



THE WOODLANDS

SHOTLEY BRIDGE, DH8 0UA



THE STORY DIFFERENCE

The Woodlands perfectly demonstrates Story Homes' exceptional attention to detail, both in building in places where people want to live and creating homes you are proud to call your own. Careful consideration has been given to the diverse range of house types, which have been designed to meet the needs of modern living, while blending perfectly into the local area. We have ensured that there is plenty of green open space too.

These new homes take aspirational living to the next level, offering even more in terms of specification with beautifully crafted kitchens and worktops, French doors leading to paved patios, sleek bathrooms and en-suites and landscaped gardens. Renowned for our street scenes, The Woodlands doesn't disappoint, with a mix of stone, brick and render used to give each home its individual personality.

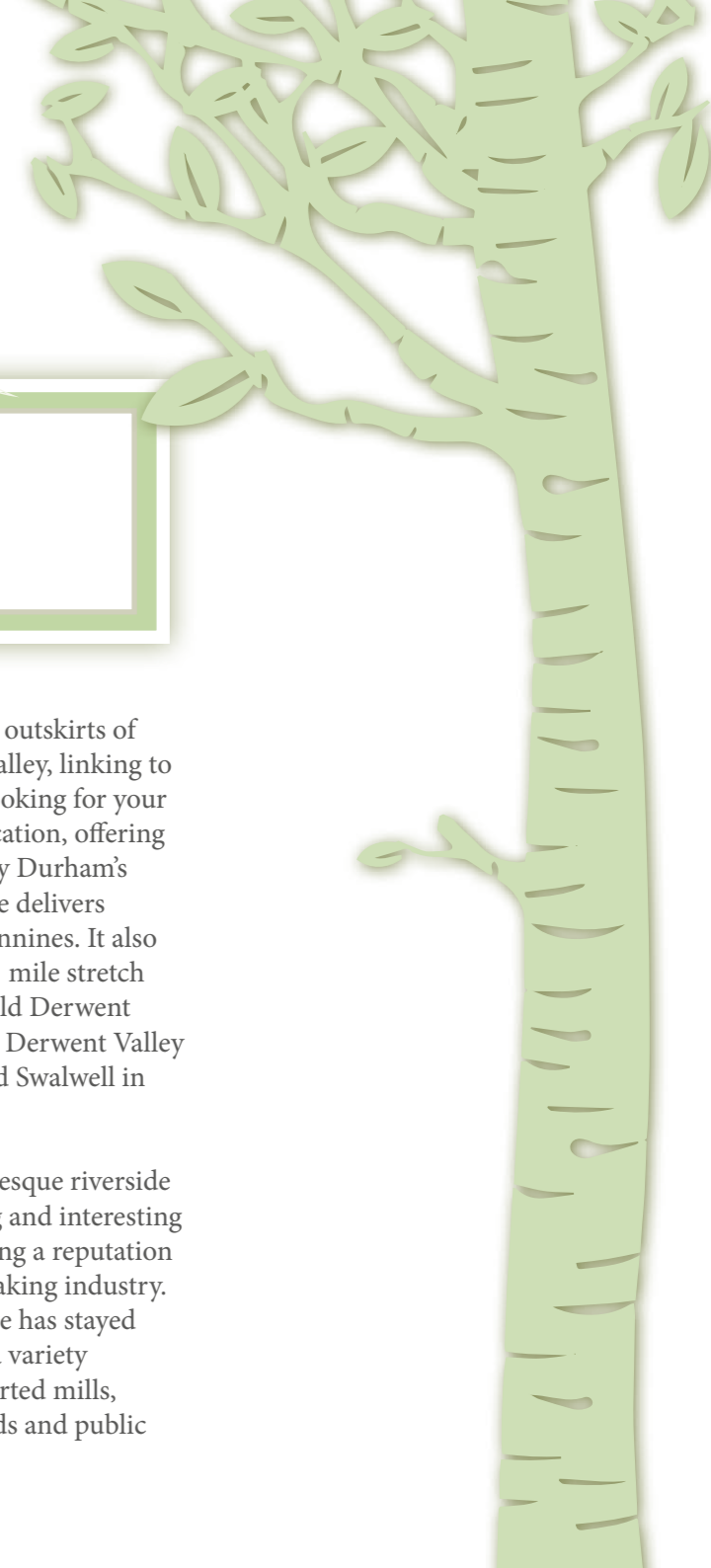




IDYLLIC LOCATION

The Woodlands is located on the outskirts of Shotley Bridge in the Derwent Valley, linking to the town of Consett. If you are looking for your dream home, this is an idyllic location, offering breathtaking views across County Durham's beautiful Derwent Valley. The site delivers scenery as far as the northern Pennines. It also neighbours Derwent Walk, an 11 mile stretch of public footway, taking in the old Derwent Valley Railway and following the Derwent Valley between Consett in the south and Swalwell in the north.

