

# *Waterside*

COTTAM





*Welcome to*

LUXURY  
WATERSIDE  
LIVING

Waterside offers a superb choice of houses and apartments in a beautiful setting with some offering lovely views over the canal.



Waterside 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.

A mix of stone, brick and render have been used here to give each home its individual personality, while blending perfectly into the local area. All in all these homes offer superb spaces and generous accommodation for families to grow, and are an ideal choice for those who are looking for a stylishly appointed new home in the sought after Cottam area.



Properties at Waterside exhibit enhanced energy ratings through the use of thermally efficient build materials which, together with inset photovoltaic roof panels (included throughout as standard at no extra cost), provide electricity generation to off-set usage and benefit from national feed in tariffs; combine to give you reduced energy bills. As well as using less energy, these properties produce significantly lower CO2 emissions too\*.

\*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 p.a.  
SOURCE: NHBC Foundation and Zero Carbon Hub)

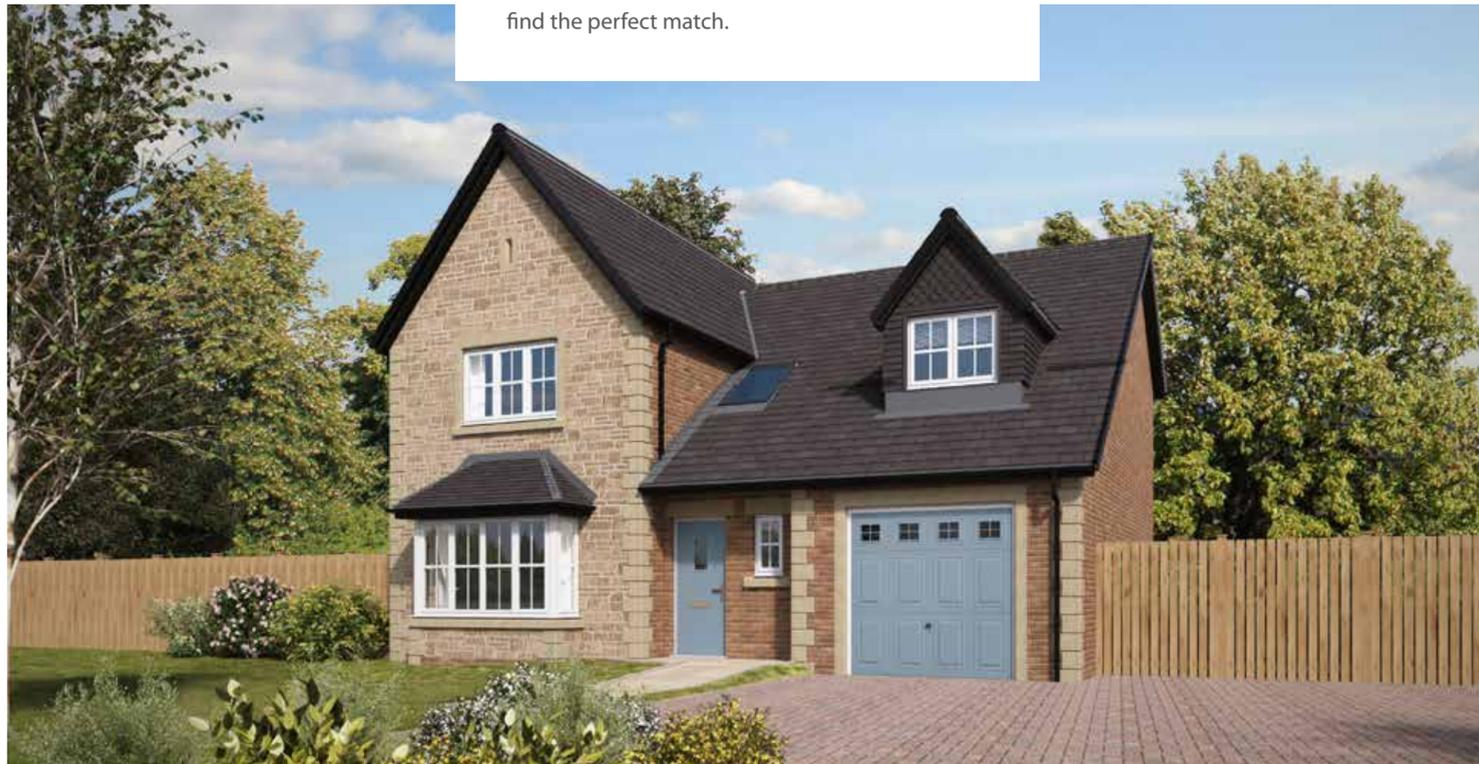
## STORY HOMES

# Waterside



For nearly 30 years Story Homes has been building sought after homes in desirable locations. Our reputation for quality and excellence has seen our business being welcomed into new regions where our quality and exceptional specification has impressed many customers.

