

Find your sanctuary at

# The Woodlands Phase 2

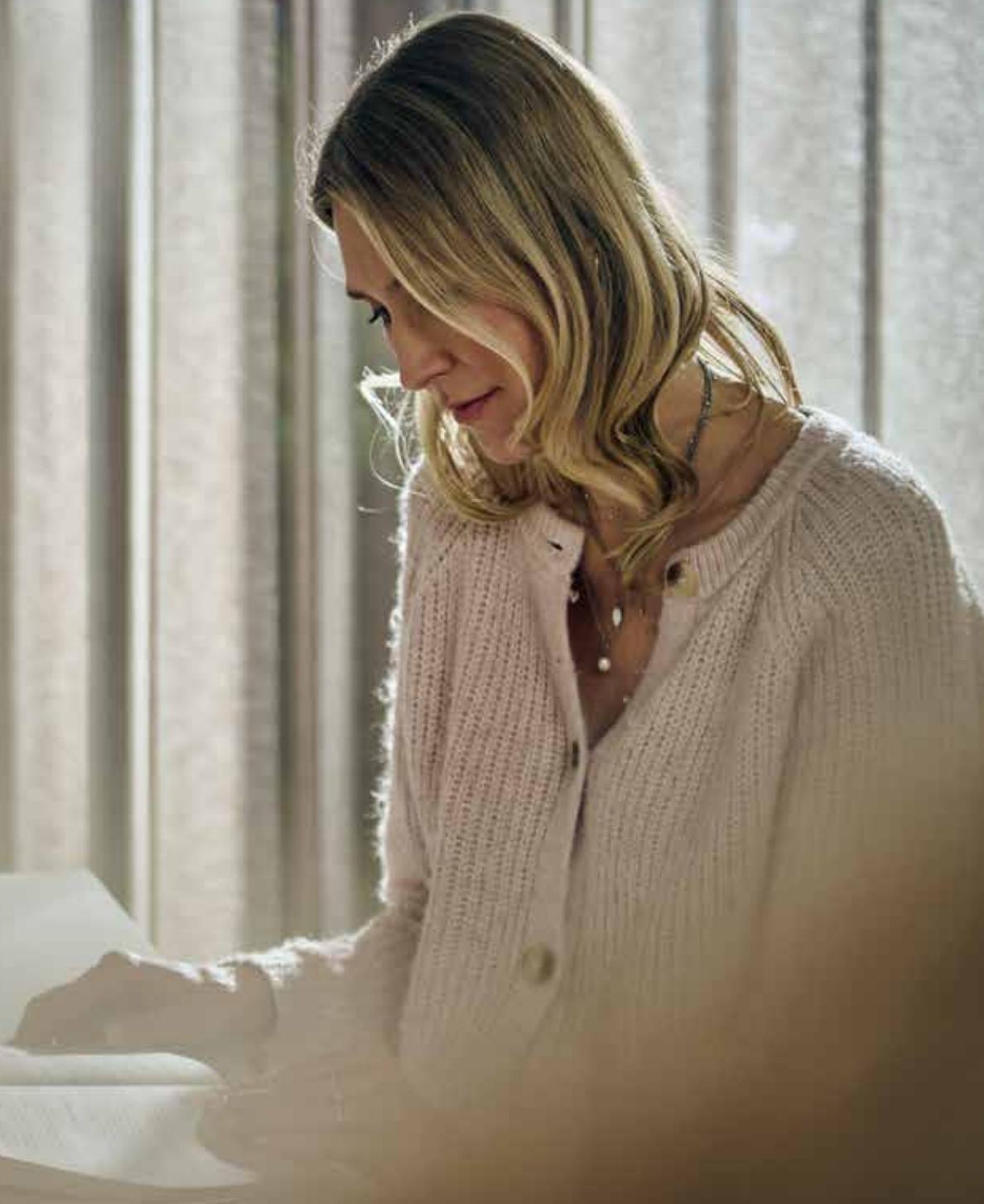
Newcastle upon Tyne

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.

Located in the much sought-after Newcastle Great Park, The Woodlands is located North West of Gosforth. With Newcastle City Centre just under 6 miles away and Havannah Nature Reserve right on your doorstep, it's the ideal balance between countryside tranquillity and busy city living.



# 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

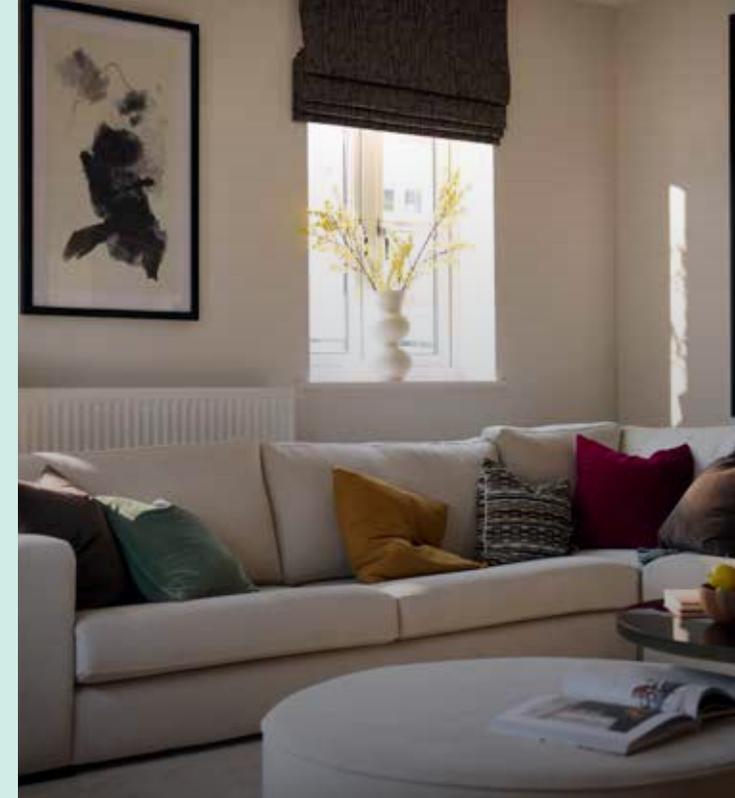
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

