



CHARLES CHURCH



The Woodlands

Newcastle upon Tyne | North East



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.



The Woodlands

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Key features:

- > Choice of beautifully-designed five-bedroom homes
- > Nearby shops, pubs & family activities
- > Excellent choice of schools nearby
- > Close to Newcastle city centre

An idyllic setting with much to offer.

The Woodlands is located in the much sought-after Newcastle Great Park, north west of Gosforth. With Newcastle city centre just under 6 miles away and a nature reserve right on your doorstep, it's the ideal balance between countryside tranquillity and busy city living.

The Woodlands is an exclusive development of beautiful five-bedroom homes. A relatively new suburb, Newcastle Great Park has become one of the most desirable places to live in the North East, and offers a sustainable community set between the areas of Gosforth, Fawdon, Kingston Park and Hazlerigg. Along with over 1,500 high quality homes, the area is home to office spaces, a primary school, nursery, and community centre with sports pitches and play areas. In addition, over half of the 1200 acres is being landscaped and has delivered significant biodiversity, drainage and public access improvements.

Living at The Woodlands you'll be within easy reach of local amenities. Kingston Park is just 5 minutes away by car, and offers a great range of retail outlets such as Matalan, TK Maxx and Tesco Extra. Even closer to home, Newcastle Great Park has its own town centre with a Morrisons supermarket, convenience store, takeaway, pharmacy and coffee shop.

One of the primary aims of Newcastle Great Park is to provide an alternative to those looking to move out of Newcastle and into the surrounding towns. That said, you'll still be just a 15-minutes drive from the vibrant heart of the city and all that it has to offer, from fabulous shopping and dining options to great entertainment, arts and culture.

With a true sense of community and a balance of city and country living, The Woodlands could be your perfect place to call home.



Always in reach.

- > Access to the A1 and A19 is convenient and easy and the development is served by excellent transport connections with a range of dedicated public transport options, including a bus service and park and ride facility, as well as public transport service links to Regents Centre metro station. For those looking to travel further afield, Newcastle International Airport is only a 10-minute drive from the development.



Approximate travel distance by car to:

- > Newcastle International Airport: 4.4 miles
- > Newcastle upon Tyne: 5.8 miles
- > Metrocentre: 7.3 miles
- > Whitley Bay: 10.4 miles
- > South Shields: 15.2 miles

The Woodlands

Site plan



KEY

- The Seacombe (4)
- The Strand (5)
- The Harley (5)
- The Holborn (5)
- The Marylebone (5)
- The Broadhaven (5)
- The Bond (5)
- The Compton (5)
- The Portland (5)

(5) indicates number of bedrooms



CHARLES CHURCH



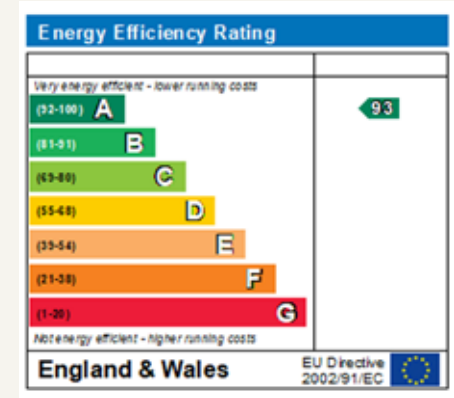
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.



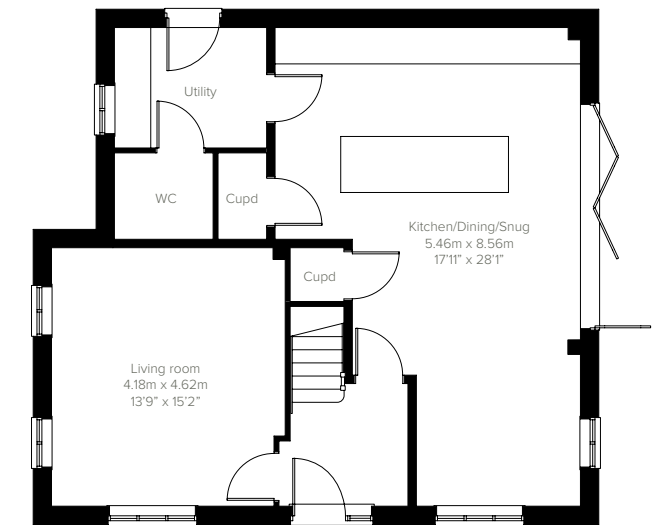
The Seacombe



THE SEACOMBE
4 bedroom home



A huge open-plan kitchen/dining 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



