

Find your sanctuary at

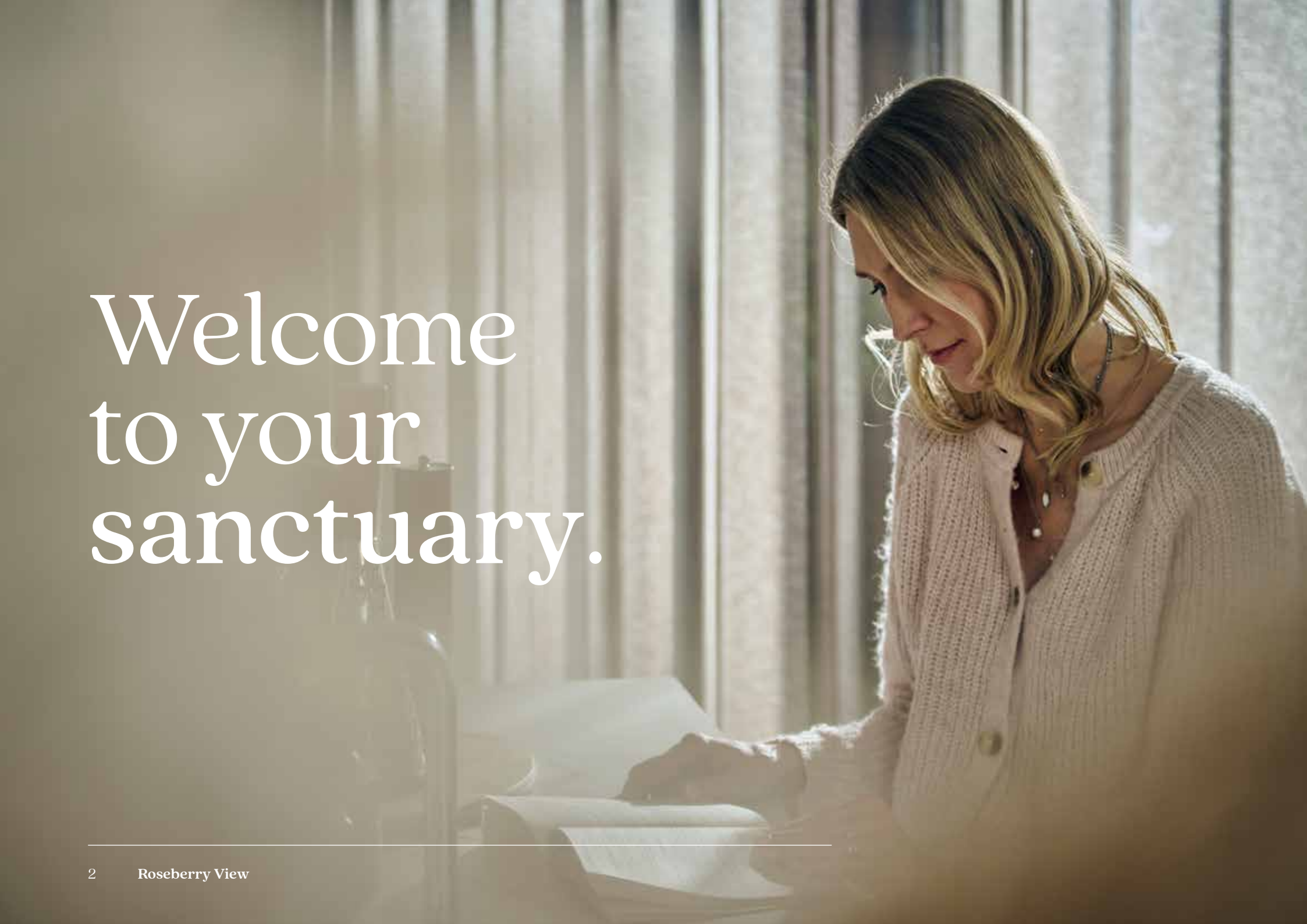
Roseberry View

Nunthorpe, Middlesbrough

3, 4 and 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.

Charles Church's proposed development Roseberry View brings a selection of beautiful new homes to Nunthorpe in Middlesbrough.