As well as the scenery and picturesque riverside setting, Shotley Bridge has a long and interesting history to be explored, once having a reputation as the heart of Britain's sword-making industry. Although it is growing, the village has stayed true to its rural roots and offers a variety of Gothic architecture and converted mills, alongside a good network of roads and public transport.





FANTASTIC LIFESTYLE

While The Woodlands offers an element of rural living, commuting times to some of the major towns and cities in the North East are minimal. Hexham, Newcastle, Sunderland and Durham are all within easy reach. In less than 30 minutes you could be in the bustling centre of Newcastle, and it takes just 25 minutes to reach the A1.

Owning a home at The Woodlands offers the chance to have a fantastic lifestyle too. There is easy access to the existing network of footpaths and cycle ways in the Derwent Walk Country Park, boasting woodland, wetland, meadows and riverside.





EXCELLENT LOCAL SERVICES

As well as the rural living aspect in Shotley Bridge, the area offers local amenities including two pubs, a thriving Italian restaurant, boutique shops and a beauty salon. A doctors' surgery and dental practice are both close by too.

The play park and picnic area at Allensford Park are ideal for summer days out with the family. Shotley Bridge offers a good range of schools including; Shotley Bridge Primary School which is rated Outstanding by Ofstead. There is a local high school and college in nearby Consett.

Consett has undergone extensive regeneration since the closure of the steel works in 1980 and it has a number of restaurants, shops, supermarkets, and a new Academy school.

