



CHARLES CHURCH



Prince's Park

Rackheath | Norfolk



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



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.

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.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



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 comprehensive inspections of all key build stages 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. We're happy to hear from you at any point however, so always contact us 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.

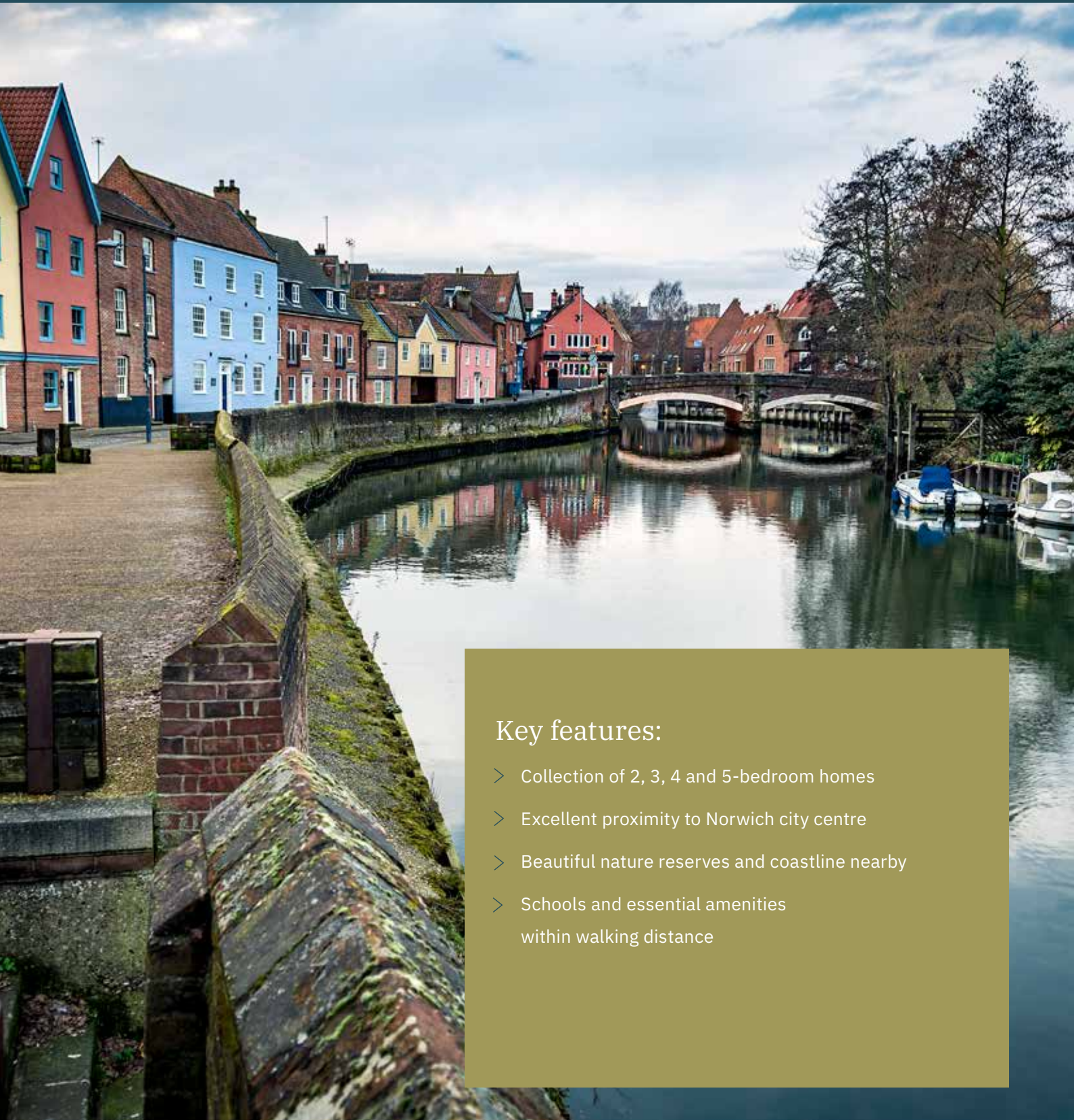
Always by your side.

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, which runs alongside a ten-year insurance-backed new homes warranty.



Prince's Park

Rackheath | Norfolk



Key features:

- Collection of 2, 3, 4 and 5-bedroom homes
- Excellent proximity to Norwich city centre
- Beautiful nature reserves and coastline nearby
- Schools and essential amenities within walking distance

A fantastic location between the city and the water.

Prince's Park brings a range of beautiful new homes to New Rackheath, less than 5 miles from the bustling and historic centre of Norwich and under 5 miles the popular town Wroxham.

Living at Prince's Park you'll benefit from essential amenities including a convenience store, pharmacy and post office a short walk from the development, while there's a Lidl and Tesco Extra 3 miles away. For the full retail experience, the numerous shops, restaurants and attractions of Norwich are just a 10-minute drive away. From browsing independent retailers in The Lanes, to sampling the vast and vibrant outdoor market, to exploring the magnificent castle, there's so much to do in the city.

4.7 miles away lies the popular town of Wroxham, known as the capital of the Norfolk Broads. It's home to an abundance of waterside shops, pubs and restaurants. Visitors can also enjoy the riverside park, model museum, steam railway, craft centre, and of course the scenic waterways which you can explore by hire boat – all less than 10 minutes from our development.

There are plenty more opportunities to enjoy the outdoors. Bure Marshes National Nature Reserve and Mid-Yare National Nature Reserve are both nearby, providing miles of beautiful scenery and waterways which lead to the stunning Norfolk Broads. Beyond, a half-hour drive from the development, is the popular seaside resort of Great Yarmouth, or head north or south along the coastline to enjoy the beautiful beaches and seascapes.

Education for all



There are several schools and family-friendly facilities within easy reach of Prince's Park. Rackheath Primary School is a short walk from the development, while Thorpe St Andrew School and Sixth Form are an 8-minute drive away, and for further education there are several colleges in Norwich, along with the University of East Anglia.



Always in reach.

Being positioned so close to Norwich city centre, Prince's Park is a great choice for commuters or anyone simply wanting to spend time in the city.

The nearest train station is Salhouse station, just 1.6 miles away, which runs regular 13-minute services into Norwich and 30-minute services to Hoveton & Wroxham. Travel abroad couldn't be easier, as it's just 7.6 miles (15-minute drive) to Norwich International Airport.