With a range of three, four and five-bedroom homes, this is a great choice whether you're a first-time buyer or a family looking for more space.



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

Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

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.



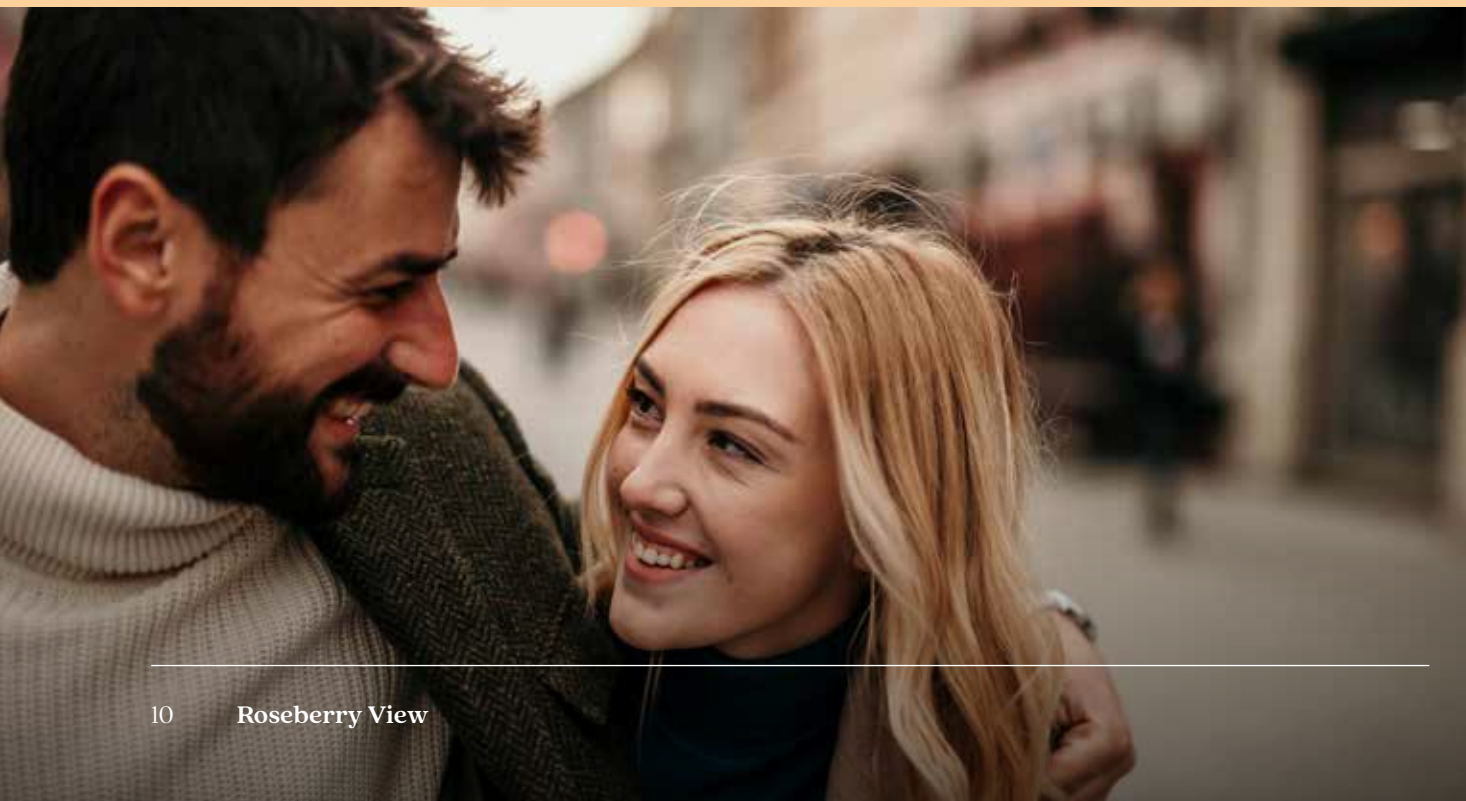






