

Find your sanctuary at

Lyons Meadow

Hetton-le-Hole

4 & 5 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Lyons Meadow is our latest collection of 4 & 5-bedroom homes in Hetton-le-Hole, a small town situated in between the cities of Durham and Sunderland.

The development has plenty of walks on your doorstep with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



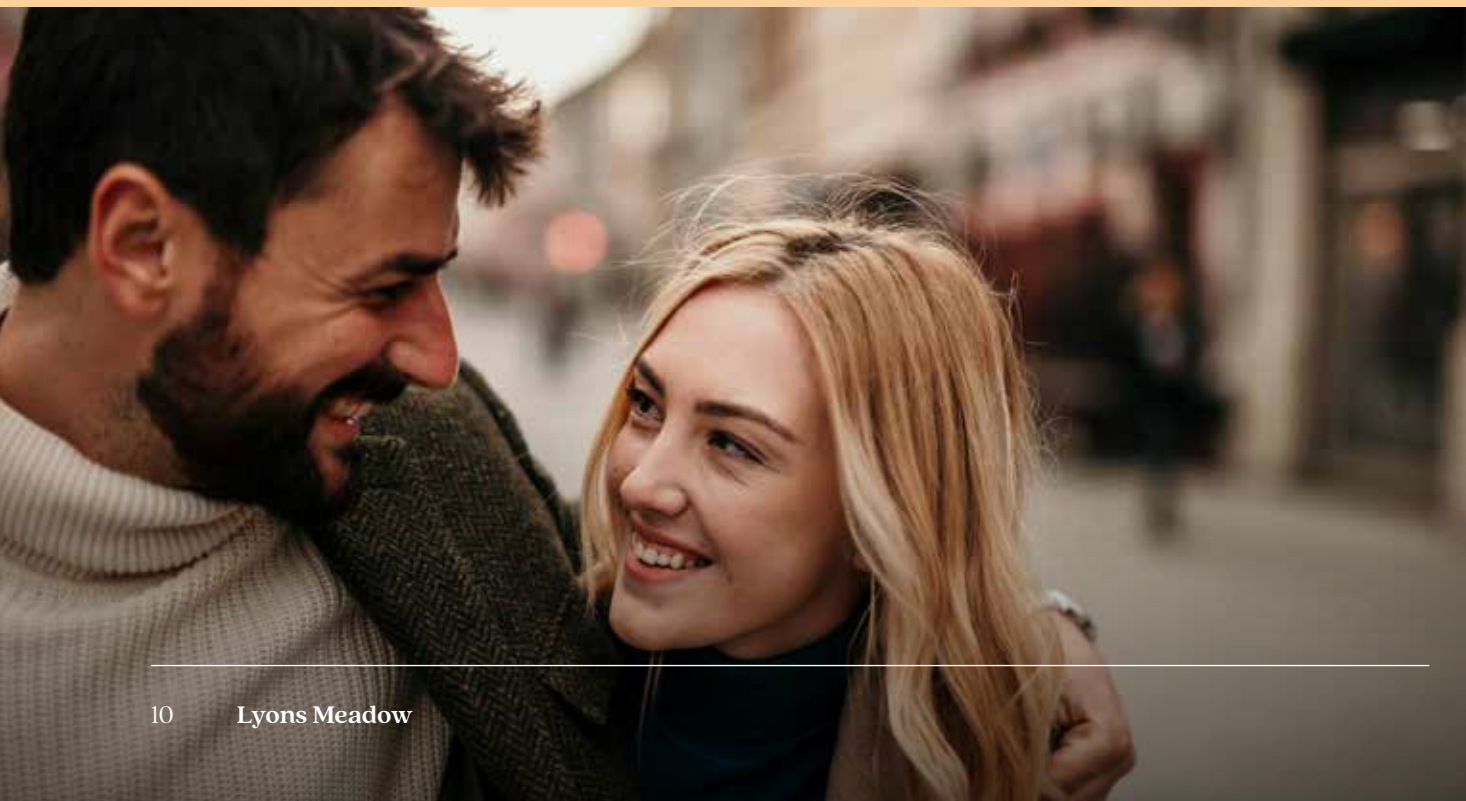






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Lyons Meadows

The perfect place to live and grow.