Approximate travel distance by car to:

- > Norwich Broads: 4 miles
- > Wroxham: 4.7 miles
- > Norwich city centre: 5 miles
- > Norwich International Airport: 7.6 miles
- > Great Yarmouth: 18 miles

Prince's Park, Rackheath

Site plan



KEY

- The Trafalgar (2)
- The Chester (3)
- The Piccadilly (3)
- The Redcar (3)
- The Greyfriars (3)
- The Whitehall (3)
- The Whitehall Corner (3)
- The Leicester (4)
- The Downing (4)
- The Mayfair (4)
- The Bamburgh (4)
- The Marlborough (4)
- The Strand (5)
- The Marylebone (5)
- The Oxford (5)
- Affordable Housing
- ✱ Bin Collection Points

(3) indicates number of bedrooms



CHARLES CHURCH



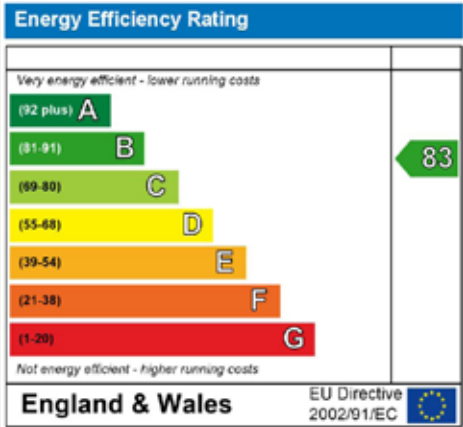
New Build
Development

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales executive on site for specific elevations, room dimensions and external finishes.

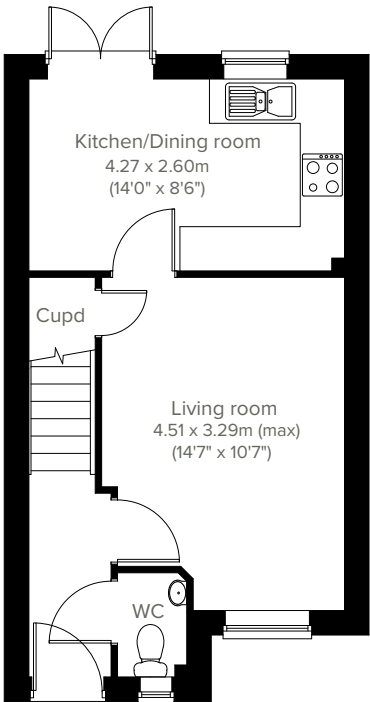
The Trafalgar



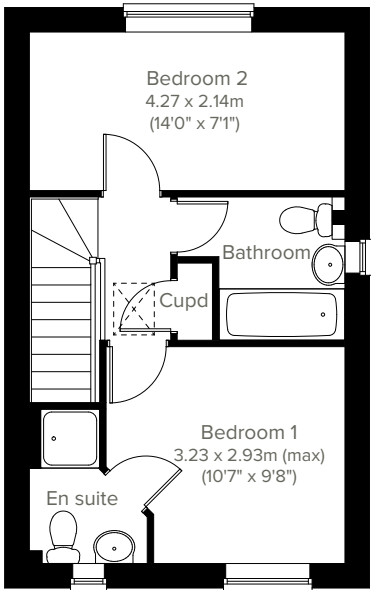
THE TRAFALGAR
Two bedroom home



A beautifully proportioned two-bedroom home, the Trafalgar is designed for modern living. Its features include a front aspect living room and open plan kitchen/dining room with French doors leading into the garden. It's practical as well with two handy storage cupboards and an en suite to bedroom one.



Ground floor



First floor

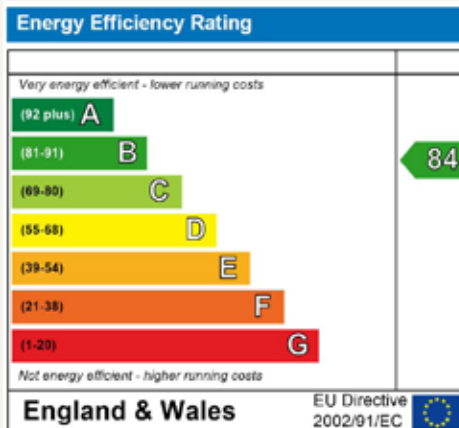
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Chester

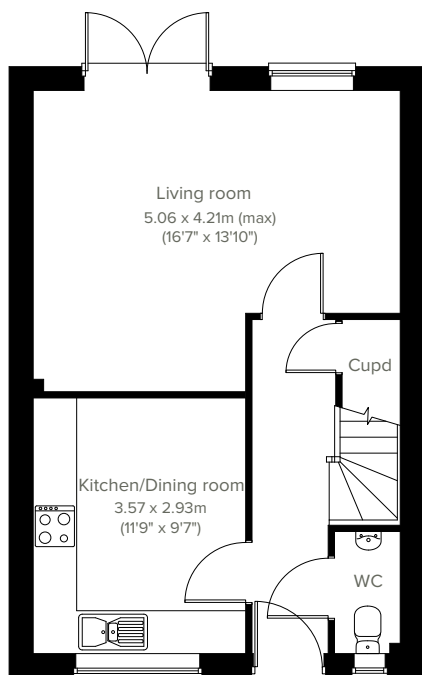


THE CHESTER

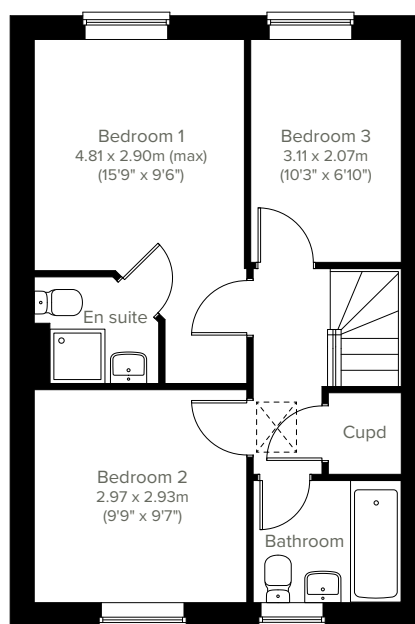
Three bedroom home



A beautifully-proportioned three-bedroom home, the Chester 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 an en suite, plus two further bedrooms, a storage cupboard and the family bathroom.



