

Find your sanctuary at

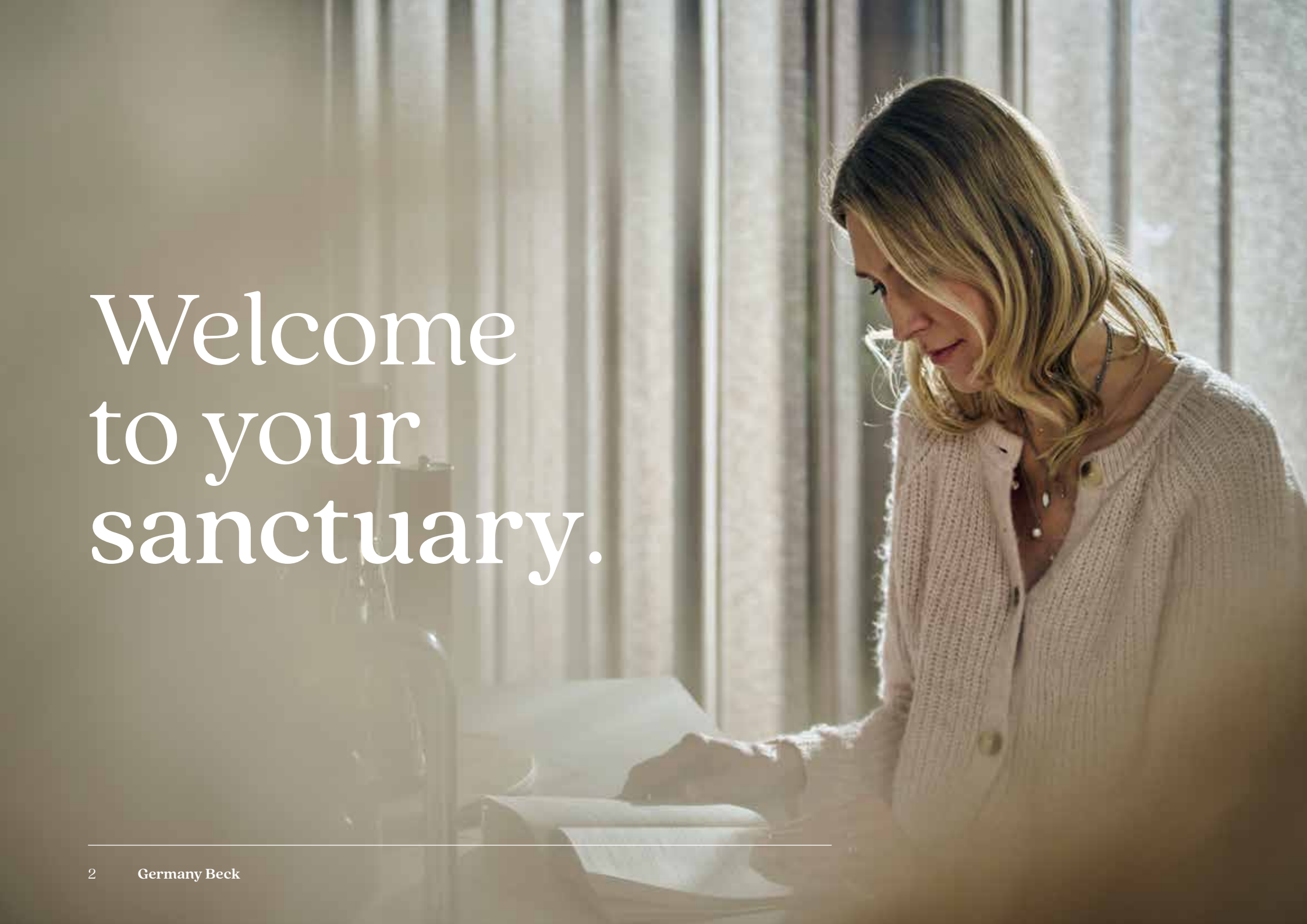
Germany Beck

Fulford, North Yorkshire

4 & 5 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Germany Beck is our stunning collection of four and five-bedroom homes situated on the edge of York.

The development has plenty of rural walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

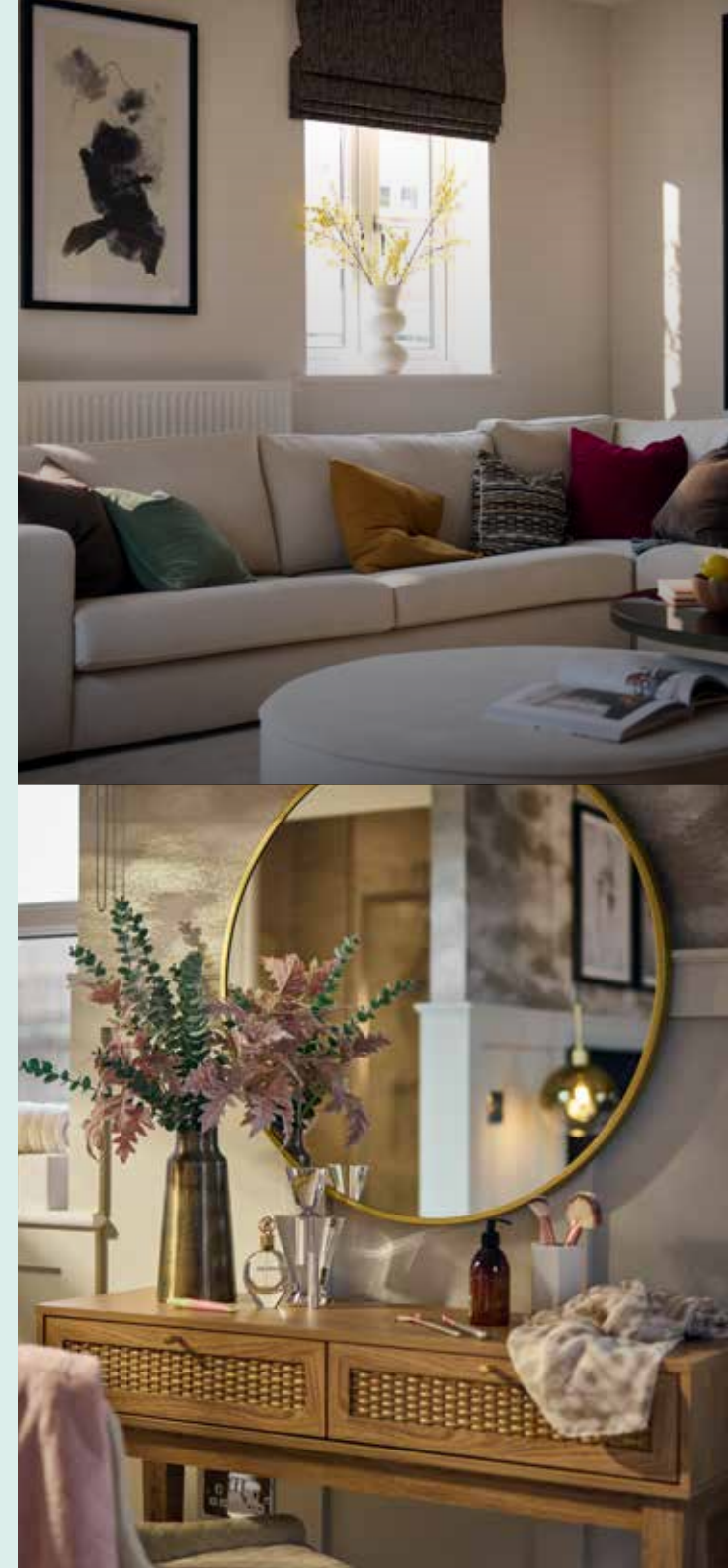
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