As a leading house builder, we are able to offer buyers an unrivalled choice of property types - at Waterside this includes a varied choice of stunning designs and layouts. From stylish apartments to traditional family homes; you'll find the perfect match.



Images show Mayfair (top left), Greenwich (top right), Taunton (bottom)

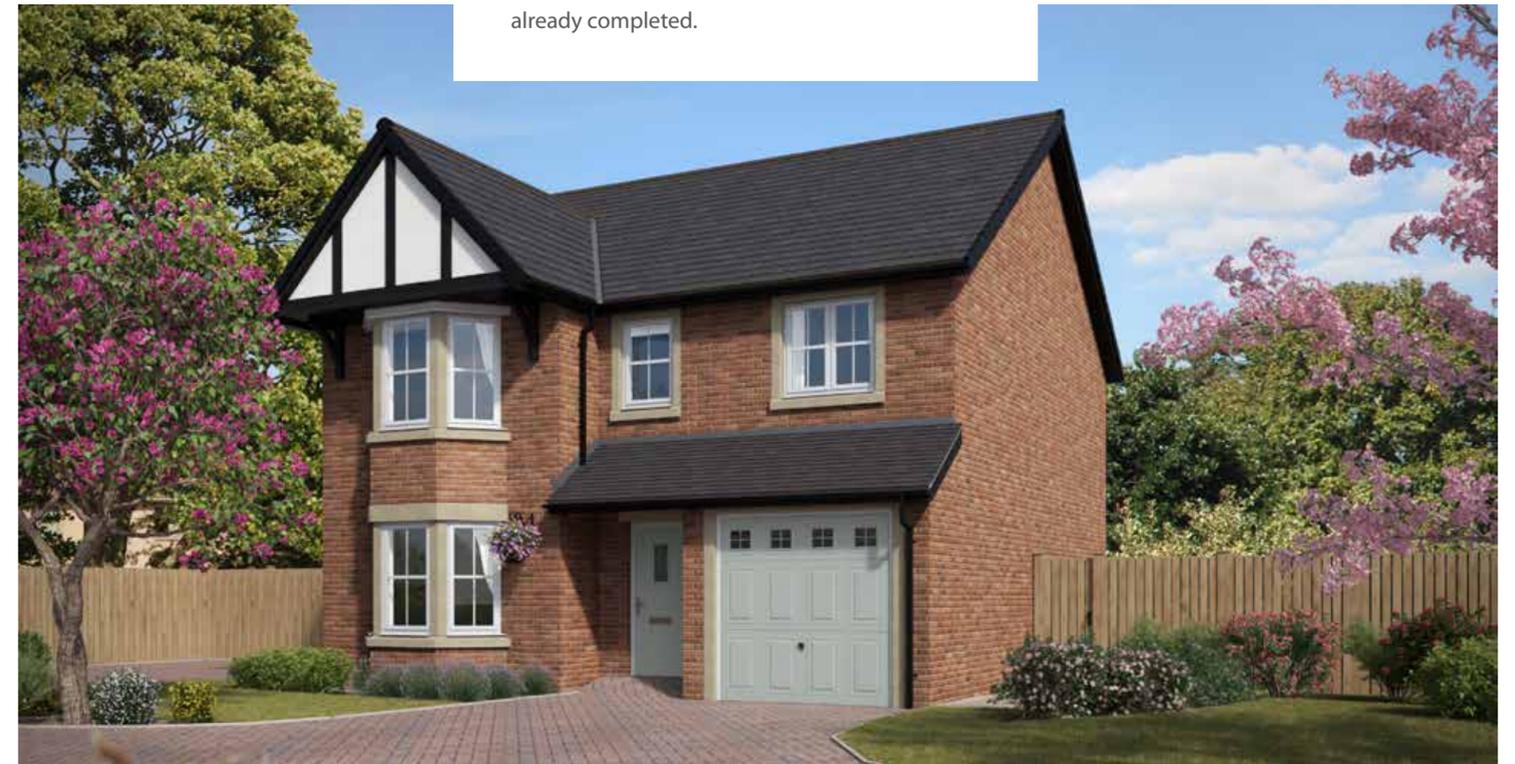
## STORY HOMES

# Waterside



Our homes and developments are not just for today; we are committed to enhancing neighbourhoods through excellence in design and high specification, and as a sustainably responsible business. Quality is at the heart of everything we do and this continues right through to our after sales and customer care.