Ground floor



First floor

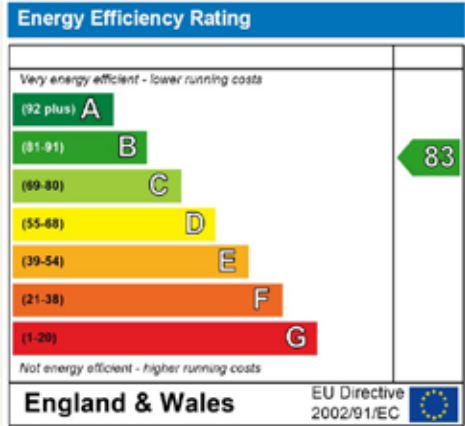
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Piccadilly

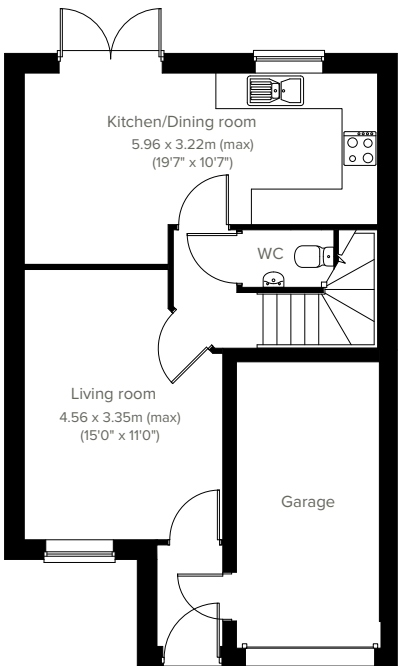


THE PICCADILLY

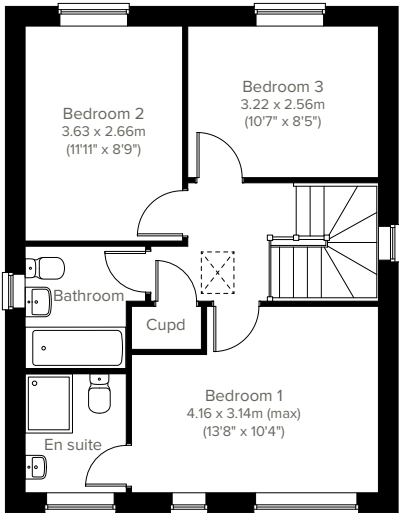
Three bedroom home



An attractive three-bedroom family home, the Piccadilly is ideal for modern living. The bright open plan kitchen/ dining room with French doors leading into the garden is perfect for entertaining and family meals. The front porch, integral garage and downstairs WC take care of everyday storage. Plus there’s an en suite to bedroom one, two well-proportioned bedrooms and a spacious family bathroom.



Ground floor



First floor

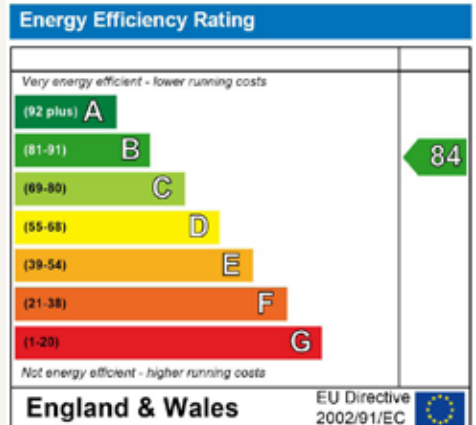
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Redcar

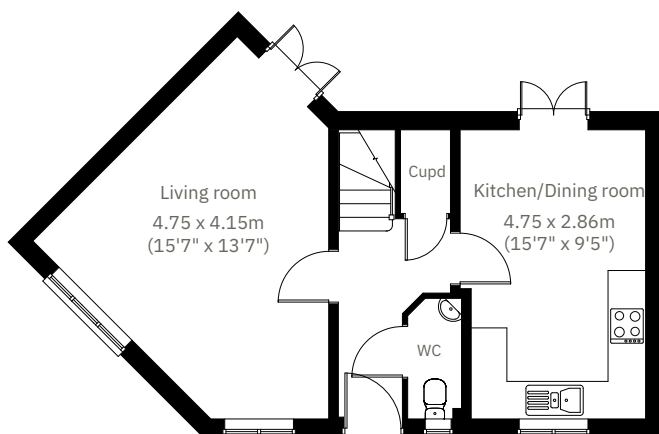


THE REDCAR

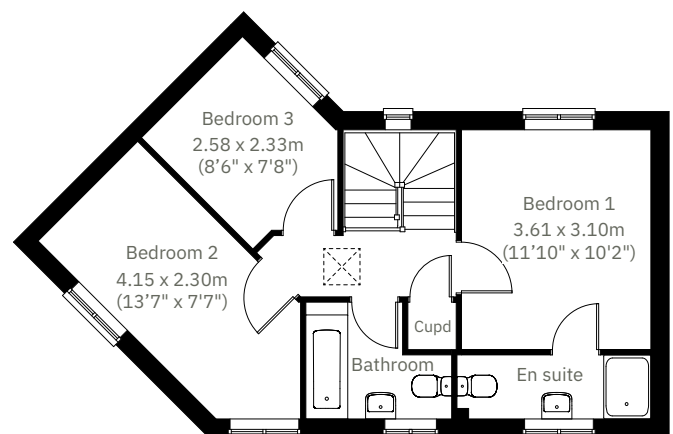
Three bedroom home



A beautifully-proportioned three-bedroom semi-detached home, the Redcar has everything you need for modern living. Downstairs there's an open plan 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 the family bathroom.



Ground floor



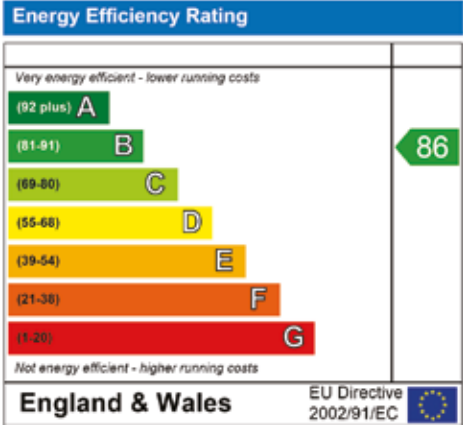
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

