

Cricketers' Green

Forton | Preston



CHARLES CHURCH



The name on the finest homes

What is the indefinable quality about a Charles Church home that makes it so special, and makes so many aspire to owning one?

When Charles and Susanna Church laid the foundations of their first home in 1965, they were doing more than building a desirable residence. They were turning their vision of the perfect home into a benchmark for quality and a legacy for future generations to appreciate.

Over four decades later, their principles remain the cornerstone of every home we build and it is the firm emphasis of the Group to combine quality with aesthetically pleasing designs and traditional building techniques.

This philosophy has led us to enjoy an unrivalled reputation for over forty years. We pride ourselves not only on providing excellent examples of traditional construction and craftsmanship but also on the elegance and character of our homes which are designed to harmonise with their natural surroundings.

We fully use the interior space of our homes combining every modern and efficient convenience within classic, timeless and elegant exteriors.

We recognise the importance of providing our customers with the opportunity to add character to their home through a wide choice of colour schemes, making certain that quality, service and value are inherent in all we undertake.

We also have a clear and practical approach to sustainability and fully support the Government's Code for Sustainable Homes. The national code standards are an important factor in the way we build and design both our developments and our homes.

Our exacting standards and attention to detail at every stage of the construction process play an integral part in achieving a totally unmistakable quality and sense of style. This unique combination of principles ensures that our homes and developments continue to win an ever increasing number of prestigious consumer, industry and media awards.

The ultimate winner however, is the buyer of a Charles Church home.



CHARLES CHURCH



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.

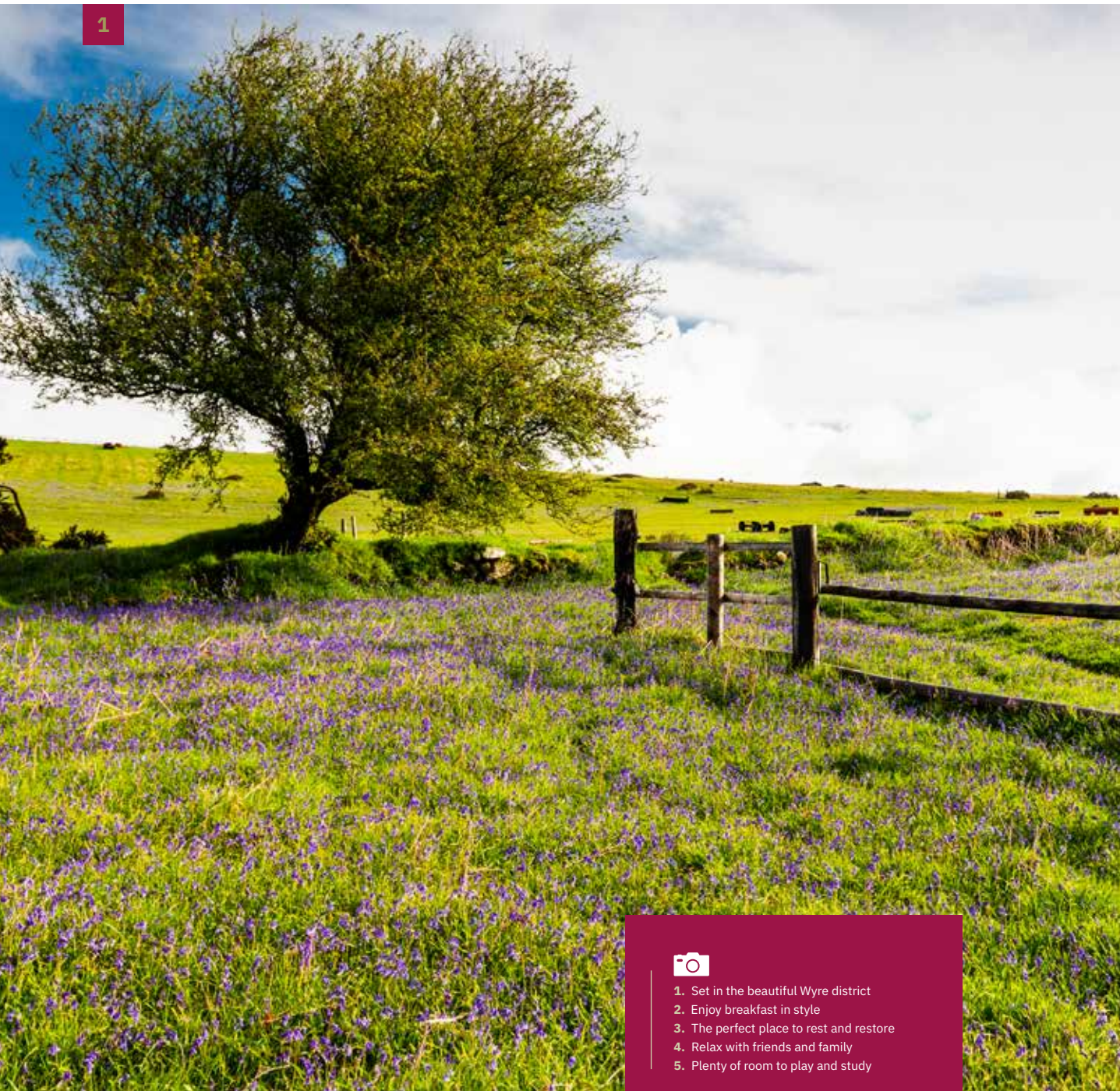
Becoming part of the scenery.

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 lakes, 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, plus a ten-year insurance-backed warranty.

1

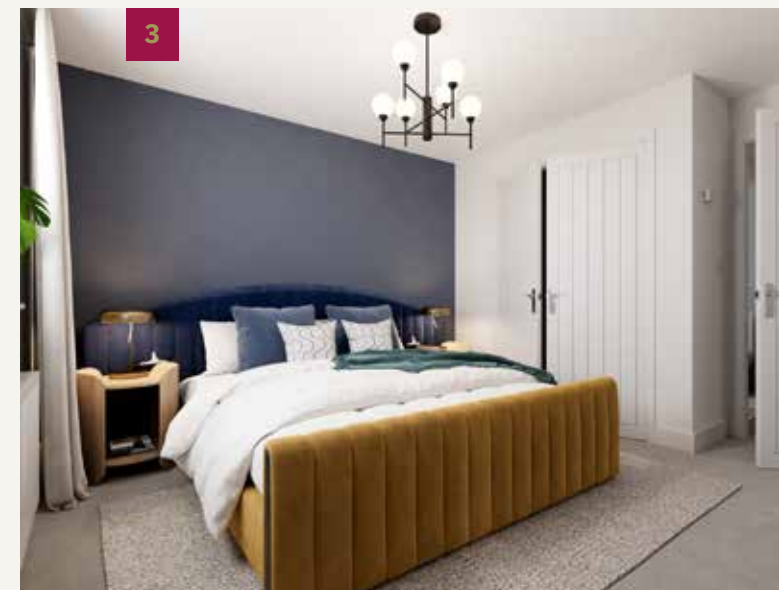


1. Set in the beautiful Wyre district
2. Enjoy breakfast in style
3. The perfect place to rest and restore
4. Relax with friends and family
5. Plenty of room to play and study

2



3



4



Welcome to Cricketers' Green

Cricketers' Green offers you a collection of well-designed three, four and five-bedroom homes in the small Lancashire village of Forton just north of the city of Preston.

