

Find your sanctuary at

# Lockside

Lichfield, Staffordshire

2, 3, 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.

Our new Lockside development features a range of two, three, four and five-bedroom homes, each designed with high energy efficiency and modern comfort in mind.

In this ideal location, daily essentials are on your doorstep and convenient with supermarkets just a drive away.





# 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.





## Lockside. The perfect place to live and grow.

Discover stunning, premium new homes in the sought-after cathedral city of Lichfield, Staffordshire. Enjoy a wealth of amenities, excellent transport links and tranquil green spaces – all in a best-of-both location.

Our new Lockside development features a range of two, three, four and five-bedroom homes, each designed with high energy efficiency and modern comfort in mind.

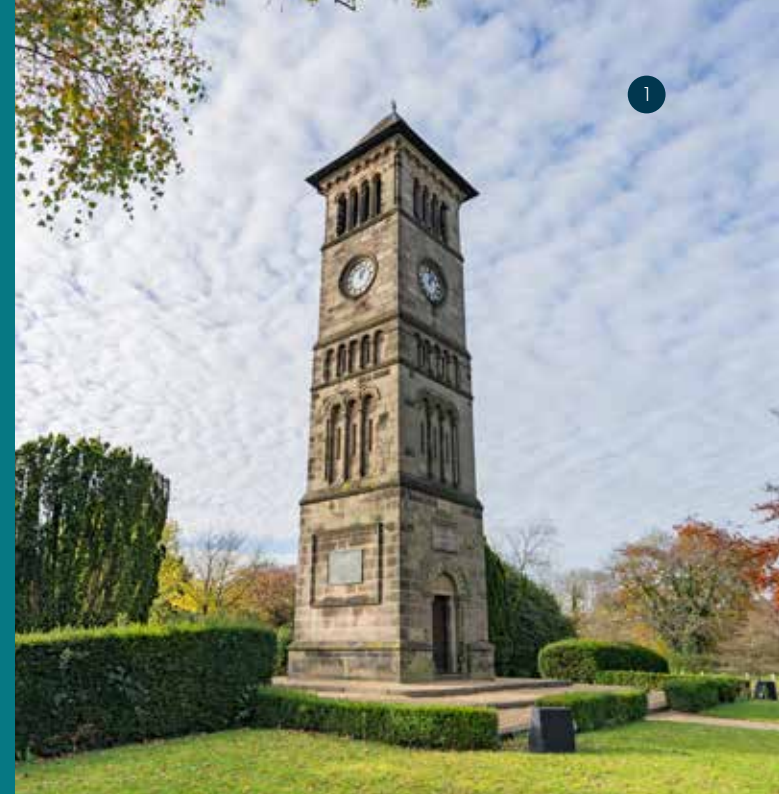
In this ideal location, daily essentials are on your doorstep and convenient with supermarkets, such as Waitrose, only a five-minute drive away. Families also benefit from a choice of well-regarded and 'Outstanding' schools in the area.

When you want to enjoy a spot of local history or high street shopping, Lichfield Cathedral is located close to the bustling yet quaint city centre – and for relaxing walks, Beacon Park is nearby. For everyday commuting, excellent transport connections ensure effortless journeys to the nearby towns and cities, such as Birmingham, Sutton Coldfield & Tamworth.





Please do  
make yourself  
at home.





# The best of both worlds.

Surrounded by the beautiful Staffordshire countryside, the development will include contributions to new allotments and sports pitches. You also have stunning scenic green spaces such as Beacon Park close by, and Shortbutts Park – which is under a 15-minute walk away.

Golf lovers will feel at home here, as both Whittington Heath Golf Club and Darnford Moors Golf Club are a short drive from Lockside. and regular opportunities to get involved in community events.

Known for its ancient cathedral, Lichfield also has a thriving arts and culture scene. From the Garrick Theatre to the many other theatrical and historical events, the city also holds The Lichfield Festival – a popular annual arts celebration for all ages.

Lichfield City Rail Station offers routes to Birmingham in under 40 minutes. And for highly convenient international travel under 30 minutes away by car, Birmingham Airport provides you with flights worldwide.



- 1 Lichfield Clock Tower
- 2 Lichfield City Station
- 3 Minster Pool
- 4 Aerial view of Lichfield
- 5 Aerial view of Lichfield Cathedral



Charles Church



A woman with curly hair, wearing a light grey blazer and a red lanyard with a small black device, is looking down at a smartphone in her right hand. She is also holding a brown paper coffee cup with a white lid in her left hand. In the background, a man in a blue suit is also looking at a smartphone. They are standing on a train platform with tracks and a blurred background of lights and greenery.