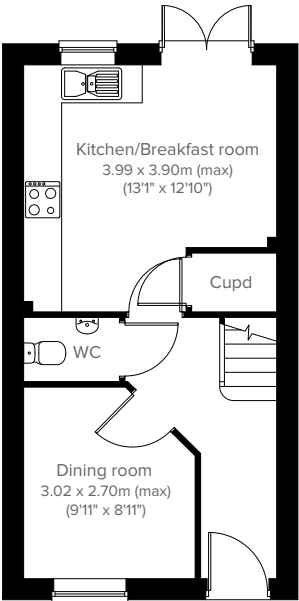
The Greyfriars



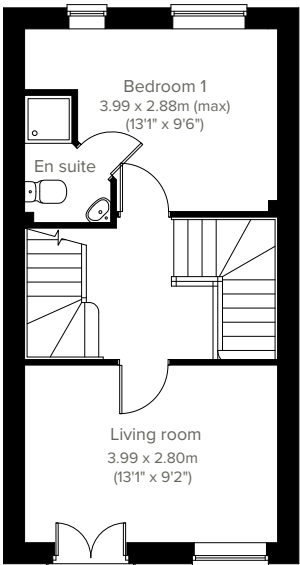
THE GREYFRIARS
Three bedroom home



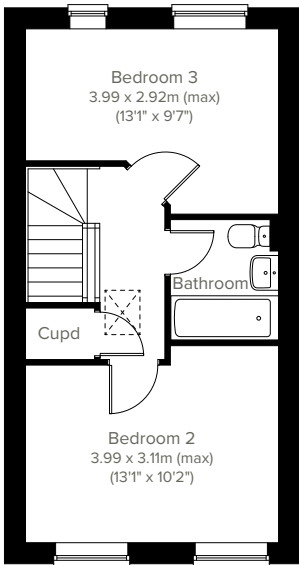
This impressive three-storey townhouse has space in abundance. The Greyfriars is a three-bedroom family home boasting a spacious open plan kitchen/breakfast room and separate dining room. The first-floor living room is bright and well-proportioned with a Juliet balcony, and the three bedrooms are all good-sized doubles with the bedroom one including an en suite. The large family bathroom, downstairs WC and two storage cupboards mean this home is as practical as it is stylish.



Ground floor



First floor



Second floor

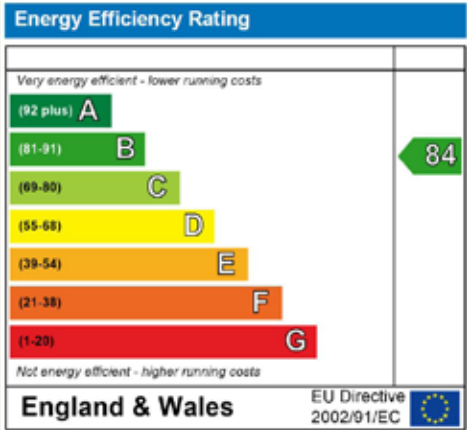
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Whitehall

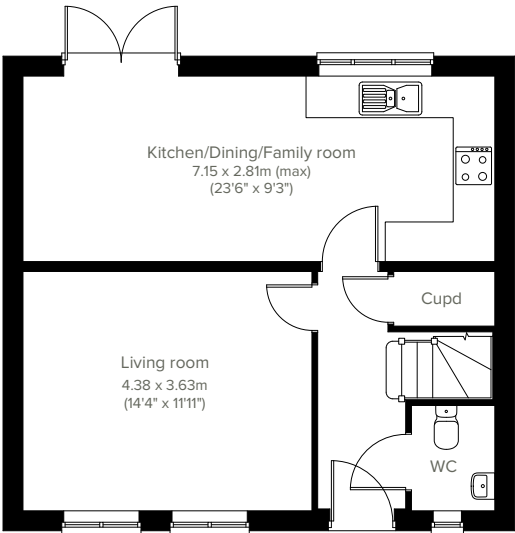


THE WHITEHALL

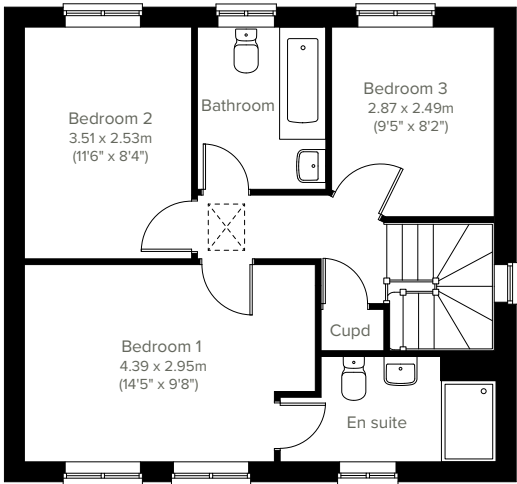
Three bedroom home



Stylish yet practical, the Whitehall is a three-bedroom detached home perfectly designed for modern family living. Its features include a bright front aspect living room, an open plan kitchen/dining/family room with French doors leading into the garden, a downstairs WC and an en suite to bedroom one.



Ground floor



First floor

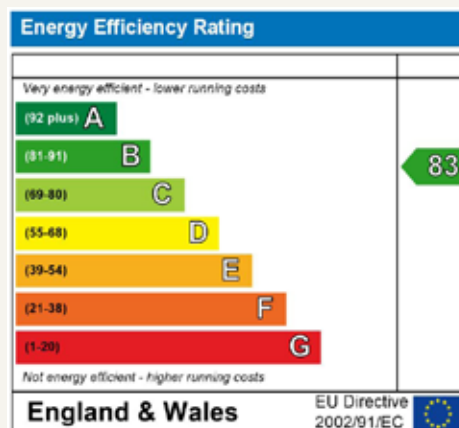
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Whitehall Corner

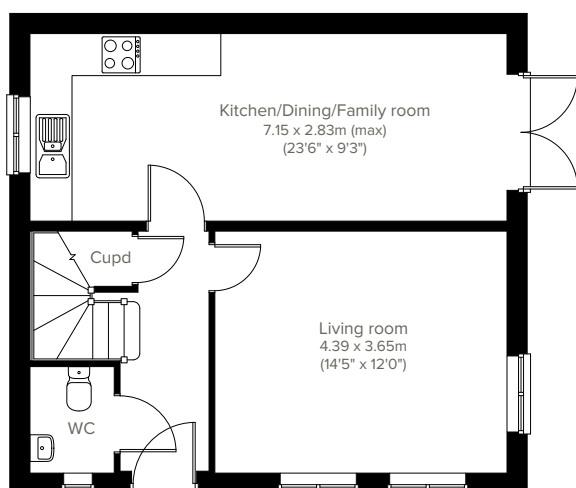


THE WHITEHALL CORNER

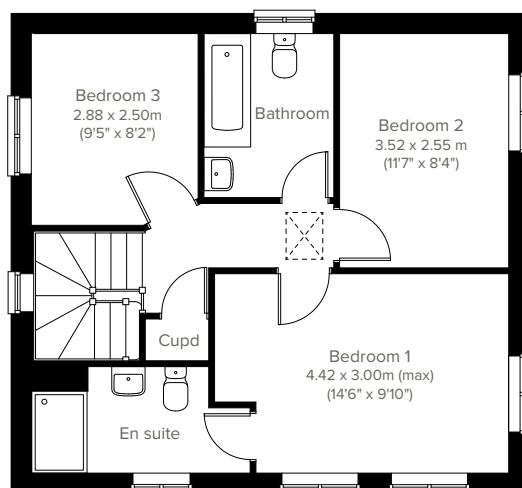
Three bedroom home



The Whitehall Corner is a stunning three-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with French doors leading onto the garden. There's also a spacious front aspect living room, and downstairs WC. The first floor benefits from three bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

