



CHARLES CHURCH



Berry Hill Manor @ St John's Grange

Lichfield | Staffordshire



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 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, 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 ponds, and work with ecologists to protect the landscape and biodiversity.

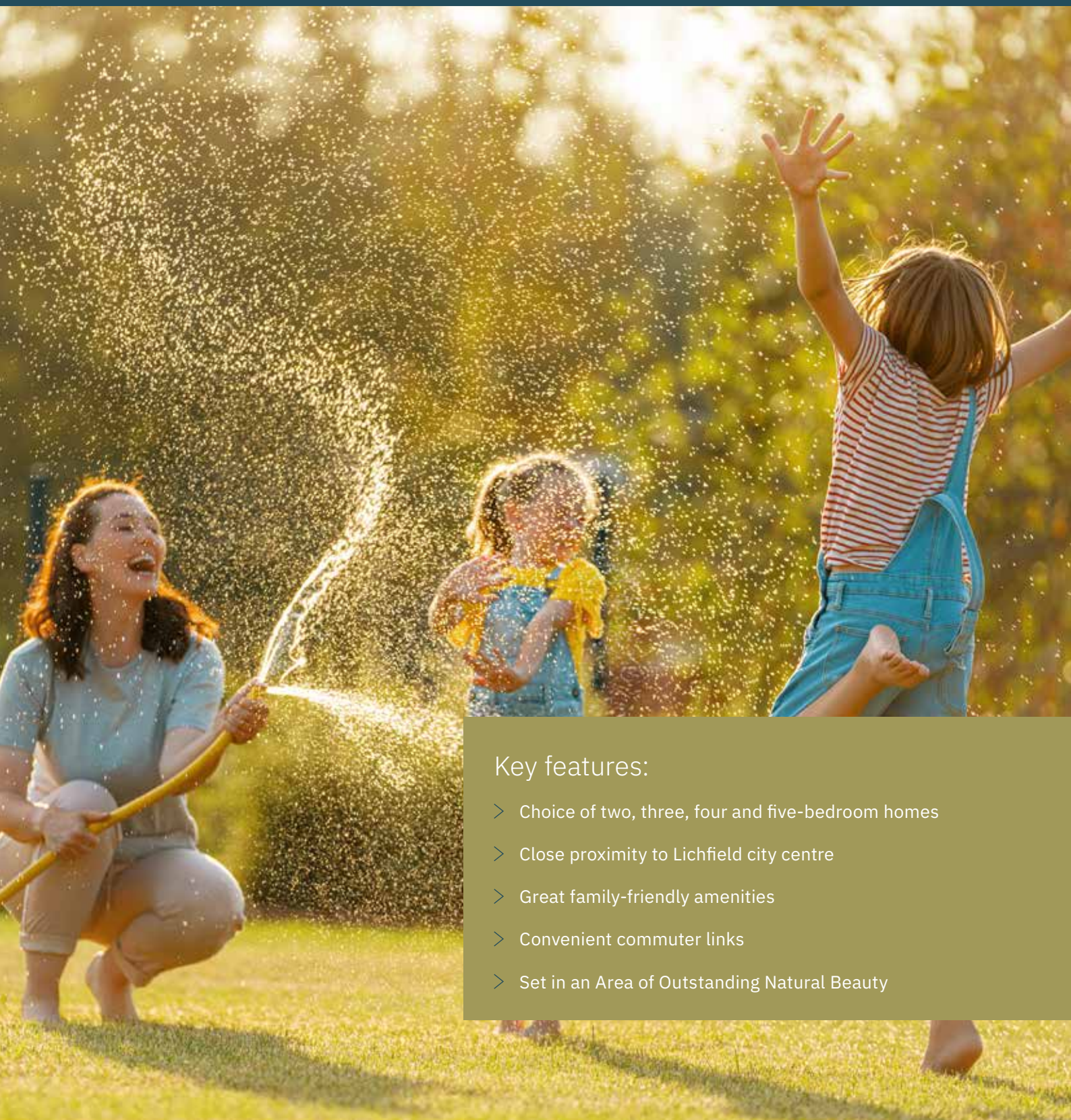
Always by your side.

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.



Berry Hill Manor @ St John's Grange

Lichfield | Staffordshire



Key features:

- > Choice of two, three, four and five-bedroom homes
- > Close proximity to Lichfield city centre
- > Great family-friendly amenities
- > Convenient commuter links
- > Set in an Area of Outstanding Natural Beauty

A superb collection of new homes near the centre of Lichfield, a historic cathedral city.

Berry Hill Manor @ St John's Grange offers a range of stunning two, three, four, and five-bedroom family homes in an excellent location just a mile and a half from Lichfield city centre.

On the map, Lichfield is close to the busy heart of the West Midlands and ideal for commuters. Convenient access to the M6 Toll motorway and Birmingham, Sutton Coldfield, Walsall, Cannock, and Tamworth, are certainly key factors for setting up home here. Lichfield also offers the history and character of a small cathedral city combined with excellent shops, a local market, essential amenities, and several schools including a brand new primary school.

For some down time, the city is home to an array of sports facilities and green spaces, not to mention Staffordshire's pride and joy, the Cannock Chase Area of Outstanding Natural Beauty, just half an hour's drive away.

Berry Hill Manor includes its very own green space for the community here to enjoy. In Lichfield you will find Beacon Park, the largest city park, and the Festival Gardens, Minster Pool, and Stowe Pool are among the city's public spaces. There's a good range of sports clubs, and the Chase Watersports Centre, about 8 miles away, is popular for a family day out. Cannock Chase Area of Outstanding Natural Beauty covers 26 square miles of protected countryside and is crisscrossed with footpaths.

A good education for all.



A new primary school will serve the new community at Berry Hill Manor. Also nearby are the Five Spires Academy primary school, King Edward V1 secondary school, and Saxon Hill, a special education academy. There's a Busy Bees nursery school close by too.

Lichfield Cathedral School is the city's independent school in Cathedral Close. South Staffordshire College offers further and higher education courses in partnership with Staffordshire University.



Always in reach.

