



CHARLES CHURCH



## Fallow Grange

Wallsend | Tyne and Wear



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.

**5 stars!**

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.

### 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.

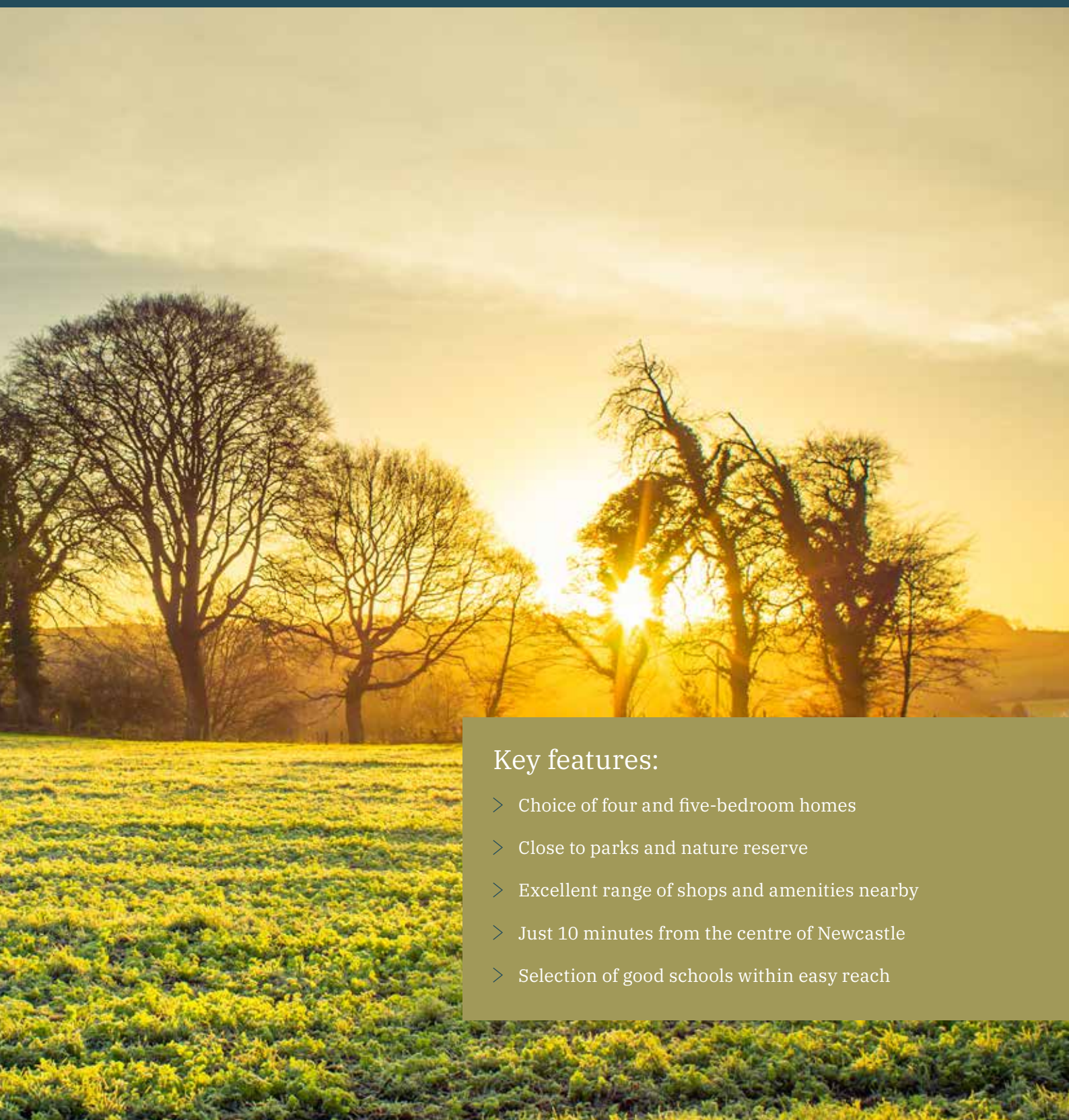
Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit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





# Fallow Grange

Wallsend | Tyne and Wear



## Key features:

- > Choice of four and five-bedroom homes
- > Close to parks and nature reserve
- > Excellent range of shops and amenities nearby
- > Just 10 minutes from the centre of Newcastle
- > Selection of good schools within easy reach

# A charming location with much to offer.

Fallow Grange is our stunning new collection of four and five-bedroom homes situated between Newcastle upon Tyne and the golden beaches of Tynemouth and South Shields.



