



CHARLES CHURCH



Harlands Park

Uckfield | East Sussex



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2022 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. Don't be shy though, you can always get in touch with us first if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, plus a ten-year insurance-backed warranty.



Harlands Park

Uckfield | East Sussex



Key features:

- > Choice of 2, 3, 4 and 5-bedroom homes
- > Close to the East Sussex coast
- > Near Uckfield train station, reaching London in around an hour and a half
- > Just beyond the town you'll reach High Weald Area of Outstanding Natural Beauty

Find the perfect balance of town and country with a new home in Uckfield

Our new Harlands Park development presents a collection of two, three, four and five-bedroom homes less than a mile from the town's attractive centre

Surrounded by beautiful countryside and parks, less than an hour from stunning coastlines, yet offering a wealth of shops, services and attractions - the market town of Uckfield captures the best of East Sussex.

Amenities on your doorstep

In addition to the wide selection of high street and independent shops that line the streets of the town centre, Uckfield farmer's market – the largest of its kind in Sussex – takes place on the first Saturday of every month and offers a tempting array of local produce, plants and flowers. Other useful amenities include banks, two supermarkets, a dental surgery and local hospital, along with many cafés, restaurants and pubs.

Activities for all

With such a range of leisure facilities in Uckfield, there's something for everyone. Stretch your legs at West Park Nature Reserve, Hempstead Meadows and Victoria Pleasure Ground, take part in exercise classes, table tennis and bowls at The Luxford Centre, or sample one of the many activities available at Uckfield Leisure Centre. Look beyond the town and you'll soon reach the unspoilt landscapes, woodlands and medieval manors of the High Weald AONB. Alternatively, venture approximately 40 minutes south to explore the glorious beaches and seaside resorts of the East Sussex coast.

Put family first

Families with children will benefit from the great choice of schools in Uckfield. There are five primary schools in the town - Harlands Primary School, Holy Cross CE Primary School, Rocks Park Primary School, St Philips Catholic Primary School and Manor Primary School – most of which are within walking distance of Harlands Park. Uckfield College is the local secondary and sixth form, and there are several nurseries in the town too. Making this an even more family-friendly location, play areas will be constructed as part of the development.



Always in reach.

- > Whether you're travelling for work or leisure, Harlands Park benefits from good transport connections by road and rail. Uckfield train station is just half a mile from the development and runs frequent services to London Bridge via Croydon, taking around an hour and a half. If you're travelling by road, the town is close to the intersection of the A22 and A26, putting Royal Tunbridge Wells, Crawley, Brighton and Eastbourne all well within an hour's drive, and many nearby towns are also covered by the extensive bus network.



Approximate travel distance by car to:

- > Uckfield train station: 0.5 miles
- > A26: 0.8 miles
- > A22: 1.7 miles
- > Royal Tunbridge Wells: 15.8 miles
- > Brighton: 17.2 miles
- > Crawley: 21.4 miles

Harlands Park

Site plan

KEY

- The Alnwick (2)
- The Derwent (3)
- The Ashworth (3)
- The Charnwood (3)
- The Charnwood Corner (3)
- The Whiteleaf (4)
- The Whiteleaf Corner (4)
- The Kielder (5)
- Affordable Housing

CB Car Barn

★ Dual car chargers

(3) indicates number of bedrooms

Rear gardens may not be all on one level





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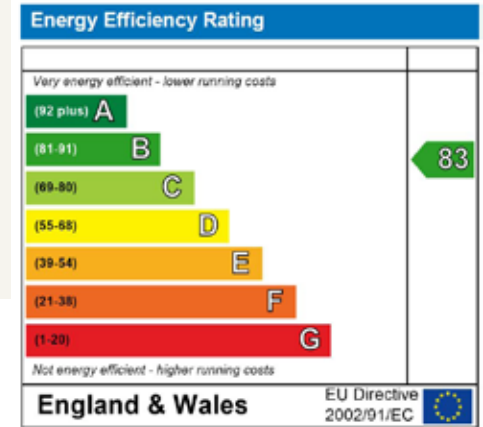