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Roseberry View

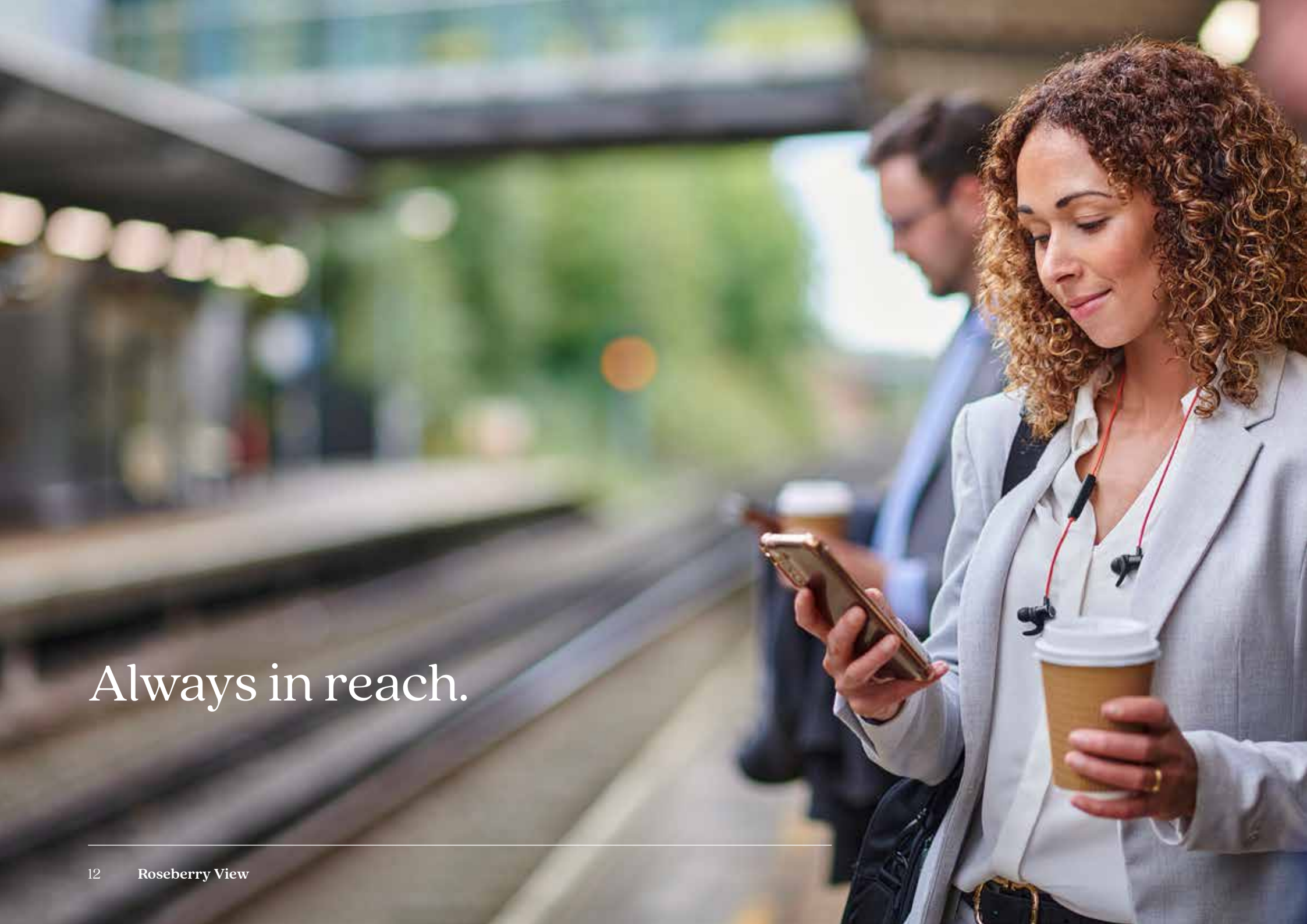
The perfect place to live and grow.

Charles Church's proposed development Roseberry View brings a selection of beautiful new homes to Nunthorpe in Middlesbrough. With a range of three, four and five-bedroom homes, this is a great choice whether you're a first-time buyer or a family looking for more space.

