



CHARLES CHURCH



Kingswood

Westhoughton | Greater Manchester



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.



Own new

Looking for lower mortgage rates? Mortgage rates below 2% available with Own New Rate Deducer.



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.



Kingswood

Westhoughton | Greater Manchester



Key features:

- > Choice of four and five-bedroom homes
- > Great commuter links
- > Local amenities nearby

Premium new homes for sale in Westhoughton, Greater Manchester

Charles Church is pleased to present Kingswood, a collection of stunning 4 and 5-bedroom new homes in Westhoughton. Situated between Wigan and Bolton, with Manchester 15 miles away, this prime location could be the ideal setting for your next home.

The bustling and well-appointed town of Westhoughton offers a perfect blend of history, character, connections and practicality. The heart of the town is home to a range of high street and independent shops, and a good selection of pubs, bars and restaurants. With a home at Kingswood you'll be set on the eastern outskirts of the town, around a mile from the centre and with open countryside on your doorstep.

With the added benefits of two local train stations, providing convenient access to Bolton, Wigan and Manchester city centre, Kingswood offers premium homes in a location to suit a range of lifestyles.

Westhoughton has a good selection of amenities. In addition to the local shops and eateries, there's also a bank, hairdressers, market hall and several supermarkets for the weekly shop. For more shopping options, nearby Middlebrook retail park in Horwich is home to a wide variety of shops, restaurants and a cinema.

There's no shortage of activities and outdoor pursuits in and around Westhoughton. The local Community Leisure Centre offers sports for all ages to enjoy, including gymnastics, football, swimming and even archery. Golfers will enjoy the proximity to two courses, and you'll also find a riding school, cycling club and trampoline park – there's truly something for everyone.

A good education for all.



Families living at Kingswood will benefit from a selection of schooling options nearby. Primary schools include The Gates Primary School and Nursery, Sacred Heart Primary, and St Bartholomew's C of E Primary School. For secondary education there's Westhoughton High, while Bolton College is close by and provides a range of further education courses.



Always in reach.

- > This superb location means you'll be within easy reach of many destinations, including Middlebrook and Leigh less than 5 miles away, Wigan 7.3 miles away, and Manchester around 17 miles away. Westhoughton train station offers quick services into Bolton, while Daisy Hill train operates direct services to Manchester Victoria. The area is also well connected by local bus routes.



Approximate travel distance by car to:

- > Daisy Hill Train Station: 1.4 miles
- > Westhoughton Train Station: 1.7 miles
- > Bolton: 3.7 miles
- > Wigan: 7.3 miles
- > Manchester: 17 miles

Kingswood

Site plan

KEY

- The Hastings (4)
- The Hendon (4)
- The Seacombe (4)
- The Barmouth (5)
- The Broadhaven (5)

(3) indicates number of bedrooms



CHARLES CHURCH



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. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

The Hastings



THE HASTINGS

4 bedroom + study home

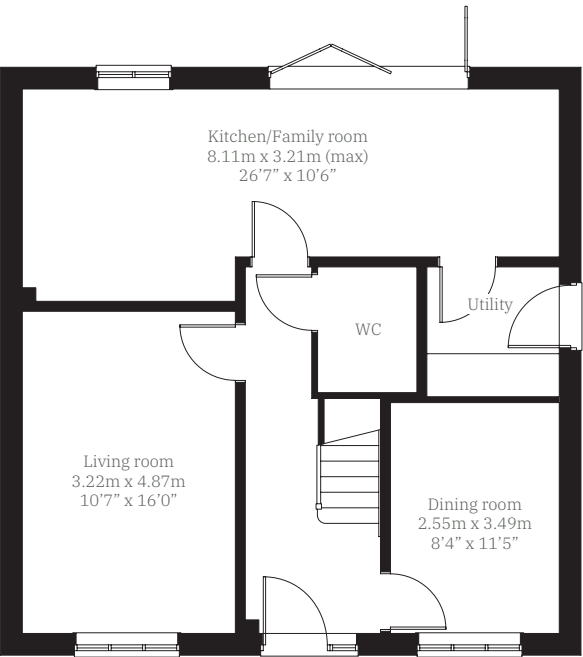
Energy Efficiency Rating

Very energy efficient - lower running costs	
(92-100) A	82
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