We seek to build communities where people can live, work and relax both now and for years to come. We are proud that we achieve this community spirit on developments we have already completed.



Images show Balmoral (top left), Durham (top right), Boston (bottom)

# A RELAXED PACE OF LIFE

Our Waterside development perfectly compliments the tranquility and peacefulness of this setting.

Located on the edge of Cottam, these stunning properties are located close to the picturesque canal and offer easy access to Preston and Manchester and the M6 and M55 motorways.

This stunning setting is home to a quiet community and is conveniently close to local amenities, idyllic countryside, good schools, and excellent road and rail connections to the north west and beyond.





A PICTURESQUE  
SETTING

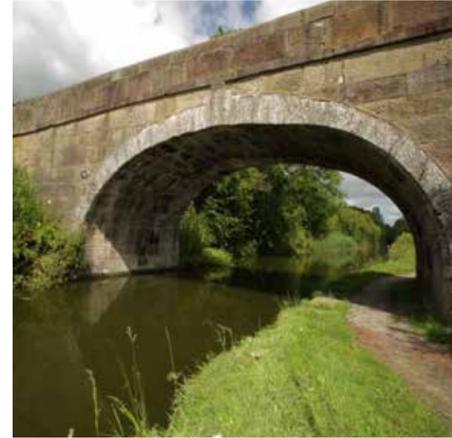
## CULTURE AND LEISURE

# Waterside



Whatever you want to see or do it's all within a stones throw of Waterside.

The Preston Guild Wheel is a 21 mile Greenway that encircles the city of Preston, linking the city to the countryside and bringing the benefits of a beautiful outdoor space to the city perimeter. The route takes you alongside the gently meandering River Ribble, past ancient woodland, historic city centre parks, Brockholes Nature Reserve and one of the major highlights includes travelling through Cottam and the beautiful canal area.



