

Find your sanctuary at

Hatchell Grange Phase 2

Doncaster, South Yorkshire

3, 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.

Discover Hatchell Grange, a collection of premium new homes in Doncaster, nestled in the popular suburb of Bessacarr – and enjoy the best of city and country life in South Yorkshire, every day.

Giving you that sought-after life balance, Hatchell Grange features stylish and energy-efficient three, four and five-bedroom homes that are designed with you in mind.

Set on the south-east edge of Doncaster, the development is also surrounded by open green space – Manor Park Nature Reserve – that is managed by the Yorkshire Wildlife Trust.



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.



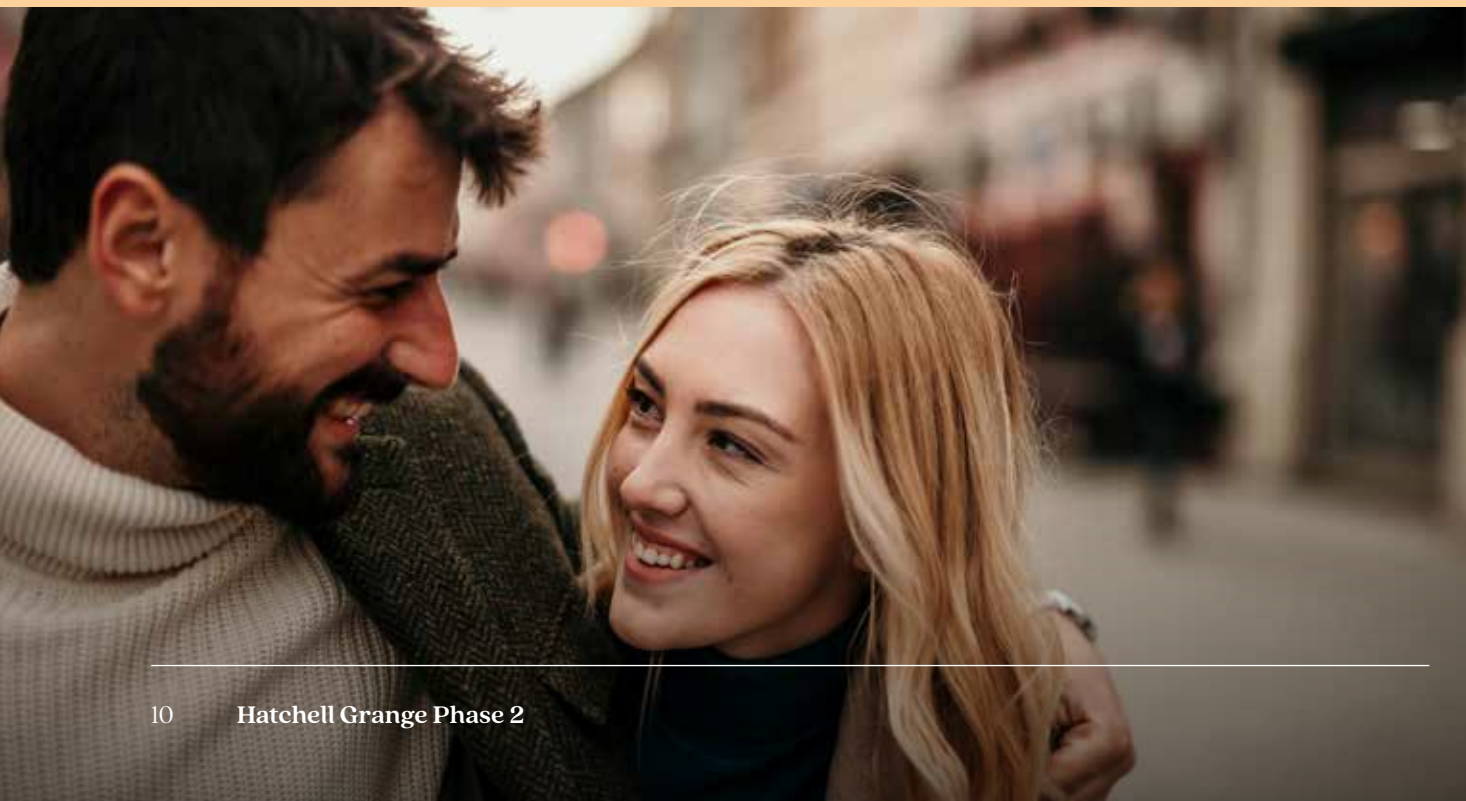






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



The perfect place for family living-focused

Close to Hatchell Grange you'll find some of Bessacarr's most highly-rated schools, such as Bessacarr Primary and McAuley Catholic High School. For further education, Doncaster College and the University Centre are also nearby, so your children are supported with their learning at every stage.