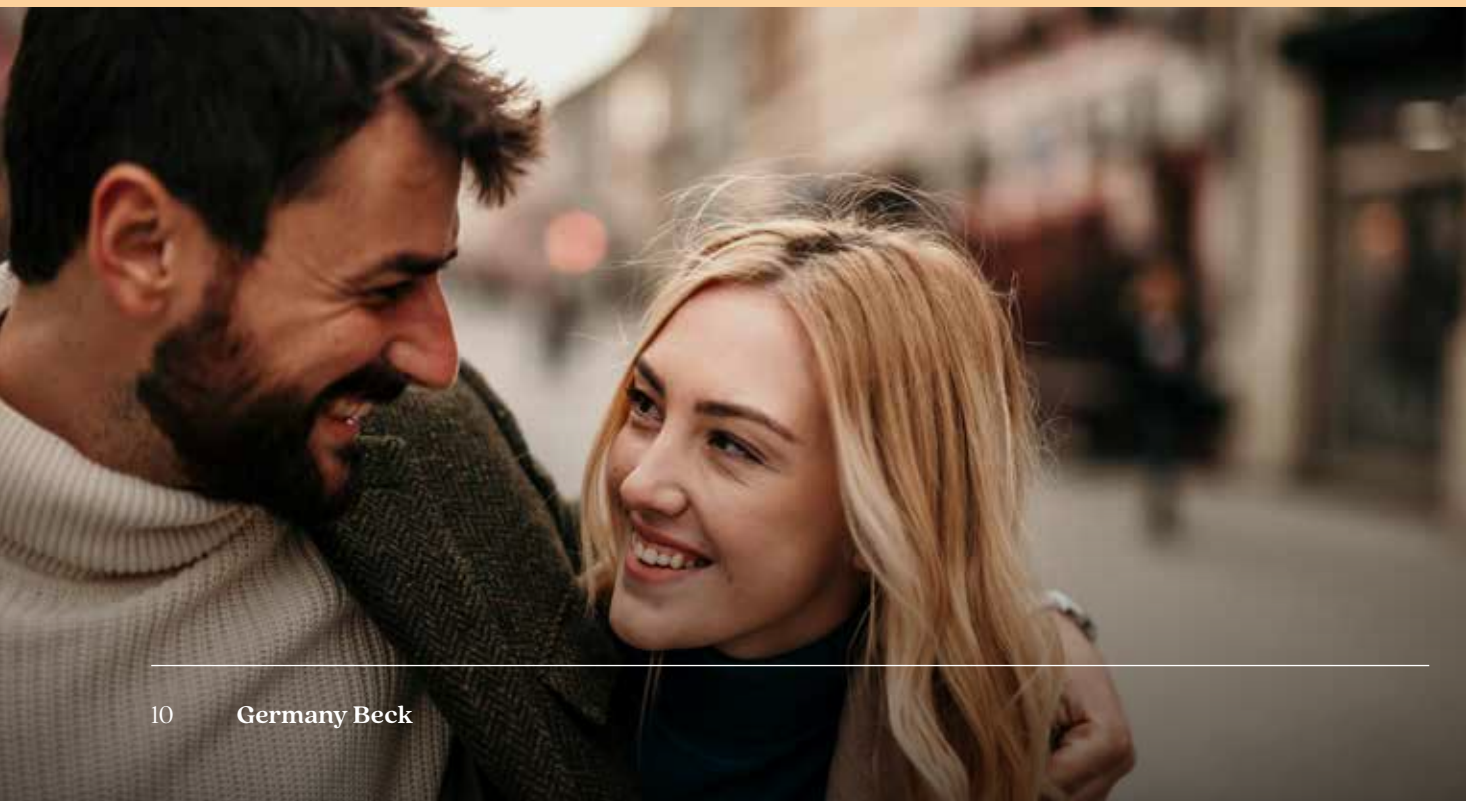






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Germany Beck

The perfect place to live and grow.

Explore our stunning, premium new homes in Fulford York – including a range of four and five-bedroom properties, designed with high energy efficiency and modern life in mind to create your perfect sanctuary. Surrounded by the beautiful Yorkshire countryside with excellent schools nearby and the cultural heritage city of York just two miles away, this is the ideal location for both convenience and calm.

Named after the watercourse that flows through the site, Germany Beck is nestled on the edge of Fulford, offering perfect balance of town and country living. Each property is thoughtfully designed and packed with exceptional energy-saving features, such as solar panels and EV charging. This helps you reduce your footprint while enjoying a stunning new space that's a perfect blank canvas to make your own.

Schools in the area include St Oswald's Primary School and Fulford School, a Mathematics and Computing College. York's independent schools have a strong reputation, and of course the university plays a vital part in the city too.



Please do
make yourself
at home.



The best of both worlds.