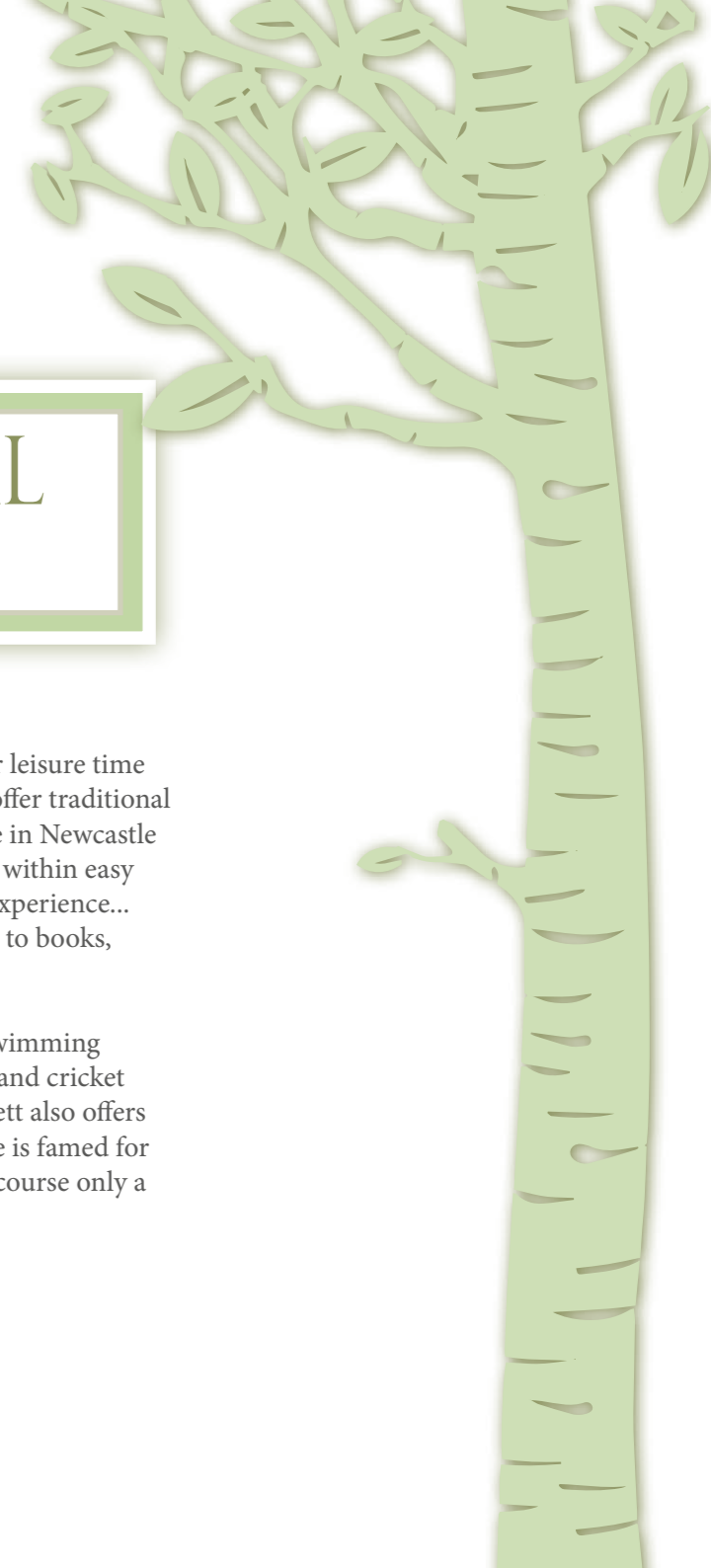




FANTASTIC LOCAL FACILITIES

For those who want to spend their leisure time shopping, Durham and Hexham offer traditional stores. Alternatively, Eldon Square in Newcastle and Gateshead's Metro Centre are within easy reach. Both offer a full shopping experience... from clothes, shoes and cosmetics to books, DVDs and gadgets.

For the sport and leisure lovers, swimming baths, a sports centre, tennis club and cricket club are all on the doorstep. Consett also offers golf, football and rugby. Newcastle is famed for horse racing with its popular racecourse only a 30 minute drive away.





AWARD WINNING HOUSE BUILDER

Story Homes is renowned for creating outstanding new homes, built to exacting standards and in desirable locations, always led by the concepts of design, sustainability (The Woodlands meets level four of the code for sustainable homes), community and regeneration.

For the third year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey. The score is the highest possible result, with Story Homes scoring higher than many of our competitors.

Customer satisfaction has always been a key strength for Story Homes; In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction.

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





ENVIRONMENTALLY FRIENDLY

Buying a new home is a long term investment and properties at The Woodlands are rated as 'Lifetime Homes,' meaning that they are adaptable to changing needs. Whether you are a young couple, family or retired home-owner, your property will offer enough flexibility to change with your requirements in the future.

By incorporating 16 special design features, as well as environmentally friendly credentials, The Woodlands has been awarded level four status in the Code for Sustainable Homes. The highest levels of sound proofing, photovoltaic roof panels to generate electricity and exceptionally thermally efficient build materials, reducing energy bills, are just some of the features you can look forward to in your new home. Recycling bins, water butts, drying areas and cycle storage provision also help continue the sustainability of The Woodlands.

The Woodlands also complies with 'Secure by Design', a national Police initiative focussing on crime prevention of homes and premises by using security standards.



With a new home, you'll be doing your best for the environment as it is greener and more economical to run than an older property, uses less energy and produces significantly lower CO2 emissions too.*

Lower running costs include:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- 100% of homes fitted with energy efficient 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 94% 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.

