

THE  
RIDINGS

CARLISLE



WELCOME



THE  
RIDINGS  
CARLISLE



*Story Homes are pleased to release the second phase of The Ridings; a superb collection of 3 and 4 bedroom homes on the outskirts of the city, in a sought after area and close to Carlisle racecourse.*

PERFECT FOR  
LEISURE TIME



THE  
RIDINGS  
CARLISLE



The Ridings sits on the south eastern fringe of Carlisle, close enough to the city centre for all your needs, yet far enough away to offer the quieter lifestyle of a small town.

If you're looking for some relaxing leisure time, Hammond's Pond is close to The Ridings development and is a great place to visit. Families, dog walkers and lovers of the outdoors can spend many an hour at Hammond's Pond enjoying the peace and quiet or enjoying themselves on the boating lake, play park, football pitches, all weather ball court or the miniature railway. With free parking and a café too, whole days can be spent relaxing here alone, or with friends and family.

There are a good mix of local shops close to the development including butchers, bakers, convenience stores, a post office and a few independent traders too. The area also has two gymnasiums, one of which has a swimming pool and sauna.



Perhaps the area's biggest draw is the nearby racecourse, just a stone's throw from The Ridings, and providing inspiration for the development name itself. As well as creating scenic views, the racecourse provides entertainment for the whole family all year round. From family fun days to car boot sales, ladies day and regular live entertainment from national and international pop acts, the racecourse is the perfect day or night out.

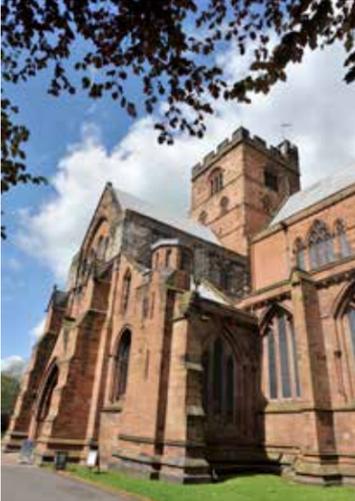
# PERFECT FOR A DAY AT THE RACES



PERFECT FOR FAMILIES

# THE RIDINGS

CARLISLE



The Ridings is just a few miles from the M6 motorway north and south, providing quick access to the A69, A6 and the A595. The area is also well serviced by buses to both the city centre and beyond Carlisle to some of the smaller local villages. The city centre itself is about two miles away, as are many of the area's best attractions and days out.

The area offers a wide range of nursery's, primary and secondary schools. These range from urban schools to smaller out of town schools in quiet and rural locations not far from the city itself. You will also find Carlisle College and the University of Cumbria within Carlisle, offering further and higher education opportunities for older children. For further details about educational options please visit: [www.carlisle.gov.uk](http://www.carlisle.gov.uk)

# PERFECTLY LOCATED

This superb development offers something for everyone, boasting a stylish mix of 3 and 4-bedroom homes. Our thoughtfully designed exteriors incorporate attractively finished brick and render, which help to create the stunning street scenes for which Story Homes is renowned. And the inside of our properties won't leave you disappointed either with a high specification as standard and generously proportioned rooms; our attention to design and detail never fails to impress.

You can be assured that our attention to detail isn't just reserved for the homes we build. We start by choosing locations where people want to live and areas which offer good local facilities and transport routes. And with every Story Home you'll have the peace of mind of a 10-year warranty, the first two years of which are covered by our in-house award winning Customer Services team.

We don't just build houses, we build communities.



# A PERFECT SPECIFICATION



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

- Paved patio
- French doors to patio
- Turfed gardens to front and rear
- 1.8 metre fence or wall 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 gas hob
- Extensive tiling to bathrooms
- Burglar alarm
- Contemporary staircase with oak newel posts and handrail

Please ask a Sales Executive for further details of what's included.

\*Majority of plots



## PERFECTLY SUSTAINABLE

Renowned for quality and high specification, we 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. 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 of our properties are

built with energy efficiency in mind which gives lower running costs, saving up to £1,410 pa on a 4-bed detached new build property<sup>^</sup>.