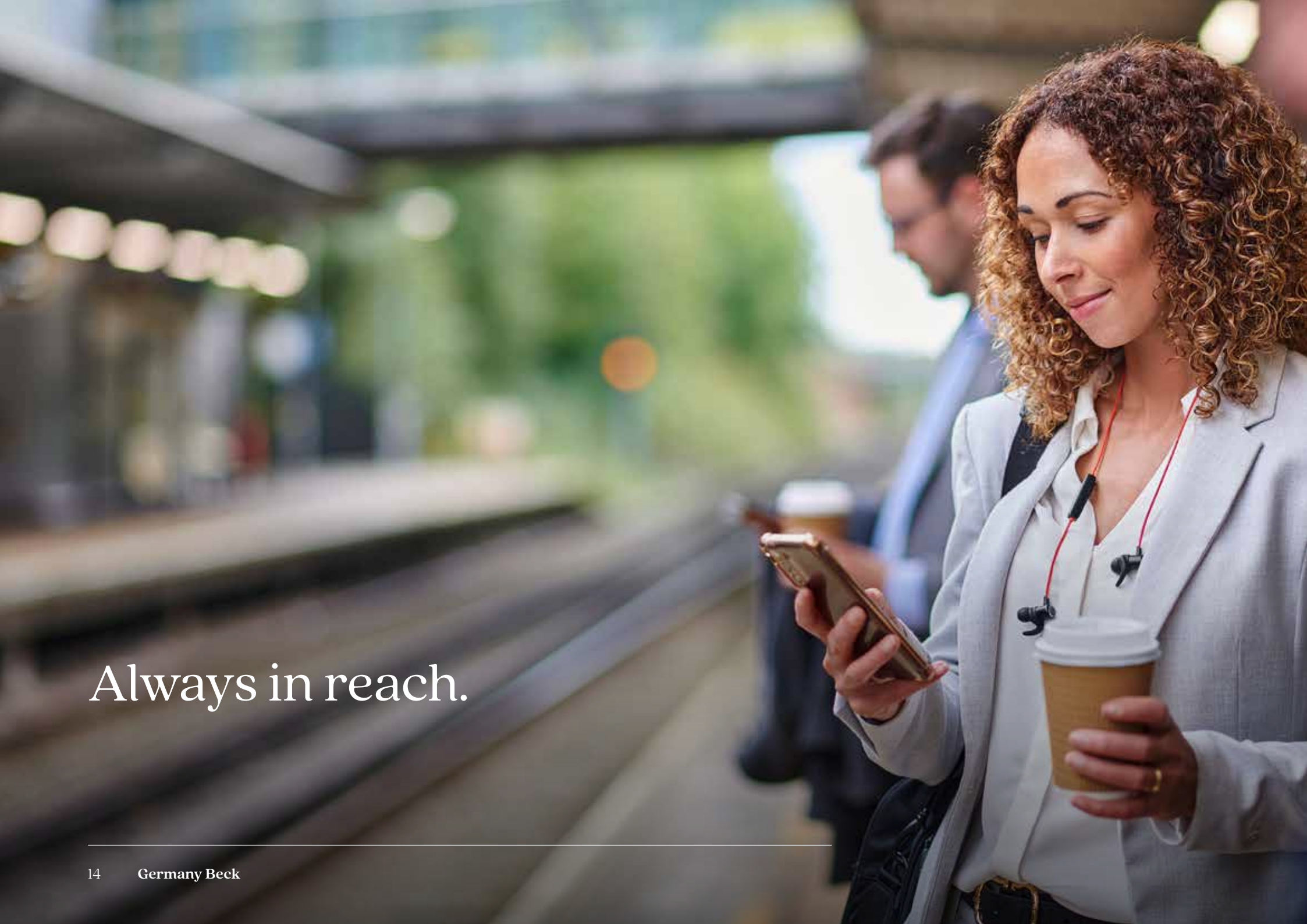
You'll find a great choice of local shops, schools and cafés in the surrounding area, plus regular bus routes and strong road connections. Perfect for family days out, York city centre is just a short journey away – home to the iconic York Minster, the famous Shambles Market, riverside walks along the River Ouse and an exciting mix of restaurants, shops and culture.

There are easy links to Leeds and Harrogate via the A1(M) and out to the coast via the A64. York train station is on the East Coast mainline with direct services to London taking 2 hours and 20 minutes. There is also a direct route to Manchester via the TransPennine Express, taking 1 hour and 20 minutes. Local bus services are another useful option, especially for the city centre.



- 1 York Minster
- 2 Bootham Bar in York
- 3 North York Moors
- 4 York river front
- 5 The Shambles



A woman with curly hair, wearing a light grey blazer and a red lanyard with a small black device, is looking down at her smartphone. She is holding a brown paper coffee cup in her other hand. In the background, a man in a blue suit is also looking at his phone. They are standing on a train platform with tracks and a blurred background of lights and greenery.

Always in reach.

Travel by **foot** from Germany Beck



	●	
Budgens	○	9 minutes
Playing field	○	12 minutes
The Plough Inn	○	14 minutes
Fulford allotment	○	16 minutes
St Oswald's Church	○	19 minutes
Fulford School	○	22 minutes
Aldi	○	28 minutes
York centre	○	55 minutes

Travel by **car** from Germany Beck



	●	
Aldi	○	6 minutes
University of York	○	8 minutes
Waitrose	○	13 minutes
York train station	○	18 minutes
York city centre	○	18 minutes

Travel by **train** from York



	●	
Leeds	○	24 minutes
Harrogate	○	33 minutes
London	○	2 hours 25 minutes
Manchester	○	1 hours 20 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at
Germany Beck.

Germany Beck site plan.