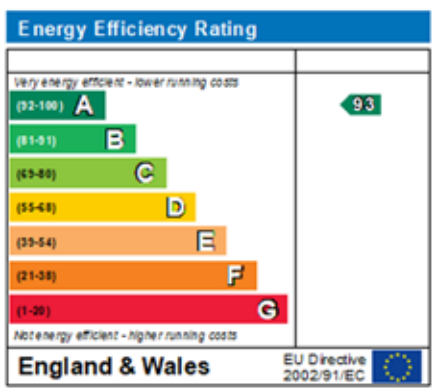
First floor

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. 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 home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

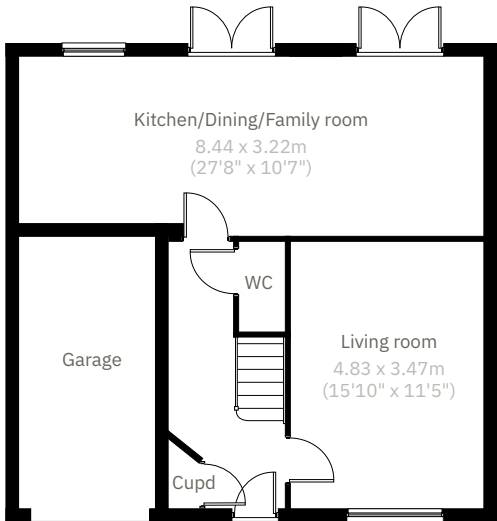
The Strand



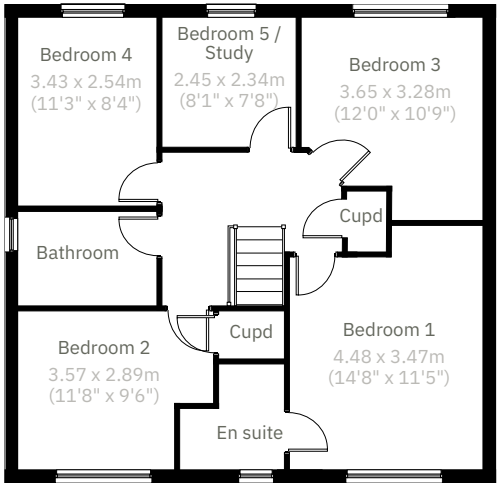
THE STRAND
5 bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room has 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 a handy storage cupboard.



Ground floor



First floor

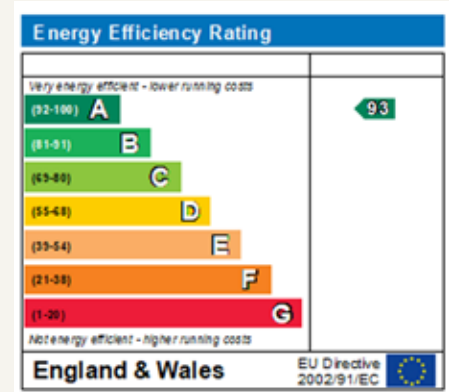
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The Harley