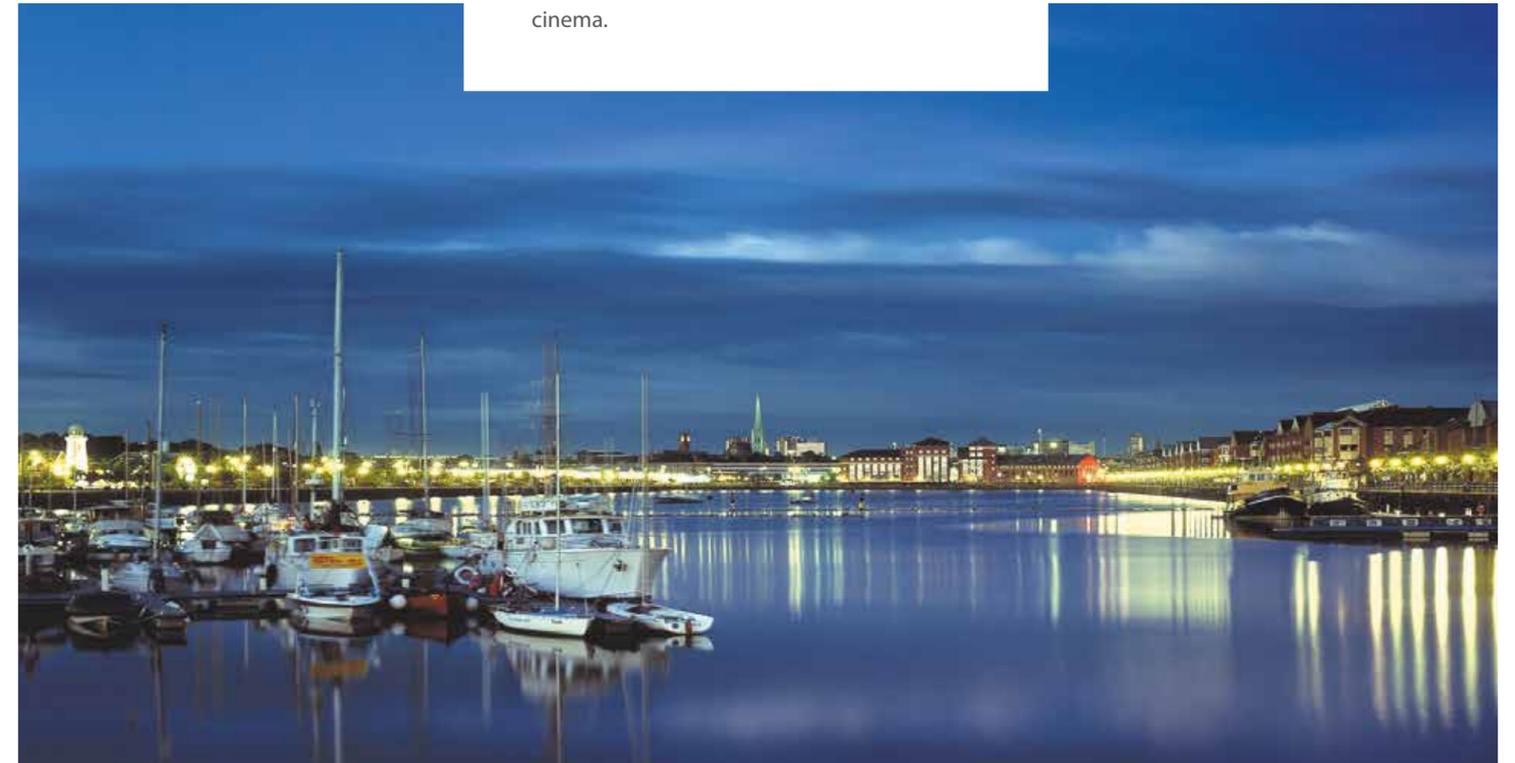
## WITHIN A STONES THROW

# Waterside



Nearby Preston offers everything one would expect from a major city with supermarkets and high street stores, including the most well known department stores and independent boutique shops.

Preston's city centre boasts a fantastic array of restaurants and cafes, and a variety of arts and cultural attractions are all easily accessible as the area has excellent transport links. The city also has a lovely marina (shown below) complete with its own shops, eateries and cinema.



## EDUCATION

# Waterside



The area offers a strong selection of local nursery and primary schools to prepare children for their next stage of education. There are then several options for secondary schools.

For those who want go onto further education, the University of Central Lancashire (UCLan) was listed in the top 3.8% of all worldwide universities in 2015 by the Centre for World University Rankings, having previously become the first UK modern university to appear in the World University Rankings in 2010.



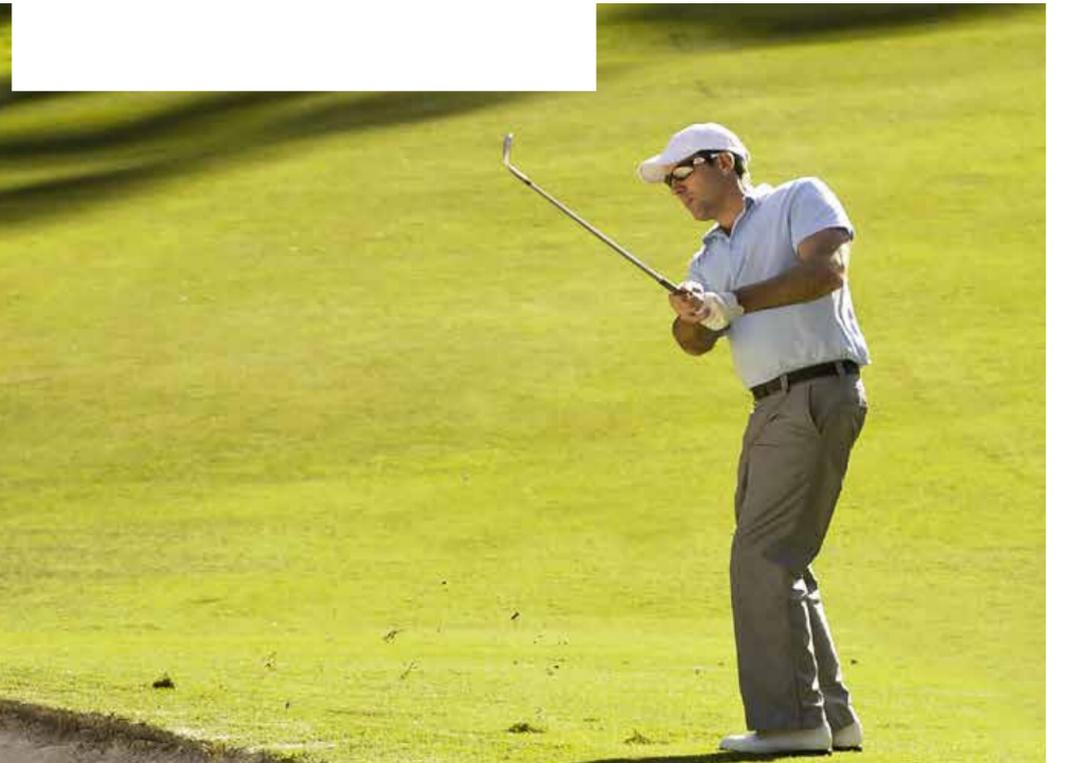
## SPORT AND LEISURE

# Waterside



Cottam offers the perfect hub for both leisure and sports enthusiasts with a host of options and activities right on the doorstep.