- > As well as the obvious benefit to commuters of easy access to the M6 Toll Motorway, the A51, A5, A5148, and A38 are good alternative local routes. Lichfield has two train stations, Lichfield City, which is one mile from Berry Hill Manor, and Lichfield Trent Valley. Between them, their destinations include Birmingham, Redditch, London Euston, Stoke-on-Trent, Stafford, and Crewe. Birmingham International Airport is 20 miles to the south, and East Midlands Airport is 34 miles to the northeast.



Approximate travel distance by car to:

- > Lichfield: **1.0 mile**
- > Chasewater Country Park: **7.3 miles**
- > Sutton Coldfield: **9.9 miles**
- > Birmingham: **17.4 miles**
- > Derby: **25.9 miles**
- > Leicester: **50.2 miles**

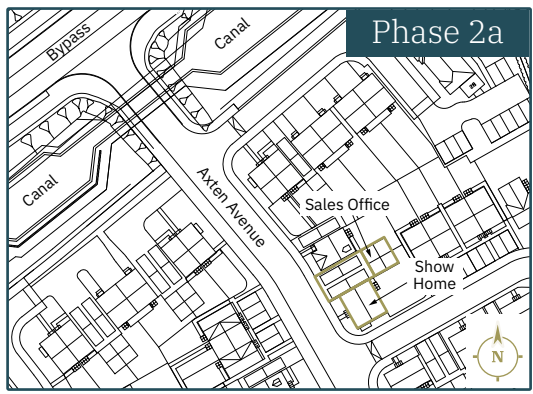
Berry Hill Manor @ St John's Grange

Site plan

KEY

- The Salisbury (2)
 - The York (3)
 - The Lichfield (3)
 - The Lichfield Corner (3)
 - The Winchester (3)
 - The Lincoln (4)
 - The Canterbury (4)
 - The Fenchurch (5)
 - The Bond (5)
 - The Holborn (5)
 - The Broadhaven (5)
 - The Portland (5)
 - The Newhaven (5)
- (3) indicates number of bedrooms
- Gateway Feature

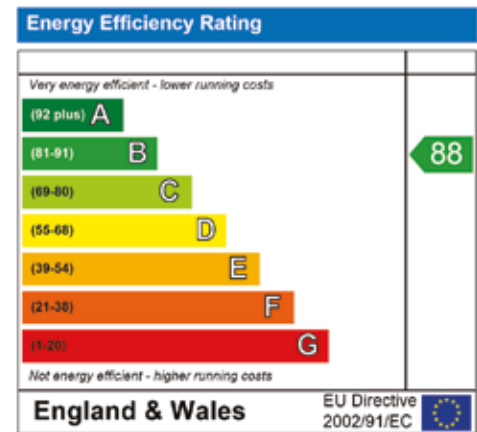




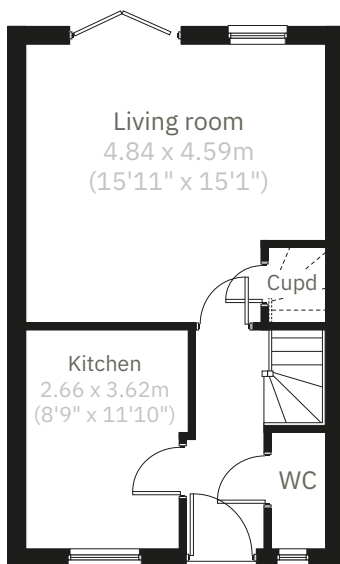
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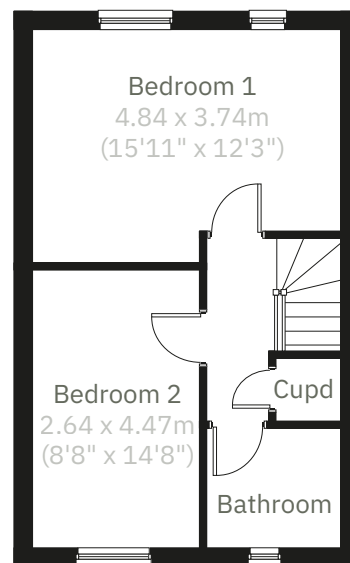
SALISBURY
Two bedroom home



Enjoy the best of modern living in this popular two-bedroom home which benefits from a stylish kitchen, downstairs WC and a spacious living/dining room with bi-fold doors leading into the garden. Upstairs there are two good-sized bedrooms, a family bathroom and further storage cupboard.



Ground floor



First floor

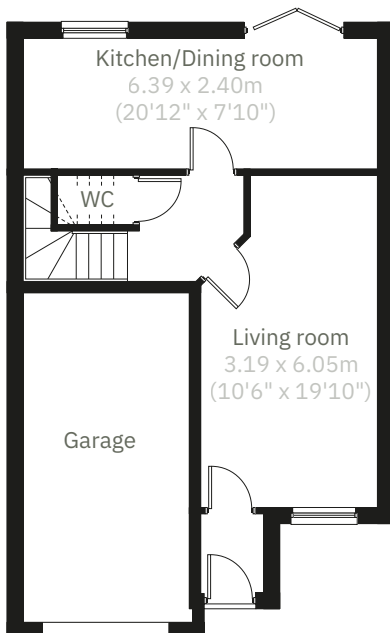
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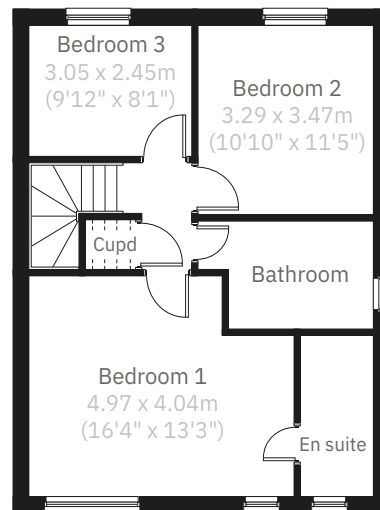
YORK
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	83
(92 plus) 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 York is a thoughtfully-designed three-bedroom home with much to offer, making it popular with families. The bright and modern open-plan kitchen/dining room with bi-fold doors leading into the garden is ideal for entertaining and for family meals. The front porch, inner hallway, downstairs WC and cupboard take care of everyday storage. This home also offers an en suite to bedroom one, a family bathroom and an integral garage.