Always in reach.

### Travel by **foot** from Lockside



The Owl at Lichfield	4 minutes
King Edward VI School	16 minutes
Busy Bees Nursery	20 minutes
Lichfield Health & Fitness Club	20 minutes
The Co-op Food - Fosseyway Gate	22 minutes
Lichfield City Train Station	23 minutes
Lichfield Garrick Theatre	26 minutes
Samuel Johnson Hospital	32 minutes
Lichfield Cathedral	33 minutes

### Travel by **car** from Lockside



Lichfield City Centre	4 minutes
Sutton Coldfield	14 minutes
Tamworth	16 minutes
Cannock	20 minutes
Birmingham	28 minutes
Burton-on-Trent	28 minutes

### Travel by **train** from Lichfield City Train Station



Birmingham New Street	37 minutes
London Euston	1 hour and 40 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  
Lockside.

# Lockside site plan.





## 2 Bedroom Homes

-  The Cromer
-  The Tunstall
-  The Stonehaven

## 3 Bedroom Homes

-  The Blyth
-  The Sandbanks
-  The Studland

## 4 Bedroom Homes

-  The Hollicombe
-  The Landcombe
-  The Seacombe
-  The Heysham

## 5 Bedroom Homes

-  The Walcott

- 
-  Affordable Housing





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 advisor.

Discover a  
home you  
adore in  
every detail.











# The Cromer

2-bedroom home





## Features



2 x Bedrooms



1 x Bathroom



1 x En suite



2 x parking spaces



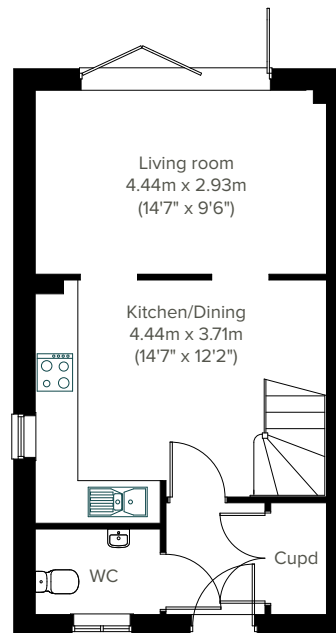
EV charging point

Perfectly-proportioned, the Cromer has a stylish open plan kitchen/dining/living room with bi-folding doors leading into the garden. It also features two good-sized bedrooms - one with an en suite - and a family bathroom. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

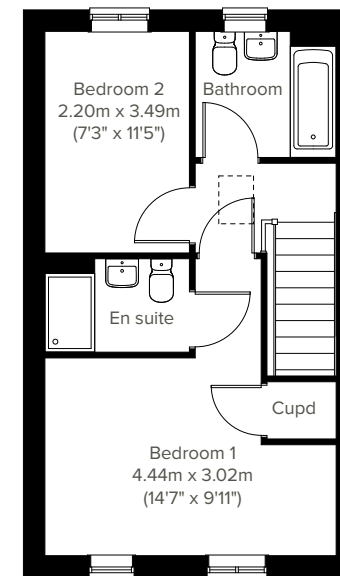


B

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Tunstall

2-bedroom home





## Features



2 x Bedrooms



2 x En suites



2 x parking spaces



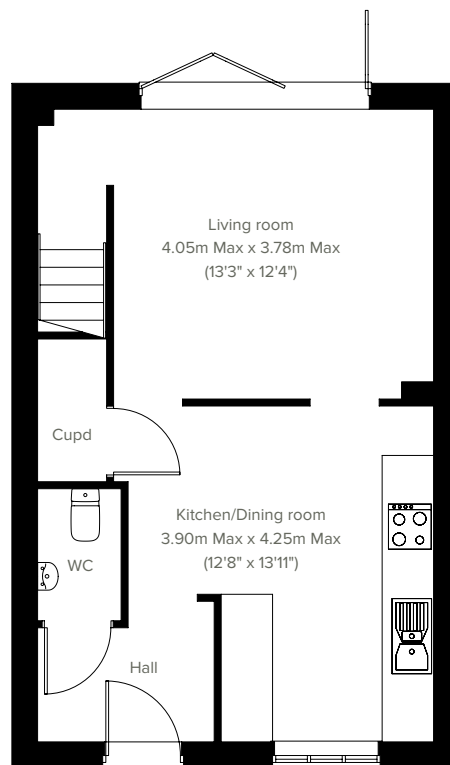
EV charging point

The two-bedroom Tunstall has a natural flow that will appeal to many. At the front of the home, the kitchen/dining room leads into the spacious lounge which boasts bi-fold doors to the garden. There's also a practical storage cupboard and downstairs WC. Upstairs, the well-proportioned bedrooms both benefit from en suites, perfect for hosting guests.