The Alnwick

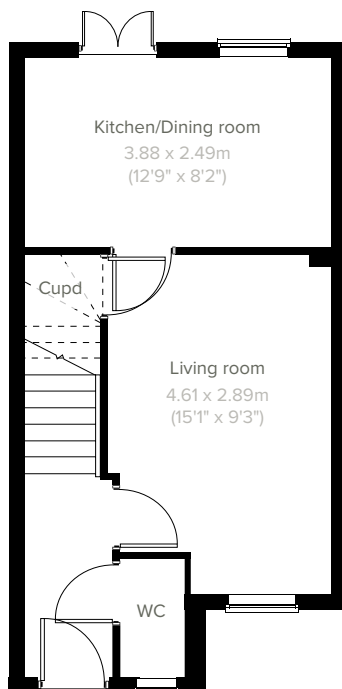
Harlands Park



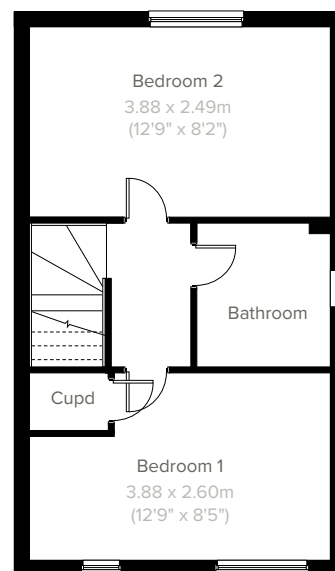
ALNWICK
Two bedroom home



Perfectly-proportioned, the Alnwick has a stylish open plan kitchen/dining room with French doors leading into the garden, two double bedrooms, a good-sized living room and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.



Ground floor



First floor

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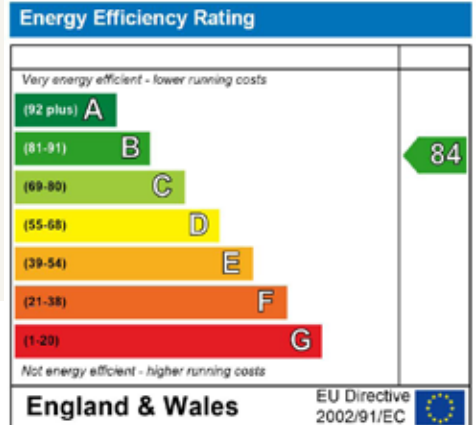
The Derwent

Harlands Park

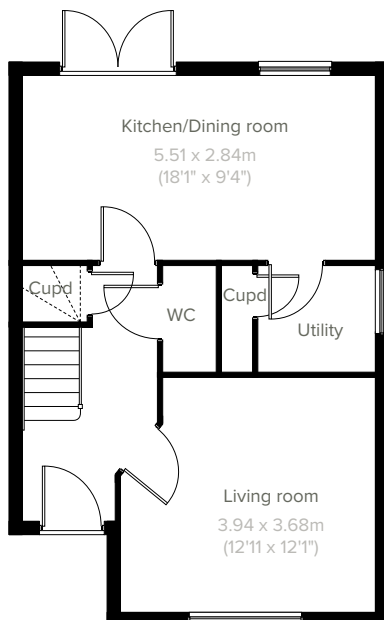


DERWENT

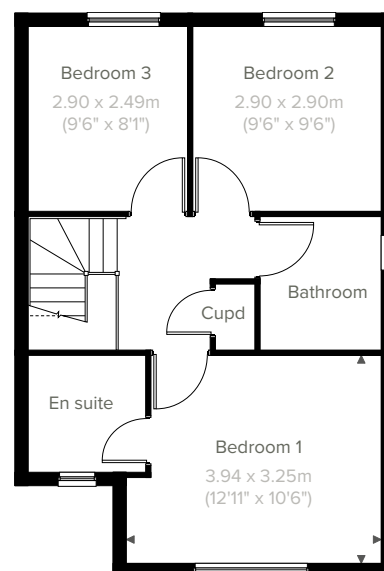
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Derwent's bright front-aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage cupboard.