Ground floor



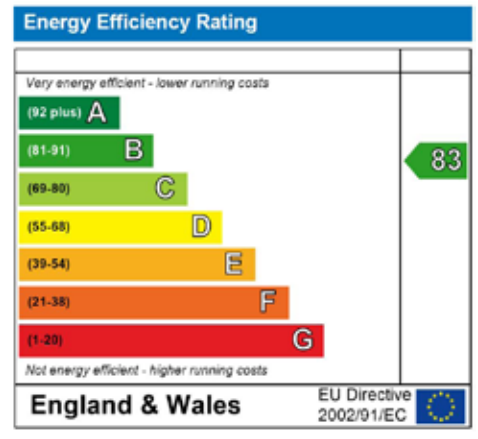
First floor

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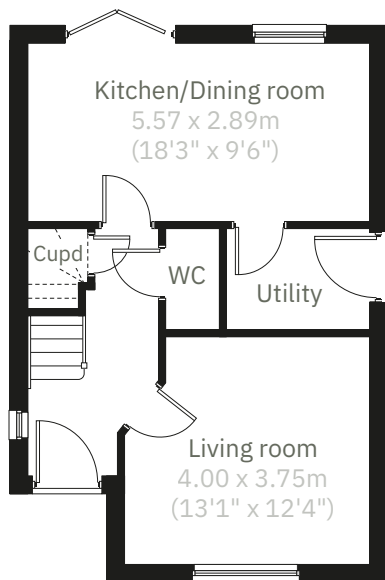


LICHFIELD

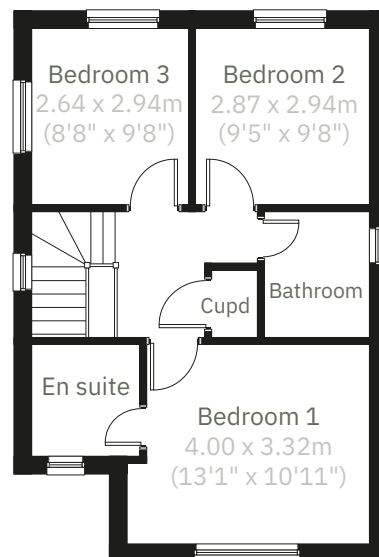
Three bedroom home



Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish kitchen/dining room with bi-fold doors leading into the garden. There's a spacious front-aspect living room, downstairs WC and handy utility room with outside access. Upstairs there are three good-sized bedrooms - bedroom one has an en suite - a family bathroom and a further storage cupboard.



Ground floor



First floor

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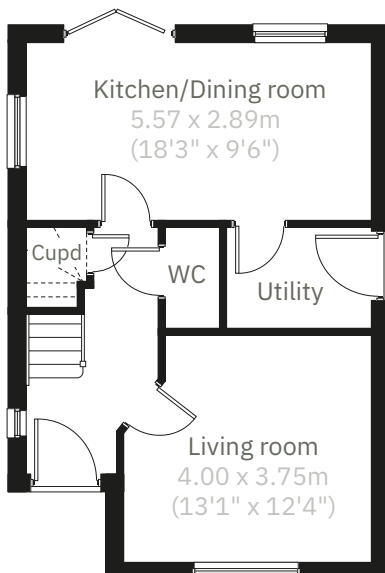


LICHFIELD CORNER

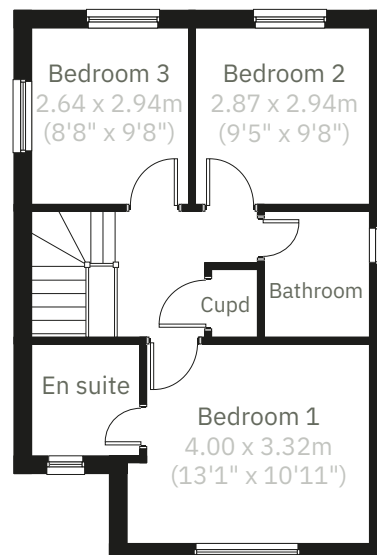
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) 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

Made for modern living, the Lichfield Corner is a popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with bi-fold doors leading into the garden. A 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, there's a family bathroom and another storage cupboard.



Ground floor

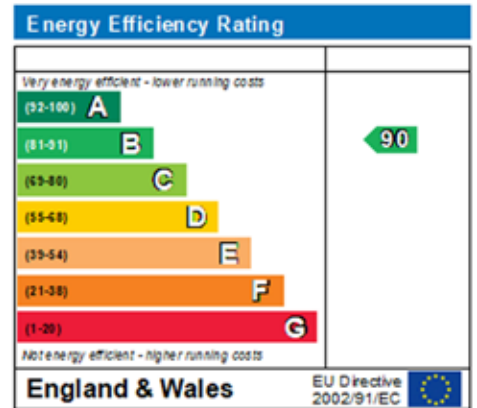


First floor

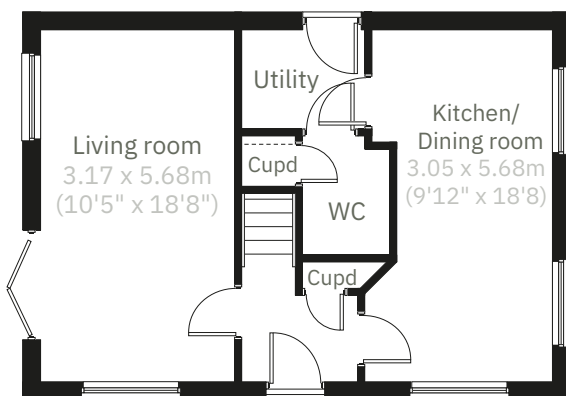
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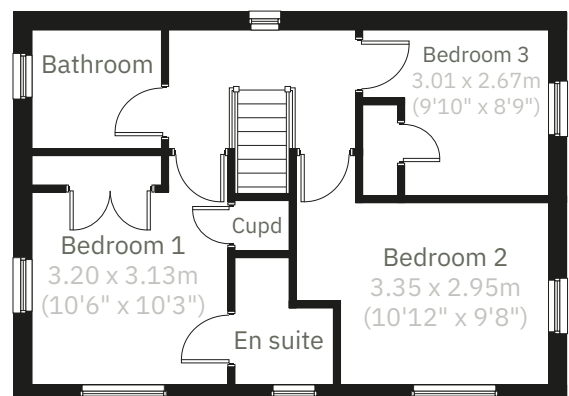
WINCHESTER
Three bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Winchester has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has bi-fold doors leading into the garden. The inner hallway, downstairs WC and cupboards take care of everyday storage. Plus there's an en suite to bedroom one and a family bathroom.