As well as being sustainable our homes allow owners to analyse their energy consumption. Each home has a smart meter, and together with efficient water use appliances, thermally efficient building materials and an air tight design, the overall energy demands of the house are reduced.

<sup>^</sup>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

## 5 STAR CUSTOMER CARE

For the fifth year running Story Homes has secured a top '5 Star' rating in the house-building industry's annual customer satisfaction survey with Story Homes scoring higher than many of our competitors.

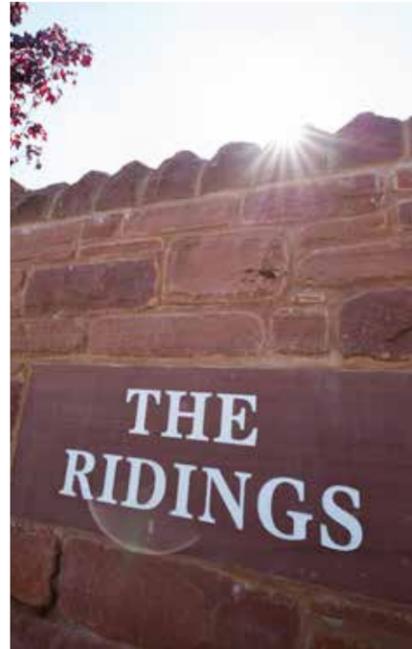
A 5 Star rating is judged upon results from customers - the results confirmed that our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.

Customer satisfaction has always been a key strength for Story Homes and we regularly receive fantastic feedback from our customers

which we review and use to help us make continuous improvements to our homes and our after sales service. We are proud that this has been recognised by the national house building industry and highlights that we continue to offer our customers the highest level of customer service.

In a separate independent customer survey by 'In-house', Story Homes attracted both an outstanding and a gold award for customer satisfaction, revealing that 96% of our buyers would recommend us to a friend\*.

\*SOURCE In-House Independent Customer Survey



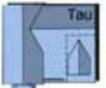
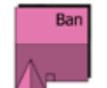
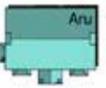
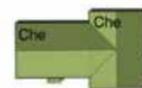
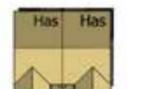
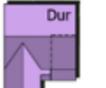
# BEAUTIFUL EXTERIORS



# DEVELOPMENT LAYOUT (PHASE 3)



# HOUSE TYPES

- |  |  |  |  |
|--|--|--|--|
|   | <b>Taunton</b><br>4 Bedroom Detached House<br>Integral Single Garage           |   | <b>Banbury</b><br>3 Detached Dormer Bungalow<br>Driveway Parking               |
|   | <b>Arundel</b><br>4 Bedroom Detached House<br>Single Detached Garage           |   | <b>Chester</b><br>3 Bedroom Semi Detached House<br>Driveway Parking            |
|   | <b>Warwick</b><br>4 Bedroom Detached House<br>Integral Single Garage           |   | <b>Hastings</b><br>3 Bedroom Semi-Detached House<br>Driveway Parking           |
|   | <b>Durham</b><br>4 Bedroom Detached House<br>Single Integral Garage            |   | <b>Kingston</b><br>3 Bedroom Semi-detached House / Terrace<br>Driveway Parking |
|   | <b>Hereford</b><br>4 Bedroom Semi-Detached House / Terrace<br>Driveway Parking | <b>AFFORDABLE HOMES</b>  |  |
|  | <b>Poplar</b><br>4 Bedroom Detached House<br>Single Integral Garage            |  | <b>York</b><br>3 Bedroom Semi-Detached House / Terrace<br>Driveway Parking     |



Images shown are for illustrative purposes only. Although Story Homes has made every effort to ensure accuracy of information contained in this brochure, we reserve the right to amend and update the specification or layout without prior notification. The information contained herein is for guidance only and its accuracy is not guaranteed. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Fireplaces (where shown) are not included in our usual specification. Please consult our Sales Executive with regards to specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely.

