



CHARLES CHURCH



## Cathedral View

Lincoln | Lincolnshire



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 2024 survey.

### Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



#### Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



#### Home Change

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



#### Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



#### Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we'll thank them with a gift of £2,000.\*



#### Armed Forces/Key Worker Discount

If you're a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



#### Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



## Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

## Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and ponds, and work with ecologists to protect the landscape and biodiversity.

## Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



# Cathedral View

Lincoln | Lincolnshire



## Key features:

- > Choice of four and five-bedroom homes
- > Nearby shops, pubs & family activities
- > Rural views and walking routes close by
- > Excellent commuter links nearby

# Beautiful new homes in the historic city of Lincoln.

Cathedral View offers a range of four and five-bedroom homes on the outskirts of the city, with amenities close to hand and superb transport links.

Known for its impressive cathedral, cobbled streets and medieval architecture in the Cathedral Quarter, Lincoln is a historic city with many sights to explore. It's also a vibrant place to live, with a great range of shops, bars, eateries, two universities and a convenient transport network.

Living at Cathedral View you'll have all of this within 3 miles while the Carlton Centre - a retail park offering supermarkets, popular stores and food outlets - is a short walk away.

There are plenty of ways to stay active in the local area. Lincoln's West Common, South Common and Arboretum are all lovely open spaces for a walk or run, and on rainy days you can enjoy indoor sports at Yarborough Leisure Centre. A bit further afield, Tattershall Water Park is bound to be a favourite for a day out, and Lincolnshire Wolds Area of Outstanding Natural Beauty is a scenic place to immerse yourself in nature. The nearby Lincolnshire Wildlife Park and Rand Farm both provide endless fun for all the family.

## A good education for all.

There's a choice of well-respected schooling for all ages, all of which are located within 5 miles of Cathedral View. St Giles Nursery and Lincoln Carlton Academy, both rated 'Outstanding' by Ofsted, are within walking distance of the development. Lincoln Christ's Hospital School and the Priory Lincoln Academy are among the several secondary schools in the city, while two universities add a buzzing student population.

All this alongside the convenient location, great local amenities and rural vistas makes Cathedral View a superb choice for commuters and families looking for a peaceful retreat with all the benefits of a city nearby.



## Always in reach.

- Train services from Lincoln station get you to Nottingham in an hour, Sheffield in an hour and a half, and London in two hours. The A1 and M1 are easily accessible, while the A46 takes you straight down to Leicester. North of Lincoln, you can join the M180 and M62 for Hull and Leeds.



## Approximate travel distance by car to:

- Lincoln City train station: 2.8 miles
- A1: 32.6 miles
- Doncaster Sheffield: 34.7 miles
- M1: 38.4 miles
- Skegness: 40 miles
- Nottingham: 42 miles

# Cathedral View

## Site plan

Development by Persimmon Homes



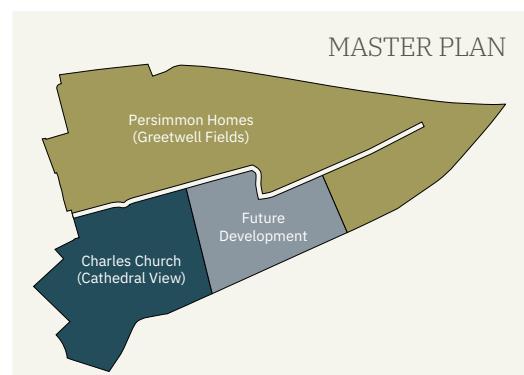
CHARLES CHURCH



#### KEY

- The Hollicombe (4)
- The Turnberry (4)
- The Lancombe (4)
- The Seacombe (4)
- The Broadhaven (5)
- The Heysham (5)
- The Oxwich (5)
- The Walcott (5)
- The Torrisdale (5)
- Affordable Housing

(3) indicates number of bedrooms



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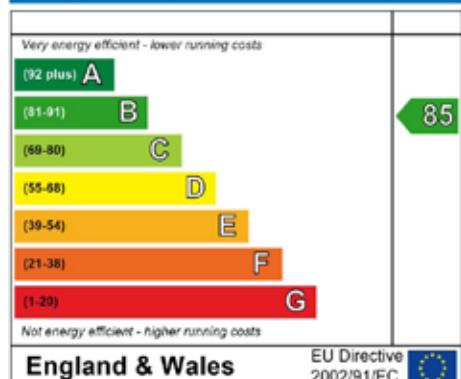
# The Hollicombe



