



*SUMMERPARK*

DUMFRIES, DG1 3TP



***STRONG.  
BEAUTIFUL.***

***AS A BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL, WELL-BUILT HOMES.***

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

**SOLIDLY-BUILT WITH QUALITY MATERIALS.**

Premium specification.  
Added strength and character.

**BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.**

Pride in our homes.  
Pride in our workforce.

**WE'LL GIVE YOU MORE SPACE INSIDE & OUT.**

Well-proportioned living areas.  
Set back off the road.

**DESIGNED FOR LIFE.**

Unique modern features.  
Effortlessly flowing spaces.

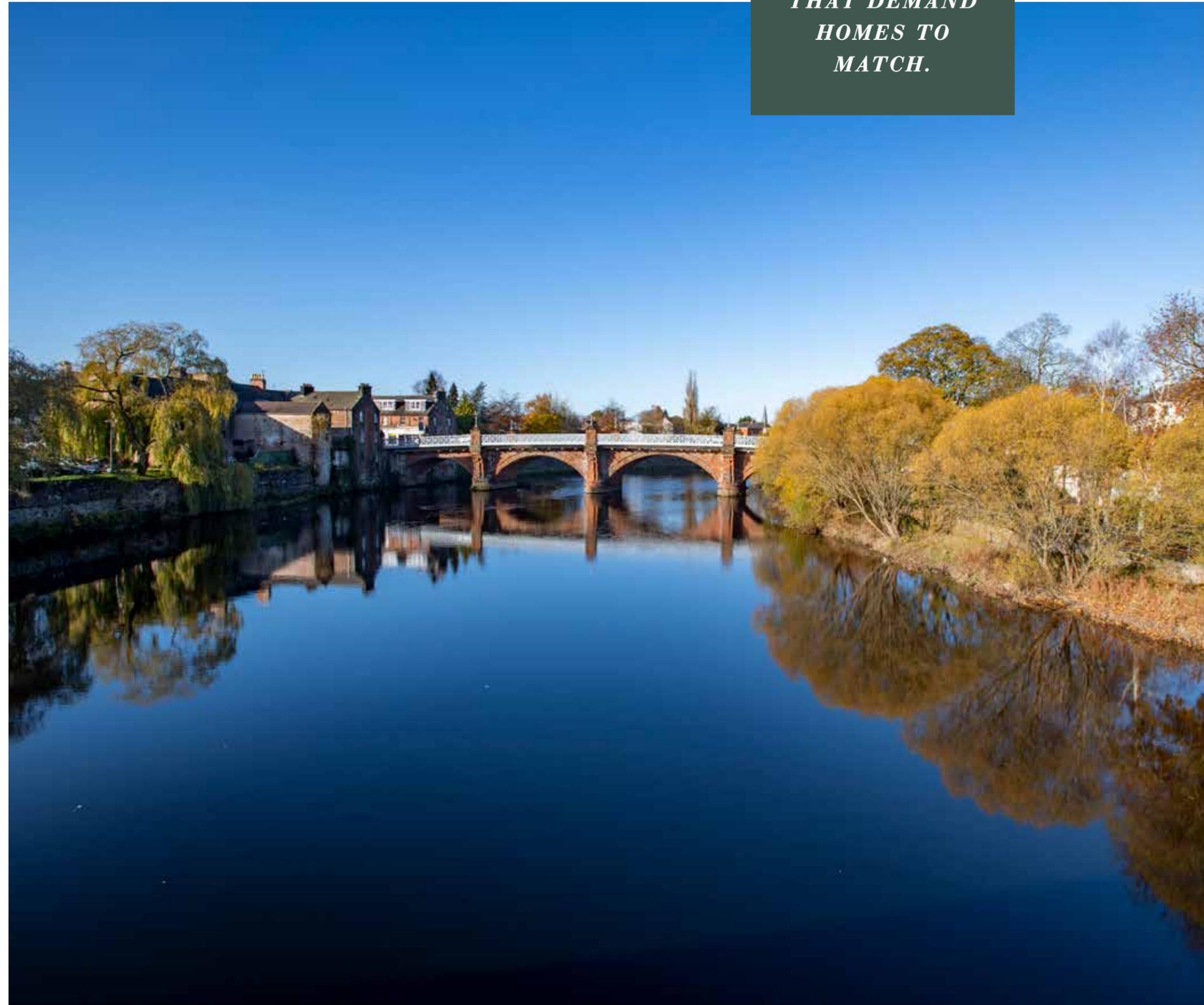
*WE BUILD  
IN ENVIABLE  
LOCATIONS  
THAT DEMAND  
HOMES TO  
MATCH.*

*AWARD-WINNING DEVELOPMENT. COUNTRYSIDE VIEWS.  
SUMMERPARK REALLY DOES HAVE IT ALL.*

Summerpark was Story Homes' first ever development in Scotland and has been continuously developing for over 10 years. Summerpark is close to The Solway Firth and surrounded by beautiful countryside, perfect for walking and cycling.

Nearby are two beaches, Southernness and Powillimount, plus, you can access the A75, which connects to Stranraer, with ease. There are also a number of local restaurants, cafés and bars nearby as well as Calside Primary School and Dumfries High School.

This charming development was also recently named 'Low Rise Residential Development of the Year' at the 2019 Premier Guarantee Excellence Awards and have also recently received a 'Quality Recognition' award from the warranty provider Primer Guarantee.



**STRONG  
IN BUILD.  
STRONG IN  
CHARACTER.**



Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also French doors that are included as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

\*A 4-bed detached Victorian house with some modern improvements has average yearly energy costs of £2,460. Whereas, the equivalent new build home that has been built to 2013 Building Regulations could have average yearly energy costs of £1,050, saving £1,410 per annum. SOURCE: new-homes.co.uk.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom detached new build property.\* Energy saving features could include:

- High levels of thermal efficiency
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at Summerpark is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

**YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.**

		THE TWEED	THE ESK	THE NESS	THE CLYDE	THE NITH	THE NEVIS
<b>DOORS, JOINERY AND FINISHES</b>	Cast stone/features	Cast stone & / or brick features to front elevations		■	■	■	■
	French doors	White French doors		■	■	■	■
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)		■	■	■	■
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system		-	-	-	■
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle		■	■	■	■
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting		■	■	■	■
	Staircase	White painted softwood spindles with square, redwood newel post and handrail finished with white gloss		■	■	■	■
	Ceilings	White matt emulsion to all ceilings		■	■	■	■
Walls	Jasmine white matt emulsion to all walls		■	■	■	■	
<b>KITCHEN AND APPLIANCES</b>	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths		■	■	■	■
	Work surfaces and upstand	38mm laminate worktops		■	■	■	■
		100mm upstand to match worktop choice		■	■	■	■
	Hob splashback	Stainless steel splashback behind hob		■	■	■	-
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design		■	■	■	■
	Oven	Zanussi single oven		■	-	-	-
		Dual Zanussi single oven - stacked in tall housing unit		-	■	-	-
		Dual Zanussi single oven - side by side		-	-	■	-
Gas hob	Zanussi 60cm gas hob		■	■	■	■	
Cooker hood	90cm stainless steel traditional chimney hood		■	■	■	-	
	90cm island extractor hood		-	-	-	■	
Integrated fridge/freezer	Zanussi 50/50 fridge freezer		■	■	■	■	

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserves the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