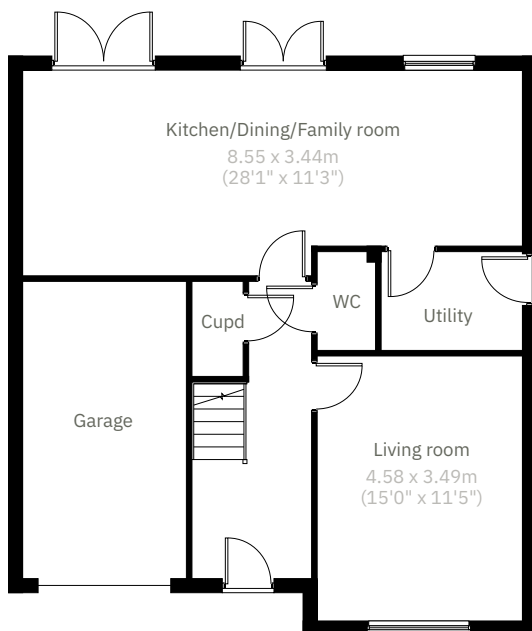


THE HARLEY

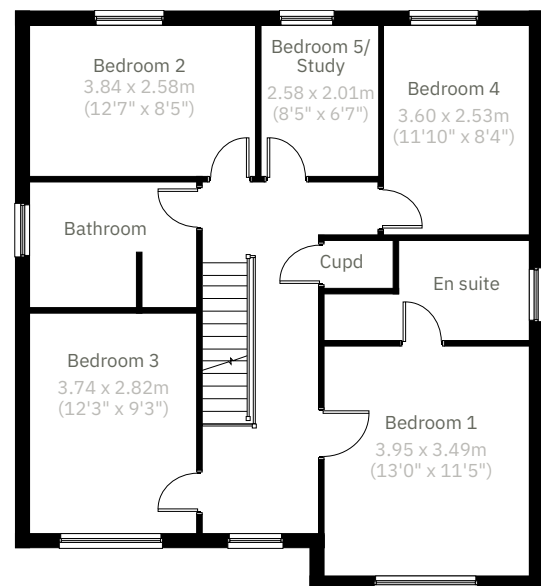
5 bedroom home



Spacious, 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 bedroom one.



Ground floor



First floor

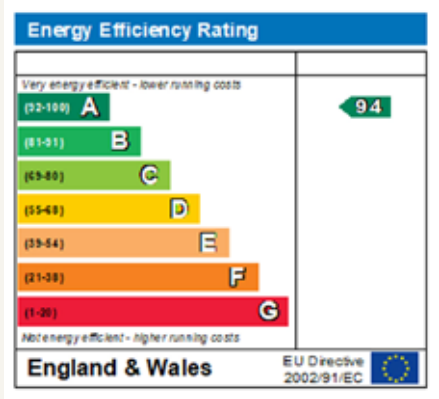
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The Holborn

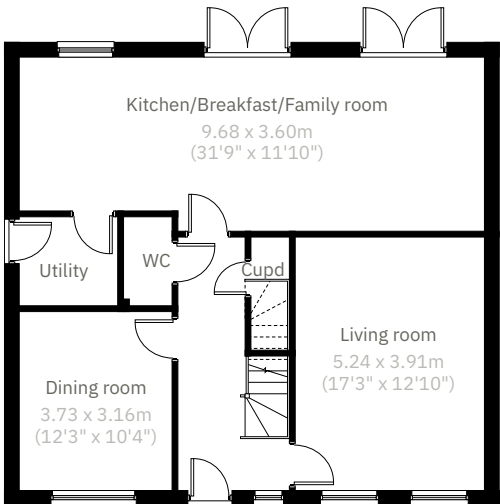


THE HOLBORN

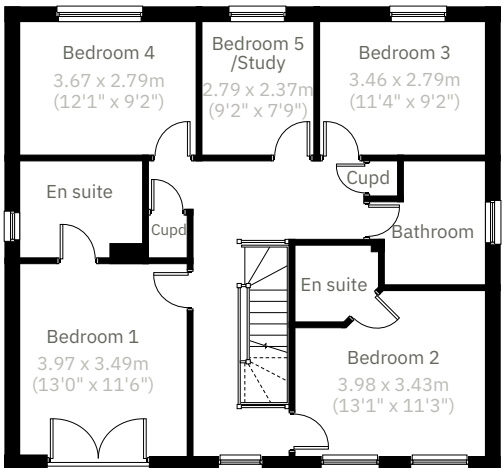
5 bedroom home



The Holborn is a five-bedroom home designed for modern family living. The kitchen/breakfast/family room features double French doors leading out into the rear garden, while the separate living room offers all 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 five generously-proportioned bedrooms and a family bathroom. Bedrooms one and two both benefit from en suites, and bedroom five can be used as a study.