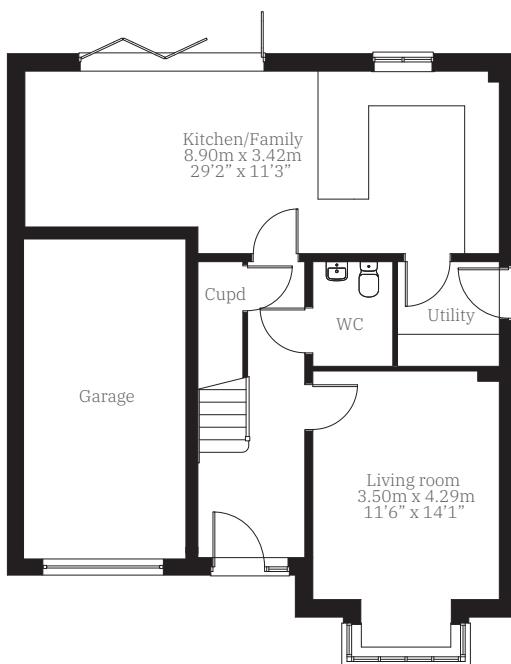
## THE HOLЛИCOMBE

4 bedroom home

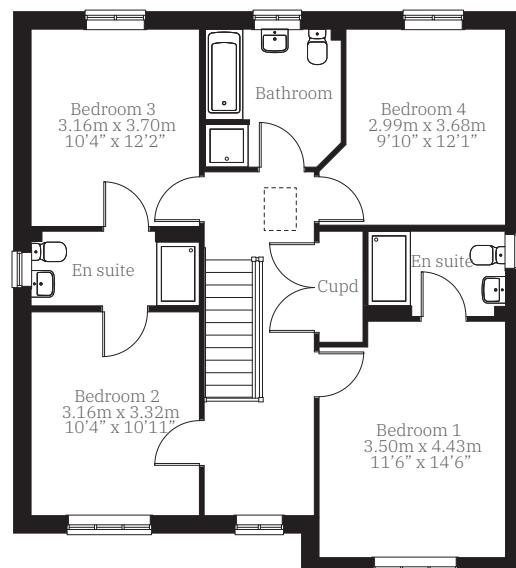
### Energy Efficiency Rating



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. There's an integral garage and a utility room with 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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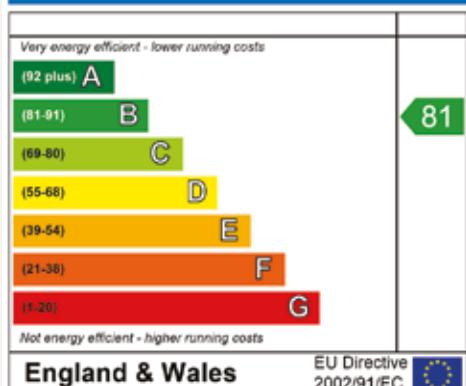
# The Turnberry