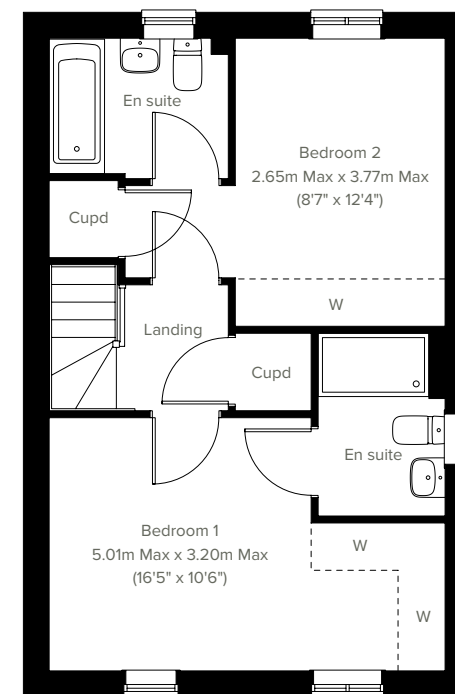


B

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Stonehaven

2-bedroom home





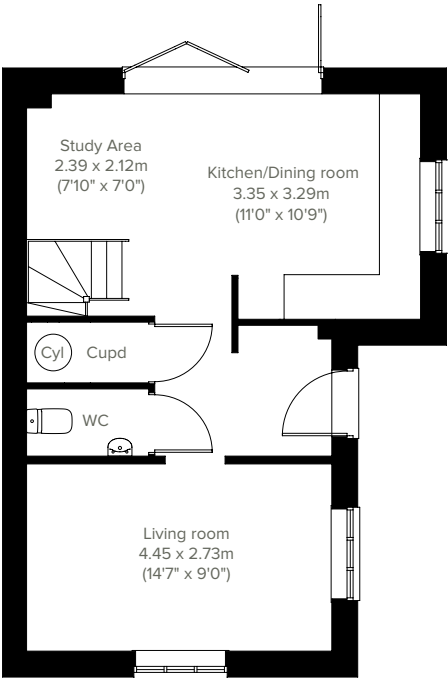
Features

- 2 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point

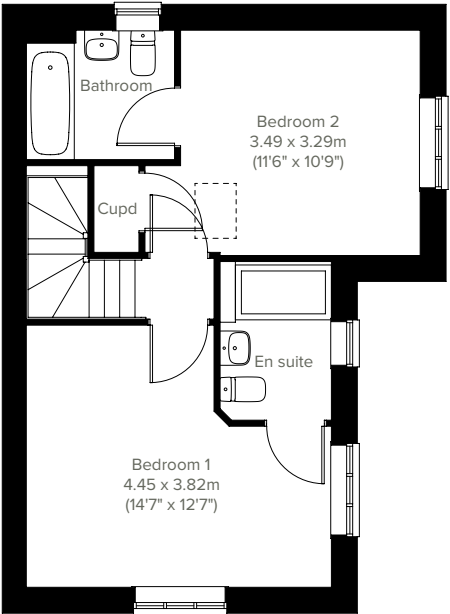
Ideal for first-time buyers, the Stonehaven is a modern home designed for flexible living. The open-plan kitchen and study area create a versatile space, with bi-fold doors leading to the garden. A separate living room and a WC complete the flow. Upstairs, bedroom one benefits from a stylish en suite, while bedroom two has easy access to the family bathroom.

B

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.




