



CHARLES CHURCH



Cathedral View

Lincoln | Lincolnshire



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

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 2023 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,

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 ponds, 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.



Cathedral View

Lincoln | Lincolnshire



Key features:

- Choice of four and five-bedroom homes
- Nearby shops, pubs & family activities
- Rural views and walking routes close by
- Excellent commuter links nearby

Beautiful new homes in the historic city of Lincoln.

Cathedral View offers a range of four and five-bedroom homes on the outskirts of the city, with amenities close to hand and superb transport links.

Known for its impressive cathedral, cobbled streets and medieval architecture in the Cathedral Quarter, Lincoln is a historic city with many sights to explore. It's also a vibrant place to live, with a great range of shops, bars, eateries, two universities and a convenient transport network.

Living at Cathedral View you'll have all of this within 3 miles while the Carlton Centre - a retail park offering supermarkets, popular stores and food outlets - is a short walk away.

There are plenty of ways to stay active in the local area. Lincoln's West Common, South Common and Arboretum are all lovely open spaces for a walk or run, and on rainy days you can enjoy indoor sports at Yarborough Leisure Centre. A bit further afield, Tattershall Water Park is bound to be a favourite for a day out, and Lincolnshire Wolds Area of Outstanding Natural Beauty is a scenic

A good education for all.



There's a choice of well-respected schooling for all ages, all of which are located within 5 miles of Cathedral View. St Giles Nursery and Lincoln Carlton Academy, both rated 'Outstanding' by Ofsted, are within walking distance of the development. Lincoln Christ's Hospital School and the Priory Lincoln Academy are among the several secondary schools in the city, while two universities add a buzzing student population.

All this alongside the convenient location, great local amenities and rural vistas makes Cathedral View a superb choice for commuters and families looking for a peaceful retreat with all the benefits of a city nearby.



Always in reach.

- > Train services from Lincoln station get you to Nottingham in an hour, Sheffield in an hour and a half, and London in two hours. The A1 and M1 are easily accessible, while the A46 takes you straight down to Leicester. North of Lincoln, you can join the M180 and M62 for Hull and Leeds.



Approximate travel distance by car to:

- > Lincoln City train station: **2.8 miles**
- > Retford Airport: **22.6 miles**
- > A1: **32.6 miles**
- > Doncaster Sheffield: **34.7 miles**
- > M1: **38.4 miles**

Cathedral View

Site plan

Development by Persimmon



Homes



Play Area (180m)

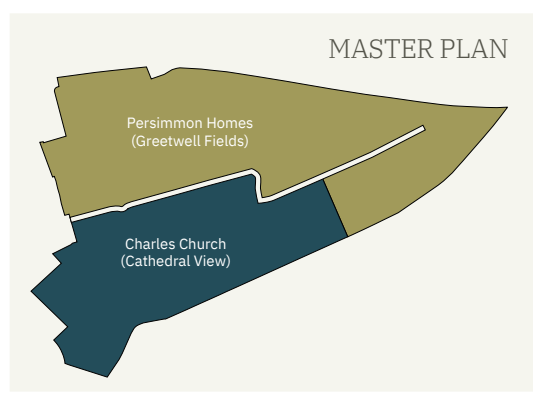
KEY

- The Hollicombe (4)
- The Turnberry (4)
- The Lancombe (4)
- The Seacombe (4)
- The Broadhaven (5)
- The Heysham (5)
- The Oxwich (5)
- The Walcott (5)
- The Torrisdale (5)
- Affordable Housing