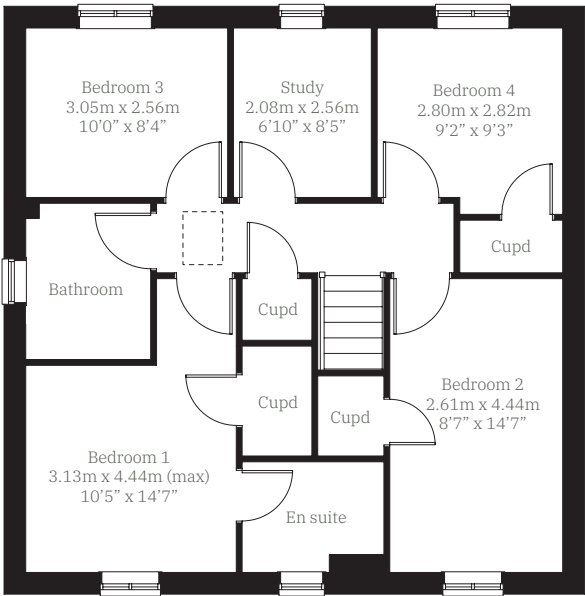
England & Wales

EU Directive 2002/91/EC

If your work-life balance includes hybrid working, the Hastings is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.



Ground floor



First floor

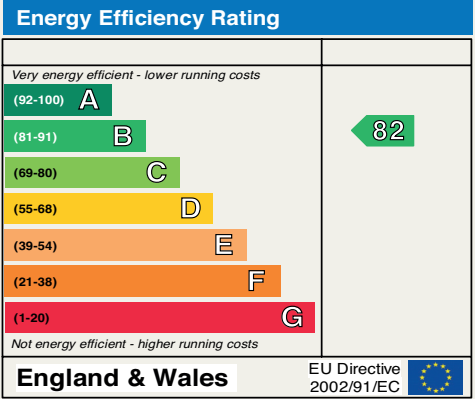
Please note that elevation treatments and window/door positions may vary from plot to plot. Plot specific information will be confirmed on your reservation checklist. This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical 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 Hendon