# The Blyth

3-bedroom home

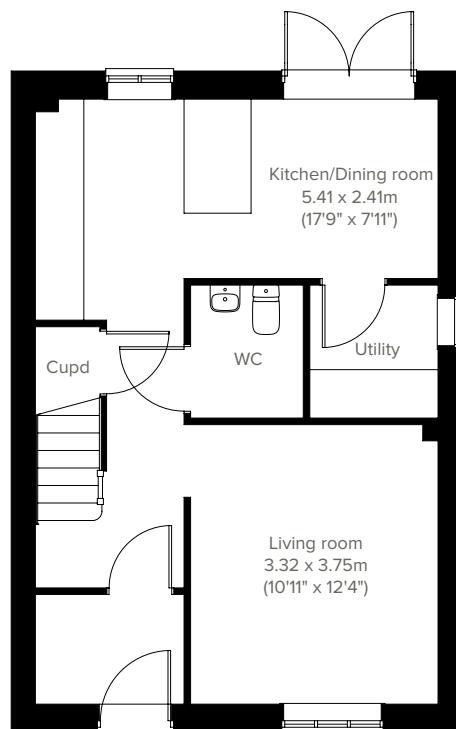




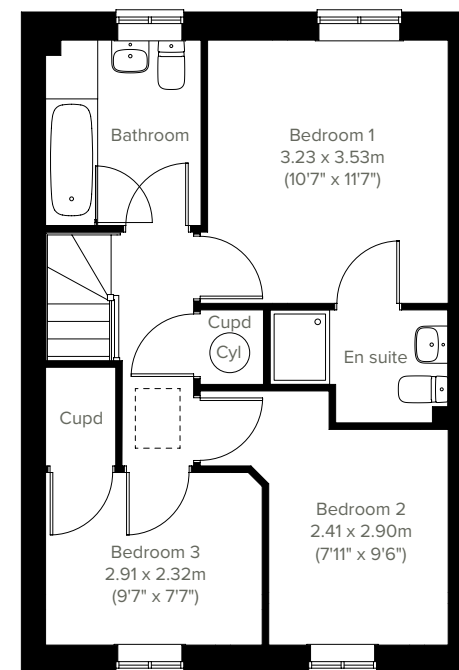
## Features

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

The Blyth is a three-bedroom home that perfectly balances modern style with everyday practicality. Ideal for families or those who love to entertain, this home features a bright front-facing living room and an open-plan kitchen/dining area with French doors leading out to the garden. Upstairs, you'll find three bedrooms - bedroom one with an en suite - a family bathroom and storage cupboards.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Sandbanks

3-bedroom home





## Features

 3 x Bedrooms

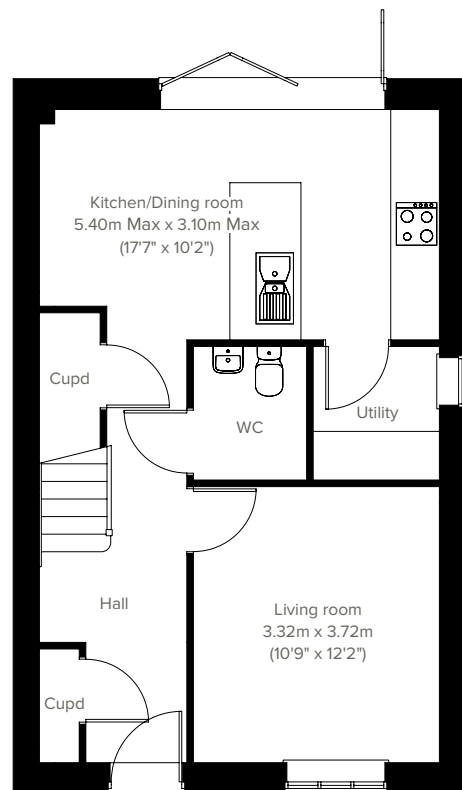
 1 x Bathroom

 1 x En suite

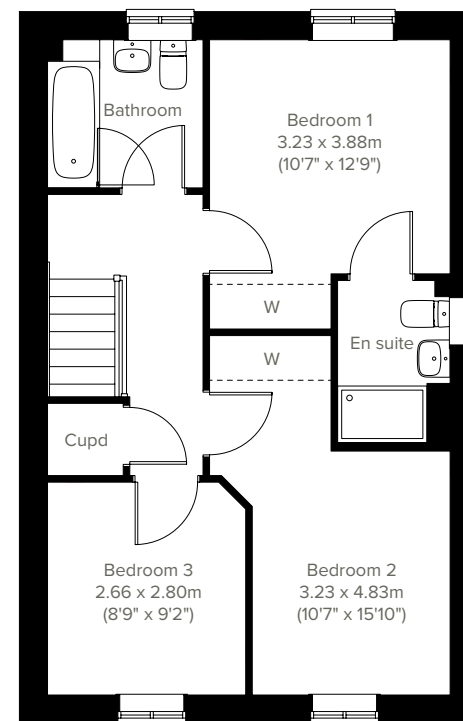
 2 x parking spaces

 EV charging point

With three bedrooms and a functional layout, the Sandbanks is a home that will work for you and your lifestyle. The ground floor features an open plan kitchen/ dining room that's perfect for family time and socialising, along with a useful utility room. There's a separate living room, plus a practical storage cupboard and downstairs WC. Upstairs, bedroom one benefits from an en suite and there's a good amount of additional storage.



