



CHARLES CHURCH



## Hallows Rise

Burton Joyce | Nottingham



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.



#### 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.



## 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.





# Hallows Rise

Gedling | Nottingham

## Key features:

- > Choice of three, four and five-bedroom homes
- > Nearby shops, parks & family activities
- > Easy access to Nottingham
- > Victoria Retail Park nearby
- > Several local schools - including Rivendell flying high academy



# New homes in a great location on the outskirts of Nottingham

Hallows Rise is our latest development of stunning 3, 4 and 5-bedroom homes in the suburb of Gedling, 5 miles from the heart of Nottingham.

Living at Hallows Rise, you'll benefit from Nottingham's thriving centre just a short drive or bus ride away, with all the amenities you could need for everyday living on your doorstep.

Gedling is a residential suburb with a good range of schools and shops. A new school has been provided with the development, an Aldi just across the road from Hallows Rise, and a retail park just a 10 minute walk away. The stunning lakes and marinas of Colwick Country Park are a couple of miles away, as is the National Watersports Centre for a great day out, and for bustling nightlife, entertainment and shopping, Nottingham has everything you could want.

With local train stations and main roads providing routes into Leicester, Sheffield, Birmingham and Derby, this is a well-connected area and a great place to call home.

## Excellent local amenities

Hallows Rise is superbly placed to make the most of local services and amenities. A range of popular brands including Next, B&Q and Pets at Home can be found at the nearby Victoria Retail Park. For days and nights out, Nottingham is buzzing with fabulous restaurants and bars, live entertainment venues, and a great mixture of independent and high street shops.

If you like getting out and about, there's plenty to do in the surrounding area. A couple of miles from Hallows Rise, Colwick Country Park offers scenic lakeside walks, picnics and open water swimming, while Holme Pierrepont Country Park offers fantastic water sports including a wipe-out obstacle course. You can enjoy peaceful walks along the River Trent, a game of golf at one of several clubs, and great local sporting facilities including football clubs and gyms.

## A good education for all.



In addition to the brand new school being delivered alongside Hallows Rise, there are several good local education options. Netherfield Primary School and St John the Baptist Primary School are both rated 'Good' by Ofsted, while Carlton le Willows Academy provides education for ages 11-18.



## Always in reach.

- > Hallows Rise benefits from great transport links into Nottingham city centre, including a frequent bus service. Carlton and Netherfield train stations are both just a mile from the development and offer connections around the area, while Nottingham station operates mainline services around the UK. A number of main motor routes provide connections to commuter destinations, and East Midlands airport is just a half hour drive away.



## Approximate travel distance by car to:

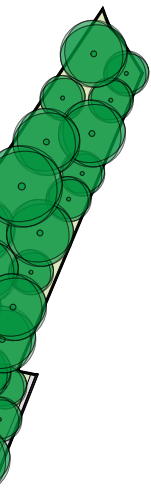
- > Nottingham train station: **5.5 miles**
- > Nottingham **5.9 miles**
- > East Midlands Airport: **17.2 miles**
- > Sheffield: **18 miles**




# Hallows Rise

## Site plan

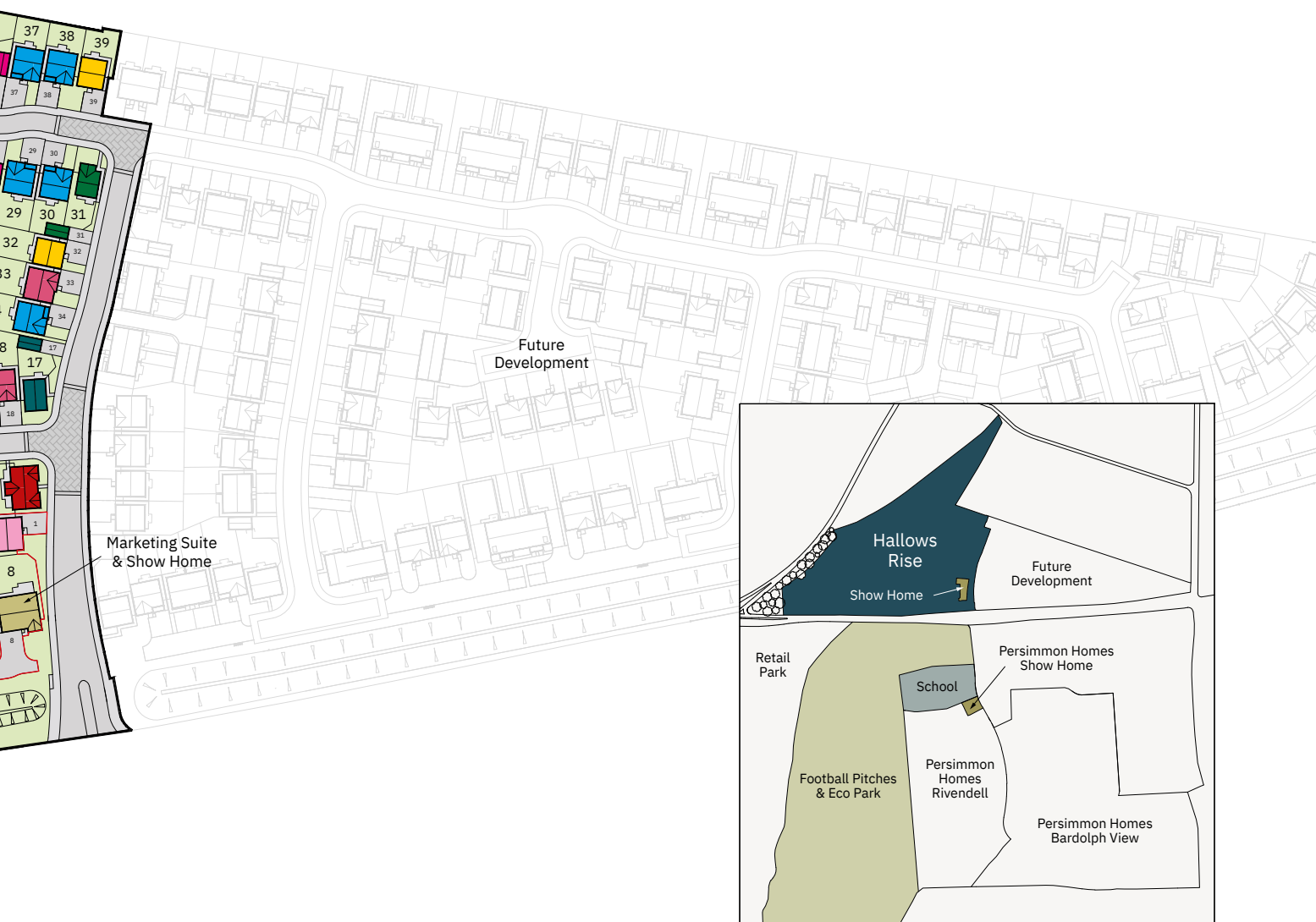




# KEY

- |   |  |
|---|--|
|  The Blackwood (3) |  The Windsor (4)    |
|  The Willow (3)    |  The Foxford (4)    |
|  The Matlock (3)   |  The Bamburgh (4)   |
|  The Holkham (3)   |  The Turnbury (4)   |
|  The Whitehall (3) |  The Hollicombe (4) |
|  The Elmwood (4)   |  The Seacombe (4)   |
|  The Stirling (4)  |  The Kingsand (5)   |
|  The Morecambe (4) |  The Heysham (5)    |
|  The Elmbridge (4) |  The Broadhaven (5) |
|  The Cullen (4)    |  The Oxwich (5)     |
|  The Sandwood (4)  |  |

(3) indicates number of bedrooms



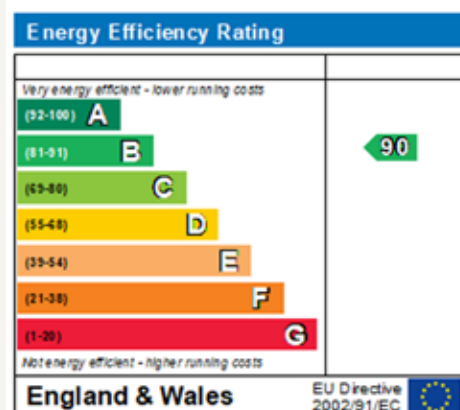
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# The Blackwood

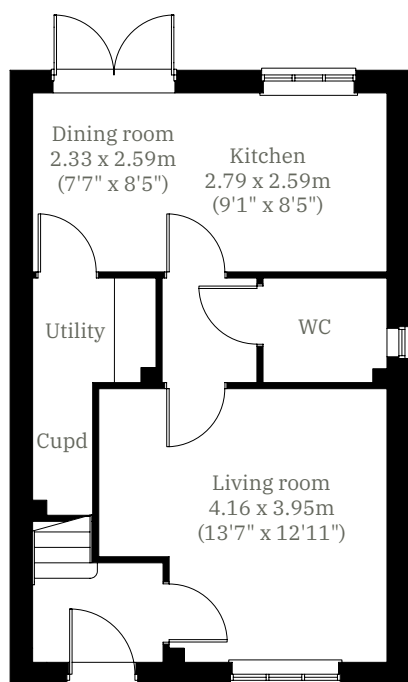


## THE BLACKWOOD

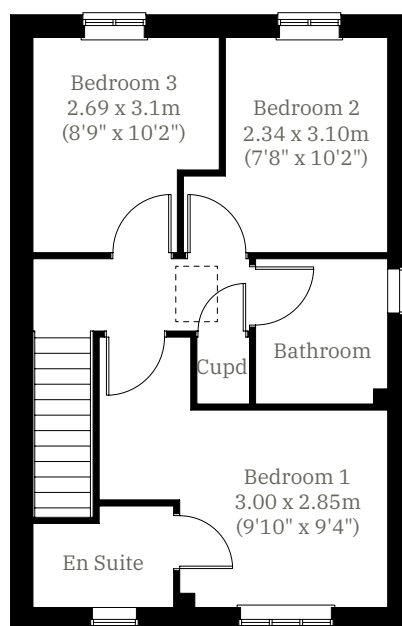
Three bedroom home



The popular Blackwood is a three-bedroom family home with a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, two handy storage cupboards and en suite to bedroom one means it ticks all the boxes for practical family living.



