

Find your sanctuary at

# Bluebell Chase

Blackburn, Lancashire

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.

Bluebell Chase is our stunning collection of four and five-bedroom homes situated on the edge of Blackburn.

Perfect for those in search of more space, our energy-efficient homes are ideal for growing families, first-time buyers and house movers.





# Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

## A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

## Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

## A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

## Where sustainability matters

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

## 5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

## Building your sanctuary

Ready to find your sanctuary? We're here for you.









Our dedication  
goes beyond  
building houses.  
We craft spaces  
where you can  
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.







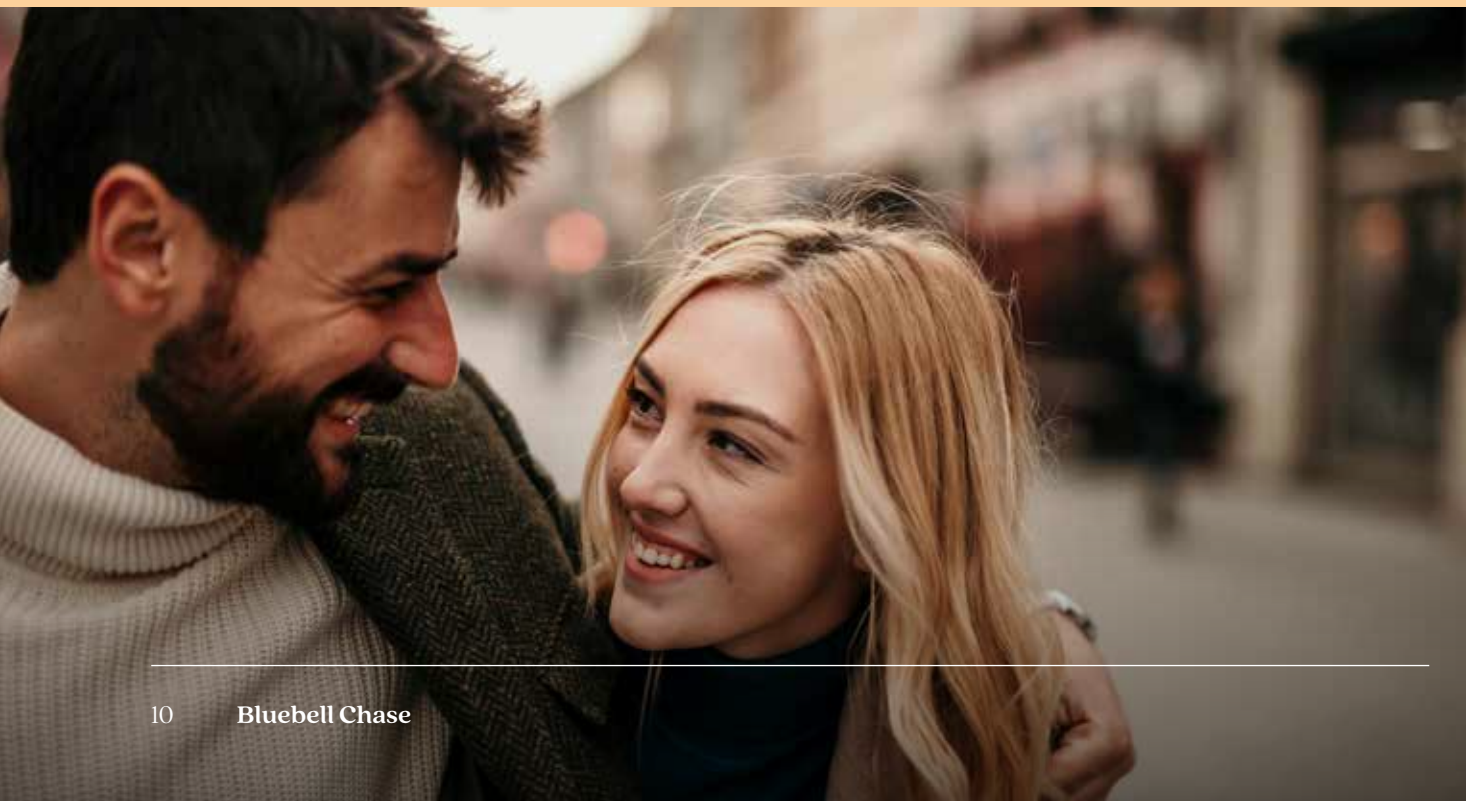






Notice  
that feeling.  
That's the  
feeling  
of home.

