

For you, for now,
— forever —

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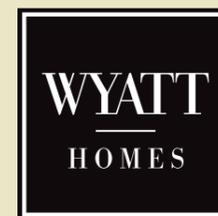
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THE SPIRE

— AT CHARMINSTER FARM —

DORCHESTER • DORSET



For you, for now,
— forever —



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Welcome Home.

Since 1990, Wyatt Homes has quietly but confidently built a legacy of creating beautiful, award-winning homes, in exceptional locations across Dorset, Somerset and Hampshire. A legacy defined by quality, trust and design.

Building on our successful Charminster Farm development just outside of Dorchester and set in the heart of the Dorset countryside, this thoughtfully planned development of 2, 3 & 4 bedroom homes blends village charm with high-specification living, all within easy reach of Dorchester and the coast.

Our Legacy.

To build a Wyatt home is to contribute to something greater, to a street, a community, a family's future. Our homes are built for generations, designed to age gracefully and live beautifully for decades to come.

Our developments go far beyond bricks and mortar. From football grounds to creating riverside parklands, planting trees and enhancing habitats, delivering new schools, or installing bat boxes and hedgehog highways, every Wyatt development is a conscious, lasting investment in the community and the land we build upon.

We think long-term, from sustainable drainage systems to our use of traditional architecture that reflects the character of each location. Whether it's the curved brick screen walls, sash timber windows, or the estate railings between driveways, everything is designed to belong now and always.

Watch our journey below



Exceptional Locations.

Located in a quintessential village of delightful traditional cottages, Charminster has a classic Old English feel. With a local Post Office, pubs, local school and a beautiful Norman church, and a village hall that was built by Wyatt Homes on the first phase of Charminster Farm. The hall is available for numerous activities including parties, meetings, exercise classes and even weddings.

Charminster sits upon the banks of the River Cerne and is just a couple of miles from Dorset's county town, Dorchester. At the heart of 'Hardy Country', Charminster has significant connections to author Thomas Hardy, inspiring some of the landscapes and locations in his most notable works.

This part of Dorset is steeped in history and on the edge of an Area of Outstanding Natural Beauty (Dorset AONB), so it is not surprising that it offers a range of outdoor attractions which engage locals and tourists alike.

Dorchester Town Centre, two miles from Charminster Farm, offers an array of museums, in addition to numerous shops, pubs, bars, restaurants, a sports complex, arts centre and two cinemas.

Poole and Bournemouth have extensive shopping facilities in addition to award-winning beaches and fantastic nightlife. Both are within easy reach via the A35, approximately 25 and 30 miles away respectively.