# THE TAUNTON



4 Bedroom Detached  
with Integral Garage  
Approximate square footage: 1,597 sq ft

## GROUND FLOOR DIMENSIONS

Lounge:  
4055 x 5670 [13'-4" x 18'-7"]  
Kitchen / Dining:  
8239 x 3635 [27'-1" x 11'-11"]  
Utility:  
1776 x 3220 [5'-10" x 10'-7"]

## FIRST FLOOR DIMENSIONS

Master Bedroom:  
3190 x 6080 [10'-6" x 20'-0"]  
Bedroom 2:  
4055 x 3134 [13'-4" x 10'-3"]  
Bedroom 3:  
3978 x 3205 [13'-1" x 10'-6"]  
Bedroom 4:  
2733 x 3751 [9'-0" x 12'-4"]



# THE ARUNDEL



4 Bedroom Detached (3 bay shown)  
with Detached Garage  
Approximate square footage: 1,429 sq ft

## GROUND FLOOR DIMENSIONS

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 DIMENSIONS

Master Bedroom:  
3334 x 4010 [10'-11" x 13'-2"]  
Bedroom 2:  
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 Integral Garage  
Approximate square footage: 1,400 sq ft

## GROUND FLOOR DIMENSIONS

Lounge:  
3830 x 4920 [12'-7" x 16'-2"]  
Kitchen / Breakfast:  
6265 x 3655 [20'-7" x 12'-0"]  
Dining:  
3190 x 2845 [10'-6" x 9'-4"]

## FIRST FLOOR DIMENSIONS

Master Bedroom:  
3830 x 3509 [12'-7" x 11'-6"]  
Bedroom 2:  
3627 x 2948 [11'-11" x 9'-8"]  
Bedroom 3:  
3183 x 2948 [10'-5" x 9'-8"]  
Bedroom 4:  
2740 x 3933 [9'-0" x 12'-11"]



# THE DURHAM



4 Bedroom Detached  
with Integral Garage  
Approximate square footage: 1,367 sq ft

## GROUND FLOOR DIMENSIONS

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

## FIRST FLOOR DIMENSIONS

Master Bedroom:  
4101 x 4901 [13'-6" x 16'-1"]  
Bedroom 2:  
3439 x 3721 [11'-4" x 12'-3"]  
Bedroom 3:  
2839 x 4157 [9'-4" x 13'-8"]  
Bedroom 4:  
2491 x 3085 [8'-2" x 10'-2"]



# THE HEREFORD



4 Bedroom Semi Detached (2 ½ storey)  
with Driveway Parking / Courtyard Parking  
Approximate square footage: 1,292 sq ft

### GROUND FLOOR DIMENSIONS

Lounge:

4775 x 5238 [15'-8" x 17'-2"]

Kitchen / Dining:

2580 x 5417 [8'-6" x 17'-9"]

### FIRST FLOOR DIMENSIONS

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'-9" x 10'-4"]

### SECOND FLOOR DIMENSIONS

Master Bedroom:

3692 x 7199 [12'-1" x 23'-8"]



# THE POPLAR



4 Bedroom Detached  
with Integral Garage  
Approximate square footage: 1,111 sq ft

### GROUND FLOOR DIMENSIONS

Lounge:

4361 x 3780 [14'-4" x 12'-5"]

Kitchen:

3043 x 3015 [10'-0" x 9'-11"]

Dining:

2507 x 2478 [8'-3" x 8'-2"]

### FIRST FLOOR DIMENSIONS

Master Bedroom:

3340 x 3563 [11'-0" x 11'-8"]

Bedroom 2:

3413 x 3228 [11'-2" x 10'-7"]

Bedroom 3:

3340 x 3860 [11'-0" x 9'-5"]

Bedroom 4:

3413 x 1970 [11'-2" x 6'-6"]



# THE BANBURY



3 Bedroom Detached Dormer Bungalow with Driveway Parking  
Approximate square footage: 1,076 sq ft

## GROUND FLOOR DIMENSIONS

Lounge:  
4515 x 4038 [14'-10" x 13'-3"]

Kitchen:  
2930 x 3876 [9'-7" x 12'-9"]

## FIRST FLOOR DIMENSIONS

Master Bedroom:  
3603 x 4412 [11'-10" x 14'-6"]