Lyons Meadow is our latest collection of 4 & 5-bedroom homes in Hetton-le-Hole, The town is conveniently placed for both the A1(M) and the A19 so it's a popular place to live for commuters into Washington, Sunderland, Gateshead and Newcastle.

For time away from the world of work, you can head to Durham to enjoy the cathedral, castle and riverside walks as well as a great outdoor market. Further afield, the Durham Dales merge with the North Pennines for excellent walking and cycling country. In the other direction you've got the seaside town of Seaham about 6 miles away on the Durham Heritage Coast. Whether you head for city, coast or countryside, Hetton le Hole is a great starting point.



Please do
make yourself
at home.



The best of both worlds.

Whether you love the outdoors or prefer a day of shopping, this location has it all. The Durham Heritage Coast is perfect for scenic walks, and the seaside town of Seaham (7 miles from Lyons Meadow) is well worth a visit. Alternatively, you could travel west to reach the rugged beauty of the North Pennines AONB within 45-minutes. For days out in the city, Durham offers fantastic shopping, arts, culture, dining and riverside walks, while vibrant Newcastle is a hub for nightlife and entertainment.

Lyons Meadow benefits from excellent transport links across the area. Junction 62 of the A1 is 4 miles away and provides direct access to Newcastle upon Tyne to the north, and Leeds to the south. The A19 means you can easily commute to Sunderland, Gateshead and Middlesbrough. For rail travel, the Seaham's East Coast mainline station is only 15 minutes' drive away.



- 1 Seaham
- 2 Durham Cathedral
- 3 Beautiful local walks
- 4 Durham city
- 5 Durham train station



Charles Church

A woman with curly hair, wearing a light grey blazer over a white shirt, is standing on a train platform. She is looking down at a smartphone in her right hand and holding a brown paper coffee cup with a white lid in her left hand. She has a red lanyard with a small black device around her neck. In the background, a man in a blue suit is also looking at a smartphone. The platform has a dark metal railing, and the background is blurred, showing greenery and lights.

Always in reach.

Travel by **foot** from Lyons Meadow



	●	
Hetton Primary	○	15 minutes
The Little Peppercorn tea rooms	○	16 minutes
Primitive Methodist Chapel	○	17 minutes
Hart medical centre	○	21 minutes
Deepdale street play area	○	22 minutes

Travel by **car** from Lyons Meadow



	●	
Durham	○	14 minutes
Seaham	○	16 minutes
Sunderland	○	21 minutes
Newcastle	○	29 minutes

Travel by **train** from Seaham



	●	
Sunderland	○	9 minutes
Newcastle	○	35 minutes
Durham	○	54 minute
York	○	1 hour 34 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at
Lyons Meadow.

Lyons Meadow site plan.

4 Bedroom Homes

○ The Harley

5 Bedroom Homes

○ The Regent

○ The Holborn

○ The Marlborough

○ The Oxford

○ The Compton

○ The Portland



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. 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. Please be advised some bedrooms may not be compliant to the minimum space standards as set out by the NDSS.









The Harley



Detached Home



Features

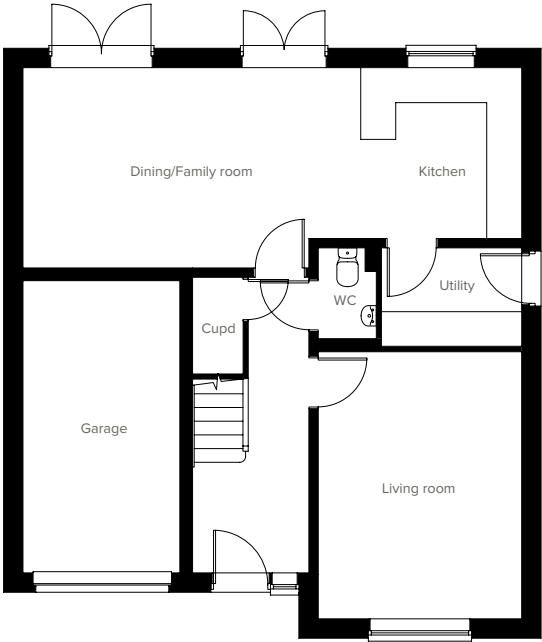
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces
-  Solar panels

Spacious, modern-living at its best, the Harley is a four-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 four bedrooms, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