4 Bedroom Homes (+ study)

-  The Brompton
-  The Harewood
-  The Terrington

5 Bedroom Homes

-  The Kirkham
-  The Londesborough

-
-  Affordable Housing
As agreed through Section 106





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



The Brompton

Detached home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



1 x Study



Double garage and 2 x parking spaces



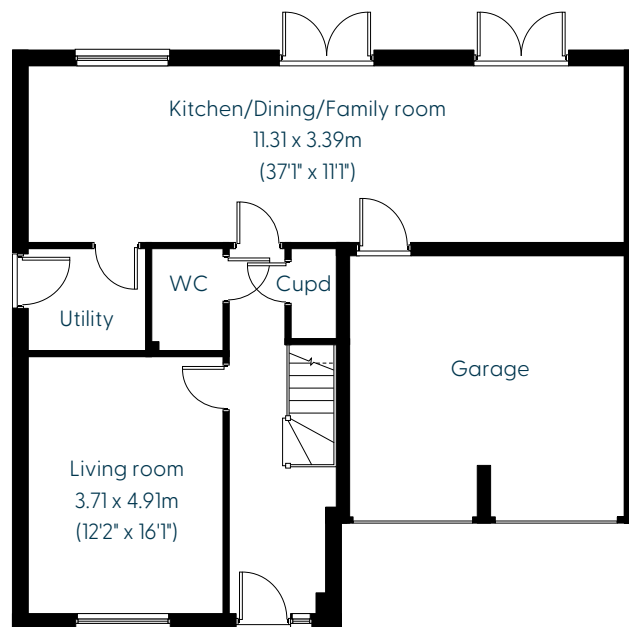
EV charging point

The Brompton is a four-bedroom home designed for modern family living. The kitchen, dining and family room features French doors leading out to the rear garden. The separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage. Also on the ground floor is a WC and a separate utility room with outside access. The first floor features four generously-proportioned bedrooms, study and a family bathroom. Bedroom one has an en suite and bedroom two and three feature a shared en suite.

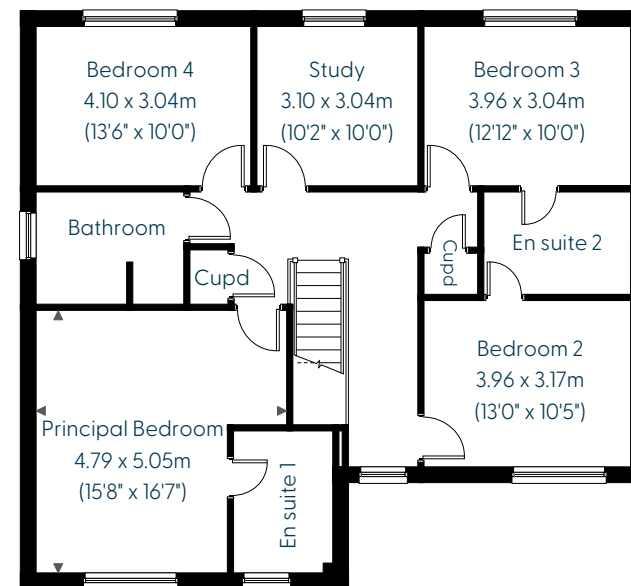


A [91]

Energy
Efficiency Rating



Ground floor



First floor

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The Harewood

Detached Home



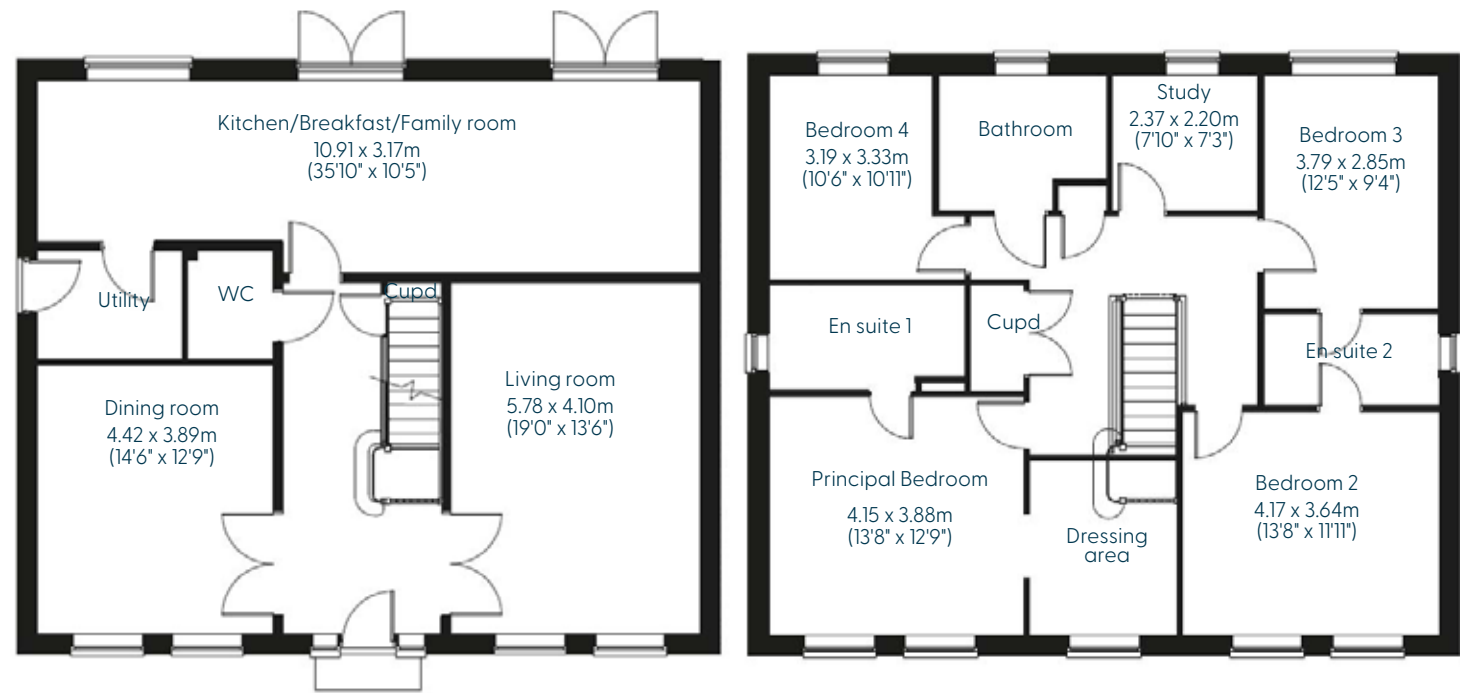
Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- 1 x Study
- Double garage and 2 x parking spaces
- 1 x Dressing room
- EV charging point

The Harewood is a four-bedroom detached home with an open plan kitchen/breakfast/family room with double French Doors to the rear garden, a separate dining room, living room and a utility room with outside access. On the first floor there are the four bedrooms and a study. Bedroom one has an en suite and a dressing area and bedrooms two and three share an en suite.

