



**HIGH  
WOOD**  
lancaster

An award winning, executive development  
of 3, 4 and 5 bedroom properties  
from Story Homes.



**Story**  
HOMES



# Welcome to

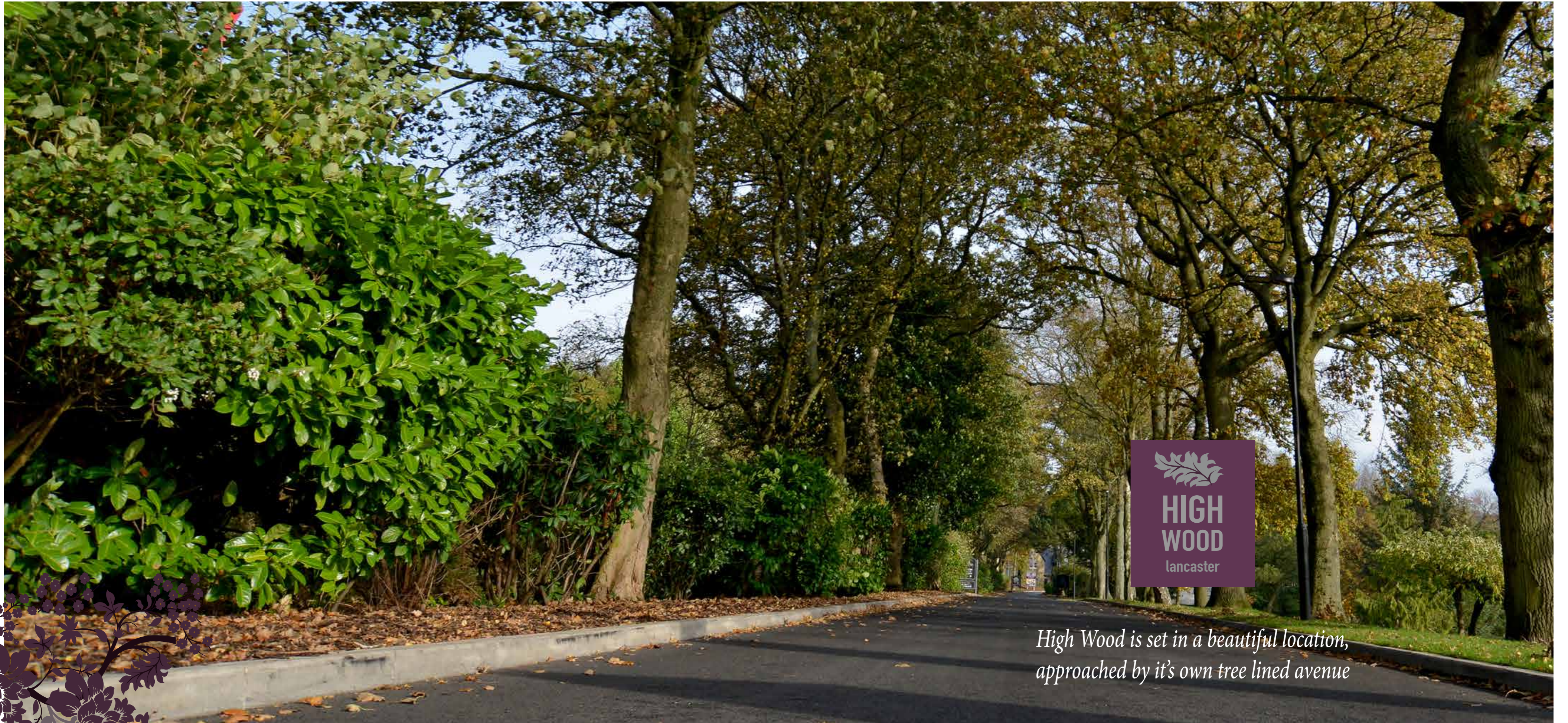


# High Wood



High Wood is an award winning development, having recently won a prestigious 5 star award for 'Best Residential development in Lancashire'. This popular development boasts a stylish mix of 3, 4 and 5 bedroom family homes in a scenic and peaceful setting and features a network of cyclepaths and footpaths. High Wood has been designed with the outdoors in mind, making use of the vast open space and established greenery in the surrounding area, and offers seclusion and an element of countryside living while remaining close enough to the hub of the city.





