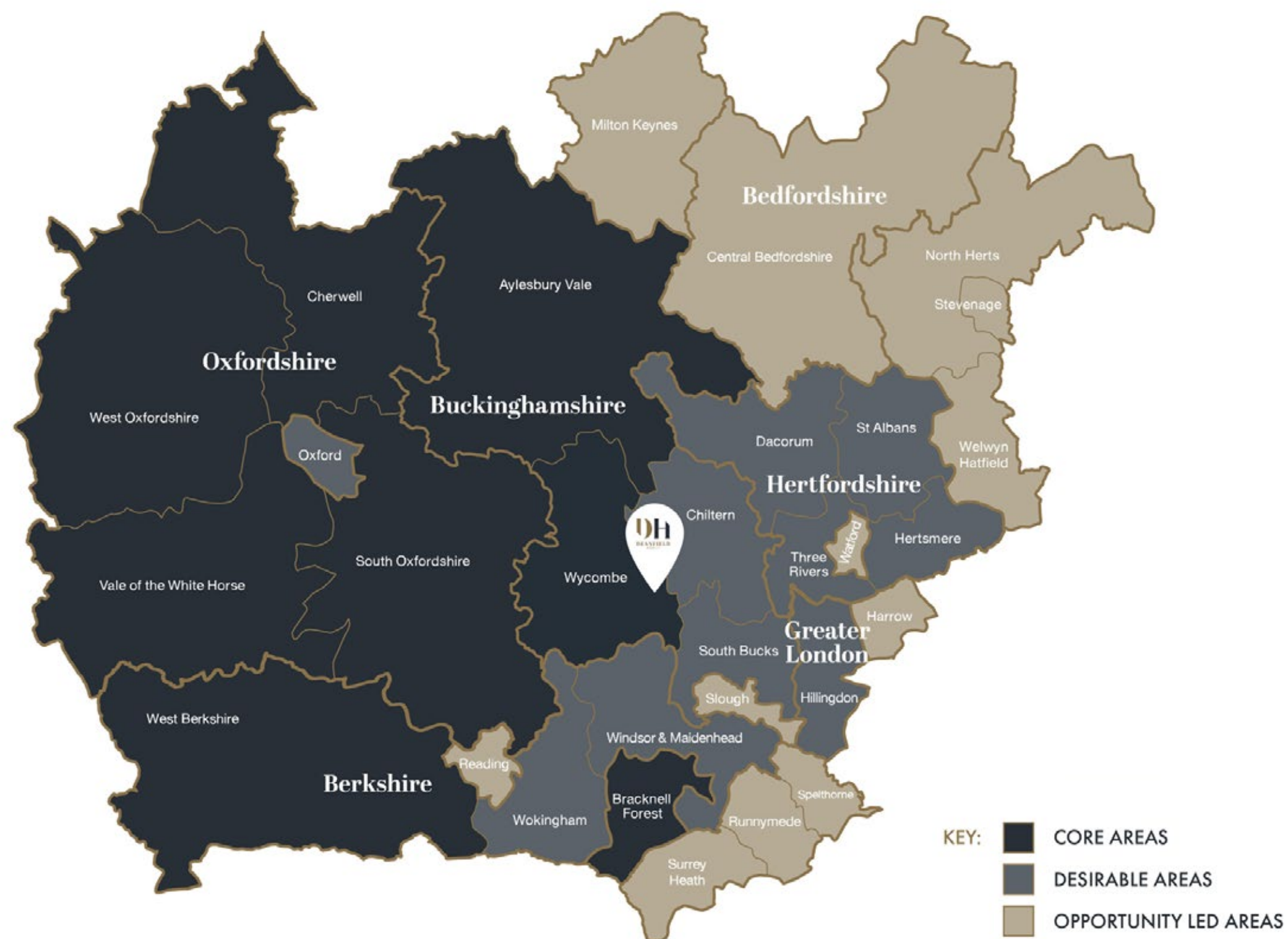
**Victoria Roe**  
Senior Planning Manager

I am a chartered town planner with almost 20 years' experience working with national and regional housebuilders. I have a strong track record of securing planning consent for a wide range of developments, from small residential sites to large-scale, mixed-use schemes comprising hundreds of new homes. My expertise lies in navigating complex planning systems, unlocking challenging sites, and coordinating diverse stakeholder interests to deliver projects that align with both strategic goals and local needs.

Passionate about placemaking, I am committed to creating well-designed, sustainable, and inclusive neighbourhoods that are not only functional but also foster a genuine sense of community. Detail-oriented and delivery-focused, I believe that successful development is built on trust, transparency, and a shared vision.

# Our land requirements

*We continuously seek new land opportunities for predominantly residential development, from previously developed brownfield land in urban centres to more strategic greenfield land in Berkshire, Buckinghamshire, Hertfordshire and Oxfordshire.*



## Our ideal requirements

- 30-150 homes per development
- Housing and apartment schemes
- Immediate and strategic delivery opportunities
- Sites with and without planning permission
- Joint ventures considered

**Please get in touch to discuss any opportunities**



# Working together to unlock your land

*We are proud that our land partnerships are built around transparency, trust and our core values:*

- A collaborative approach with all stakeholders
- Flexible contract agreements to suit the landowner's needs
- Quick decision making
- Premium award-winning schemes
- Focus on sustainability
- Commitment to providing industry leading advice in order to maximise land value
- Experienced team with a proven track record

Deanfield Homes has the in-house skills to unlock even the most challenging sites. To date, we have established 14 thriving communities. Future land purchases will fulfil the compelling need to create more.