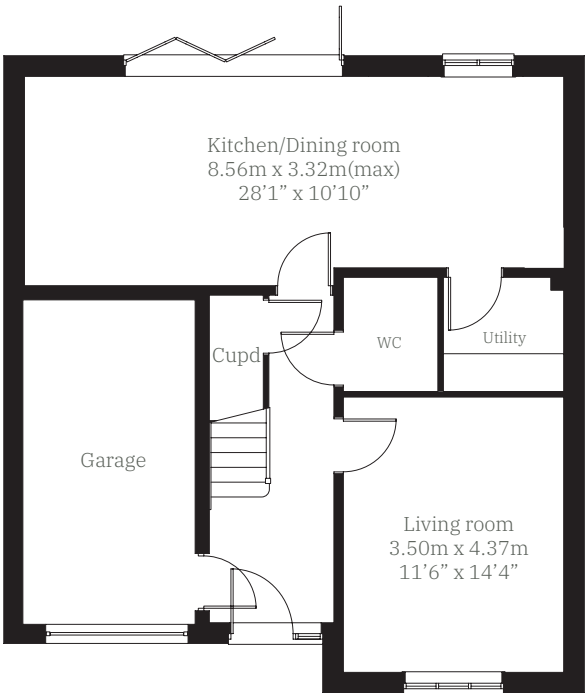


THE HENDON

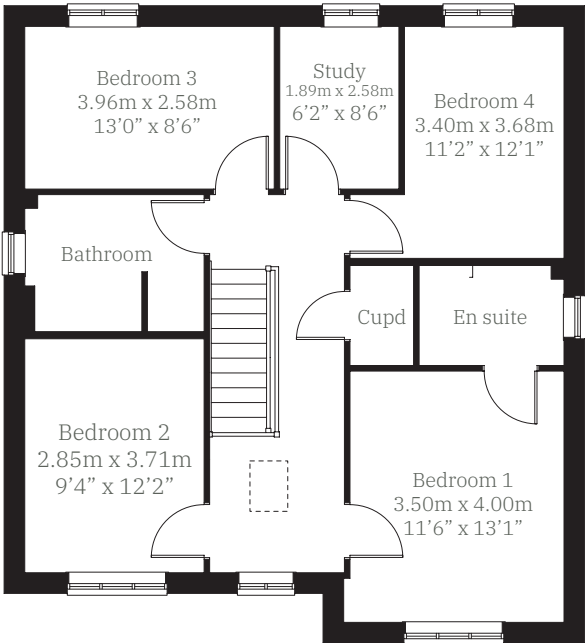
4 bedroom home



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 internal access to the integral garage is a practical feature.



Ground floor



First floor

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The Seacombe

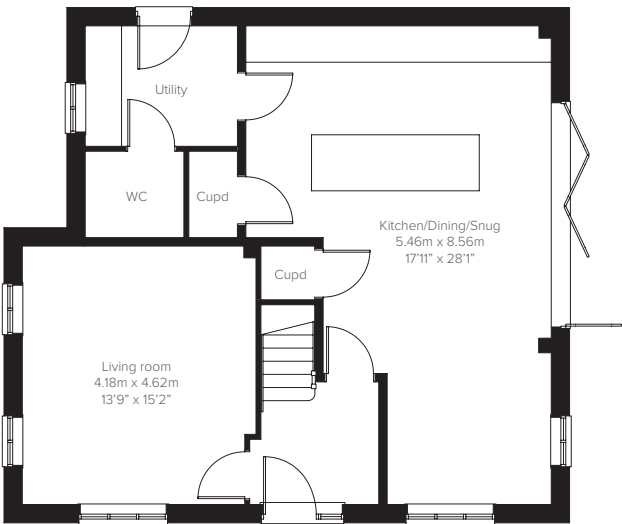


THE SEACOMBE

4 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

A huge open-plan kitchen/dining room that incorporates a snug, an island, and 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.



Ground floor



First floor

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The Barmouth

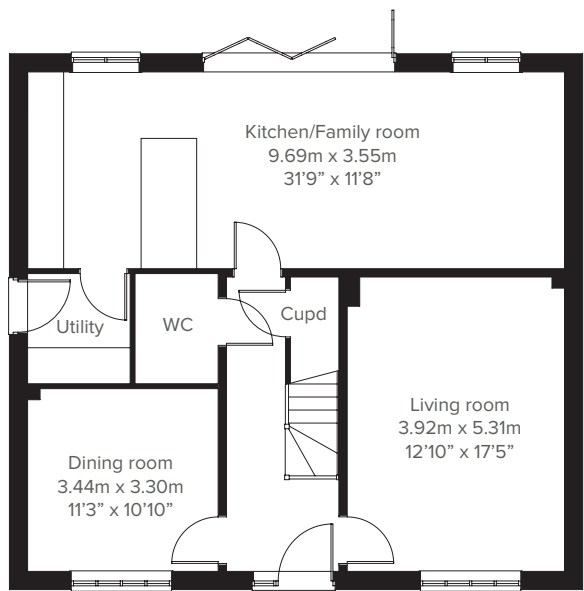


THE BARMOUTH

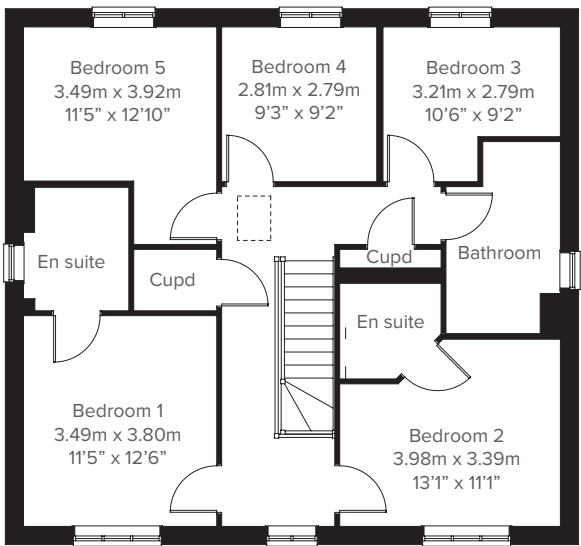
5 bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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