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Studland

3-bedroom homes





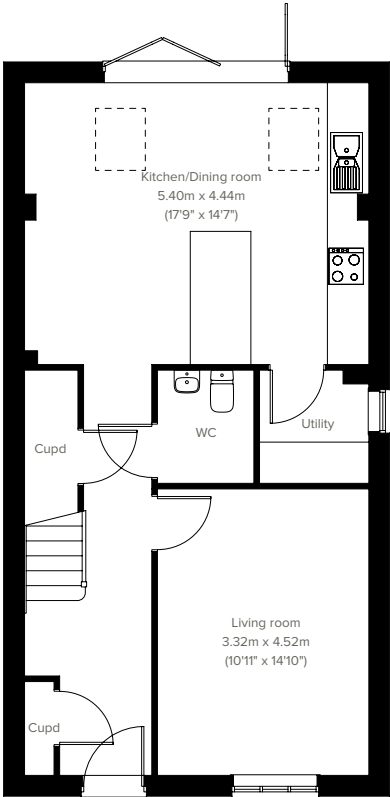
Features

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

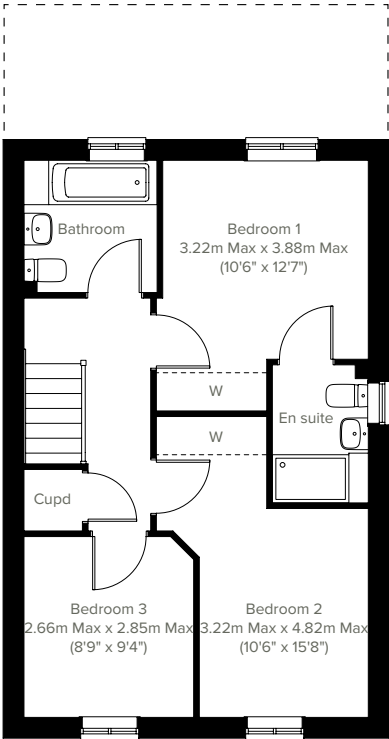
The open plan kitchen dining room is the spacious heart of this home, with bi-fold doors opening into the garden and rooflights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.

B

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.






# The Hollicombe

4-bedroom home





Features

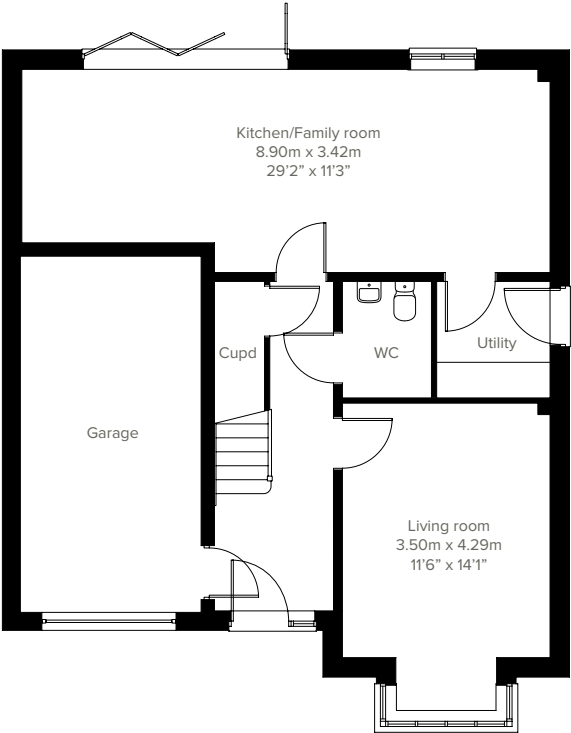
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single garage and 2 x parking spaces
-  EV charging point

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.