Ground floor



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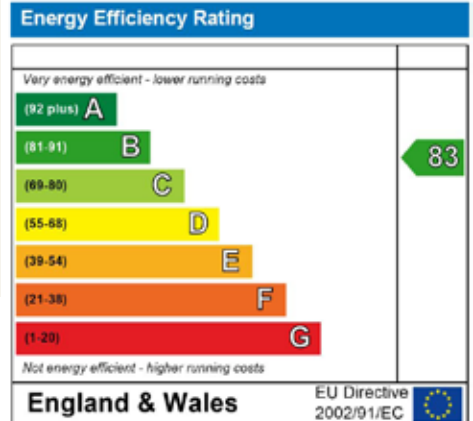
The Ashworth

Harlands Park

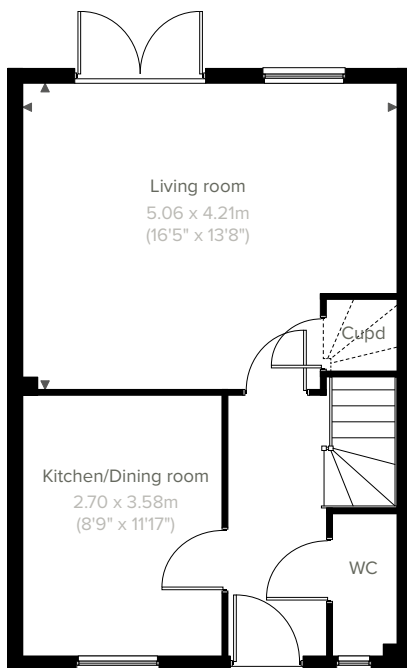


ASHWORTH

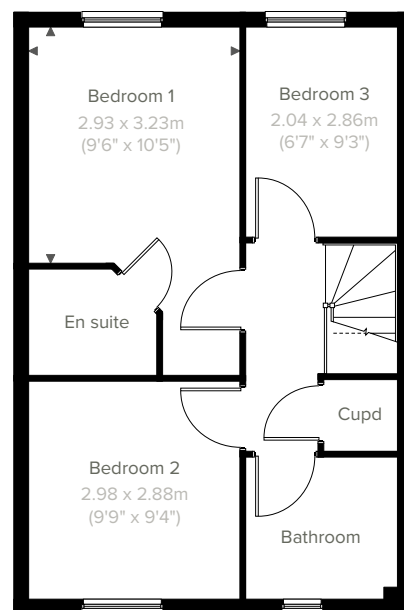
Three bedroom home



A beautifully-proportioned three-bedroom semi-detached home, The Ashworth has everything you need for modern living. Downstairs there's a front-aspect kitchen/dining room, a spacious living room with French doors leading into the rear garden, a large storage cupboard under the stairs and a WC. The first floor is home to a generous bedroom one and en suite plus two further bedrooms, a storage cupboard and family bathroom.



Ground floor



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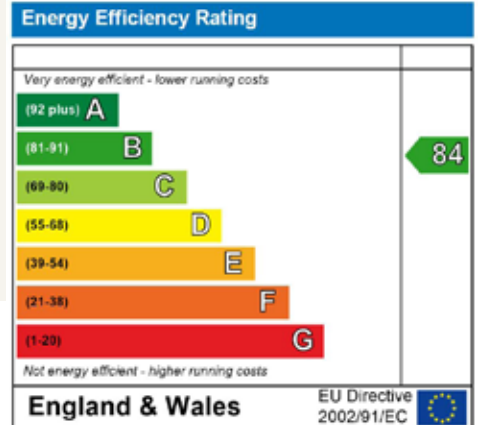
The Charnwood