Forton is an appealing village set in the beautiful Wyre district and is ideally situated for anyone looking for a change of pace in a charming setting.

Living in Forton means you're just 20 minutes away from the beaches of Morecambe Bay, offering scenic routes ideal for exploring the sands, dog walking, as well as horse riding and paragliding. The family-favourite beachside resort of Blackpool is also easily reachable by car, in just 30 minutes. Whether you're looking to enjoy a view of the iconic Blackpool Tower or amble along the seaside, it makes for a great day out.

Within a 10-minute drive you'll reach Garstang. This traditional market town is steeped in history and is the perfect place for pub lunches or afternoon teas. It's also home to a marina; ideal for waterside walks as well as those who enjoy sailing or boating.

If you enjoy getting out and about, the development is close to the scenic Lancashire Coastal Walk and historic Cockersand Abbey. The Forest of Bowland Area of Outstanding Natural Beauty has stunning landscapes to explore, while the Flower Bowl Entertainment Centre offers fun for all the family.

If you fancy a city break, Lancaster is only a 15-minute drive away, combining modern shopping and dining facilities with historic architecture such as Lancaster Castle and Ashton Memorial in Williamson Park.

With all that's on offer in and around the area, Cricketers' Green is a great place to call home.

Always in reach



Forton is well connected with a bus stop located on the Preston Lancaster road a few minutes' walk away from the development. This road also provides a great link to the village of Garstang and provides a simple five minutes' drive north to the M6 junction.

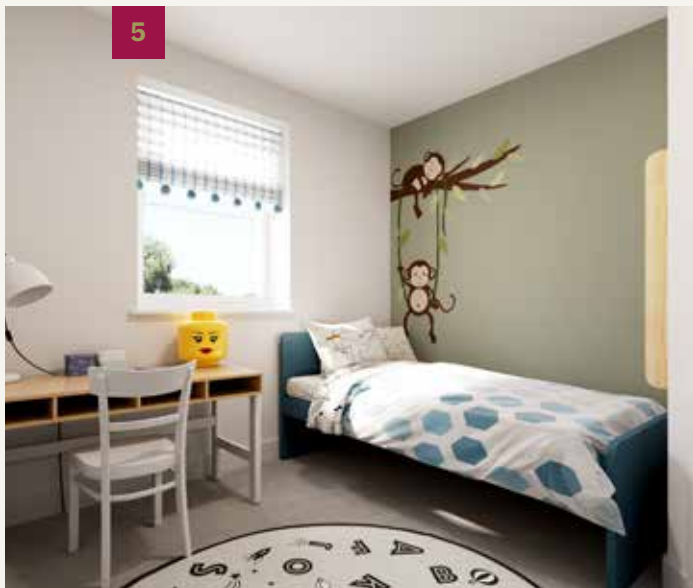
If you travel by rail, Lancaster train station is only a 20-minute drive away, offering direct links across the nation. There's also a direct train to Manchester Airport.

Approximate travel distance by car to:



Garstang:	4.2 miles
Lancaster:	6.9 mile
Preston:	15.4 miles
Blackpool:	30.3 miles

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Cricketers' Green



CRICKETERS' GREEN

SITE PLAN

Key

- The Sherwood Bay (3)
- The Kingley (3)
- The Barnwood Bay (3)
- The Chopwell (4)
- The Sandwood (4)
- The Hendon (4)
- The Lancombe (4)
- The Hollicombe (4)
- The Bamburgh (4)
- The Seacombe (4)
- The Heysham (4)
- The Kingsand (5)
- The Walcott (5)
- Affordable Housing

(3) indicates number of bedrooms

Play Area



School Lane

Proposed Convenience Store
and Alternative Location
of Community Hall

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 indicated, 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 Sherwood Bay



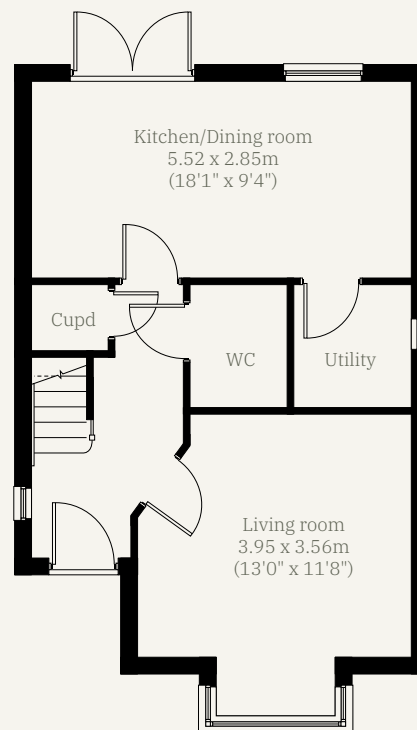
The Sherwood Bay



The Sherwood Bay has been thoughtfully designed to complement modern family life. A separate living room offers an elegant space to relax and entertain, while a dedicated utility room keeps everyday tasks discreetly behind the scenes. Upstairs, three beautiful bedrooms and two sleek bathrooms provide comfort and privacy for all. With generous storage throughout and the convenience of a garage, this is a home that blends style with exceptional practicality.

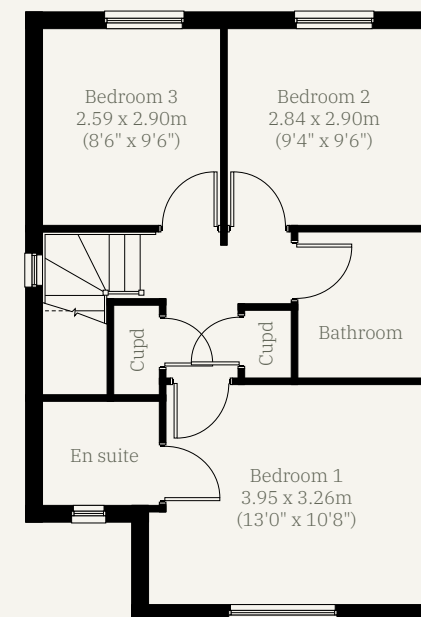
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [91]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	5.52 x 2.85
Living room	3.95 x 3.56



First floor

	Metres
Bedroom 1	3.95 x 3.26
Bedroom 2	2.84 x 2.90
Bedroom 3	2.59 x 2.90

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The Kingley



The Kingley



An attractive three-bedroom family home, the Kingley is ideal for modern living. The bright open plan kitchen/ dining room has French doors leading into the garden - perfect for entertaining and family meals. The downstairs WC and four storage cupboards take care of everyday storage. Plus there's an en suite and dressing room to bedroom one, modern family bathroom and integral garage.