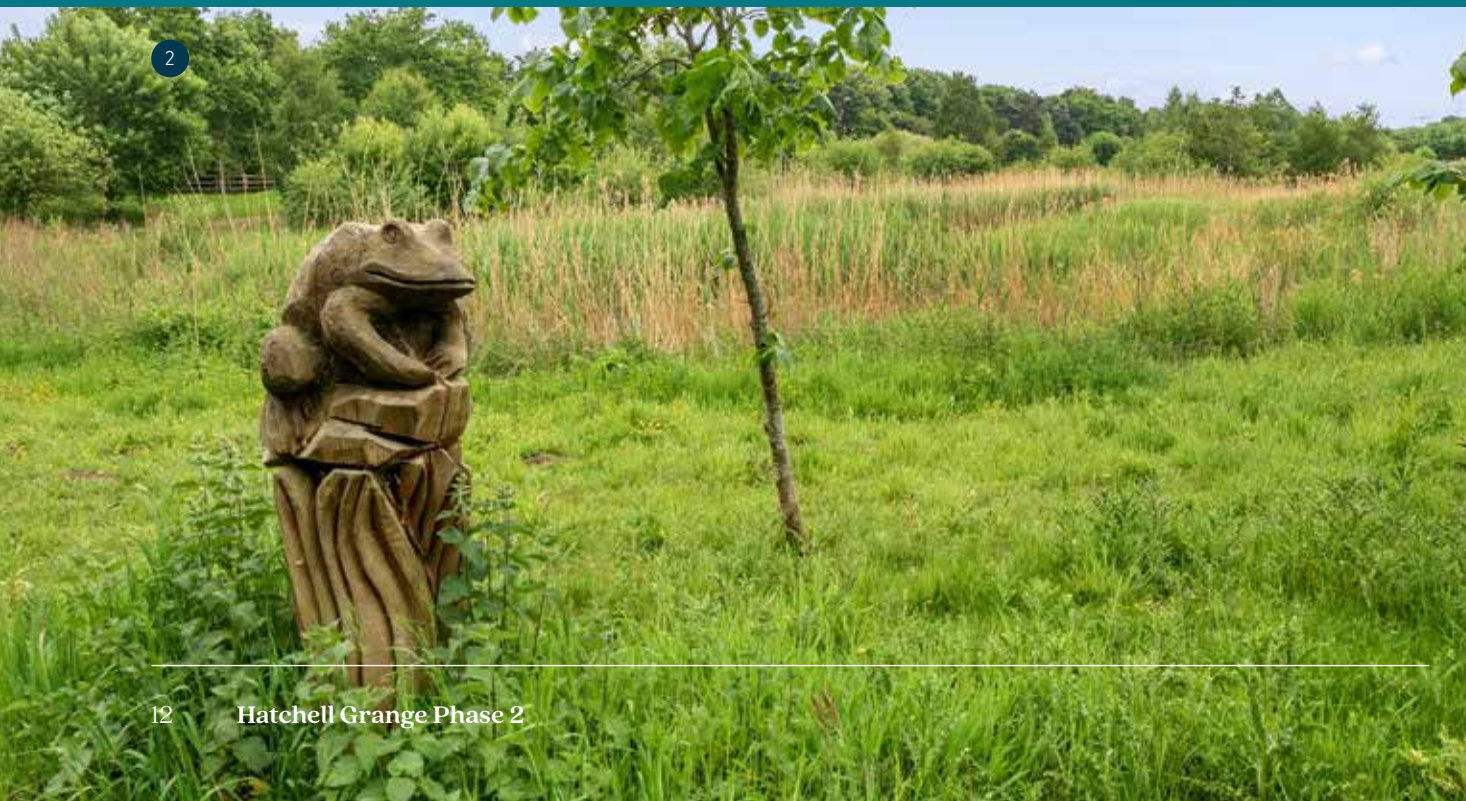
Excellent amenities are available in Doncaster city's vibrant town centre, a short drive from Hatchell Grange, where you can enjoy a wealth of shops and facilities that make family life that bit easier.

When it's time for the weekend, the award-winning Yorkshire Wildlife Park is just minutes away, which is perfect for family days out. The Dome Recreational Centre is under 10 minutes away by car, and features entertainment and activities for all ages.

Spend less time commuting and more time where it matters. With Doncaster Train Station just 15 minutes away by car, weekend getaways and family adventures are always within easy reach.