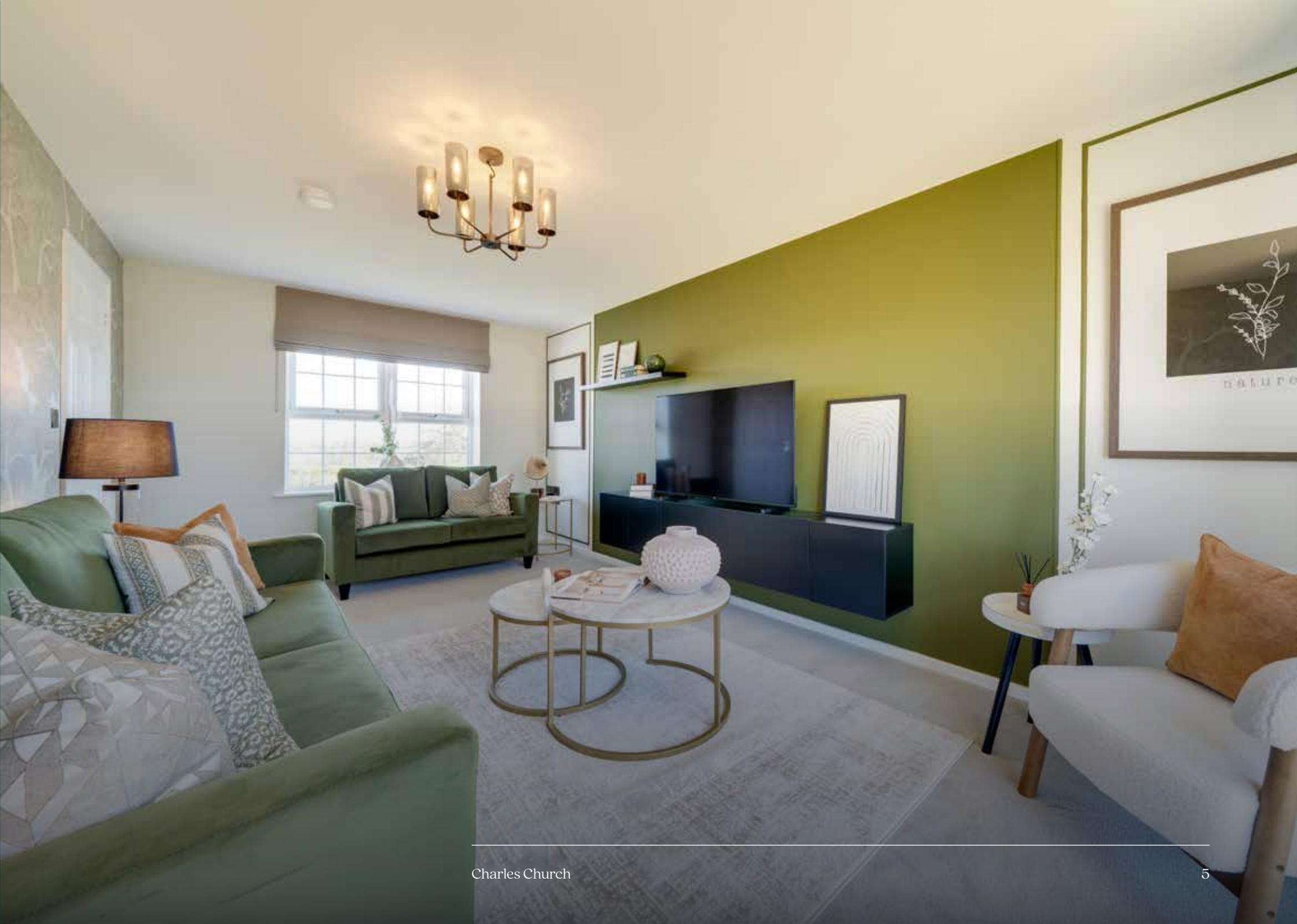
## 5-star customer satisfaction

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.





# Discover your happy place.

## The Woodlands Phase 2 The perfect place to live and grow.

The Woodlands is an exclusive development of beautiful four and five-bedroom homes. A relatively new suburb, Newcastle Great Park has become one of the most desirable places to live in the North East, and offers a sustainable community set between the areas of Gosforth, Fawdon, Kingston Park and Hazlerigg.

Along with high quality homes, the area is home to office spaces, a primary school, nursery, and community centre with sports pitches and play areas. In addition, over half of the 1200 acres is being landscaped and has delivered significant biodiversity, drainage and public access improvements.

Living at The Woodlands you'll be within easy reach of local amenities. Kingston Park is just 5 minutes away by car, and offers a great range of retail outlets such as Matalan, TK Maxx and Tesco Extra. Even closer to home, Newcastle Great Park has its own town centre with a Morrisons supermarket, convenience store, takeaway, pharmacy and coffee shop.