Discover  
your happy  
place.





## Bluebell Chase. The perfect place to live and grow.

A new base provides you with all your everyday necessities on your doorstep, and more. The town's weekly market and local shops make day-to-day shopping easy. Situated on the southern fringes of Blackburn, all of the town's amenities are within easy reach.

From here, you're a short journey away from some of the UK's most stunning landscapes. And for commuting to any of the major northern cities, such as Manchester or Liverpool, the excellent motorway networks will get you there quickly.



Please do  
make yourself  
at home.





# The best of both worlds.

The town has an excellent range of 'Good' primary and secondary schools, including the 'Outstanding' (rated by Ofsted) St Cuthbert's Church of England Primary School and the Redeemer School. For higher education opportunities, the University of Central Lancashire is based in Preston, and you have the university cities of Liverpool, Manchester and Leeds nearby too.

The M65 motorway, on the north end of the town, connects you to the main motorway networks – so you can easily access both the countryside and city life. Darwen's local train station provides convenient journeys to the region's nearby towns, and for international flights, Manchester Airport is just over an hour by car.



- 1 Local amenities and attractions in Blackburn
- 2 Scenic picturesque views from Bluebell Chase
- 3 Typical Lancombe living room
- 4 Blackburn Cathedral
- 5 Typical Lancombe Kitchen





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

Always in reach.



### Travel by **foot** from Bluebell Chase



Three B's Brewery	6 minutes
Waddington Farm (riding school)	10 minutes
The Golden Cup	16 minutes
Nisa Local	17 minutes
Little Lancashire Village	19 minutes
Riverside Nursery	20 minutes
The Redeemer (school)	27 minutes
St Bartholomew's Church	27 minutes
Ewood Park	29 minutes

### Travel by **car** from Bluebell Chase



Darwen	9 minutes
Blakckburn	10 minutes
Preston	25 minutes
Manchester	45 minutes
Lake District National Park	45 minutes

### Travel by **train** from Bluebell Chase



Darwen	28 minutes
Blackburn	32 minutes
Preston	1 hour
Manchester	1 hour 17 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  
Bluebell Chase.

## Bluebell Chase site plan.

### 4 Bedroom Homes

-  The Chopwell
-  The Sandwood
-  The Hendon
-  The Bamburgh
-  The Lancombe
-  The Seacombe
-  The Heysham

### 5 Bedroom Homes

-  The Kingsand
-  The Walcott





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..

Discover a  
home you  
adore in  
every detail.











# The Chopwell

4-bedroom detached Home





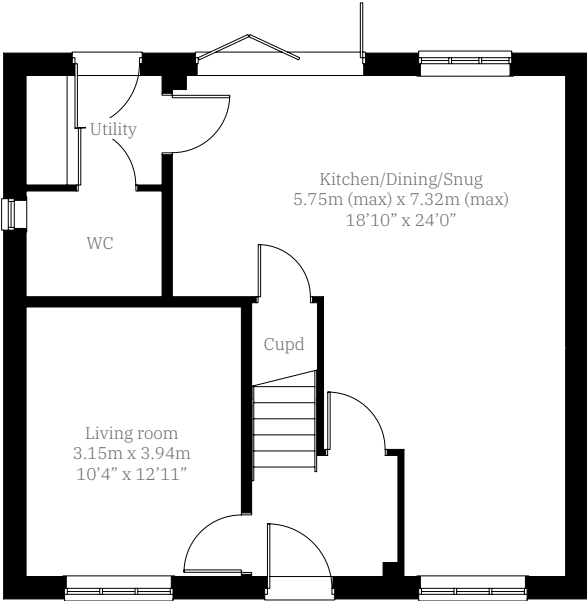
Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- EV charging point

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.

