



THE MALTINGS, HADDENHAM

CASE STUDY



A part of



Barratt Redrow

The Maltings, Haddenham



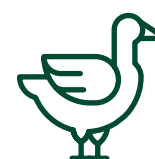
273 two to five-bedroom Eco Electric homes with air source heat pumps to provide heating and hot water



Sustainably located within a 21-acre site in **picturesque** Haddenham, close to amenities, with **strong transport links** to Oxford and London



30% affordable housing and over £5 million in S106 contributions, including significant funding for local schools, cycle routes, and infrastructure



Walkable neighbourhood with ponds, swales, wildlife habitats, green walls and naturalised planting to support drainage and ecology



Arts & Crafts-inspired architecture blended with contemporary interiors



A new generation of homes

The Maltings in Haddenham, Buckinghamshire, is a 21-acre development that is delivering 273 energy efficient homes across two phases.

The two, three, four and five-bedroom homes are amongst the first of our new generation of Eco Electric Heritage Collection homes to be built and marketed for sale.

Each property includes an air source heat pump (ASHP) to generate heating and hot water, and underfloor heating to detached designs. They will also boast a 10% reduction in heat loss compared to our previous Heritage designs, building on our already extremely high fabric efficiencies. They are some of our most energy efficient homes on the market ever consuming 2-3 times less energy than their predecessors fitted with a traditional A-rated gas boiler.

Homebuyers at The Maltings were among the first to purchase Eco Electric homes. Redrow's move away from traditional gas boilers follows on from a successful year-long trial, which monitored a Mitsubishi ASHP in 'real-life' conditions alongside 'control' properties with gas boilers. Due to the success of the trial, a nationwide rollout of this technology followed on all upcoming developments – with Redrow becoming the first major housebuilder to take this step. The first properties went on sale at The Maltings in April 2023 and the first customers moved in March 2024. This change has had the biggest impact to date on the energy efficiency of Redrow's homes, moving towards an all-electric solution and net zero carbon targets. As well as heat pumps, homes at The Maltings include electric vehicle charging points and customers have the option to purchase PV panels to be installed during construction.



Sustainable location and planning

It's not just the homes themselves that are sustainable; the location was also selected for its close proximity to local amenities to encourage active modes of transport such as walking and cycling and reduce reliance on cars.

The picturesque village of Haddenham is set amongst the Chiltern Hills. This quintessential English village is home to a variety of pubs, shops, cafes and a post office, while the nearby, larger market towns of Thame (three miles) and Aylesbury (six miles) are within easy reach by bus.

The development offers village surroundings combined with a well-connected location, making it perfectly placed for residents. Oxford is just a short journey away, by bus or train. There are also direct trains from Haddenham & Thame Parkway to London Marylebone in around an hour, so it's ideal for commuters looking to balance working in the city with closer proximity to green, open space and more house for their money.

A planning application was brought forward in line with the Aylesbury Vale Local Plan, which sets out a sustainable strategy for development in the area until 2033. 30% of the homes at The Maltings are designated as affordable to ensure the development meets the housing needs of the wider community, something that was noticeably lacking in the local area prior to the development.

As part of the planning agreement, and our commitment to creating thriving communities, we've also committed more than £5million to the area by way of S106 contributions, including £120,000 towards improving local cycle routes and over £4 million to local schools and education institutions



Blending modern technology with tradition

Properties at The Maltings come in a mix of styles including semi-detached and detached as well as mixed tenure affordable homes to ensure that this is a fully inclusive and diverse community.

The homes are from Redrow's Arts & Crafts inspired Heritage Collection, a style popular in the 1930s. Architectural features of the properties include larger windows and bays to allow natural light to flood into the homes, traditional porches supported by timber posts

with gallows brackets, and brick plinths that run the whole way round the properties. While full of character on the outside, inside, the homes are ready for contemporary family life. While heat pumps and EV charging points are included as standard, customers can also choose to add a range of optional high-tech extras to the outside of the home, including a Sky package, solar PV panels, security cameras and additional lighting.



Landscaping and biodiversity

Designed as a walkable neighbourhood, The Maltings has been carefully laid out around existing field boundaries and rights of way to create landscape corridors for ease of travel. Pedestrian and cycleways wind their way through the development, and connect it to the wider area, including the airfield site, train station and village centre.

Biodiversity is also at the heart of the overall layout design. Two new ponds and a series of swales are being created to provide both a sustainable urban drainage scheme for the site and rich habitats for native wildlife. There is an open watercourse that has naturalised planting and a four-metre high, 250-metre-long acoustic barrier which will be a 'green wall'. These areas will also provide additional biodiversity enhancements and create new diversification of habitats, encouraging further wildlife.

See the full range of homes at The Maltings

To date (August 2025) there have been 64 completions at The Maltings and a wide range of two, three, four and five-bedroom homes from Redrow's Arts & Crafts inspired Heritage Collection are still available. Ultrafast broadband via fibre to the premises is standard, as are top-name energy-efficient appliances as part of the high-quality specification. To find out more visit www.redrow.co.uk/themaltings



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