

Find your sanctuary at

# The Orchards

Paignton, Devon

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.

The Orchards is our stunning collection of four and five-bedroom homes situated in Paignton.

The development has plenty of seaview walks on your doorstep with all the amenities you need close-by.



# 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

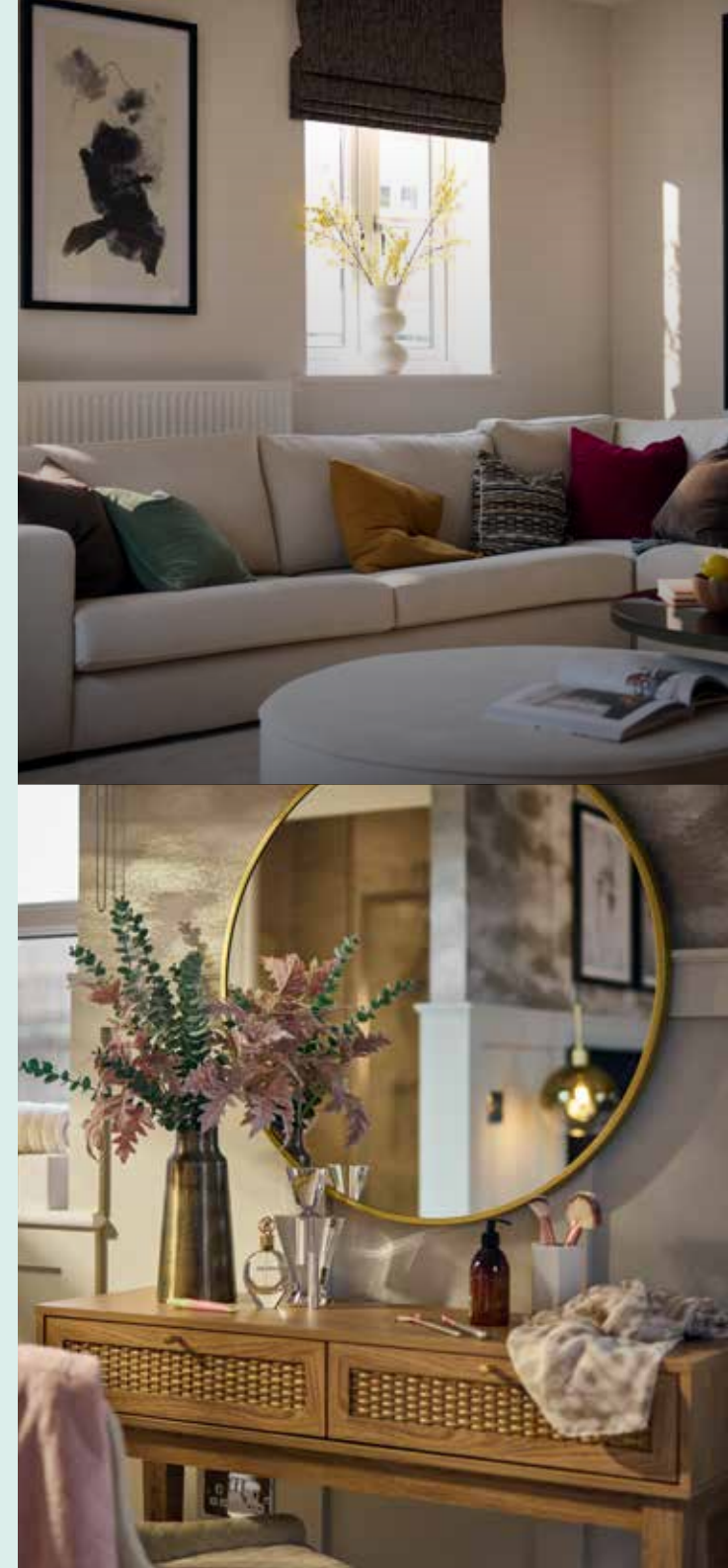
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 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.