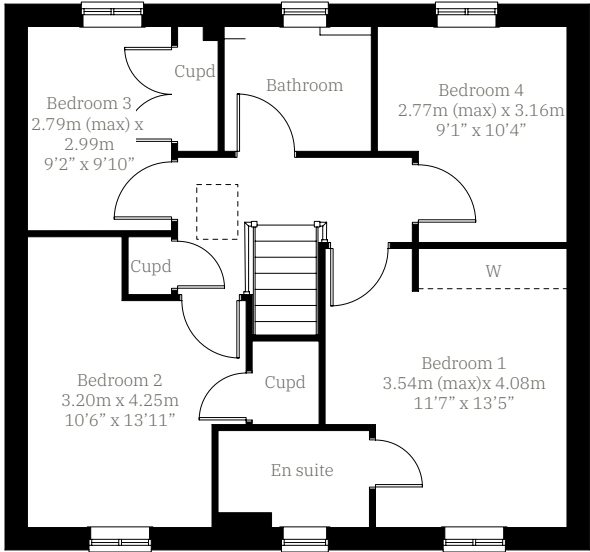
B [91]

Energy Efficiency Rating



Ground floor

Kitchen/Dining/Snug	7.32 x 5.75m
Living room	3.15 x 3.94m



First floor

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

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# The Sandwood

4-bedroom detached Home





Features

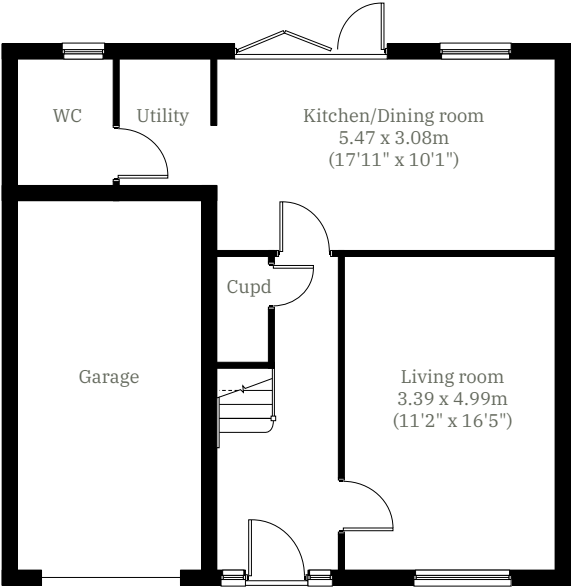
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single integral garage
-  EV charging point

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.



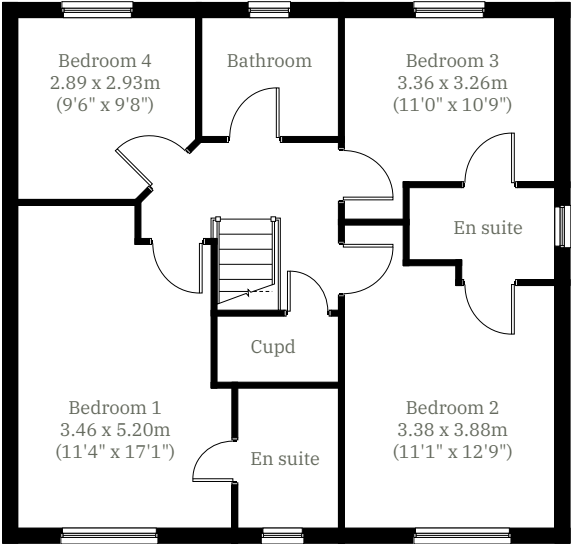
B [91]