Ground floor



First floor

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The Broadhaven

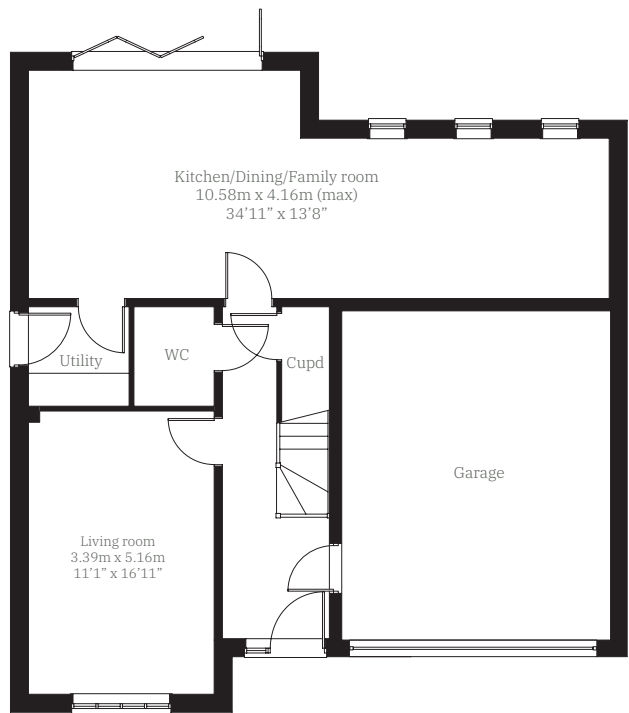


THE BROADHAVEN

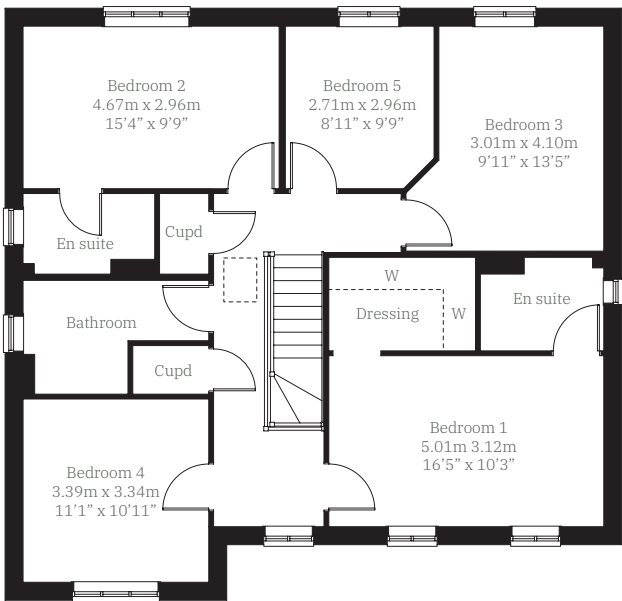
5 bedroom home

Energy Efficiency Rating	
<p>Very energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>82</p>
England & Wales	EU Directive 2002/91/EC

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/family 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

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.



Specification

Roof tiles

- Charles Church interlocking TLE roof tiles in smooth grey, .

Woodwork and PVCu Products

- White painted softwood staircase with square spindles, balustrade newels, white oak handrails. Windows Black PVCu with lockable catches and controllable trickle ventilators. Acoustic glazing & vents as detailed on planning layout.

Doors

- Internal doors to be un-finished oak 4 panel “Deante Coventry” tradition, with chrome ironmongery. French doors UPVC double glazed. External entrance doors to be black composite door fully finished with multipoint locking, Chrome ironmongery, letter plate, door viewer or adjacent glazed panel and house numbers. Garage door to be hormann black ilkley with black windows.