Ground floor



First floor

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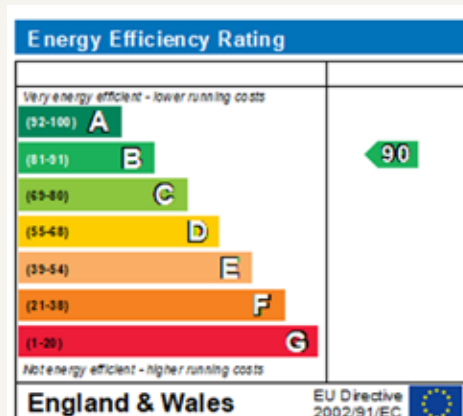


# The Willow

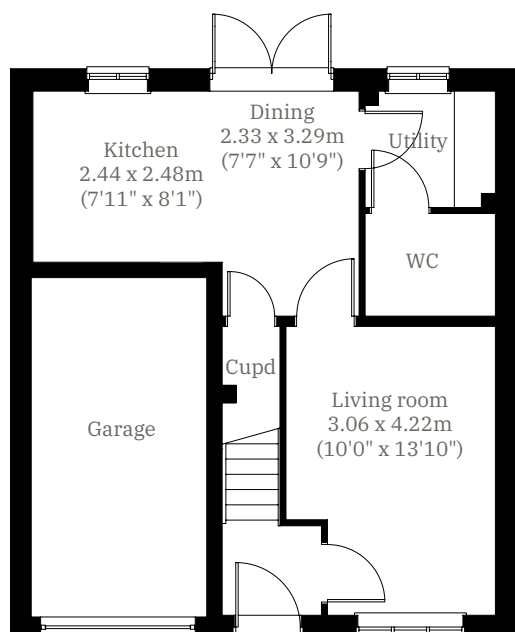


## THE WILLOW

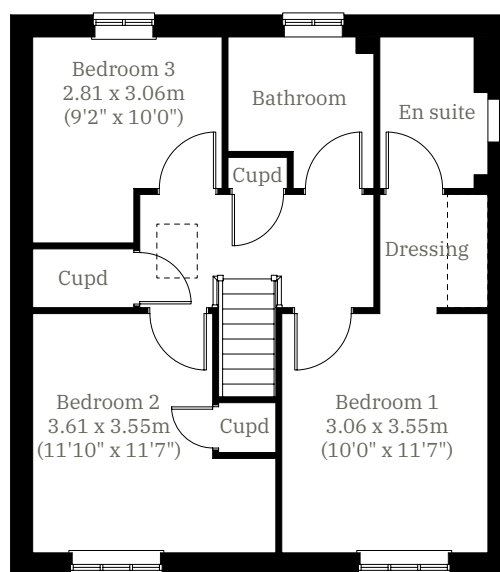
Three bedroom home



An attractive three-bedroom family home, the Willow is ideal for modern living. The bright open plan kitchen/dining room has French doors leading out to the garden - perfect for entertaining and family meals. There's a practical downstairs WC and the four storage cupboards throughout the home take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, modern family bathroom and integral garage.



Ground floor



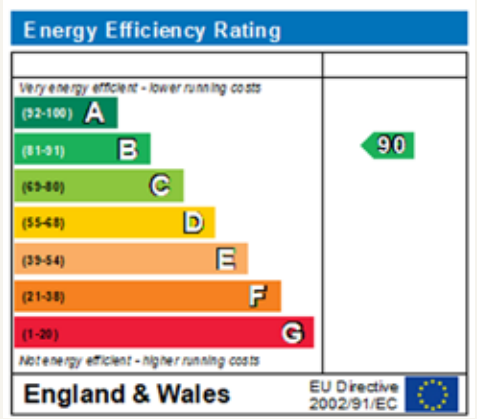
First floor

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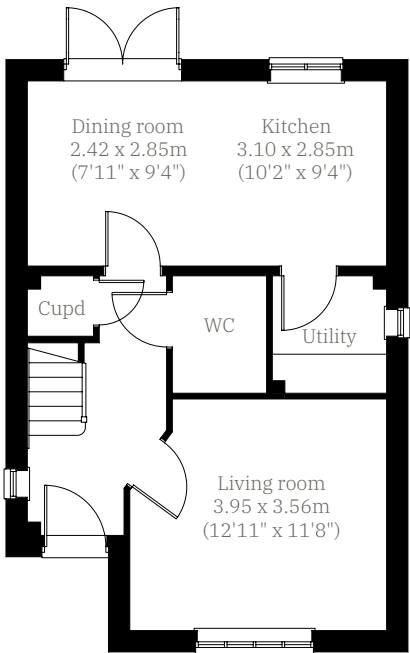
# The Matlock



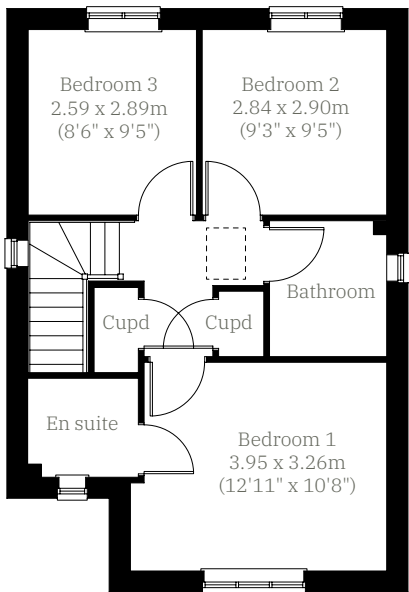
**THE MATLOCK**  
Three bedroom home



The Matlock is a modern home ideal for family life. This three-bedroom home features an open plan kitchen/dining room with French doors leading into the garden, a handy utility room, a front-aspect living room, plus under-stairs storage and a WC. The first floor has three good-sized bedrooms, one with an en suite, and the main family bathroom.



Ground floor



First floor

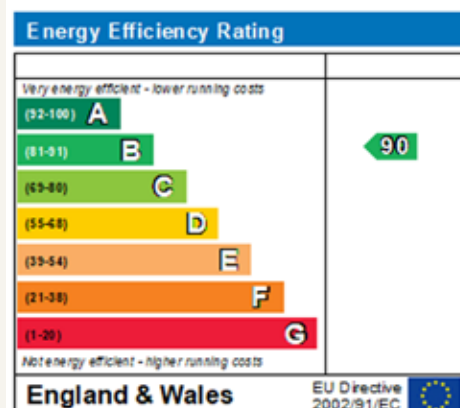
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# The Holkham

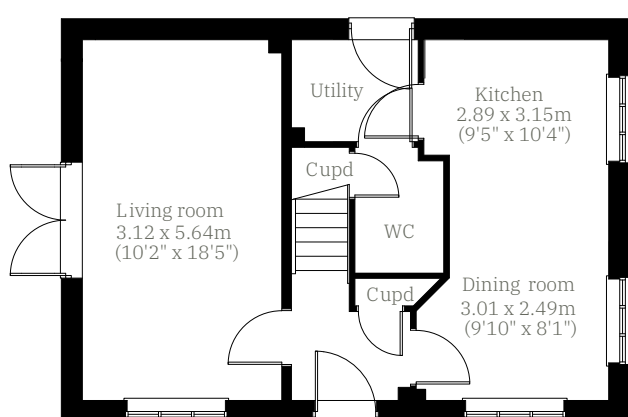


## THE HOLKHAM

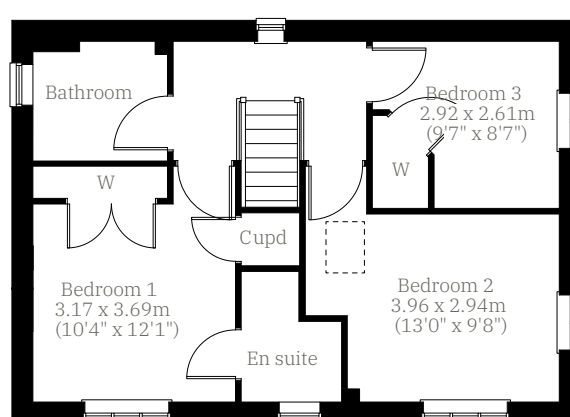
Three bedroom home



A thoughtfully-designed three-bedroom family home with much to offer, the Holkham has a bright and modern open plan kitchen/dining room leading to a handy utility room. The spacious living room has French doors leading into the garden. The five storage cupboards throughout the home take care of everyday storage, plus there's a downstairs WC and en suite to bedroom one.