Energy  
Efficiency Rating



Ground floor

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



First floor

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

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# The Hendon

4-bedroom detached Home



Features

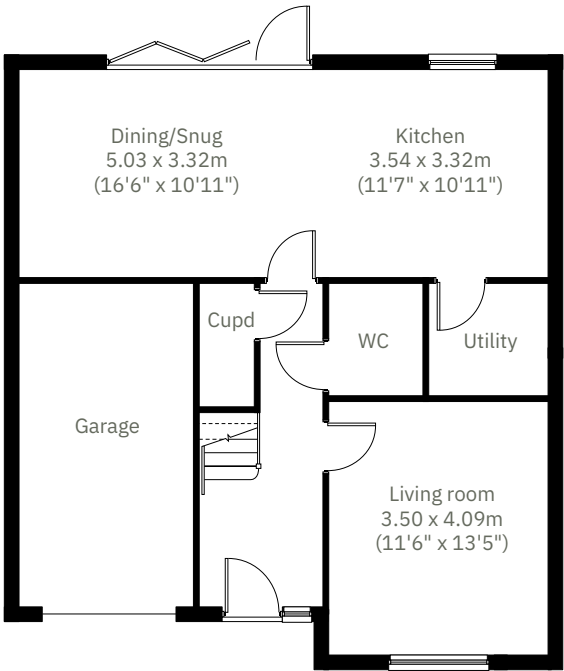
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage
-  EV charging point

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/snug, 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.



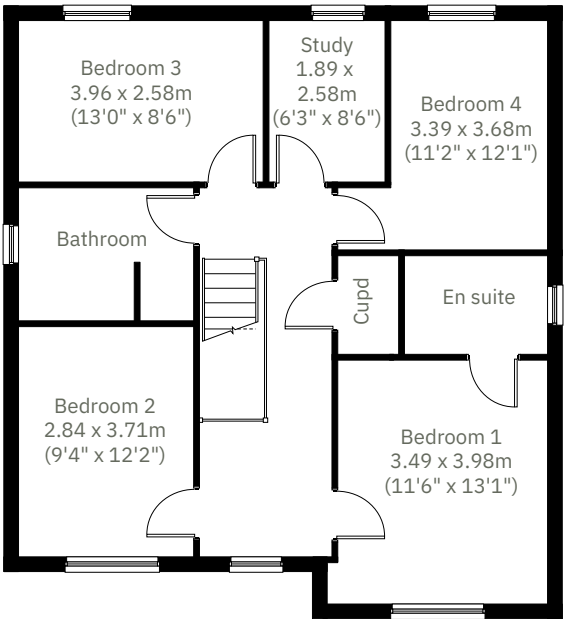
B [91]

Energy  
Efficiency Rating



Ground floor

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



First floor

Bedroom 1	3.49 x 3.98m
Bedroom 2	2.84 x 3.71m
Bedroom 3	3.96 x 2.58m
Bedroom 4	3.39 x 3.68m
Study	1.89 x 2.58m

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# The Bamburgh

4-bedroom detached Home





Features

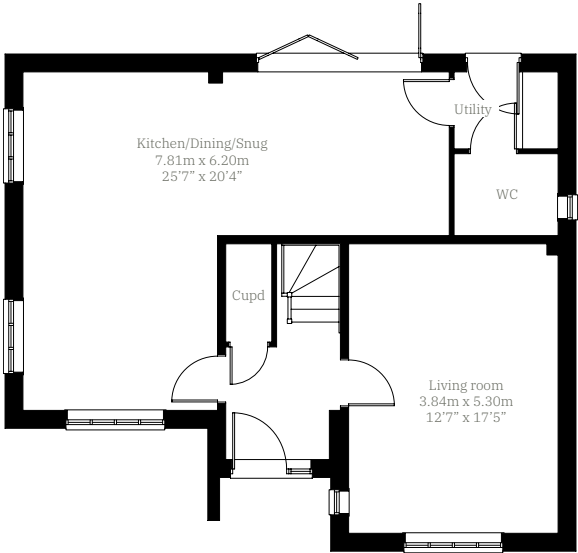
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  EV charging point
-  Double garage and 2 x parking spaces

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.