SOURCE: NHBC Foundation and Zero Carbon Hub





CAREFULLY DESIGNED

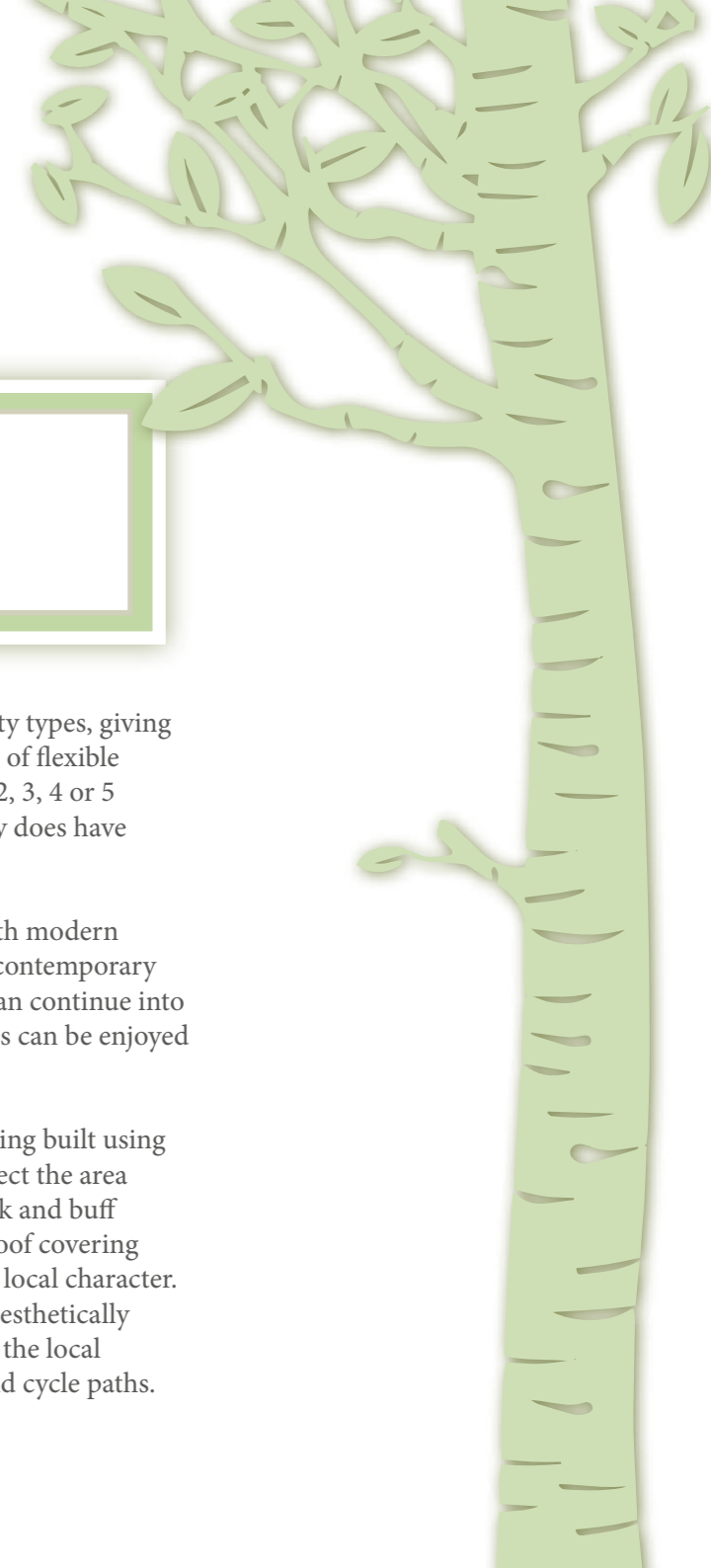


The Woodlands offers 12 property types, giving you as much as 1,905 square feet of flexible living space. Whether you want 2, 3, 4 or 5 bedrooms, The Woodlands really does have something for everyone.

Combining practical features with modern design, fully fitted kitchens and contemporary bathrooms, living space which can continue into outdoor garden space, our homes can be enjoyed by the whole family.



Homes at The Woodlands are being built using designs and materials which reflect the area and its history. High quality brick and buff stone, as well as mid-grey slate roof covering ensure that the homes retain the local character. Landscaping and paving create aesthetically pleasing street scenes, linking to the local network of countryside walks and cycle paths.