Ground floor



First floor

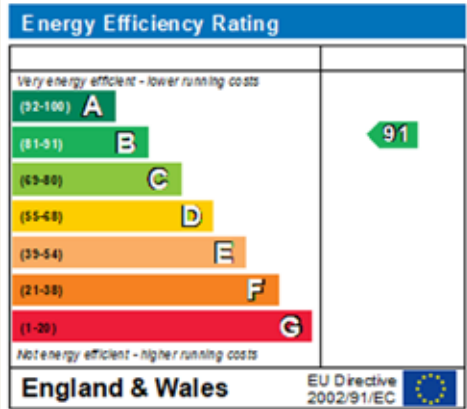
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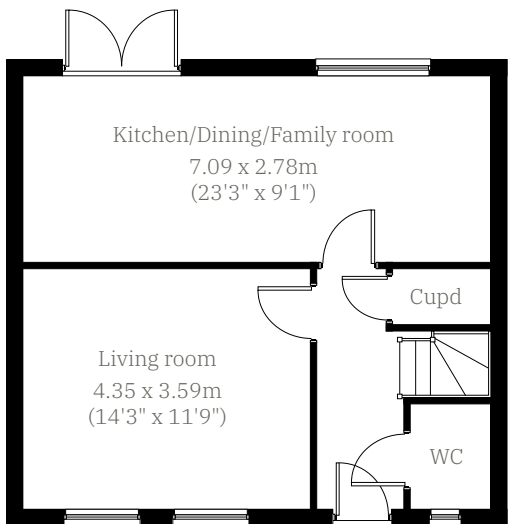
# The Whitehall



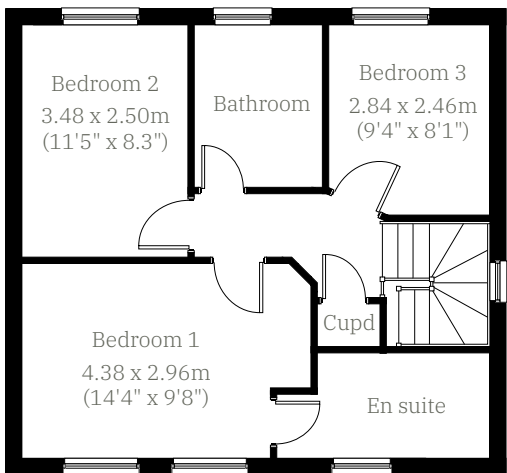
**THE WHITEHALL**  
Three bedroom home



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



Ground floor



First floor

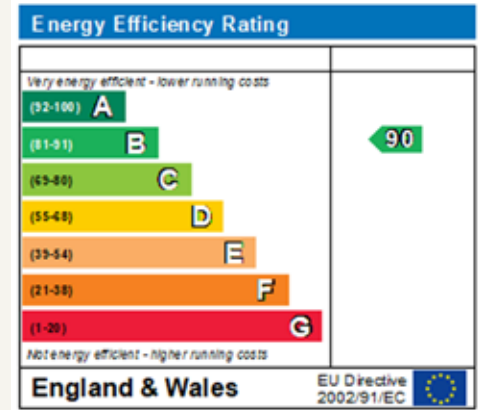
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# The Elmwood

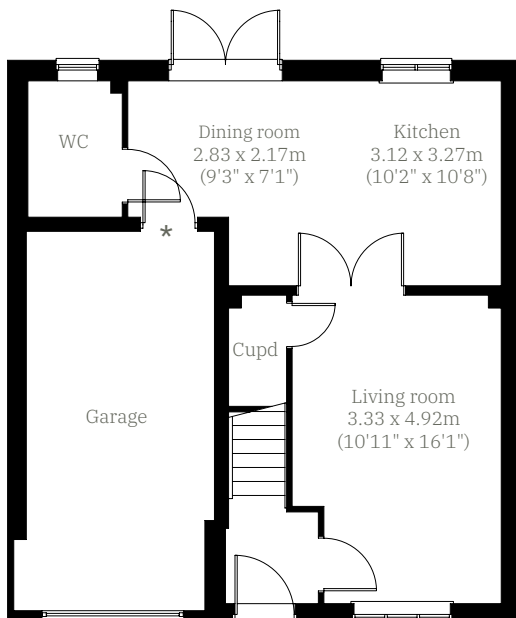


## THE ELMWOOD

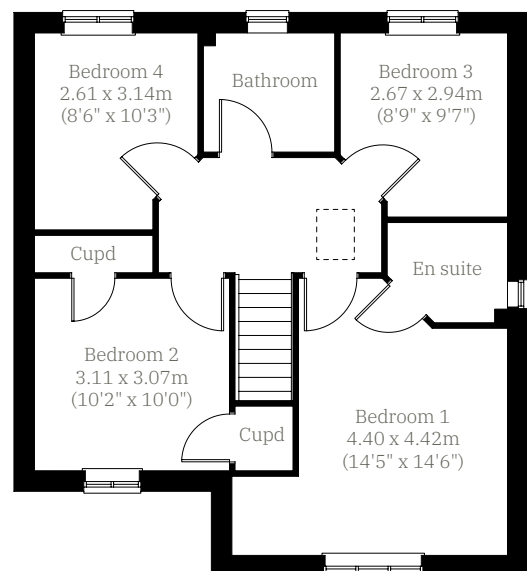
Four bedroom home



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



Ground floor



First floor

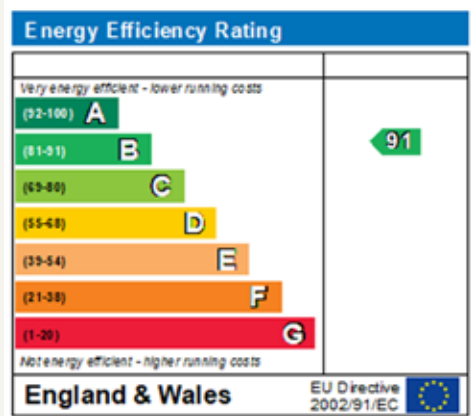
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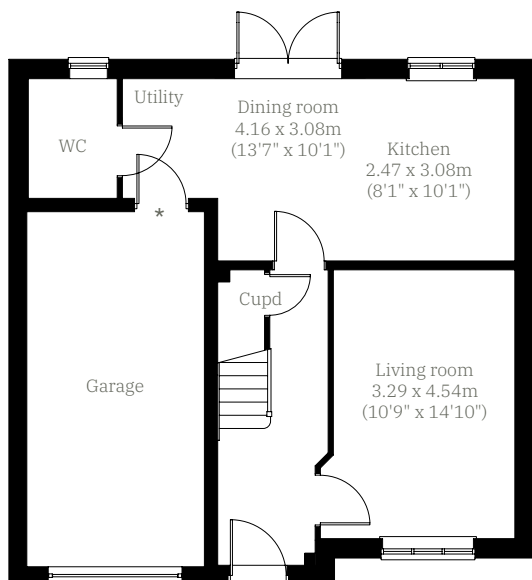
# The Stirling



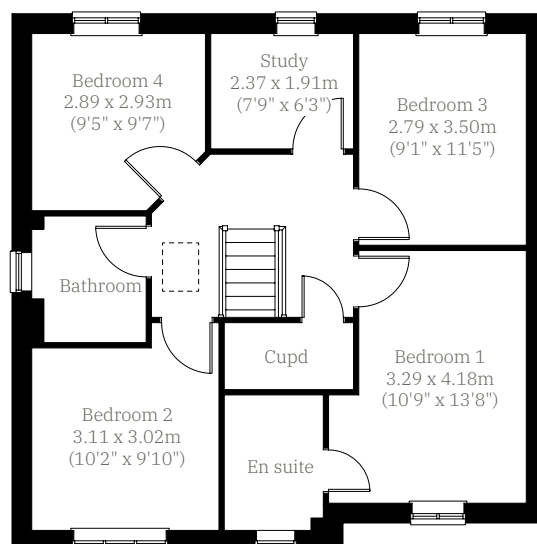
**THE STIRLING**  
Four bedroom home



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



Ground floor



First floor

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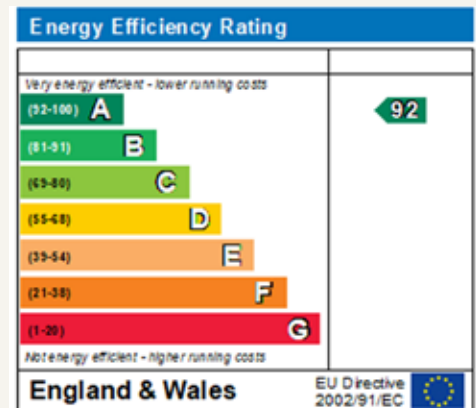


