



WATERSIDE

COTTAM, PRESTON, PR4 0EJ



STRONG • BEAUTIFUL



***STRONG.
BEAUTIFUL.***

***AS A PRIVATELY-OWNED
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 our expertly crafted, eye-catching exteriors have details that make your home feel different to your neighbours.

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.

*WELCOME TO
WATERSIDE*



A BEAUTIFUL COLLECTION OF 2, 3, 4 & 5-BEDROOM HOMES, FINISHED TO A PREMIUM SPECIFICATION. OUR HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM OF THE AREA AND CREATING BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.

PERFECTLY LOCATED. BEAUTIFUL COUNTRYSIDE. A RICH HISTORY. EXCELLENT TRANSPORT LINKS. WATERSIDE REALLY DOES HAVE IT ALL.

Waterside offers a superb choice of homes in a beautiful setting. Located on the edge of Cottam, these homes are situated close to the picturesque canal and perfectly compliment the tranquillity and peacefulness of this setting. Cottam is the perfect hub for both leisure and sports enthusiasts with a host of activities on the doorstep.

Whatever you want to see or do, it's all within a stone's throw of Waterside. Nearby Preston City centre offers everything you would expect from a major city with high street stores and independent boutiques. It boasts a fantastic array of restaurants, cafes and a variety of arts and cultural attractions. The city also has a lovely marina complete with its own shops, gyms, eateries and cinema.

It's also the perfect location for those who enjoy the great outdoors. The Preston Guild Wheel is a 21 mile Greenway that

encircles the city of Preston, linking the city to countryside and bringing the benefits of outdoor living to this development.

As you would expect from a sought after area, there are a number of excellent nurseries, primary and secondary schools nearby to prepare children for their next stage of education.

Waterside is perfectly positioned for commuters, with both the M55 and M6 providing an excellent base for the North West. If you want to travel further Preston train station is just four miles away with services to Blackpool and Manchester, as well as direct connections to Edinburgh and London Euston stations.

All journey times are approximate.



*A DESIRABLE
PLACE TO
CALL HOME.*



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

*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 bi-fold and French doors that come 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 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
- High quality kitchen appliances
- Dual flush toilets
- 100% energy efficient lighting

Each home at Waterside 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.

*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.

*YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY
MATERIALS AND A HIGH SPECIFICATION INCLUDED AS STANDARD.*

		THE HARPER	THE CARTER	THE SPENCER	THE COOPER	THE ALEXANDER	THE LARSON	THE EMMERSON	THE HARRISON	THE JEFFERSON	THE HEWSON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations									
	Bi-fold/French doors	White French doors									
		White bi-fold doors including slave door									
	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 oak newel post and handrail finished with clear varnish									
	Ceilings	White matt emulsion to all ceilings									
	Walls	Jasmine white matt emulsion to all walls									
KITCHEN AND APPLIANCES	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths									
		Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths									
		Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths									
	Work surfaces and upstand	38mm laminate worktops									
		100mm upstand to match worktop choice									
	Hob splashback	Glass splashback behind hob in grey									
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design									
	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)									
	Oven	AEG single oven									
		Dual AEG single ovens – stacked in tall housing unit									
		Dual AEG single ovens – side by side									
	Hob	AEG 60cm induction hob									
	Cooker hood	90cm chimney hood									
		90cm island extractor hood									
	Integrated dishwasher	AEG integrated dishwasher									
	Integrated fridge/freezer	AEG integrated 50/50 fridge freezer									
	Integrated washing machine	Electrolux integrated washing machine									

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 reserve 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.

		THE HARPER	THE CARTER	THE SPENCER	THE COOPER	THE ALEXANDER	THE LARSON	THE EMMERSON	THE HARRISON	THE JEFFERSON	THE HEWSON
BATHROOM AND SANITARYWARE	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	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■
	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 en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	■	■	■	■	■	■	■	■	■
	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■	■
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	■	■	■	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	-	-	-	■
		Single zone central heating system	■	■	■	■	-	-	-	-	-
		Dual zone central heating system	-	-	-	-	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom	■	■	■	■	■	■	■	■	■
ELECTRICAL		Chrome towel warmer to en-suite	■	■	■	■	■	-	■	■	■
	Electrical sockets/ switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout	-	-	■	-	-	■	■	■	■
		Media plate to lounge area – including 2 double sockets, data and TV points. Euro outlet plate to master bedroom - including data and TV points. Please refer to electrical layout	■	■	-	■	■	-	-	-	-
	TV point	TV point to selected locations	-	-	■	-	-	■	-	■	■
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device	■	■	■	■	■	■	■	■	■
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	■