SO MUCH INCLUDED

Here are just a few things we include as standard at The Woodlands. You may find that other house builders charge for them as 'extras':

- 'A' rated AEG/Electrolux integrated kitchen appliances including:
 - dishwasher
 - stainless steel oven
 - chimney hood
 - fridge/freezer
 - stainless steel hob
- Fire / fire surround
- Stained oak effect staircase
- Extensive tiling to bathrooms
- French doors to patio
- Paved 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)
- Photovoltaics (solar roof panels)
- Safe storage for cycles
- Burglar alarm.

The above specification relates to the majority of plots and are dependant on housetype design. Please check individual plot specification with Sales Executive.





BUILT WITH YOU IN MIND

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 Executives can put you in touch with Mortgage Advisers and even assist you in choosing your kitchen and 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 as efficiently as possible, within set time scales, using skilled tradesmen and our own Customer Care technicians.





CREATING COMMUNITIES



At Story Homes we've been building award-winning homes for nearly 30 years, throughout Cumbria, the North East, Lancashire and Scotland

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 Executives 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.



DEVELOPMENT LAYOUT

KEY TO HOUSE TYPES

	The Slaley 5 Bedroom Detached House Large Integral Garage		The Wallington 3 Bedroom Detached House Driveway Parking or Detached Single Garage
	The Wynyard 4 Bedroom Detached House Integral Single Garage		The Rockcliffe 3 Bedroom Semi Detached House Driveway Parking or Allocated Parking
	The Otterburn 4 Bedroom Detached House Integral Single Garage		The Linden 3 Bedroom Semi Detached House Driveway Parking
	The Matfen 4 Bedroom Detached House Single Detached Garage		The Gibside 3 Bedroom Semi Detached or Linked House Driveway Parking or Courtyard Parking
	The Belsay 4 Bedroom Detached House Integral Single Garage	AFFORDABLE HOMES	
	The Doxford 4 Bedroom Detached House Integral Single Garage		
			The Beamish 4 Bedroom Semi Detached House Driveway Parking
			The Lumley 2 Bedroom Semi Detached House Driveway Parking or Courtyard Parking

Story Homes reserve the right to amend and update the specification or 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 Executives on site. Images shown are representative of Story Homes' developments.



SLALEY

5-BED DETACHED WITH LARGE INTEGRAL GARAGE

Approximate square footage: 1,905 sq ft



GROUND FLOOR DIMENSIONS:

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 2231 [8'-6" x 7'-4"]
 Utility: 3326 x 1604 [10'-11" x 5'-3"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4393 x 5118 [14'-5" x 16'-10"]
 Bedroom 2: 3429 x 3484 [11'-3" x 11'-5"]
 Bedroom 3: 2516 x 3915 [8'-3" x 12'-10"]
 Bedroom 4: 2516 x 3915 [8'-3" x 12'-10"]
 Bedroom 5: 3417 x 2881 [11'-3" x 9'-6"]

WYNYARD

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate square footage: 1,551 sq ft



GROUND FLOOR DIMENSIONS:

Lounge / Dining: 4055 x 9318 [13'-2" x 30'-3"]
 Kitchen / Breakfast: 6690 x 3031 [21'-9" x 9'-10"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 5931 [10'-4" x 19'-3"]
 Bedroom 2: 4055 x 2958 [13'-2" x 9'-7"]
 Bedroom 3: 4016 x 3273 [13'-1" x 10'-8"]
 Bedroom 4: 2694 x 2921 [8'-9" x 9'-6"]

OTTERBURN

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate square footage: 1,390 sq ft



GROUND FLOOR DIMENSIONS:

Lounge / Dining: 3855 x 7880 [12'-6" x 25'-7"]
 Kitchen / Breakfast: 6080 x 3315 [19'-9" x 10'-9"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3830 x 3378 [12'-5" x 11'-0"]
 Bedroom 2: 3248 x 3053 [10'-7" x 9'-11"]
 Bedroom 3: 3054 x 3025 [9'-11" x 9'-10"]
 Bedroom 4: 2730 x 3859 [8'-10" x 12'-7"]