Wardrobes

- Fitted to Bedroom 1. Broadhaven to have dressing room in lieu.

Rainwater Goods

- UPVC Half round gutters and downspouts in Black.

Heating System

- Ideal logic boiler as detailed on the approved heating designs. TRV's to all but one room in accordance with good working practices. Dual Zone heating. Esi Centro Smart WiFi heating control.

Sanitaryware and Brassware

- White Villeroy & Boch “Onovo” sanitaryware with Hansgrohe Rebris Basin mixer, ecostat shower/bath filler, exafill/crometta shower head. Low rise Mira Flight shower tray, with Mira Elevate screen.

Towel Rails

- Chrome to main bathroom and en suite – sized accordingly.

Showers

- Thermostatically controlled Hansgrohe rainfall showers to bathroom and en suite 1. Mira Azora shower to other en suites.

Waste Water Heat Recovery

- Showersave to be installed.

Wall Tiling

- Bathrooms & en suites – All window cills tiled, splashback tiling to basins, bath area to receive full height tiling to all sides. Full height tiling to shower enclosures. Cloaks to have splashback tiling to basin only. Chrome effect tile trims.

Plastering

- Skimmed finish to walls and ceilings throughout

Painting

- White emulsion to all walls, white emulsion paint to all ceilings. White gloss paint to staircase, skirting, architraves, and window boards. Garage floors to be painted Grey Masonry paint.

Electrical

- Light and power to all garages. TV point (not aerial – connected by coax left coiled in roof space) to lounge and master bed. Banked fused spur to kitchens. Brushed steel upgrade sockets and switches to whole house, with USB sockets to the kitchen. Brushed Aluminium downlights to kitchen & wet rooms. White downlighters to all other habitable rooms. Standard pendant/batten light fittings everywhere else. External light fitting to both sides of the front door (where possible), both sides of patio door and the one side of the rear door (if applicable). Smoke and heat detectors fitted in accordance with current building regulations. Fibrenest to lounge and bed 1. Fused spur included for optional electric fire in the lounge. Pre-wired for Sky. Hardwired alarm system and ‘Ring’ doorbell.

Photovoltaic Roof Panels

- All plots to received PV 2Solar” Panels. Quantity & size of panels individually determined by specialist.

Kitchen

- Refer to kitchen layout for number/size and type of unit. Quartz worktops, with 1.5 bowl inset Stainless steel sink and drainer in kitchen, and single bowl in utility. Hansgrohe mixer taps, Worktop upstand to kitchen and utility. Boiler housing is to be supplied as standard. Soft close to doors and drawers. 900mm drawer pack. Pelmet lighting and sink liner.

Appliances

- All appliances to be AEG. 5 Ring induction hob, double oven, integrated dishwasher and 60/40 fridge/freezer, integrated washing machine and integrated microwave. Chimney hood and Quartz splashback.

EV Car Charging

- 7Kw mode 3 to external wall.

Paving/Landscaping/Fencing

- Buff riven paving flags to paths and patio area with matching buff gravel. Charles Church block paved driveways with concrete edgings. Turfing, shrub, and tree planting (as landscape drawing) to front gardens. Rear garden turfed. 1.8m high close boarded featheredge fencing, screen & retaining walls as detailed on the approved layout, 1no 1.8m Gate per dwelling. External Tap, external power point and driveway bollard light.



#CharlesChurchLife



Charles Church

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](https://www.instagram.com/charleschurchhomes) 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@fibrenew.com

Get connected today!

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

C:

D:

P:

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.



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.



Proud to be building communities.



When creating Kingswood, 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. Kingswood has achieved the right balance of homes and open space and the right mix of house types for a thriving community.

Our plan enhances local facilities, providing investment in local infrastructure such as transport, education, retail and recreation facilities, as well as initiatives to generate biodiversity.



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Education

Spending towards provision of Primary school places of the Gates Primary School and St George CofE Primary School.



New road link

Connecting Platt Ln and Chequerbent roundabout.



Community spaces

Public open spaces including children's play areas.





Kingswood

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charleschurch.com