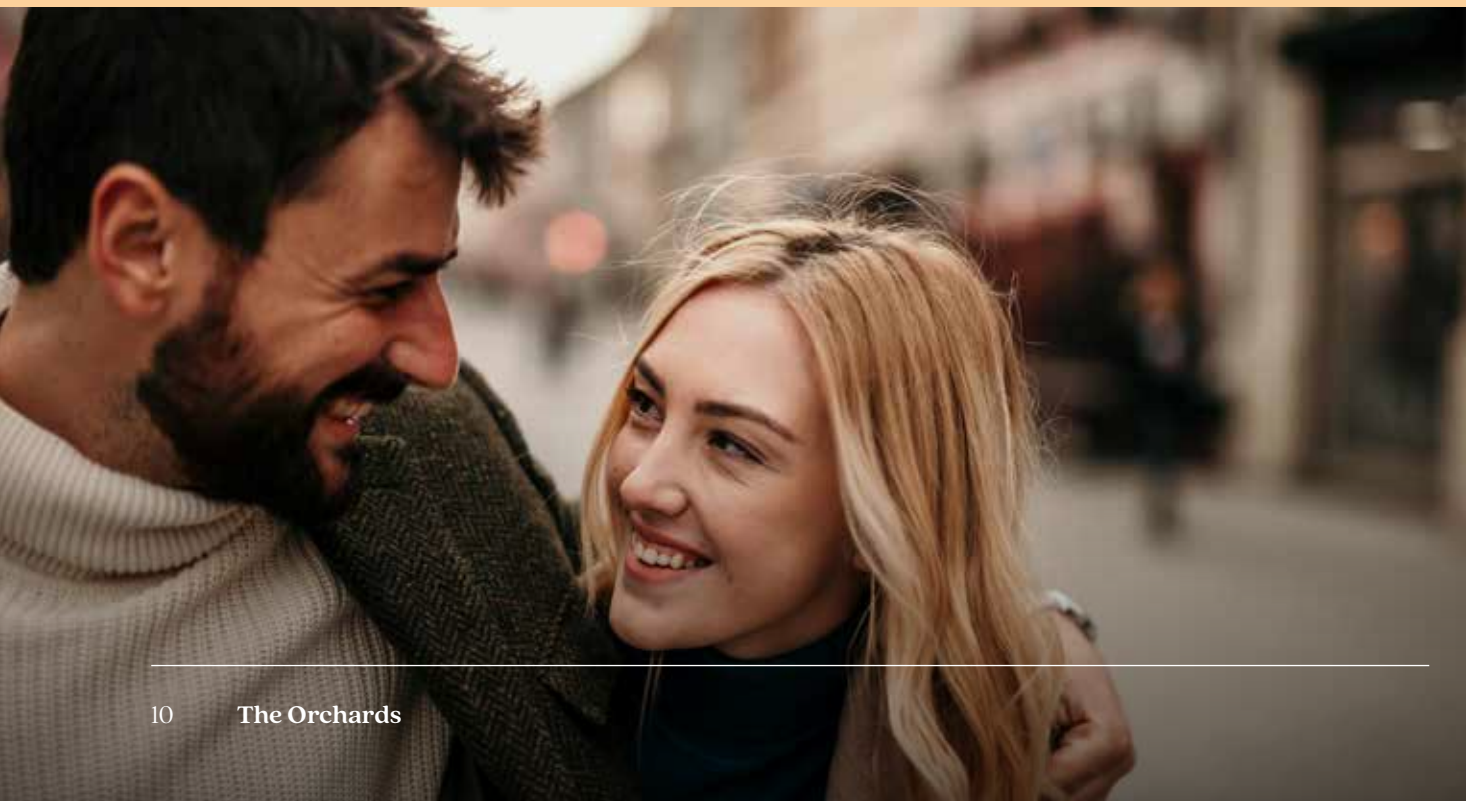






Notice  
that feeling.  
That's the  
feeling  
of home.

Discover  
your happy  
place.



# The Orchards

## The perfect place to live and grow.

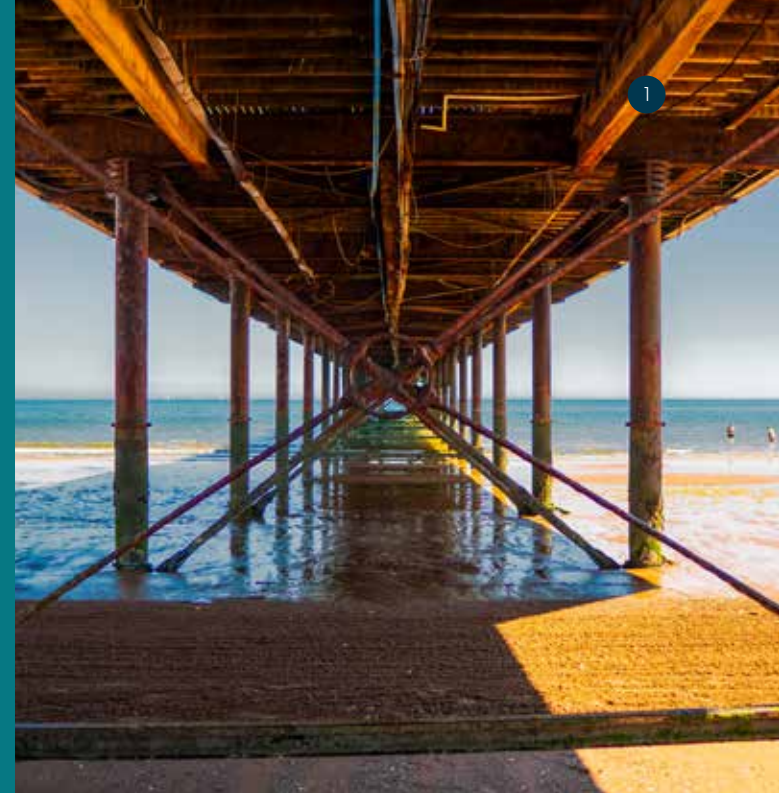
Settled in Paignton along the picturesque South Devon coastline, The Orchards features new, premium four and five-bedroom homes. The choice for those searching for convenient coastal living, a new home here provides you with glorious sunshine in the summer, quiet sandy beaches in the winter and nearby amenities and transport links.