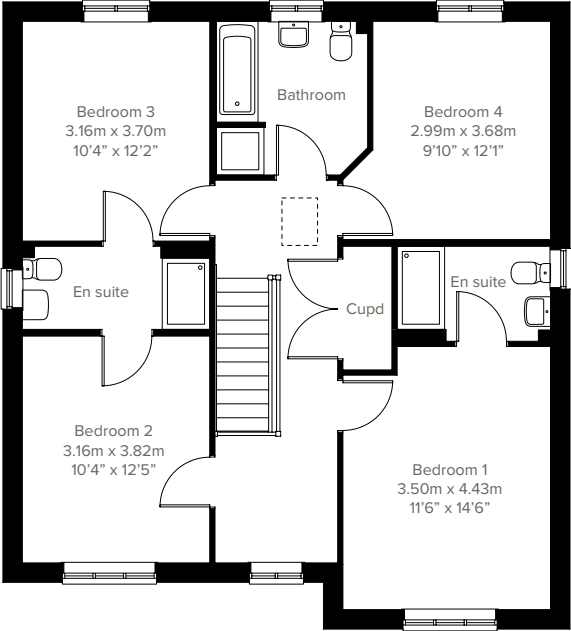


**B**

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Landcombe

4-bedroom home





## Features



4 x Bedrooms



1 x Bathroom



1 x En suite



1 x Study



Single garage and 1 x parking spaces



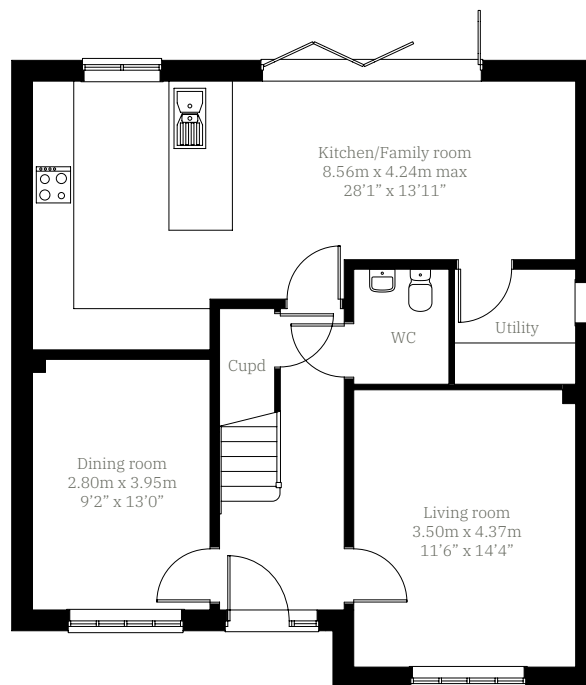
EV charging point

The Landcombe is a four-bedroom detached home with an open-plan kitchen/family room which has access to the rear garden, a separate living room and a dining room. There's a downstairs WC and utility room with outside access. The four bedrooms are on the first floor - bedroom one has an en suite - and there's a family bathroom, a study and a handy storage cupboards.

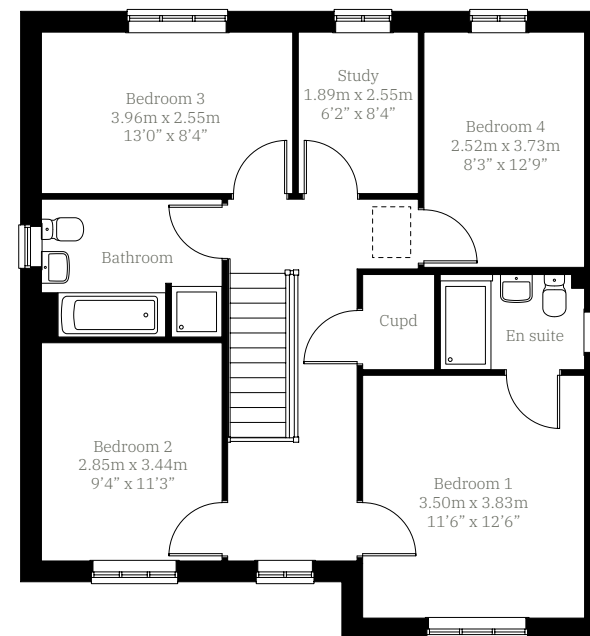


**B**

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.





# The Seacombe

4-bedroom home





Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Single garage and 1 x parking spaces\*
- 1 x Dressing room
- EV charging point

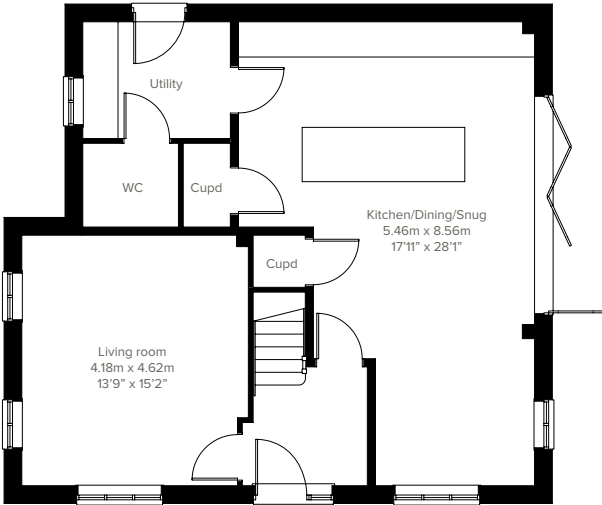
\*Show home has a double garage and plots 1 & 4 have 2 parking spaces.