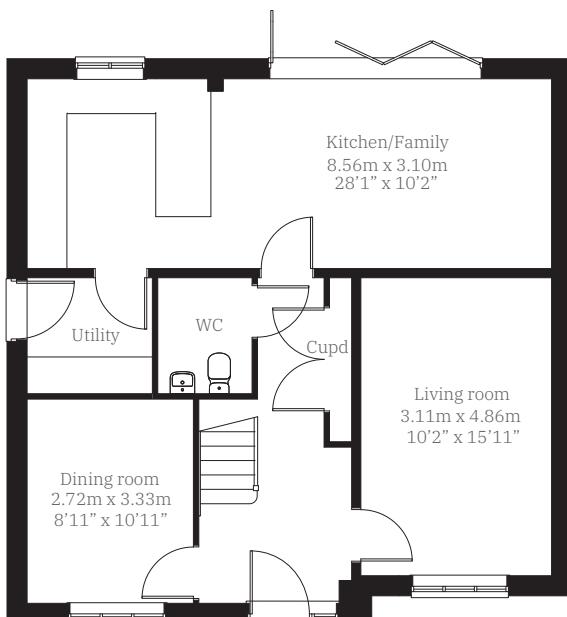
## THE TURNBERRY

4 bedroom home

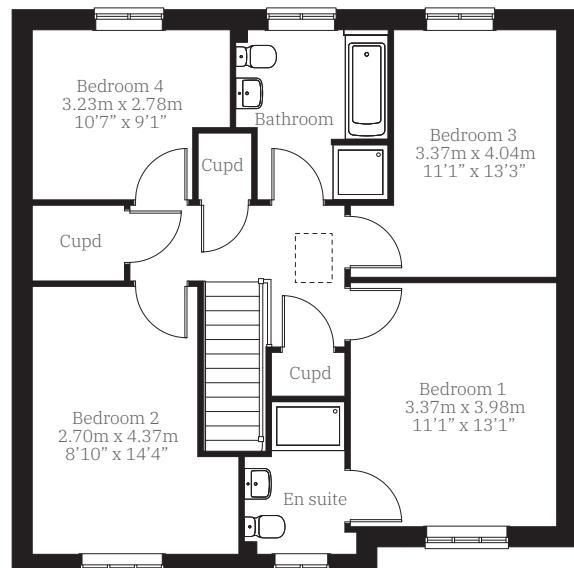
### Energy Efficiency Rating



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.



Ground floor



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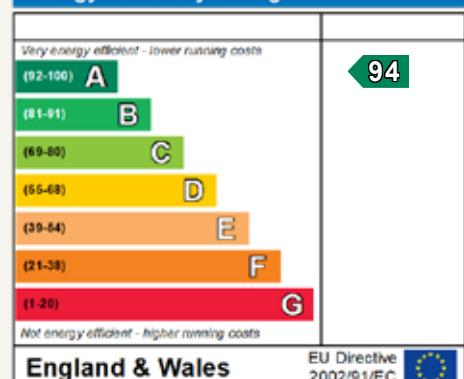
# The Lancombe



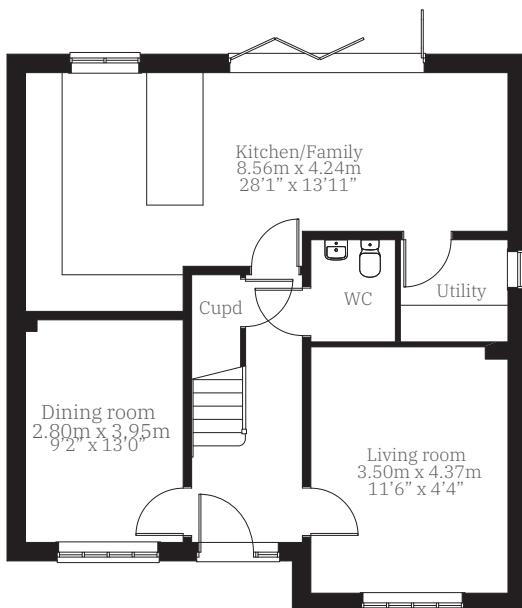
## THE LANCOMBE

4 bedroom home

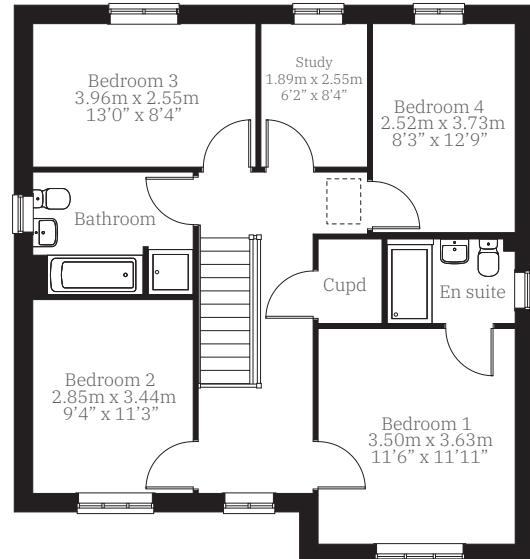
### Energy Efficiency Rating



The Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.