For everyday living, you have a variety of shops and supermarkets, schools, restaurants, cafes and essential services. Paignton train station and convenient road links also give you access to the cities of Exeter, Newton Abbot and Plymouth.

Within walking distance, the golden stretch of Broadsands Beach offers relaxing seaview strolls. And when you want extra Devonshire attractions and facilities, the fellow 'English Riviera' towns of Brixham and Torquay offer popular harbours and a bustling marina.



Please do  
make yourself  
at home.



# The best of both worlds.

The Orchards boasts a stunning coastal location within commuting distance of Exeter and Plymouth, Paignton is connected to major routes for both Devon and Cornwall. Also, the A385 joins the Devon Expressway, the main route between Exeter and Plymouth. Direct train services from Paignton get you to Exeter Central in one hour, and in 17 minutes to Newton Abbot.

It's no wonder the area is called the English Riviera, and Paignton enjoys three main beaches: Goodrington Sands, Paignton Beach and Preston Sands. Between Paignton and Torquay, you also have Hollicombe Beach, and there are plenty of smaller coves to enjoy if you head towards Brixham – such as Armchair Cove, Saltern Cove and Oyster Cove.

Excellent local transport services, shops, schools and family-friendly leisure facilities in this seaside town, also make it a perfect location for growing families and commuters alike.



- 1 Paignton Pier
- 2 Paignton Sands
- 3 Elberry Cove
- 4 Paignton beach
- 5 Broadsands Viaduct



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

Always in reach.

### Travel by **foot** from The Orchards



Primary school	9 minutes
Playground	10 minutes
Hairdressers	14 minutes
Supermarket	14 minutes
Medical centre	14 minutes
University	23 minutes
Church	26 minutes

### Travel by **car** from The Orchards



Paignton Pier	12 minutes
Torquay	19 minutes
Newton Abbot	27 minutes
Exeter	59 minutes

### Travel by **train** from The Orchards



Exeter St David's	35-52 minutes
Exmouth	1 hour and 20 minutes
Plymouth	1 hour
London Paddington	3 hours

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 Orchards

## The Orchards site plan.

### 4 Bedroom Homes

- The Chopwell
- The Hastings
- The Lancombe
- The Heysham

### 5 Bedroom Homes

- The Torrisdale



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 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.

Discover a  
home you  
adore in  
every detail.







# The Chopwell

Four bedroom home



Features

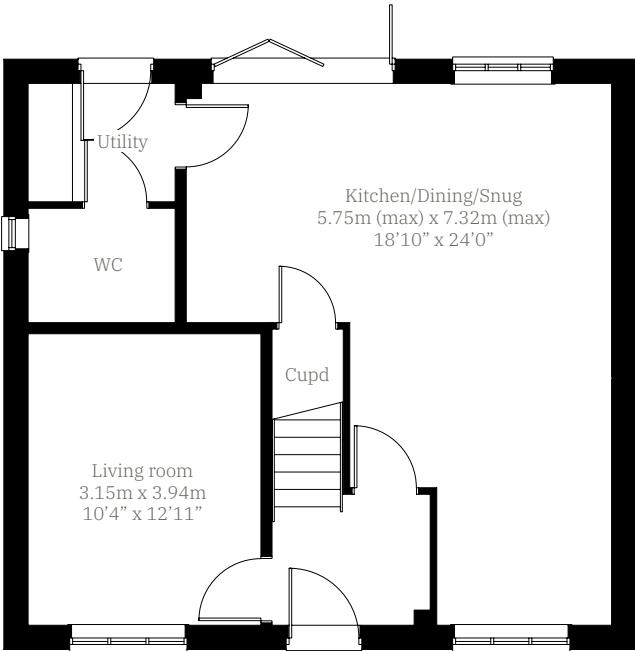
- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Single garage and 2 x parking spaces
- EV charging point

The Chopwell is an attractive double-fronted new home with plenty of space for a growing family. Four bedrooms, including one with an en suite, along with a family bathroom, 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.