Harlands Park

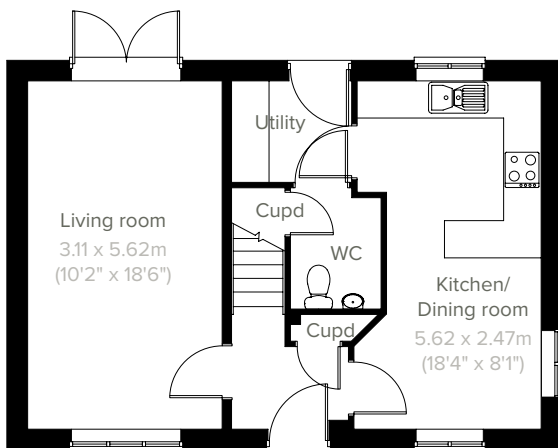


CHARNWOOD

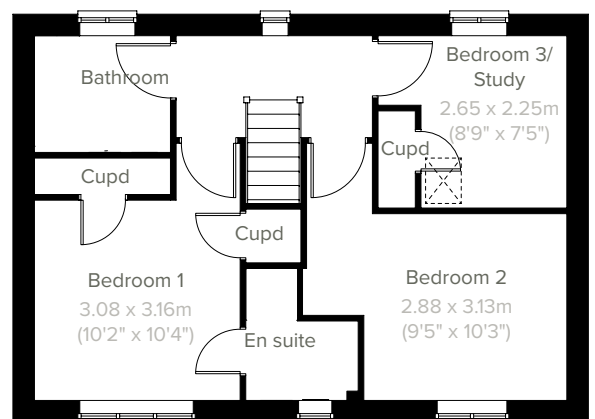
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which features a stylish open plan kitchen/dining room and separate utility with garden access. The Charnwood features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite, a good-sized family bathroom and further storage cupboards.



Ground floor



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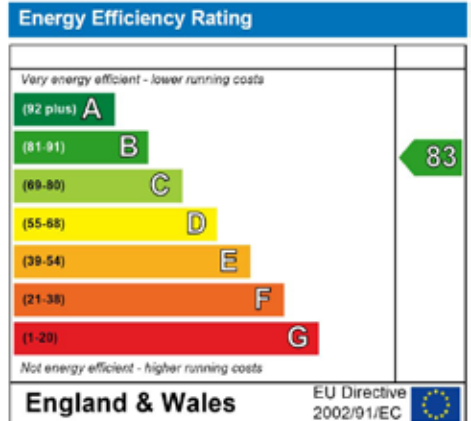
The Charnwood Corner