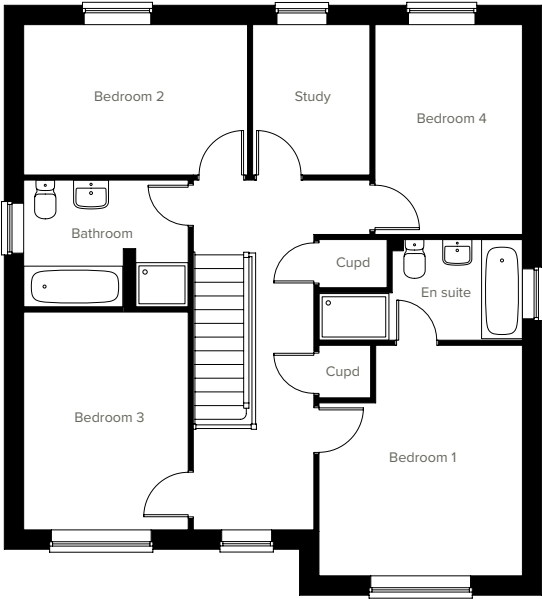
A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	8.55 x 3.44m
Living room	4.58 x 3.49m



First floor

Bedroom 1	3.95 x 3.49m
Bedroom 2	3.84 x 2.58m
Bedroom 3	3.74 x 2.82m
Bedroom 4	3.60 x 2.53m
Study	2.58 x 2.01m

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The Regent

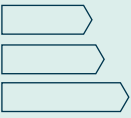
Detached Home



Features

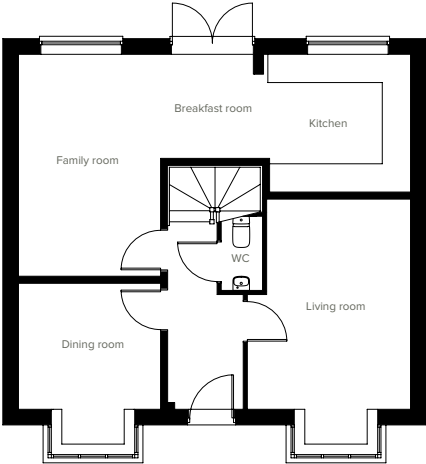
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double detached garage and 2 x parking spaces
-  Solar panels

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



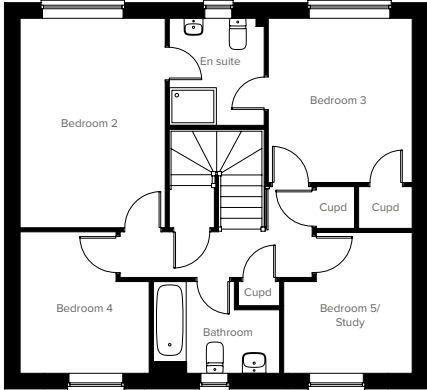
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Energy
Efficiency Rating



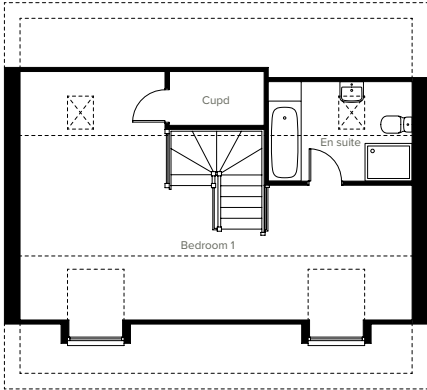
Ground floor

Kitchen/Breakfast/Family room	3.62 x 4.36m
Living room	3.36 x 4.47m
Dining room	3.32 x 3.07m



First floor

Bedroom 2	4.45 x 3.08m
Bedroom 3	3.49 x 3.06m
Bedroom 4	3.00 x 2.74m
Bedroom 5/Study	2.99 x 2.73m



Second floor

Bedroom 1	8.33 x 5.77m
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The Holborn