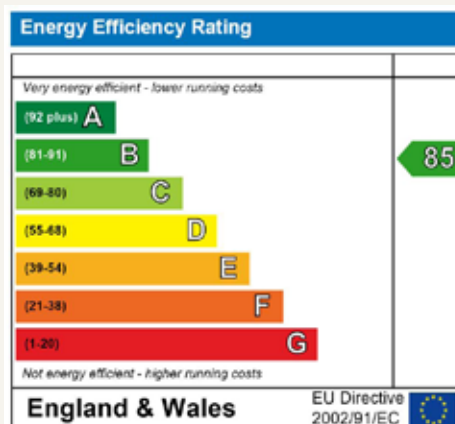
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Leicester

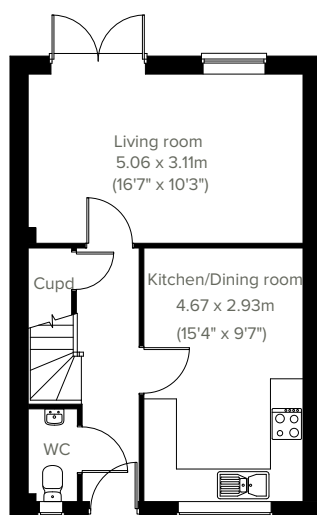


THE LEICESTER

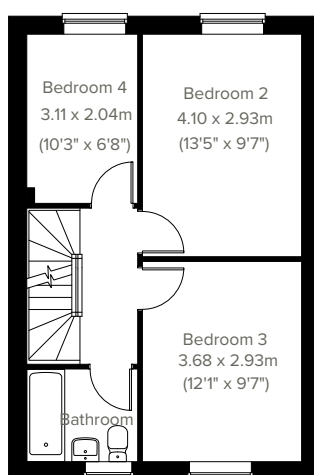
Four bedroom home



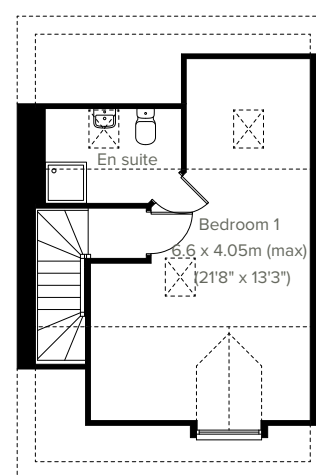
Modern three-storey living at its best; the Leicester is a four-bedroom home ideal for families. It features an open plan kitchen/dining room, a light-filled living room with French doors leading into the garden, plus a handy under-stairs storage cupboard and WC. The first floor has three good-sized bedrooms and the main family bathroom, and on the top floor, there's an impressive bedroom one with an en suite.



Ground floor



First floor



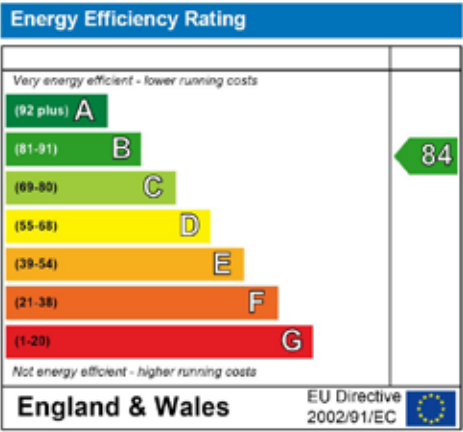
Second floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

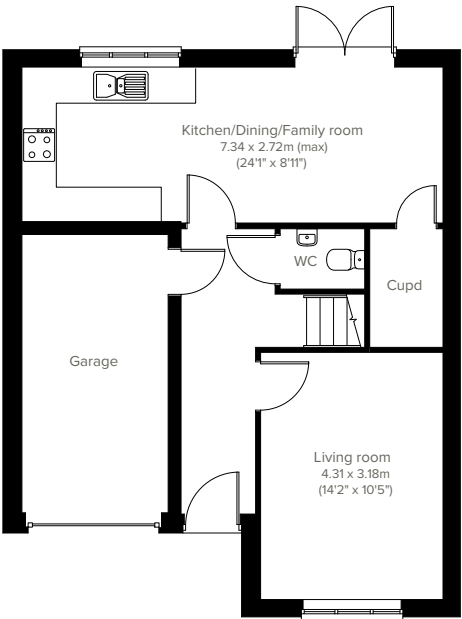
The Downing



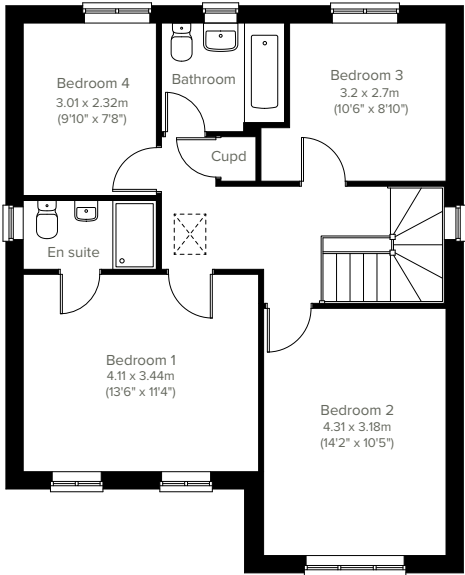
THE DOWNING
Four bedroom home



The Downing is a superb detached home with an integral garage, a good-sized living room and a bright open plan kitchen/dining/family room - perfect for family life and entertaining. It's practical too, with a downstairs WC and two storage cupboards. The large bedroom one has an en suite with the spacious landing leading on to three further bedrooms and the main family bathroom.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