Harlands Park

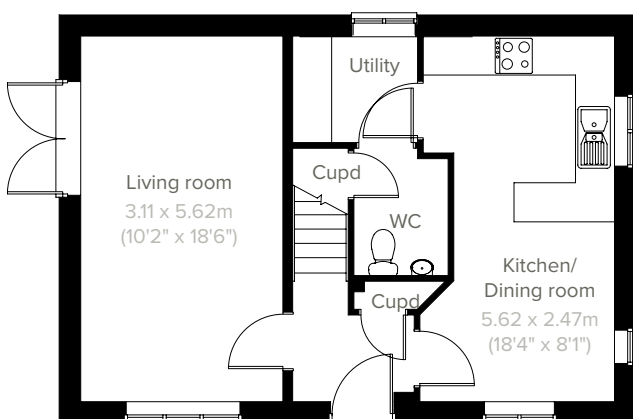


CHARNWOOD CORNER

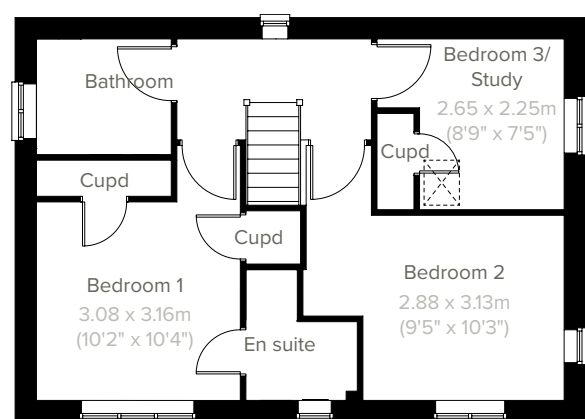
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/ dining room and separate utility. The Charnwood Corner features a bright dual-aspect living room with French doors leading into the garden, handy storage cupboards and downstairs WC. Upstairs there are three good sized bedrooms - bedroom one with an en suite - a good-sized family bathroom and further storage cupboards.



Ground floor



First floor

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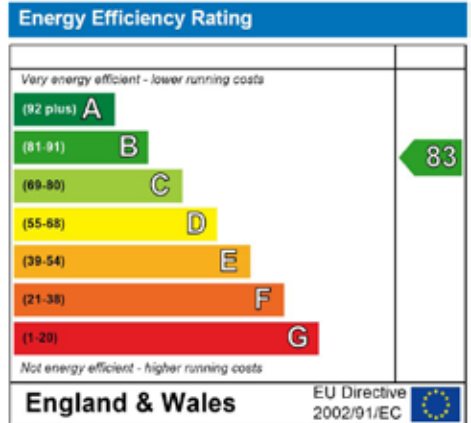
The Whiteleaf

Harlands Park

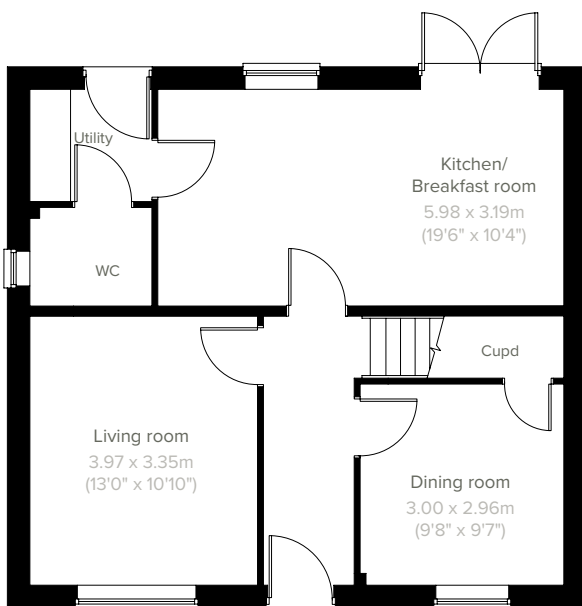


WHITELEAF

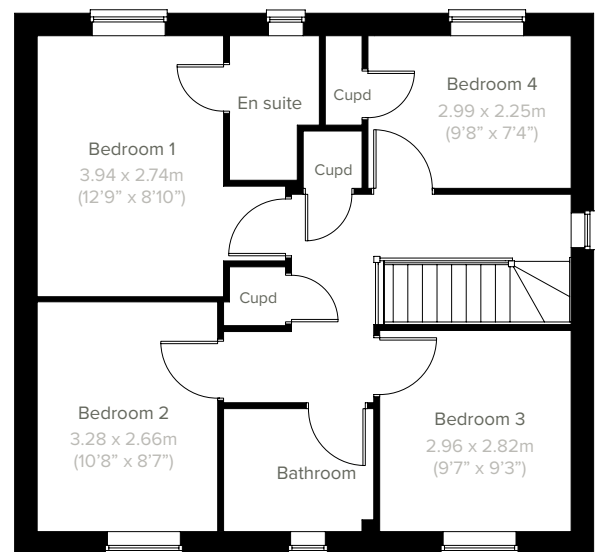
Four bedroom home



The Whiteleaf is a four-bedroom detached family home offering the best of modern living. The light and airy kitchen/breakfast room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a dining room with storage space, a downstairs WC and handy utility. Upstairs there are four bedrooms with bedroom one benefiting from an en-suite, plus a modern-fitted family bathroom and three storage cupboards.