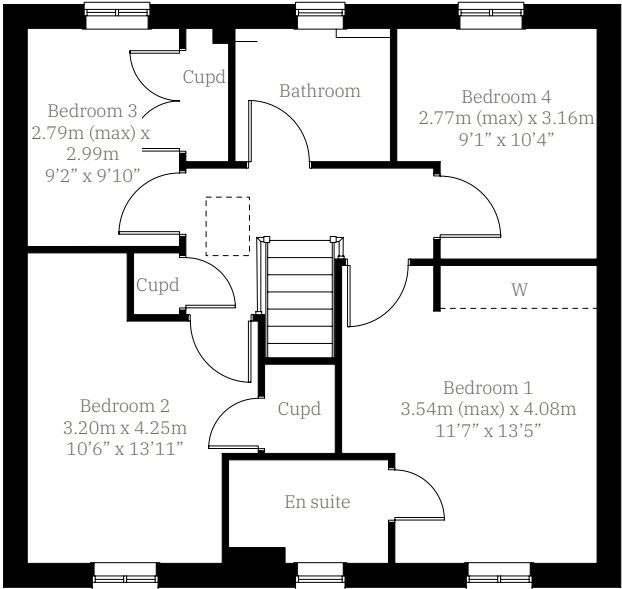
B

Energy

Efficiency Rating



Ground floor



First floor

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. Some plots are handed. 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 PEA ratings are estimated and vary between house types, orientation and developments.



# The Hastings

Four bedroom home



Features

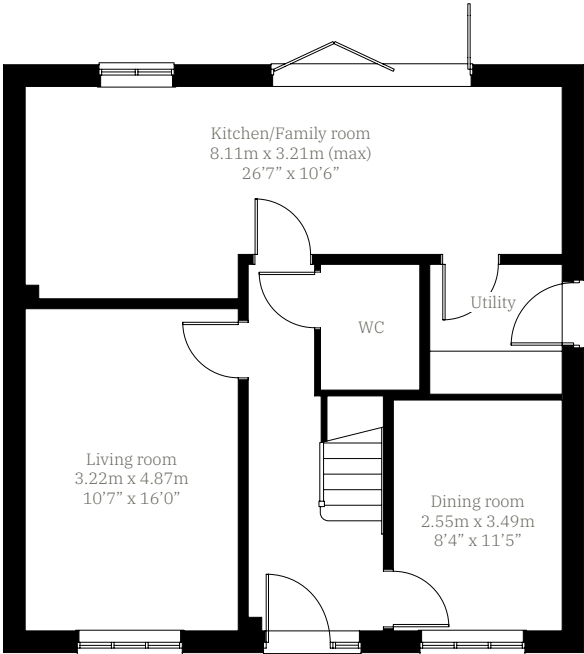
- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- Single garage and 2 x parking spaces

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, including one with an en suite, along with a family bathroom, 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.