		THE HARPER	THE CARTER	THE SPENCER	THE COOPER	THE ALEXANDER	THE LARSON	THE EMMERSON	THE HARRISON	THE JEFFERSON	THE HEWSON
EXTERNAL WORKS	Fencing and gates	Feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■	■
	Garden	Turf to front, side and rear garden	■	■	■	■	■	■	■	■	■
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property 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	■	■	■	■	■	■	■	■	■
	Burglar alarm	Mains wired burglar alarm	▲	▲	▲	▲	▲	■	▲	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■	■

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



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OUR HOMES AT WATERSIDE

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

- 

THE HEWSON
4-bedroom detached house
Integral single garage
- 

THE JEFFERSON
4-bedroom detached house
Attached double garage
- 

THE HARRISON
4-bedroom detached house
Integral single garage
- 

THE EMMERSON
4-bedroom semi-detached or linked house
Driveway parking
- 

THE LARSON
4-bedroom detached house
Integral single garage
- 

THE ALEXANDER
3-bedroom semi-detached or linked house
Driveway parking
- 

THE COOPER
3-bedroom detached house
Single detached garage or driveway parking
- 

THE SPENCER
3-bedroom semi-detached house
Driveway parking or parking spaces
- 

THE CARTER
3-bedroom detached house
Integral single garage
- 

THE HARPER
3-bedroom semi-detached house
Driveway parking or parking spaces

AFFORDABLE HOUSING

- 

THE FRASER
3-bedroom semi-detached or linked house
Driveway parking or parking spaces
- 

THE BAILEY
2-bedroom semi-detached or linked house
Driveway parking or parking spaces
- 

THE WESTBURY SPECIAL
2-bedroom apartment
Parking spaces
- 

THE APARTMENTS
2-bedroom apartment
Parking spaces



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 HEWSON

4-bedroom detached house with integral single garage
Total Floor Area: 145 sq m (1561 sq.ft.)



GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



FIRST FLOOR

Master bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

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THE JEFFERSON

4-bedroom detached house with attached double garage
Total Floor Area: 139 sq m (1492 sq.ft.)



GROUND FLOOR

Lounge:	4229 x 4738	[13'-11" x 15'-7"]
Kitchen:	3653 x 4168	[12'-0" x 13'-8"]
Dining/family area:	4738 x 2700	[15'-7" x 8'-10"]
Study:	2930 x 2655	[9'-7" x 8'-9"]



FIRST FLOOR

Master bedroom:	4291 x 4566	[14'-1" x 15'-0"]
Bedroom 2:	3653 x 3891	[12'-0" x 12'-9"]
Bedroom 3:	3195 x 2889	[10'-6" x 9'-6"]
Bedroom 4:	2509 x 2889	[8'-3" x 9'-6"]

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THE HARRISON

4-bedroom detached house with integral single garage
Total Floor Area: 126 sq m (1356 sq.ft.)



GROUND FLOOR

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]



FIRST FLOOR

Master bedroom:	3380 x 4611	[11'-1" x 15'-2"]
Bedroom 2:	3282 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2542 x 4478	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3427	[8'-11" x 11'-3"]

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THE EMMERSON

4-bedroom semi-detached or linked house with driveway parking or parking spaces
Total Floor Area: 120 sq m (1292 sq.ft.)



GROUND FLOOR

Lounge/dining:	4775 x 5242	[15'-8" x 17'-3"]
Kitchen/breakfast:	2550 x 5413	[8'-4" x 17'-9"]

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FIRST FLOOR

Bedroom 2:	2625 x 4086	[8'-7" x 13'-5"]
Bedroom 3:	2625 x 3819	[8'-7" x 12'-6"]
Bedroom 4:	2062 x 3166	[6'-9" x 10'-5"]



SECOND FLOOR

Master bedroom:	3562 x 7118	[11'-8" x 23'-4"]
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THE LARSON

4-bedroom detached house with integral single garage
Total Floor Area: 103 sq m (1109 sq.ft.)



GROUND FLOOR

Lounge: 3788 x 4544 [12'-5" x 14'-11"]
Kitchen/dining/family: 6530 x 2903 [21'-5" x 9'-6"]

FIRST FLOOR

Master bedroom: 3992 x 3590 [13'-1" x 11'-9"]
Bedroom 2: 2450 x 3590 [8'-1" x 11'-9"]
Bedroom 3: 3393 x 2903 [11'-2" x 9'-6"]
Bedroom 4: 3049 x 2753 [10'-0" x 9'-0"]

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THE ALEXANDER

3-bedroom semi-detached or linked house with driveway parking or parking spaces
Total Floor Area: 104 sq m (1114 sq.ft.)