Ground floor



First floor

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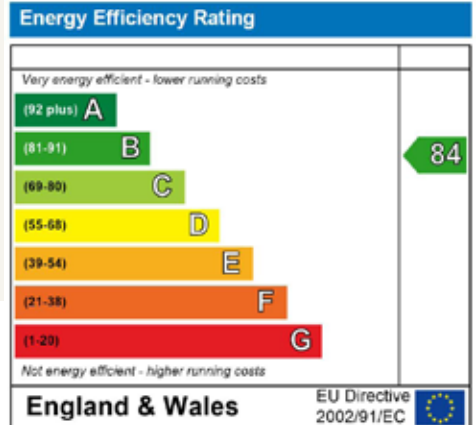
The Whiteleaf Corner

Harlands Park



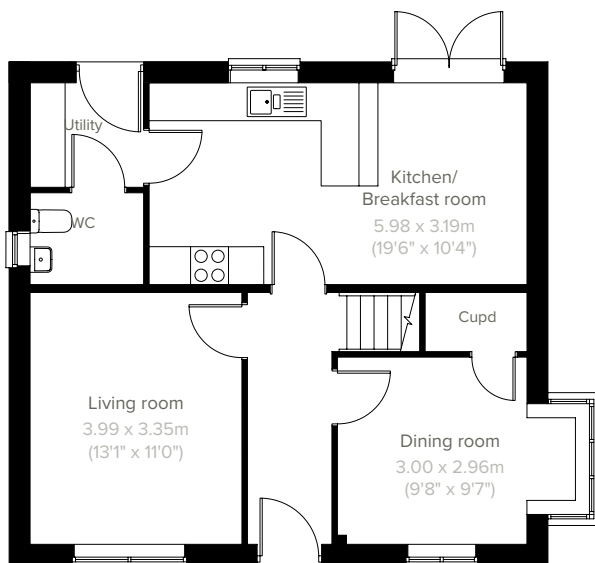
WHITELEAF CORNER

Four bedroom home

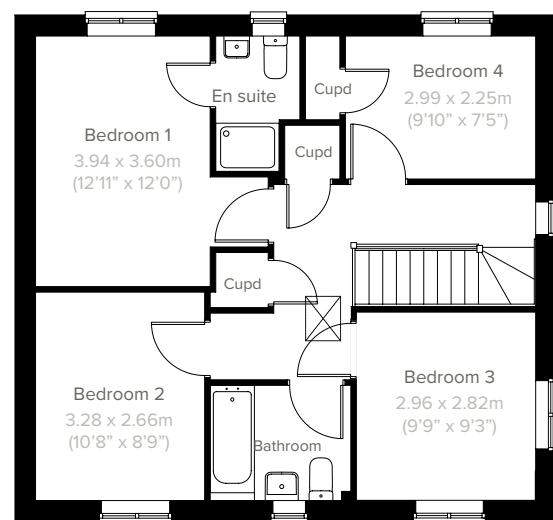


The Whiteleaf Corner is an attractive four-bedroom home with flexible living space to suit modern families.

This family home has a practical ground floor including a bright open plan kitchen/family room, front-aspect living room, separate dining room, utility, WC and storage cupboard. The first floor consists of four bedrooms - bedroom one with an en suite, family-sized bathroom and three handy storage cupboards.



Ground floor



First floor

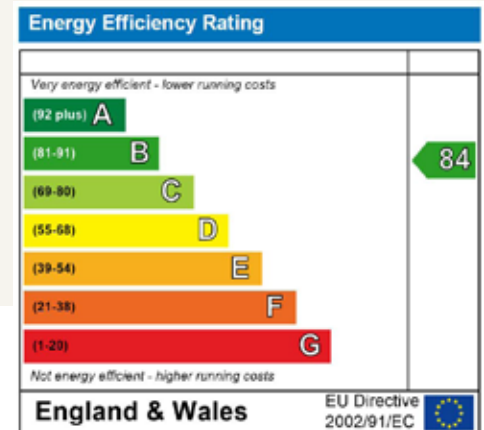
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The Kielder