*High Wood is set in a beautiful location,  
approached by it's own tree lined avenue*





  
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# A charming city

The charming city of Lancaster is the ideal place for Story Homes' development of high quality and high specification, executive homes. As well as boasting beautiful scenery and stunning views, Lancaster offers the perfect environment for family living. Although only a small city, it is big on history and the cathedral, castle and cobbled streets certainly add to its beauty. The city's past comes to life through these historic landmarks where you can explore the history of the city and its rich industrial and cultural past.





# Time to relax



It's easy to relax in Lancaster.... a pedestrianised centre offers boutique shops to browse, high street stores aplenty and quirky 'off the beaten track' coffee shops, which are ideal for enjoying local homemade cakes and other foody delights. Lancaster's nightlife offers something for all ages too with live music, contemporary theatre and film, and delicious food and drink.

As well as being known for rugby and cricket, Lancaster has a number of golf clubs, just what you need for spending the weekends outdoors. Nearby sandy beaches offer hours of endless fun as well as stunning views across Morecambe Bay. Close to High Wood you will find the beautiful Williamson Park, complete with a Butterfly House and Ashton Memorial, an historic and stunning concert and event venue which can be seen from various points across the city.



*.....a very vibrant place to  
live, work and relax*

  
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# First class education

Lancaster has a number of local schools to choose from and the city has a reputation for good education and the variety of primary and secondary schools will not disappoint. The city has a well known college for vocational training, popular with adult learners in the area, and Lancaster is also rightly proud of its highly rated and internationally recognised university, one of the best in the UK and in the top 1% globally. As well as undertaking world class research, students here train in sciences, law, English, engineering and medicine amongst many others. Lancaster's charm lies in the mix of its residents, alongside the diverse range of British and international students from the university campus. The city centre brings together these communities and makes it a very vibrant place to live, work and relax.





# An idyllic location

Lancaster is ideally situated for commuting as well as for those spur of the moment weekend travels to explore nearby places and attractions. The city is a key station on the West Coast Mainline, with a regular train service travelling from London and Glasgow and many places in between. High Wood itself has good links to the M6 motorway, with reasonable commuting times to Preston (30 minutes), Manchester (1 hour) and Liverpool (1 hour 10 minutes).

As well as having lots of opportunity to enjoy your free time in Lancaster, the beautiful rolling hills of the Lake District National Park in Cumbria are just a short drive away. And in just half an hour, you could be enjoying the beautiful scenery of the Yorkshire Dales National Park. Lancaster Canal passes through the city and offers the opportunity for some scenic walks along the route.





*.....we build stunning properties in  
desirable locations*



# The Story difference



It's difficult to describe how Story Homes is different, we just are - and in a good way.

But it's easy to say why we're different, as it's in our genes and has been for nearly 30 years. During that time we have continued to meet the aspirations of hundreds of buyers. We've won many awards along the way and we are proud that our buyers can boast that they live on award-winning developments.

As well as building high specification, quality homes in desirable locations we go that extra mile and that isn't just when we build your new home; it starts from the very first design meeting. We finish many of our properties with stone, mixing property types and external finishes to ensure our street scenes stand the test of time. A Story Homes development looks as good now as it did when it was built, even if that was 20 -25 years ago.

But as the saying goes 'the devil's in the detail' and as you look through our brochure, and when you visit our developments, take a close look at our properties and how they are finished...you won't be disappointed. And remember we include many extras as standard in your new home too (see our 'extras' page).

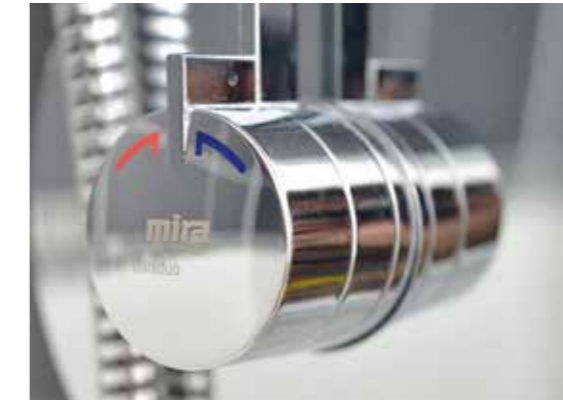


The Consumer Code for Home Builders was developed by the home-building industry and introduced in April 2010 to make the home buying process fairer and more transparent for purchasers.