■ Available as standard  
▲ Available as an upgrade  
- Not available

**WE KNOW THE DIFFERENCE  
IS IN THE DETAIL. ON EVERY LEVEL.**

**BUILD QUALITY  
WITH NO  
COMPARISON.**

		THE TWEED	THE ESK	THE NESS	THE CLYDE	THE NITH	THE NEVIS
<b>BATHROOM AND SANITARYWARE</b>	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	■	■	■	■	■
	Bath	Bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	■	■	■	■	■
	Wall tiles to bathroom and en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■
	Showering cubicle to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	-	-	■	■	■
<b>HEATING</b>	Central heating	Full gas central heating (combi boiler with mains pressure)	■	■	■	■	■
	Radiators	Thermostatically controlled radiator valves	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom and en-suite	■	■	■	■	■
<b>ELECTRICAL</b>	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■
	TV point	TV point to selected locations	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■
<b>EXTERNAL WORKS</b>	Fencing and gates	1.8m high timber fence or wall with timber gate. Please refer to site layout	■	■	■	■	■
	Front garden	Turf to front and side garden (plot specific, speak to Sales Executives for more information)	■	■	■	■	■
	Outside tap	To be fitted on rear elevation of property, tap to be fitted in agreed location in accordance with working drawings and insulated accordingly	■	■	■	■	■
	Garages	Power and light to all integral and detached garages	-	■	■	■	■
	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-	■	■	■	■
	Paving	Buff textured concrete paving	■	■	■	■	■
	Driveway	Block paved driveway	■	■	■	■	■
	Doorbell	Bell push with transformer	■	■	■	■	■

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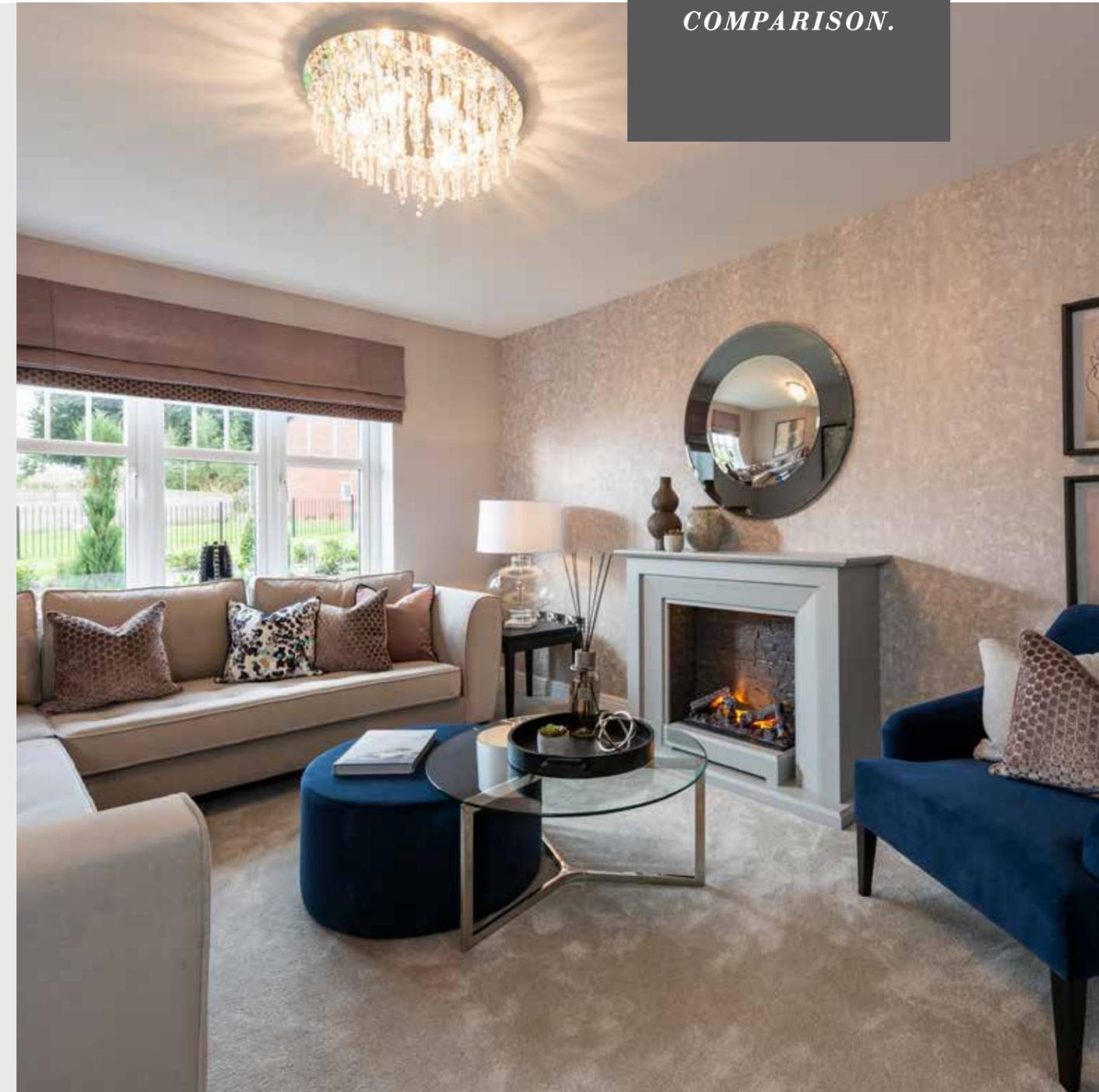