# The Morecambe

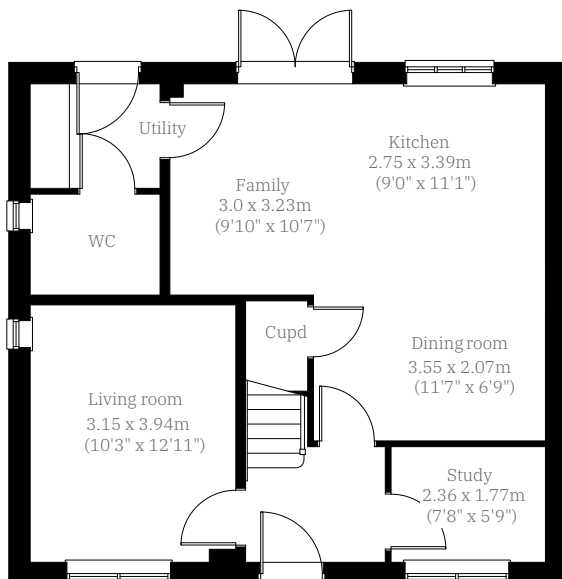


## THE MORECAMBE

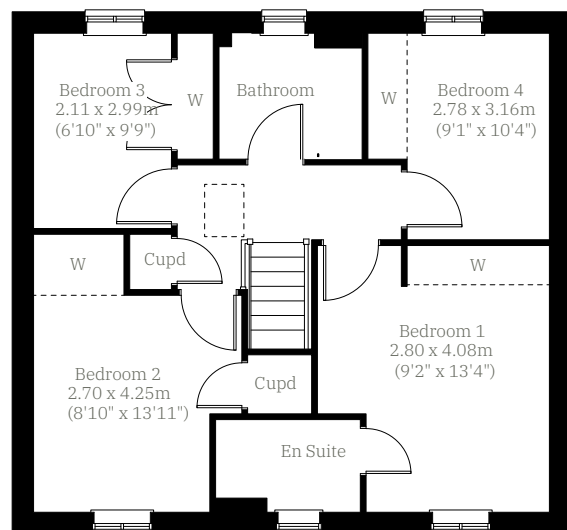
Four bedroom home



A beautifully-designed four-bedroom detached home, the Morecambe has everything you need for modern living. Downstairs there's a front-aspect living room, a spacious kitchen/dining/family room with French doors leading into the rear garden, and a separate study. The first floor is home to a generous bedroom one with an en suite, plus plenty of storage cupboards and the family bathroom.



Ground floor



First floor

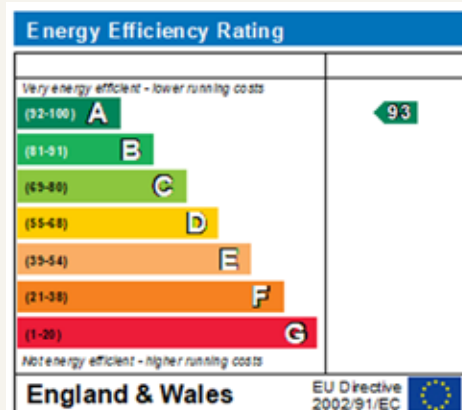
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# The Elmbridge

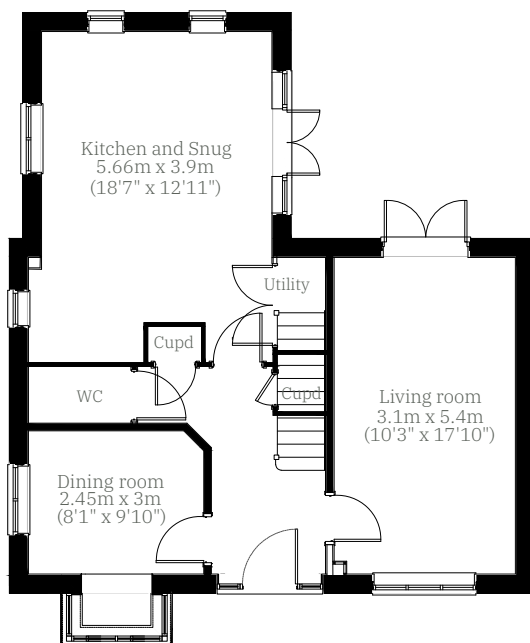


## THE ELMBRIDGE

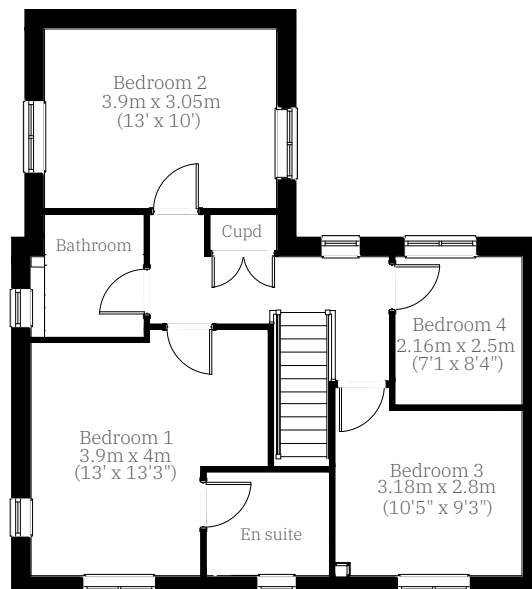
Four bedroom home



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



Ground floor



First floor

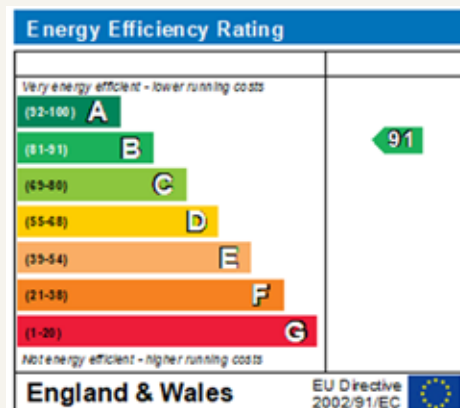
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# The Cullen

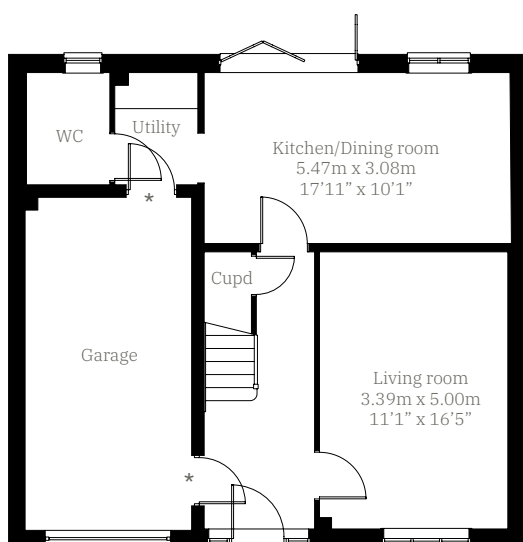


## THE CULLEN

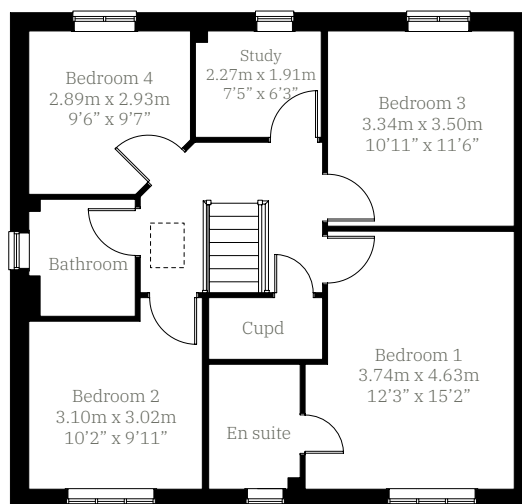
Four bedroom home



Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or space for the family to grow into.