Find out more at: [www.consumercode.co.uk](http://www.consumercode.co.uk)



*.....spacious kitchen/diners allow you to easily entertain family and friends*



# Designed around you, for you



Renowned for quality and high specification, we are proud to employ traditional build techniques whilst equipping your home for 21<sup>st</sup> century modern living. Not only is your property designed and built to exacting standards but the level of care and finish is very much evident with a Story Home. We fit AEG/Electrolux 'A' rated kitchen appliances and the majority of our kitchens have space for dining, allowing you to easily entertain friends and family. It goes without saying that we use quality materials throughout.

And we don't just focus on the aesthetics, we use high security doors with multi-point locking and all properties are built with energy efficiency in mind which gives lower running costs, so as well as being sustainable, our homes will save you money too\*.

Each home has a smart meter, allowing owners to analyse their energy consumption. Together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of the house are reduced.

\*New homes built to current regulations could halve your fuel bills e.g. a 4 bedroom detached new home could be 55% cheaper to run, saving up to £1,312 pa. (SOURCE: NHBC Foundation and Zero Carbon Hub.)



# It's the extras that make all the difference



Our new homes are built to a much higher specification than many older properties. Additionally we include many extras as standard\*, whereas some house builders may charge you extra for them.

- Paved patio
- French doors to patio
- Turfed gardens to front and rear
- 1.8 metre fence to rear garden
- Large, block paved driveway (whether you have a garage or not)
- 'A' rated AEG/Electrolux integrated kitchen appliances including:
  - dishwasher
  - stainless steel oven
  - extractor hood
  - fridge/freezer
  - stainless steel hob
- Extensive tiling to bathrooms
- Fire / fire surround
- Burglar alarm
- Stained staircase.

Please ask your Sales Adviser for further details of what is included.



\*Majority of plots





# We're here to help

From the very first visit to one of our developments, through to handover of your finished home, we'll be there to help manage the whole process for you. Our experienced Sales Advisers can put you in touch with Mortgage Advisers and even assist you in choosing your kitchen and bathroom tiles (subject to build stage).

When you move in, you'll be given a comprehensive 'New Home Guide' that explains everything about your new home, as well as a practical 'hands on' demonstration. After you have moved in to your new home, our Customer Care team will contact you to introduce themselves, and ensure any issues or questions you may raise are dealt with promptly. Our Customer Care team pride themselves on providing a friendly, accessible, knowledgeable and efficient service, with the minimum of fuss. We respond quickly to customers' requests and queries, providing information, and organising remedial work timely, and as efficiently as possible, within set time scales, using skilled tradesmen and our own Customer Care technicians.

We do the hard work. leaving you to have fun!



# HOUSE TYPES

	Mayfair 5 Bedroom Detached Integral Double Garage		Hailsham 3 Bedroom Terrace Integral Single Garage
	Taunton 4 Bedroom Detached Integral Single Garage		Greenwich 4 Bedroom Detached Integral Single Garage
	Grantham 4 Bedroom Detached Detached Single Garage		Hereford 4 Bedroom Semi-Detached Driveway Parking
	Arundel 4 Bedroom Detached Detached Single Garage		Carlisle 4 Bedroom Detached Integral Single Garage
	Warwick 4 Bedroom Detached Integral Single Garage		Hastings 3 Bedroom Detached or Semi-Detached Driveway Parking
	Durham 4 Bedroom Detached Integral Single Garage		Kingston 3 Bedroom Semi-Detached Driveway Parking

Story Homes reserve the right to amend and update the specification or layout without prior notification. The dimensions given are approximate only (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. External finishes may vary from those shown and should be verified with Sales Executive on site. Images shown are representative of Story Homes' developments.