Fallow Grange lies on the outskirts of Wallsend, an active town less than 5 miles from the centre of Newcastle. Wallsend is home to several sports and medical facilities, while local shops include ASDA, Aldi, Tesco, Lidl and B&M, as well as several food outlets. For more retail, the Metrocentre in Gateshead is around 11 miles away, or you could make the short drive or bus journey into Newcastle, which offers many attractions and fantastic nightlife.

Just 6 miles north-east of the development is Long Sands Beach, a Blue Flag-rated stretch of golden sand that's a popular choice for families, runners, dog walkers and surfers. Further along the coastline is the charming seaside town of Whitley Bay, while to the south of Long Sands you'll find Tynemouth, with its historic priory and castle, a fantastic spot for nature lovers.

There are plenty of leisure opportunities nearby. Fallow Grange is less than 2 miles from The Rising Sun Countryside Centre, a 400-acre park including a nature reserve; further into Wallsend, Segedunum Roman Fort and Museum gives an insight into the Roman Empire and Hadrian's Wall.

Plentiful local facilities, excellent transport links and the perfect blend of city and coastal living make Fallow Grange a great choice for all types of buyer.

A good education for all. \_\_\_\_\_



Redesdale and Wallsend Jubilee primary schools are both within a mile of the development. For secondary age children, Longbenton High School, Churchill Community College and George Stephenson High School are within easy reach. Several nurseries are nearby too, making this an ideal location for families of all ages.



## Always in reach.

- > Fallow Grange sits close to the A1058 which runs directly from Newcastle to North Shields and the coast. The area is well-connected by bus routes, and for trips further afield there are excellent rail links from Newcastle, as well as the airport just 20 minutes from Wallsend.



## Approximate travel distance by car to:

- > Wallsend: 1.8 miles
- > Newcastle City Centre: 4.2 miles
- > Long Sands Beach: 6.1 miles
- > Tynemouth: 6.6 miles
- > Newcastle Airport: 10.4 miles
- > Metrocentre, Gateshead: 11.3 miles

# Fallow Grange

## Site plan



### KEY

- The Mayfair (4)
- The Harley (5)
- The Marlborough (4)
- The Marylebone (5)
- The Holborn (5)
- The Fenchurch (5)
- The Regent (5)