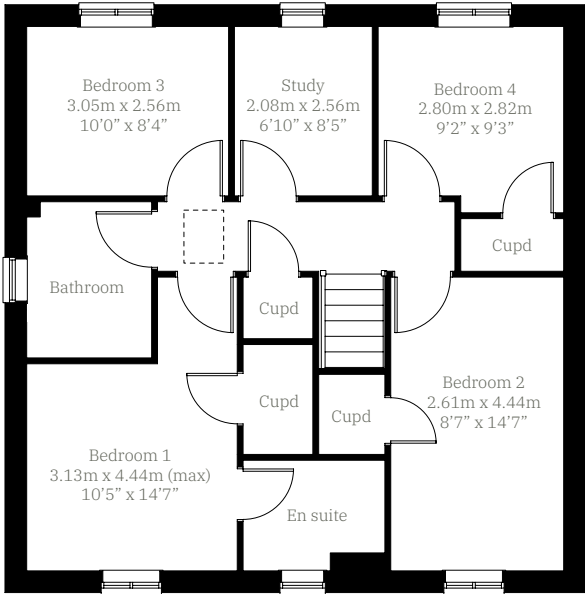
B

Energy

Efficiency Rating



Ground floor



First floor

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# The Lancombe

Four bedroom home



Features

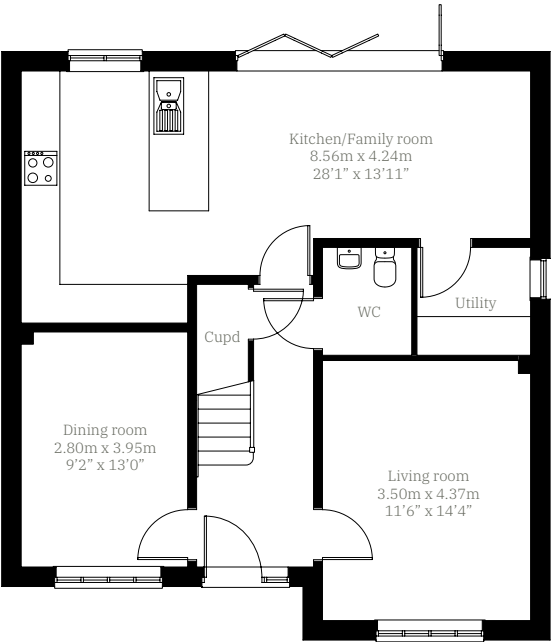
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage and 2 x parking spaces

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

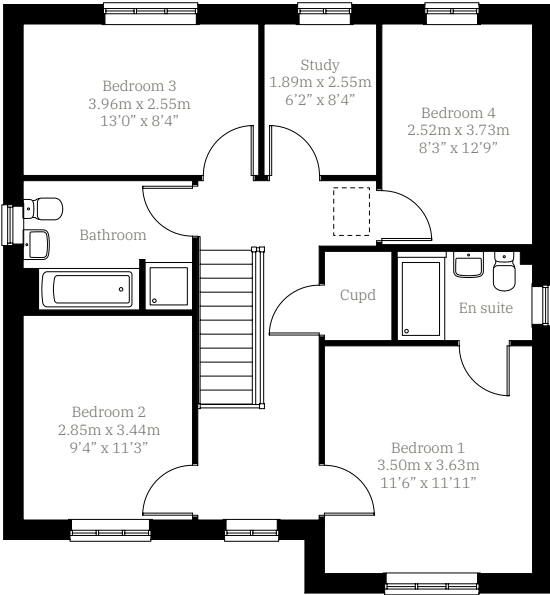


**B**

Energy  
Efficiency Rating



Ground floor



First floor

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# The Heysham

Four bedroom home



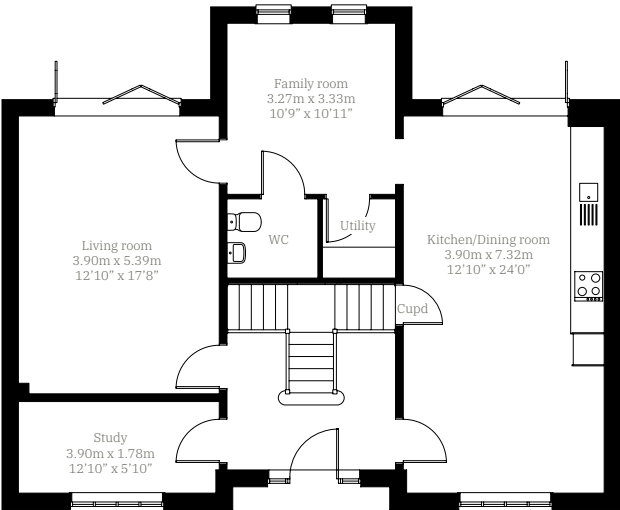
Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 1 x Study
- Double garage and 2 x parking spaces
- 1 x Dressing room

The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a 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.

**B**

Energy  
Efficiency Rating



Ground floor



First floor

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# The Torrisdale

Five bedroom home



Features

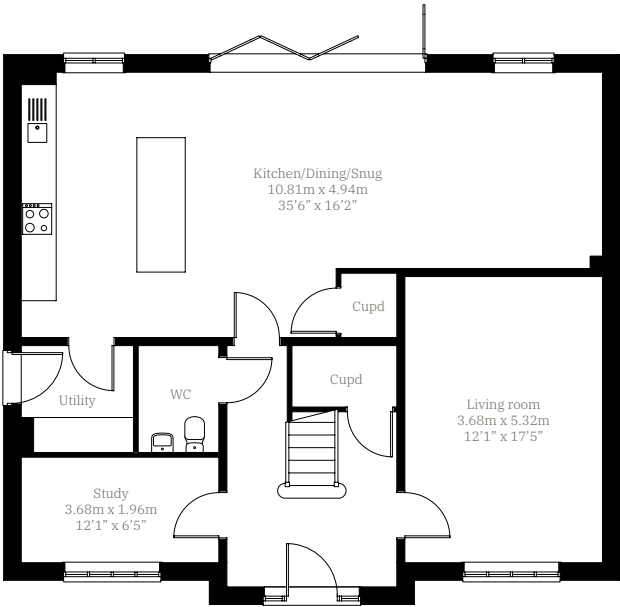
- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- 1 x Study
- Double garage and 4 x parking spaces
- 1 x Dressing room