# DEVELOPMENT LAYOUT



# THE MAYFAIR

5 Bedroom Detached with Double Integral Garage  
Approximate square footage: 1,905 sq ft



## GROUND FLOOR:

Lounge:	3675 x 5530 [12'-1" x 18'-2"]
Kitchen:	3630 x 3706 [11'-11" x 12'-2"]
Dining / Family Room:	3375 x 5425 [11'-1" x 17'-10"]
Study:	2593 x 2251 [8'-6" x 7'-4"]
Utility:	3326 x 2231 [10'-11" x 7'-4"]

## FIRST FLOOR:

Master Bedroom:	4393 x 5118 [14'-5" x 16'- 10"]
Bedroom 2:	3429 x 3484 [11'-3" x 11'-5"]
Bedroom 3:	2466 x 3915 [8'-1" x 12'-10"]
Bedroom 4:	2466 x 3915 [8'-1" x 12'-10"]
Bedroom 5:	3417 x 2881 [11'-3" x 9'-6"]



# THE TAUNTON

4 Bedroom Detached with Single Integral Garage  
Approximate square footage: 1,592 sq ft



## GROUND FLOOR:

Lounge:	4055 x 5670 [13'-4" x 18'-7"]
Kitchen / Breakfast:	6692 x 3635 [22'-0" x 11'-11"]
Dining:	3321 x 3635 [10'-11" x 11'-11"]

## FIRST FLOOR:

Master Bedroom:	3190 x 6115 [10'-6" x 20'- 1"]
Bedroom 2:	4055 x 3156 [13'-4" x 10'-4"]
Bedroom 3:	3978 x 3205 [13'-1" x 10'-6"]
Bedroom 4:	2733 x 3751 [9'-0" x 12'-4"]



# THE GRANTHAM

4 Bedroom Detached with Single Detached Garage  
Approximate square footage: 1,441 sq ft



## GROUND FLOOR:

Kitchen / Family / Dining : 7655 x 4173 [25'-2" x 13'-8"]	
Lounge:	3605 x 6005 [11'-10" x 19'-9"]
Utility:	1750 x 2150 [5'-9" x 7'-1"]

## FIRST FLOOR:

Master Bedroom:	3605 x 4300 [11'-10" x 14'-1"]
Bedroom 2:	2864 x 3854 [9'-5" x 12'-8"]
Bedroom 3:	2950 x 3623 [9'-8" x 11'-11"]
Bedroom 4:	2677 x 2551 [8'-9" x 8'-4"]



# THE ARUNDEL

4 Bedroom Detached with Single Detached Garage  
Approximate square footage: 1,440 sq ft



## GROUND FLOOR:

Lounge:	3715 x 7205 [12'-2" x 23'-8"]
Kitchen / Dining:	3776 x 7205 [12'-5" x 23'-8"]
Utility:	2235 x 1668 [7'-4" x 5'-6"]

## FIRST FLOOR:

Master Bedroom:	3334 x 4010 [10'-11" x 13'-2"]
Guest Bedroom:	3715 x 3221 [12'-2" x 10'-7"]
Bedroom 3:	3245 x 3195 [10'-8" x 10'-6"]
Bedroom 4:	3324 x 2405 [10'-11" x 7'-11"]



# THE WARWICK

4 Bedroom Detached with Single Integral Garage  
Approximate square footage: 1,402 sq ft



## GROUND FLOOR:

Lounge:	3830 x 4750 [12'-7" x 15'-7"]
Kitchen / Breakfast:	6305 x 3880 [20'-8" x 12'-9"]
Dining:	3000 x 3130 [9'-10" x 10'-3"]

## FIRST FLOOR:

Master Bedroom:	3830 x 3509 [12'-7" x 11'- 6"]
Bedroom 2:	3727 x 2949 [12'-3" x 9'-8"]
Bedroom 3:	3183 x 2948 [10'-5" x 9'-8"]
Bedroom 4:	2738 x 3933 [9'-0" x 12'-11"]



# THE DURHAM

4 Bedroom Detached with Single Integral Garage  
Approximate square footage: 1,334 sq ft



## GROUND FLOOR:

Lounge:	3605 x 4867 [11'-10" x 16'-0"]
Kitchen / Dining:	7655 x 3050 [25'-2" x 10'-0"]

## FIRST FLOOR:

Master Bedroom:	3605 x 4901 [11'-10" x 16'-1"]
Bedroom 2:	2800 x 3780 [9'-2" x 12'-5"]
Bedroom 3:	2667 x 3535 [8'-9" x 11'-7"]
Bedroom 4:	2069 x 3085 [6'-9" x 10'-2"]



# THE HAILSHAM

3 Bedroom Townhouse with Single Integral Garage  
Approximate square footage: 1,298 sq ft



GROUND FLOOR:

Family Room/Bedroom: 4775 x 3009 [15'-8" x 9'-11"]