Bedroom 2:  
3138 x 3042 [10'-4" x 10'-0"]

Bedroom 3:  
3268 x 2739 [10'-9" x 9'-0"]



# THE CHESTER



3 Bedroom Semi-Detached with Driveway Parking  
Approximate square footage: 1,031 sq ft

## GROUND FLOOR DIMENSIONS

Lounge:  
3028 x 5742 [9'-11" x 18'-10"]

Kitchen / Dining:  
2715 x 5743 [8'-11" x 18'-10"]

Utility:  
2175 x 1220 [7'-2" x 4'-0"]

## FIRST FLOOR DIMENSIONS

Master Bedroom:  
2750 x 4437 [9'-0" x 14'-7"]

Bedroom 2:  
3174 x 3014 [10'-5" x 9'-11"]

Bedroom 3:  
3174 x 2614 [10'-5" x 8'-7"]



# THE HASTINGS



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

### GROUND FLOOR DIMENSIONS

Lounge:

3492 x 4792 [11'-6" x 15'-9"]

Kitchen / Dining:

5068 x 2785 [16'-8" x 9'-2"]

### FIRST FLOOR DIMENSIONS

Master Bedroom:

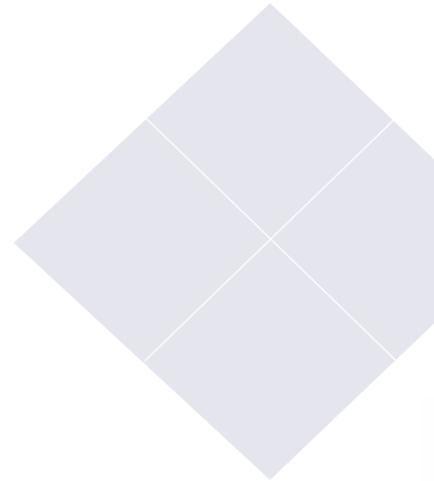
3752 x 3261 [12'-4" x 10'-8"]

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 / Terrace  
with Driveway Parking  
Approximate square footage: 846 sq ft

### GROUND FLOOR DIMENSIONS

Lounge:

4775 x 3633 [15'-8" x 11'-11"]

Kitchen / Dining:

2581 x 4885 [8'-6" x 16'-0"]

### FIRST FLOOR DIMENSIONS

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"]



# THE YORK



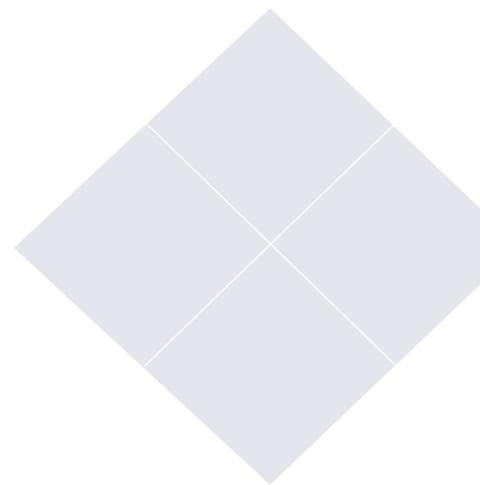
3 Bedroom Semi Detached / Terrace  
with Driveway Parking  
Approximate square footage: 805 sq ft

### GROUND FLOOR DIMENSIONS

Lounge:  
3707 x 4878 [12'-2" x 16'-0"]  
Kitchen / Dining:  
4707 x 2628 [15'-5" x 8'-8"]