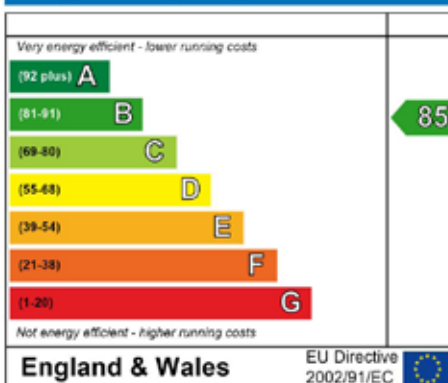
The Mayfair



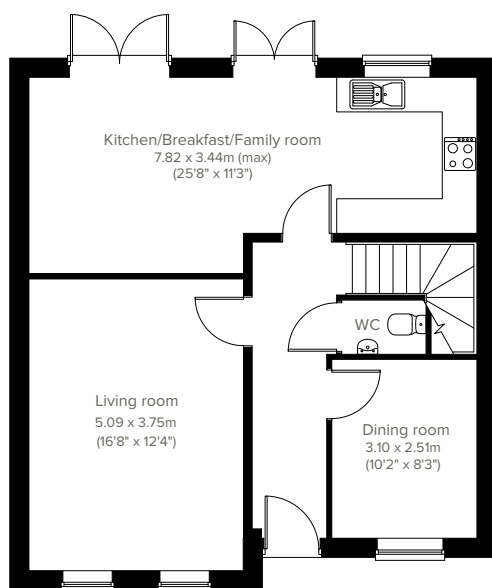
THE MAYFAIR

Four bedroom home

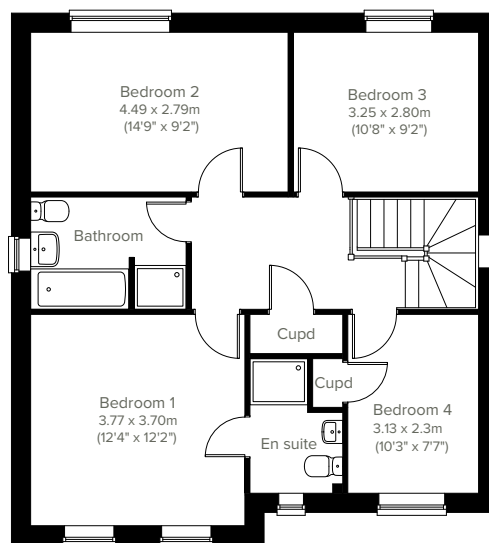
Energy Efficiency Rating



Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with double French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and an en suite to the bedroom one.



Ground floor



First floor

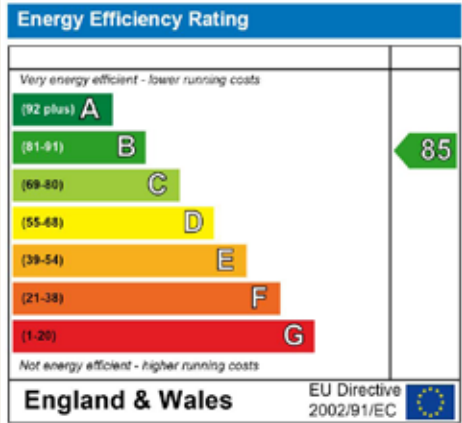
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Bamburgh

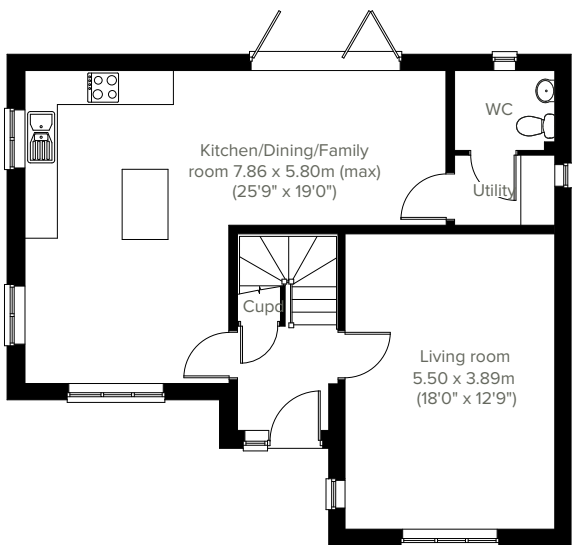


THE BAMBURGH

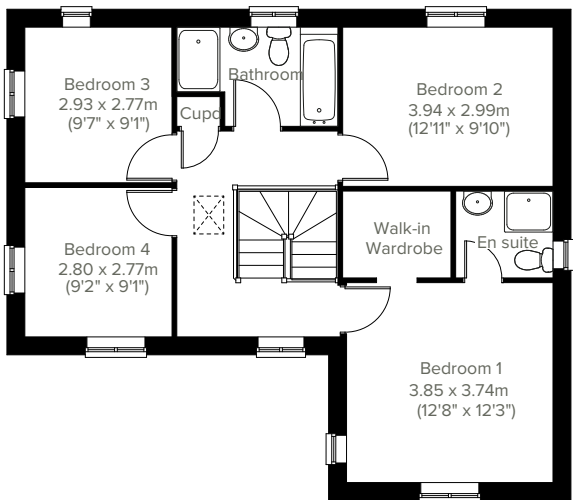
Four bedroom home



The Bamburgh is a stunning four-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with bi-fold doors leading onto the garden. There's also a spacious front aspect living room and downstairs WC. The first floor benefits from four bedrooms - bedroom one with an en suite and walk-in wardrobe - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

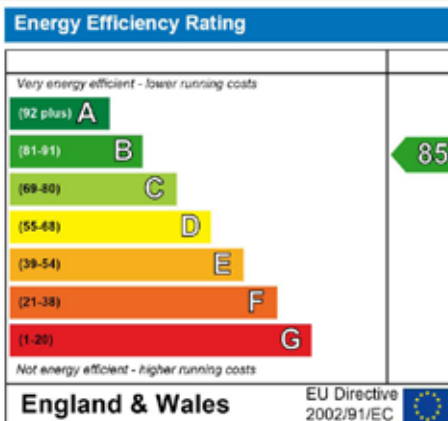
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Marlborough