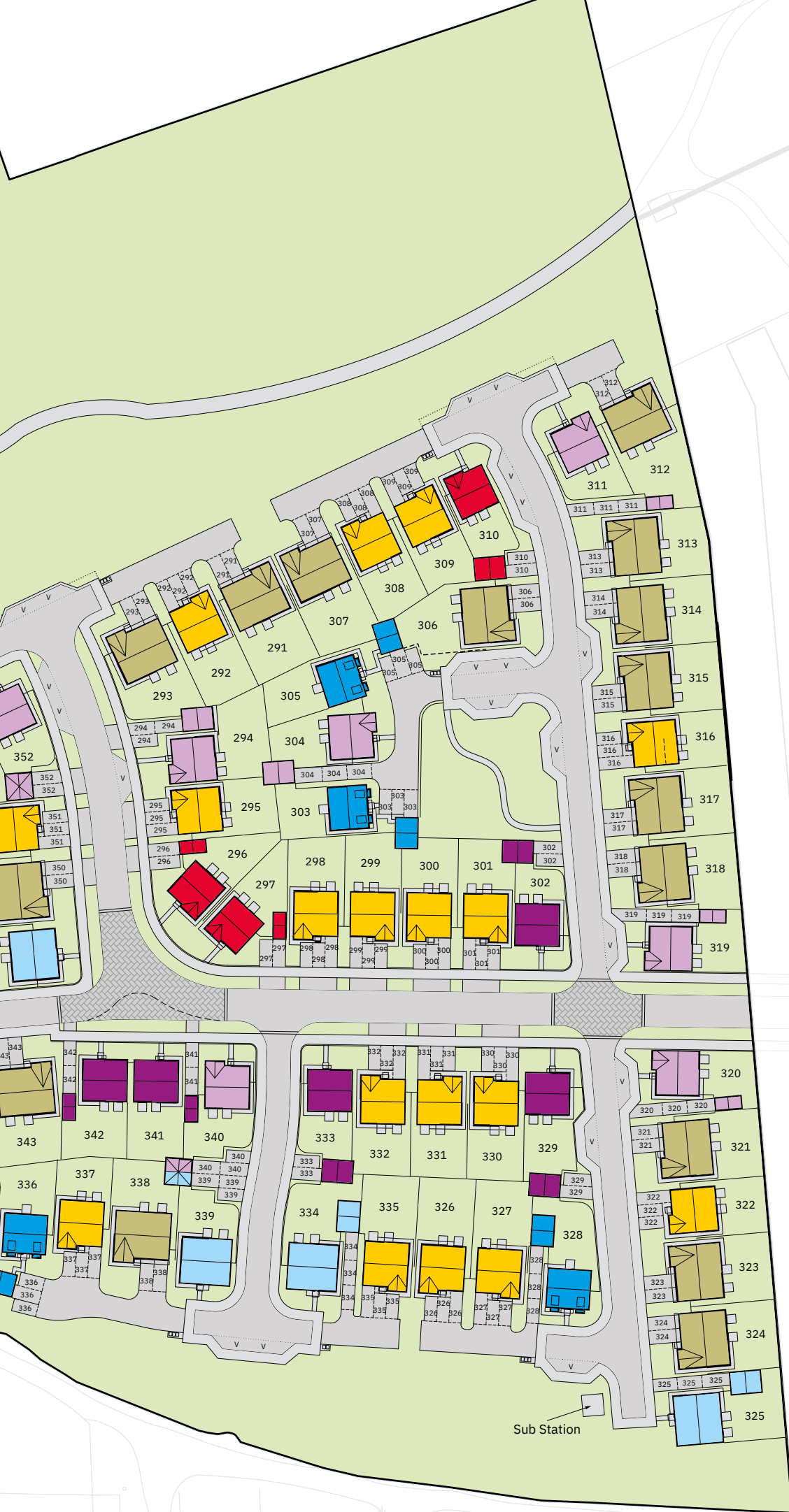
(3) indicates number of bedrooms



CHARLES CHURCH

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# The Mayfair

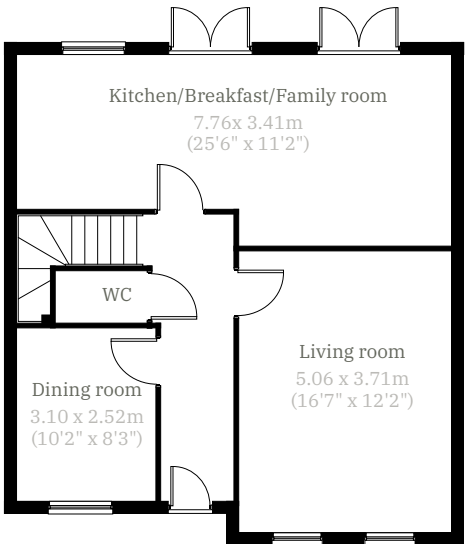


THE MAYFAIR

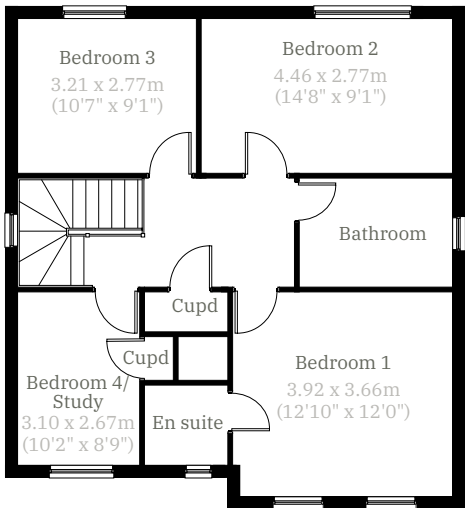
Four bedroom home

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | 82                      |
| (92-100) A                                  |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