The UCLan Sports Arena is a multi-sports venue and caters for a wide range of outdoor sports such as football, rugby, athletics, hockey, tennis, a fitness suite and much more. The area is also home to a host of golf courses including Preston Golf Club which is set in 120 acres of stunning, tranquil parkland to the north side of Preston.



## SUPERIOR HOMES

# Waterside



We realise that it's not just about individual properties; it's about how the development works as a whole. We take time to design our developments and how they are laid out to provide attractive and aspirational street scenes, which are also safe.

We put a great deal of thought into how our homes will flow, to ensure that they are enjoyable to live in. Our interior layouts are light and airy with French doors opening out onto patios and turfed gardens to bring the outside in and, at the same time, fill our homes with natural light.



## HIGH SPECIFICATION

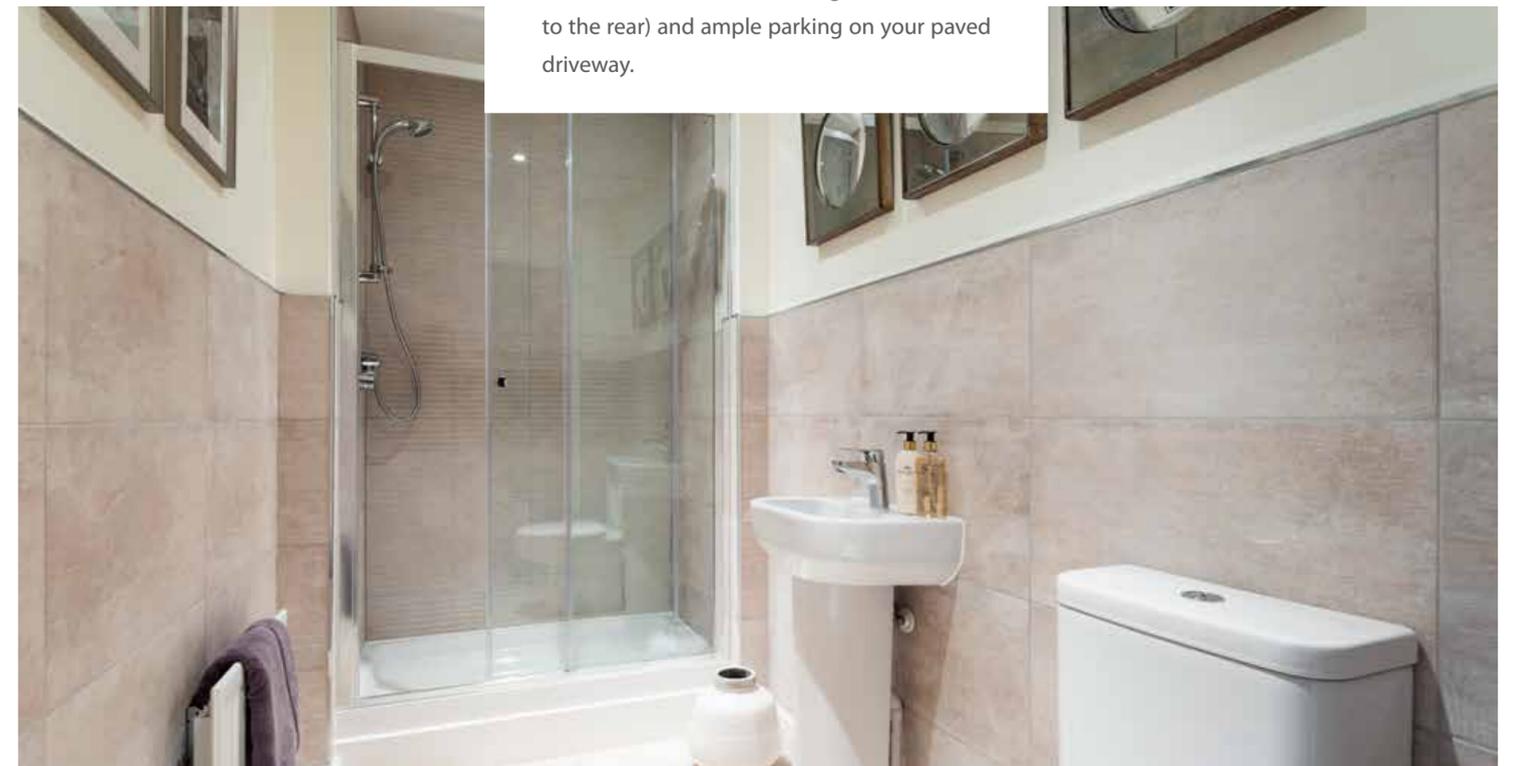
# Waterside



Our elegant bathrooms and ensuites boast sleek retreats in which to relax or energise depending on your mood. Most properties have an ensuite bathroom attached to the master bedroom and provide a peaceful sanctuary to escape to at the end of a busy day.