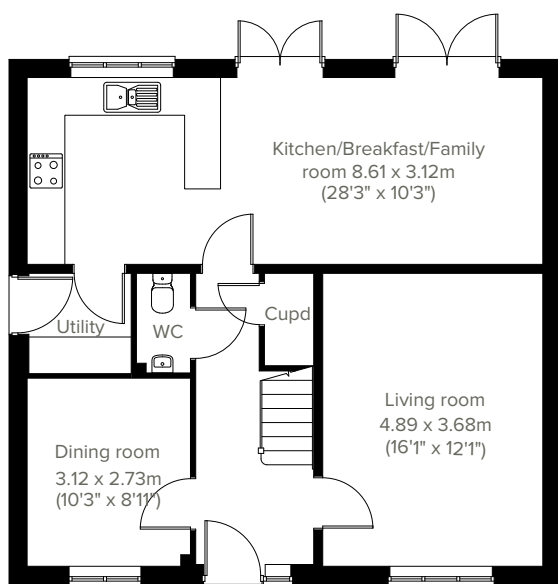


THE MARLBOROUGH

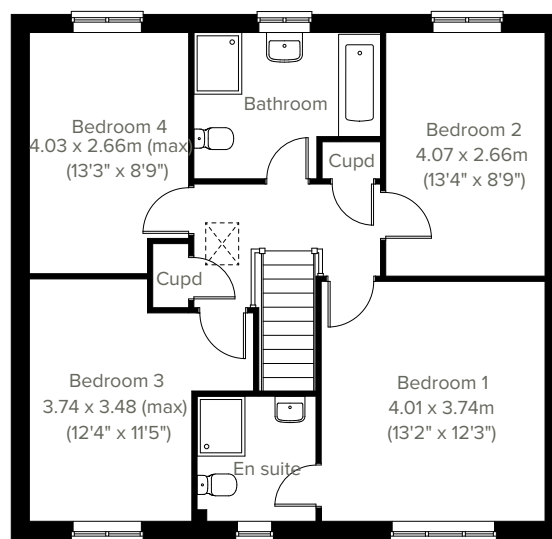
Four bedroom home



A superb detached family home, the Marlborough has a spacious living room and open plan kitchen/breakfast/family room with double French doors leading to the garden. Upstairs there are four generous bedrooms, one with an en suite, and a fresh modern bathroom. There's also a separate dining room, utility and three handy storage cupboards.



Ground floor



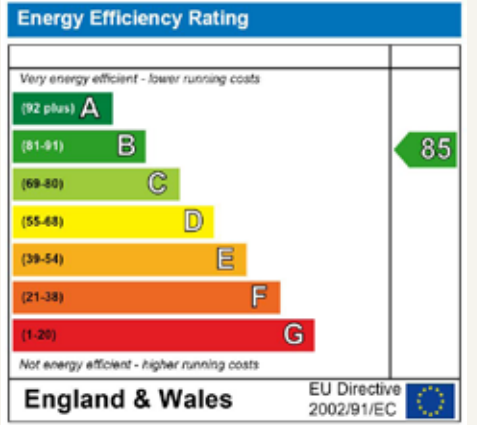
First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

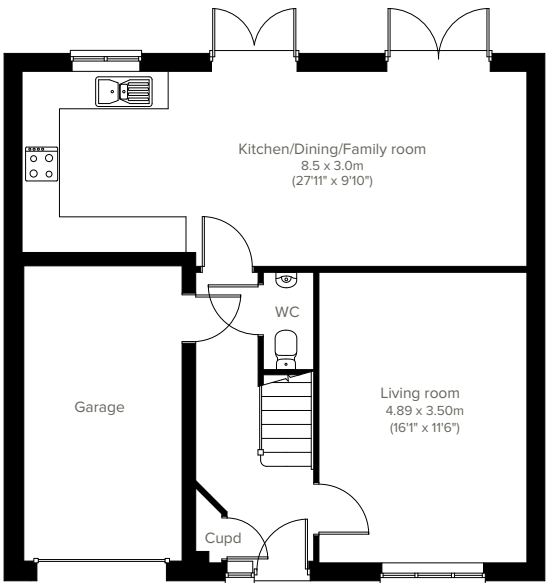
The Strand



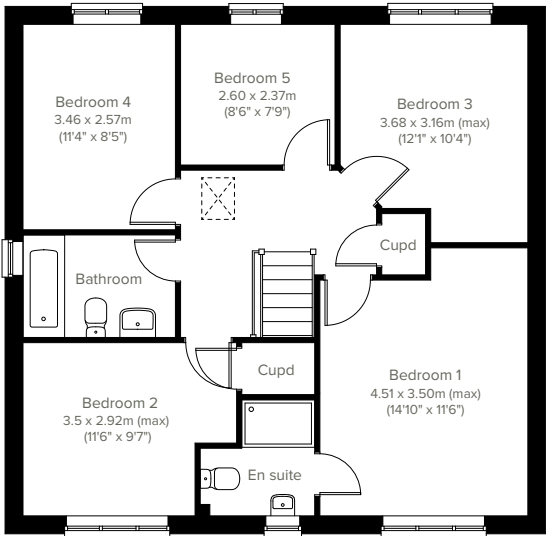
THE STRAND
Five bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room is spacious and bright with double French doors leading onto the garden. There's also a spacious front aspect living room, integral single garage and downstairs WC. The first floor benefits from five bedrooms - bedroom one with an en suite - a large family-sized bathroom and three handy storage cupboards.



Ground floor



First floor

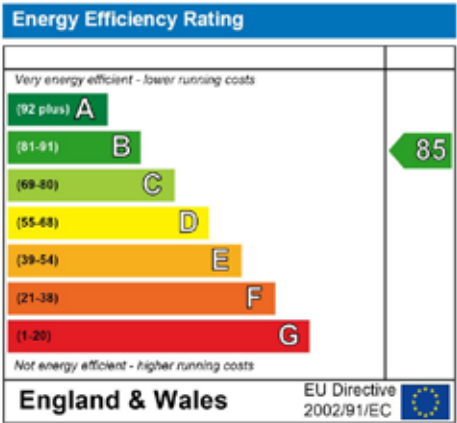
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Marylebhone

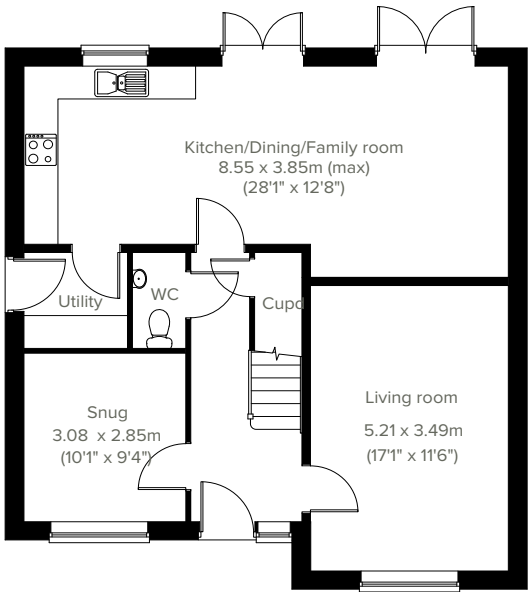


THE MARYLEBONE

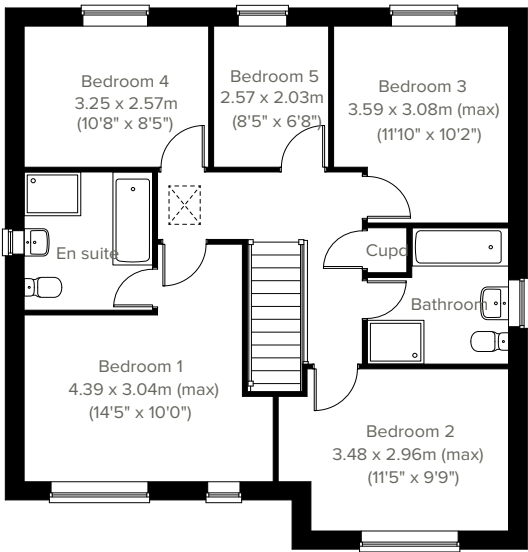
Five bedroom home



A spacious and stylish family home, the Marylebhone features an open plan kitchen/dining/family room. The front aspect living room and separate snug are perfect for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a spacious en suite to bedroom one, three further double bedrooms and a single bedroom/study.