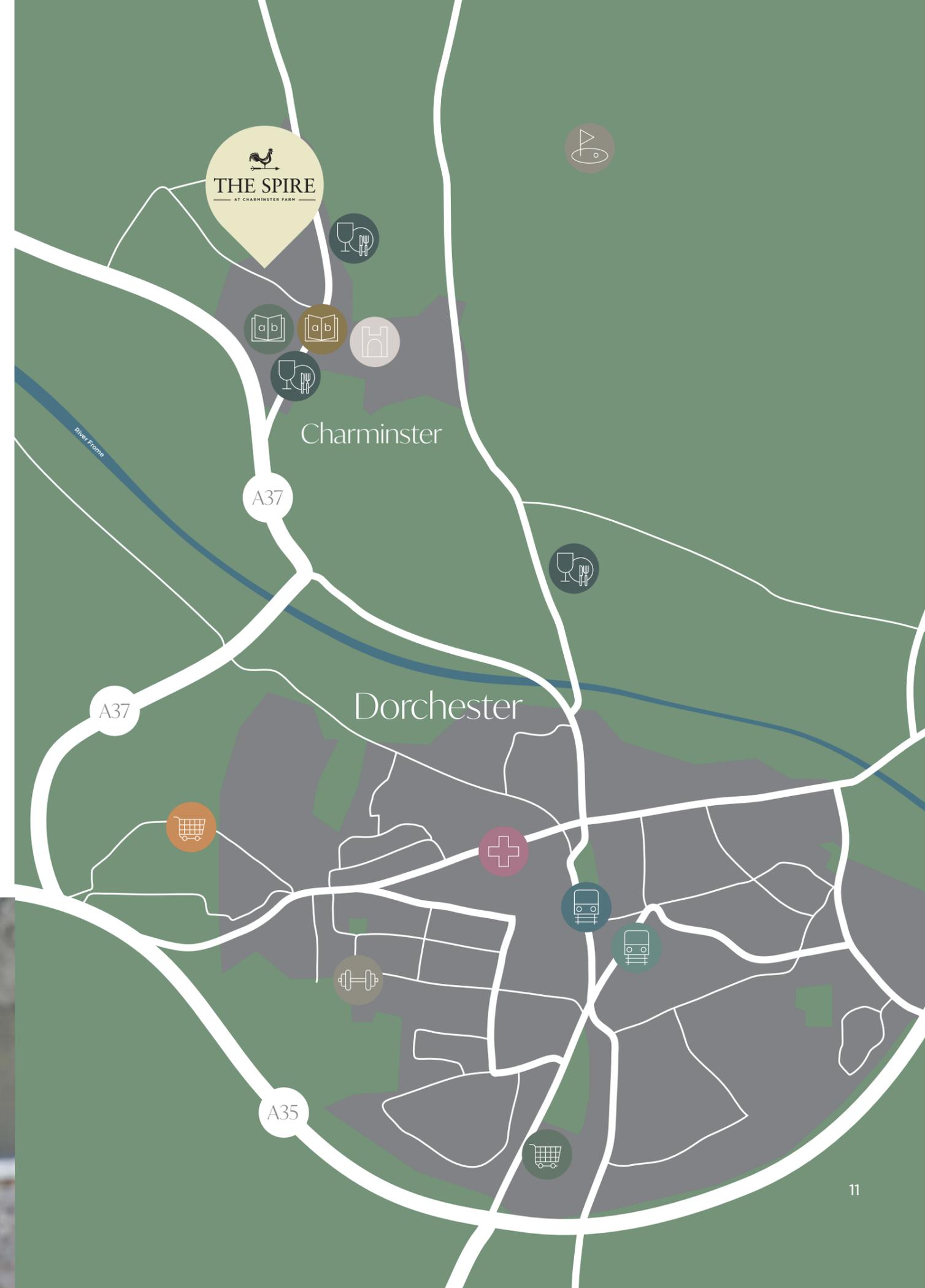
Watch our local area video guide



Exceptional Locations Local Map.

Points of interest

- | | |
|--|--|
|  St Mary's First School |  Dorset County Hospital |
|  Charminster Pre School |  Dorchester South Train Station |
|  Waitrose & Partners |  Dorchester West Train Station |
|  Tesco Superstore |  Wolfedale Golf Course |
|  Public House |  St Mary the Virgin Church |
|  Dorchester Sports Centre | |



Exceptional Locations Travel Lines.

Connect.

Charminster itself has regular local bus services into Dorchester and other surrounding areas. The Route 26 National Cycle Network travels past the development for simple access to those weekend cycles. The village is quickly accessed by car from the A35 and A37, offering an easy commute to Bournemouth and Poole. From Dorchester, there are excellent public transport links, with frequent trains, coaches and buses for those seeking to travel to Weymouth, Poole, Bournemouth, Yeovil, and further afield. For trips to the Capital, London can be reached by train in just over two and a half hours.

Bournemouth


30
MILES

Bristol


112
MINUTES


52
MILES

London Waterloo


103
MINUTES


119
MILES

Salisbury


38
MINUTES


28
MILES

Paddington


157
MINUTES


117
MILES

Travel times are approximate, using Google Maps and thetrainline.com data and may vary.

The Development.

The Spire at Charminster Farm is an exclusive collection of luxury new homes ranging from two, three and four bedrooms, perfectly positioned in the picturesque countryside on the outskirts of Dorchester.

Each and every home at The Spire at Charminster Farm is finished to the highest of standards. With high-specification fitted kitchens and bathrooms, our homes offer a luxury finish with a modern layout, boasting a satisfying sense of space. We understand the importance of beautiful interiors combined with a functional space, and that's why we are confident that amongst the properties at The Spire at Charminster Farm, you will find your perfect home.



The Development

Connected to Nature.

The Spire at Charminster Farm will perfectly blend into the existing Charminster village vernacular alongside the surrounding natural landscape to provide seamless and thoughtful integration.

An open natural greenspace with natural hedgerows and lush landscaping will form a central part of the community, offering a peaceful place to enjoy the outdoors right outside your doorstep.