Equal attention has been given to practicality with plenty of tv, phone and electrical sockets and PIR sensor lights too.

We also ensure that your outdoor space is catered for too with turfed gardens (fenced to the rear) and ample parking on your paved driveway.



# STYLISH KITCHENS

At Waterside all of our homes enjoy a quality, high specification standard and craftsmanship and finishing is of paramount importance to Story Homes.

Our kitchens are complemented by a range of 'A' rated integrated kitchen appliances including stainless steel gas hob, extractor hood, dishwasher, stainless steel oven and fridge/freezer. We offer a stylish collection of contemporary and traditional designs and colour options to create your perfect kitchen. A choice of worktops complete your stylish and individual kitchen.



## HAPPY BUYERS

# Waterside



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.

A 5 Star rating is judged upon results from customers, revealing that 96% of our buyers are satisfied with the overall quality of their home and would recommend Story Homes to a friend.



## CUSTOMER SERVICE

# Waterside



Customer service 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.



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

# SUSTAINABLE CREDENTIALS

As a company Story Homes is committed to reducing energy, water and waste in the homes we build, on our construction sites and in our offices; green living and sustainable developments are always high on our agenda.

As well as being sustainable, our homes will save you money and you'll be helping the environment as a new build property is greener and more economical to run than an older property as it uses less energy and produces significantly lower CO2 emissions.

Each home at Waterside is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving appliances, thermally efficient building materials and an air tight design, the overall energy demands of our houses are reduced - in fact a new home could save you up to £1,312 per year.\*

The benefits of a new home could include lower running costs:

- '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.

\*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 p.a.  
SOURCE: NHBC Foundation and Zero Carbon Hub)





# Development Layout



# House Types



**The Mayfair**  
5 Bedroom Detached House  
Large Integral Garage



**The Balmoral**  
4 Bedroom Detached House  
Integral Single Garage



**The Taunton**  
4 Bedroom Detached House  
Integral Single Garage



**The Arundel**  
4 Bedroom Detached House  
Single Detached Garage



**The Warwick**  
4 Bedroom Detached House  
Integral Single Garage



**The Boston**  
4 Bedroom Detached House  
Integral Single Garage



**The Durham**  
4 Bedroom Detached House  
Integral Single Garage



**The Hereford**  
4 Bedroom Semi-Detached Townhouse  
Driveway Parking



**The Greenwich**  
4 Bedroom Detached House  
Integral Single Garage



**The Wellington**  
4 Bedroom Detached House  
Integral Single Garage



**The Guildford**  
3 Bedroom Semi-Detached House  
Driveway Parking



**The Chester**  
3 Bedroom Semi-Detached or Detached House  
Single Detached Garage or Driveway Parking



**The Hastings**  
3 Bedroom Semi-Detached House  
Driveway Parking



**The Kingston**  
3 Bedroom Semi-Detached  
Driveway Parking

## AFFORDABLE HOMES



**The York**  
3 Bedroom Semi-Detached or Linked House  
Driveway Parking or Courtyard Parking



**The Hawthorn**  
2 Bedroom Semi-Detached or Linked House  
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. 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.

# Mayfair



## 5 Bedroom 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:	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"]



Dimensions/images are for illustrative purposes only.

# Balmoral



## 4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,724 sq ft

### GROUND FLOOR DIMENSIONS:

Lounge:	3987 x 5165 [13'-1" x 16'-11"]
Kitchen / Breakfast:	5993 x 3042 [19'-8" x 10'-0"]
Dining:	3267 x 3828 [10'-9" x 12'-7"]

### FIRST FLOOR DIMENSIONS:

Master Bedroom:	4989 x 3610 [16'-5" x 11'-10"]
Bedroom 2:	4990 x 3610 [16'-5" x 11'-10"]
Bedroom 3:	4325 x 3754 [14'-2" x 12'-4"]
Bedroom 4:	3302 x 4041 [10'-10" x 13'-3"]



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# Taunton



## 4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,592 sq ft

### GROUND FLOOR DIMENSIONS:

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 DIMENSIONS:

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"]



## 4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,429 sq ft (2 bay windows) - 1,440 sq ft (3 bay windows)

### 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"]
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"]

# Arundel



floor plan shows layout with 3 bay windows

# Warwick



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,402 sq ft

**GROUND FLOOR DIMENSIONS:**

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 DIMENSIONS:**

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"]



Dimensions/images are for illustrative purposes only.