QUICK OVERVIEW



x3 Bedrooms



x1 Bathroom



x1 En-suite



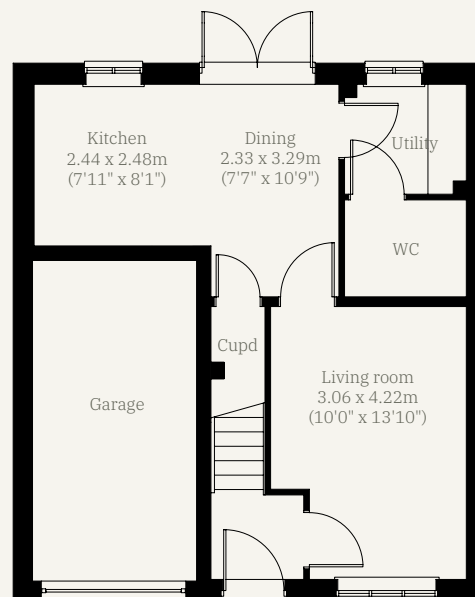
Integral garage
and x2 parking spaces



EV charging point

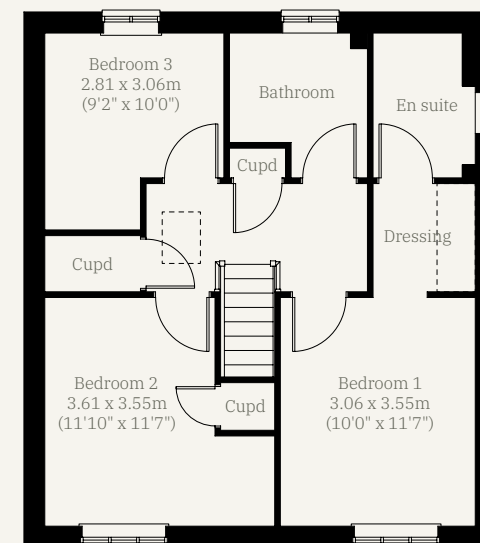


B [91] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen	2.44 x 2.48
Dining	2.33 x 3.29
Living room	3.06 x 4.22



First floor

	Metres
Bedroom 1	3.06 x 3.55
Bedroom 2	3.61 x 3.55
Bedroom 3	2.81 x 3.06

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The Barnwood Bay







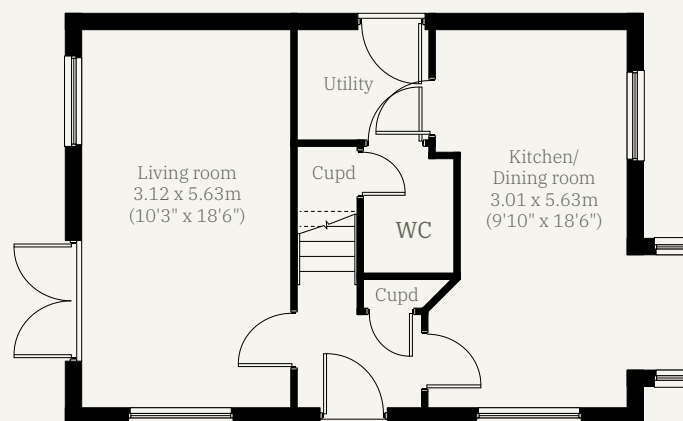
The Barnwood Bay



The Barnwood Bay is an attractive family home with three bedrooms - bedroom one with an en suite - and plenty of storage space and a garage. The living room opens out into the garden, while the kitchen/dining room has a bay window - perfect for a window seat. This is a great home for a growing family.

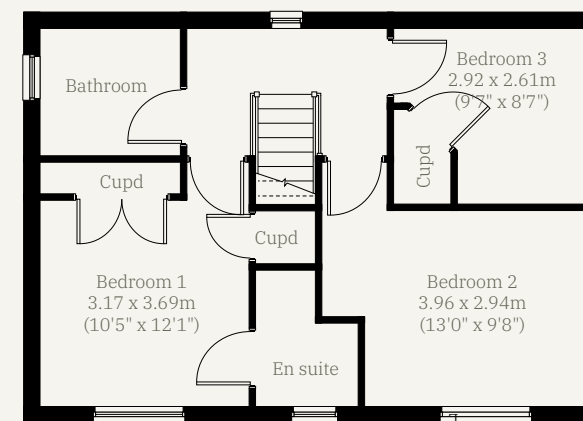
QUICK OVERVIEW

-  x3 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **B [91]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	3.01 x 5.63
Living room	3.12 x 5.63



First floor

	Metres
Bedroom 1	3.17 x 3.69
Bedroom 2	3.96 x 2.94
Bedroom 3	2.92 x 2.61

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The Chopwell








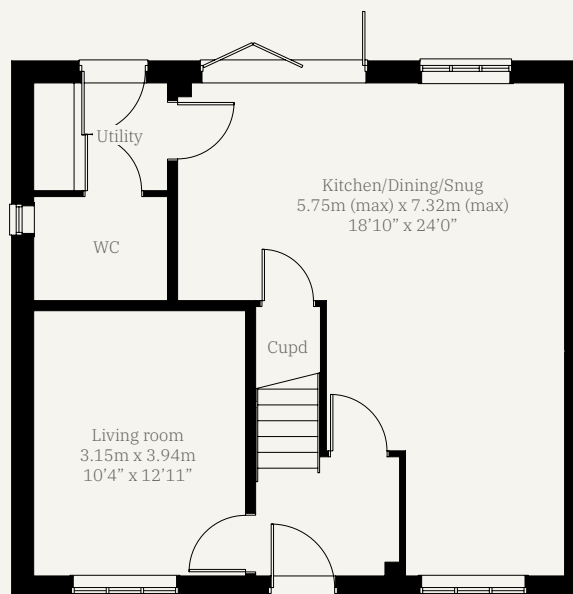
The Chopwell



The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms and two bathrooms create a good balance upstairs, while on the ground floor, the living accommodation offers the relaxed open-plan space of a kitchen/dining room/snug and the quiet space of a separate living room. A utility room, bi-fold doors to the garden and a garage are welcome family-friendly features.

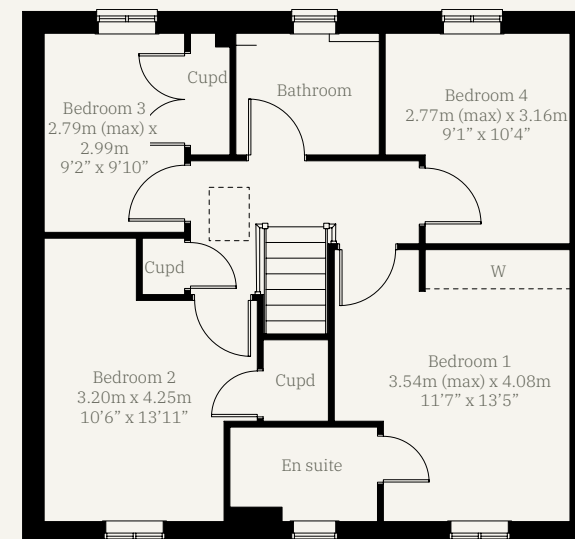
QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Single garage and x2 parking spaces
-  EV charging point
-  **A [93]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	5.57 x 7.32
Living room	3.15 x 3.94



First floor

	Metres
Bedroom 1	3.54 x 4.08
Bedroom 2	3.20 x 4.25
Bedroom 3	2.79 x 2.99
Bedroom 4	2.77 x 3.16