Ground floor



First floor

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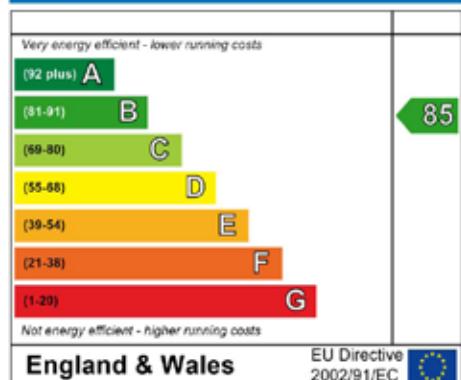
# The Seacombe



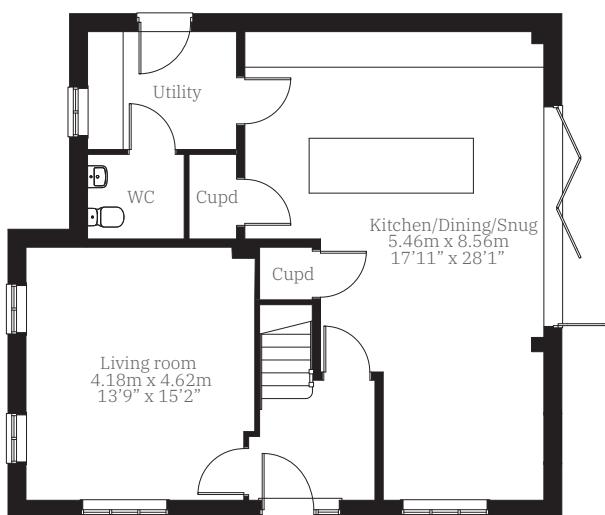
## THE SEACOMBE

4 bedroom home

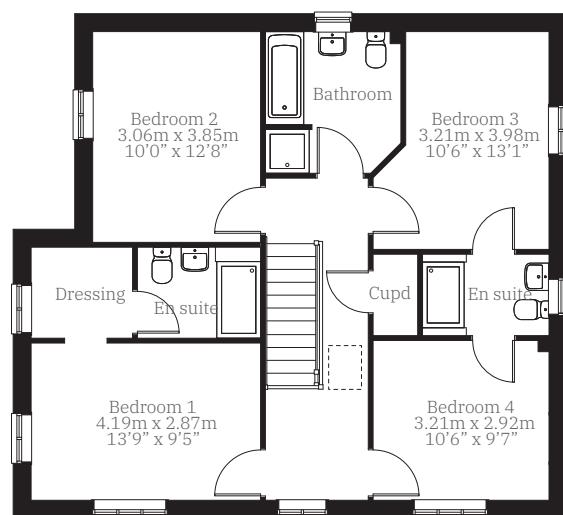
### Energy Efficiency Rating



The Seacombe boasts a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. 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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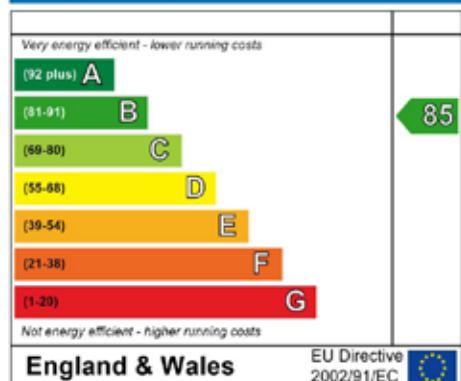
# The Broadhaven