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 French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and en suite to the bedroom one.



Ground floor



First floor

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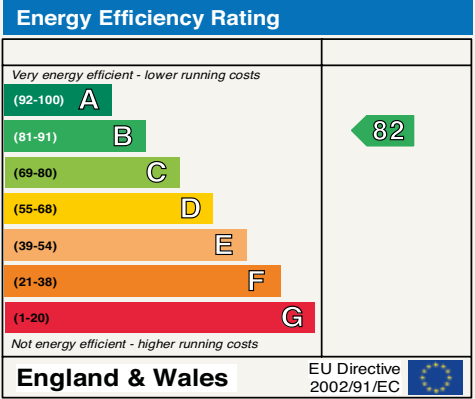


# The Harley

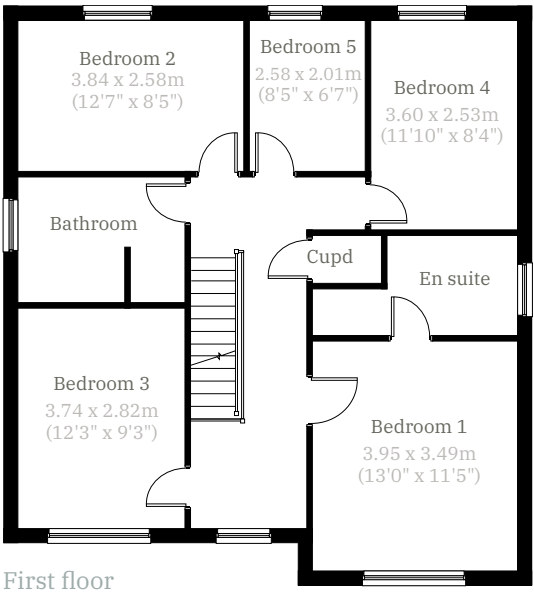
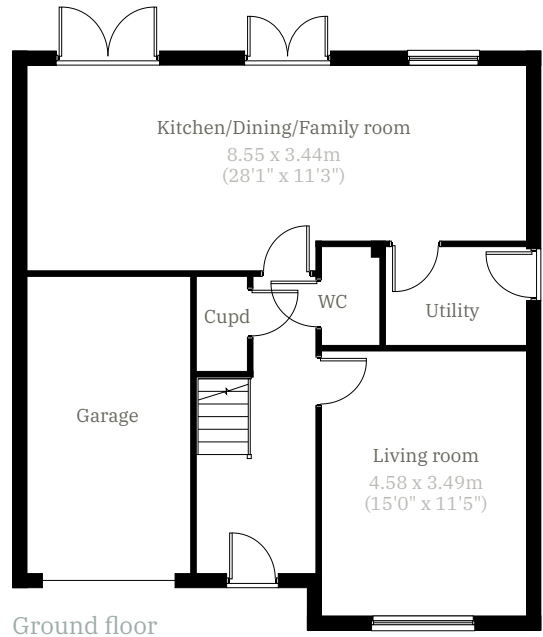


THE HARLEY

Five bedroom home



Careless, modern living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a spacious open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms, a family bathroom with modern fixtures and fittings and an en suite to both bedrooms one and two.