MATFEN

4-BED DETACHED WITH DETACHED SINGLE GARAGE

Approximate square footage: 1,343 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3715 x 6740 [12'-1" x 21'-11"]
 Kitchen / Dining: 3485 x 6740 [11'-4" x 21'-11"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3331 x 3623 [10'-10" x 11'-9"]
 Bedroom 2: 3715 x 2995 [12'-1" x 9'-9"]
 Bedroom 3: 2839 x 2969 [9'-3" x 9'-8"]
 Bedroom 4: 3324 x 2342 [10'-10" x 7'-7"]

BELSAY

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate square footage: 1,236 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3240 x 5290 [10'-6" x 17'-2"]
 Kitchen / Dining: 6127 x 2875 [19'-11" x 9'-4"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3077 x 3987 [10'-0" x 12'-11"]
 Bedroom 2: 2710 x 4301 [8'-10" x 14'-0"]
 Bedroom 3: 3077 x 3553 [10'-0" x 11'-7"]
 Bedroom 4: 2323 x 3237 [7'-7" x 10'-6"]

DOXFORD

4-BED DETACHED WITH SINGLE INTEGRAL GARAGE

Approximate square footage: 1,234 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3258 x 5027 [10'-7" x 16'-4"]
 Kitchen / Dining: 7093 x 2963 [23'-1" x 9'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3409 x 4073 [11'-1" x 13'-3"]
 Bedroom 2: 2540 x 4080 [8'-3" x 13'-3"]
 Bedroom 3: 2533 x 3917 [8'-3" x 12'-9"]
 Bedroom 4: 2233 x 4145 [7'-3" x 13'-6"]

WALLINGTON

3-BED DETACHED WITH SINGLE DETACHED GARAGE OR DRIVEWAY PARKING

Approximate square footage: 1,203 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 4280 x 3813 [13'-11" x 12'-5"]
 Kitchen / Dining: 3113 x 7318 [10'-1" x 23'-9"]
 Study: 2160 x 1823 [7'-0" x 5'-11"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3148 x 4988 [10'-3" x 16'-3"]
 Bedroom 2: 3132 x 3536 [10'-2" x 11'-6"]
 Bedroom 3: 2159 x 3667 [7'-0" x 11'-11"]

ROCKCLIFFE

3-BED SEMI-DETACHED / TERRACE WITH DRIVEWAY PARKING

Approximate square footage: 1,078 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3942 x 4802 [12'-10" x 15'-7"]
 Kitchen / Dining: 5517 x 2785 [17'-11" x 9'-1"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3942 x 3261 [12'-10" x 10'-7"]
 Bedroom 2: 2721 x 3441 [8'-10" x 11'-2"]
 Bedroom 3: 2681 x 3112 [8'-9" x 10'-1"]

LINDEN

3-BED SEMI-DETACHED WITH DRIVEWAY PARKING

Approximate square footage: 1,016 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3006 x 5743 [9'-9" x 18'-8"]
Kitchen / Dining: 2773 x 5743 [9'-0" x 18'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 3038 x 3793 [9'-11" x 12'-4"]
Bedroom 2: 2667 x 3313 [8'-8" x 10'-9"]
Bedroom 3: 2667 x 2315 [8'-8" x 7'-6"]

Please see Sales Executive for variation on house type details

GIBSIDE

3-BED TERRACE WITH DRIVEWAY PARKING

Approximate square footage: 918 sq ft



GROUND FLOOR DIMENSIONS:

Lounge: 3599 x 4870 [11'-8" x 15'-10"]
Kitchen / Dining: 3267 x 3903 [10'-7" x 12'-8"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 4714 x 2879 [15'-4" x 9'-4"]
Bedroom 2: 2395 x 3443 [7'-9" x 11'-2"]
Bedroom 3: 2199 x 2980 [7'-2" x 9'-8"]