If you're looking for a new home in the Middlesbrough area, Nunthorpe is a well-appointed suburb on the outskirts of the town, that was recently voted the best place to live in Middlesbrough. A new home here will give you easy access to local amenities including schools, convenience stores, a train station and GP surgery in Nunthorpe itself. Just under 6 miles away, the centre of Middlesbrough is home to a fantastic range of shops, restaurants, nightlife and family-friendly activities.

With the added benefit of a train station on your doorstep, good transport routes across the area and the scenic North York Moors National Park just minutes away, this great location has everything you could need.



A woman with curly hair is looking at her smartphone while holding a coffee cup. She is wearing a light-colored blazer and has a red lanyard with a small device around her neck. In the background, a man is also looking at his phone. They are standing on a train platform with tracks and a blurred background of lights and greenery.

Always in reach.

Travel by **foot** from Roseberry View



	●
Nunthorpe Academy	○ 2 minutes
Shop	○ 8 minutes
Café	○ 8 minutes
Nunthorpe Train Station	○ 8 minutes
Nunthorpe Methodist Church	○ 9 minutes
Miller and Carter	○ 16 minutes
Nunthorpe Surgery	○ 18 minutes
Nunthorpe Primary School	○ 19 minutes

Travel by **car** from Roseberry View



	●
Great Ayton	○ 7 minutes
Guisborough	○ 7 minutes
Supermarket	○ 7 minutes
North Yorkshire Moors	○ 11 minutes
Middlesbrough	○ 15 minutes
Saltburn-by-the-Sea	○ 17 minutes
Darlington	○ 25 minutes
Newcastle-upon-Tyne	○ 1 hour
York	○ 1 hour

Travel by **train** from Roseberry View



	●
York	○ 1 hour
Newcastle-upon-Tyne	○ 1 hour and 4 minutes
Edinburgh	○ 2 hours and 35 minutes
London	○ 3 hours and 2 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
Roseberry View.

Roseberry View site plan.



3 Bedroom Homes

-  The Charnwood
-  The Barnwood

4 Bedroom Homes

-  The Greenwood
-  The Kennet
-  The Brampton
-  The Hendon
-  The Turnberry
-  The Heysham

5 Bedroom Homes

-  The Brightstone
-  The Barmouth
-  The Oxwich
-  The Walcott



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.

Discover a
home you
adore in
every detail.







The Charnwood

Detached Home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- EV charging point
- Parking spaces

This detached double-fronted new home gives you two lovely dual-aspect living spaces - an open-plan kitchen/dining room and a separate living room which open to the garden. With three bedrooms and two bathrooms, the Charnwood suits all aspects of family life down to the ground and it's a great place to call home for new and growing families.

B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.64 x 2.79m
Living room	5.64 x 3.12m



First floor

Principal bedroom	3.69 x 3.16m
Bedroom 2	3.96 x 2.94m
Bedroom 3	2.92 x 2.61m

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The Barnwood

Detached Home



Features

-  3 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  EV charging point
-  Parking spaces

The Barnwood is a striking double-fronted detached home designed to impress. Whether you're seeking extra space for a growing family or looking to downsize without compromising on comfort, this versatile property could be just what you're looking for. With two welcoming living areas, three well-proportioned bedrooms, and two modern bathrooms, it offers the perfect blend of style and practicality—ideal for hosting guests or simply enjoying everyday life.



B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.64 x 2.79m
Living room	5.64 x 3.12m



First floor

Principal bedroom	3.68 x 3.16m
Bedroom 2	3.96 x 2.94m
Bedroom 3	2.91 x 2.61m

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The Greenwood

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  EV charging point
-  Parking spaces

The Greenwood is designed for those who value both space and privacy. With two en suite bedrooms—one occupying the entire top floor—it offers a layout that feels both generous and thoughtfully arranged. Ideal for a growing family, the ground floor provides plenty of room for shared moments, while the upper floors offer peaceful retreats to unwind.



B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.52 x 2.87m
Living room	3.95 x 3.56m



Second floor

Bedroom 2	3.95 x 3.28m
Bedroom 3	2.97x 2.87m
Bedroom 4	2.87 x 2.47m



Third floor

Principal bedroom	4.23 x 3.22m
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The Kennet

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  EV charging point
-  Parking spaces

The Kennet is a new home that makes the most of an extra floor to create an ensuite bedroom that feels like a grown-up retreat. That still leaves three bedrooms and a bathroom for the rest of the family to call their own, while downstairs, this house has been designed to make sure there's plenty of space for all the action of family life.