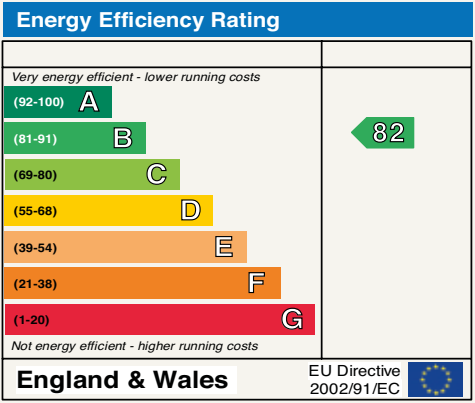
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# The Marlborough

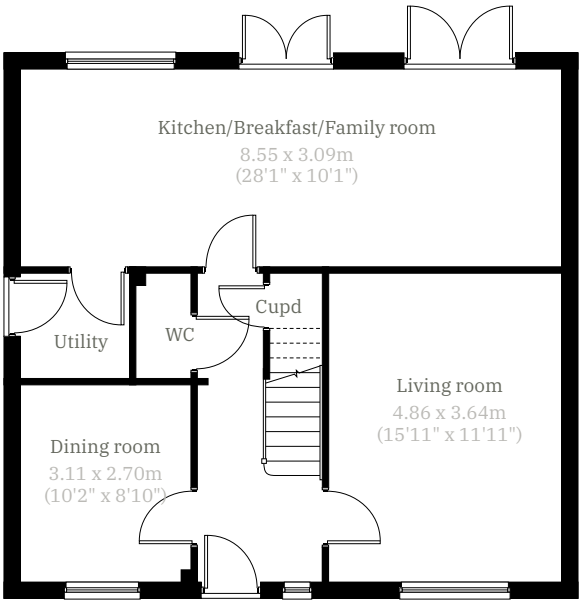


THE MARLBOROUGH

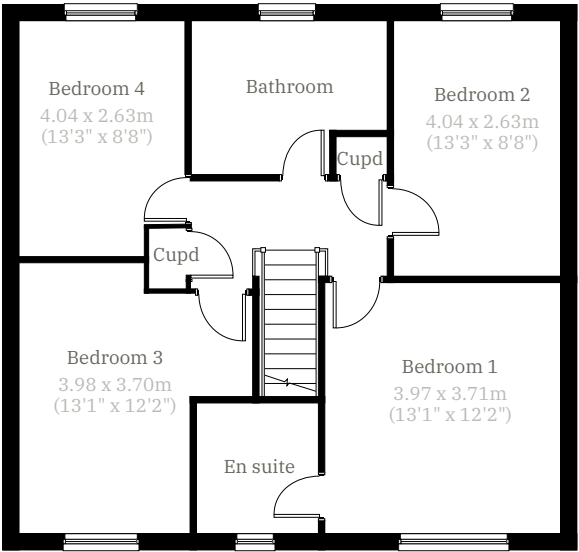
Four bedroom home



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 two handy storage cupboards.



Ground floor



First floor

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# The Marylebone



THE MARYLEBONE

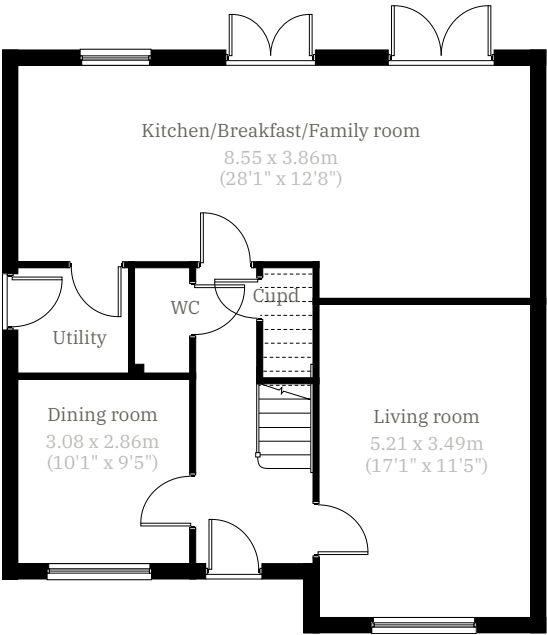
Five bedroom home

| Energy Efficiency Rating                                                                                                                                                                                                                                                      |           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92-100) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | <p>82</p> |
| <p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>                                                                                                                                  |           |