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The Sandwood









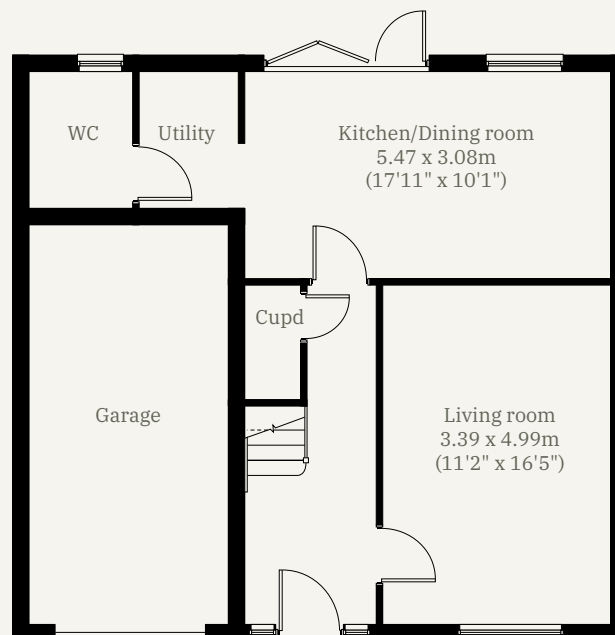
The Sandwood



The Sandwood gives careful thought to practical – as well as attractive – family-friendly space. There's a utility room, and the kitchen/dining room has bi-fold doors to the garden. With a family bathroom and four bedrooms, there's plenty of space upstairs. The second and third bedrooms share a Jack and Jill bathroom and bedroom one has an en suite. This is a practical and well-designed family home to grow up in.

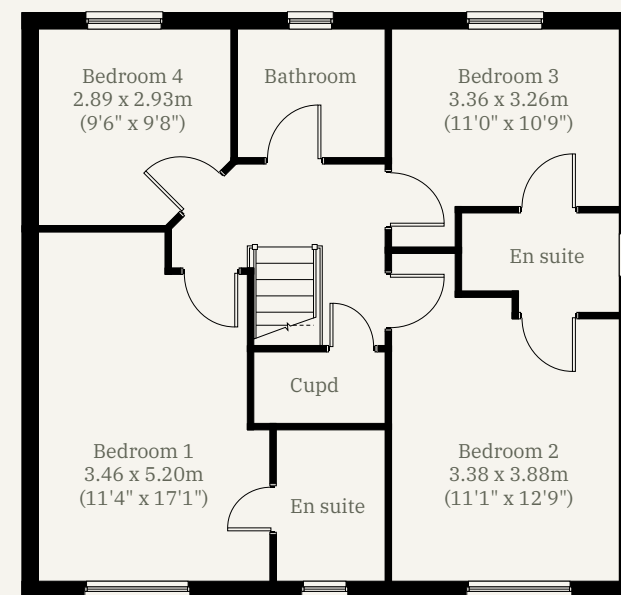
QUICK OVERVIEW

-  **x4 Bedrooms**
-  **x1 Bathroom**
-  **x2 En-suite**
-  **Integral garage and x2 parking spaces**
-  **EV charging point**
-  **A [94]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	5.47 x 3.08
Living room	3.39 x 4.99



First floor

Bedroom 1	3.46 x 5.20
Bedroom 2	3.38 x 3.88
Bedroom 3	3.36 x 3.26
Bedroom 4	2.89 x 2.93

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The Hendon









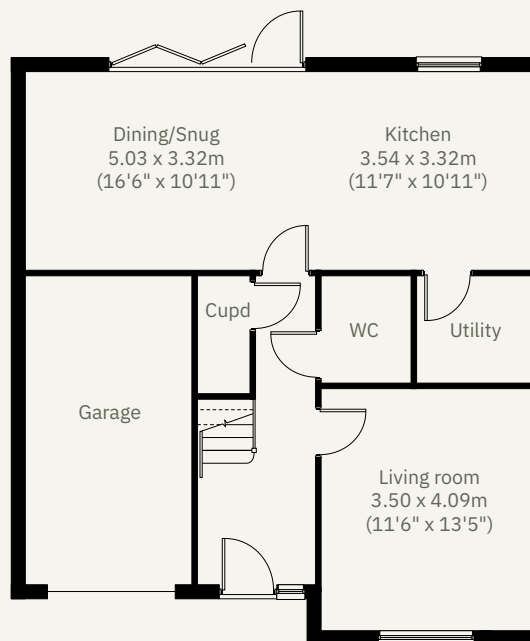
The Hendon



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

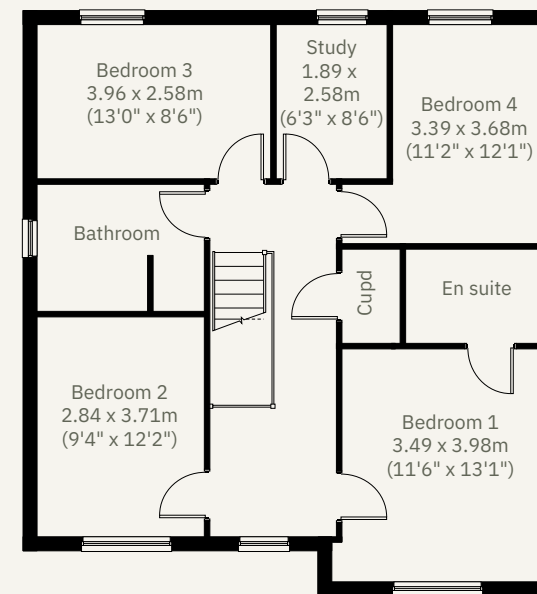
QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x1 En-suite
-  Integral garage and x2 parking spaces
-  EV charging point
-  **A [94]** Energy Efficiency Rating



Ground floor

	Metres
Kitchen	3.54 x 3.32
Dining/Snug	5.03 x 3.32
Living room	3.50 x 4.09



First floor

	Metres
Bedroom 1	3.49 x 3.98
Bedroom 2	2.84 x 3.71
Bedroom 3	3.96 x 2.58
Bedroom 4	3.39 x 3.68

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The Lancombe



The Lancombe



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 and dining room. 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. There's also a useful garage.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En-suite