# Boston



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,351 sq ft

**GROUND FLOOR DIMENSIONS:**

Lounge: 3380 x 5794 [11'-1" x 19'-0"]  
 Kitchen / Dining: 6565 x 3240 [21'-7" x 10'-8"]  
 Utility: 1650 x 3240 [5'-5" x 10'-8"]

**FIRST FLOOR DIMENSIONS:**

Master Bedroom: 3380 x 2592 [11'-1" x 17'-5"]  
 Bedroom 2: 2514 x 4461 [8'-3" x 14'-8"]  
 Bedroom 3: 3626 x 3079 [11'-11" x 10'-1"]  
 Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]



Dimensions/images are for illustrative purposes only.

# Durham



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,334 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: 3605 x 4901 [11'-10" x 16'-1"]  
 Bedroom 2: 2770 x 3780 [9'-1" x 12'-5"]  
 Bedroom 3: 2667 x 3535 [8'-9" x 11'-7"]  
 Bedroom 4: 2069 x 3085 [6'-9" x 10'-2"]



Dimensions/images are for illustrative purposes only.

# Hereford



4 Bedroom Semi Detached Townhouse with Driveway Parking

Approximate square footage: 1,288 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 6525 [12'-1" x 21'-5"]



Dimensions/images are for illustrative purposes only.

# Greenwich



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,261 sq ft

**GROUND FLOOR DIMENSIONS:**

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 DIMENSIONS:**

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"]



Dimensions/images are for illustrative purposes only.

# Wellington



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,238 sq ft

**GROUND FLOOR DIMENSIONS:**

Lounge:	3255 x 5315 [10'-8" x 17'-5"]
Kitchen / Dining:	6415 x 2875 [21'-1" x 9'-5"]
Utility:	1658 x 2875 [5'-5" x 9'-5"]

**FIRST FLOOR DIMENSIONS:**

Master Bedroom:	3077 x 3945 [10'-1" x 12'-11"]
Bedroom 2:	2830 x 3867 [9'-3" x 12'-8"]
Bedroom 3:	3077 x 3595 [10'-1" x 11'-10"]
Bedroom 4:	2607 x 3673 [8'-7" x 12'-1"]



Dimensions/images are for illustrative purposes only.

# Guildford



3 Bedroom Semi Detached Townhouse with Driveway Parking

Approximate square footage: 1,164 sq ft

**GROUND FLOOR DIMENSIONS:**

Kitchen / Family / Dining: 4494 x 7880 [14'-9" x 25'-10"]

**FIRST FLOOR DIMENSIONS:**

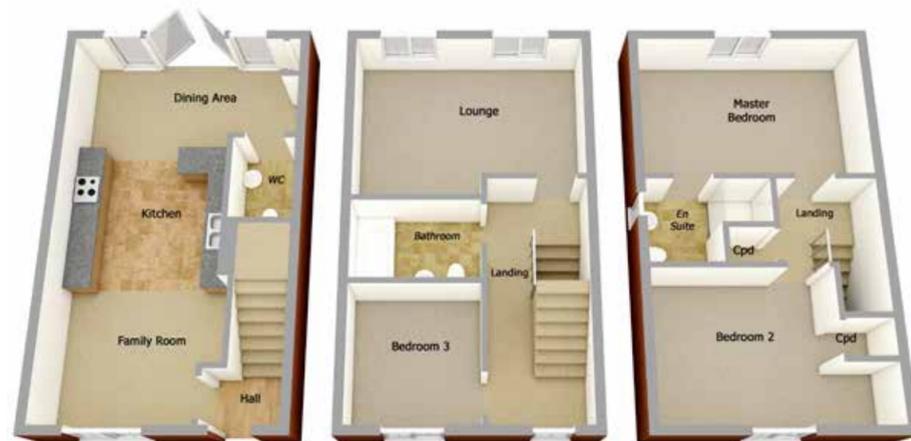
Lounge: 4494 x 3430 [14'-9" x 11'-3"]

Bedroom 3: 2357 x 2520 [7'-9" x 8'-3"]

**SECOND FLOOR DIMENSIONS:**

Master Bedroom: 4494 x 2951 [14'-9" x 9'-8"]

Bedroom 2: 4494 x 2965 [14'-9" x 9'-9"]



Dimensions/images are for illustrative purposes only.