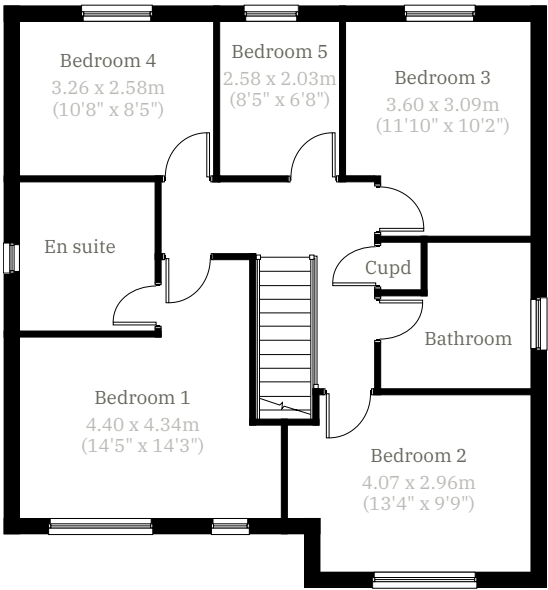


~~A spacious and stylish family home, the open-plan kitchen/breakfast/family room is the heart of the Marylebone.~~

The front aspect living room and separate dining room mean you have all the space you need 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, and three further double bedrooms as well as a smaller bedroom.



Ground floor



First floor

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# The Holborn

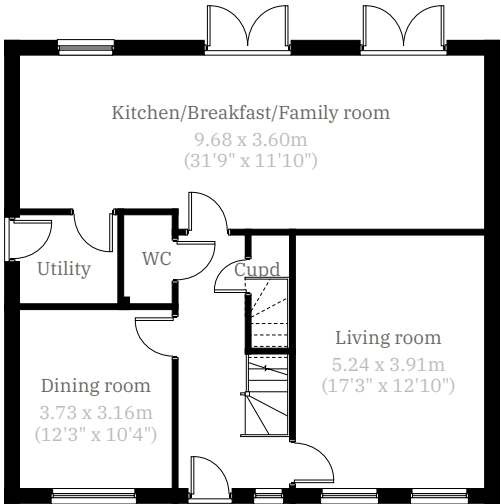


THE HOLBORN

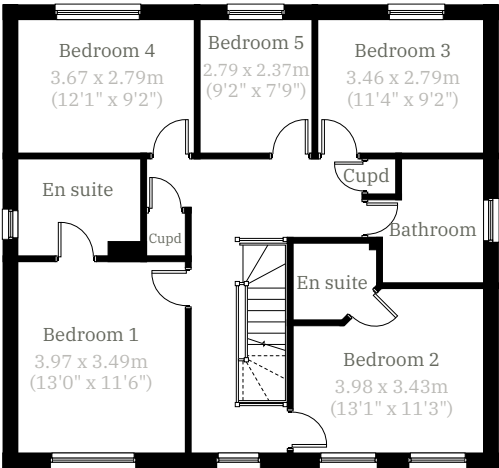
Five bedroom home

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | 82                      |
| (92-100) A                                  |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

The Holborn is a five-bedroom home designed for modern family living. The kitchen/breakfast/family room features double French doors leading out to the rear garden, plus the separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage and there's a separate dining room. The first floor features four generously-proportioned bedrooms, a smaller bedroom and a family bathroom. Bedrooms one and two both benefit from en suites.