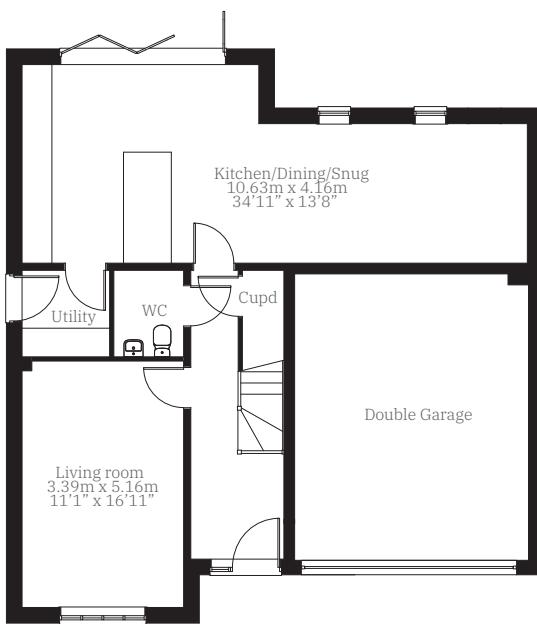
## THE BROADHAVEN

5 bedroom home

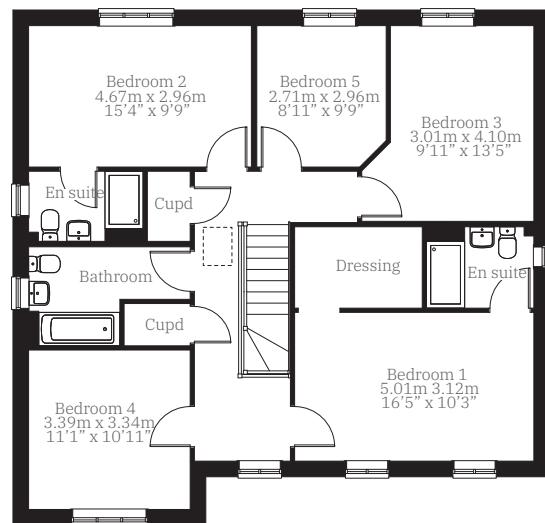
### Energy Efficiency Rating



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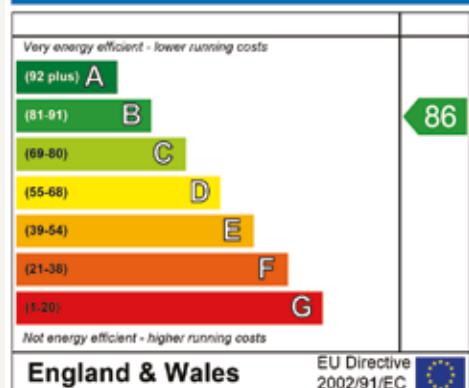
# The Heysham