(3) indicates number of bedrooms



MASTER PLAN



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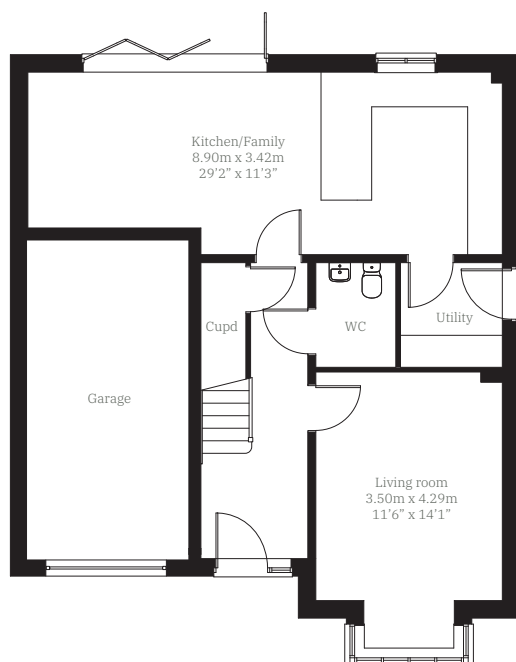
The Hollicombe



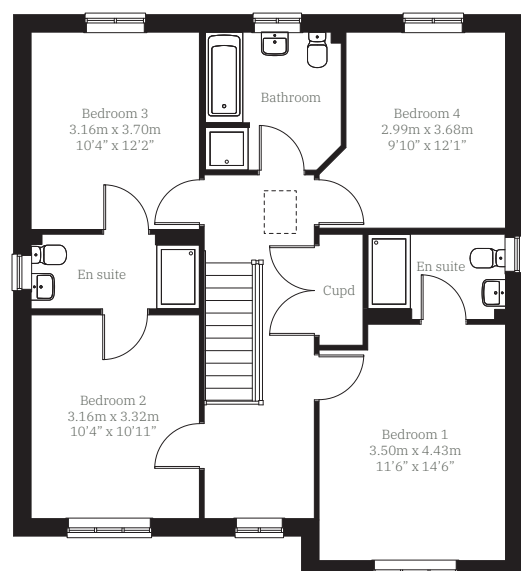
THE HOLLICOMBE

4 bedroom home

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage has internal access and the utility room has outside access – two convenient and practical features that are part of the appeal of the Hollicombe as a family home.