- Our team can add value to projects
- We can succeed at planning where others may have failed
- We constantly keep up-to-date with local and national policy
- We employ consultants up to King's Council level to agree, monitor and implement advanced planning strategies



Deanfield View, Marsh Gibbon





## Our developments: *Deanfield Heights*

*Deanfield Heights is an exemplar Deanfield development in the Oxfordshire village of Sibford Ferris. This collection of 25 homes demonstrated how land could be used to create a desirable new community. Included was extensive open space to enhance the new built environment.*

Of the properties built, nine were either affordable rent or shared ownership, with the others available by private sale. An accommodation mix of 2, 3, 4 and 5 bedrooms catered for all moving milestones, from first-time buyers and downsizers to growing families and young professionals.

As standard at Deanfield Heights was low carbon heating via air source heat pumps, underfloor heating, thermally-efficient glazing, superior levels of insulation and water-saving appliances.

Residents are able to walk to the village centre, and find themselves less than 8 miles from Banbury and Chipping Norton for a wide array of amenities and transport links.

Working together with Paradigm to deliver the affordable homes.





## Our developments: *Deanfield Rise*

*Deanfield Rise in Binfield, Berkshire, demonstrates how we create sustainable communities that have a strong sense of placemaking. The development includes a house type mix of 2, 3, 4 and 5 bedroom homes, as well as heritage parkland, a play area and sustainable drainage systems.*

Deanfield Rise continues our commitment to the environment with each energy-efficient home complete with low carbon heating via air source heat pumps feeding underfloor heating, and an electrical vehicle charging point.

These new homes are close enough to the village centre that schools, shops and healthcare facilities are within walking distance. Additionally, residents are less than 3 miles from Bracknell railway station and the Lexicon Shopping Centre.

Working together with Silva to deliver the affordable homes.







## Our developments: *Deanfield Green*

*Deanfield Green in East Hagbourne is one of Deanfield's largest developments, with 74 new homes in a picturesque Oxfordshire village.*

The 2, 3, 4 and 5 bedroom homes encompassed private sale, affordable rent and shared ownership properties, with an on-site play area and landscaped open spaces, thermally-efficient glazing, superior levels of insulation and water-saving appliances were included across the development.

The creation of Deanfield Green allowed us to truly support the local community. We donated a mud kitchen to the village primary school, using surplus timber from the development. We also supported the local Christmas Tree Festival and sponsored the annual Hagbourne Fun Run.

Working together with Fairhive Housing Association to deliver the affordable homes.





## Our developments: *Deanfield Mead*

*Deanfield Mead is a small, boutique development built in Little Kimble, Buckinghamshire, advantageously set on the edge of the Chiltern Hills National Landscape.*

An energy efficient, low carbon lifestyle was achieved through the provision of air source heat pumps, underfloor heating, thermally-efficient glazing, superior levels of insulation, water-saving appliances and electric vehicle charging points.

Deanfield Mead is within walking distance of Little Kimble's village centre and railway station and is commutable to High Wycombe, London and Oxford.

Working together with Fairhive Housing Association to deliver the affordable homes.





# Our commitment to the environment

*We empower our teams to build sustainable communities. We drive change for a positive impact on the environment, aiming to leave behind a lasting legacy for the people and the planet.*

*When it comes to biodiversity, ecological habitats and energy sources, we seek to add and enhance. Deanfield Homes has signed the Future Homes Hub's Homes for Nature pledge, which commits us to:*

- Provide bird and bat boxes
- Create hedgehog highways
- Install insect bricks and hibernacula
- Use nature-friendly planting
- Incorporate sustainable drainage systems



# Building our future

*We are continually evolving our construction approach and specification to reduce energy, materials and water consumption. We provide:*

- High levels of insulation
- Air source heat pumps
- Water-saving appliances
- EV charging points
- Use of locally-sourced materials, sometimes using components from suppliers just minutes from site
- Reuse and recycling of waste timber

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*Our concerted efforts will result in Deanfield's new homes emitting 75% - 80% less carbon than those built under existing standards – a benchmark in alignment with the Future Homes Standard.*

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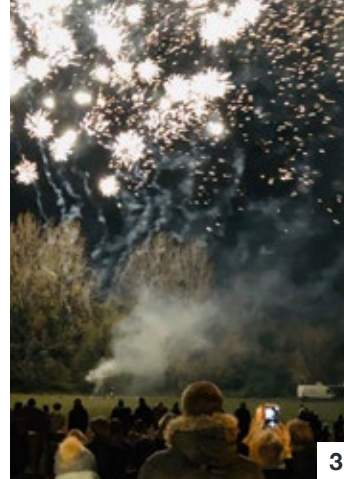




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# Enriching communities

*Deanfield Homes always seeks to add value to the communities in which it builds. As such, we look to foster excellent links with local organisations and schools, with our company donating time, money or resources where possible.*

Recent community contributions include a mud kitchen (made of wood recycled from local sites), donated to Hagbourne C of E Primary School, staff volunteering at Chiltern Toy Bank, the sponsorship of the Binfield 10K run and the dismantling of a disused outbuilding for Sibford School to make way for a new outdoor community theatre.

1. Sponsor of the Hagbourne Fun Run, Deanfield Green
2. Construction Day at Ducklington Pre-School, Deanfield Meadow
3. Tackley Scouts Fireworks Display, Deanfield Grove
4. Construction Day for Marsh Gibbon Primary School, Deanfield View
5. Donation of mini-mud kitchen to East Hagbourne Pre-School, Deanfield Green
6. Art competition at Ducklington CofE School, Deanfield Meadow
7. Hand-over of Marsh Gibbon Village Shop, Deanfield View
8. Sponsor of the Binfield 10K, Deanfield Rise, Binfield
9. Land Manager, Jordy Czerniuk presenting to Cholsey Primary School on 'How land use has changed in the village'





# *Transforming Land into Lasting Value*





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