Ground floor



First floor

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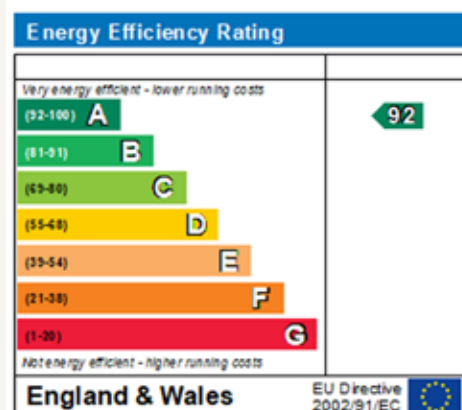


# The Sandwood

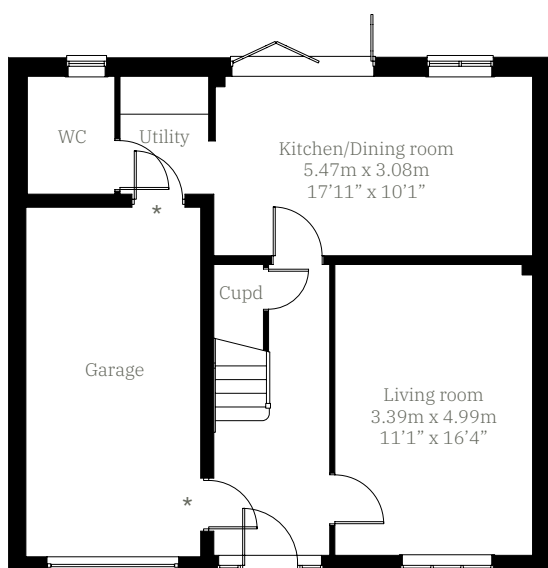


## THE SANDWOOD

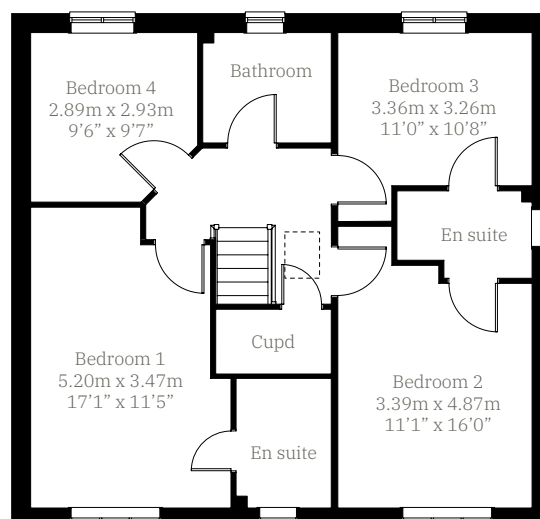
Four bedroom home



The Sandwood gives careful thought to practical – as well as attractive – family-friendly space. The integral garage has internal access via the utility room, and the kitchen/dining room has bi-fold doors to the garden. With a family bathroom and four bedrooms – three of which benefit from en suites - there's plenty of space upstairs to compliment your lifestyle.



Ground floor



First floor

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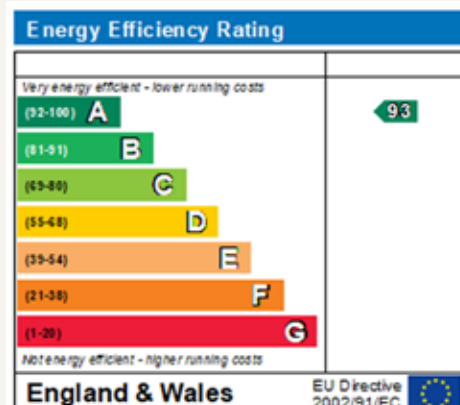
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# The Windsor

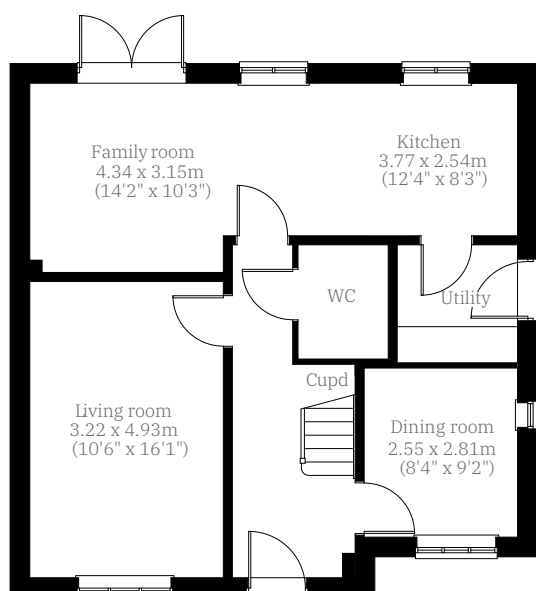


## THE WINDSOR

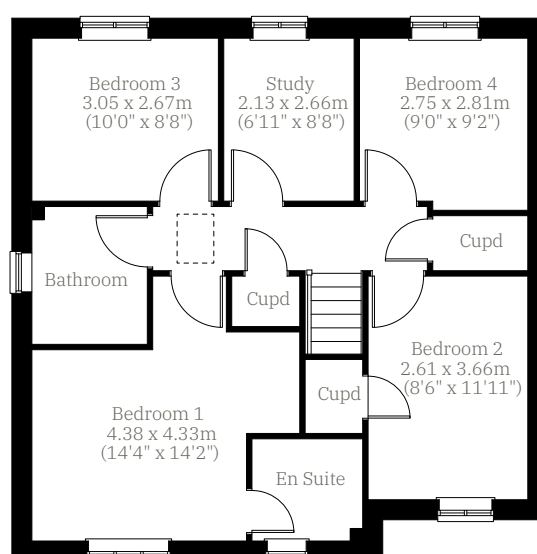
Four bedroom home



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



Ground floor



First floor

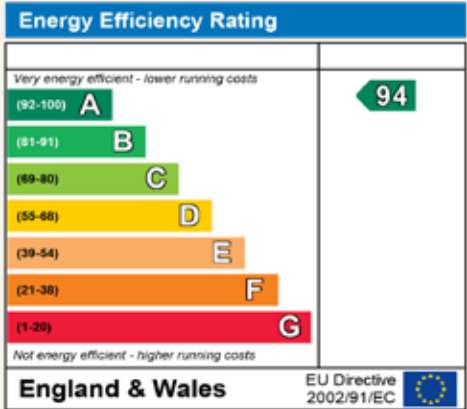
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# The Foxford

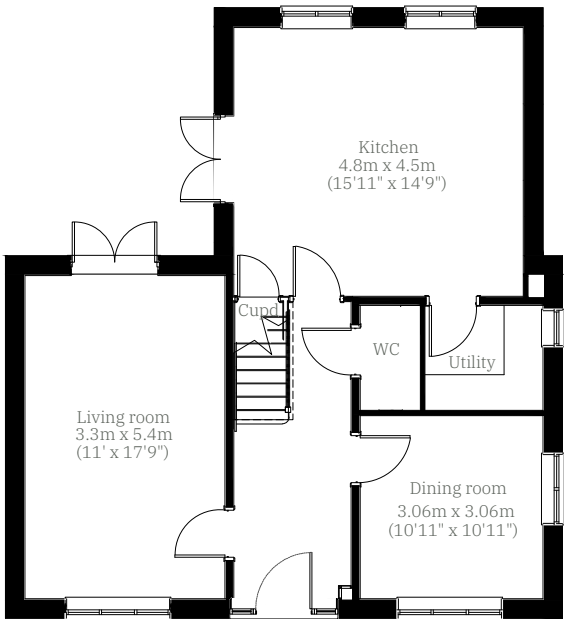


THE FOXFORD

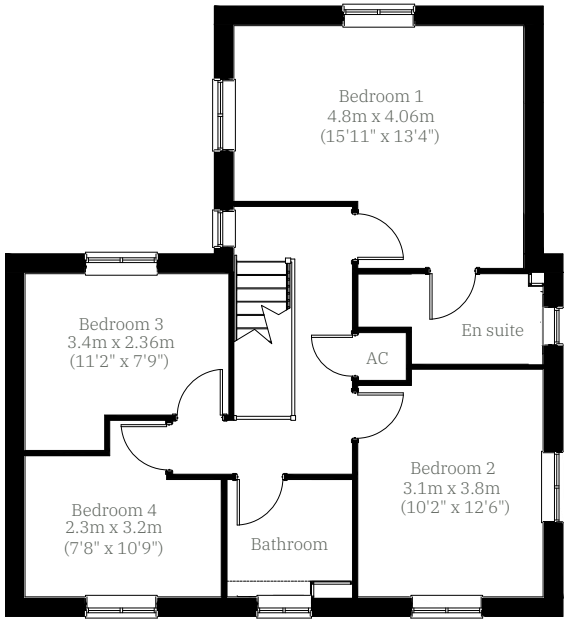
Four bedroom home



The Foxford gives careful thought to practical – as well as attractive – family-friendly space. There’s a spacious kitchen with doors leading to the garden, spacious living room and separate dining room. Upstairs there are four bedrooms – bedroom one benefiting from an en suite and a modern family bathroom - there’s plenty of space upstairs for you all to spread out. This is a practical and well-designed family home to grow up in.