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**OUR HOMES AT  
THE SUMMERPARK**

*FROM THEIR UNIQUE CHARACTER AND BEAUTY  
TO THE SPACE WE LEAVE BETWEEN EACH ONE,  
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.*

- |  |   |  |  |
|--|---|--|--|
|  | <b>THE NEVIS</b><br>5-bedroom detached house<br><i>Integral double garage</i> |  | <b>THE NESS</b><br>4-bedroom detached house<br><i>Integral single garage</i> |
|  | <b>THE NITH</b><br>4-bedroom detached house<br><i>Integral single garage</i>  |  | <b>THE ESK</b><br>3-bedroom detached house<br><i>Integral single garage</i>  |
|  | <b>THE CLYDE</b><br>4-bedroom detached house<br><i>Single detached garage</i> |  | <b>THE TWEED</b><br>3-bedroom semi-detached house<br><i>Driveway parking</i> |

Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.





## THE NEVIS

5-bedroom detached house with integral double garage  
Total floor area: 1795 sq ft



### GROUND FLOOR

Lounge:	4913 x 3952	[16'-2" x 13'-0"]
Kitchen/family room:	5047 x 4583	[16'-7" x 15'-1"]
Dining/family room:	2847 x 3056	[9'-4" x 10'-0"]

### FIRST FLOOR

Master bedroom:	4001 x 4228	[13'-2" x 13'-11"]
Bedroom 2:	2892 x 3976	[9'-6" x 13'-1"]
Bedroom 3:	5047 x 3809	[16'-7" x 12'-6"]
Bedroom 4:	2794 x 3996	[9'-2" x 13'-1"]
Bedroom 5:	2763 x 2754	[9'-1" x 9'-1"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information.



## THE NITH

4-bedroom detached house with integral single garage  
Total floor area: 1563 sq ft



### GROUND FLOOR

Lounge:	3360 x 4262	[11'-0" x 14'-0"]
Kitchen:	3150 x 3286	[10'-4" x 10'-9"]
Dining:	2573 x 4507	[8'-5" x 14'-10"]
Family room:	2812 x 3286	[9'-3" x 10'-9"]

### FIRST FLOOR

Master bedroom:	4352 x 5593	[14'-3" x 18'-4"]
Bedroom 2:	3357 x 3849	[11'-0" x 12'-8"]
Bedroom 3:	3789 x 2649	[12'-5" x 8'-8"]
Bedroom 4:	2909 x 3995	[9'-7" x 13'-1"]

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## THE CLYDE

4-bedroom detached house with single detached garage  
Total floor area: 1418 sq ft



## THE NESS

4-bedroom detached house with integral single garage  
Total floor area: 1403 sq ft



### GROUND FLOOR

Lounge:	4253 x 4722	[14'-0" x 15'-6"]
Kitchen:	3100 x 3209	[10'-2" x 10'-6"]
Dining/family room:	6157 x 3301	[20'-3" x 10'-10"]

### FIRST FLOOR

Master bedroom:	3883 x 3922	[12'-9" x 12'-11"]
Bedroom 2:	3144 x 3676	[10'-4" x 12'-1"]
Bedroom 3:	3757 x 2500	[12'-4" x 8'-2"]
Bedroom 4:	3108 x 2746	[10'-2" x 9'-0"]

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### GROUND FLOOR

Lounge:	3585 x 4529	[11'-9" x 14'-10"]
Kitchen:	3248 x 3926	[10'-8" x 12'-11"]
Dining/family room:	4388 x 2888	[14'-5" x 9'-6"]