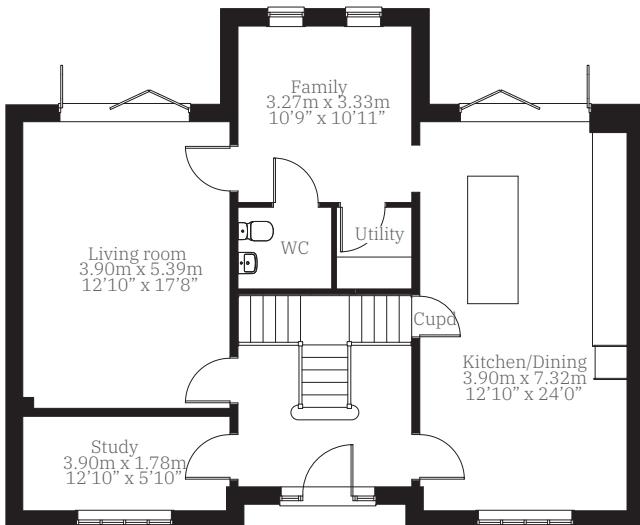
## THE HEYSHAM

5 bedroom home

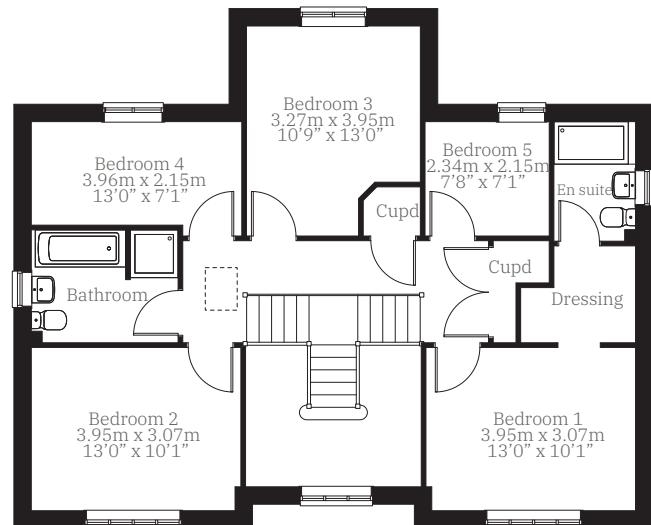
### Energy Efficiency Rating



The extra features offered by the five-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 flexible bedroom 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.



Ground floor



First floor

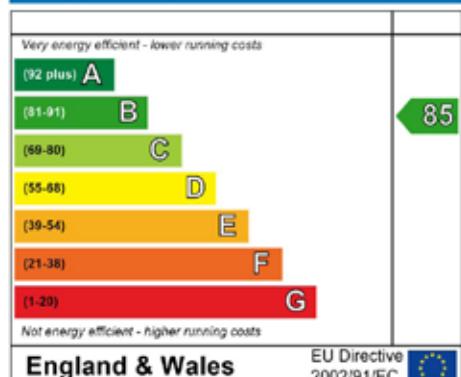
# The Oxwich



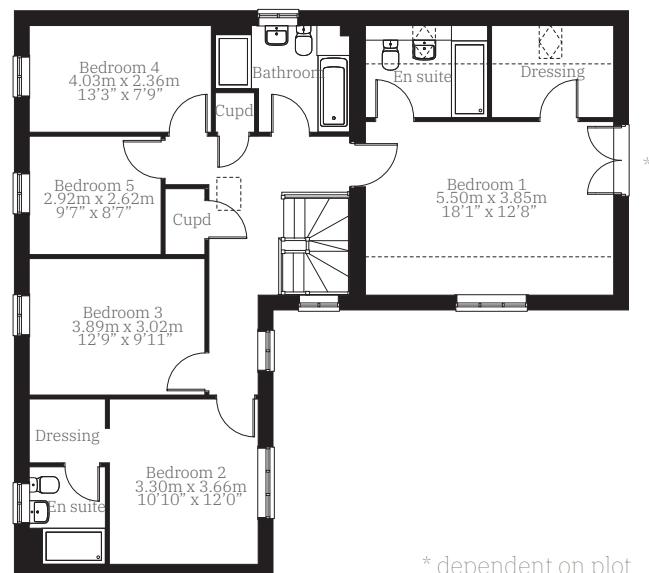
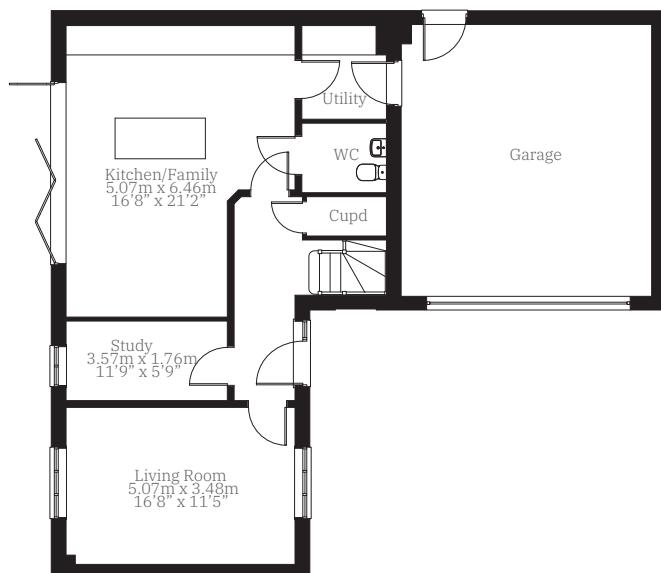
## THE OXWICH

5 bedroom home

### Energy Efficiency Rating



The Oxwich is a family-friendly home, with a spacious kitchen/family room at the heart of the home and bi-fold doors create a wonderful inside/outside entertaining space. A utility, lounge, study and integral garage complete the ground floor. Bedroom one and two benefit from an en suite and dressing room, and there are three further bedrooms, a family bathroom and plenty of storage cupboards.