Ground floor



First floor

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The Turnberry

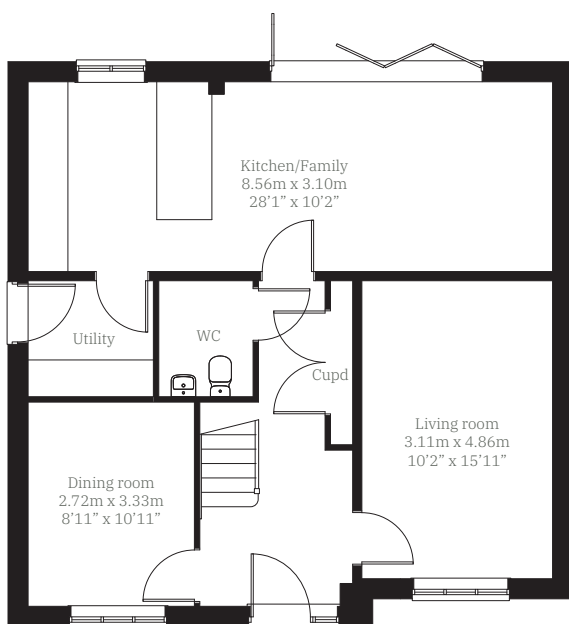


THE TURNBERRY

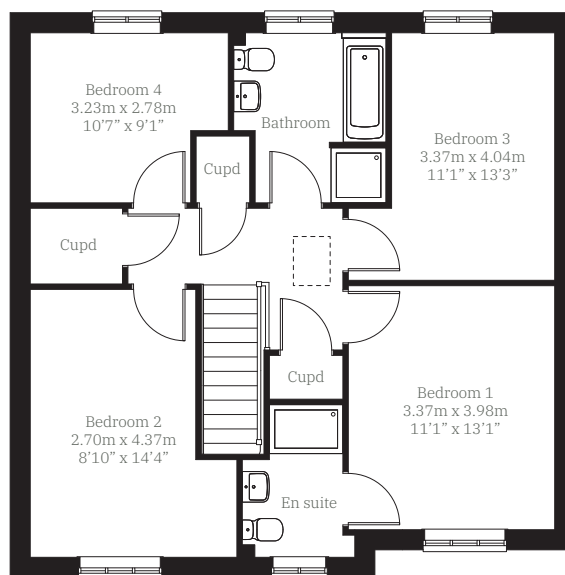
4 bedroom home

Show home
at Cathedral
View

The ground floor of the Turnberry has a great balance of traditional and contemporary living space. There are separate living and dining rooms, and a wonderful open-plan kitchen/family room with a breakfast bar and bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and two bathrooms, a utility room and a garage complete this family-friendly home.



Ground floor



First floor

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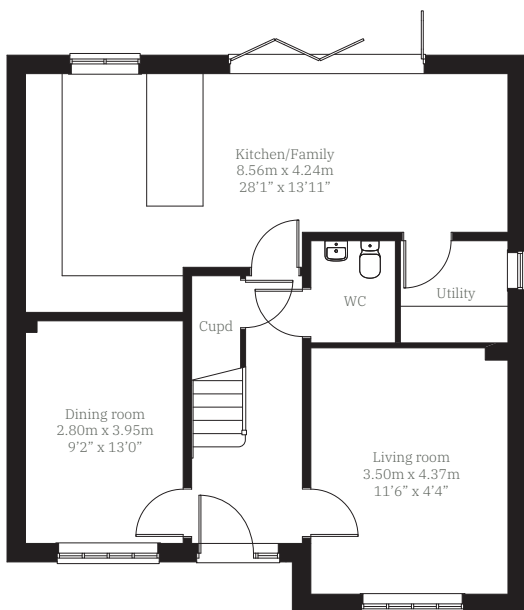
The Lancombe



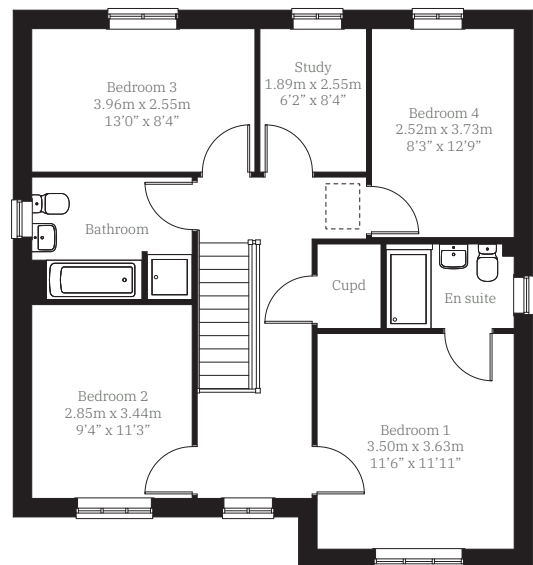
THE LANCOMBE

4 bedroom home

The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.



Ground floor



First floor

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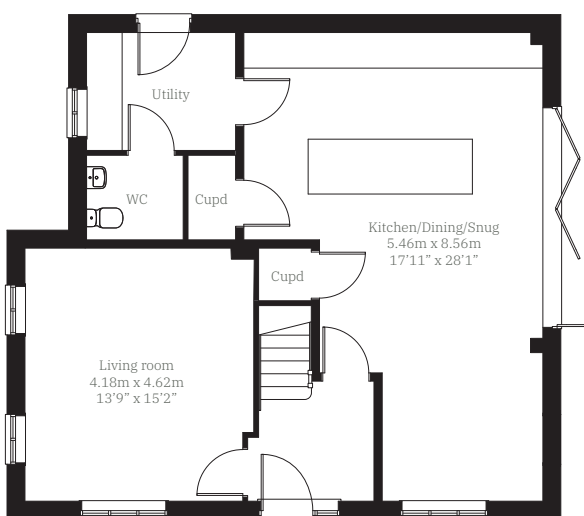
The Seacombe