Please do
make yourself
at home.



A sought-after suburb

Surrounded by beautiful protected green space, and with its central location in the UK, Hatchell Grange enjoys all the advantages of the popular suburb of Bessacarr and more.

Located near the M18 and A1, a new home in Doncaster provides you with good links to the northern cities of Sheffield, York and Leeds, as well as city hubs like Nottingham – plus London is just under two hours away by train.

For relaxing (and exciting) days out, you can spend a grand day out at the races at Doncaster Racecourse or dine out at one of Doncaster city's many restaurants. Hatchell Grange is a sanctuary where you can experience the best of both worlds with a lifestyle that's full of variety.



- 1 Nature wildlife Park
- 2 Nature wildlife Park
- 3 Woodland
- 4 St Wilfrid's Parish Church
- 5 Nature wildlife Park



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 suit 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 Hatchell Grange



Primary School	15 minutes
Church	19 minutes
Park	21 minutes
Supermarket	22 minutes
Playground	26 minutes
Hairdressers	28 minutes
Cafe/Restaurant	28 minutes
Medical Centre/Hospital	28 minutes

Travel by **car** from Hatchell Grange



Doncaster Town Centre	5 minutes
Yorkshire Wildlife Park	9 minutes
Doncaster Train Station	20 minutes
Sheffield	24 minutes
Leeds	1 hour
Nottingham	1 hour 6 minutes
Manchester	1 hour 45 minutes

Travel by **train** from Doncaster



Leeds	34 minutes
Sheffield	39 minutes
Hull	1 hour 7 minutes
Cleethorpes	1 hour 17 minutes
London Kings Cross	1 hour 42 minutes
Liverpool Lime Street	2 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
Hatchell Grange Phase 2.

Hatchell Grange Phase 2 Site Plan.

3 Bedroom Homes

○ The Sandbanks

4 Bedroom Homes

○ The Cullen

○ The Bamburgh

○ The Lancombe

○ The Hollicombe

○ The Seacombe

5 Bedroom Homes

○ The Broadhaven



This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales executive. The 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 Sandbanks

Semi-detached Home



Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- 2 x parking spaces
- EV charging point
- Solar panels

Perfectly-proportioned, the Sandbanks has a stylish open plan kitchen/dining with bi-fold doors leading into the garden plus front aspect living room. It also features three good-sized bedrooms, one with an en suite, a family bathroom and off-road parking. Ideal if you're a first-time buyer looking for a fresh modern home you can make your own.

B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.39 x 3.08m
Living room	3.31 x 3.71m



First floor

Bedroom 1	3.22 x 3.87m
Bedroom 2	3.22 x 4.82m
Bedroom 3	2.66 x 2.85m

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 Cullen

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single integral garage and parking space
-  EV charging point
-  Solar panels

The Cullen is thoughtfully-designed to be practical as well as an attractive living space. The kitchen/dining room has bi-fold doors to the garden. With a family bathroom, a study and four bedrooms – one of which benefits from an en suite. There’s plenty of space upstairs to spread out as well as store items.



B [92]
Energy
Efficiency Rating



Ground floor

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



First floor

Bedroom 1	3.74 x 4.63m
Bedroom 2	3.10 x 3.02m
Bedroom 3	2.89 x 2.93m
Bedroom 4	2.27 x 1.91m
Study	1.97 x 2.29m

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The Bamburgh

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Garage (plot specific if single or double)
-  EV charging point
-  Solar panels

The Bamburgh is thoughtfully-designed to be a practical as well as an attractive living space. The kitchen/dining/snug has bi-fold doors to the garden, plus it also benefits from a front aspect living room and an utility room with outside access. With a family bathroom and four bedrooms – one of which benefits from an en suite. There's plenty of space upstairs to spread out as well as storage.



B [93]
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 3.20m
Bedroom 4	2.69 x 2.97m

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The Lancombe

Detached Home



Features

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

The Lancombe is thoughtfully-designed to be a practical as well as an attractive living space. The kitchen/family room has bi-fold doors to the garden. With a family bathroom and four bedrooms – one of which benefits from an en suite, study room and plenty of space upstairs to spread out as well as ample storage.



B [92]

Energy
Efficiency Rating



Ground floor

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



First floor

Bedroom 1	3.50 x 3.82m
Bedroom 2	2.85 x 3.44m
Bedroom 3	3.96 x 2.55m
Bedroom 4	2.52 x 3.73m
Study	1.89 x 2.55m

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The Hollicombe

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite and 1 x shared en suite
-  Single integral garage and 2 x parking spaces
-  EV charging point
-  Solar panels

The Hollicombe is thoughtfully-designed to be a practical. The kitchen/family room has bi-fold doors to the garden, there's a spacious living room with a bay window, handy utility with outside access and downstairs WC. Upstairs there are four bedrooms, a family bathroom and two en suites - one for bedroom one, and the other shared by bedrooms two and three - there's also plenty of storage space upstairs.