B [91]

Energy
Efficiency Rating



Ground floor		Second floor		Third floor	
Kitchen/Dining room	5.11 x 2.59m	Bedroom 2	3.00 x 2.85m	Principal bedroom	5.91 x 4.14m
Living room	4.16 x 3.95m	Bedroom 3	3.10 x 2.69m		
		Bedroom 4	3.10 x 2.34m		

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The Brampton

Detached Home

Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  EV charging point
-  Parking spaces

Family life works really well in this easy-to-live-in detached four-bedroom new home. The Brampton has the flexibility of open-plan space as well as separate private space. The main living area, with kitchen, dining and relaxed family zones, is at the heart of this home, while the living room and study give you all the opportunity to take a break and have some quiet time when you need it.



B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	5.46 x 5.74m
Living room	4.02 x 3.25m
Study	2.25 x 1.77m



First floor

Principal bedroom	4.08 x 2.80m
Bedroom 2	4.25 x 2.70m
Bedroom 3	2.99 x 2.11m
Bedroom 4	3.16 x 2.78m

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The Hendon

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  EV charging point
-  Parking spaces

The Hendon is a new home that offers plenty of flexibility to a growing family. Whether it's the four bedrooms, the home office, the open-plan kitchen/dining room, or the separate living room, this is a home with a carefully considered layout. The bi-fold doors to the garden let the outside in, and internal access to the integral garage is a practical feature.



B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	8.56 x 3.32m
Living room	4.08 x 3.49m



First floor

Principal bedroom	3.98 x 3.39m
Bedroom 2	3.71 x 2.84m
Bedroom 3	3.96 x 2.58m
Bedroom 4	3.68 x 2.53m
Study	2.58 x 1.89m

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The Turnberry

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  EV charging point
-  Parking spaces

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



B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	8.56 x 3.09m
Dining room	3.33 x 2.71m
Living room	4.86 x 3.11m



First floor

Principal bedroom	3.98 x 3.36m
Bedroom 2	4.37 x 3.37m
Bedroom 3	4.03 x 2.66m
Bedroom 4	3.23 x 2.77m

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The Heysham

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  EV charging point
-  Parking spaces

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



B [91]
Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	7.37 x 3.88m
Family room	3.36 x 3.32m
Living room	5.44 x 3.95m
Study	3.88 x 1.83m



First floor

Principal bedroom	3.98 x 3.11m
Bedroom 2	3.98 x 3.11m
Bedroom 3	3.32 x 2.98m
Bedroom 4	3.98 x 1.99m

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The Brightstone

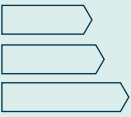
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  3 x En suites
-  1 x Study
-  1 x Dressing room
-  EV charging point
-  Parking spaces

The Brightstone is a standout detached home designed with long-term living in mind. Whether you’re planning for a growing family or welcoming guests, this future-proof property offers the space and flexibility to evolve with your lifestyle. With five bedrooms and four bathrooms, it’s perfectly balanced for comfort and convenience. The living areas are thoughtfully arranged too, featuring a spacious open-plan kitchen/ dining/family room, alongside a separate living room and a dedicated study.



A [92]

Energy
Efficiency Rating



Ground floor		Second floor		Third floor	
Kitchen/ Dining /Family	6.19 x 5.57m	Principal bedroom	3.70 x 3.47m	Bedroom 4	3.98 x 3.73m
Living room	4.06 x 3.42m	Bedroom 2	4.07 x 2.61m	Bedroom 5	3.98 x 3.47m
Study	2.49 x 1.77m	Bedroom 3	3.28 x 3.26m		

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The Barmouth

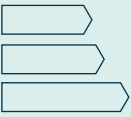
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  EV charging point
-  Parking spaces

The Barmouth is an ideal family home to grow into. It has five bedrooms, three bathrooms, an open-plan kitchen/family room, and separate living and dining rooms. The versatile layout works for a range of lifestyles and uses. There's scope for a home office, a guest bedroom, and a playroom. Bi-fold doors to the garden make the most of the outside space, too.