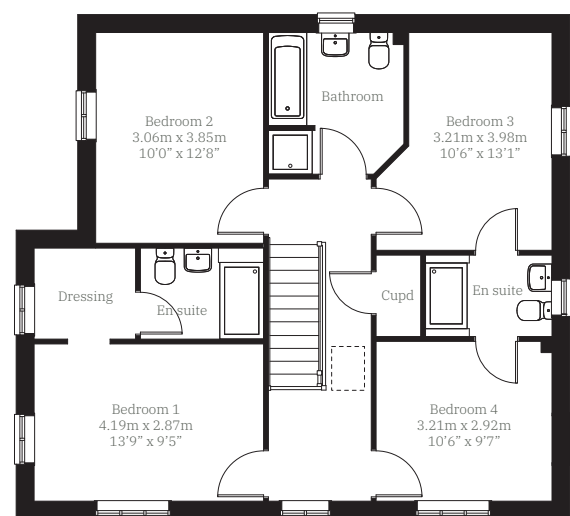
THE SEACOMBE

4 bedroom home

A huge open-plan kitchen/dining/snug room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



Ground floor



First floor

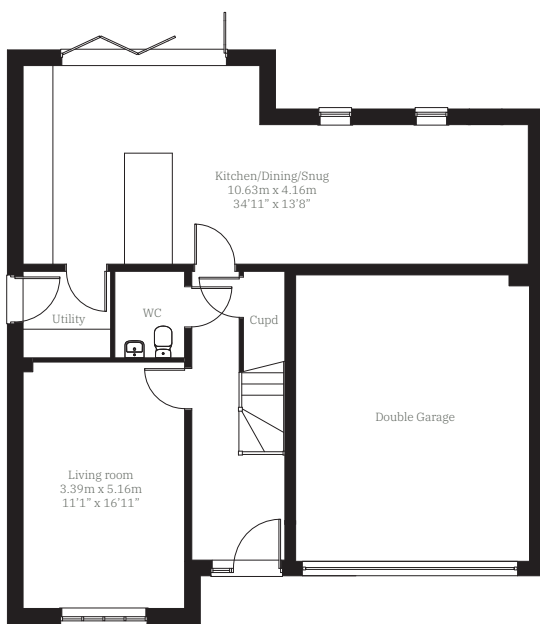
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The Broadhaven

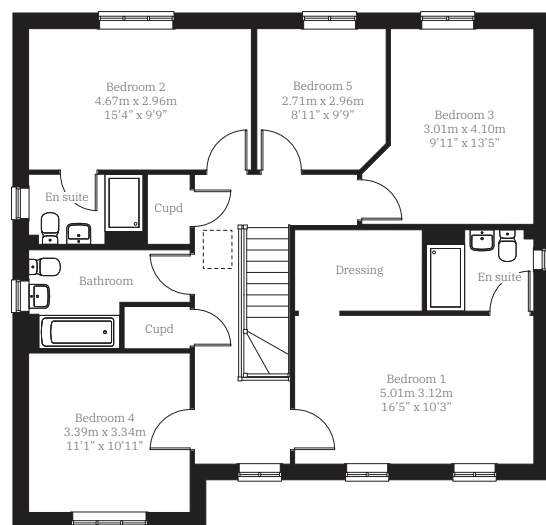


THE BROADHAVEN
5 bedroom home

This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There's still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/snug room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to bedroom one.