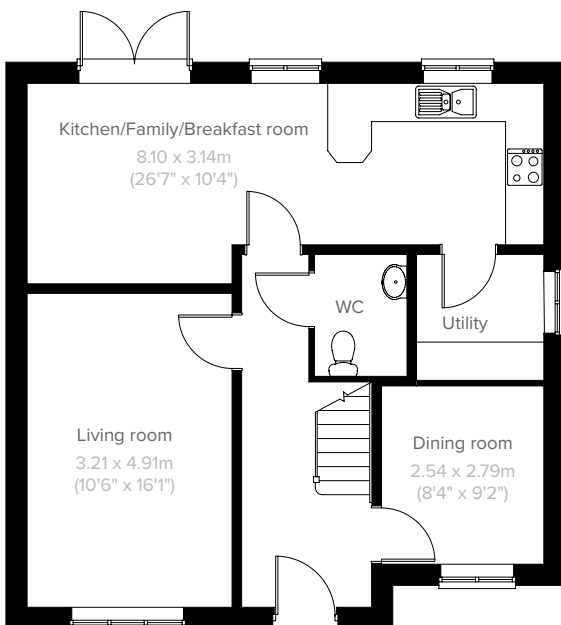
Harlands Park



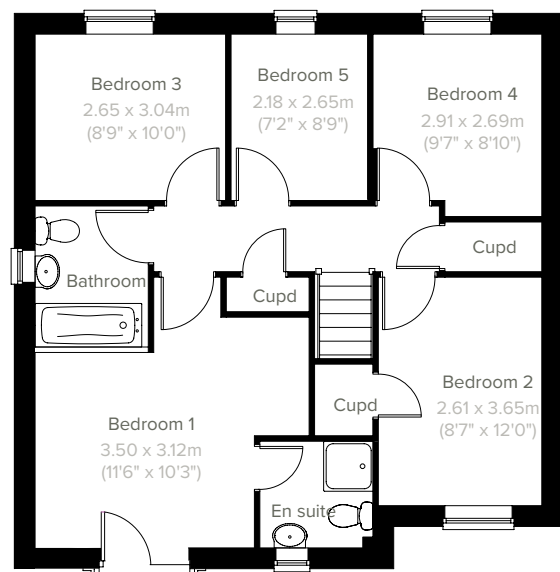
KIELDER
Five bedroom home



The Kielder is a popular detached family home. The modern and stylish open plan kitchen/family/breakfast room is perfect for spending time as a family and entertaining. There's also a spacious living room, separate dining room, downstairs WC and handy utility. Upstairs there are five bedrooms - bedroom one has an en suite - a large family-sized bathroom and three storage cupboards.