Ground floor

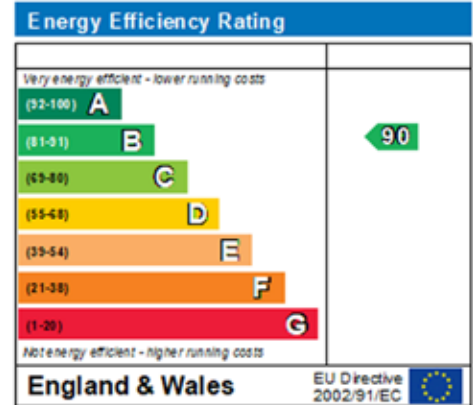


First floor

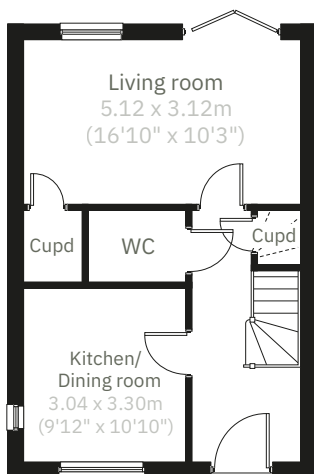
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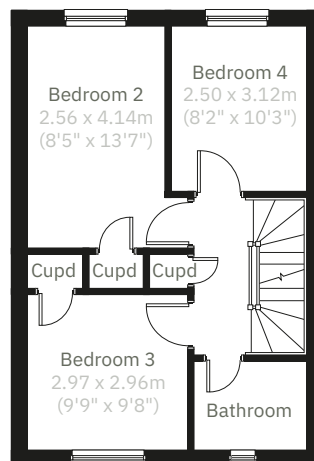
LINCOLN
Four bedroom home



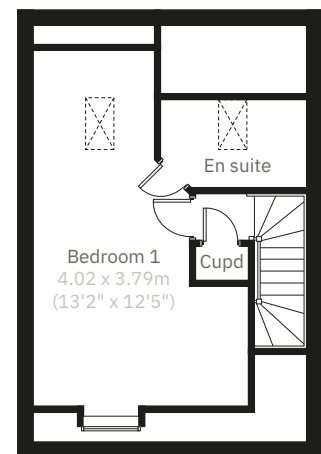
Perfect for the way we live today, the four-bedroom, 2.5-storey Lincoln has a modern kitchen/dining room and a spacious living room with bi-fold doors leading into the garden, making it a home that's ideal for entertaining. The first floor benefits from three nicely-proportioned bedrooms and a family-sized bathroom. The second floor's bedroom one benefits from an en suite and further storage.



Ground floor



First floor



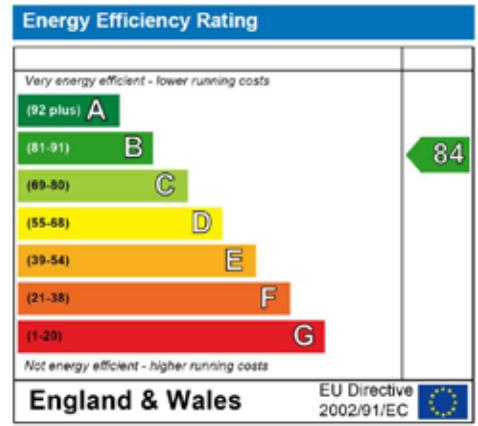
Second floor

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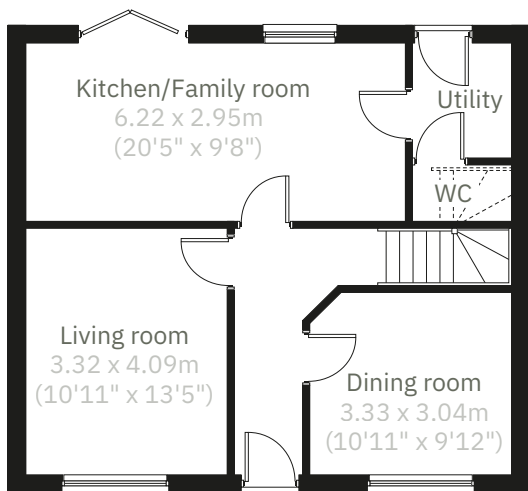


CANTERBURY

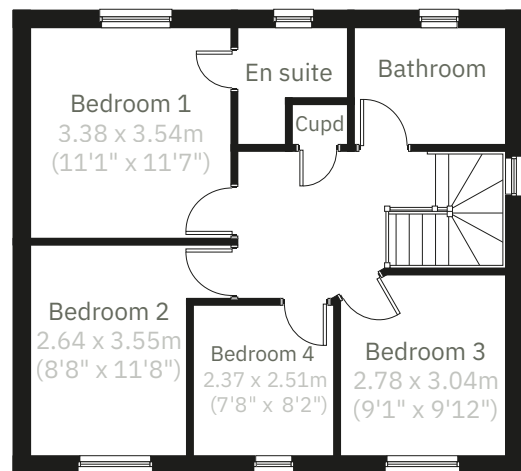
Four bedroom home



A popular family home, the Canterbury ticks all the boxes. The modern and stylish open plan kitchen/family room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