Ground floor



First floor

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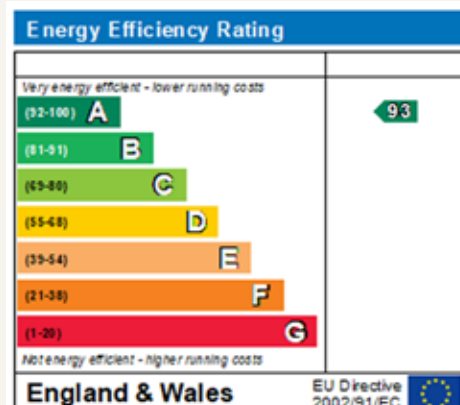


# The Bamburgh

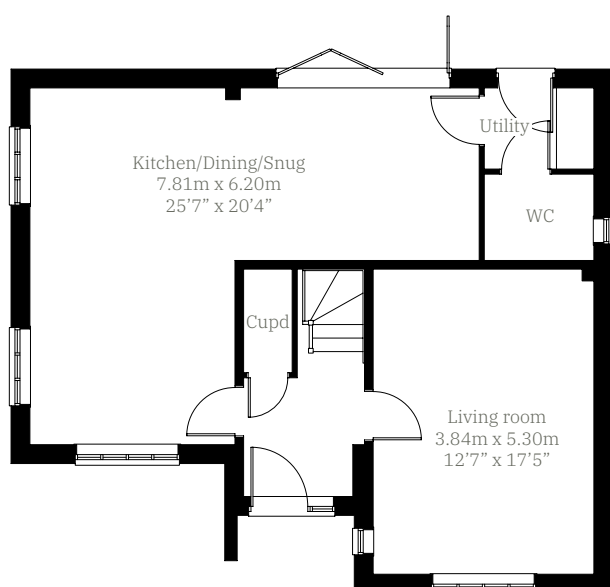


## THE BAMBURGH

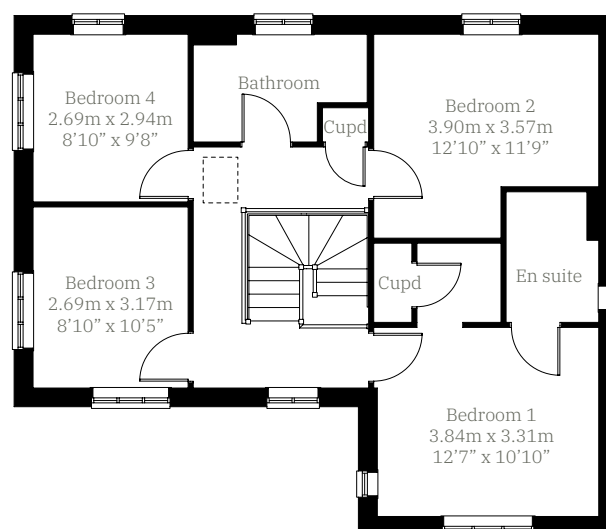
Four bedroom home



The Bamburgh is a modern four bedroom family home. A really spacious open-plan kitchen/dining room/snug and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, and a separate bath and shower in the family bathroom, are excellent features in this new home.



Ground floor



First floor

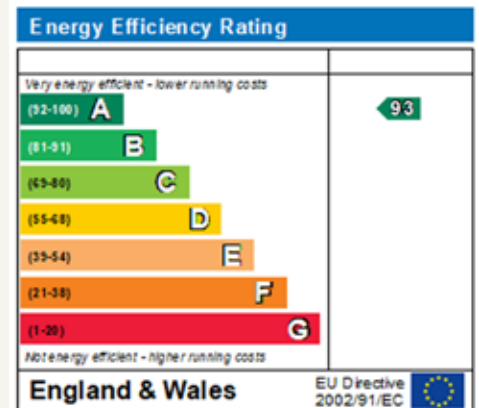
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# The Turnberry

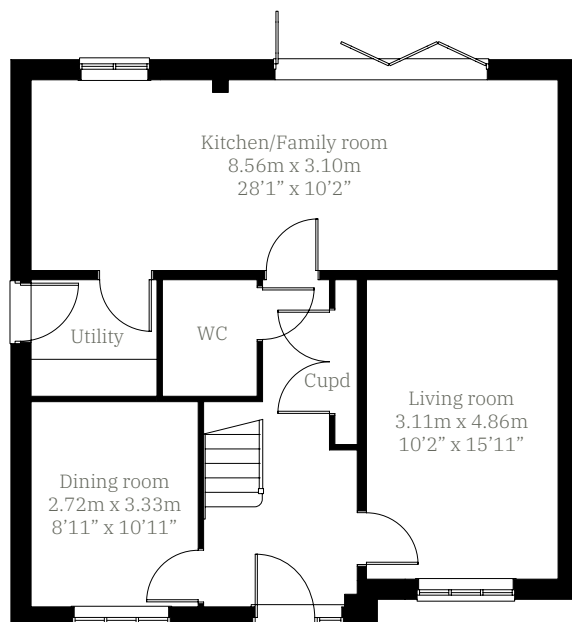


## THE TURNBERRY

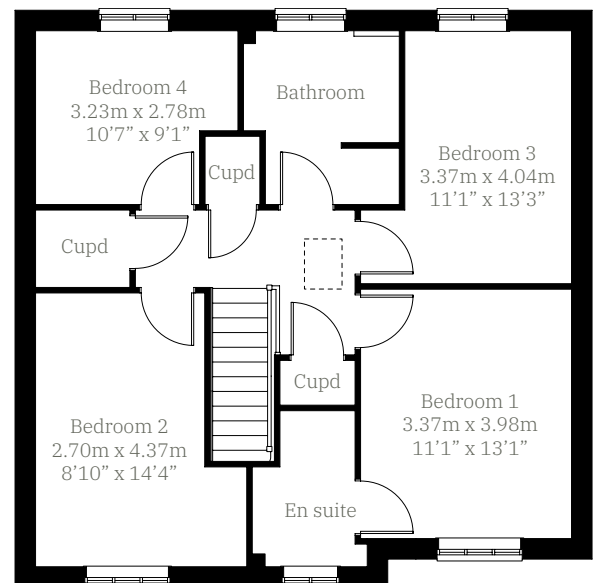
Four bedroom home



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 garage complete this family-friendly home.



Ground floor



First floor

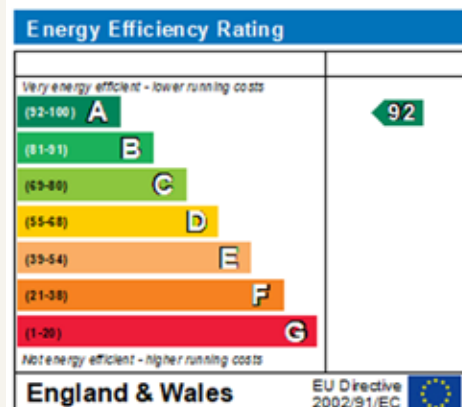
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# The Hollicombe

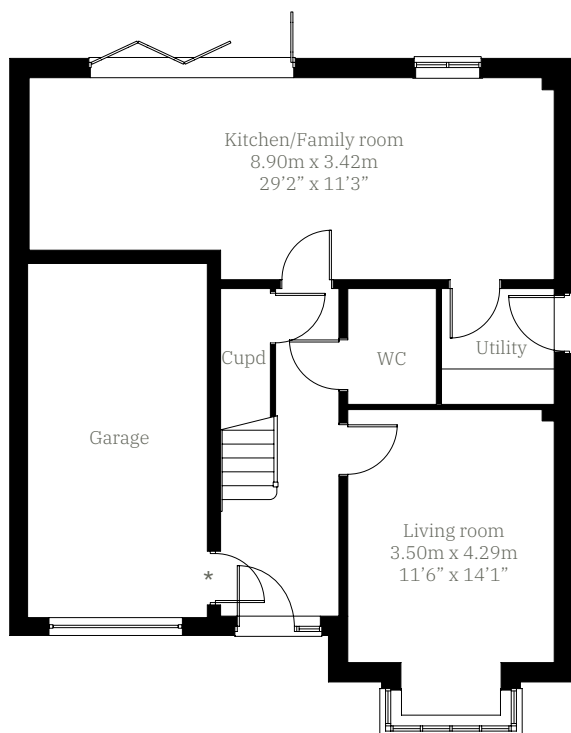


## THE HOLLICOMBE

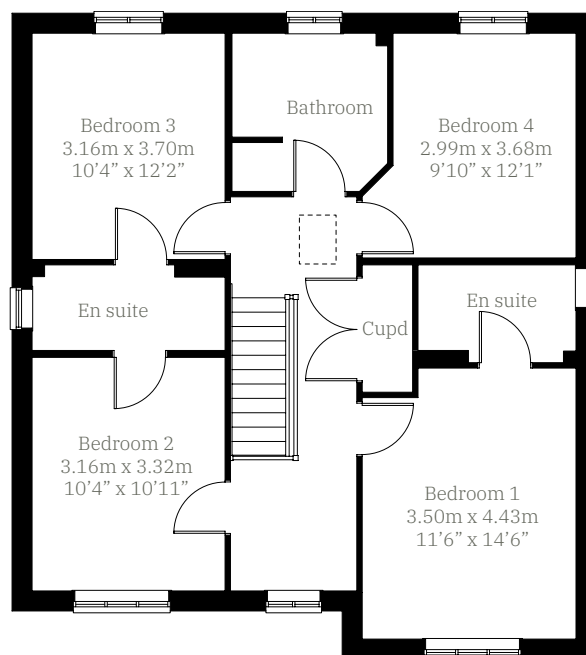
Four bedroom home



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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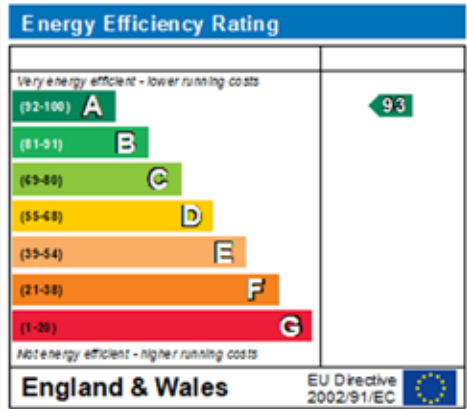


