

WELCOME TO

Magellan Park

Imagine living just a short walk from the coast yet being able to enjoy stunning views of England's most spectacular natural landscape from your newly-built home.

Open your eyes and you're in Whitehaven, the North West's best-kept secret tucked away on the Cumbrian coast, yet still within sight of the stunning Lake District National Park.

Our ever-popular Magellan Park development offers a variety of quality 3 and 4 bedroom homes, beautifully laid out on the elevated site, overlooking the Irish Sea to the west and the Lakeland peaks to the east.



in the national press as an 'up and coming area,' and benefits from having undergone extensive, yet sympathetic, redevelopment. The town hosts the Whitehaven Festival, now established as one of the biggest events of its kind in the UK.

with easy access to the M6 and good rail links sitting on the Cumbrian Coast Line - house prices here offer good value for money.

THE WEST COAST AND
NEARBY LAKE DISTRICT
NATIONAL PARK OFFER A
SPECTACULAR LANDSCAPE...
PERFECT FOR GENTLE
WEEKEND RAMBLES AND
EXPLORING

As well as being on the start of the Coast to Coast route, Whitehaven is close to the imposing Western Fells of Ennerdale (image shown), Wasdale and Eskdale which provide the perfect place for those interested in climbing or walking.

Additionally, the surrounding area boasts opportunities to try a wide variety of outdoor and cultural activities.











COMBINED WITH EXCELLENT LOCAL FACILITIES

Award-winning Magellan Park takes its name from a maritime ship built and launched from Whitehaven in the 1860's. The town is full of maritime history and historical exhibitions including The Rum Story and The Beacon.

Along with an elegant harbour and ancient harbour walls, Whitehaven has

numerous shops, cafes and a traditional market, making it a relaxing place to spend time.

The area also has good facilities for children with several nursery, primary and secondary schools.



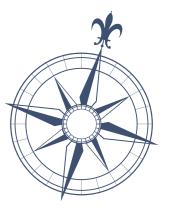
At Story Homes we've been building award-winning homes for 25 years, celebrating our silver anniversary last year.

But we're more than just house builders. We create communities. We've helped hundreds of buyers over the years, often exceeding their expectations, whether they've been looking for a traditional family home, their first home, a house to downsize to or for an investment property.

Our Sales Representatives are knowledgeable and professional, offering a first class service from the minute you meet them. They're with you throughout your entire house-buying journey, and it doesn't end when you get the keys. Our Customer Care team provide dedicated and responsive after-care for two years after you've bought from us, in addition to your 10-year build warranty.

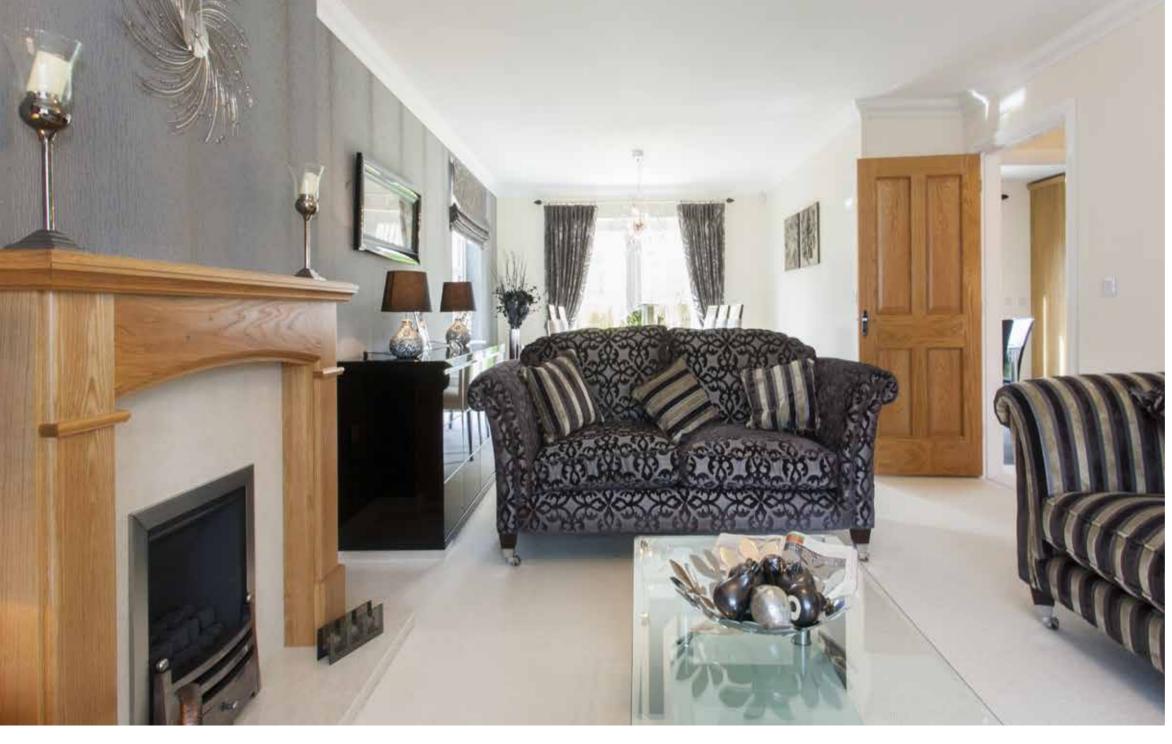
Whether you're looking for a traditional family home, your first home, a house to downsize to or for an investment property, we have something for you.