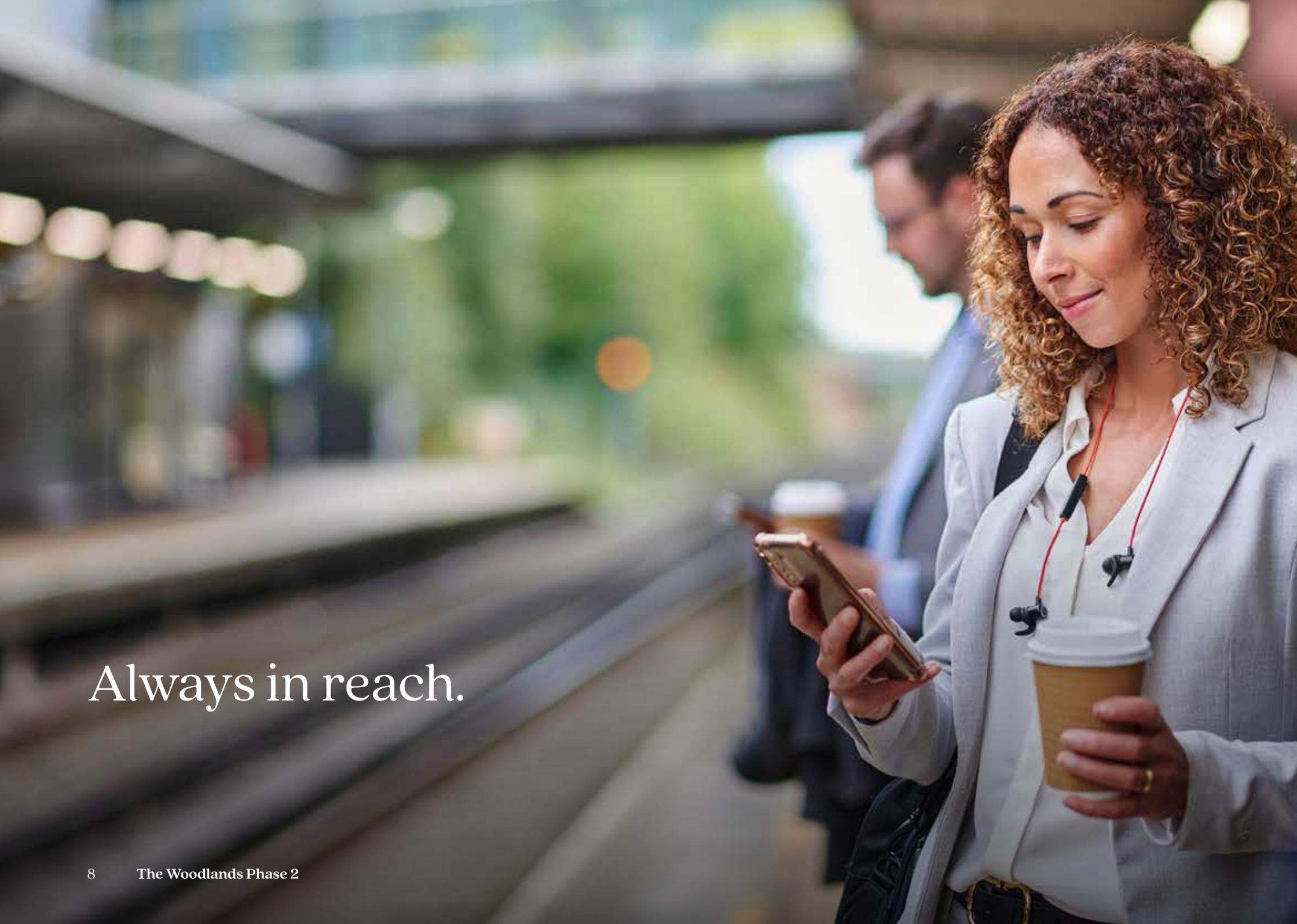
One of the primary aims of Newcastle Great Park is to provide an alternative to those looking to move out of Newcastle and into the surrounding towns. That said, you'll still be just a 15-minute drive from the vibrant heart of the city and all that it has to offer, from fabulous shopping and dining options to great entertainment, arts and culture.

With a true sense of community and a balance of city and country living, The Woodlands could be your perfect place to call home.

Access to the A1 and A19 is convenient and easy and the development is served by excellent transport connections with a range of dedicated public transport options, including a bus service and park and ride facility, as well as public transport service links to Regents Centre metro station.

For those looking to travel further afield, Newcastle International Airport is only a 10-minute drive from the development.





Always in reach.

Travel by foot from  
The Woodlands



- Great Park Academy 5 minutes
- First School 5 minutes
- Café 13 minutes
- Restaurant 13 minutes
- Supermarket 14 minutes
- Havannah & Three Hills Nature Reserve 26 minutes

Travel by car from  
The Woodlands



- Kingston Park 7 minutes
- Newcastle Airport 9 minutes
- Gosforth 12 minutes
- Metro Centre 13 minutes
- Newcastle upon Tyne 14 minutes

Travel by train from  
The Woodlands  
(From Newcastle Central Station)



- Durham 11 minutes
- Morpeth 12 minutes
- Darlington 27 minutes
- York 50 minutes
- Edinburgh 90 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  
The Woodlands Phase 2.