# The Seacombe

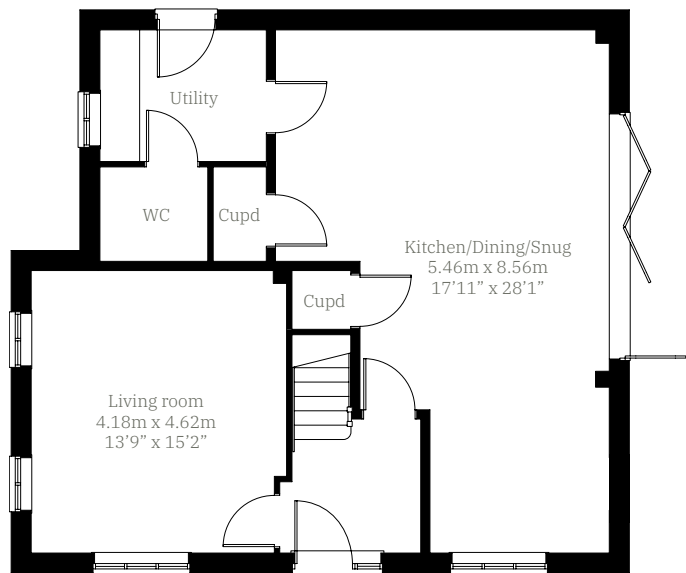


THE SEACOMBE

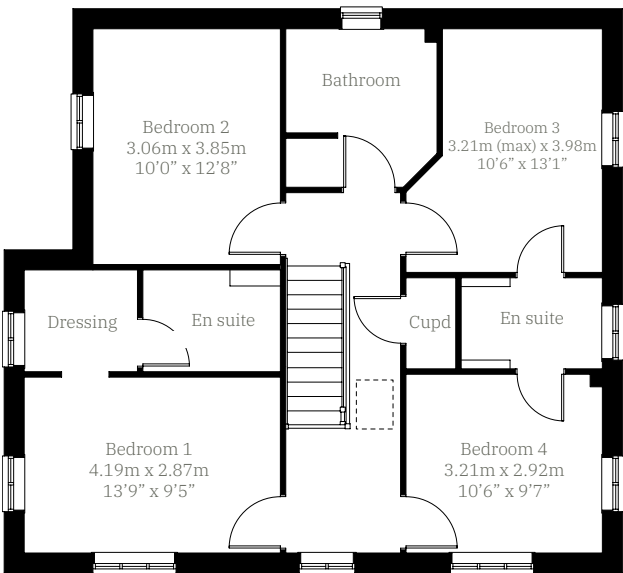
Four bedroom home



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

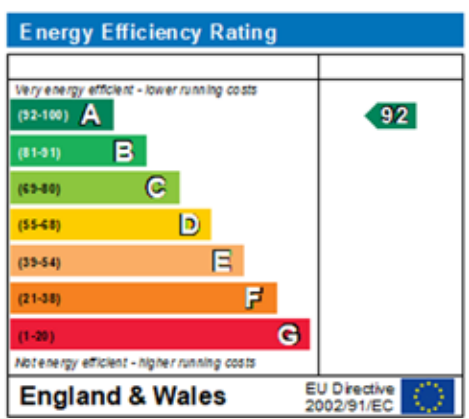
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# The Kingsand

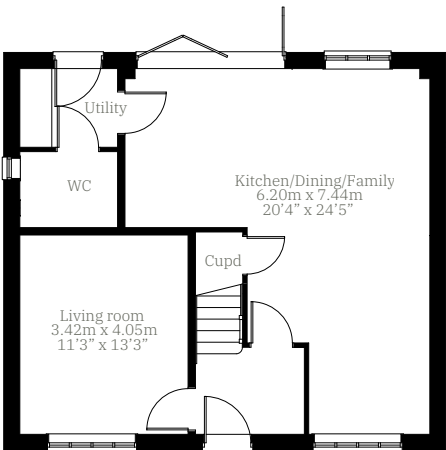


THE KINGSAND

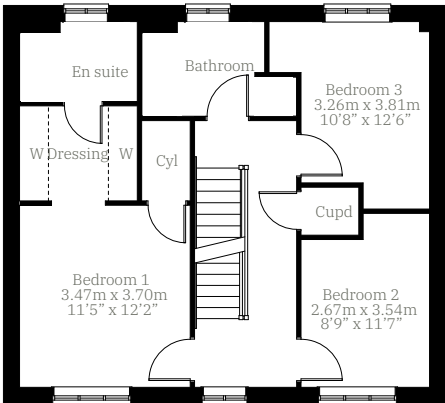
Five bedroom home



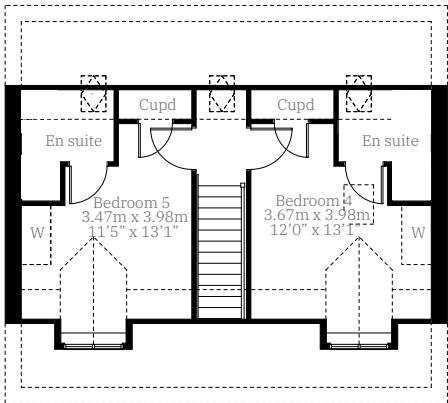
This is a classic double-fronted, three-storey town house. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/family room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It’s especially useful that both the bedrooms on the second floor benefit from en suites, while bedroom one also enjoys a dressing room.



Ground floor



First floor



Second floor

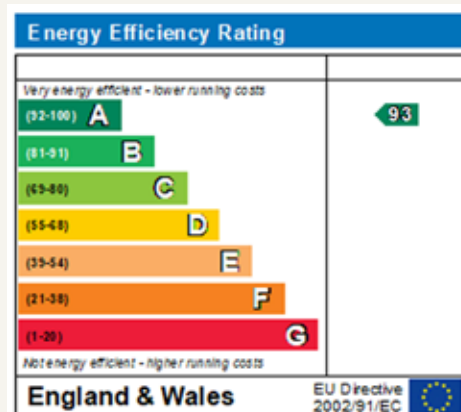
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# The Heysham

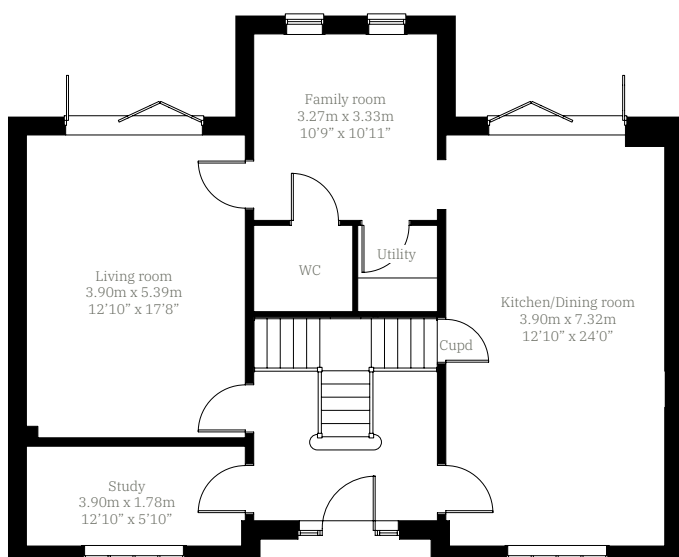


## THE HEYSHAM

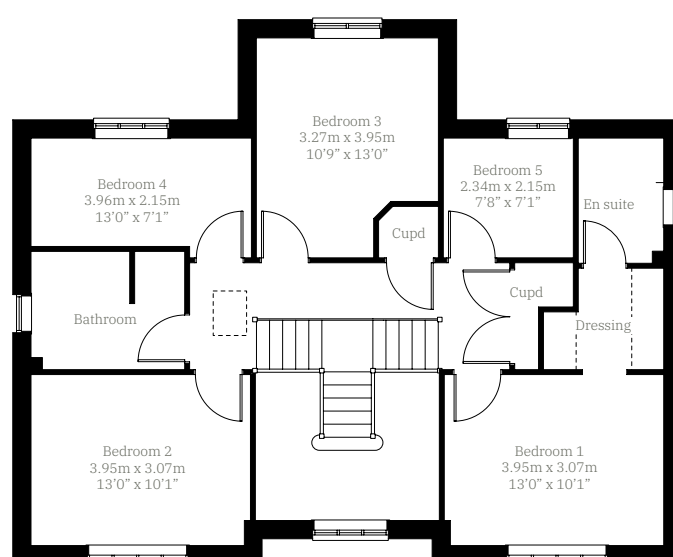
Five bedroom home



An impressive family home, the Heysham is a five-bedroom detached home that's perfect for modern living. The stylish open-plan kitchen/dining room is ideal for spending time as a family and for entertaining guests. There's also a bright living room, separate family room, study, downstairs WC and handy utility room. Upstairs there are five bedrooms - bedroom one with an en suite and dressing area - a large family-sized bathroom and two handy storage cupboards.