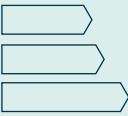
Detached Home



Features

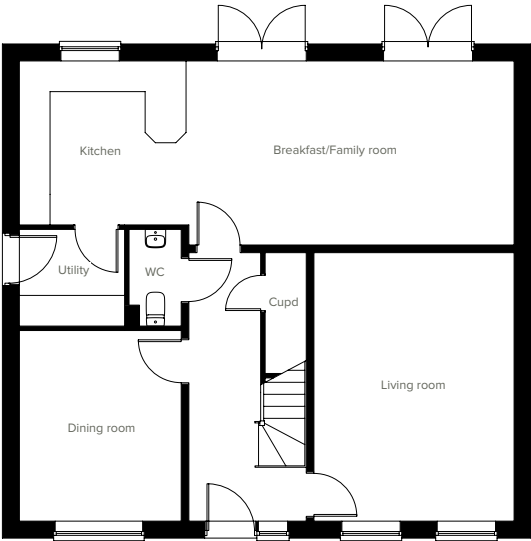
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double detached garage and 2 x parking spaces
-  Solar panels

The Holborn is a five-bedroom home designed for modern family living. The kitchen/breakfast/family room features double French doors leading out to the garden. Plus, the separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage and there's a separate dining room. The first floor features 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.



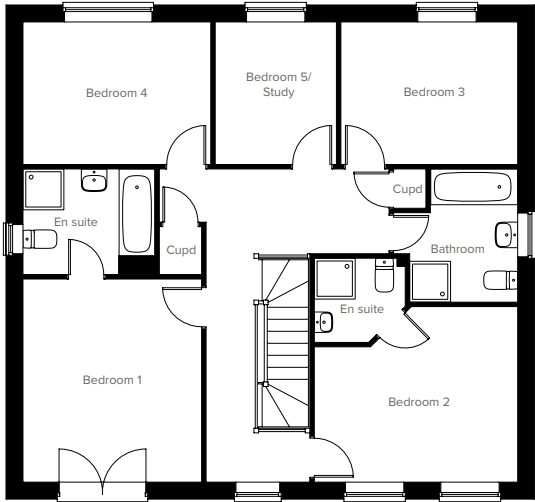
A [95]

Energy
Efficiency Rating



Ground floor

Kitchen/Breakfast/Family	9.68 x 3.60m
Living room	5.24 x 3.16m
Dining room	3.73 x 3.16m



First floor

Bedroom 1	3.97 x 3.39m
Bedroom 2	3.98 x 3.43m
Bedroom 3	3.46 x 2.79m
Bedroom 4	3.67 x 2.79m

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The Marlborough

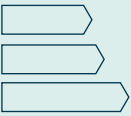
Detached Home



Features

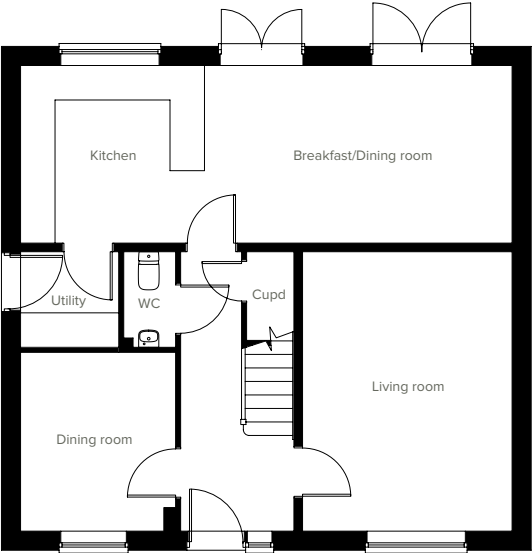
-  5 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Double detached garage and 2 x parking spaces
-  Solar panels

The Marlborough is a superb detached four-bedroom family home which balances an open-plan kitchen/breakfast/family room – which has two sets of French doors to the garden – with separate living and dining rooms. It’s also got a separate utility room with outside access, a downstairs WC and a built-in storage cupboard. Four generous-sized bedrooms - bedroom one with an en suite - and a family bathroom make up the first floor.



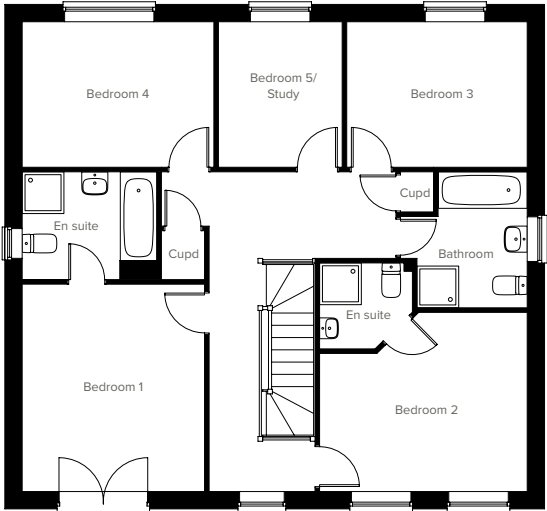
A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Breakfast/Family	9.68 x 3.60m
Living room	5.24 x 3.16m
Dining room	3.73 x 3.16m