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For Salisbury/York/Lichfield/Lichfield Corner/Winchester/Lincoln/Canterbury Specifications



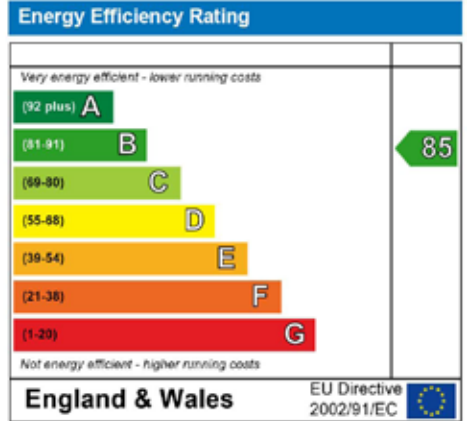
- ⊗ UPVC double glazed windows
- ⊗ Chrome sockets and switches to ground floor and landing
- ⊗ White sockets and switches to remainder of first floor
- ⊗ Chrome downlighters to kitchen, bathrooms, ensuites and cloaks
- ⊗ Oak-effect 5-panel doors
- ⊗ Gas central heating
- ⊗ Living room electrical media plate. TV point to bedroom one
- ⊗ Telephone points to hallway
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Stainless steel or colour splashback
- ⊗ Integrated fridge/freezer fitted as standard
- ⊗ Integrated dishwasher fitted as standard (to 3 beds and above only)
- ⊗ Plumbing for washing machine
- ⊗ Boiler housing in kitchen/utility
- ⊗ Soft close door and drawers
- ⊗ Stainless steel double fan oven, induction hob
- ⊗ Stainless steel chimney hood
- ⊗ Contemporary style sanitaryware
- ⊗ Choice of wall tiling (dependent on build stage) with chrome trim
- ⊗ Half height tiling to sanitaryware wall in bathroom and en suite(s)
- ⊗ Half height tiling to WC
- ⊗ Mira Agile S EV eco shower to family bathroom and en suite(s)
- ⊗ Chrome towel rail to bathrooms and en suite(s)
- ⊗ Floor mounted white shower trays
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ HIVE Smart Heating System
- ⊗ Alarm fitted as standard
- ⊗ Ring Door Bell
- ⊗ Smoke detectors to hall and landing
- ⊗ Power and light to garage
- ⊗ External wall light to front door
- ⊗ 1.8-metre high fence
- ⊗ Rear garden turfed
- ⊗ Mode 3 EV Charging Point
- ⊗ External tap fitted as standard



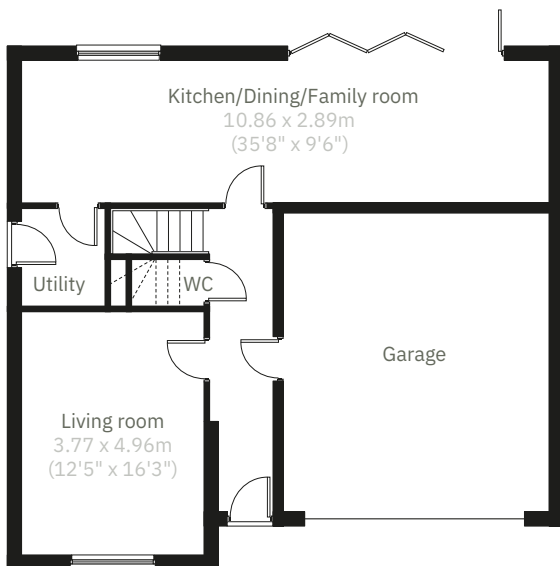


FENCHURCH

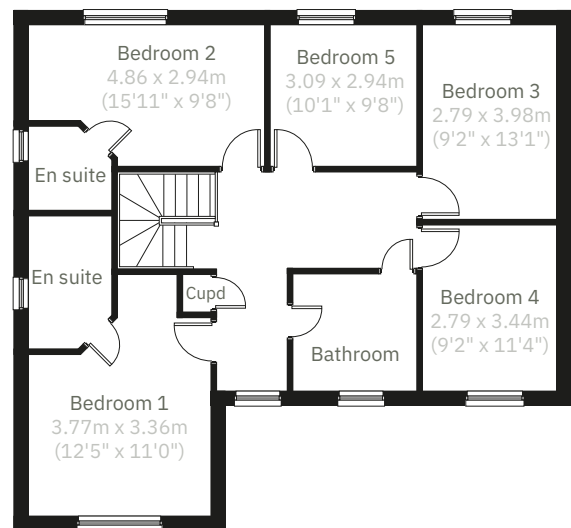
Five bedroom home



The Fenchurch is a five-bedroom family home with an integral double garage. The open-plan kitchen/dining/family room has bi-fold doors to the garden making it a lovely light space for family life. There's a separate living room, utility room with outside access, and a downstairs WC. Upstairs, two of the bedrooms have their own en suites and there's a good-sized family bathroom for the other three bedrooms to use. A storage cupboard on the landing is another great detail.