The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, and a dressing room to bedroom one. This is a wonderful new home for all aspects of family life.

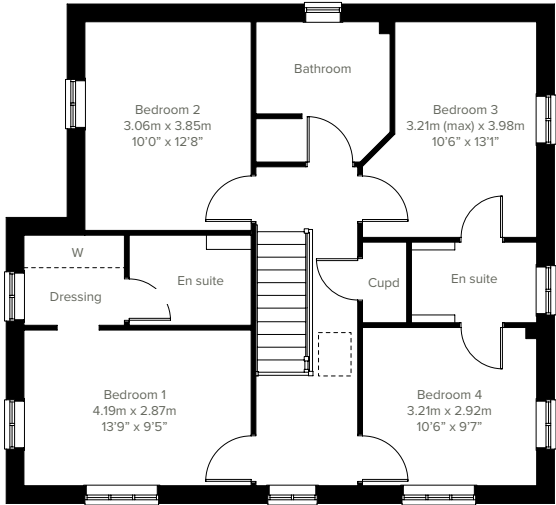
B

Energy

Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Heysham

4-bedroom home





Features

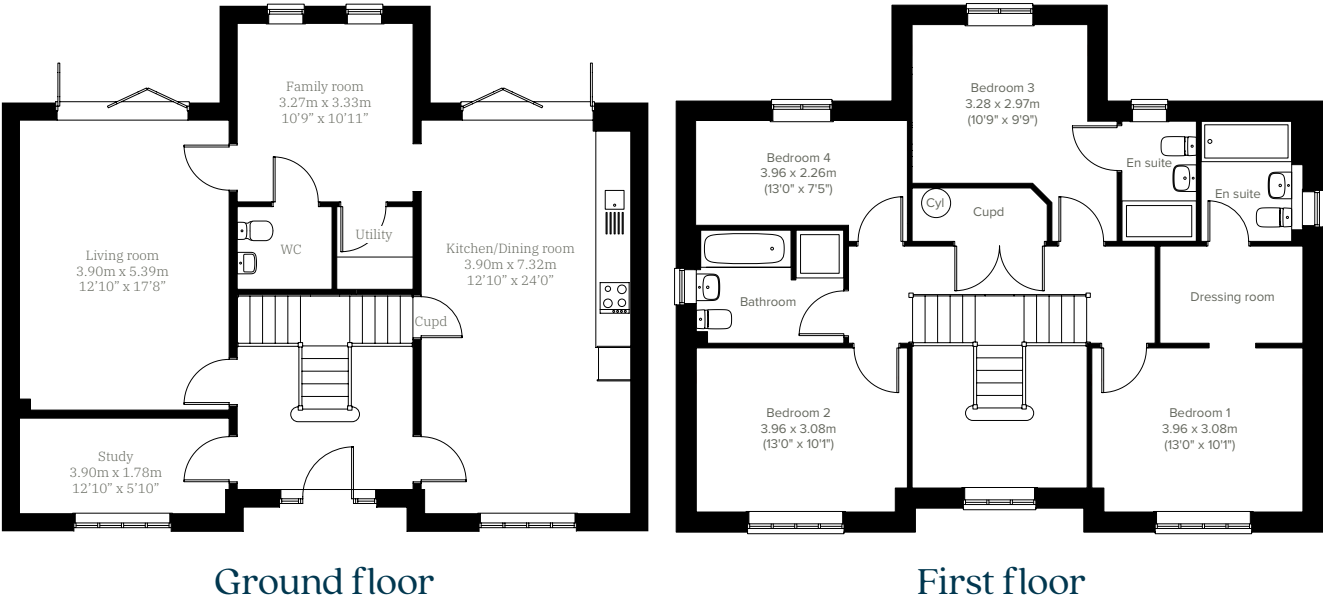
- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- Double garage and 2 x parking spaces
- 1 x Dressing room
- EV charging point

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

Energy

Efficiency Rating



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. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Walcott