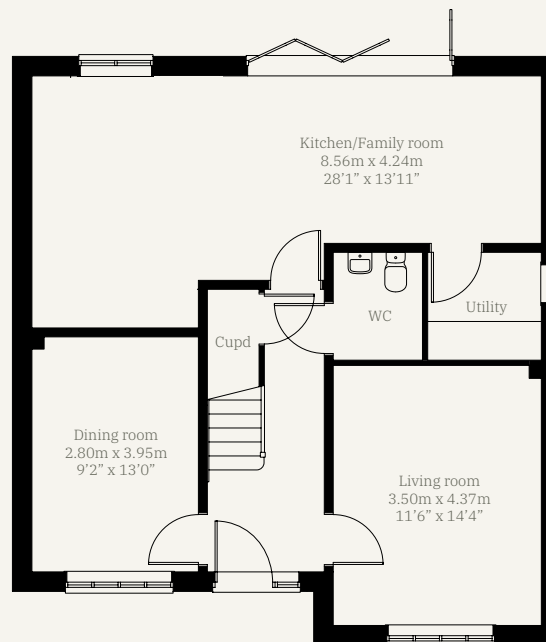
Single garage
and x2 parking spaces



EV charging point

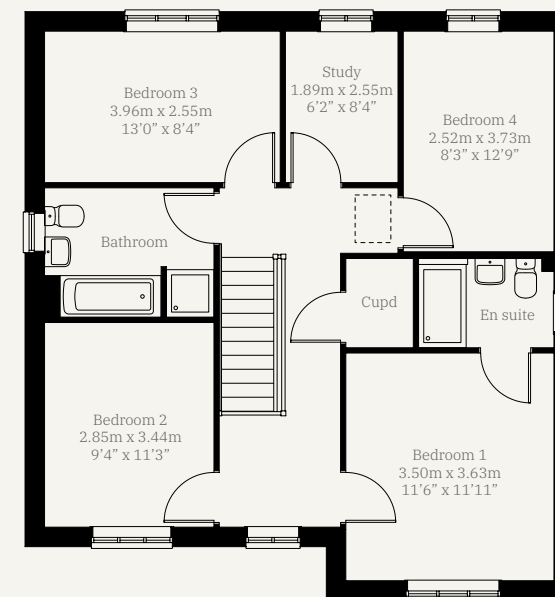


A [96] Energy
Efficiency Rating



Ground floor

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



First floor

	Metres
Bedroom 1	3.50 x 3.63
Bedroom 2	2.85 x 3.44
Bedroom 3	3.96 x 2.55
Bedroom 4	2.52 x 3.73

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The Hollicombe

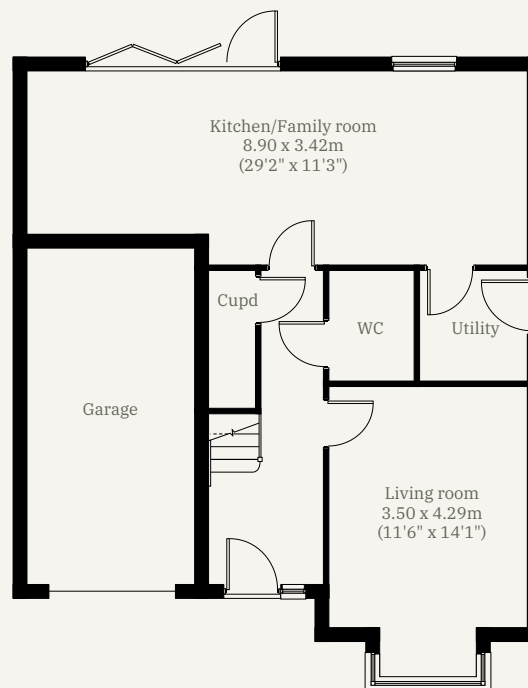


The Hollicombe

This attractive four-bedroom, three-bathroom new home has a 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 utility room has outside access. Upstairs, bedrooms two and three share a Jack and Jill en suite; a convenient and practical feature that is part of the appeal of the Hollicombe as a family home.

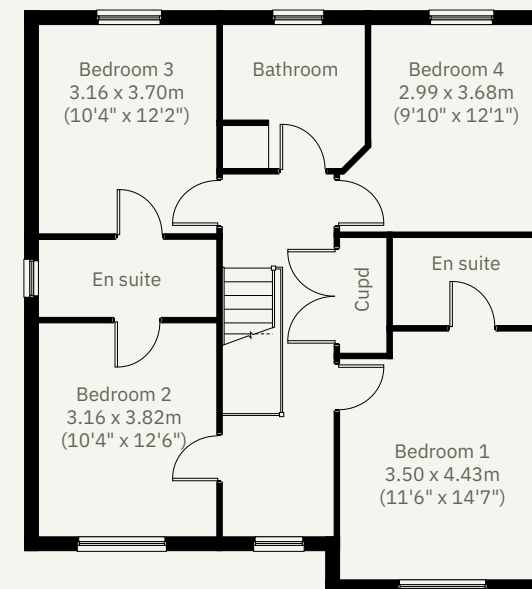
QUICK OVERVIEW

-  x4 Bedrooms
-  x1 Bathroom
-  x2 En-suite
-  Integral garage and x2 parking spaces
-  EV charging point
-  **A [98]** Energy Efficiency Rating



Ground floor

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



First floor

	Metres
Bedroom 1	3.50 x 4.43
Bedroom 2	3.16 x 3.82
Bedroom 3	3.16 x 3.70
Bedroom 4	2.99 x 3.68

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The Bamburgh



The Bamburgh



For families looking for a four-bedroom, two-bathroom home, the Bamburgh is an excellent choice. A really spacious open-plan kitchen/dining room/snug and a separate living room provide the perfect balance of both practical and welcoming living space for family life. Bi-fold doors to the enclosed back garden, a separate bath and shower in the family bathroom, and a garage, are excellent features in this new home.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En-suite



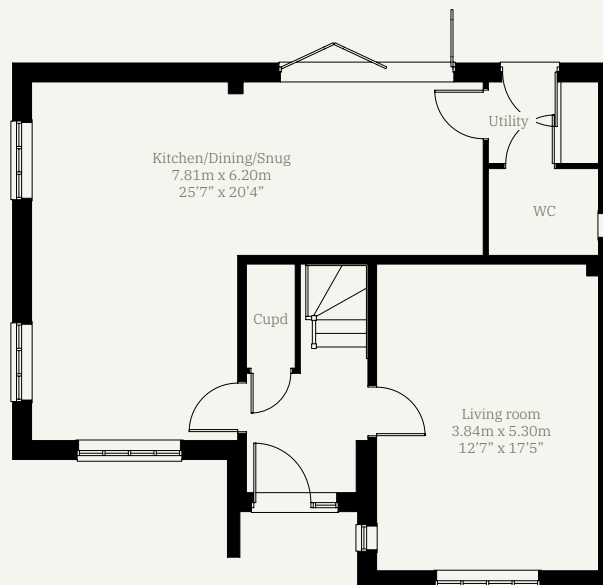
Single garage
and x2 parking spaces



EV charging point

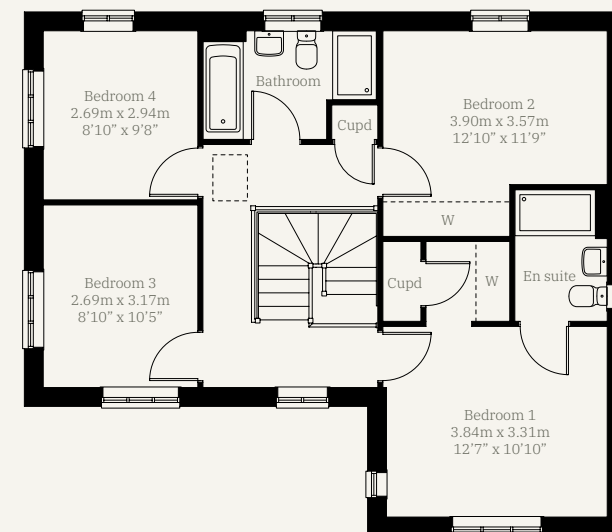


A [94] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining/Snug	7.81 x 6.20
Living room	3.84 x 5.30