Ground floor



First floor

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# The Fenchurch

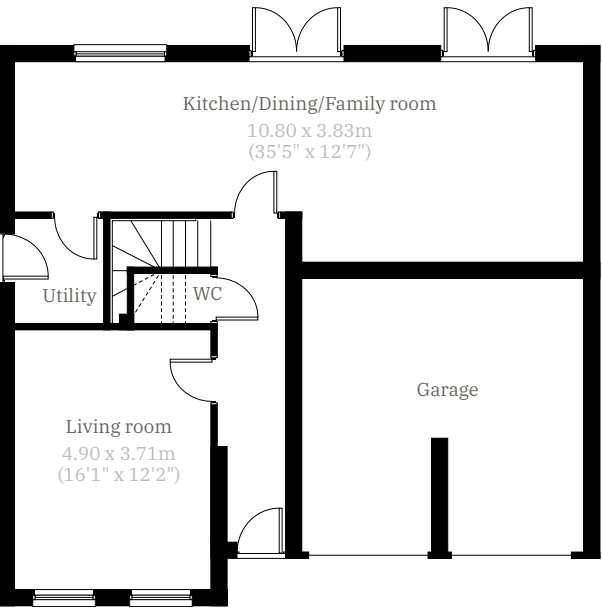


THE FENCHURCH

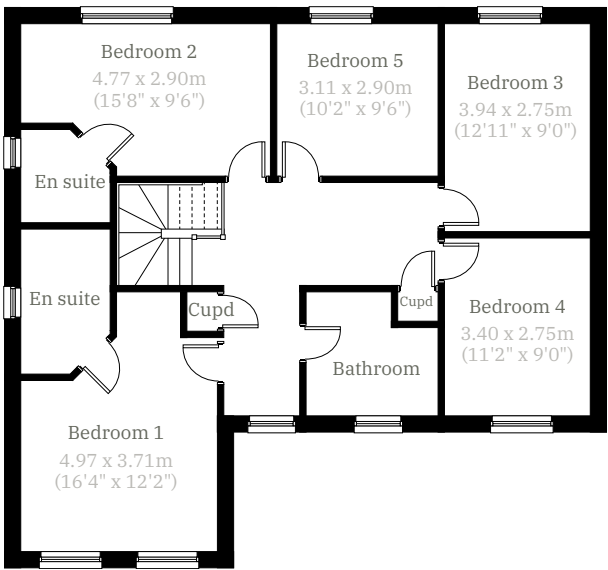
Five bedroom home

| Energy Efficiency Rating                    |                         |
|---------------------------------------------|-------------------------|
| Very energy efficient - lower running costs | 82                      |
| (92-100) A                                  |                         |
| (81-91) B                                   |                         |
| (69-80) C                                   |                         |
| (55-68) D                                   |                         |
| (39-54) E                                   |                         |
| (21-38) F                                   |                         |
| (1-20) G                                    |                         |
| Not energy efficient - higher running costs |                         |
| England & Wales                             | EU Directive 2002/91/EC |

The Fenchurch is a beautiful five-bedroom home. The spacious kitchen/dining/family room, with French double doors leading out to the rear garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room with outside access and a downstairs WC. The first floor features a family bathroom and two handy storage cupboards. Bedrooms one and two both enjoy their own en suite, while bedroom five could also be used as a study.