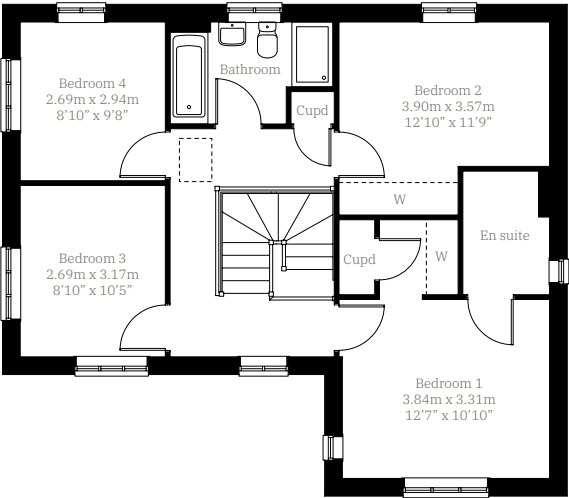
B [91]

Energy  
Efficiency Rating



Ground floor

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



First floor

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

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# The Lancombe

4-bedroom detached Home





Features

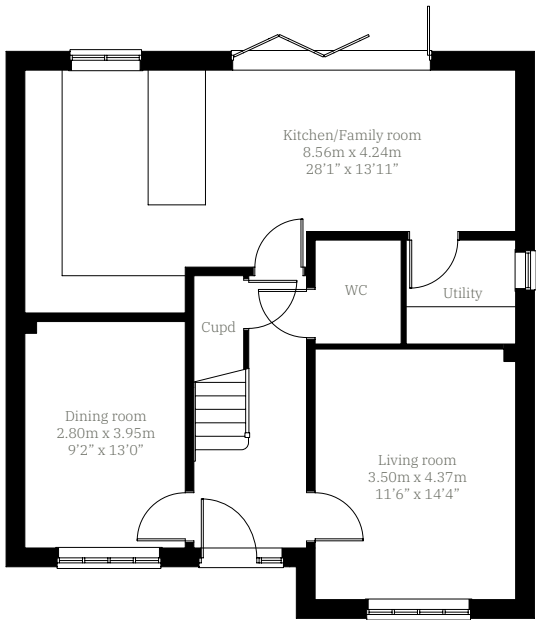
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Double garage and 2 x parking spaces
-  EV charging point

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 double garage.



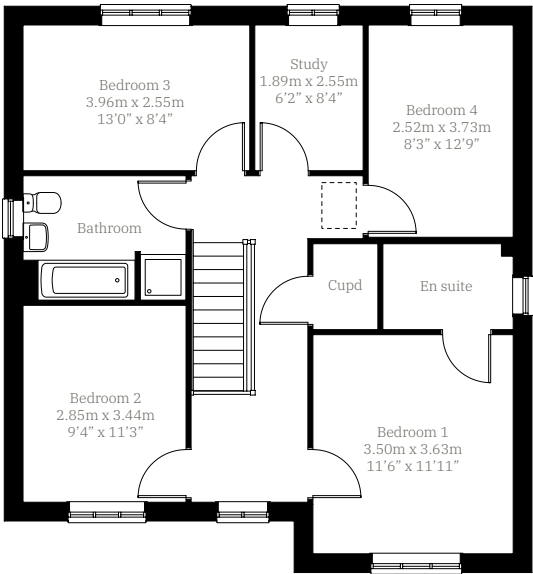
B [91]

Energy  
Efficiency Rating



Ground floor

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



First floor

Bedroom 1	3.50 x 3.63m
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 Seacombe

4-bedroom detached Home





Features

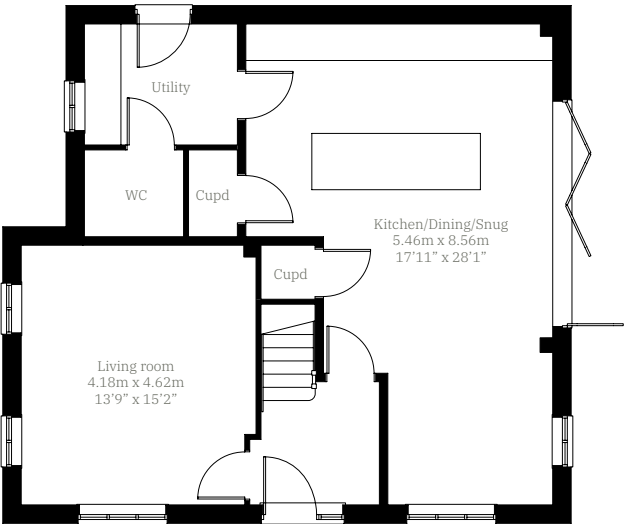
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

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.