First floor

	Metres
Bedroom 1	3.84 x 3.31
Bedroom 2	3.90 x 3.57
Bedroom 3	2.69 x 3.17
Bedroom 4	2.69 x 2.94

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The Seacombe



The Seacombe



A huge open-plan kitchen/dining/snug with bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. 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.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x2 En-suite



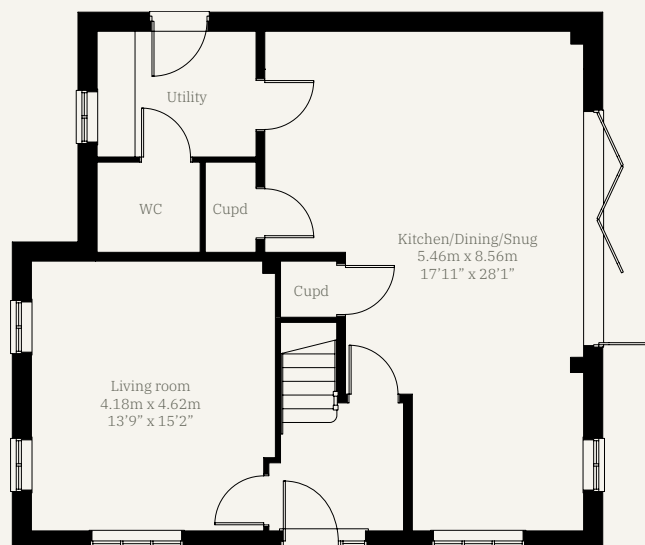
Single garage
and x2 parking spaces



EV charging point

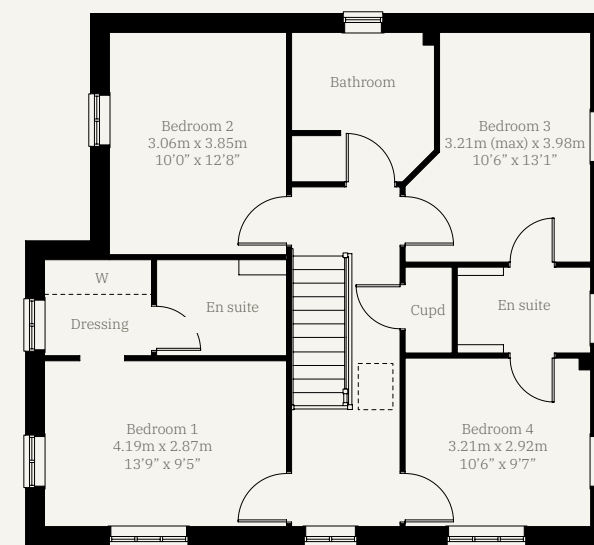


A [95] Energy
Efficiency Rating



Ground floor

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



First floor

	Metres
Bedroom 1	4.19 x 2.87
Bedroom 2	3.06 x 3.85
Bedroom 3	3.21 x 3.98
Bedroom 4	3.21 x 2.92

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The Heysham



The Heysham



The extra features offered by the four-bedroom Heysham, which includes a separate double 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.

QUICK OVERVIEW



x4 Bedrooms



x1 Bathroom



x1 En-suite



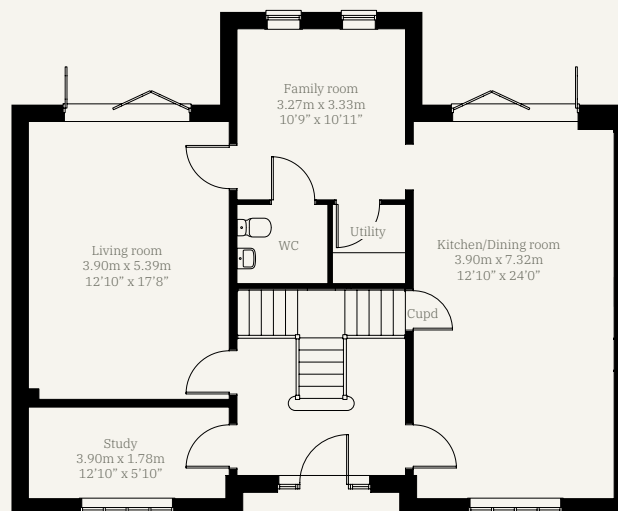
Double garage
and x2 parking spaces



EV charging point

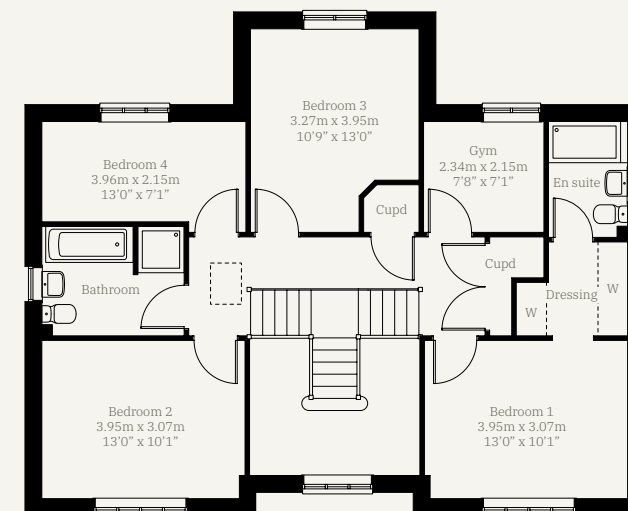


A [97] Energy
Efficiency Rating



Ground floor

	Metres
Kitchen/Dining	3.90 x 7.32
Living room	3.90 x 5.39
Family room	3.27 x 3.33
Study	3.90 x 1.78



First floor

	Metres
Bedroom 1	3.95 x 3.07
Bedroom 2	3.95 x 3.07
Bedroom 3	3.27 x 3.95
Bedroom 4	3.96 x 2.15
Gym	2.34 x 2.15

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. 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. 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 EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.

The Kingsand



The Kingsand

This is a classic double-fronted, three-storey town house. The Kingsand has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/family room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suite, while bedroom one enjoys a dressing room. There's also a useful garage.