Ground floor



First floor

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# The Regent

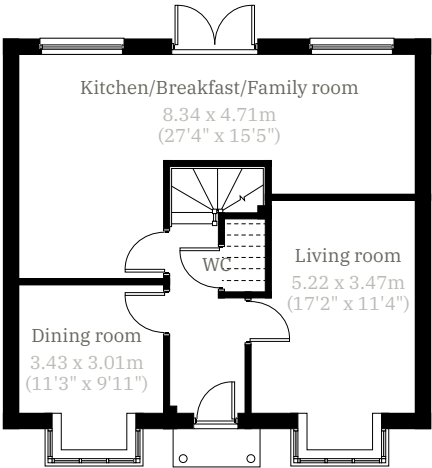


THE REGENT

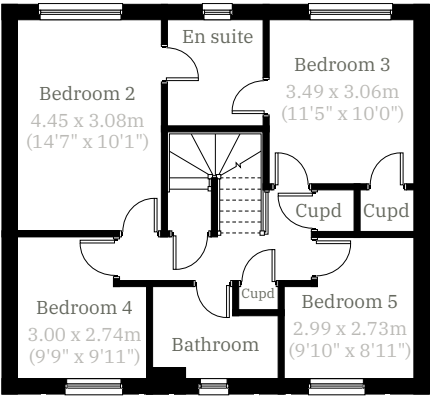
Five bedroom home

| Energy Efficiency Rating                                                                                                                                                                                                                                                               |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <div>Very energy efficient - lower running costs</div> <div><div><div>(92-100)A</div><div>(81-91)B</div><div>(69-80)C</div><div>(55-68)D</div><div>(39-54)E</div><div>(21-38)F</div><div>(1-20)G</div></div><div>82</div></div> <div>Not energy efficient - higher running costs</div> |  |
| <div>England &amp; Wales</div> <div>EU Directive 2002/91/EC</div> <div></div>                                                                                                                       |  |

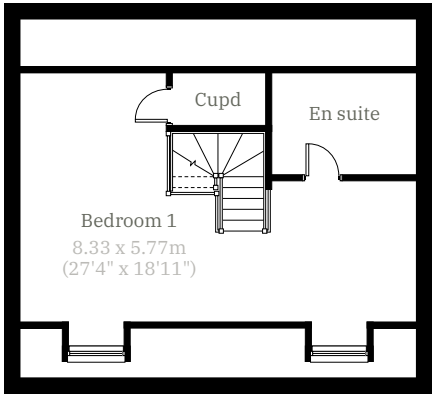
A stunning detached home with an impressive open plan kitchen/breakfast/family room, the Regent has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room with a bay window and a separate dining room. The top floor bedroom one is a spacious sanctuary with a large en suite and handy storage cupboard. The first floor is home to four further bedrooms and a family bathroom.



Ground floor



First floor



Second floor

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# Specifications



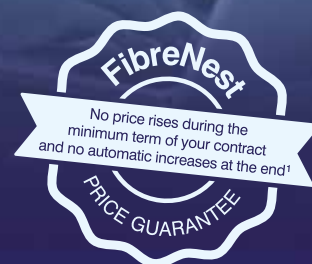
- > UPVC double glazed windows
- > Smooth finish ceilings
- > Polished chrome light switches downstairs (except utility)
- > Polished chrome electric sockets to hallway and kitchen
- > Polished chrome downlighters to kitchen, bathroom and master en suite
- > Downlighters to kitchen, bathroom and en suite(s)
- > White 5-panel vertical doors
- > Gas central heating
- > UPVC double glazed windows
- > TV point to living room
- > Pre-wired for digital TV
- > Telephone points to living room
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel splashback or upgrade to colour splashback
- > Two single electric ovens
- > Plumbing for washing machine
- > Stainless steel gas hob or 4-zone black hob
- > Contemporary style sanitaryware (i life Range)
- > Choice of wall tiling (dependent on build stage)
- > Mira Minimal shower to family bathroom and Mira Vito shower to en suite(s)
- > Mira Minimal second en suites
- > Thermostatic radiator valves to bedrooms
- > Lockable windows
- > Smoke detectors to each non-habitable room
- > Power and light to garage (within integral of plot)
- > 1.8-metre high fence
- > 10 year new homes warranty







Your home, better connected  
for a brighter future



Ultrafast 500Mb broadband is available  
on this development.

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.

## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



support@fibrenewest.com

Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:

# Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

## > The choice is all yours.

Your choices from the Select Options range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

## > Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





## It pays to buy new.



### No chains

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.



### No space goes to waste

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.



### Living it up in style

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



### Less work, more freedom

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



### Flexible ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.



### Better safe than sorry

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.



### Lower energy bills

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.



### First-rate, not second-best

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them. Win-win.



### Long-term peace of mind

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.



### The choice is all yours

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).



# #CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](https://www.instagram.com/charleschurchhomes)



## Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchlife) and you could be the lucky winner that is chosen each month to receive a **£100** White Company voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good luck





## Fallow Grange

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w: [www.charleschurch.com/fallow-grange](http://www.charleschurch.com/fallow-grange)

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Charles Church Developments Limited, Registered  
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Registered in England no: 1182689

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[charleschurch.com](http://charleschurch.com)