5-bedroom home





Features

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

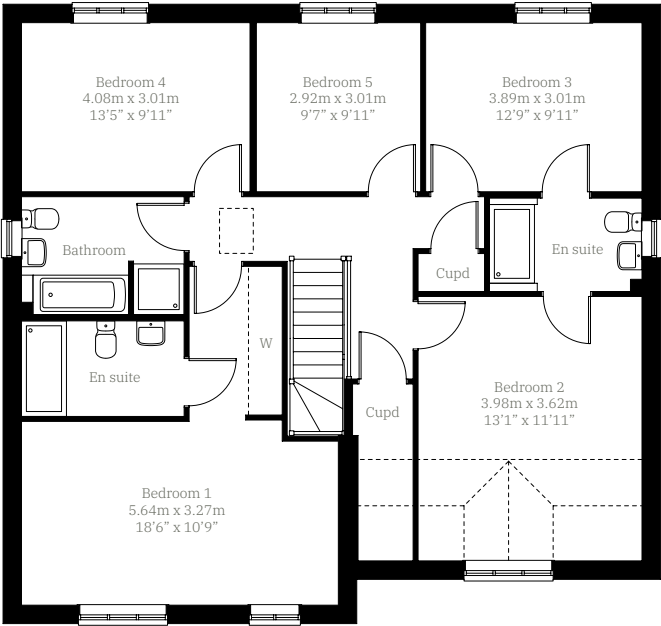
The spacious ground floor of The Walcott is shared between a large open-plan kitchen/ dining room/snug or family room with bi-fold doors to the garden, a separate living room and an integral double garage. This is a new detached home that’s practical as well as attractive. Five bedrooms allow you the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

A

Energy  
Efficiency Rating



Ground floor



First floor

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.

# Specification.

## General

- Oak 5 panel internal doors
- Wardrobes to master bedroom
- Brushed aluminium finish downlighters to kitchen
- Brushed steel electrical sockets and switches to ground floor only
- Smart WIFI Heating Controls
- Air Source Heat Pump
- Bi-Fold doors (per house type design)

## Kitchen

- Kitchen/Utility 20mm Quartz Worktops
- Symphony kitchens
- AEG Built-In Single Stainless steel Oven
- AEG Induction Hob
- AEG Integrated Re-circulating Hood
- Glass or Quartz Splash Back
- Integrated dishwasher
- Integrated AEG fridge-freezer
- Integrated AEG washing machine (when located in Kitchen)
- Sinks to utility rooms (layout permitting)
- Rangemaster Kitchen Sink & Tap
- Under wall unit LED lighting

## Bathrooms and en suites

- Villeroy & Boch Sanitaryware
- Chrome Oxfordshire towel radiators to bathrooms & en-suites
- Half-height tiling to bathrooms, en-suites & cloakrooms
- Full height tiling to shower enclosure & around baths with showers
- Brushed aluminium finish downlighters to bathroom, en-suite and cloakroom.

## Exterior

- EV Charging point
- Turf to front and rear garden
- External tap
- External socket
- External wall lights (see plan)
- Wired Door Bell
- Wired Burglar Alarm (to 4+ beds)

## Warranty

- 10 year new homes warranty







This is your  
world, we  
just built it.

Charles Church



Charles Church

43

# 10 reasons to buy a new home.


A family of four (a man, a woman, and two children) are sitting on a light-colored sofa in a bright, modern living room. A large, fluffy brown dog is sitting on the sofa with them. The room has large windows in the background.

## 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.

A close-up of a plush red armchair with a white and brown patterned cushion. In the background, there's a white radiator and a window with a view of a city.

## 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.

A close-up of a woman with blonde hair, wearing a blue sweater, looking down with a thoughtful expression.

## 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 Boost.

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



### Part Exchange.

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



### 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.



### 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.



## Charles Church @ Lockside

Cricket Lane  
Lichfield  
Staffordshire  
WS14 9ER

t: 01543 229 354

e: [locksidecc.wmid@charleschurch.com](mailto:locksidecc.wmid@charleschurch.com)

## Head Office

Charles Church West Midlands  
Wilkinson House, Stafford Court  
Stafford Park 1  
Telford  
TF3 3BD

t: 03305 511 035

e: [wmid.sales@charleschurch.com](mailto:wmid.sales@charleschurch.com)



### Our star rating

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

Issue: November 2025 Ref: **240-949**

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

Registered in England no: 1182689

Lockside is a marketing name only. The copyright in this document and design is confidential to and the property of Charles Church Developments 2025. These details are intended to give a general idea of the type of home but they do not form part of any specification or contract. The dimensions are approximate and may vary depending on internal finish. By the time you read this some of the details may have changed because of the Charles Church policy of continually updating and improving design features. Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Charles Church or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property. Charles Church is compliant with the New Homes Quality Code and the Consumer Code for Home Builders. Please ask your Sales Executive to find out which Code your reservation is covered by.