B [92]

Energy
Efficiency Rating



Ground floor

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



First floor

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

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The Seacombe

Detached Home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 1 x En suite and 1 shared en suite
- Garage (plot specific if single or double)
- 1 x Dressing room
- EV charging point
- Solar panels

The ground floor of the Seacombe has a good balance of living space. A separate living room, and a wonderful open-plan kitchen/dining/snug with a breakfast bar and has bi-fold doors to the garden. It's a great entertaining space for friends and family. Four good-sized bedrooms and one bathroom, and two en suites - one to bedroom one, and the other shared by bedrooms three and four, a utility room with outside access complete this family-friendly home.

B [93]

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 2.90m
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 Broadhaven




Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double integral garage plus parking on drive
-  1 x Dressing room
-  EV charging point
-  Solar panels

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.



B [93]
Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Family room	10.58 x 4.16m
Living room	3.39 x 5.16m



First floor

Bedroom 1	5.01 x 3.12m
Bedroom 2	4.67 x 2.96m
Bedroom 3	3.01 x 4.10m
Bedroom 4	3.39 x 3.34m
Bedroom 5	2.71 x 2.96m

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Specification

General

- Brushed steel electrical sockets and switches to ground floor
- Brushed aluminium downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in white to walls and ceilings
- Oak 5-panel internal doors
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile, white spindles, oak handrail and oak newel caps
- Gas central heating
- WiFi-enabled heating controls
- Wired doorbell
- UPVC double glazed lockable windows

Kitchen

- Symphony Gallery (or equivalent) kitchen range
- Integrated storage features including pantry units, under-cabinet LED lighting, internal cutlery trays
- 20mm quartz worktops and upstand with Rangemaster undermounted sink and Monorise tap**
- 40mm laminate worktops to 2 & 3 bed

homes with Rangemaster granite inset sink and Monorise tap

- Integrated AEG high-level multifunctional single oven
- Integrated AEG induction hob – 60cm or 90cm depending on house type
- AEG combination microwave oven**
- Glass splashback to hob (range of colours available)
- Integrated AEG recirculating hood – 60cm or 80cm depending on house type
- Electrolux integrated dishwasher
- Electrolux integrated 70/30 fridge freezer
- Electrolux integrated washing machine (when located in kitchen)

**Applies to 4 bed houses only

Bathrooms and en suites

- Villeroy & Boch sanitaryware
- Hansgrohe basin and bath mixer taps
- Hansgrohe shower controls and overhead shower
- Mira Ascend shower enclosures
- Standard range ceramic wall tiling with chrome trim
- Half-height tiling to bathrooms, en suites and cloakrooms

- Full-height tiling to all standalone showers and shower-over-bath areas
- Chrome towel radiators to bathroom and en suite

Exterior

- External coach light to front porch
- Single external electrical socket to rear of property
- Outside tap
- Bifold doors to rear of home
- Rear patio spanning full width of bifold doors at 1.8m depth
- Rear garden, graded and turfed
- Block paved private drive and tarmac shared drives
- Close-boarded 1.8 metre and capped fencing to rear gardens
- EV charging point 7kWh Mode 3

- Power and light to detached garages**
- Personnel door to all internal and external garages**
- Pitched GRP porch*
- Hormann Ilkley-style manually operated garage door*

*House type dependant.

**Applies to 4 bed houses only

Warranty

- 10 year new homes warranty



This is your world, we just built it.

Charles Church



Charles Church

10 reasons to buy a new home.


A family of four (a man, a woman, and two children) are sitting on a light-colored sofa in a bright, modern living room. A large, fluffy brown dog is sitting on the sofa with them. The room has large windows in the background.

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.

A modern living room featuring a plush red armchair with a patterned cushion. In the background, there is a white radiator and a window with a view of a city. A glass table is in the foreground.

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.

A close-up shot of a woman with blonde hair, wearing a blue sweater, looking down thoughtfully.

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.



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.

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.



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.

* Each of our tailored schemes is subject to individual terms and conditions and may vary by plot. In most cases, only one scheme can be applied per purchase.

For full details and to explore the options available to you, please speak to one of our sales executives or visit charleschurch.com/ways-to-buy



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Our star rating

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

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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