Ground floor



First floor

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Specifications

- ⊗ Traditional cavity walls (Inner: block | Outer: Style suited to planned architecture)
- ⊗ Double glazed low E-glass windows in PVCu frames
- ⊗ GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)
- ⊗ Door chime & door numerals
- ⊗ Staircase painted white
- ⊗ Walls painted in white emulsion
- ⊗ White pre-finished doors with chrome hinges
- ⊗ Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
- ⊗ Insulated loft and hatch to meet current building regulations
- ⊗ Individual circuit breakers to consumer unit and double electric sockets to all main rooms
- ⊗ TV point and phone point in living room and TV point in bedroom one
- ⊗ Fibre-optic internet connection through FibreNest
- ⊗ Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
- ⊗ Stainless steel bowl sink with mixer taps to kitchen only
- ⊗ Plumbing for washing machine and removable cupboard and plumbing for dishwasher
- ⊗ Boiler housing
- ⊗ Single electric oven and gas hob in stainless steel, integrated cooker hood and stainless steel splashback
- ⊗ Chrome downlighters to kitchen, utility, bathroom & en suite. Pendant or batten fitting with low energy bulbs to all other rooms
- ⊗ White bathroom suites with chrome-finished fittings and soft close toilet seats
- ⊗ Extractor fan to bathroom and en suite (where applicable)
- ⊗ Mira minimal thermostatic shower with chrome fitting to en suite. If there is no en suite, shower will be fitted over the bath with a glass screen and full height tiling around bath
- ⊗ Half height tiling to sanitaryware walls with full height tiling to shower enclosure
- ⊗ Chrome towel rail to bathroom and en suite (where applicable)
- ⊗ Three-point locking to front and rear doors, locks to all windows (except escape windows)
- ⊗ Smoke detectors wired to the mains with battery backup & CO2 detector
- ⊗ External coach / security PIR light to front & rear of property
- ⊗ Garage / car barn and/or allocated parking space/s
- ⊗ Front garden turfed and/or landscaped. Patio and turf to rear garden
- ⊗ Garden shed
- ⊗ Outside tap
- ⊗ 1.8 metre close board fence to rear garden, plus gate
- ⊗ Car charging points
- ⊗ Power & light to garage (where applicable)



Your home, better connected for a brighter future.

Great news! Harlands Park will benefit from access to ultrafast, full fibre-optic broadband.



Your home, better connected with FibreNest

- ▶ 100% full fibre-optic internet access installed directly into your new home
- ▶ You and your family can do more online at the same time, with less lag and hold-ups
- ▶ Enjoy lightning-fast speeds that won't be affected by the length of the line serving your property
- ▶ Full-fibre future-proofs your home, ensuring you'll always be able to access the latest in online services
- ▶ Stream 4k content, play online games and more on multiple devices all at the same time with less interruptions
- ▶ Work from home like you do in the office, thanks to our high-capacity, super reliable network
- ▶ Enjoy an exceptional level of customer support from our UK call centres

How our packages compare¹

Download type	500Mb	250Mb	125Mb	75Mb	20Mb	10Mb
 HD movie (12GB)	3m 15s	6m 30s	13m	23m	1h 20m	2h 40m
 Video game (40GB)	11m	21m 45s	43m 45s	1h 17m	4h 30m	9h

To have your new home connected, register now at fibrenew.com/connect
 Questions? Just give our friendly team a call on **0333 234 2220**



Please see fibrenew.com for up-to-date details on our packages and pricing.

No hidden costs. No price rises during the minimum term of your contract or automatic increases at the end.² Great service. Guaranteed.

¹Estimated download times are calculated at the maximum attainable speed and assumes that speed being available for the duration of the download. Speeds are delivered to your FibreNest Hub and may not be achieved when using a device that is incapable of communicating at that speed. Circular graphical illustrations represent proportional segments of time based on the longest and shortest download times displayed. ²FibreNest will not increase the price of your package during the minimum term of your contract unless required to by a change in law or regulatory obligations, for example, due to an increase in the rate of VAT. FibreNest does not plan automatic price increases to apply at the end of your minimum term; however, the basic price of our packages may vary over time and may take effect before you enter a subsequent minimum term with us.

500Mb

Ultrafast Broadband

Great for families with many devices, avid gamers and home workers.

Up to 500Mb download
Up to 50Mb upload

250Mb

Megafast Broadband

Stream 4k Ultra-HD content, play online games and more.

Up to 250Mb download
Up to 25Mb upload

125Mb

Superfast Broadband

Watch full HD TV whilst performing larger downloads.

Up to 125Mb download
Up to 10Mb upload

75Mb

Faster Broadband

Browse the web intensively, play online games and watch catch-up TV.

Up to 75Mb download
Up to 10Mb upload

20Mb

Standard Broadband

Browse, stream music and download larger files.

Up to 20Mb download
Up to 2Mb upload

10Mb

Budget Broadband

Suitable for basic general web browsing.

Up to 10Mb download
Up to 1Mb upload

Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.

Harlands Park

Harlands Park

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Registered in England no: 1182689

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