Ground floor



First floor

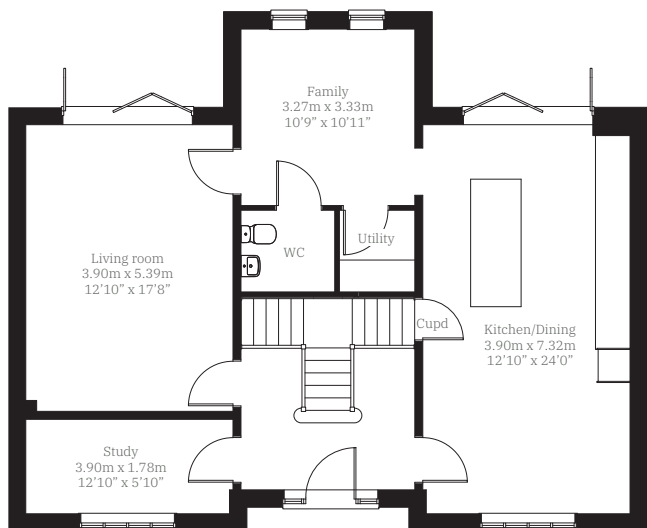
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The Heysham

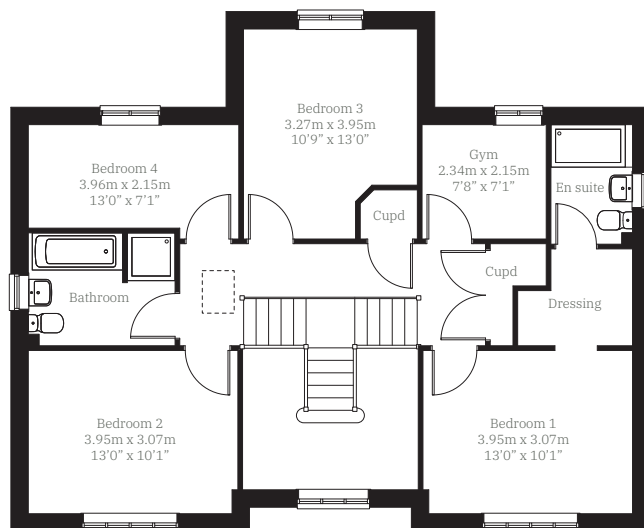


THE HEYSHAM
4 bedroom home

The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that's included in the layout. A family room sits between the kitchen/dining room and the living room - each with wonderful bi-fold doors to the garden.



Ground floor



First floor

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The Oxwich

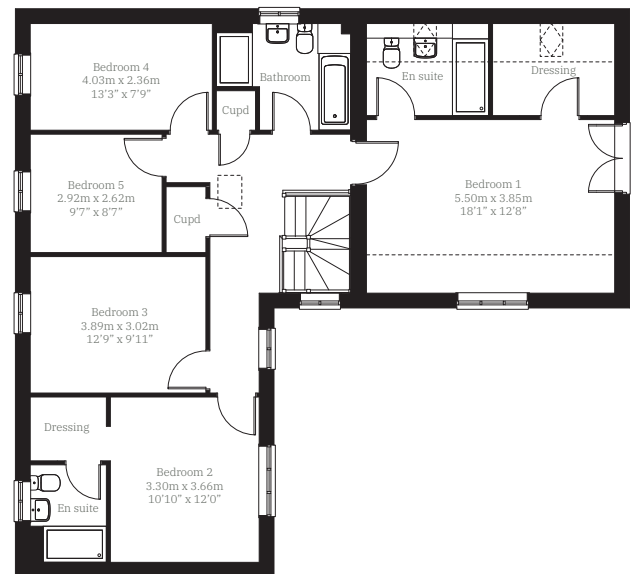


THE OXWICH
5 bedroom home

The Oxwich is a family-friendly home that's ideal for visitors too – with an en suite guest room in addition to the luxurious dual-aspect en suite to bedroom one. Three further bedrooms and a family bathroom are ideal for the children. A kitchen/family room is at the heart of the home and bi-fold doors create a wonderful inside/outside entertaining space. A utility, lounge, study and integral garage complete the ground floor.