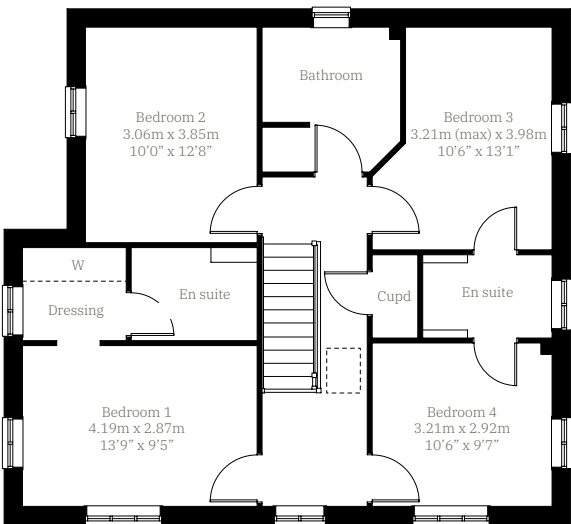
B [91]

Energy  
Efficiency Rating



Ground floor

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



First floor

Bedroom 1	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 Heysham

4-bedroom detached Home





Features

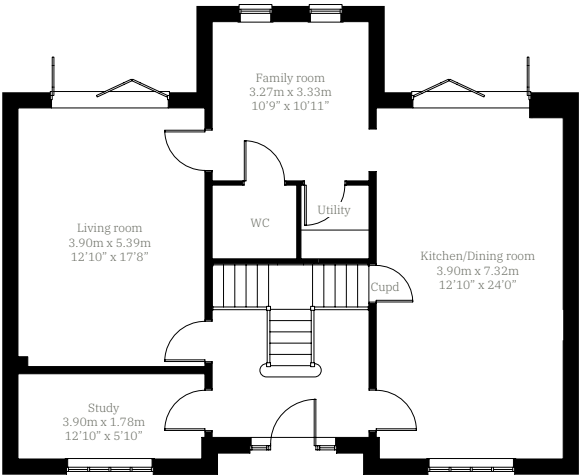
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

The extra features offered by the four-bedroom Heysham, which includes a separate double garage, create a new home with flexibility that really works for a growing family. The ground floor features a study, and bedroom one has an en suite and dressing area. A family room sits between the kitchen/dining room and the living room - each with bi-fold doors to the garden.



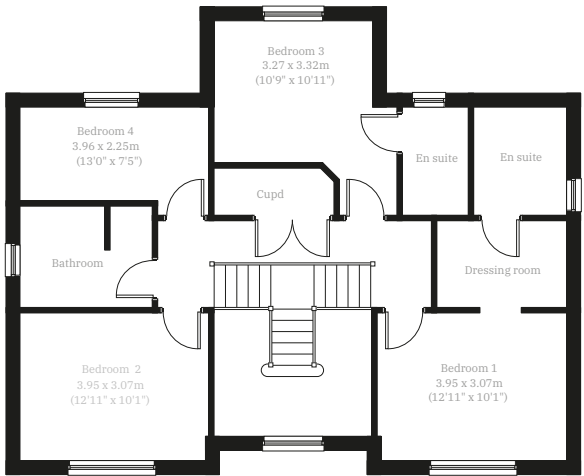
B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining	3.90 x 7.32m
Family room	3.27 x 3.33m
Living room	3.09 x 5.39m
Study	3.90 x 1.78m



First floor

Bedroom 1	3.95 x 3.07m
Bedroom 2	3.95 x 3.07m
Bedroom 3	3.27 x 3.32m
Bedroom 4	3.96 x 2.25m