LUMLEY

2-BED SEMI-DETACHED WITH DRIVEWAY PARKING

Approximate square footage: 882 sq ft

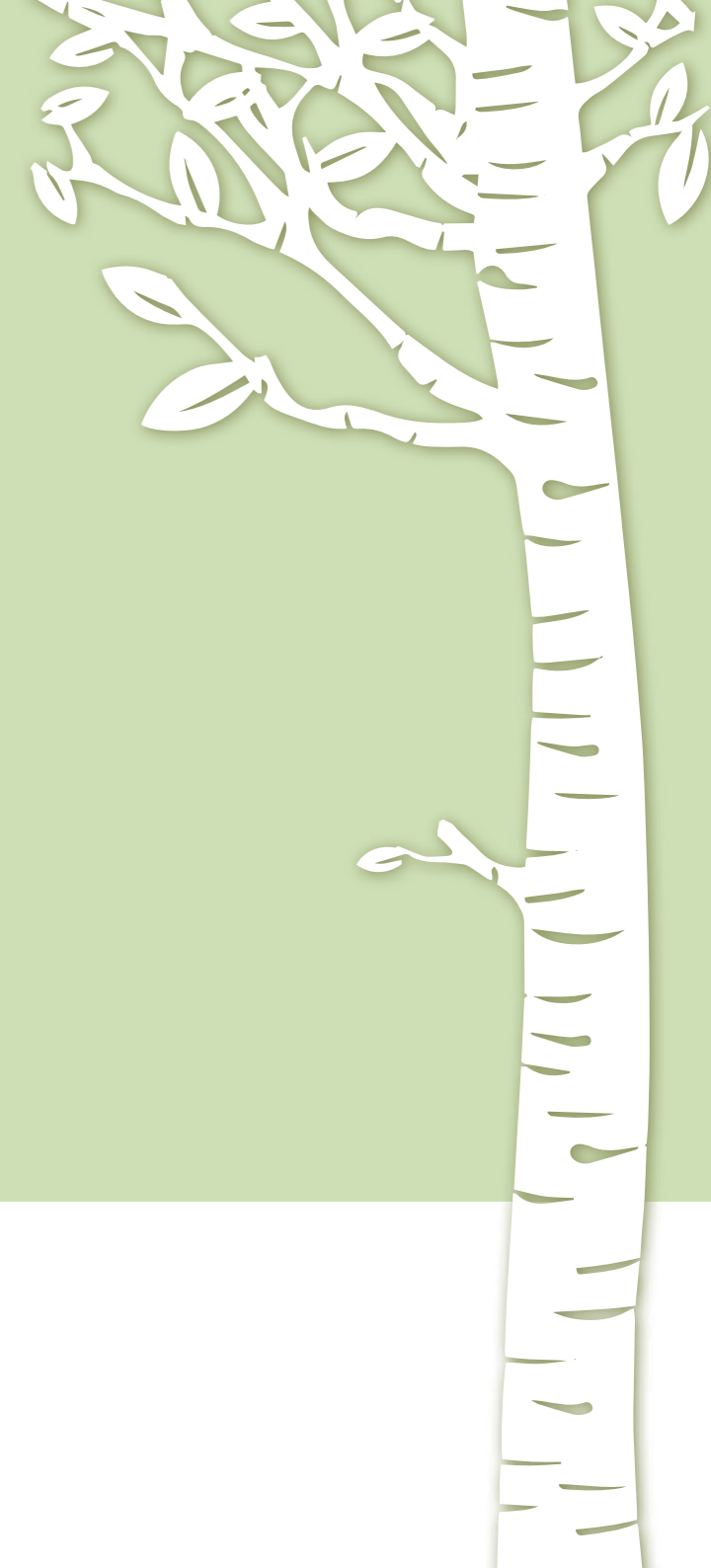


GROUND FLOOR DIMENSIONS:

Lounge / Dining: 5045 x 4833 [16'-5" x 15'-8"]
Kitchen: 2435 x 3045 [7'-11" x 9'-11"]

FIRST FLOOR DIMENSIONS:

Master Bedroom: 5045 x 2929 [16'-5" x 9'-6"]
Bedroom 2: 5045 x 2450 [16'-5" x 8'-0"]





Picture shows : The Woodlands - Phase 1

HOW TO FIND US

DH8 0UA







To find out more:

TEL: 01207 507784

EMAIL: thewoodlands@storyhomes.co.uk

WEB: storyhomes.co.uk

CONTACT STORY HOMES:

Panther House, Asama Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YL
Tel: 0191 226 7260

Story Homes. Registration number 2275441.

Registered Office: Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL.

Registered in England and Wales.



StoryHomesNorthEast



@storyhomes



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