Ground floor

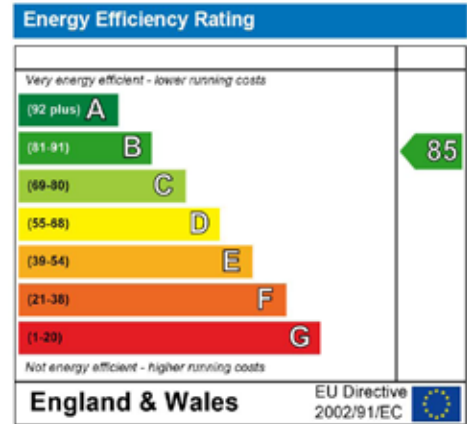


First floor

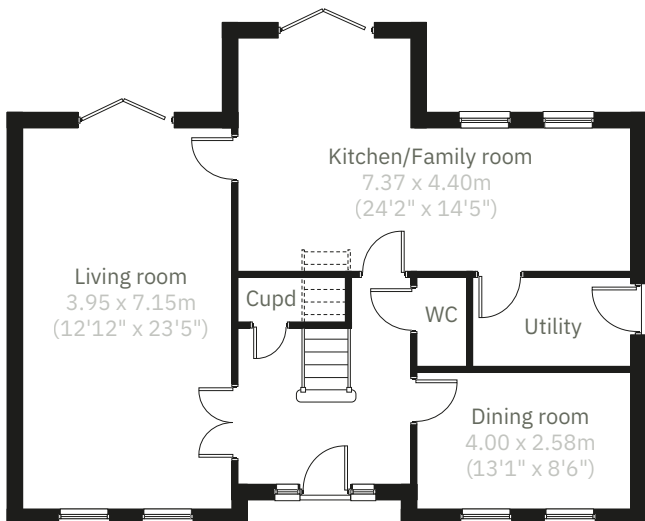
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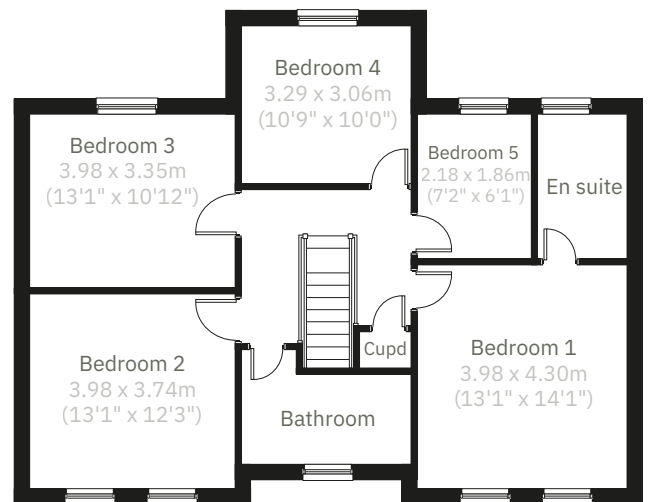
BOND
Five bedroom home



Modern living at its best, the Bond is a stunning five-bedroom home featuring an open plan kitchen/family room with bi-fold doors leading into the garden, bright dual-aspect living room, separate dining room perfect for entertaining, and separate utility with outside access. Upstairs features five spacious bedrooms - bedroom one has an en suite - and a large family bathroom.



Ground floor



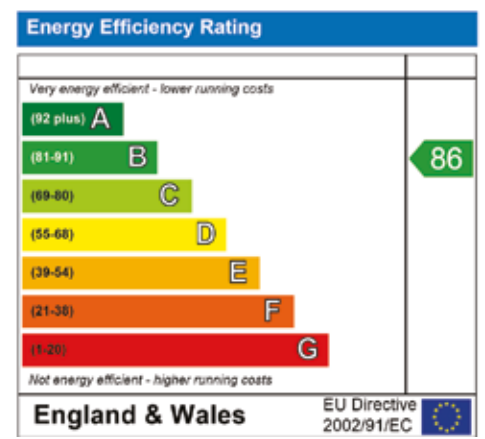
First floor

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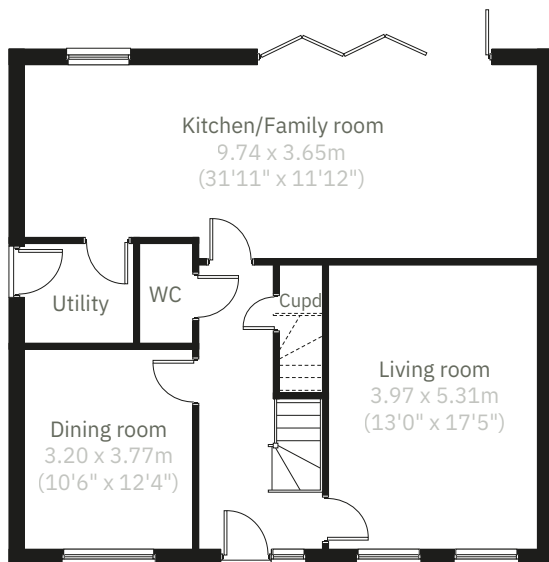


HOLBORN

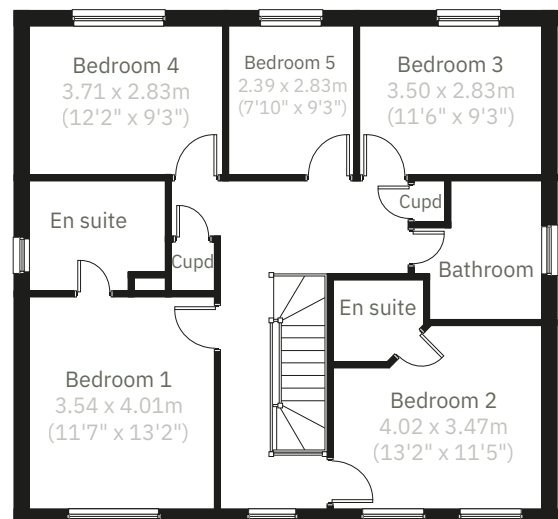
Five bedroom home



The Holborn is a great home for a growing family. There are five bedrooms, a large open-plan kitchen/family room with bi-fold doors to the garden, and separate living and dining rooms. Upstairs, two of the bedrooms have en suites, leaving a lovely family bathroom for the other three to use. Storage cupboards on the landing add to the built-in storage space, plus there's a utility with outside access and a downstairs WC.