FIRST FLOOR:

Lounge: 4775 x 5112 [15'-8" x 16'-9"]

Kitchen / Breakfast: 4775 x 4198 [15'-8" x 13'-9"]

SECOND FLOOR:

Master Bedroom: 3538 x 3294 [11'-7" x 10'-10"]

Bedroom 2: 2500 x 4081 [8'-3" x 13'-5"]

Bedroom 3: 2160 x 3009 [7'-1" x 9'-11"]



# THE GREENWICH

4 Bedroom Detached with Single Integral Garage  
Approximate square footage: 1,261 sq ft



GROUND FLOOR:

Lounge: 4605 x 3492 [15'-1" x 11'-6"]

Kitchen / Breakfast: 2900 x 4341 [9'-6" x 14'-3"]

Dining Room: 2925 x 3011 [9'-7" x 9'-11"]

FIRST FLOOR:

Master Bedroom: 3668 x 3527 [12'-0" x 11'-7"]

Bedroom 2: 3873 x 3060 [12'-9" x 10'-1"]

Bedroom 3: 2730 x 3473 [9'-0" x 11'-5"]

Bedroom 4: 2503 x 2787 [8'-3" x 9'-2"]



# THE HEREFORD

4 Bedroom Semi Detached with Driveway Parking  
Approximate square footage: 1,288 sq ft



## GROUND FLOOR:

Lounge:	4775 x 5238 [15'-8" x 17'-2"]
Kitchen / Dining:	2580 x 5417 [8'-6" x 17'-9"]

## FIRST FLOOR:

Bedroom 2:	2608 x 4086 [8'-7" x 13'-5"]
Bedroom 3:	2608 x 3792 [8'-7" x 12'-5"]
Bedroom 4:	2052 x 3136 [6'-8" x 10'-2"]

## SECOND FLOOR:

Master Bedroom:	3692 x 6525 [12'-1" x 21'-5"]
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# THE CARLISLE

4 Bedroom Detached with Single Integral Garage  
Approximate square footage: 1,177 sq ft



## GROUND FLOOR:

Lounge:	3092 x 4663 [10'-2" x 15'-4"]
Kitchen / Dining:	6156 x 2877 [20'-3" x 9'-5"]
Utility:	1722 x 2419 [5'-8" x 7'-11"]

## FIRST FLOOR:

Master Bedroom:	4062 x 3890 [13'-4" x 12'-9"]
Bedroom 2:	3290 x 3296 [10'-10" x 10'-10"]
Bedroom 3:	2575 x 3650 [8'-5" x 12'-0"]
Bedroom 4:	2938 x 3324 [9'-8" x 10'-11"]



# THE HASTINGS

3 Bedroom Detached with Single Detached Garage  
Approximate square footage: 955 sq ft



## GROUND FLOOR:

Lounge: 3493 x 4792 [11'-6" x 15'-9"]  
Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

## FIRST FLOOR:

Master Bedroom: 3752 x 3261 [12'-4" x 10'-8"]  
Bedroom 2: 2721 x 2820 [8'-11" x 9'-3"]  
Bedroom 3: 2231 x 2820 [7'-4" x 9'-3"]



# THE HASTINGS (SEMI)

3 Bedroom Semi Detached with Driveway Parking  
Approximate square footage: 955 sq ft



## GROUND FLOOR:

Lounge: 3493 x 4792 [11'-6" x 15'-9"]  
Kitchen / Dining: 5068 x 2785 [16'-8" x 9'-2"]

## FIRST FLOOR:

Master Bedroom: 3752 x 3261 [12'-4" x 10'-8"]  
Bedroom 2: 2721 x 2820 [8'-11" x 9'-3"]  
Bedroom 3: 2231 x 2820 [7'-4" x 9'-3"]





# THE KINGSTON

3 Bedroom Semi Detached with Driveway Parking  
Approximate square footage: 846 sq ft



GROUND FLOOR:

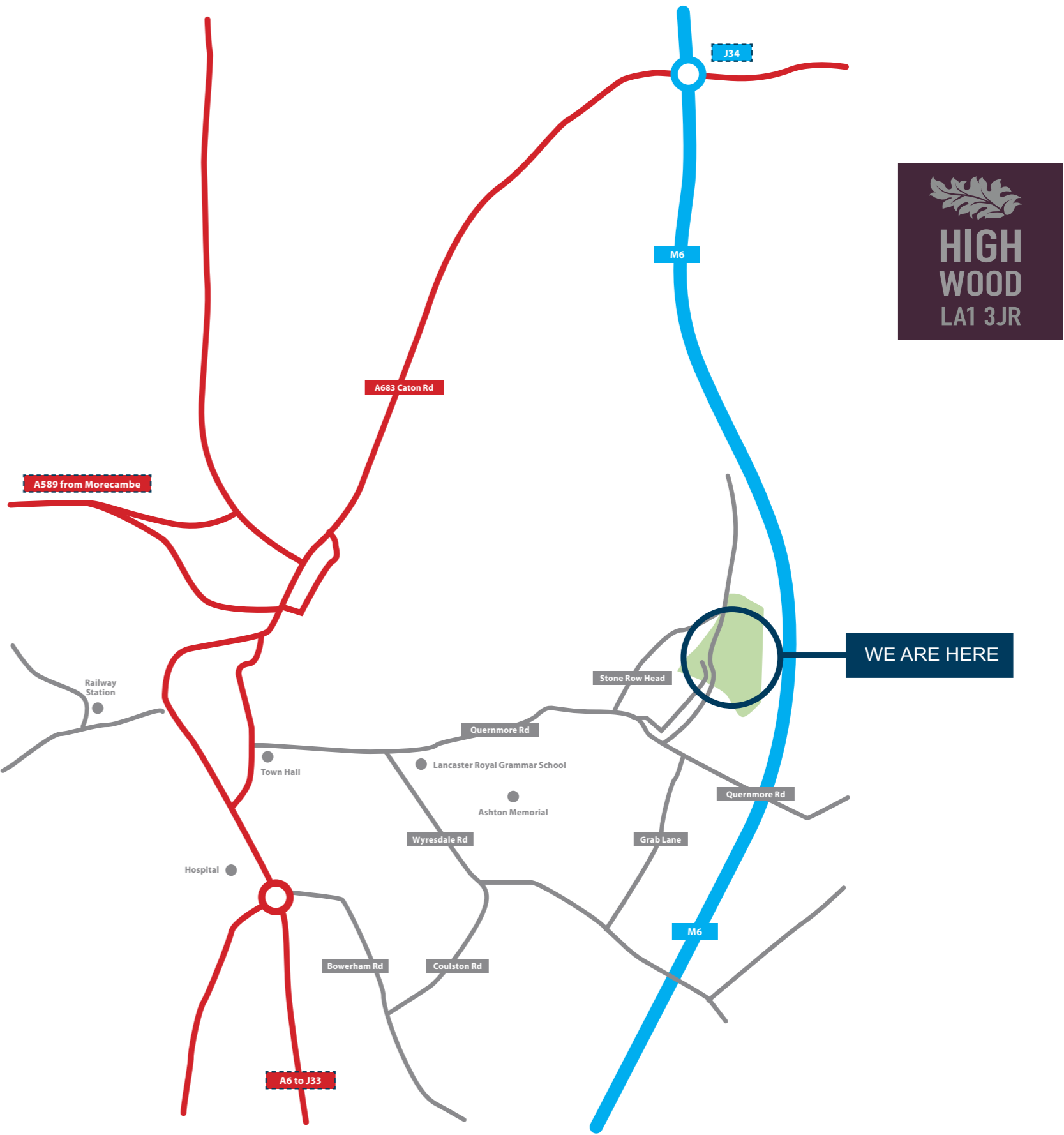
- Lounge: 4775 x 3633 [15'-8" x 11'-11"]
- Kitchen / Dining: 2581 x 4885 [8'-6" x 16'-0"]

FIRST FLOOR:

- Master Bedroom: 2578 x 3649 [8'-6" x 12'-0"]
- Bedroom 2: 2578 x 2923 [8'-6" x 9'-7"]
- Bedroom 3: 2082 x 3136 [6'-10" x 10'-4"]



## DIRECTIONS TO HIGH WOOD







**HIGH  
WOOD**  
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[www.storyhomes.co.uk](http://www.storyhomes.co.uk)

 [StoryHomesLancashire](https://www.facebook.com/StoryHomesLancashire)

 [@storyhomes](https://twitter.com/storyhomes)

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Registered in England and Wales.