GROUND FLOOR

Lounge: 4213 x 3462 [13'-10" x 11'-4"]
Kitchen/dining: 3141 x 5343 [10'-4" x 17'-6"]

FIRST FLOOR

Bedroom 2: 4213 x 3390 [13'-10" x 11'-2"]
Bedroom 3: 2078 x 3301 [6'-10" x 10'-10"]

SECOND FLOOR

Master bedroom: 4177 x 6777 [13'-9" x 22'-3"]

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THE COOPER

3-bedroom detached house with single detached garage or driveway parking
Total Floor Area: 96 sq m (1031 sq.ft.)



GROUND FLOOR

Lounge:	3023 x 5742	[9'-11" x 18'-10"]
Kitchen/dining:	2720 x 5742	[8'-11" x 18'-10"]

FIRST FLOOR

Master bedroom:	2782 x 3944	[9'-2" x 12'-11"]
Bedroom 2:	3173 x 3015	[10'-5" x 9'-11"]
Bedroom 3:	3173 x 2639	[10'-5" x 8'-8"]

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THE SPENCER

3-bedroom semi-detached house with driveway parking or parking spaces
Total Floor Area: 89 sq m (960 sq.ft.)



GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]

FIRST FLOOR

Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

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THE CARTER

3-bedroom detached house with integral single garage
Total Floor Area: 89 sq m (958 sq.ft.)



GROUND FLOOR

Lounge: 3268 x 4139 [10'-9" x 13'-7"]
Kitchen/dining area: 6080 x 2745 [20'-0" x 9'-0"]



FIRST FLOOR

Master bedroom: 3490 x 3131 [11'-6" x 10'-3"]
Bedroom 2: 3912 x 2745 [12'-10" x 9'-0"]
Bedroom 3: 2502 x 3131 [8'-3" x 10'-3"]

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THE HARPER

3-bedroom semi-detached house with driveway parking
Total Floor Area: 79 sq m (855 sq.ft.)



GROUND FLOOR

Lounge: 3662 x 5008 [12'-0" x 16'-5"]
Kitchen/dining: 4664 x 3121 [15'-4" x 10'-3"]



FIRST FLOOR

Master bedroom: 2550 x 3561 [8'-4" x 11'-8"]
Bedroom 2: 2550 x 3295 [8'-4" x 10'-10"]
Bedroom 3: 2026 x 2364 [6'-8" x 7'-9"]

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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



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



*PRIDE IN
EVERYTHING
WE DO.*

Story
HOMES





WATERSIDE
PR4 0EJ



PUTTING WATERSIDE ON THE MAP.

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

AMENITIES

Oaklands Dental Surgery	1.4 miles
Ingol Health Centre	1.6 miles
Supermarket	3.2 miles
Preston City Centre	3.6 miles
Royal Preston Hospital	3.8 miles



ATTRACTIONS

Preston City Centre	3.2 miles
Ribby Hall Village Spa Hotel	6.7 miles
Lytham St Annes	14 miles
Blackpool	18 miles
Lake District	41 miles



TRAVEL

Preston	3.2 miles
Blackpool	18 miles
Lancaster	22 miles
Manchester	40 miles
Liverpool	44 miles



SCHOOLS

Cottam Primary School	0.3 miles
Our Lady's Catholic School	2.5 miles
University of Central Lancashire	2.8 miles
Preston College	3.7 miles



DIRECTIONS

Exit the M6 at Junction 32 Broughton Interchange from the North or South and follow signs for Garstang Rd / A6. Turn left onto Eastway / B6241, at the roundabout take the first exit and stay on Eastway / B6241, at the next roundabout take the third exit keeping on the Eastway / B6241. Following on the B6241, at the roundabout take the first exit onto Lightfoot Lane / B6241, at the next roundabout take the third exit on to Tom Benson Way, go through the next roundabout, at the next roundabout take the third exit onto Cottam Way. Carry on along Cottam Way for half a mile before you come to Waterside.

All distances are approximate. 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 the specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely. W/0321

WATERSIDE

COTTAM WAY, COTTAM, PRESTON, PR4 0EJ

01772 970461

waterside@storyhomes.co.uk

STORYHOMES.CO.UK