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# The Kingsand

5-bedroom detached Home

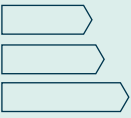




Features

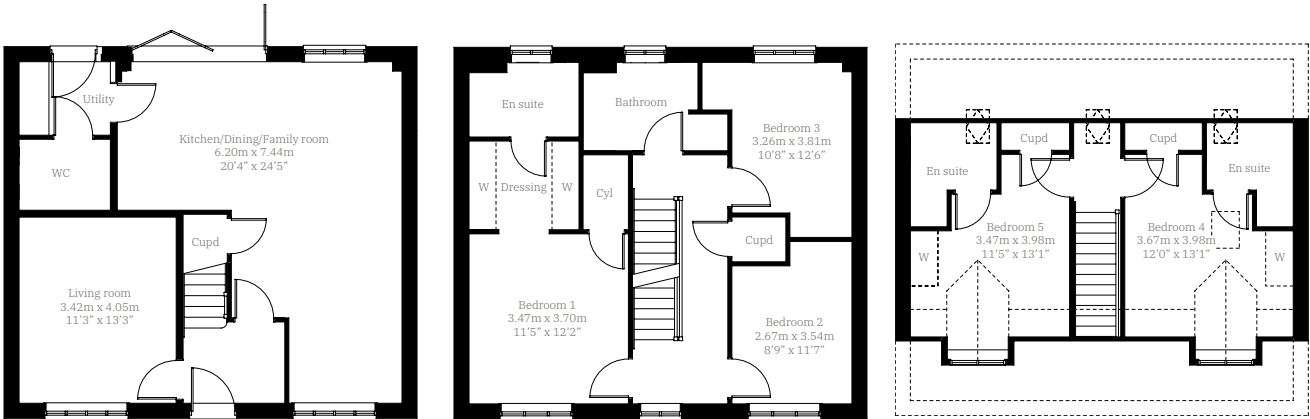
-  5 x Bedrooms
-  1 x Bathroom
-  3 x En suites
-  Double garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

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 also enjoys a dressing room. There's also a useful garage.



A [92]

Energy  
Efficiency Rating



Ground floor		First floor		Second floor	
Kitchen/Dining/Family	6.20 x 7.44m	Bedroom 1	3.47 x 3.70m	Bedroom 4	3.67 x 3.98m
Living room	3.42 x 4.05m	Bedroom 2	2.67 x 3.54m	Bedroom 5	3.47 x 3.98m
		Bedroom 3	3.26 x 3.81m		

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# The Walcott

5-bedroom detached Home



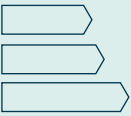




Features

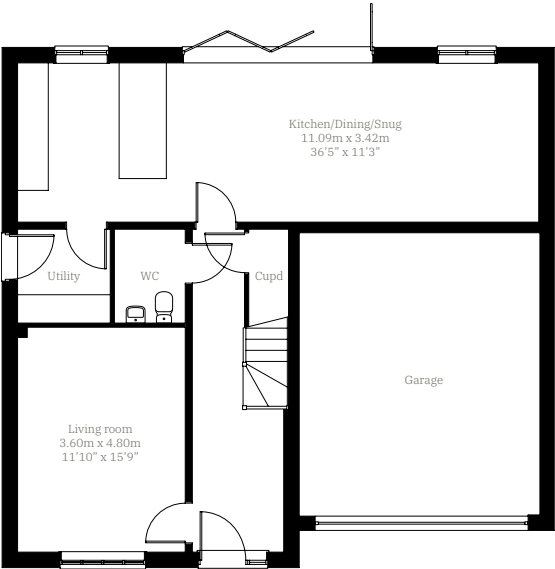
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double garage and 2 x parking spaces
-  EV charging point

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



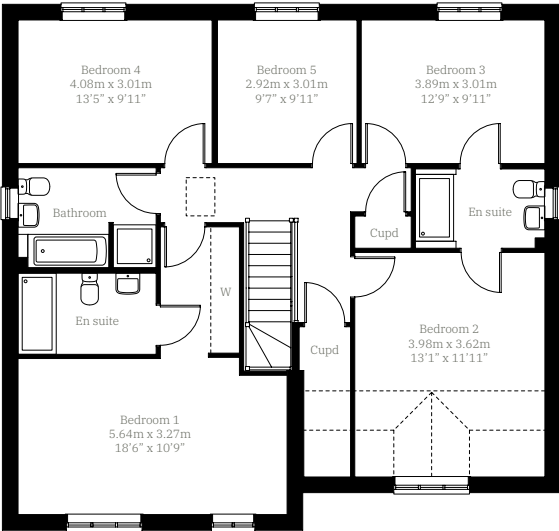
A [92]

Energy  
Efficiency Rating



Ground floor

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



First floor

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

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# Specification.