# The Woodlands Phase 2 site plan.

## 4 Bedroom Homes

-  The Cullen
-  The Landcombe
-  The Hollicombe
-  The Seacombe

## 5 Bedroom Homes

-  The Barmouth
-  The Broadhaven



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 Cullen

Detached Home

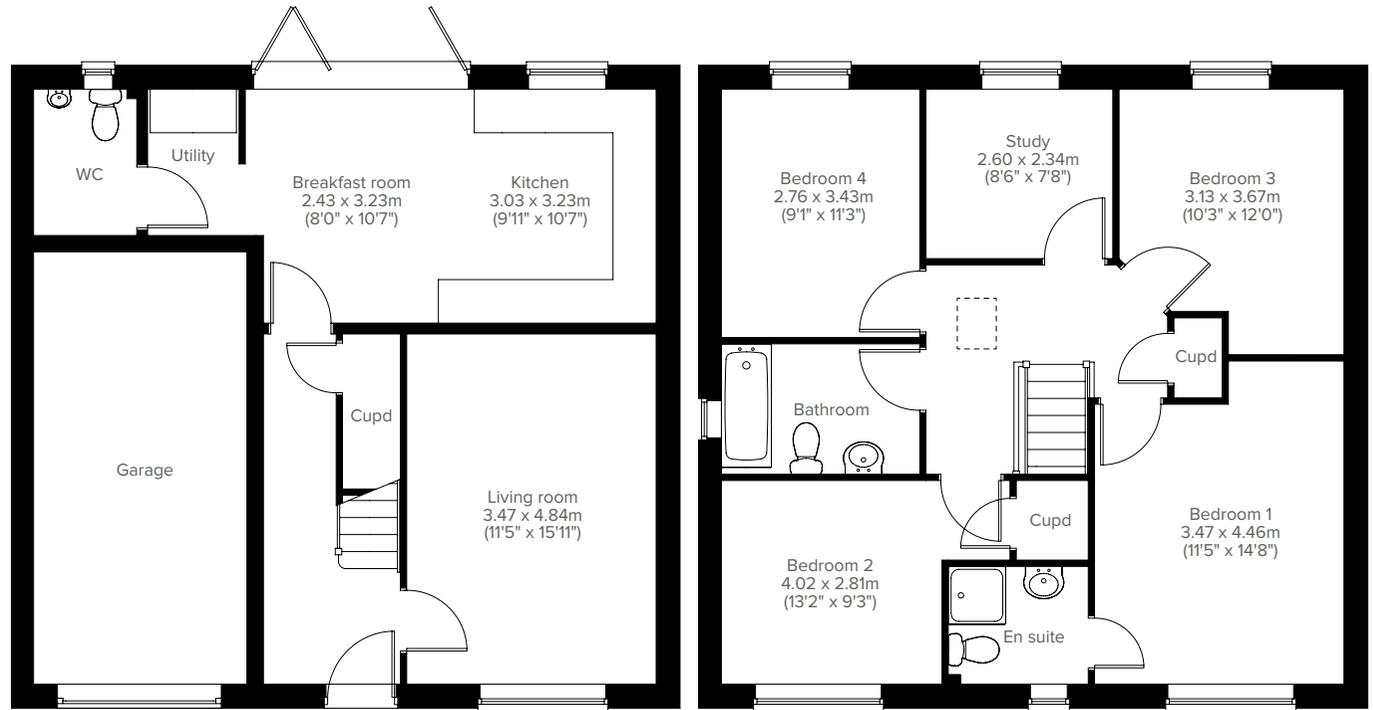


## Features

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

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

 **A [92]**  
Energy  
Efficiency Rating



### Ground floor

Kitchen	3.03 x 3.23m
Breakfast room	2.43 x 3.23m
Living room	3.47 x 4.84m

### First floor

Principal bedroom	3.74 x 4.46m
Bedroom 2	4.02 x 2.81m
Bedroom 3	3.13 x 3.67m
Bedroom 4	2.76 x 3.43m
Study	2.60 x 2.34m

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# The Lancombe

Detached Home

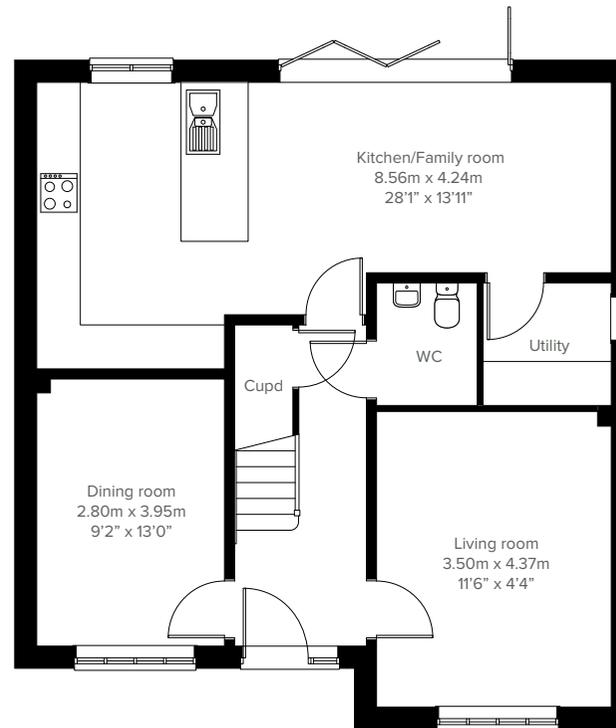


## Features

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

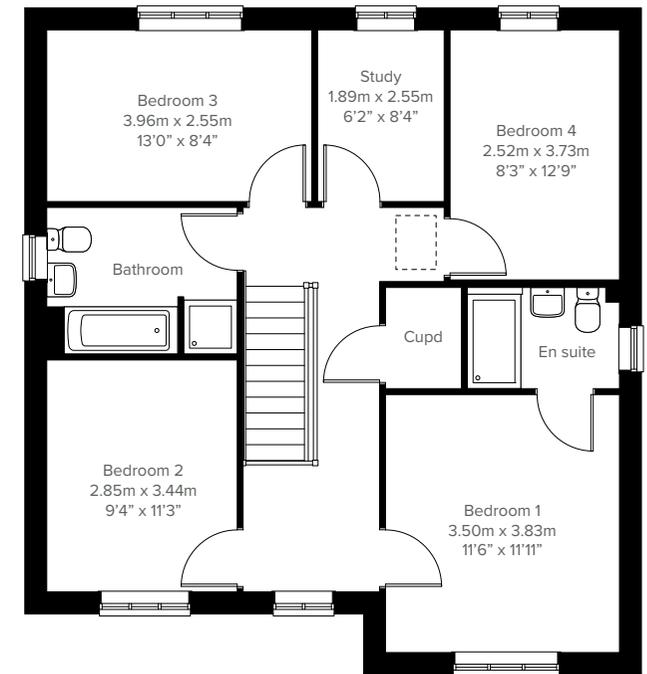
Blending contemporary touches with timeless design, the Lancombe offers a stylish kitchen/family room with bi-fold doors, alongside a separate peaceful living room and formal dining space. Upstairs, four bedrooms are accompanied by a family bathroom and an en suite, with a study providing a quiet space for reading, homework or remote working.