Ground floor



First floor

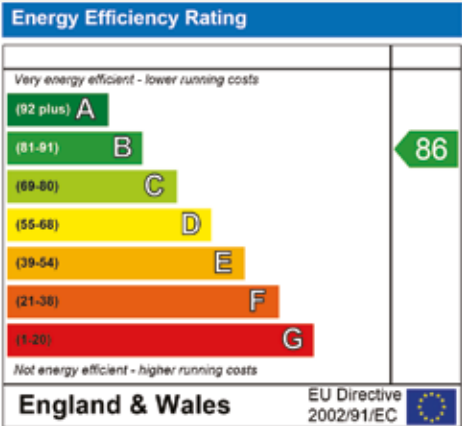
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

The Oxford

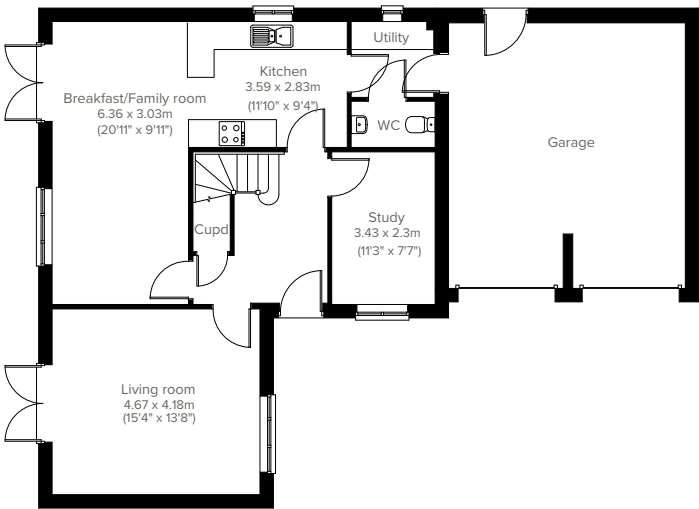


THE OXFORD

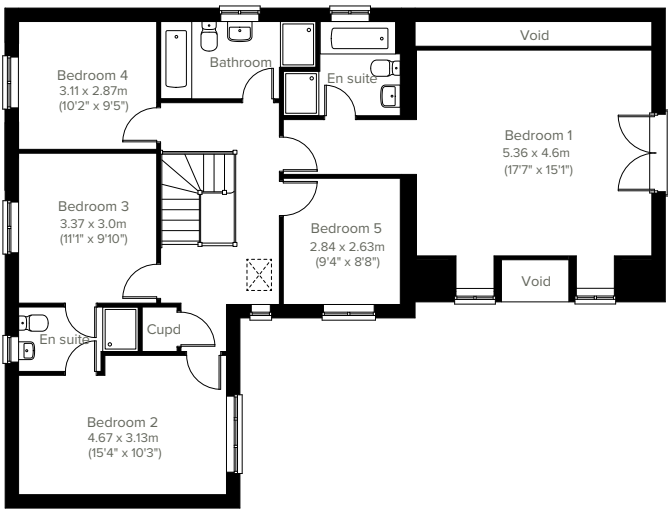
Five bedroom home



The Oxford features a separate living room with French doors leading outside, open plan kitchen/breakfast/family room with access to the garden, a perfect place to host dinners and gatherings, a study, utility room with access to the garage and a convenient downstairs WC. The first floor holds the Oxford's five bedrooms and family bathroom with modern fixtures and fittings. Bedroom one features an en suite and bedrooms two and three feature a Jack and Jill en suite.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The EPC ratings are estimated and vary between house types, orientation and developments.

Specifications



- Traditional cavity walls (Inner: stud partitions & dry-lined walls. Outer: brick and block construction, style suited to planned architecture)
- Tile or slate-effect with PVCu rainwater goods
- Double glazed low E-glass windows in PVCu frames
- GRP-skinned external doors with PVCu frames. French doors to garden (where applicable)
- External light to the front of the property
- Pendant or batten fittings with low-energy bulbs
- Staircase painted white
- White pre-finished doors with white 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
- Media plates incorporating TV and telecommunication outlets to living room
- 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 tap to kitchen only
- Plumbing for washing machine and dishwasher (where applicable)
- Stainless steel single electric oven, gas hob and stainless steel cooker hood
- Downlighters to kitchen, utility, WC, bathroom and en suite (Chrome to kitchen)
- Soft closures to door and drawers in kitchen
- White bathroom suites with chrome-finished tap
- Extractor fan to bathroom and en suite (where applicable)
- Thermostatically-controlled shower to en suite
- Half height tiling to sanitaryware walls
- Splashback to basin in WC
- Three-point locking to front and rear doors, locks to all windows (except escape windows)
- Smoke detectors wired to the mains with battery back-up, & carbon monoxide detector
- Garage with up-and-over door; or car ports or parking space
- 1.8m x 1.8m Patio Slab to rear garden
- Power and light to all garages
- Doorbell
- External tap
- Personnel doors included in house types with an integral garage (where applicable) and all external garages (where applicable)
- Front lawn turfed or landscaped (where applicable)
- 1.8 metre close-boarded fence to rear garden, plus gate





Prince's Park

Salhouse Road
Rackheath
Norwich
Norfolk
NR13 6PG

t: 01603 516 311
e: princesparkcc.angl@charleschurch.com
w: www.charleschurch.com/princes-park

Head Office

Charles Church Anglia
Persimmon House, Bankside 100
Peachman Way
Broadland Business Park
Norwich, Norfolk
NR7 0WF

t: 01603 977200
e: angl.sales@charleschurch.com

Issue: July 2024 (Re-print) Ref: 310/235

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

Registered in England no: 1182689

Prince's Park is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2024. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish.

By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code. Please ask your sales executive if you have any further questions.



charleschurch.com