Ground floor



First floor

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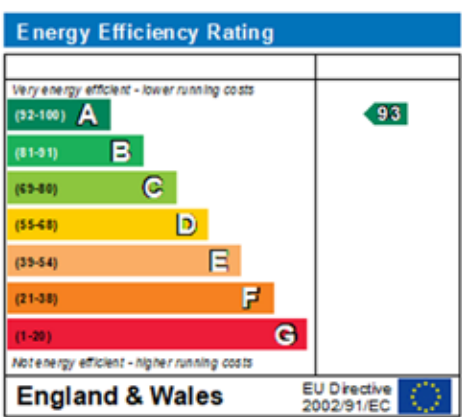


# The Broadhaven

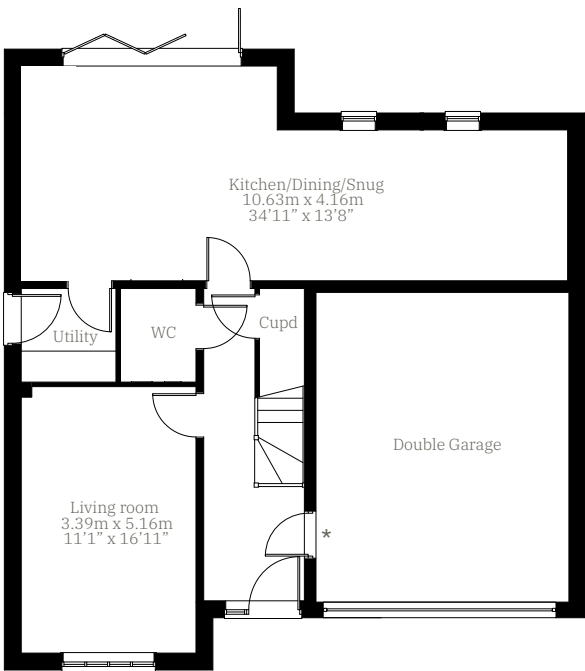


THE BROADHAVEN

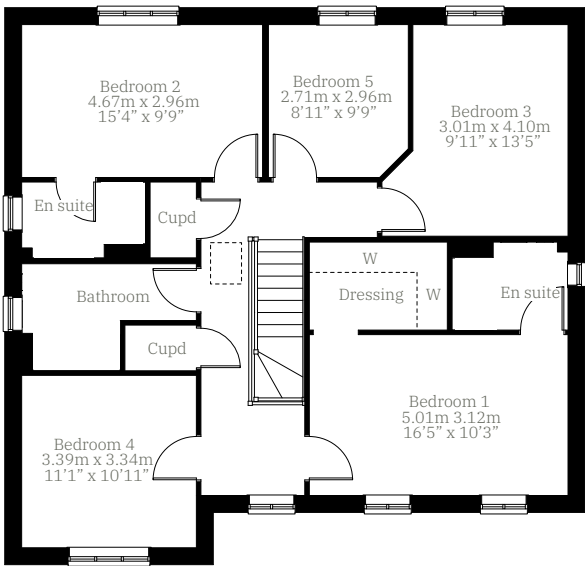
Five bedroom home



This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There’s plenty of room on the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining room/snug 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

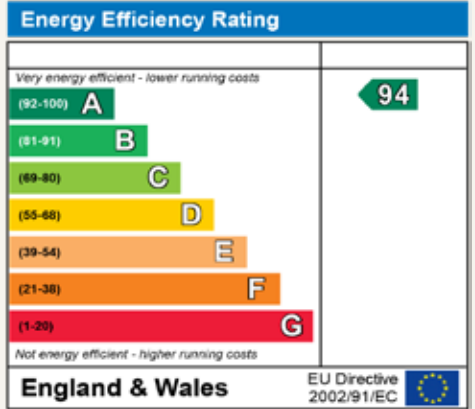
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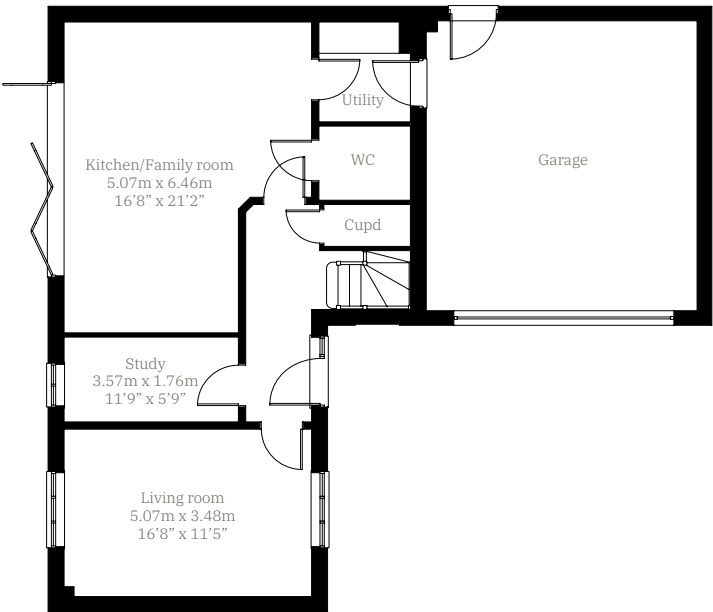
# The Oxwich



**THE OXWICH**  
Five bedroom home



The Oxwich is a family-friendly home that's ideal for visitors too, offering a spacious kitchen/family room that's at the heart of the home with bi-fold doors create a wonderful inside/outside entertaining space. A cozy living room, study, utility room, WC and integral garage complete the ground floor. There are five bright bedrooms with both bedroom one and two offering a luxurious en suite and dressing room.



Ground floor



First floor

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# #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 Stuff 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



# Eco Range Homes

New build homes are changing, and together, we're embracing the future. Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.



When compared to a Victorian-built equivalent, savings could be up to £31,640. The £6,730 saving is in comparison to a Charles Church built to current building regulations (2013). NB: not all homes will be built using timber frame technology. ^NB: Not all homes

# 31% reduction in carbon emissions

**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

**Our panelised off site-manufactured timber** technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730\* over the lifetime of a 25 year mortgage.





# Specifications

- Traditional cavity walls | Outer: Style suited to planned architecture
- Double glazed low E-glass windows in PVCu frames
- GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)
- Ceilings painted white
- Pendant or batten fittings with low-energy bulbs
- Internal walls painted in white emulsion
- White pre-finished doors with white hinges
- Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
- Insulated loft and hatch to meet current building regulations
- Individual circuit breakers to consumer unit and double electric sockets to all main rooms
- TV point and Fibernest point in living room (where living room is at rear of property)
- Fully-fitted kitchen with a choice of doors and laminate worktop with upstands to match (depending on build stage)
- Stainless steel bowl and half with mixer taps to kitchen only
- Plumbing for washing machine / dishwasher
- Single electric oven in stainless steel, gas hob in stainless steel and integrated cooker hood
- White bathroom suites with chrome-finished fittings
- Extractor fan to bathroom and en suite (where applicable)
- Mira showers with chrome fittings full height showers with chrome fittings to en suite only. NB there is no shower to bathrooms (please speak to your sales advisor for further details).
- En suite to bedroom one where applicable
- Upgraded Sanitary Ware (to bathrooms and ensuites)
- Three-point locking to front and rear doors, locks to all windows (except escape windows)
- Front lawn turfed or landscaped (where applicable)
- Photovoltaic Panels (Solar Panels) low profile aluminium panels
- EV Chargers included (please speak to your sales advisor for further details)
- 1.8 metre fence to rear garden, plus gate







Your home, better connected  
for a brighter future



Ultrafast 500Mb broadband is available  
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full-fibre broadband to your home, at great prices.



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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.



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# 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.









## Hallows Rise

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Registered in England no: 1182689

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