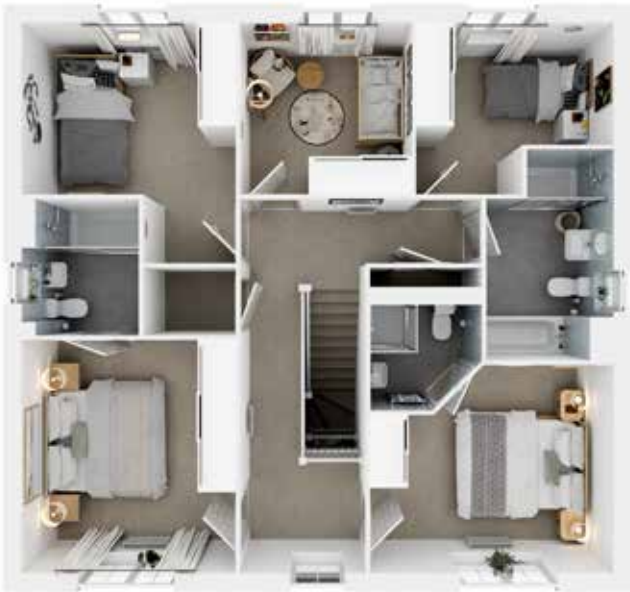
A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	9.68 x 3.54m
Dining room	3.29 x 3.43m
Living room	5.31 x 3.91m



First floor

Principal bedroom	3.80 x 3.48m
Bedroom 2	3.98 x 3.37m
Bedroom 3	3.20 x 2.79m
Bedroom 4	2.79 x 2.79m
Bedroom 5	3.48 x 2.78m

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The Oxwich

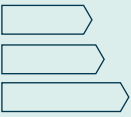
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

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



A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	6.45 x 5.07m
Living room	5.07 x 3.47m
Study	3.57 x 1.76m

First floor

Principal bedroom	5.50 x 3.84m
Bedroom 2	3.66 x 3.29m
Bedroom 3	3.89 x 3.02m
Bedroom 4	4.03 x 2.36m
Bedroom 5	2.92 x 2.59m

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The Walcott

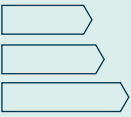
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double integral garage
-  EV charging point

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



A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	11.09 x 3.42m
Living room	4.80 x 3.60m



First floor

Principal bedroom	5.68 x 3.31m
Bedroom 2	4.74 x 4.02m
Bedroom 3	3.88 x 3.04m
Bedroom 4	4.11 x 3.04m
Bedroom 5	3.04 x 1.36m

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Specification.

General

- uPVC double glazed windows in anthracite
- Cottage-style internal doors in white
- Chrome-effect ironmongery
- TV point to living room
- Telephone point
- Oak handrail
- Chrome downlights to kitchen area, cloakroom, bathroom and en suite (plot dependent)
- Fibre connectivity hub
- Thermostatic radiator valves
- Lockable windows
- Smoke detectors
- Boiler housing (subject to house type)

Kitchen

- Fully fitted kitchen/worktop with soft close doors in choice of styles (subject to build stage)
- Glass splashback in choice of colour (subject to build stage)
- Stainless Steel gas hob
- Built-in high-level double electric oven or built-in side-by-side twin electric single ovens (subject to house type)
- Stainless Steel Chimney Hood
- Integrated dishwasher/fridge-freezer/washing machine
- Rangemaster Elements Igneous Granite Sink with Araya mixer tap to kitchen

Bathrooms and en suites

- Half height tiling to walls fitted with sanitaryware and around bath enclose where bath abuts walls, including chrome trims
- Full height tiling to shower cubicle
- Contemporary style sanitaryware
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- 1800mm x 1800mm patio as standard
- Grey block paved private driveway
- Contemporary external light to front entrance in black
- Bi-fold or French doors (subject to house type)
- Security chain to front door
- EV charging point

Other

- Double power socket and bulkhead light fitting to integral garages

Warranty

- 10 year new homes warranty



This is your
world, we
just built it.

Charles Church



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.