### FIRST FLOOR DIMENSIONS

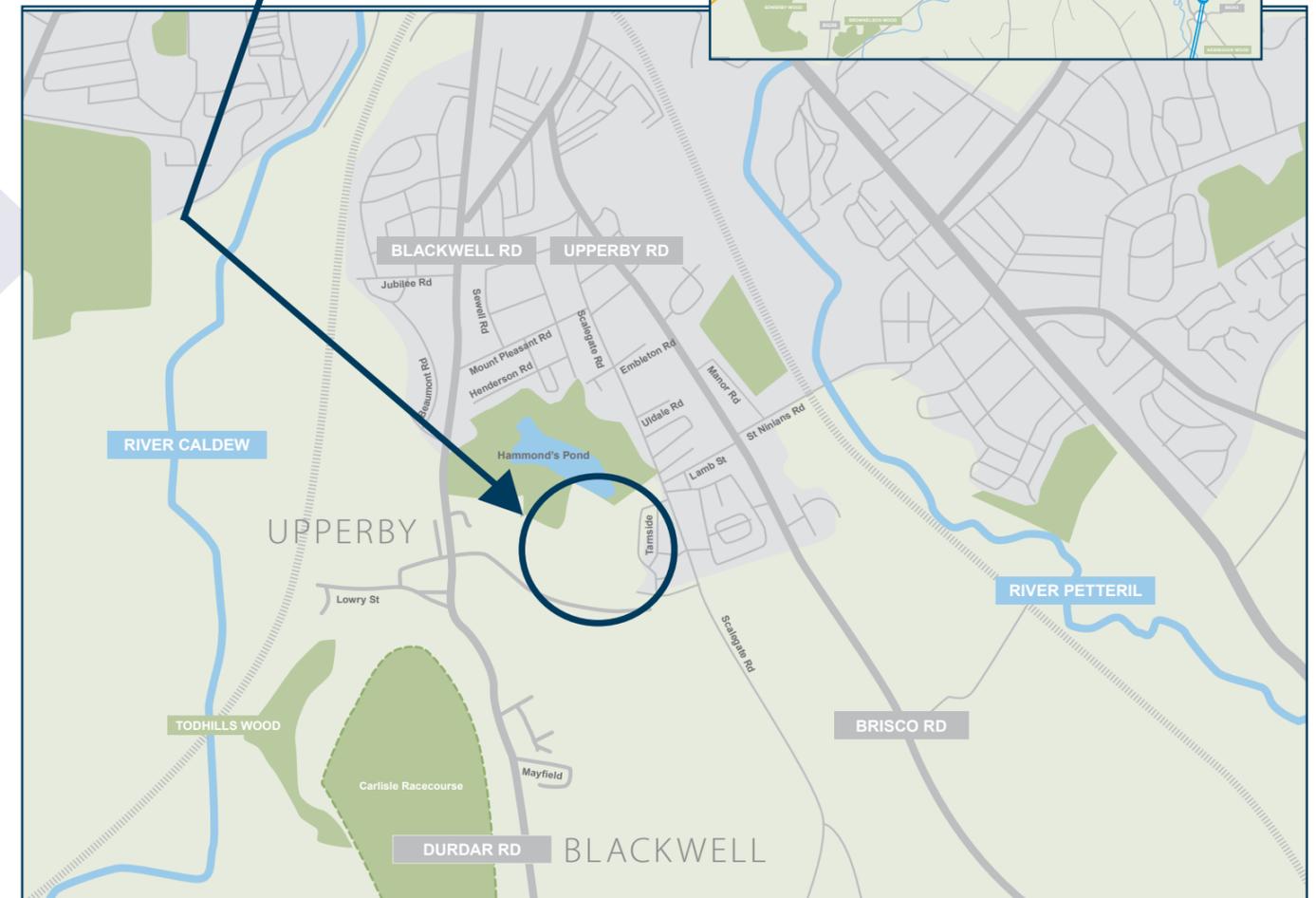
Master Bedroom:  
2588 x 4090 [8'-6" x 13'-5"]  
Bedroom 2:  
2588 x 3450 [8'-6" x 11'-4"]  
Bedroom 3:  
2005 x 2509 [6'-7" x 8'-3"]



# THE RIDINGS

CARLISLE

WE ARE HERE  
CA2 4QW

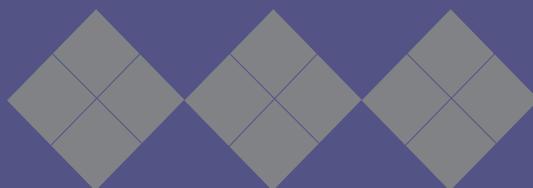




**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

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.com](http://www.consumercodeforhomebuilders.com)



## CONTACT US

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