### FIRST FLOOR

Master bedroom:	3462 x 4573	[11'-4" x 15'-0"]
Bedroom 2:	2785 x 4237	[9'-2" x 13'-11"]
Bedroom 3:	2803 x 4098	[9'-2" x 13'-5"]
Bedroom 4:	2472 x 2989	[8'-1" x 9'-10"]

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## THE ESK

3-bedroom detached house with integral single garage  
Total floor area: 1067 sq ft



### GROUND FLOOR

Lounge: 3039 x 4735 [10'-0" x 15'-7"]  
Kitchen/dining: 4148 x 3650 [13'-7" x 12'-0"]



### FIRST FLOOR

Master bedroom: 3039 x 5501 [10'-0" x 18'-1"]  
Bedroom 2: 2913 x 3670 [9'-7" x 12'-1"]  
Bedroom 3: 2837 x 3427 [9'-4" x 11'-3"]

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## THE TWEED

3-bedroom semi-detached house with driveway parking  
Total floor area: 956 sq ft



### GROUND FLOOR

Lounge: 3085 x 4166 [10'-2" x 13'-8"]  
Kitchen/dining: 2518 x 3713 [8'-3" x 12'-2"]  
Family area: 2700 x 2700 [8'-10" x 8'-10"]



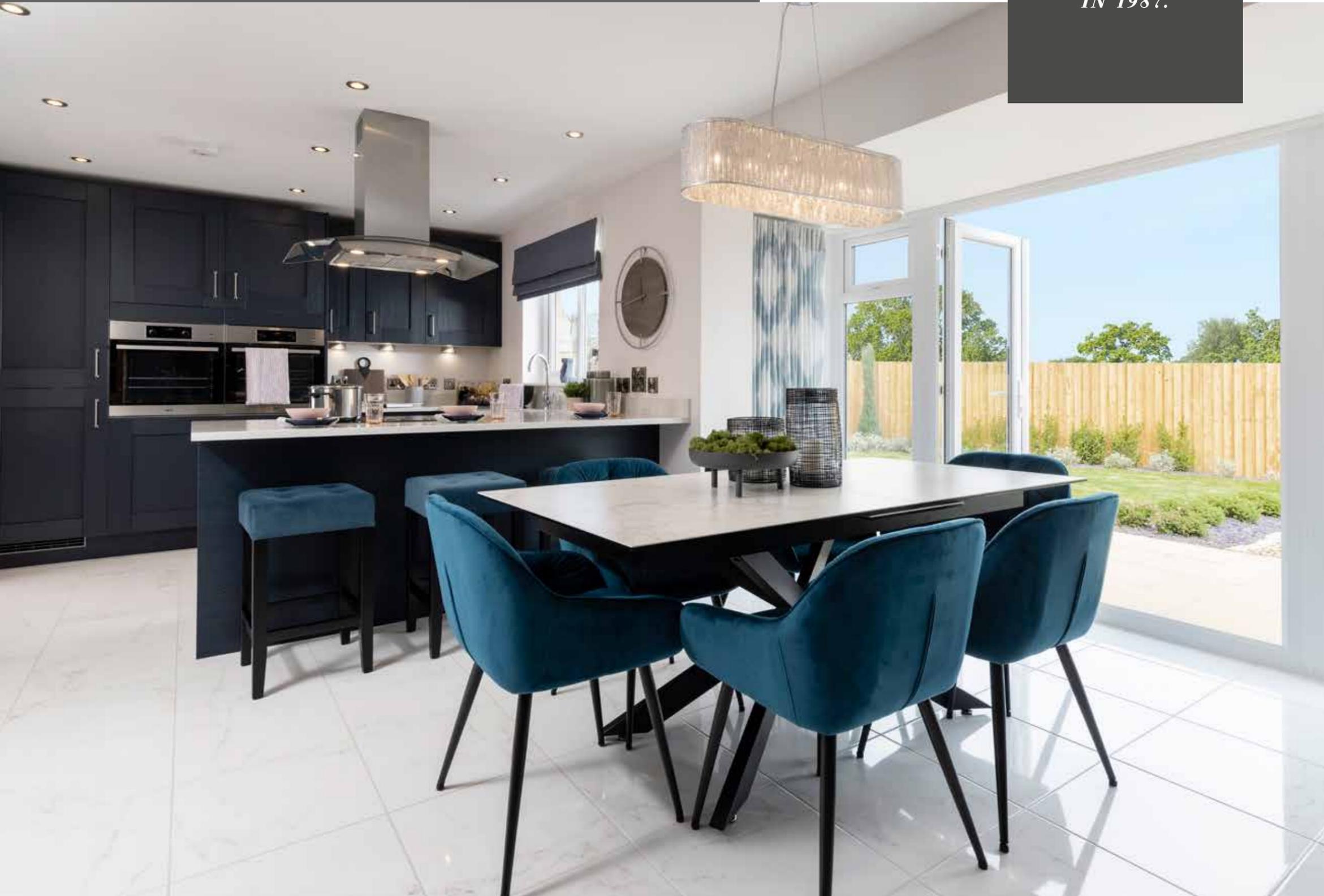
### FIRST FLOOR

Master bedroom: 2997 x 3563 [9'-10" x 11'-8"]  
Bedroom 2: 2738 x 3376 [9'-0" x 11'-1"]  
Bedroom 3: 2392 x 2243 [7'-10" x 7'-4"]

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*STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, NORTH EAST AND SOUTHERN SCOTLAND.*

**FOUNDED  
IN 1987.**



As a privately-owned business, our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right' and our exceptional quality and attention to detail runs through everything we do.

Fred Story



*PRIDE IN  
EVERYTHING  
WE DO.*

***WE ARE PASSIONATE ABOUT BUILDING HOMES  
THAT WE ARE PROUD TO PUT OUR NAME TO.***

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

**TAKING CARE OF YOU**

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

**GOING THE EXTRA MILE**

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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.consumercodeforhomebuilders.co.uk](http://www.consumercodeforhomebuilders.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)