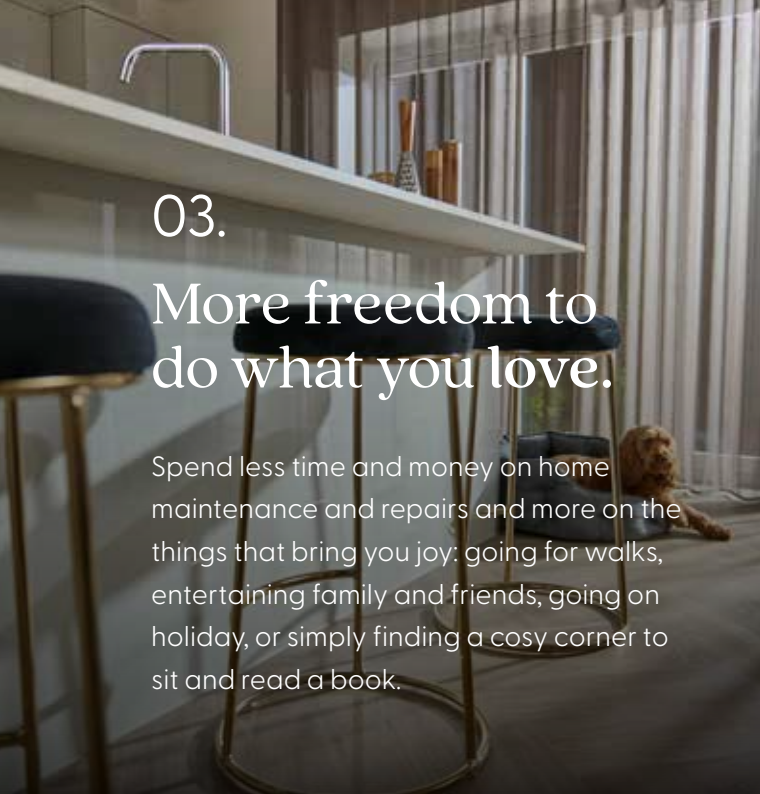
06. Peace of mind.

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.

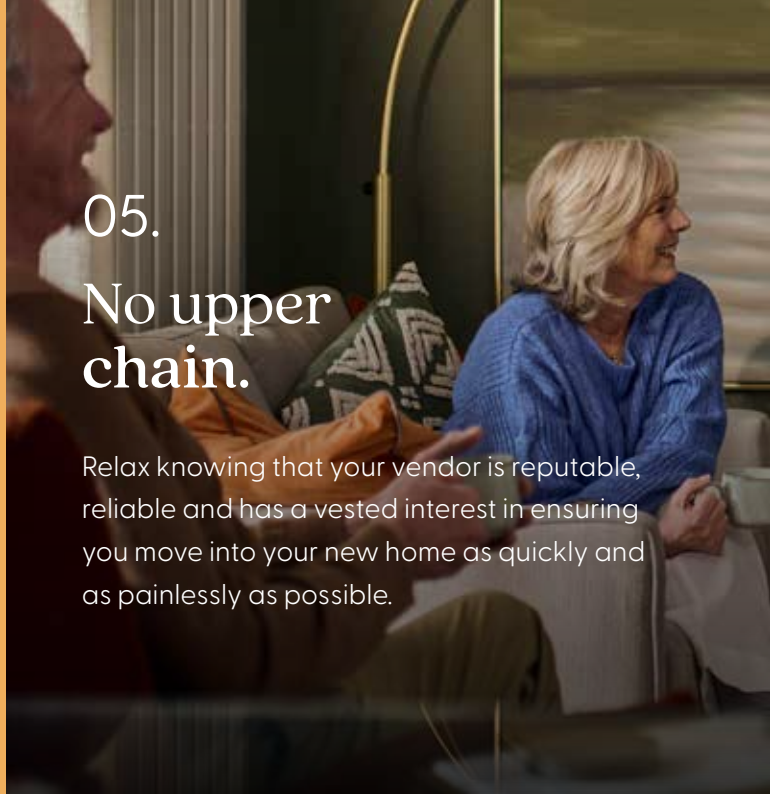
More freedom to do what you love.

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.