Ground floor



First floor

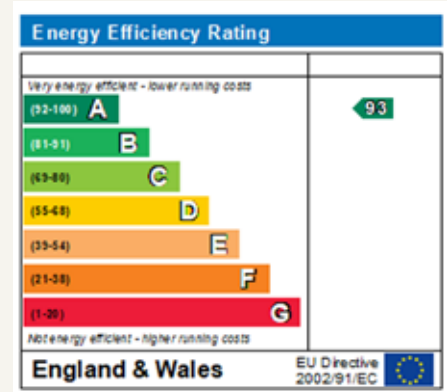
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The Marylebhone

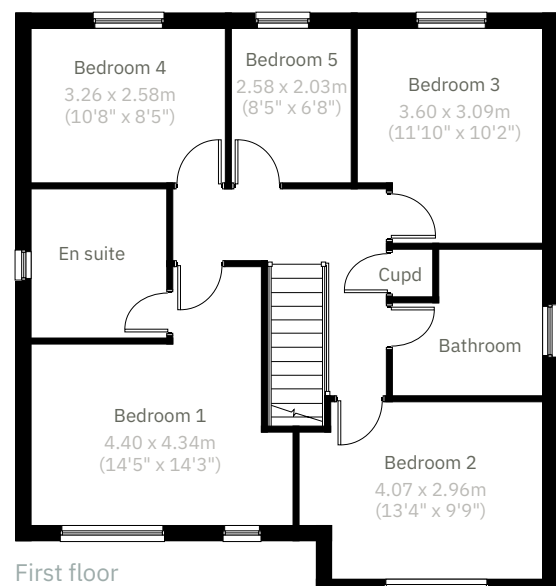
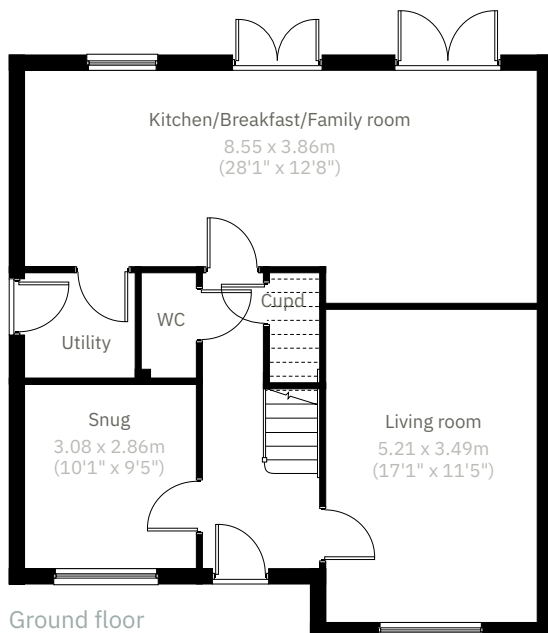


THE MARYLEBONE

5 bedroom home



The Marylebhone is a spacious and stylish family home with an open plan kitchen/breakfast/family room at its heart. The front aspect living room and separate snug mean you have all the space you need, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one, four further bedrooms and an additional storage cupboard.



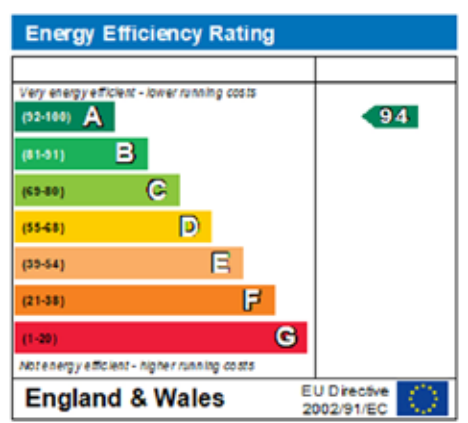
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The Broadhaven