## General

- UPVC double glazed windows
- Block paved drive
- Smooth finish ceilings
- Brushed steel electrical sockets and switches to kitchen, bathroom and en-suites and upper floor landings only
- Downlighters to kitchen, bathroom and en suite(s)
- Real oak veneer doors
- Satin Nickel finish ironmongery
- Ogee skirting and architraves with white gloss finish
- White primed softwood newels, spindles, strings and base rail. Handrail and newel caps in pre-finished oak.
- Brilliant white matt emulsion paint to all rooms
- Gas central heating
- Media plate to living room
- Thermostatic radiator valves

## 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 conventional built in single oven
- Electrolux low frost fully integrated fridge-freezer 70/30.
- Integrated washer/dryer
- Sink to utility room (where applicable)
- Task lighting to kitchen under wall units

## 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)
- Half height tiling to all bathrooms and en suite walls.

## Exterior

- Smoke and heat detectors throughout
- 1.8 metre high enclosure fencing to rear with gate
- External light 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 detached garages
- EV charging point 7kwh Mode 3
- Rear patio to extend full width of bi-fold door by 3 flags deep - staggered bond.

## Warranty

- 10 year new homes 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.

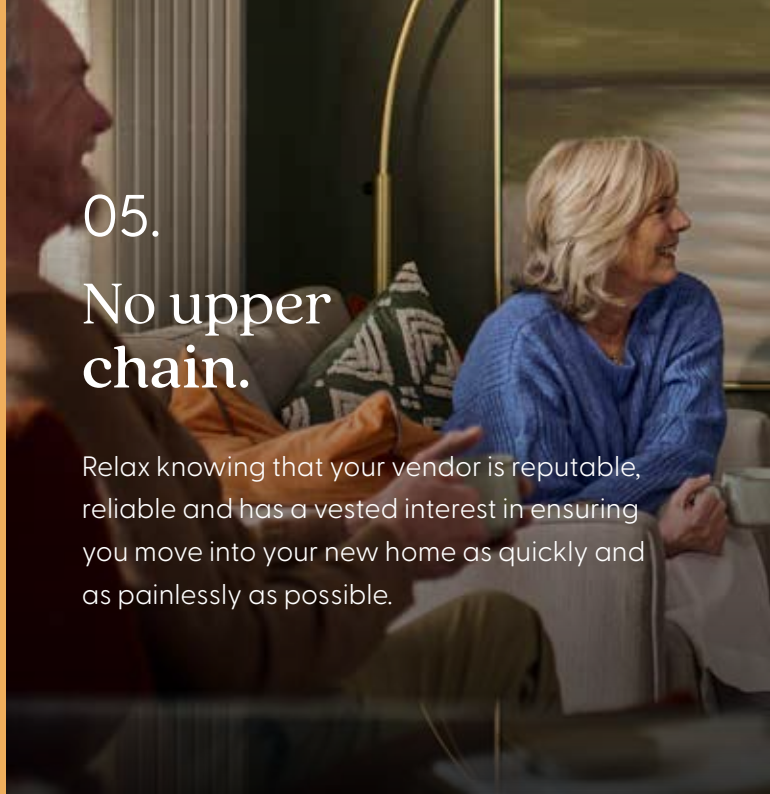
## More freedom to do what you love.

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 Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

## A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

Charles Church

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by lockable windows, smoke detectors, fire retardant materials and security lighting.



# Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.



# Schemes available to help you move.



## Deposit Unlock.

Buy your new home with a deposit of just 5%, thanks to Deposit Unlock, a new mortgage guarantee product.



## Part Exchange.

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



## Deposit Boost.

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



## 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.



## Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



## Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



## Armed Forces/Key Worker Discount.

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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

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