\* dependent on plot

Ground floor

First floor

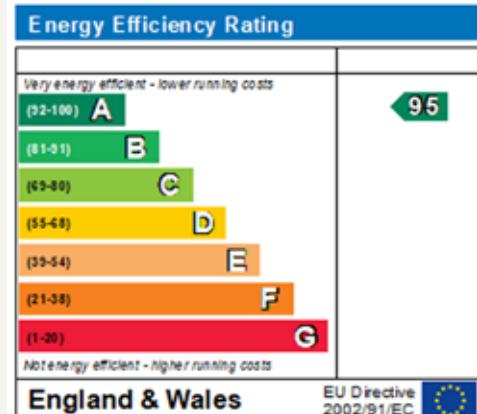
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# The Walcott

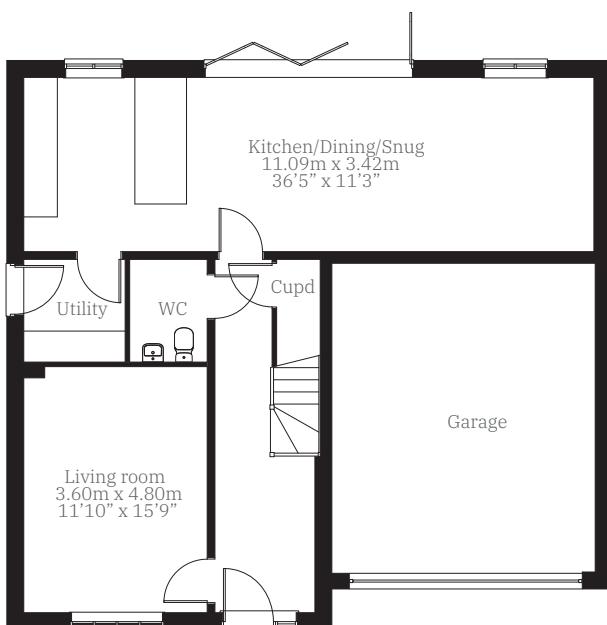


## THE WALCOTT

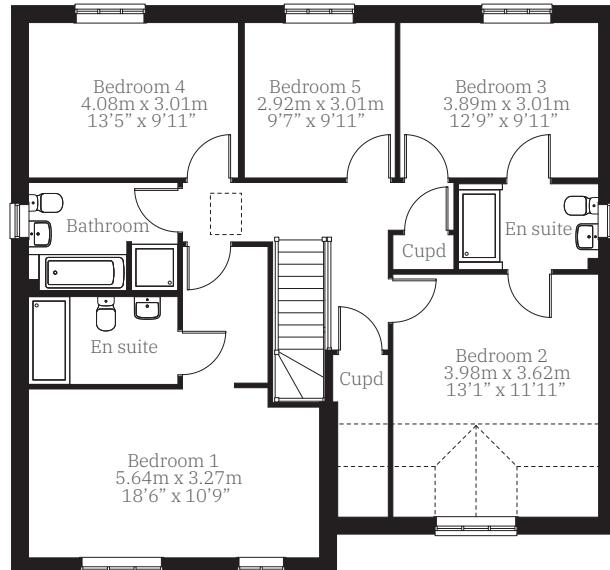
5 bedroom home



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.



Ground floor



First floor

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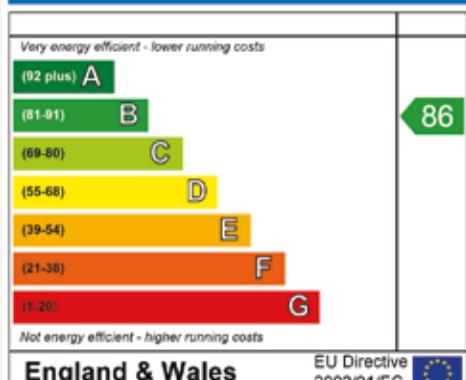
# The Torrisdale