QUICK OVERVIEW



x5 Bedrooms



x1 Bathroom



x3 En-suite



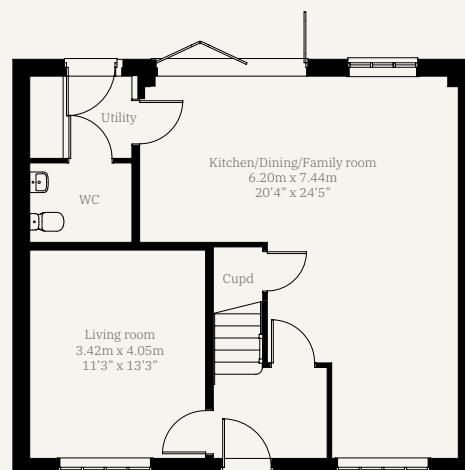
Single garage
and x2 parking spaces



EV charging point

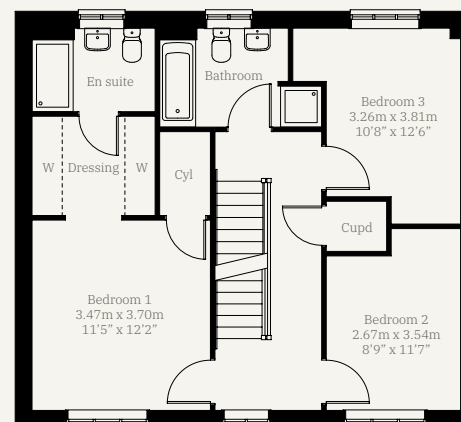


A [93] Energy
Efficiency Rating



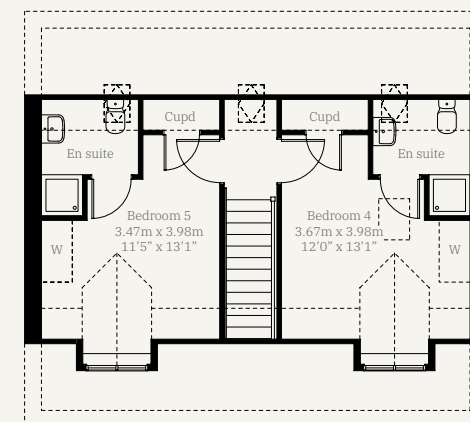
Ground floor

	Metres
Kitchen/Dining/Family	6.20 x 7.44
Living room	3.42 x 13.3



First floor

	Metres
Bedroom 1	3.47 x 3.70
Bedroom 2	2.67 x 3.54
Bedroom 3	3.26 x 3.81



Second floor

	Metres
Bedroom 5	3.47 x 3.98
Bedroom 6	3.67 x 3.98

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The Walcott

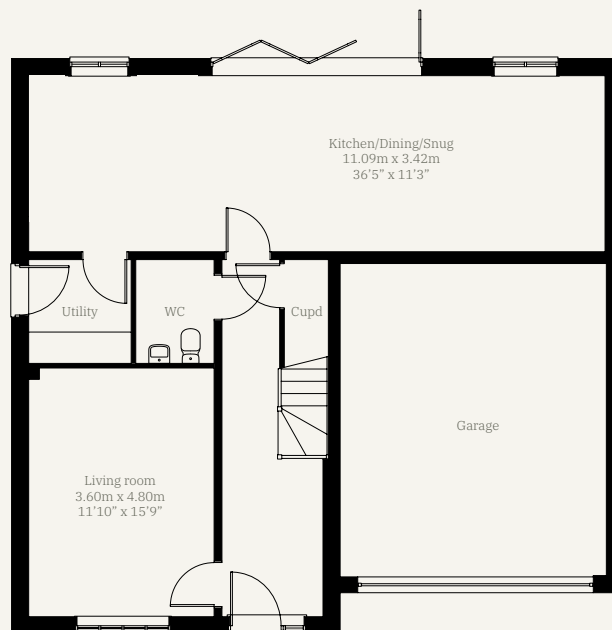


The Walcott

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.

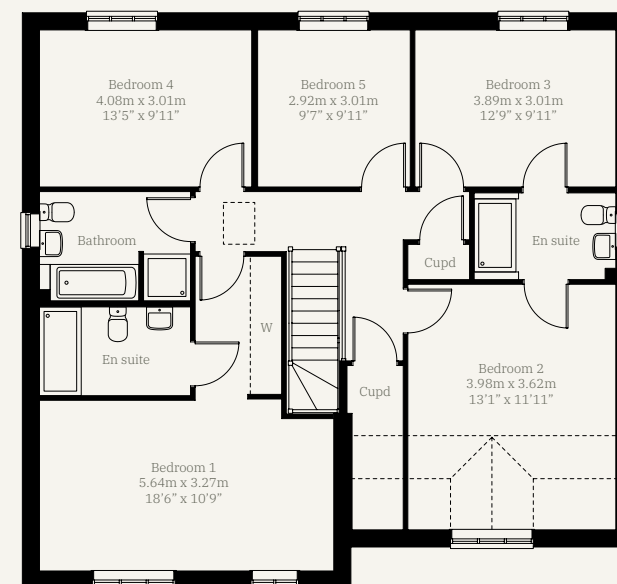
QUICK OVERVIEW

-  x5 Bedrooms
-  x1 Bathroom
-  x2 En-suite
-  Double garage and x2 parking spaces
-  EV charging point
-  **A [97]** Energy Efficiency Rating



Ground floor

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



First floor

	Metres
Bedroom 1	5.64 x 3.27
Bedroom 2	3.98 x 3.62
Bedroom 3	3.89 x 3.01
Bedroom 4	4.08 x 3.01
Bedroom 5	2.92 x 3.01

Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. 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. 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 EPC ratings are estimated and vary between home types, orientation and developments. Accessible and adaptable dwelling requirements are based upon the internal arrangements only. External requirements may vary between local authority and developments.





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, 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.



Specification

3 bedroom properties

GENERAL

- UPVC double glazed windows
- Block paved drive
- Smooth finish ceilings
- Brushed steel sockets and switches throughout, one per room with USB port
- Downlighters to kitchen, bathroom and en suite(s)
- Real oak veneer doors
- Gas central heating
- Satin Nickel finish ironmongery
- Ogee skirting and architraves with white gloss finish
- Feature staircase comprising handrail and newel caps in pre-finished oak
- Brilliant white matt emulsion paint to all rooms
- Wireless burglar alarm
- Wifi heating controls
- Media plate in living room
- Thermostatic radiator valves

Bathrooms and en-suites

- Villeroy and Boch sanitaryware, soft close toilet seats and bath
- Choice of wall tiling (dependant on build stage) with chrome tile trims
- Hansgrohe thermostatic shower to en suite
- Mira electric shower to second en suite (where applicable)
- Towel radiators in family bathroom and en suite(s)
- Hansgrohe taps to all sinks except kitchen and utility room (where applicable)

Kitchen

- Choice of kitchen units and worktop (subject to build stage) with soft close drawers and doors
- AEG 4 zone induction hob, integrated re-circulating hood and stainless steel splashback
- AEG stainless steel single oven (Pyrolytic) and AEG stainless steel microwave
- AEG Integrated dishwasher
- AGA Rangemaster composite sink with moonrise nickel tap to kitchen and utility room (where applicable)
- Sink to utility room (where applicable)

Exterior

- Lockable windows
- Security chain to front door
- Smoke and heat detectors throughout
- 1.8 metre high enclosure fencing to rear with gate
- Coach lamp(s) to front door
- Front garden turfed and/or planted in line with landscaping plan
- Rear garden turfed
- Outside tap, external electrical socket and security light to rear of property
- Power and light to garage
- EV charging point 7kwh Mode 3

Warranty

- 10 year new homes warranty

Unmistakable quality and style



4 and 5 bedrooms properties

GENERAL

- UPVC double glazed windows
- Block paved drive
- Smooth finish ceilings
- Brushed steel sockets and switches throughout, one per room with USB port
- Downlighters to kitchen, bathroom and en suite(s)
- Real oak veneer doors
- Satin Nickel finish ironmongery
- Ogee skirting and architraves with white gloss finish
- Feature staircase comprising handrail, spindles and base rail in pre-finished oak
- Brilliant white matt emulsion paint to all rooms
- Gas central heating
- Wireless burglar alarm
- Wifi heating controls
- Media plate to living room
- Thermostatic radiator valves