 **A [92]**  
Energy  
Efficiency Rating



### Ground floor

Kitchen/Family room	8.56 x 4.24m
Living room	3.50 x 4.37m
Dining room	2.80 x 3.95m



### First floor

Principal bedroom	3.50 x 3.83m
Bedroom 2	2.85 x 3.44m
Bedroom 3	3.96 x 2.55m
Bedroom 4	2.52 x 3.73m
Study	1.89 x 2.55m

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# The Hollicombe

Detached Home



## Features



4 x Bedrooms



1 x Bathroom



2 x En suites



Single garage and 2 x parking spaces



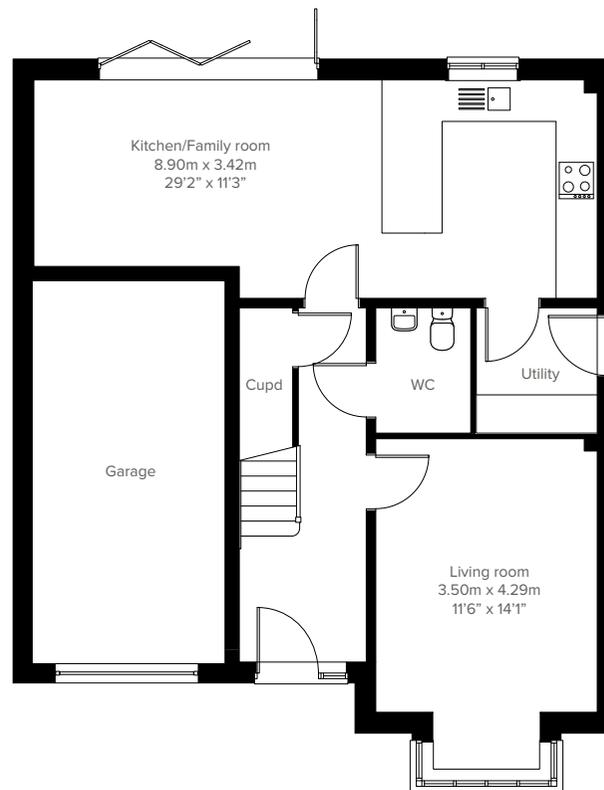
EV charging point

Elegant and practical, the Hollicombe features a spacious kitchen/family room with bi-fold doors to the garden and a feature bay window in the front-facing living room. The layout includes an integral garage with convenient internal access and a separate utility room with a door to the outside. Upstairs, four bedrooms and three bathrooms provide generous living space perfect for busy family life.



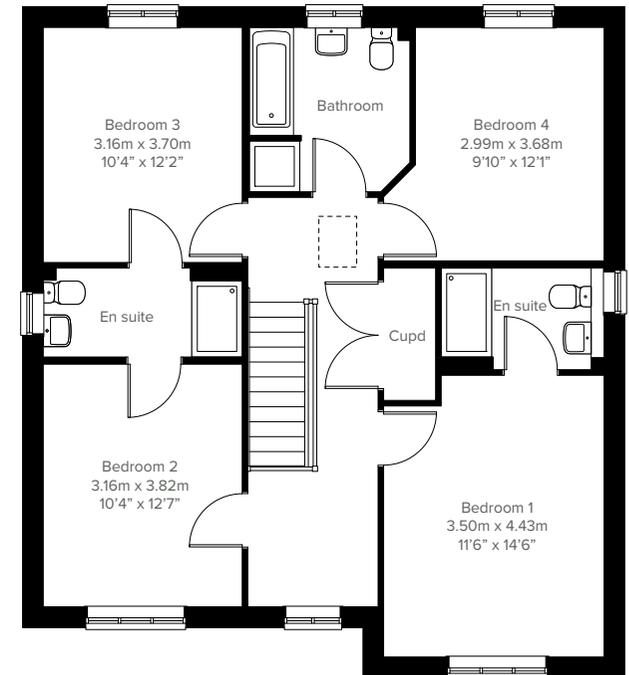
A [92]

Energy  
Efficiency Rating



### Ground floor

Kitchen/Family room	8.90 x 3.42m
Living room	3.50 x 4.29m



### First floor

Principal bedroom	3.50 x 4.43m
Bedroom 2	3.16 x 3.82m
Bedroom 3	3.16 x 3.70m
Bedroom 4	2.99 x 3.68m

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# The Seacombe

Detached Home



## Features



4 x Bedrooms



1 x Bathroom



2 x En suites



1 x Dressing room



Single garage and 2 x parking spaces



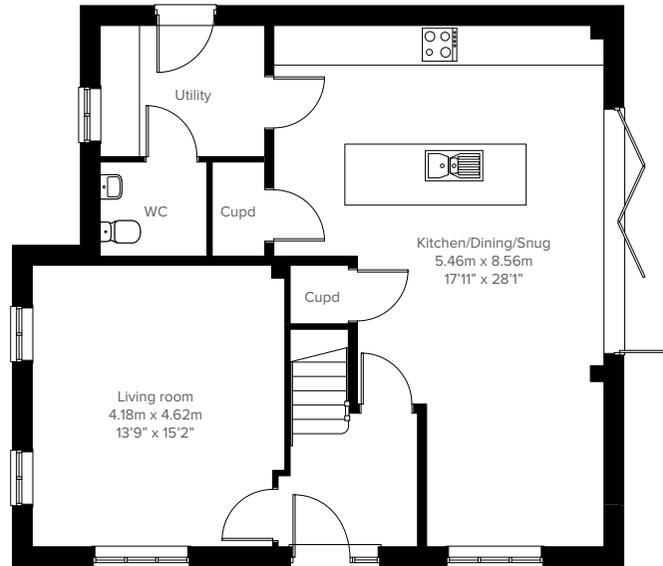
EV charging point

Designed for modern family living, the Seacombe offers space, style and flexibility. The expansive open-plan kitchen, dining and snug area is the heart of the home, with bi-fold doors opening out to the garden for a seamless indoor-outdoor feel. A separate living room provides a quiet retreat, while the utility room with outside access adds everyday practicality. Upstairs, four generous bedrooms and three bathrooms – including a luxurious en suite and dressing area to bedroom one – complete this beautifully balanced home.