Ground floor



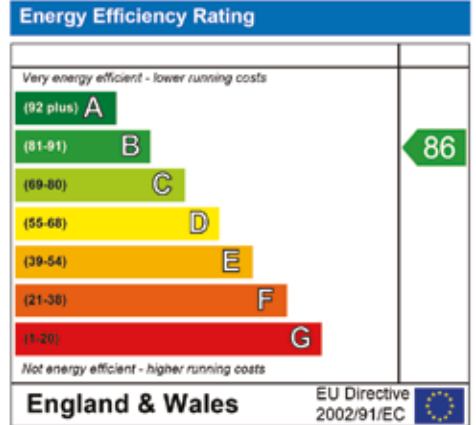
First floor

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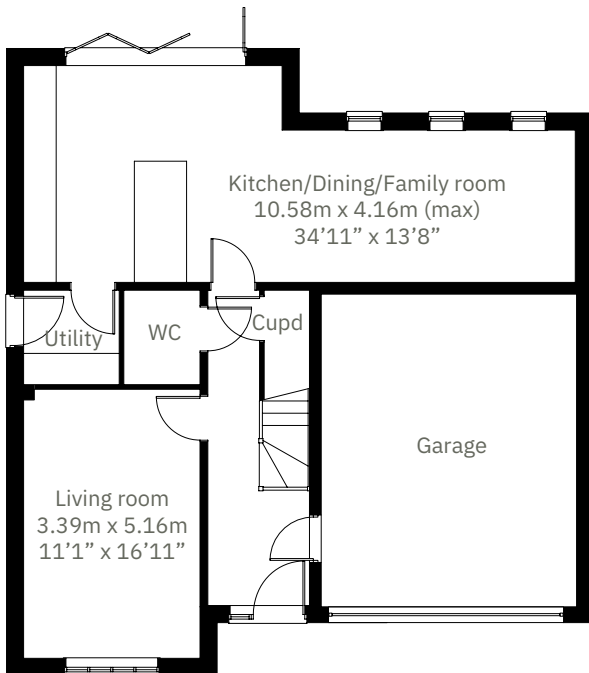


BROADHAVEN

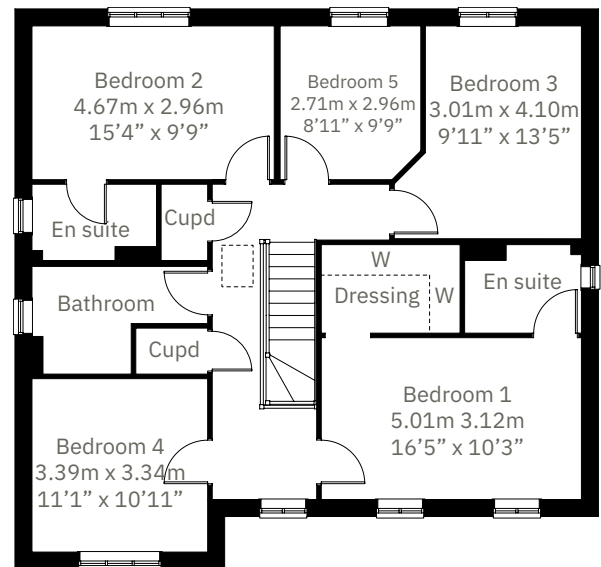
Five bedroom home



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/family 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



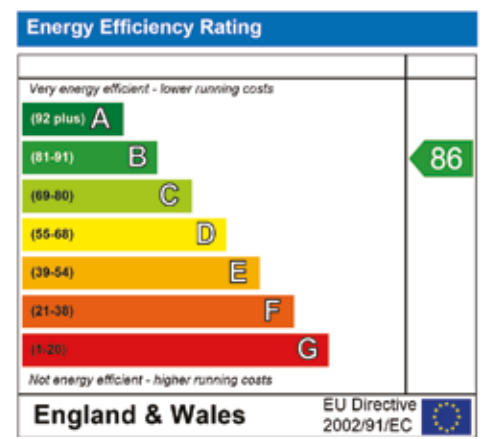
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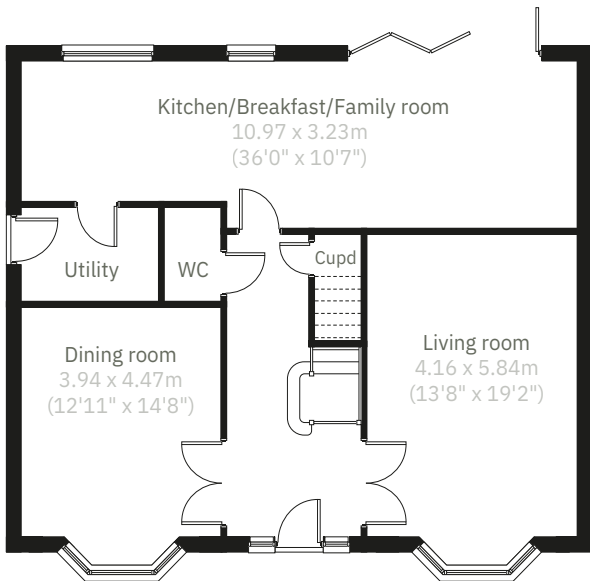


PORTLAND

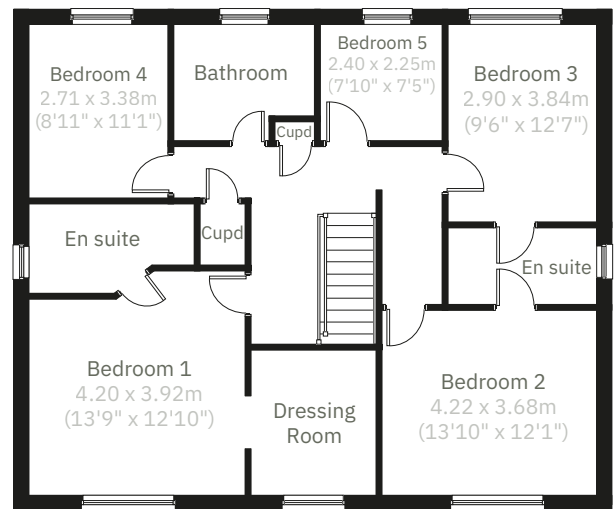
Five bedroom home



The Portland is a grand five-bedroom, three-bathroom, detached home with a large open-plan kitchen/breakfast/family room opening into the garden through bi-fold doors. Both the dining room and living room face the front of the house. There's also a utility room with outside access, a downstairs WC and storage space under the stairs. The first floor has five bedrooms, one of which would make a good study. Bedroom one has an en suite, bedrooms two and three share a Jack and Jill bathroom, and there's a separate family bathroom too.