A [92]

Energy
Efficiency Rating



Ground floor

First floor

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The Terrington

Detached home



Features



4 x Bedrooms



1 x Bathroom



2 x En suites



1 x Study



Double garage and 2 x parking spaces



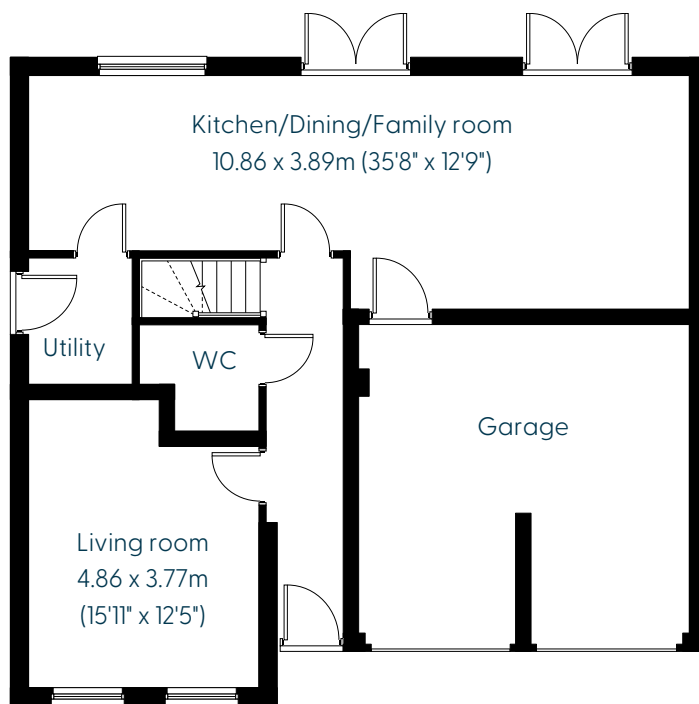
EV charging point

The Terrington is a beautiful four-bedroom home. The spacious kitchen/dining/family room, with double French doors to leading out to rear garden, is perfect for entertaining. The ground floor also incorporates a spacious living room, integral double garage, separate utility room with outside access and a convenient WC. The first floor features a family bathroom and two handy storage cupboards. Bedrooms one and two both enjoy their own en suite.

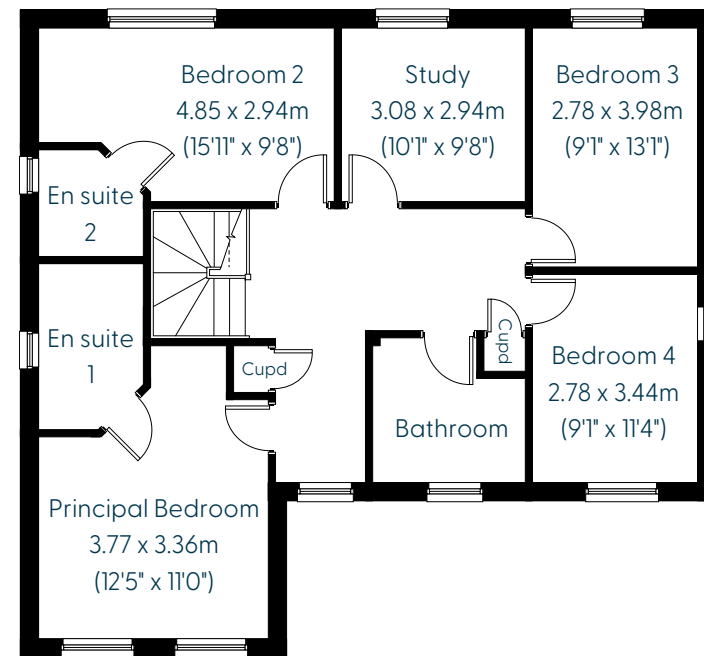


B [91]

Energy
Efficiency Rating



Ground floor



First floor

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The Kirkham

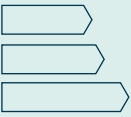
Detached home



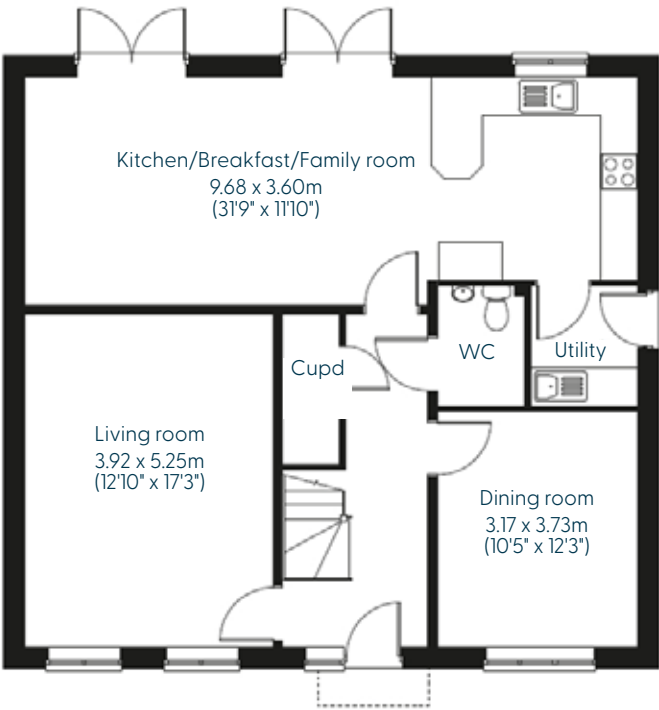
Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  EV charging point

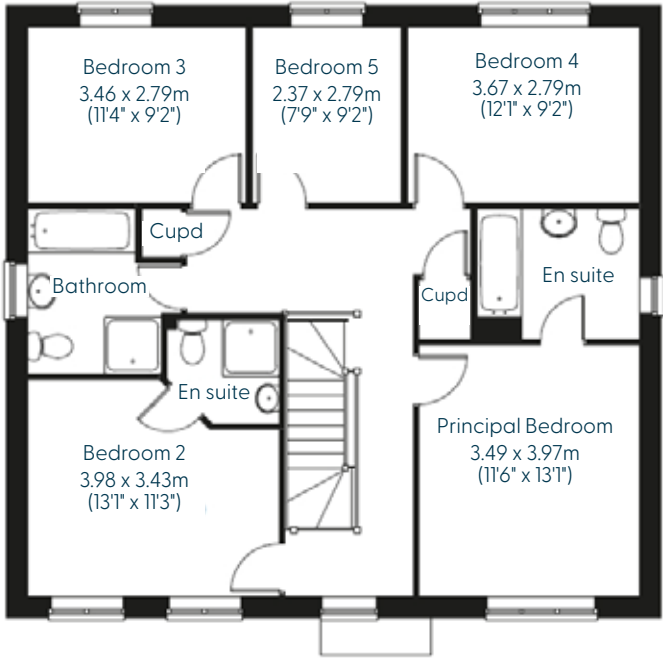
The Kirkham ticks all the boxes for a family home. The modern and stylish open-plan kitchen/breakfast/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs, there are five bedrooms - bedrooms one and two have their own en suites - a large family-sized bathroom and two handy storage cupboards.