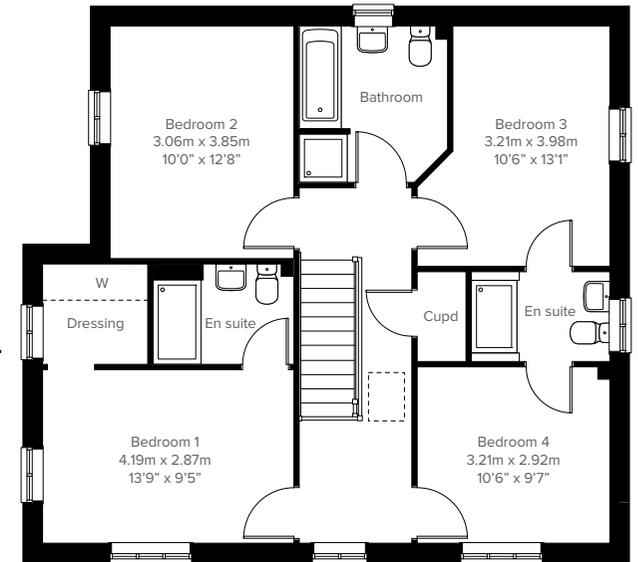
A [92]

Energy  
Efficiency Rating



### Ground floor

Kitchen/Dining/Snug	5.46 x 8.56m
Living room	4.18 x 4.62m



### First floor

Principal bedroom	4.19 x 2.87m
Bedroom 2	3.06 x 3.85m
Bedroom 3	3.21 x 3.98m
Bedroom 4	3.21 x 2.92m

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# The Barmouth

Detached Home



## Features



5 x Bedrooms



1 x Bathroom

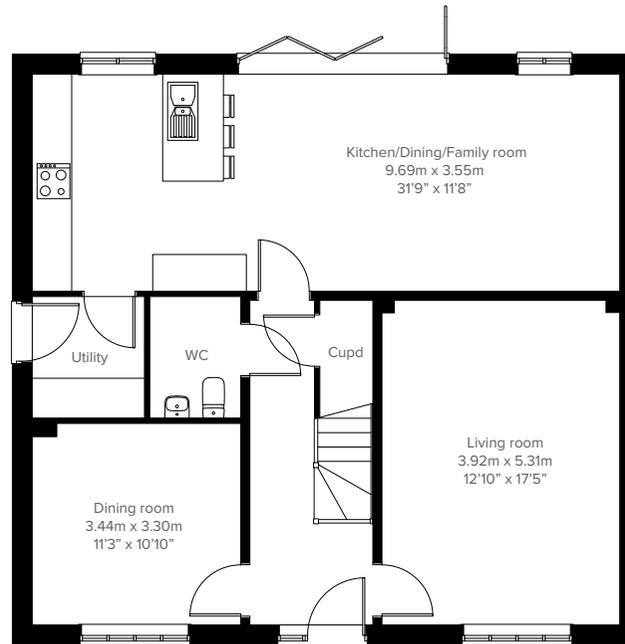


2 x En suites



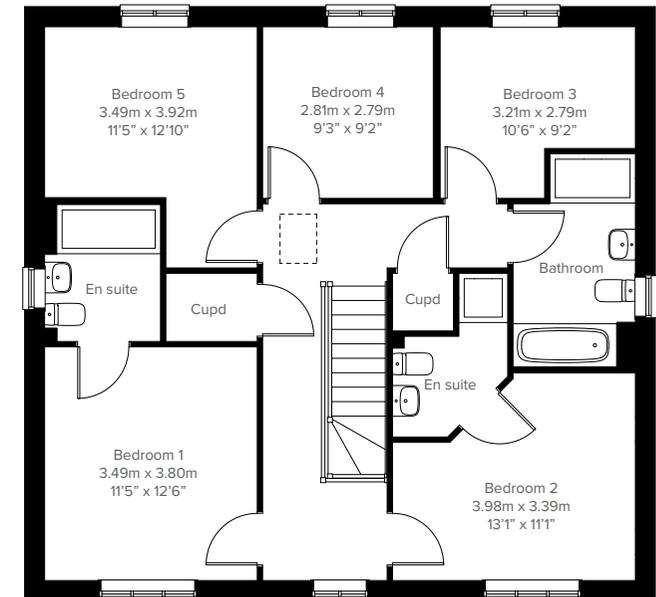
Double garage and 2 x parking spaces

The Barmouth offers an exceptional amount of living space, beginning with a light-filled kitchen/dining/family room that opens out to the garden through stylish bi-fold doors. Separate living and dining rooms provide flexible options for entertaining, relaxing or working from home. Upstairs, five bedrooms and three bathrooms ensure there's room for everyone, with the option to create a guest suite, home office or playroom.