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

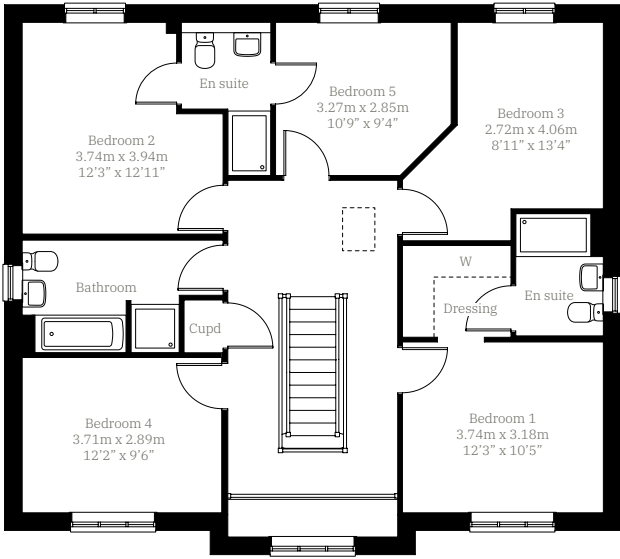
B

Energy

Efficiency Rating



Ground floor



First floor

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# Specification

## External finishes

All finishes in accordance with the relevant planning approval.

### Windows

Cream PVCu windows with espagnolette multi-point locking system (style as specified either on the property working drawings or in the development External Finishes Schedule, colour may vary subject to planning.)

### Roof Tiling

As indicated on the External Finishes Schedule. Any hips or verges to be in a suitable colour to match the main tile  
Any dry vented ridges to be in a suitable colour to match the main tile.  
Low level porches and pitched canopies to be tiled

### Front & Rear Doors

Residential GRP, style to be stipulated under planning requirement, with PVCU sub-frame. Any glazing areas will be obscure glass to the front door and the clear glass to the rear doors. Colours as stipulated under planning requirements.

### Patio / French / Bifold Doors

French or Bifold doors, to all ground floor locations indicated (style as specified either on the property working drawings or in the development External Finishes Schedule, colour may vary subject to planning) with espagnolette multi-point locking system with clear Low 'E' glass.  
Safety glazing incorporated as necessary to comply with current regulations. French doors, inward opening, to all upper floor locations.

### Garage Doors

Up & Over style garage doors to specific colours as stipulated under planning requirements to all house types where indicated.

## Internal Joinery

### Staircase - Houses

Softwood stop chamfered newel & matching spindles.  
Staircase handrail in oak effect, decorated in situ.

### Skirting & Architrave

Skirting - 18mm x 168mm Ogee profile.  
Architrave - 18mm x 68mm Ogee profile. (including skirting to integral garages) All in a white acrylic finish.

### Windowboards

25mm thick Moisture Resistant MDF 'Bullnose' moulding in a white acrylic finish.

### Internal Doors - Houses

Pre-finished (Fire Rated as required) oak effect doors. Fire doors to be fitted with a suitable door closer. (where applicable.)

### Loft access door

Hinged drop down white GRP (glass reinforced plastic) insulated type.

### Wardrobes

To bedroom one/dressing room (rail system to dressing room), 4/5 Bed Houses only.  
Wardrobes to house types:  
Chopwell, Landcombe, Hastings  
Rail System to house types: Heysham, Torrisdale

### **Wall finishes**

Plasterboard with a tape & joint finish for later decoration.

### **Floor finishes**

Ground Floor – Smooth finish concrete screed.  
Upper Floors – Houses – 22mm V313 Moisture resistant chipboard, to the upper floors.

### **Ceiling finishes**

Plasterboard with a tape & joint finish for later decoration trades.  
Flat ceilings throughout the property.  
No coving or cornice.

### **Ironmongery**

#### **Front door**

Supplied as a door set consisting of: Multi point locking system, scroll lever lock door furniture, one-and-a-half pairs loose pin butt hinges, door chain, letterplate, 180deg door viewer, Mobility Threshold and Rain Deflector. All in chrome.

#### **Rear Door**

Supplied as a door set consisting of: one-and-a-half pairs loose pin butt hinges, Multi point locking system, scroll lever lock door furniture

and Mobility Threshold and Rain Deflector. All in chrome.