SOMETHING FOR EVERYONE









Here are just a few things we include as standard*, which you may find other house builders charging for as 'extras':

- ✓ 'A' rated AEG/Electrolux integrated kitchen appliances including:
 - Dishwasher
 - Stainless steel oven
 - Extractor hood
 - Fridge/freezer
 - Stainless steel hob
- ✓ Extensive tiling to kitchen and bathrooms
- ✓ Fire / fire surround
- ✓ Burglar alarm
- ✓ Stained staircase
- ✔ 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)

*Majority of plots





At Story Homes we pride ourselves on the high specification that we include in all of our houses. Other builders call them extras; we call them standard.





Good room sizes enhance the light and space in our homes, and our range of kitchens and bathrooms offer both quality and style.

Our design ethos ensures that traditional style architecture and stylish interiors blend effortlessly together.

Buyers can also look forward to lower running costs which include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 75% low energy lighting

We create sustainable communities ensuring:

- Close proximity to essential amenities including schools, parks and shops
- Good access to public transport
- Streets that are pedestrian, cyclist and car friendly
- Safe public spaces and pedestrian routes

Over 80% of our construction waste is reused or recycled.





*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



SITE PLAN

Introducing an elegant arrangement of high quality modern homes









THE CYPRESS

PLOTS 64, 66, 72, 75, 76, 84 & 87 4 bedroom detached house with integral single garage



THE ASPEN

PLOTS 69, 70, 73, 74, 81, 82, 85 & 86 3 bedroom semi-detached house with driveway parking



THE HORNBEAM

PLOTS 65, 71, 77 & 78 4 bedroom detached house with integral single garage



THE CEDAR

PLOTS 67, 68, 79 & 80 4 bedroom detached house with integral single garage



THE ASH

PLOTS 83 4 bedroom detached house with single detached garage

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 Advisor on site. Images shown are representative of Story Homes' developments.



The Cedar Approximate square footage: 1,402 sq ft



4 bedroom detached with en suite and integral garage The Ash Approximate square footage: 1,344 sq ft



4 bedroom detached with en suite and detached garage





Ground Floor:

3830 x 4750 [12'-5" x 15'-5"] Lounge:

Kitchen / Breakfast: 6305 x 3880 [20'-6" x 12'-7"]

3000 x 3130 [9'-9" x 10'-2"] Dining:

First Floor:

Master Bedroom: 3830 x 3506 [12'-5" x 11'- 5"]

Bedroom 2: 3725 x 2944 [12'-1" x 9'-7"]

3180 x 2944 [10'-4" x 9'-7"] Bedroom 3:

2735 x 3933 [8'-11" x 12'-9"] Bedroom 4:





Ground Floor:

3715 x 6740 [12'-1" x 21'-11"] Lounge:

3761 x 6740 [12'-3" x 21'-11"] Kitchen / Dining:

First Floor:

Master Bedroom:	3331 x 3623 [10'-10" x 11'-9"]
Bedroom 2:	3715 x 2996 [12'-1" x 9'-9"]
Bedroom 3:	3245 x 2970 [10'-7" x 9'-8"]
Bedroom 4:	3324 x 2342 [10'-10" x 7'-7"]

The Cypress Approximate square footage: 1,321 sq ft



4 bedroom detached with en suite and integral garage The Hornbeam



4 bedroom detached with en suite and integral garage





Ground Floor:

3605 x 4867 [11'-9" x 15'-10"] Lounge:

7655 x 3050 [24'-11" x 9'-11"] Kitchen / Dining:

First Floor:

Master Bedroom:	3605 x 4901 [11'-9" x 15'-11"]
Bedroom 2:	2770 x 3780 [9'-0" x 12'-3"]
Bedroom 3:	2667 x 3085 [8'-8" x 10'-0"]
Bedroom 4:	1944 x 3085 [6'-4" x 10'-0"]





Ground Floor:

4605 x 3492 [15'-0" x 11'-4"] Lounge: Kitchen / Breakfast: 2900 x 3706 [9'-5" x 12'-1"] Dining Room: 2685 x 3142 [8'-9" x 10'-3"]

First Floor:

Master Bedroom:	3668 x 3527 [11'-11" x 11'-6"]
Bedroom 2:	3873 x 3060 [12'-7" x 9'-11"]
Bedroom 3:	2718 x 3473 [8'-10" x 11'-3"]
Bedroom 4:	2503 x 2787 [8'-2" x 9'-1"]

The Aspen Approximate square footage: 955 sq ft



3 bedroom semi / detached with driveway parking or garage





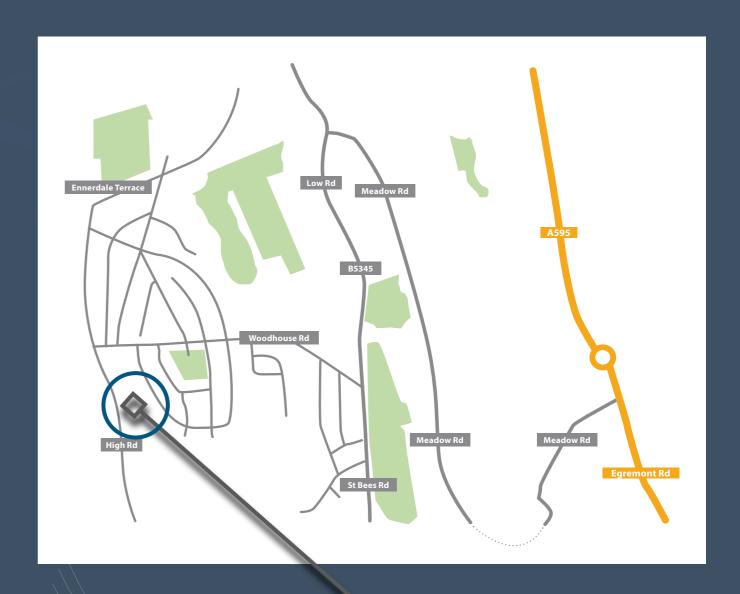
Ground Floor:

3493 x 4820 [11'-4" x 15'-8"] Lounge:

5068 x 2785 [16'-6" x 9'-1"] Kitchen / Dining:

First Floor:

3747 x 3259 [12'-2" x 10'-7"] Master Bedroom: 2719 x 2815 [8'-10" x 9'-2"] Bedroom 2: 2229 x 2815 [7'-3" x 9'-2"] Bedroom 3:



MAGELLAN PARK WHITEHAVEN, CA28 9LT

To find out more contact us on:

tel: 01946 691797 07811 201649

email: magellan.park@storyhomes.co.uk

STORY HOMES: Burgh Road Industrial Estate,

Carlisle, Cumbria, CA2 7NA

Tel: 01228 404550 (during normal office hours)

email: sales@storyhomes.co.uk

www.storyhomes.co.uk @storyhomes www.facebook.com/StoryHomes

Story Homes. Registration number 2275441.
Registered Office: Burgh Road Industrial Estate, Carlisle, Cumbria, CA2 7NA. Registered in England and Wales.