**PUTTING  
SUMMERPARK  
ON THE MAP.**

*STAYING CLOSE BY, OR EXPLORING FURTHER.  
YOU CAN EASILY EXPERIENCE EVERYTHING  
THE AREA HAS TO OFFER.*

**ATTRACTIONS**

Dumfries & County Golf Club	0.9 miles
Gracefield Arts Centre	1.4 miles
Robert Burns House	1.8 miles
Robert Burns Centre Film Theatre	2.2 miles
Mabie Farm Park	6.1 miles

**SCHOOLS**

Dumfries High School	1.0 miles
Noblehill Primary School	1.3 miles
Dumfries Academy	1.5 miles
Loreburn Primary School	1.9 miles
St Michael's Primary School	2.2 miles

**TRAVEL**

A75	1.2 miles
A701	1.2 miles
A780	1.6 miles
A756	1.8 miles
A711	2.3 miles
A76	2.4 miles
A709	2.7 miles
A780	3.4 miles

**DIRECTIONS**

**Travelling north on the M6 (M)** – follow the M6 (M) until you reach junction 22, exit at junction 22, take the A75 exit to south west Scotland/Dumfries/Stranraer/Gretna/B7076, at the roundabout, take the 2nd exit and stay on the A75 at the next roundabout, take the 1st exit onto Edinburgh road/A701 then take the first left onto Marchfields road, then turn left onto Summerpark Road, then follow Summerpark Road until you reach your destination Summerpark.

**Travelling south on the A74 (M)** – follow the M74 (M) until you reach junction 15, exit at junction 15 and take the A701 exit to Dumfries/Beattock/Moffat/Selkirk/A708, at the roundabout take the 3rd exit onto the A701, follow the A701 until you reach the Tinwald Downs Roundabout, take the 2nd exit and stay on the A701, at the next roundabout take the 2nd exit onto Edinburgh Road/A701 then take the first left onto Marchfields road, then turn left onto Summerpark Road, then follow Summerpark Road until you reach your destination Summerpark.

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Floor plans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. HG/0619

# *SUMMERPARK*

DUMFRIES, DG1 3TP

01387 800813

[Summer.Park@storyhomes.co.uk](mailto:Summer.Park@storyhomes.co.uk)

[STORYHOMES.CO.UK](http://STORYHOMES.CO.UK)