### Ground floor

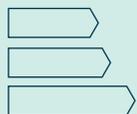
Kitchen/Family room	9.69 x 3.55m
Living room	3.92 x 5.31m
Dining room	3.44 x 3.30m



### First floor

Principal bedroom	3.49 x 3.80m
Bedroom 2	3.98 x 3.39m
Bedroom 3	3.21 x 2.79m
Bedroom 4	2.81 x 2.79m
Bedroom 5	3.49 x 3.92m

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A [92]

Energy  
Efficiency Rating



# The Broadhaven

Detached Home



## Features



5 x Bedrooms



1 x Bathroom



2 x En suites

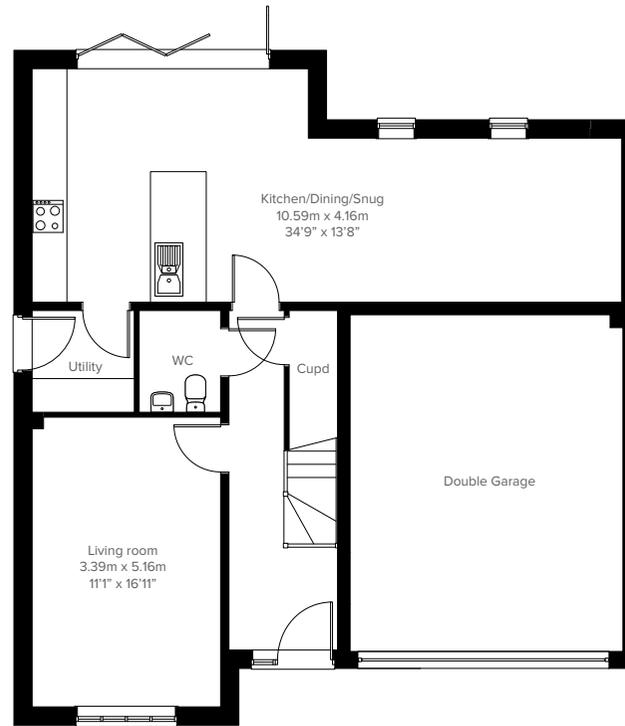


1 x Dressing room



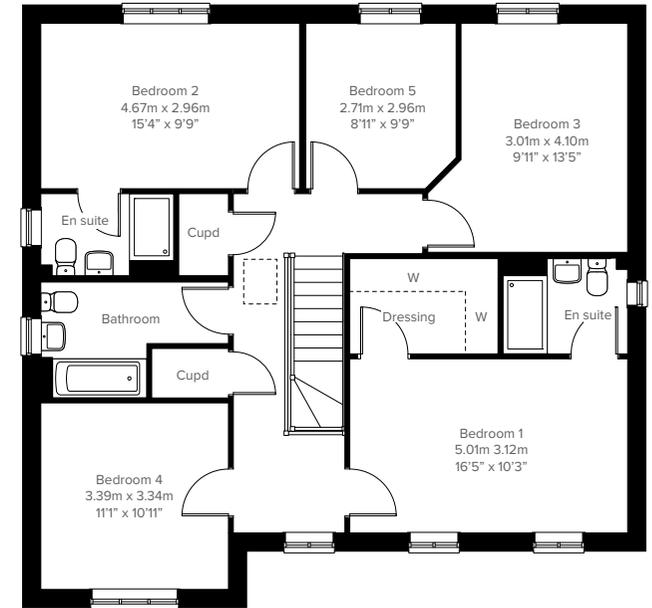
Double garage and 2 x parking spaces

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 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

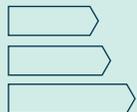
Kitchen/Dining/Snug	10.59 x 4.16m
Living room	3.39 x 5.16m



### First floor

Principal bedroom	5.01 x 3.12m
Bedroom 2	4.67 x 2.96m
Bedroom 3	3.01 x 4.10m
Bedroom 4	3.39 x 3.34m
Bedroom 5	2.71 x 2.96m

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A [92]

Energy  
Efficiency Rating

# Specification

## General

- Polished chrome finish light switches to ground floor (excluding utility)
- Polished chrome finish sockets to hallway and kitchen
- Brushed aluminium downlighters to kitchen, bathroom, principal en suite.
- Emulsion finish in white
- White 5-panel internal doors
- Satin nickel lever ironmongery
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile spindles
- Gas central heating
- WiFi-enabled heating controls (Select Options)
- UPVC double glazed lockable windows

## Kitchen

- Symphony Gallery (or equivalent) kitchen range starting from Urban frontals – a contemporary matt finish
- Integrated storage features
- 40mm laminate upstand with sink and Monorise tap\*\*
- Integrated Electrolux high-level multifunctional single oven x 2

- Integrated Electrolux gas hob – 60cm
- AEG combination microwave oven\*\*
- Glass splashback to hob (range of colours available - Select Options)
- Integrated Electrolux recirculating hood – 60cm

## Bathrooms and en suites

- Roca wall-hung sinks, back-to-wall toilets and concealed cisterns (where tiled build-outs shown on plans)
- Mira Minimal shower enclosures
- Standard range ceramic wall tiling with chrome trim to all sanitary ware walls
- Full-height tiling to all standalone showers
- Standard radiator

## Exterior

- External up & down light to front entrance
- Bifold doors to rear of home
- Rear patio spanning full width of bifold doors at 1.8m depth
- Rear garden levelled, graded and turfed
- Block paved private drive and tarmac shared drives
- Close-boarded and capped fencing to rear gardens
- 1.8-metre fencing to rear boundary

- EV charging point 7kWh Mode 3
- Power and light to detached garages\*\*
- Roller shutter manually operated garage door\*

## Warranty

- 10 year new home warranty
- 2 year Charles Church 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.