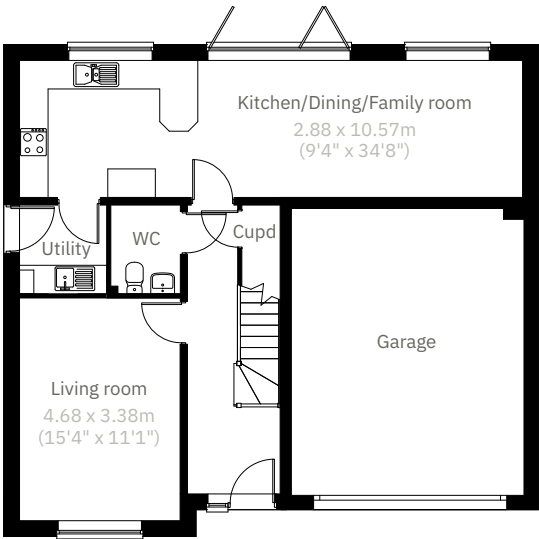


THE BROADHAVEN

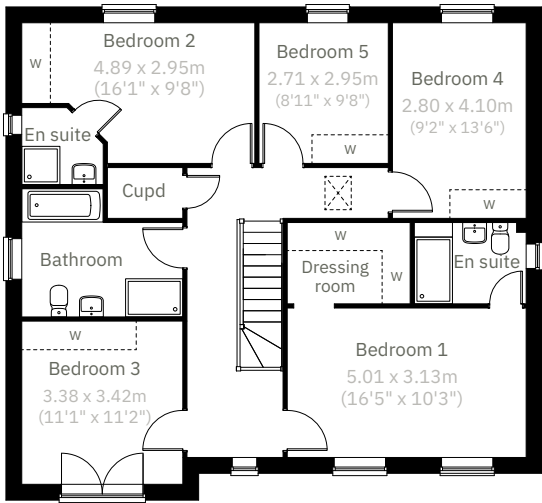
5 bedroom home



The Broadhaven features an open plan kitchen/dining/family room with bi-fold doors leading to the garden; a spacious living room, utility room with outside access and a convenient downstairs WC. The first floor holds all five bedrooms and a family bathroom with modern fixtures and fittings. Bedroom one features an en suite and dressing room whilst bedroom two also enjoys an en suite. The integral double garage is a fantastic feature, too.



Ground floor



First floor

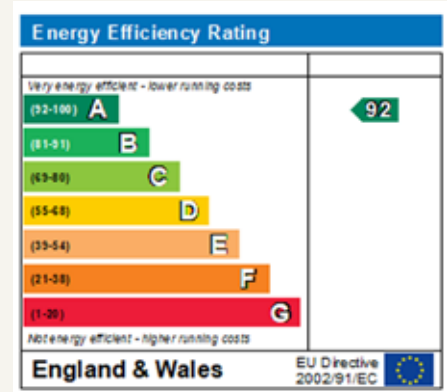
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The Bond