Bathrooms and en-suites

- Villeroy and Boch sanitaryware, soft close toilet seats and bath
- Hansgrohe thermostatic shower to en suite and main bathroom (where applicable)
- Mira electric shower to additional en suite(s) (where applicable)
- Chrome towel radiators in family bathroom and en suite(s)
- Choice of wall tiling (dependant on build stage) with chrome trims
- Hansgrohe taps to all sinks except kitchen and utility room (where applicable)

Kitchen

- Choice of kitchen units with soft close drawers and doors (subject to build stage)
- Athena quartz worktop to kitchen (including splashback) and utility room (where applicable)
- AEG 5 zone induction hob and integrated re-circulating hood
- AEG stainless steel single oven (Pyrolytic) and AEG stainless steel combination oven/microwave
- AEG Integrated dishwasher, AEG washer/dryer and AEG 70/30 fridge freezer
- Sink to utility room (where applicable)
- Task lighting to kitchen under wall units

Exterior

- Lockable windows
- Security chain to front door
- Smoke and heat detectors throughout
- 1.8 metre high enclosure fencing to rear with gate
- Coach lamp(s) to front door
- Front garden turfed and/or planted in line with landscaping plan
- Rear garden turfed
- Outside tap, external electrical socket and security light to rear of property
- Power and light to garage
- EV charging point 7kwh Mode 3
- Rear patio to full width of house, 4 flags deep

Warranty

- 10 year new homes warranty





Proud to be

building communities.



When creating Charles Church @ Cricketers' Green, not only did we create a lovely local environment for you and your family, we also contributed to the wider community.

Throughout the development process, we proactively engage with local communities and work closely with planning authorities. Charles Church @ Cricketers' Green has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

We also include much-needed homes for our Housing Association partners. Our plan enhances local facilities too, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.

Sustainable Transport Contribution

£312,000 will be spent on the delivery of road safety improvements along the A6 between Cabus and the M6 junction 33.

Travel Plan

£12,000 will go towards the implementation of a travel plan in the local area.

Education

Contributions of £810,028 towards primary education at Forton Primary School and Cockerham Parochial CE Primary School.

Healthcare

£67,239 will go towards the refurbishment/reconfiguration of the Garstang Medical Centre.

Community Hall

We will be contributing £865,233 towards the provision of an onsite community hall.

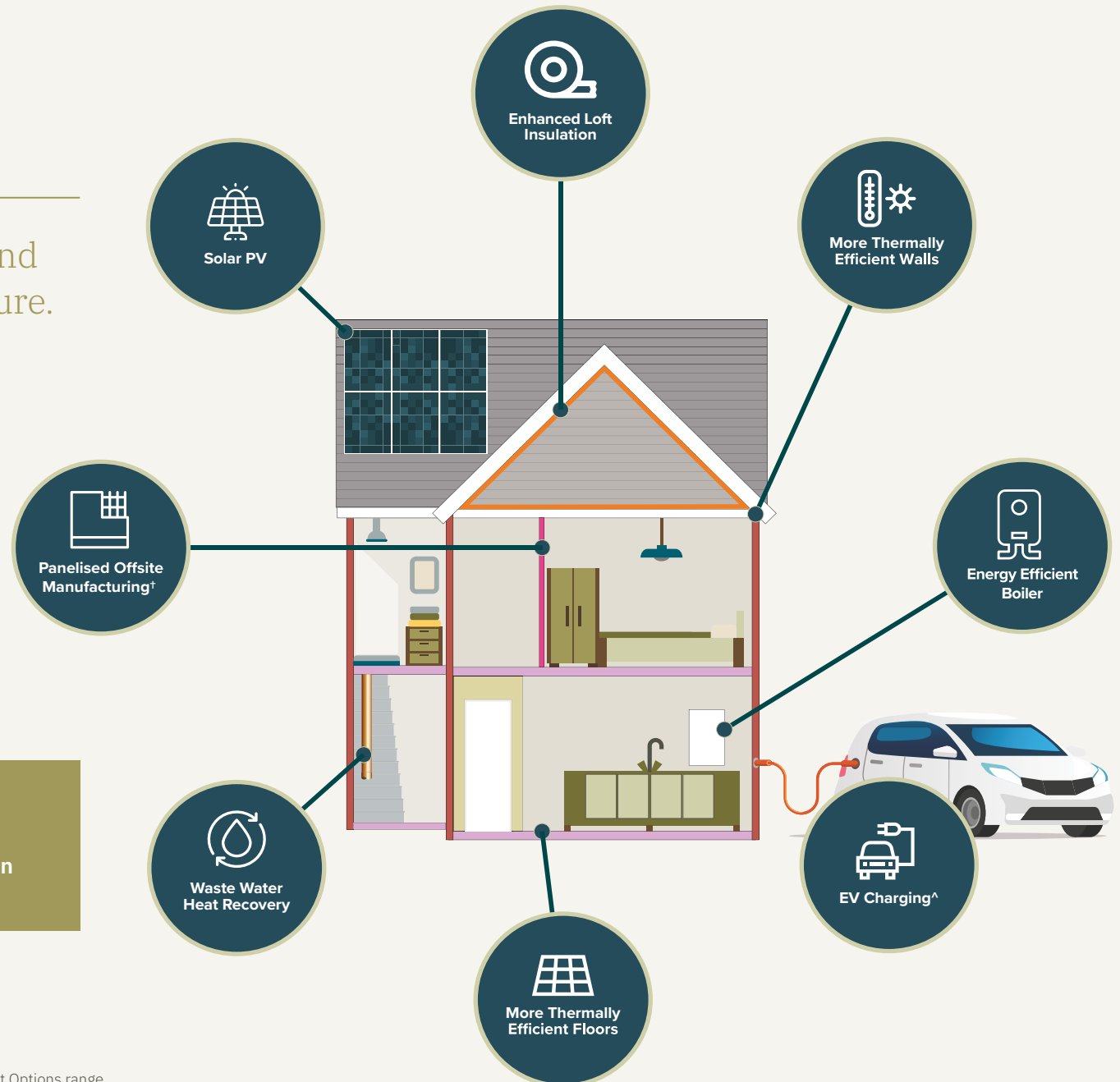
Eco Range homes

New build homes are changing, and together, we're embracing the future.

Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Persimmon home built to current building regulations (2013).



NB: Not all homes will be built using timber frame technology.

[^]NB: Not all homes will have EV chargers, but they can be added from our Select Options range.



31% reduction in carbon emissions

Solar panels help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please ask your sales advisor for details.

EV charging is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our **Select Options** range.

Enhanced loft insulation is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

Waste water heat recovery ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

More thermally-efficient walls mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our panelised off site-manufactured timber technology uses a unique, sustainable panel system which adds to the thermal efficiency of your home. *NB: not all homes will be built using timber frame technology.

Energy-efficient boilers use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

A more thermally-efficient ground floor will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to £6,730* over the lifetime of a 25 year mortgage.

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.

2 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.

3 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.

4 Warranty.

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

5 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.

6 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.

7 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.

8 No chain.

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

9 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

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@fibrenew.com

Information correct at June 2025. Please see www.fibrenew.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:



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



Cricketers' Green

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Registered in England no: 1182689

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