The Spire at Charminster Farm's new network of footpaths will keep the community connected to the extended Charminster Farm development and the wider Charminster village. Providing excellent new walking and cycling routes that complement the nearby Route 26 National Cycle Network that travels past the development.



The Development Site Layout

2 bedrooms

 **The Beaminster**
2 bedroom home
Plots 15, 16

3 bedrooms

 **The Glanvilles**
3 bedroom home
Plots 27, 28

 **The Ibberton**
3 bedroom home
Plots 14, 30

 **The Knowlton**
3 bedroom home
Plot 29

 **The Stratton**
3 bedroom home
Plots 4 & 5

 **The Charlton**
3 bedroom home
Plots 3, 6 & 7

 **The Stinsford**
3 bedroom home
Plot 12

 **The Fordington**
3 bedroom home
Plot 8

4 bedrooms

 **The Lytchett**
4 bedroom home
Plot 9

 **The Morden**
4 bedroom home
Plots 10, 11

 **The Regis**
4 bedroom home
Plot 1

 **The Silton**
4 bedroom home
Plot 13

 **The Dorchester**
4 bedroom home
Plot 2

Affordable

 **Affordable Homes**
1 & 2 bedroom apartments
and 3 bedroom homes
Plots 17-26

PROPOSED FUTURE DEVELOPMENT



The Development Our Craft.

Wyatt Homes stands apart through our approach to design and construction. Each home is a showcase of traditional building techniques blended with modern precision from locally sourced natural materials.

From oak internal doors, quartz worktops, and bespoke cabinetry to high ceilings, high-quality integrated appliances and beautifully proportioned living spaces, every finish comes as standard with Wyatt Homes.

Go behind the scenes of our partnership with S&S Joinery - skilled local craftsmen whose expertise plays a vital role in the exceptional quality of our homes. Together, we create homes that set new standards in the industry, blending innovation, craftsmanship and meticulous attention to detail.

For us, quality is not a feature. It's our foundation.

Scan our QR code below



The Development
Our Homes



It is our commitment to quality that has won us many prestigious industry awards and an enviable reputation as a premium developer, demonstrating the high level of attention-to-detail we pay to each individual home.

The excellence we achieve is the result of the significant time and expertise that we invest in every home, no matter how large or small. From one bedroom apartments through to large detached houses, we create attractive spaces with quality materials.



UNITED KINGDOM
PROPERTY
AWARDS



Specification



Kitchen

- Individually designed, high quality fitted kitchen
- Quartz worktop
- Under-mount stainless steel sink with chrome mixer tap
- Integrated oven, hob and extractor
- Integrated fridge/freezer
- Integrated dishwasher
- Washer/dryer*

Decorative and internal finish

- Polished chrome door fittings to interior doors
- Ceramic floor tiling to bathrooms, en suites and shower rooms
- Smooth ceilings throughout
- Staircases with oak hand rail and white painted spindles
- Amtico flooring to kitchen, dining, utility and cloakroom

Electrical and lighting

- Chrome sockets to the ground floor
- Chrome down lighters
- Low energy pendants to bedrooms
- EV charger provided for each property
- Smoke and carbon monoxide detectors
- Solar PV panels

**If the property has a utility/utility space we will not provide a washer/dryer.
**The specification may vary depending on the style of the property.
The Developer reserves the right to alter or amend the specification without prior notice. Please speak to your Sales Advisor for full specification details.

Bathrooms, en suites, and cloakrooms

- Bathrooms, en suites and cloakrooms are fitted with contemporary sanitaryware in white with stylish chrome fittings
- Bathroom, en suites and shower rooms to receive Porcelanosa tiles
- Showers in en suites include thermostatic shower controls
- Heated chrome towel rails to bathrooms, en suites and shower rooms

Utility (if applicable)

- Colour to match main kitchen units
- Laminated worktop
- Stainless steel single bowl and drainer with chrome mixer tap
- Range of base units

Heating and ventilation

- Combi or system boiler
- Stelrad radiators
- Chrome towel radiators
- Wall mounted programmable thermostat

External works

- Outside tap
- Footpaths to be provided from patios to garden gates and garage personnel doors if applicable
- Turf to rear gardens and planting to front of property



Our Customers.

At Wyatt Homes, we're there for you at every step of the journey to make your homebuying process easy and stress-free.