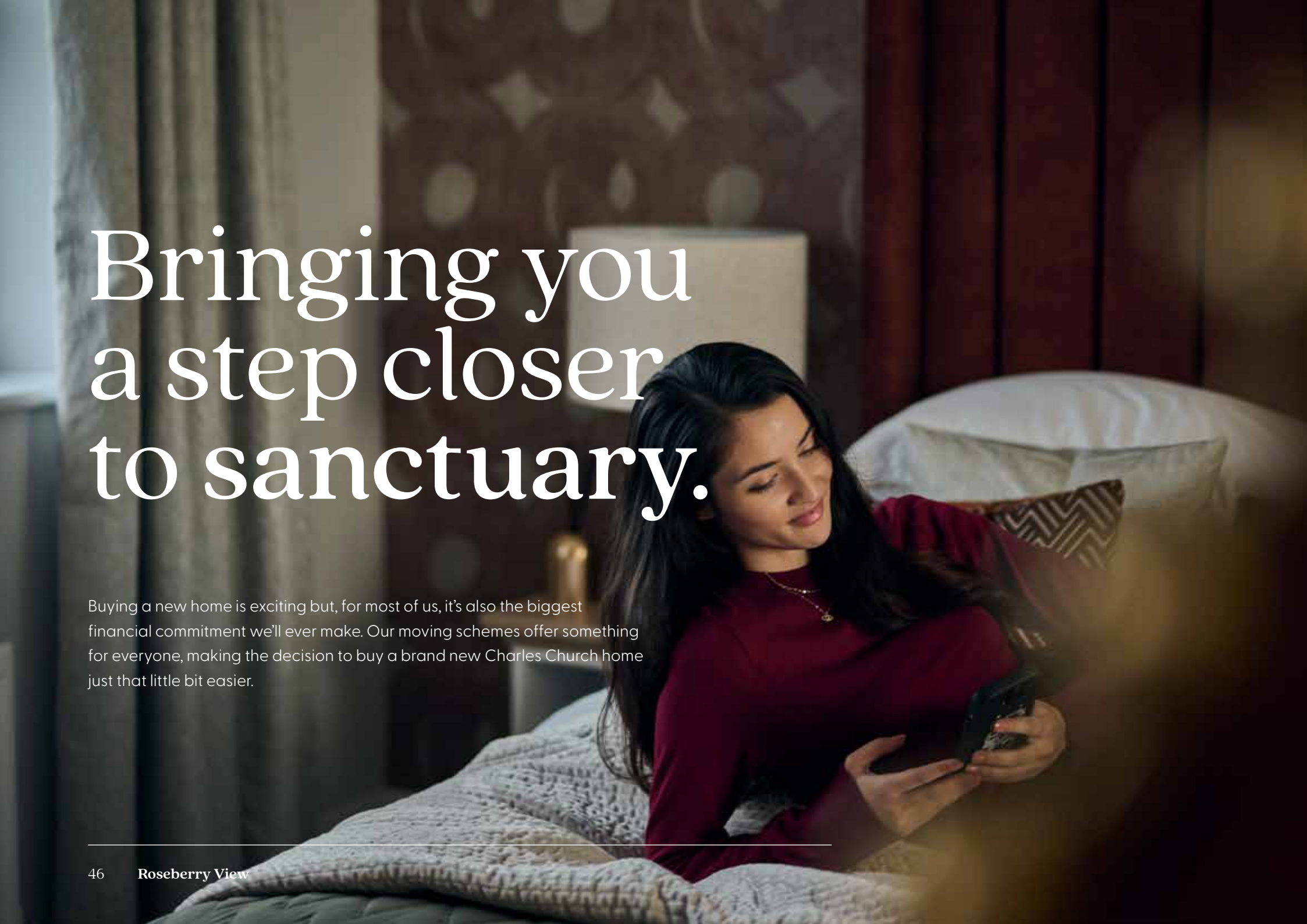
A fresh start.

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.



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.



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.



New Build Boost.

If you've saved a 5% deposit, you could get a 15% interest-free boost* with this new mortgage scheme from Gen H, supported by Charles Church.



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Our star rating

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

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

Registered in England no: 1182689

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