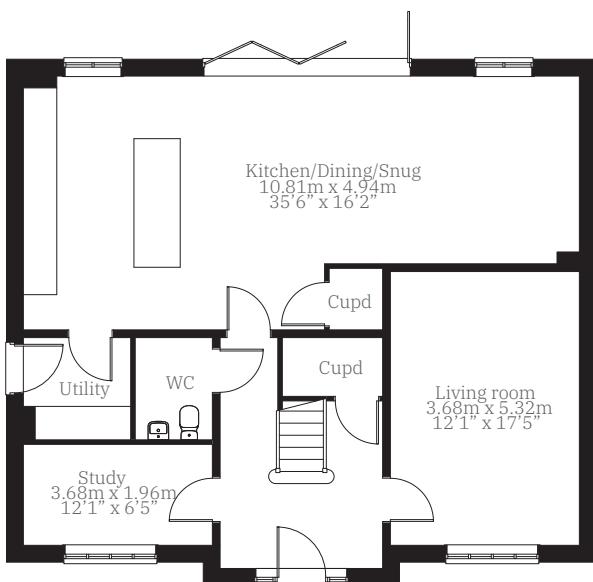
## THE TORRISDALE

5 bedroom home

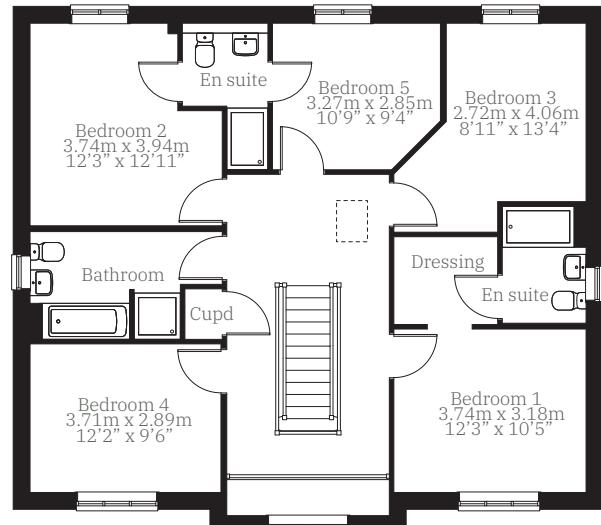
### Energy Efficiency Rating



The Torrisdale is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There's also a separate living room, study and ample storage. Upstairs, five bedrooms and three bathrooms give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.



Ground floor



First floor

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# Specifications



- Traditional cavity walls | Outer: Style suited to planned architecture
- Ceilings painted white
- Pendant or batten fittings with low-energy bulbs
- Internal walls painted in white emulsion
- Oak veneer internal doors
- Oak veneer handrails
- Gas central heating
- UPVC double glazed windows
- 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 Fibrenest point in living room (where living room is at rear of property)
- Choice of kitchen units/worktop (subject to build stage)
- Integrated fridge/freezer
- Integrated dishwasher
- White bathroom suites with chrome-finished fittings and spotlights
- 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).
- Chrome towel radiators in main bathroom and en suite(s)
- Upgraded sanitaryware (to bathrooms and ensuites)
- Thermostatic radiator valves to bedrooms
- Three-point locking to front and rear doors, locks to all windows (except escape windows)
- Front lawn turfed or landscaped (where applicable)
- Electrics - EV charging point, pre wired for car charging. Sockets can be purchased within our select options range
- 1.8 metre fence to rear garden, plus gate
- 10 year new homes warranty



# #CharlesChurchLife



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** and you could be the lucky winner that is chosen each month to receive a **£100** The White Company 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

# 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.



# Top 10 reasons to buy a new home.



## 1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

## 3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

## 5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

## 7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

## 9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

## 2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

## 4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

## 6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

## 8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

## 10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.



Your home, better connected  
for a brighter future



## Ultrafast 500Mb broadband is available on this development.

FibreNest provides you with high-speed, totally unlimited full-fibre broadband to your home, at great prices.

### Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!  
For packages & pricing.



0333 234 2220



[support@fibernest.com](mailto:support@fibernest.com)

### Get connected today!

To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:





## Cathedral View

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Registered in England no: 1182689

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