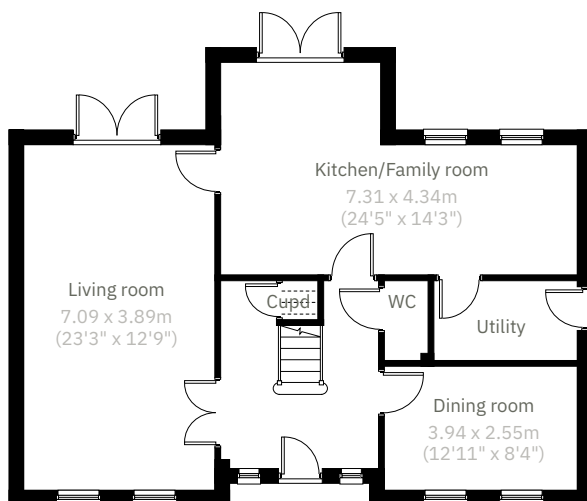


THE BOND

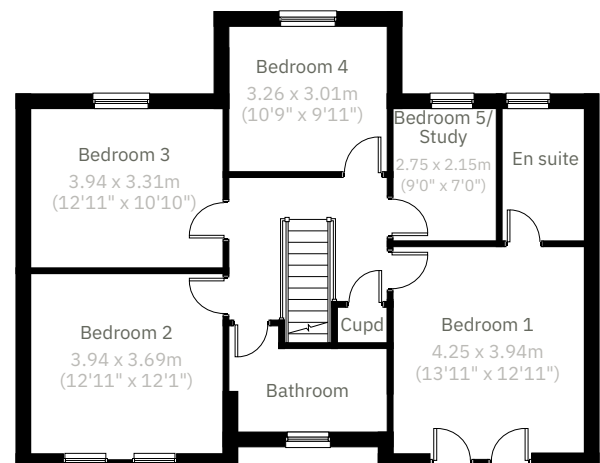
5 bedroom home



The Bond is a stunning five-bedroom detached family home, offering flexible and modern accommodation throughout. The ground floor has a spacious and impressive entrance hall with a staircase to the centre. Off the hall is a large kitchen/family room with French doors giving access to rear garden. The kitchen leads to the utility which also has outside access. There is a generous separate dual front aspect living room which also enjoys French doors opening out to the rear garden. Upstairs are five good-sized bedrooms and a family bathroom, with bedroom one benefiting from an en suite.



Ground floor



First floor

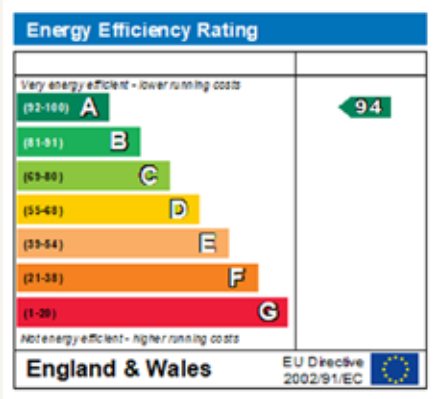
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The Compton

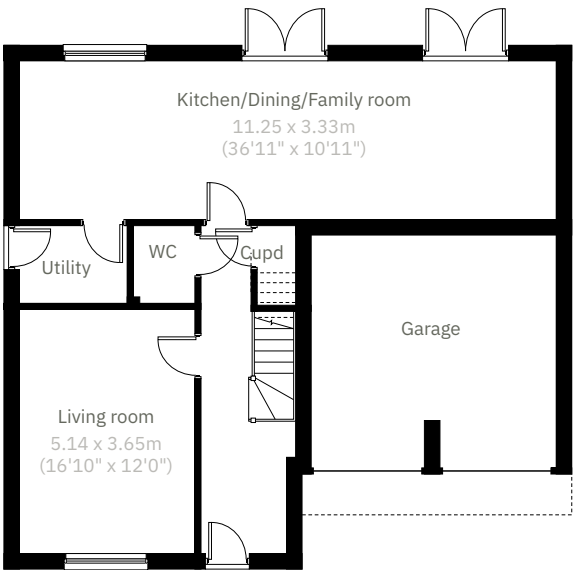


THE COMPTON

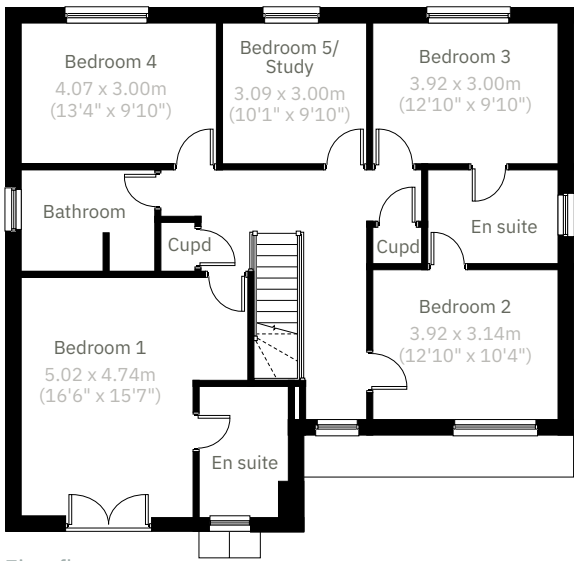
5 bedroom home



The Compton is a five-bedroom home designed for modern family living. The kitchen/dining/family room features double French doors leading out to the rear garden. The separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage. Also on the ground floor is a WC and a separate utility room with outside access. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedroom one has an en suite whilst bedrooms two and three feature a Jack and Jill en suite.