Ground floor



First floor

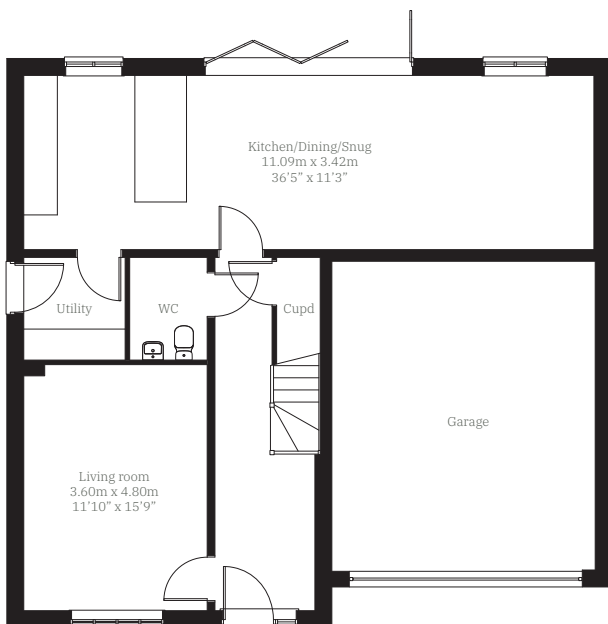
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The Walcott

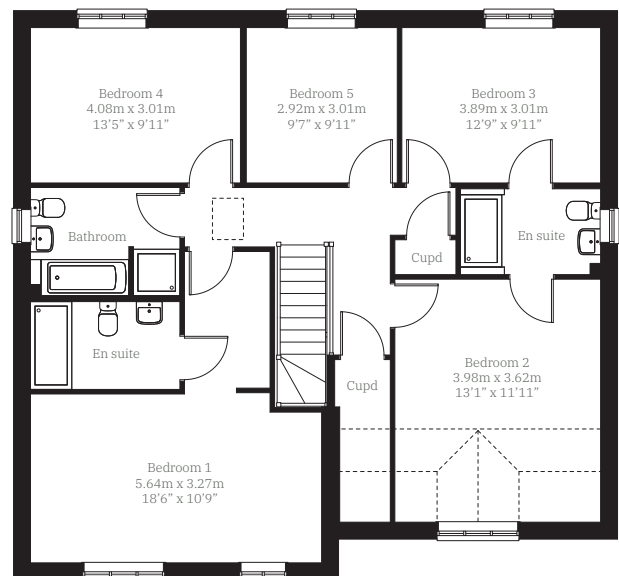


THE WALCOTT
5 bedroom home

The spacious ground floor of The Walcott is shared between a large open-plan kitchen/dining room/snug or family room with bi-fold doors to the garden, a separate living room and an integral double garage. This is a new detached home that's practical as well as attractive. Five bedrooms allow you the scope to use one as a home office, and three bathrooms are ideal for a growing family.



Ground floor



First floor

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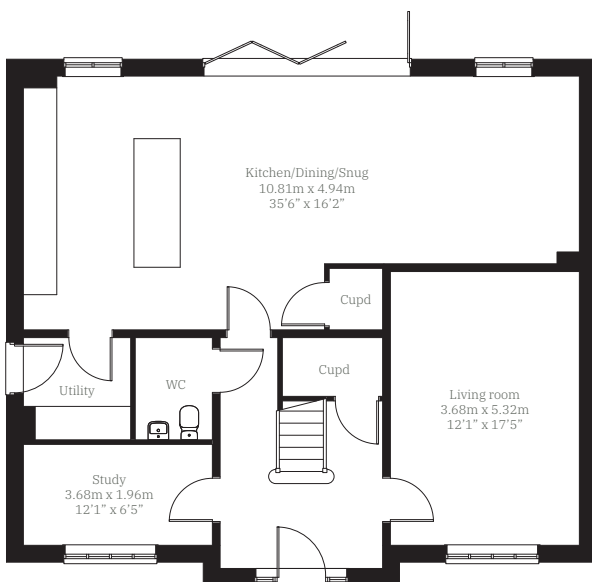
The Torrisdale