B [91]
Energy
Efficiency Rating



Ground floor



First floor

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The Londesborough

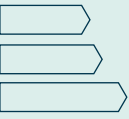
Detached home



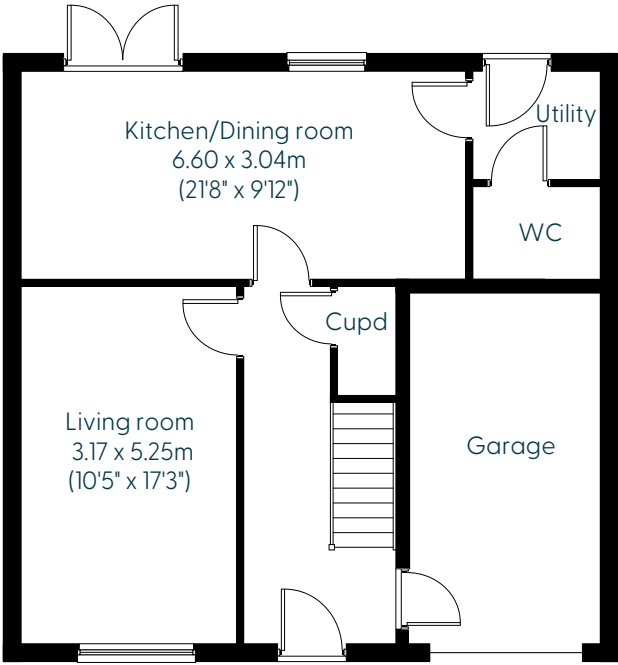
Features

-  5 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single intergral garage and 2 x parking spaces
-  EV charging point

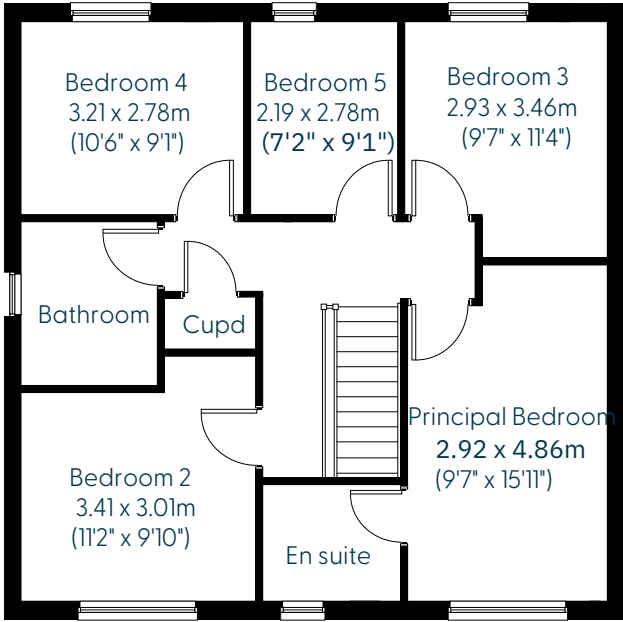
The Londesborough is a five-bedroom home designed for modern family living. The kitchen/dining features French doors leading out to the rear garden. The separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage. Also on the ground floor is a WC and a separate utility room with outside access. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedroom one has an en suite.



B [91]
Energy
Efficiency Rating



Ground floor



First floor

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Specification

General

- Brushed steel electrical sockets and switches to ground floor
- Brushed aluminium downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in white to walls and ceilings
- Oak 5-panel internal doors
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile, white spindles, oak handrail and oak newel caps
- Gas central heating
- WiFi-enabled heating controls
- Wired doorbell
- UPVC double glazed lockable windows

Kitchen

- Symphony Gallery (or equivalent) kitchen range
- Integrated storage features including pantry units, under-cabinet LED lighting, internal cutlery trays
- 20mm quartz worktops and upstand with Rangemaster undermounted sink and Monorise tap**
- 40mm laminate worktops to 2 & 3 bed

homes with Rangemaster granite inset sink and Monorise tap

- Integrated AEG high-level multifunctional single oven
- Integrated AEG induction hob – 60cm or 80cm depending on house type
- AEG combination microwave oven**
- Glass splashback to hob
- Integrated AEG recirculating hood – 60cm or 90cm depending on house type
- Electrolux integrated dishwasher
- Electrolux integrated 70/30 fridge freezer
- Electrolux integrated washing machine (when located in kitchen)

**Applies to 4 & 5 bed houses only

Bathrooms and en suites

- Villeroy & Boch sanitaryware
- Hansgrohe basin and bath mixer taps
- Hansgrohe shower controls overhead shower
- Mira Ascend shower enclosures
- Standard range ceramic wall tiling with chrome trim
- Half-height tiling to bathrooms, en suites and cloakrooms
- Full-height tiling to all standalone showers and shower-over-bath areas

- Chrome towel radiators to bathroom and en suite

Exterior

- External coach light to front porch
- External electrical socket to rear of property
- Outside tap
- Rear garden graded and turfed
- Block paved private drive and tarmac shared drives
- Close-boarded and capped 1.8 fencing to rear gardens
- Solar panels to all house types

- EV charging point 7kWh Mode 3
- Power and light to detached garages**
- Personnel door to all internal and external garages**
- Traditionally tiled porch
- Hormann Ilkley-style manually operated garage door*

*House type dependant.

**Applies to 4&5 bed houses only

Warranty

- 10 year new homes warranty



This is your world, we just built it.