### **Internal Doors – Houses**

To consist of one and a half pairs of hinges, tubular mortice latch except Bathroom/Cloakroom/En Suites which will have a bathroom lock. Internal door handles to be Swale Range or similar alternative. Door stops.  
All ironmongery to be in Chrome.

### **The Kitchen and utility**

Kitchen & Utility furniture max. ranges as follows:-  
Symphony 'Urban Gallery' range  
Full height door to base unit with 900mm drawer pack; integrated dishwasher and fridge freezer (50/50 split).

Worktops to be 650mm wide x 20mm deep  
Athena Forza Sone Quartz to accommodate appliances including quartz upstand  
Base units minimum 18mm carcass, end panels, corner posts and plinth colour matched to doors.  
Metal base liner to under kitchen sink, no sink to utility room.

Soft closure kitchen doors and drawers, cutlery tray, Cornice/Pelmet as range dictates

All ranges to be complimented with a AGA Rangemaster UB3515 Atlantic Undermount sink complete with Chrome Ebro mono sink mixer tap.

### **Appliances**

AEG Single fan oven in stainless steel  
AEG Cambi oven in stainless steel/black (above oven where kitchen layout dictates built in eye level).  
900mm AEG in stainless steel to 4/5 Beds  
900mm AEG Chimney hood in stainless steel to 4/5 Beds  
Integrated Dishwasher  
Integrated Fridge Freezer 50/50 Split  
Space only for future provision of Tumble Dryer (Services provided) Glass splashback

### **Air Source Heat Pump (ASHP)**

Daiken Altherma 3 monobloc CLASS 6 type EDLA06EV3

# Specification

## Bathroom & En suite

### Basin

Ilife b sscm basin 1 th.

Ilife b full pedestal.

Ceraplan 1 th basin mixer inc basin clicker waste.

### Toilet

Ilife cc pan with rimless technology.

Ilife cc cistern 4/2.6.

Ilife s/c seat.

### Bath

Ilife s/e no th bath.

Unilux ff panel 170 white.

Ceraplan 1 th bath filler.

Click waste trp chrome o/f 1 1/2" s0mm seal.

## Downstairs WC

### Basin

Ilife b 45cm 1 th basin.

Full pedestal.

Ceraplan basin mini mixer 1 th.

Basin clicker waste.

### Toilet

Ilife cc pan with rimless technology.

Ilife cc cistern 4/2.6.

Ilife s/c seat.

All plugs and chains shall be Chrome.

## Shower Valves, Enclosuers & screens

Showers shall be Kohler Mira 'Minimal ERD' surface mounted with riser rail in chrome to main shower location. All additional showers will be electric. Where electric showers are required, the Kohler Mira 'Azora' 9.8kW in chrome to be used.

Shower enclosures to be Kohler Mira 'Elevate' in chrome, where applicable.

Shower tray to be Kohler Mira 'Flight' low corner waste in white.

Shower screen to all baths with high level showers (screen must be positioned to prevent clash with sink/toilet) with full height, 700mm (appx.) return wall tiling to length of bath.

Electric shower over bath to 4/5 Bed units if only 1 no en suite (to include screen and wall tiling).

Units 4/5 bed and over to have thermostatic shower to Bed 1 en suite, Additional showers to be electric.

## Glazed wall tiling

Manufactured by Johnson Tiles, as per separate specification & documentation.

Half height tiling to sanity ware walls in bathroom & ensuite to include window sill/ reveals, 3 course (max 600mm) splashback to

bath, full height tiled shower.

Full height to shower enclosure (where shower over bath - full height to shower end and side of bath).

Splashback to wash hand basins in WC only

No tiling above worktops in kitchen (replaced by splashback).

## Electrical Installation

### Fittings

Brushed aluminium electrical sockets and switches to all rooms - GF only Brushed aluminium sockets with USB & Micro USB ports (one per plot located in living room).

### Fibrebest Points or BT (site specific)

Outlet situated in the Lounge (unless 2.5 or 3 storey property; outlet must be situated on middle floor).

### Television Point - Houses

Digital IV point within media plate situated in the Lounge.

## Internal Lighting

Rose and pendant or Batten holders as indicated on drawings.

Brushed aluminium downlighters to kitchens, bathrooms and en suites.

### **Extract Fans**

Extractor fans to Cloakrooms, Bathroom, En Suites, Kitchen and Utility as detailed on the House Type drawings, by Greenwood Airvac – to suit System 3.

### **Smoke Alarms/Detectors**

To Houses: Smoke detector as Building Regs only – no additional (hallway & landing, loft where Regs).

### **Extractor Fans**

Where required, Greenwood Unity-CV2-GIP to be used. (All designed to System 3 in first instance).

### **Burglar Alarms**

Wireless burglar alarm.