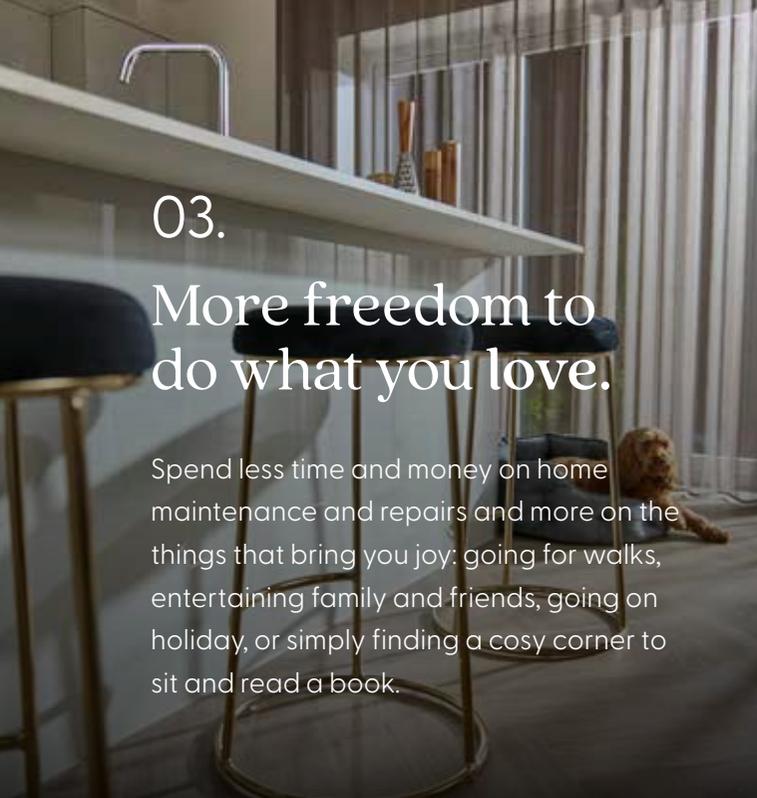
## 06. Peace of mind.

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.



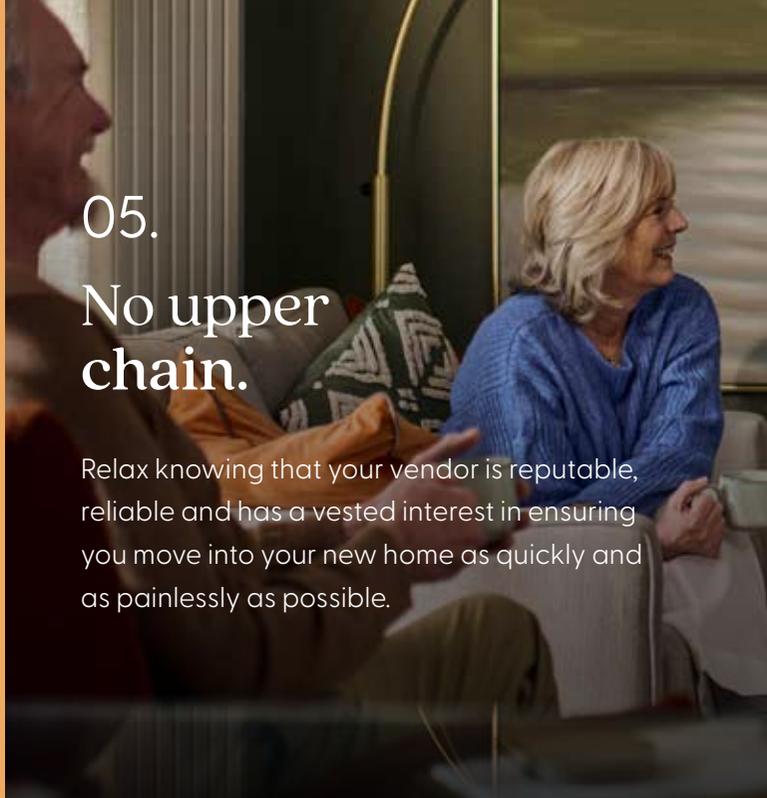
### 03. More freedom to do what you love.

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.



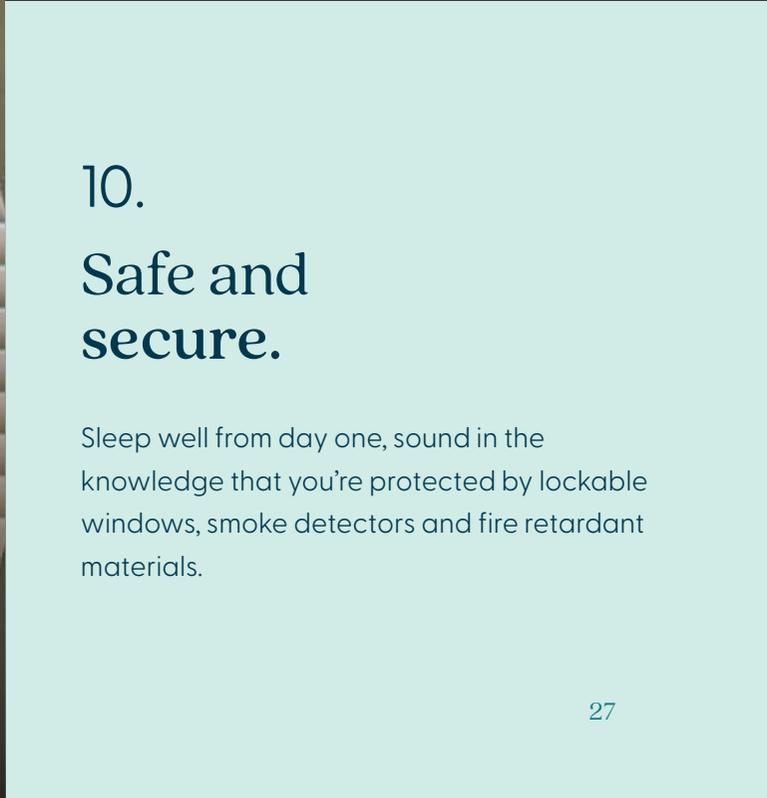
### 08. High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the worktops to the appliances in the kitchen. 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 lockable windows, smoke detectors and fire retardant materials.



# 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.



## 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.



## Part Exchange.

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



## 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.



## 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.

\*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.





**FibreNest™**



Your home, better connected for a brighter future

**Hyperfast 900Mb 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@fibrenest.com

Information correct at June 2025. Please see [www.fibrenest.com](http://www.fibrenest.com) for the latest information and prices.

## Get connected today!

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

C:

D:

P:



## The Woodlands Phase 2

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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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