From the moment you register with us, to the moment you move into your new Wyatt home, our Sales Advisors are on hand to support you with any questions you may have. Our expert Site Managers have regular meetings with our Sales Advisors so we can keep you well-informed of your home's progress.

Subject to the build stage of your new home, your Sales Advisor will invite you to choose from a range of flooring, wall tiles, kitchen worktops and more, to help personalise your home.

For complete peace of mind, all Wyatt Homes include a 10 year warranty.

Explore customer stories and experiences with Wyatt Homes.



Our Customers

Your Stories.

“ Since the first site visit it felt like the home was just built for us. Buying off plan was a fantastic experience. Every site visit we had, we met the site manager who talked us through the entire process, explaining everything from the wall cavities to the kitchen units. We would even go so far as to say that when we were in meetings about decorating our home, it wasn't just about the options we had but the advice and suggestions on what would work for us.

Everybody from Wyatt Homes, through the whole process, have all been really helpful. The thing that makes our house so perfect is the overall look and feel of the property and the build quality. Wyatt Homes' reputation is really well earned. ”

Shaun & Zoe,
Portman's View, Pimperne

Watch Shaun & Zoe's story



Our Customers

Your Stories.



“ Brimsmore has a really lovely neighbourhood feel, we all say ‘hello’ to each other on the street and everyone takes real pride in their properties. There is still building work ongoing, but the construction team are really courteous and keep the area tidy.

I feel really lucky that I live here, I love everything about my home. Wyatt Homes is doing such a wonderful job with the development and is setting a benchmark for other local developers. ”

Louise,
Brimsmore, Yeovil

Read Louise's story



Our Customers

Your Stories.



“ When the time came for us to purchase a new home, we looked at buying second-hand, but it would have needed a lot of work so it didn't seem viable. Wyatt Homes then contacted us to say a new phase at Brimsmore was being released. The timing was perfect for us and we were lucky to get the home we wanted.

Wyatt Homes really sets itself apart from other builders and puts a lot more thought in. There are different home styles, different finishes, and more spacious, open areas than we saw on other new build developments, which is perfect for us because there are fantastic dog walking routes right on our doorstep.

”

Adrian & Deborah,
Brimsmore, Yeovil

[Read Adrian & Deborah's story](#)



Our Customers Your Stories.

We are extremely proud of our reputation and thankful to our customers for their support and complimentary feedback. We deliver quality homes with unmatched customer service. That's why over the last five years, 98% of our homebuyers would buy a Wyatt home again, and 98% would recommend us to friends and family.

We love seeing our homeowners' journeys in their Wyatt homes and putting to good use the blank canvas of buying a new build home to showcase their incredible designs.

After purchasing your new Wyatt home, feel free to post about your experience on social media and tag us or use #wyatthomes!



#wyatthomes



Your Future.

At Wyatt Homes, we design with your future in mind, creating homes that are more comfortable to live in and more efficient and cost-effective to run. Every Wyatt home achieves a Class B (or higher) energy rating, thanks to high-quality materials and a carefully considered build process. Features such as double-glazed windows and low-energy LED lighting help to retain warmth in your home and reduce energy use, supporting lower running costs for you, and a home that feels comfortable all year round.

Beyond the front door, our neighbourhoods are planned to support a healthier, more balanced lifestyle. With thoughtfully designed, walkable surroundings, it's easier to enjoy fresh air, gentle exercise, and everyday journeys on foot or by bike at any time of your day. For when driving is needed, every home at The Spire at Charminster Farm includes an electric vehicle charger too. Green spaces, new trees, hedgerows and meadow grasslands are carefully introduced to encourage wildlife and create calmer, more natural places to live; supporting your physical and mental wellbeing, a connection to nature, and a sense of community.



Class B or higher energy rating



Double-glazed windows



LED light bulbs



Located to encourage walking or cycling



EV charging point provision



Solar PV panels



We plant trees, hedgerows, and meadow grasslands



Hedgehog highways, bat boxes, sparrow terraces, bee bricks



Disclaimer: It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. These artists impressions, photographs, floor plans, configurations and layouts are included for guidance only. The Developer gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the Developer in this brochure should be relied upon in relation to any particular or proposed house or development of the company. All matters contained in this brochure must be treated as for illustration and guidance only. The information in this brochure is subject to change without notice and the information in this brochure does not form part of any contract or warranty. Prospective purchasers of any property should please request the latest information relating to the specific property before entering into negotiations.

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