### **Electric Car Charging**

EV Charging Point as shown on working drawing.

### **Garages**

Double socket and low energy batten light to internal and detached garages (within boundary of plot).

### **Gardens**

External Single Socket to side or rear of house.

### **Plumbing Installation**

For full exact details please refer to individual property drawings and specific P&H designs, but generally as follows:

Radiators White Ideal Stelrad Elite (no grilles) pre-finished radiators to all units.

TRV's – Peglar 'Persimmon' Contract range

Under/above ground drainage – Wavin Osma

Under floor heating – none provided

Services & waste provided for Washing Machine, Tumble Dryer and Dishwasher as kitchen layouts.

Rainwater goods will be Osma – PVCu 112mm half round section gutters and 68mm round section fall pipe.

Outside Tap provided.



# Specification.

## Decorations

Where not already stated in the aforementioned specification, as follows by Dulux Paints:

### External Finishes

Any Posts, Brackets, Doors, Frames, etc. not in PVCu finish to be finished in a paint or stain finish as detailed on the External Finishes Schedule.

### Render

The main rendered areas to be the colour as detailed on the External Finishes.

### Internal Walls

To Houses : matt emulsion to all rooms. 1 mist coat and 2 full coats.

### Ceilings

All finished with a White matt emulsion (including ceiling to any integral garage). 2 full coats only.

### Internal woodwork

All finished white.  
Staircase handrail in pre-finished oak.

## Meter Boxes and BT Covers

Where built-in to property, to be mastic sealed, no decoration required.

### Internal Doors

Pre-Finished Oak effect (no decoration required).

## External works

### Patios & Paths

Slab areas are shown on the Working Site Layout.

900mm wide footpath to front, 600mm path to rear.

Rear patio area size denoted on working site layout, dependant on width of French or Bifold doors.

Standard 450mm x 450mm 40mm thick grey 'Riven' style slabs.

All Gravel to be Cotswold Buff .

### Fencing

1.8m vertically Close boarded divisional and rear fencing where identified on drawing.  
Gates with latch included.  
Gates & CBF with timber gravel board.

## Gardens & General Landscaping

As specified & detailed on the Development External Finishes layout, Landscaping or Planning layout.

Generally, cultivated turf to be laid to front Garden areas only. Include mulch. Outside Tap provided.

External Single Socket to side or rear of house  
Bin stores/refuse collection points – as per working site layout.

## 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.

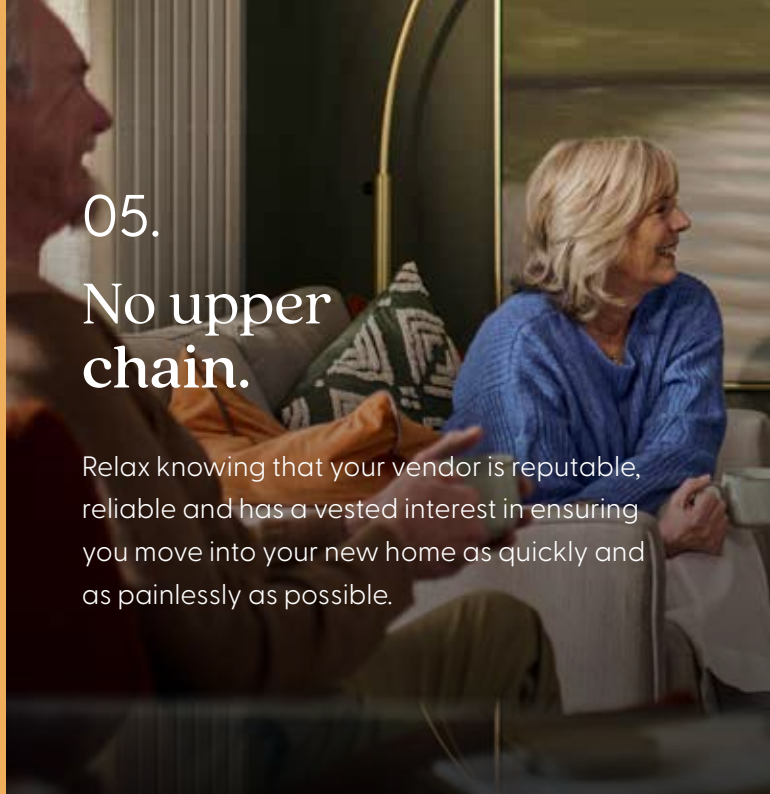
## More freedom to do what you love.

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.

10.

## Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, 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.



## 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.



## Deposit Boost.

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



## 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.



## Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



## 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.



## Early Bird.

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



## 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.



## The Orchards

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### Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2023 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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