First floor

Bedroom 1	3.97 x 3.39m
Bedroom 2	3.98 x 3.43m
Bedroom 3	3.46 x 2.79m
Bedroom 4	3.67 x 2.79m

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The Oxford

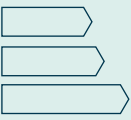
Detached Home



Features

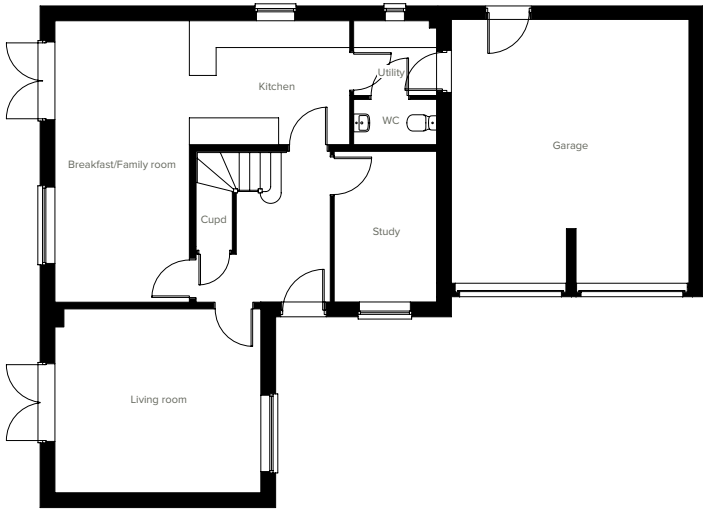
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  Solar panels

The Oxford boasts a spacious kitchen/ dining/family room ideal for entertaining, with doors leading outside and access to a utility and convenient WC. There’s also a separate living also with French doors leading outside, and a study. The first floor holds the Oxford’s five bedrooms and family bathroom with modern fixtures and fittings. Bedroom one features an en suite, and bedrooms two and three feature a Jack and Jill en suite.



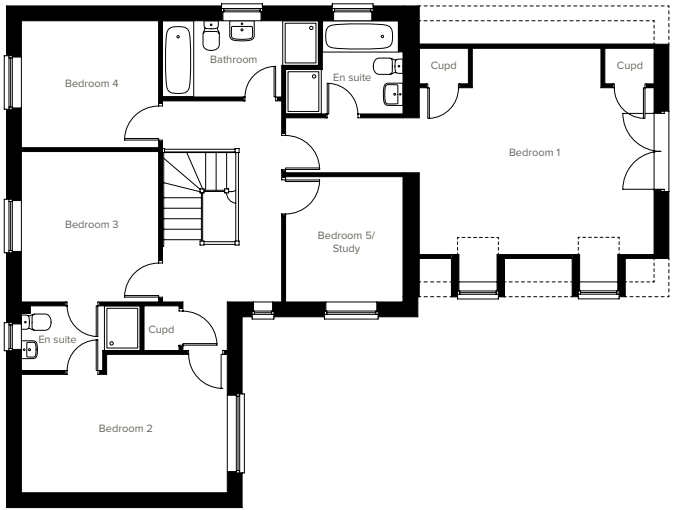
A [95]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family	9.68 x 3.60m
Living room	5.24 x 3.16m
Study	3.73 x 3.16m



First floor

Bedroom 1	3.97 x 3.39m
Bedroom 2	3.98 x 3.43m
Bedroom 3	3.46 x 2.79m
Bedroom 4	3.67 x 2.79m