Ground floor

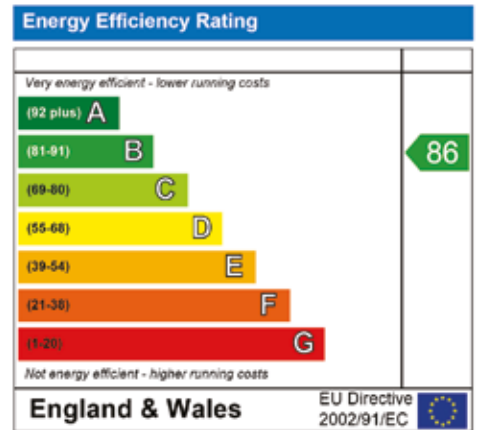


First floor

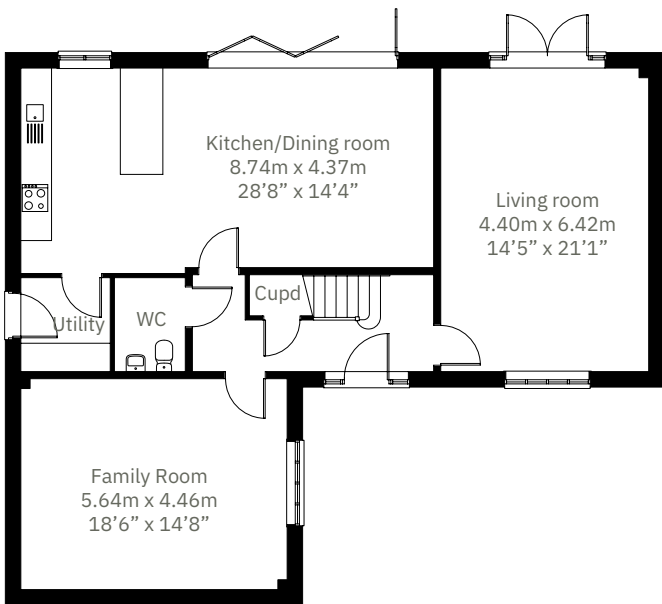
This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on 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.



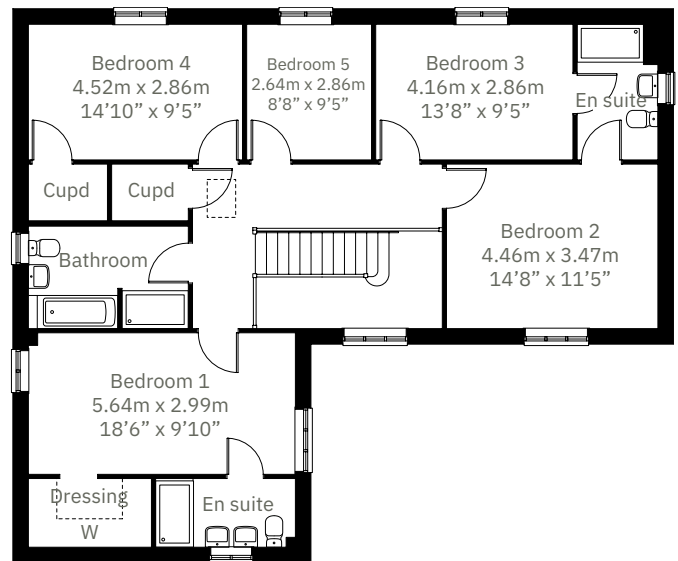
NEWHAVEN
Five bedroom home



This is definitely a family home with wow factor. It features five bedrooms, three bathrooms and a garage, with the open plan kitchen/dining room benefitting from bright bi-fold doors leading to the garden. The Newhaven has a fabulous family room - though of course, you may have your own ideas for this extra space.



Ground floor



First floor

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Specifications



- ⊗ UPVC double glazed windows
- ⊗ Chrome sockets and switches throughout
- ⊗ Chrome downlighters to kitchen, bathrooms, ensuites and cloaks
- ⊗ Oak-effect 5-panel doors
- ⊗ Gas central heating
- ⊗ Living room electrical media plate. TV point to bedroom one
- ⊗ Telephone points to hallway
- ⊗ Chrome-effect ironmongery
- ⊗ Choice of kitchen units/worktop (subject to build stage)
- ⊗ Integrated fridge/freezer fitted as standard
- ⊗ Integrated dishwasher fitted as standard
- ⊗ Plumbing for washing machine
- ⊗ Boiler housing in kitchen/utility
- ⊗ Soft close door and drawers
- ⊗ Stainless steel eye level double fan oven, 5 ring induction hob
- ⊗ Stainless steel chimney hood
- ⊗ Quartz worktops including splashback, cill and riser
- ⊗ Sinks to utility rooms
- ⊗ Integrated microwave as standard
- ⊗ Wine cooler
- ⊗ Under cabinet lighting to kitchen
- ⊗ Contemporary style sanitaryware
- ⊗ Rainfall thermostatic shower to family bathroom and Bed 1 en suite
- ⊗ Mira Azora Electric showers to all other en suites
- ⊗ Chrome towel rail to bathrooms & en suite(s)
- ⊗ Floor mounted white shower trays
- ⊗ Thermostatic radiator valves to bedrooms
- ⊗ HIVE Smart Heating System
- ⊗ Alarm fitted as standard
- ⊗ Ring door bell
- ⊗ Smoke detectors to hall and landing
- ⊗ Power and light to garage
- ⊗ Double electric roller shutter doors and personnel door to garage
- ⊗ 5 External wall lights

- ⊗ 1.8-metre high fence
- ⊗ Rear garden turfed
- ⊗ Mode 3 EV charging point
- ⊗ External tap fitted as standard
- ⊗ Wardrobes to Bed 1 (Broadhaven; Portland & Newhaven to have dressing rooms in lieu of wardrobes)
- ⊗ Choice of wall tiling (dependent on build stage) with chrome trim
- ⊗ Half height tiling to sanitaryware walls in bath and en suite
- ⊗ Half height tiling to WC



#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.

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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 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.



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