# Chester



3 Bedroom Detached / Semi Detached with Single Detached Garage / 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 4450 [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"]



*detached version shown*

Dimensions/images are for illustrative purposes only.

# 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"]



Dimensions/images are for illustrative purposes only.

# Kingston



3 Bedroom Semi Detached 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"]

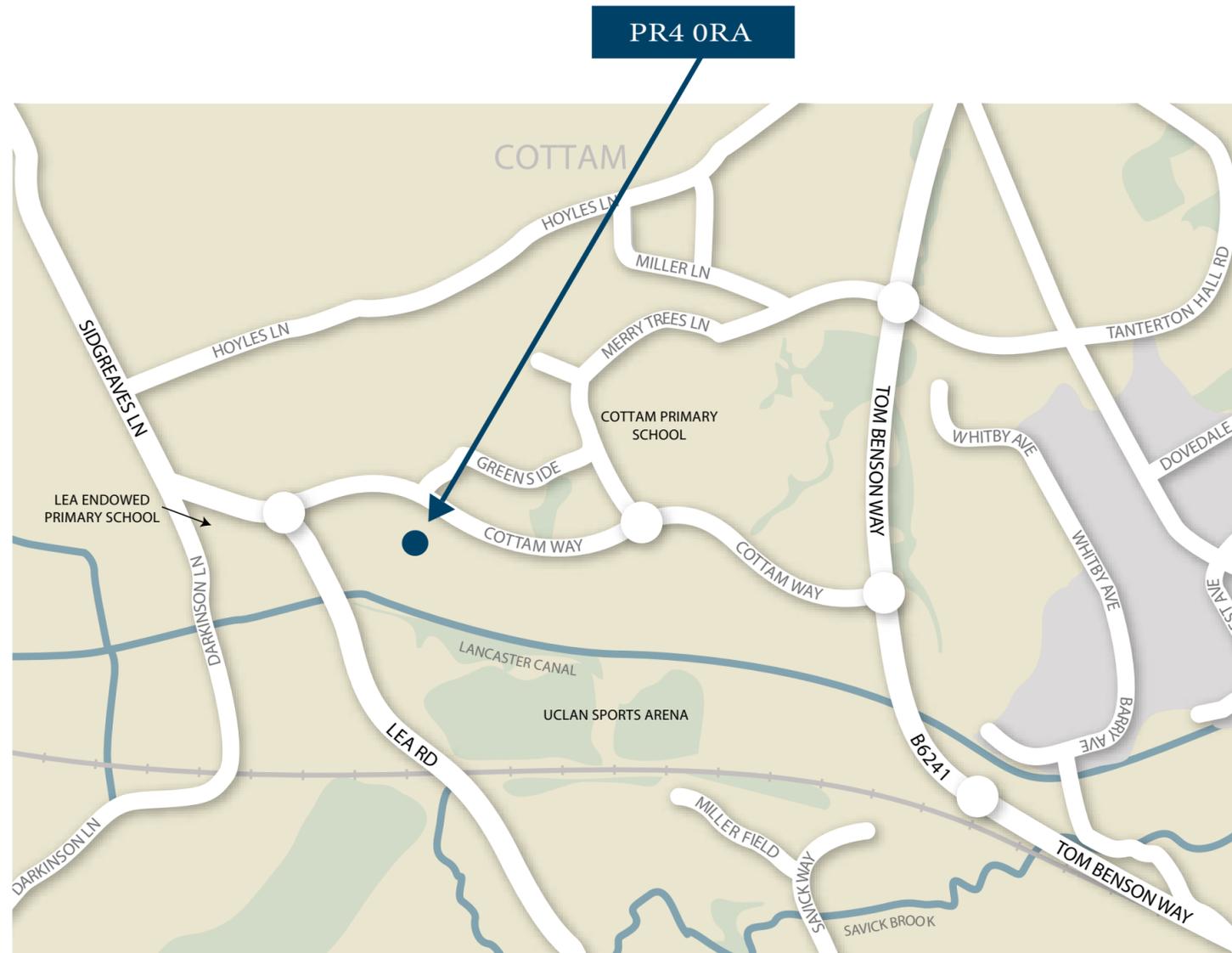
**FIRST FLOOR DIMENSIONS:**

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"]



Dimensions/images are for illustrative purposes only.

*We are here*





StoryHomesLancashire



@storyhomes

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