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The Compton

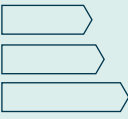
Detached Home



Features

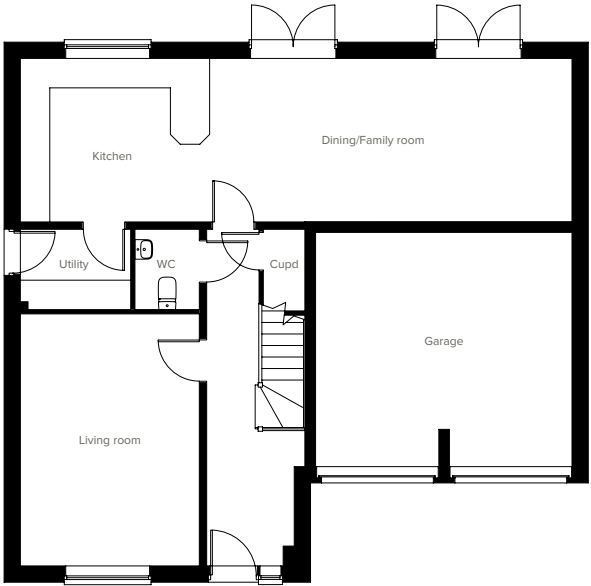
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  Solar panels

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 garden, while the separate living room is a relaxing retreat. Practical features include a WC, utility room with outside access and a storage cupboard in the hallway. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedroom one has an en suite and bedrooms two and three feature a Jack and Jill en suite.



A [95]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family	11.25 x 3.33m
Living room	5.14 x 3.65m



First floor

Bedroom 1	5.02 x 4.74m
Bedroom 2	3.92 x 3.14m
Bedroom 3	3.92 x 3.00m
Bedroom 4	4.07 x 3.00m
Bedroom 5	3.09 x 3.00m

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The Portland

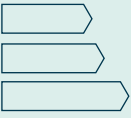
Detached Home



Features

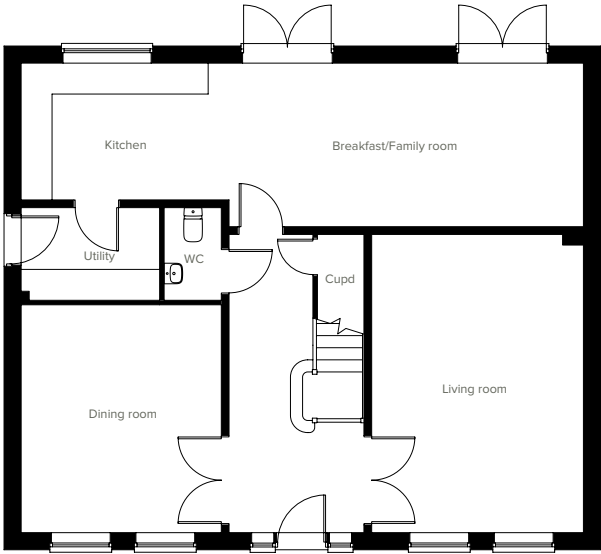
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double detached garage and 2 x parking spaces
-  Solar panels

The Portland is a five-bedroom detached home with an open plan kitchen/dining/family room which has access via double French doors to the rear garden, a separate dining room, living 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.



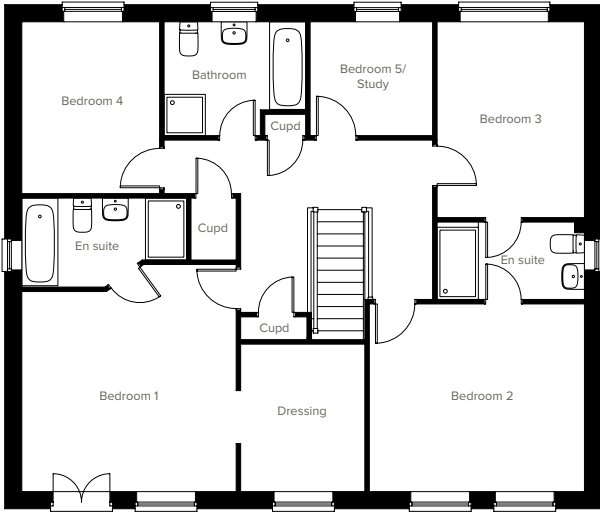
A [95]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family	10.91 x 3.17m
Living room	5.78 x 4.10m
Dining room	4.42 x 3.88m



First floor

Bedroom 1	4.41 x 4.16m
Bedroom 2	4.17 x 3.64m
Bedroom 3	3.80 x 2.86m
Bedroom 4	3.33 x 2.67m
Bedroom 5	2.38 x 2.21m

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10 reasons to buy a new home.




01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



Lyons Meadow

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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: May 2025 Ref: 480-240

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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