Charles Church



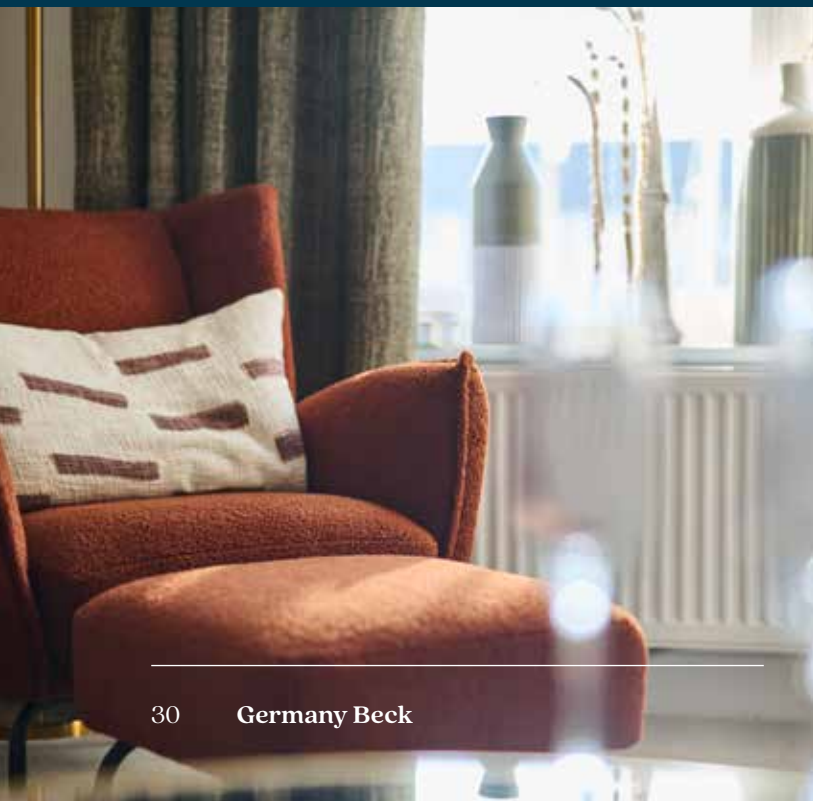
Charles Church

10 reasons to buy a new home.



02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.

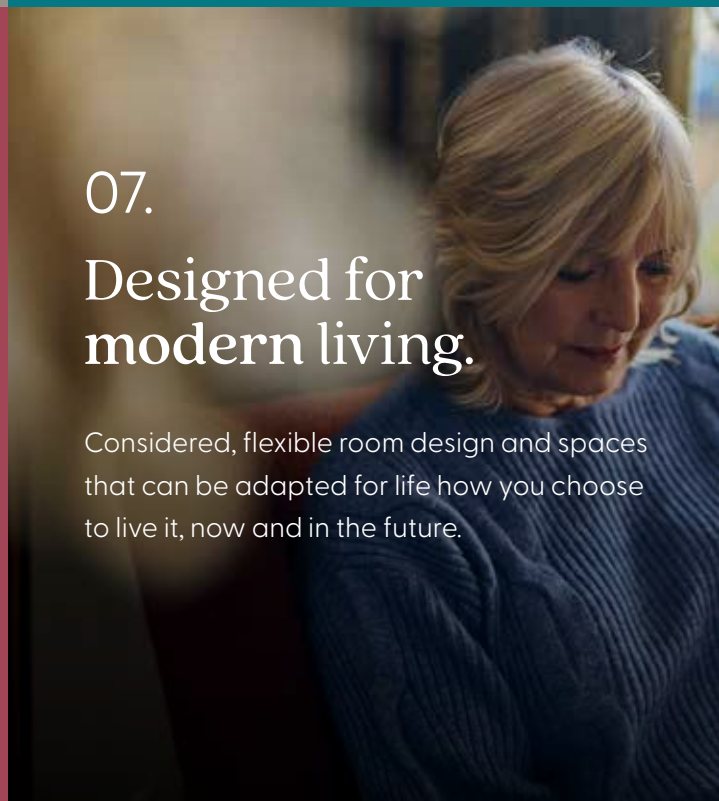


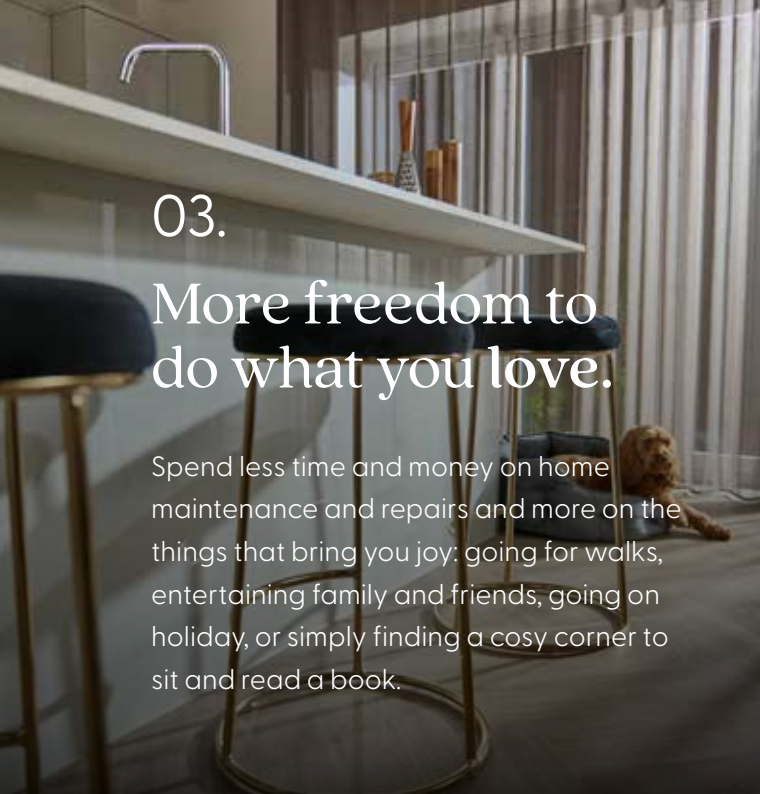
06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.

07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.





03.