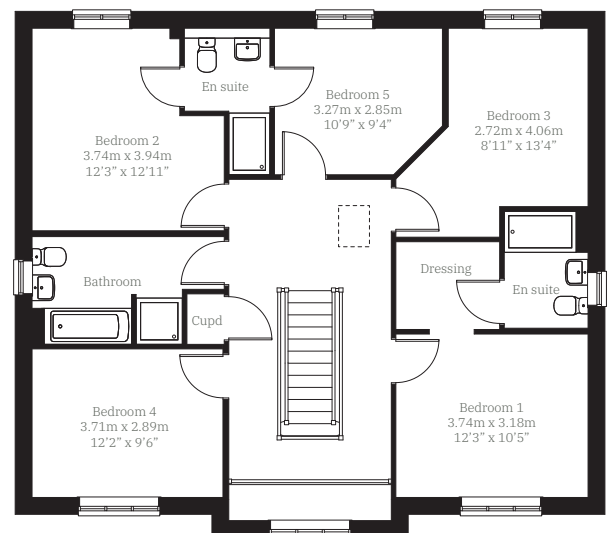
THE TORRISDALE

5 bedroom home

The Torrisdale is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There's also a separate living room, study and ample storage. Upstairs, five bedrooms and three bathrooms give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.



Ground floor



First floor

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Specifications

- ⊗ UPVC double glazed windows
- ⊗ Blocked paved drive
- ⊗ Rear PIR Sensor
- ⊗ Smooth finish ceilings
- ⊗ Chrome sockets and light switches to ground floor and landing
- ⊗ Downlighters to kitchen, bathroom and en suite(s)
- ⊗ Electric spur adjacent to fireplace in living room
- ⊗ Oak veneer internal doors
- ⊗ Oak veneer handrails
- ⊗ Gas central heating
- ⊗ UPVC double glazed windows
- ⊗ TV point to living room and bedroom one
- ⊗ Prewired for digital TV
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Stainless steel or colour splashback
- ⊗ Integrated fridge/freezer
- ⊗ Stainless steel Electrolux electric double oven
- ⊗ Plumbing for washing machine
- ⊗ Stainless steel gas hob
- ⊗ Integrated dishwasher
- ⊗ Contemporary style sanitaryware (Tempo Range)
- ⊗ Choice of wall tiling (dependent on build stage)
- ⊗ Mira Agile S EV eco shower to family bathroom and en suite(s)
- ⊗ Mira Agile EV to second en suites
- ⊗ Chrome towel radiators in main bathroom and en suite(s)
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ Burglar alarm
- ⊗ Lockable windows
- ⊗ Security chain to front door
- ⊗ Smoke detectors to entire house
- ⊗ Power and light to garage (within integral of plot)
- ⊗ 1.8-metre high fence
- ⊗ Doorbell and black coach light to front
- ⊗ Electrics - EV charging point, pre wired for car charging. Sockets can be purchased within our select options range
- ⊗ 10 year new homes warranty



#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](#)



Snap. Share. Win.

Upload your own photos with the hashtag **#CharlesChurchLife** and you could be the lucky winner that is chosen each month to receive a **£100** John Lewis voucher. We've included a few past

Visit our Instagram page for terms and conditions.

Good Luck

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 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.



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

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

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

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

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'

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and

7 Warranty.

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

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)

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

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



FibreNest™



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.



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

C:

D:

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Cathedral View

Cathedral View
St. Augustine Road
Lincoln
Lincolnshire
LN2 4ZH

t: 01522 302 095
e: cathedralview.syor@charleschurch.com
w: www.charleschurch.com/cathedral-view

Head office

Charles Church
South Yorkshire
Brickyard Way
Shape Lane
Harworth
Doncaster
DN11 8FG

t: 01302 436 110
e: syor.sales@charleschurch.com

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office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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