Ground floor



First floor

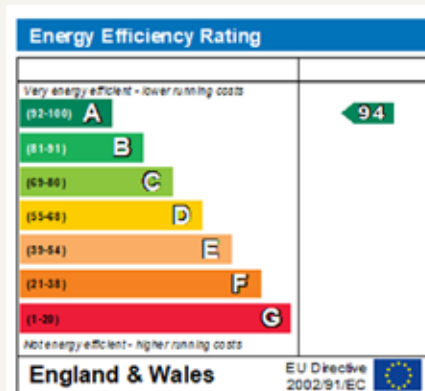
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The Portland

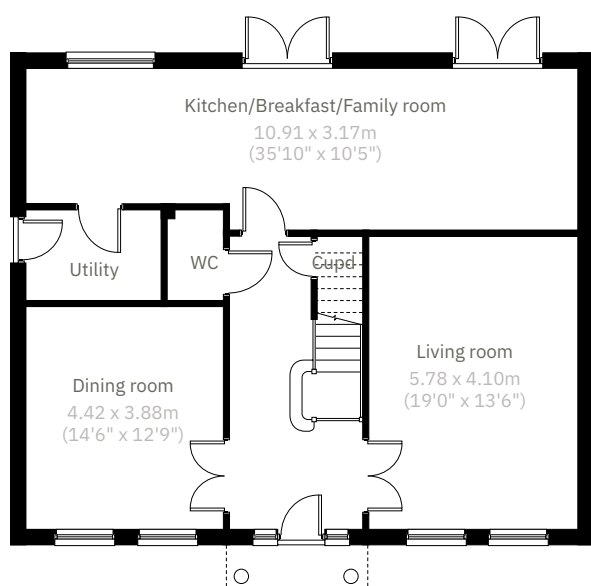


THE PORTLAND

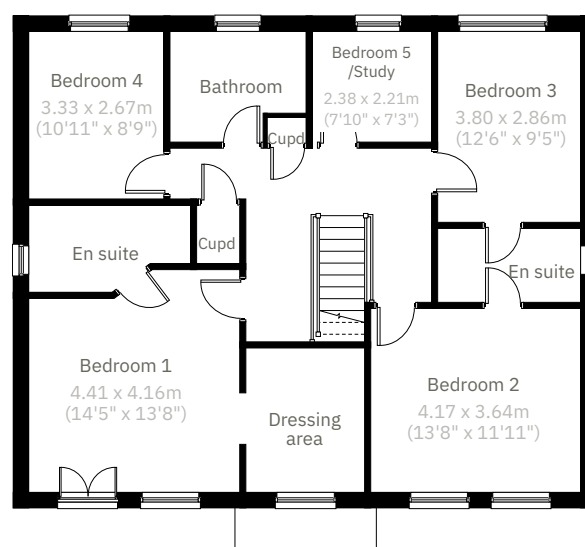
5 bedroom home



The Portland is a five-bedroom detached home with an open plan kitchen/breakfast/family room which has access via double French doors to the rear garden. There's a spacious living room, separate dining room, and a utility room. On the first floor there are the five bedrooms (bedroom five can also be used as a study). Bedroom one has an en suite and a dressing area and bedrooms two and three share a Jack and Jill en suite.



Ground floor

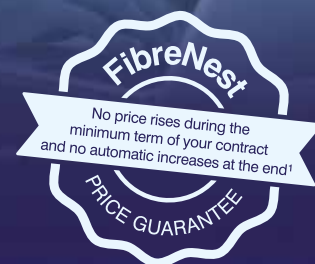


First floor

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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:

Specifications



- > uPVC double glazed windows
- > Block paved driveway
- > Solar panels
- > Front entrance light with PIR Sensor
- > Smooth finish ceilings
- > Polished chrome light switches to all downstairs except utility
Polished chrome sockets to hallway and kitchen
- > Downlighters to kitchen, bathroom and master bedroom en suite
- > White 5-panel doors
- > Gas central heating
- > TV point to living room only
- > Telephone point to living room applicable with FibreNest package
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel hob and splash back as standard (glass & coloured are available as an upgrade)
- > Stainless steel single ovens x 2
- > Plumbing for washing machine
- > Waste water distribution system
- > I Life range sanitaryware
- > Choice of wall tiling (dependent on build stage)
- > Mira shower to en suite
- > Lockable windows
- > Hard wired smoke detector to each floor
- > Power and light to garage (within integral of plot)
- > 1.8-metre high fence
- > 10 year new homes warranty



The Woodlands

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