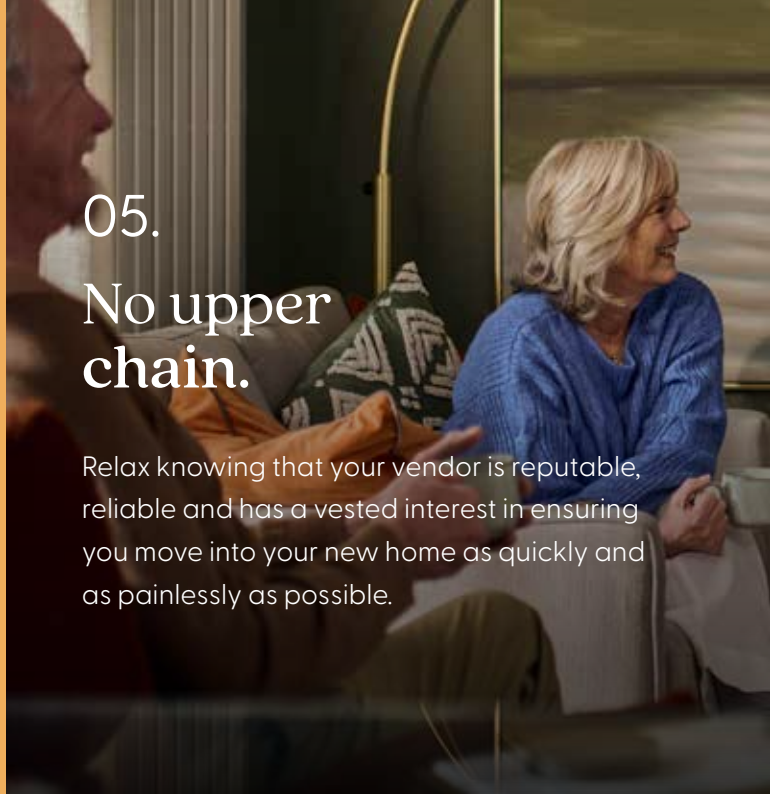
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

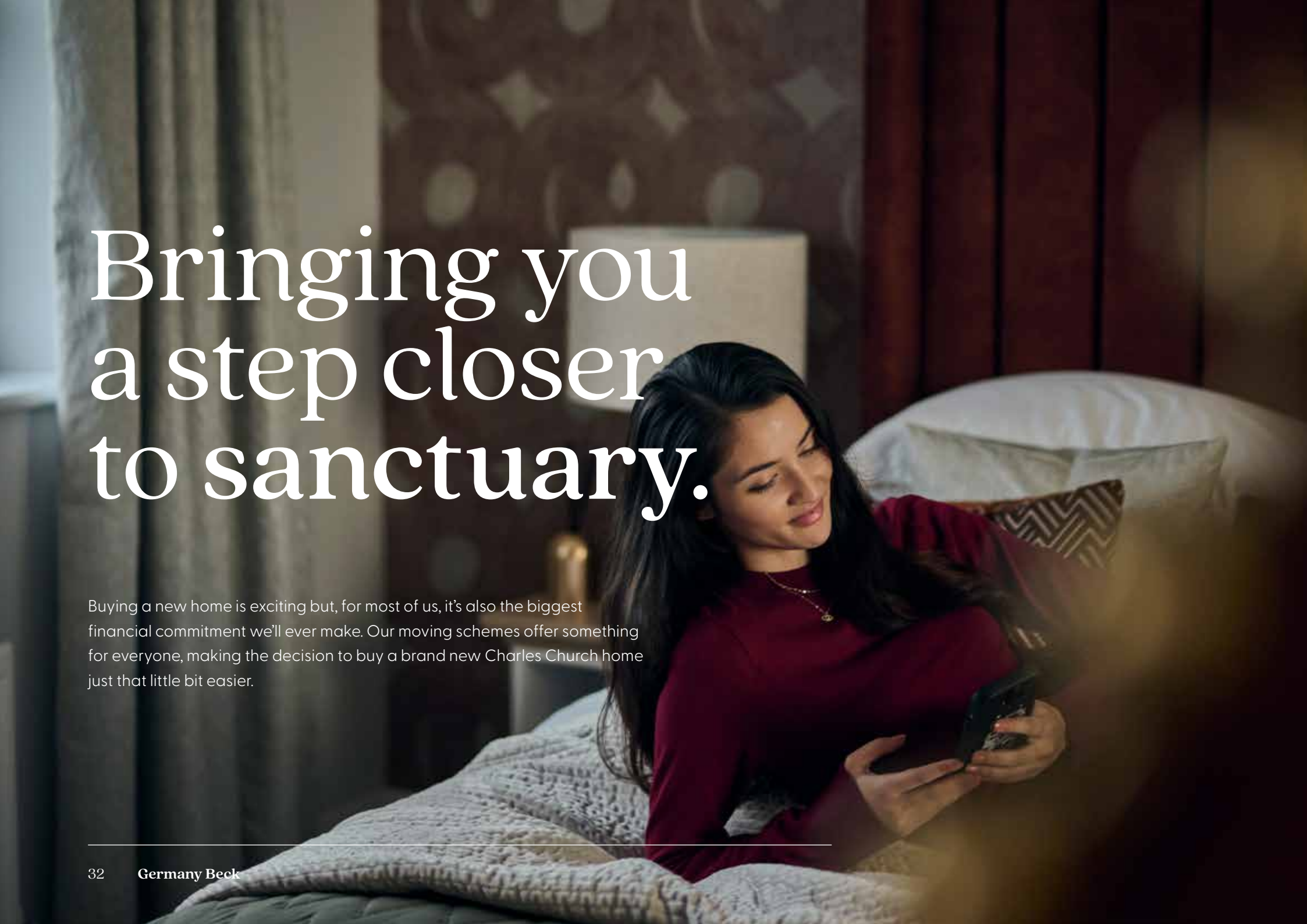
A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.

* Each of our tailored schemes is subject to individual terms and conditions and may vary by plot. In most cases, only one scheme can be applied per purchase.

For full details and to explore the options available to you, please speak to one of our sales executives or visit charleschurch.com/ways-to-buy



Proud to be building communities.

When creating Germany Beck, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Germany Beck has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



Education

£2,205,000 contribution towards education.



Car club scheme

Car Club Registration Scheme and Contribution of £118,000.



Footpaths and roads

A contribution of £165,000 towards Millennium Way and Minster Way Footpath..



Traffic signals

£200,000 contributed to Traffic Signal Works. £40,000 towards Toucan Crossing works to Fordlands Road, Main Street, Selby Road and the A19 junction.



Sports

Recreational contribution of £1,740,000.



Refuge works

Contribution to Pedestrian Refuge Works worth £20,000.





Germany Beck

Fordlands Road

Fulford

Yorkshire

YO19 4QG

t: 01904 809 572

e: germanybeckcc.yrks@charleschurch.com

w: www.charleschurch.com

Head Office

Charles Church Yorkshire

Charles Church House

Fulford

York

YO19 4FE

t: 01904 642 199

e: yrks.sales@charleschurch.com



Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: November 2025 Ref: 110-709

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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