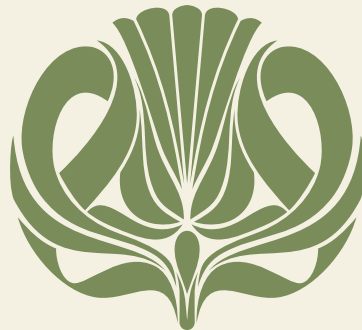




*Pendleton Grange*

CLITHEROE





# *Pendleton Grange*

At Pendleton Grange, we are creating a desirable collection of stylish homes that boast a high specification and are superbly finished.

It is our uncompromising attention to detail that enables us to deliver homes of exceptional quality; homes that are quite simply, beautiful.



*Welcome*



*Beautifully  
finished homes*





# Story Homes

For nearly 30 years Story Homes has been the name most often associated with aspirational houses. Our passion for quality and excellence has seen us become a multi award winning UK property developer. We are delighted to bring this new development to the Ribble Valley; a beautiful area that was recently placed second only to Farmanagh in the list of happiest places to live in the UK. (2015 survey released by the Office of National Statistics.)

We are a forward thinking company and continually look for ways that will make your home more efficient and easier to run. We design our layouts and specifications to meet our customers ever-changing needs and to deliver homes that will suit their lifestyle; and we design homes to fit naturally into their new surroundings.







# *Pendleton Grange*

At Pendleton Grange you'll discover a highly desirable collection of executive homes. Although we're already well known for our high specification and spacious interiors, these lovely new houses take aspirational living to the next level, offering even more in terms of specification with upgraded kitchens/worktops and Porcelanosa tiles.

The homes we build are designed and engineered with today's modern lifestyle in mind, combining an enviable specification with quality fixtures and fittings.

Above all the properties here offer superb spaces, and generous accommodation for families to grow, and are an ideal choice for the discerning buyer looking for a stylishly appointed new home.

# *Stunning street scenes*

In a location where executive new homes are in great demand, Pendleton Grange sits within a much sought after area. Properties here are beautifully finished in a mix of stone, brick and render to give each home its individual personality, while blending perfectly into the local area.





# History and culture

Clitheroe dates back to Saxon times and has its own 12<sup>th</sup> century castle, suggested to be one of the smallest Norman keeps in the country and home to a museum and 16 acres of landscaped gardens.

Nearby attractions include Clitheroe Golf Club - one of the county's best inland courses, a new state-of-the-art multi-media music and arts performance venue and several art galleries.







Pendle Hill Reservoir

# *Idyllic location*

Clitheroe is located near to the Forest of Bowland, which is acknowledged as an Area of Outstanding Natural Beauty. As such, the town is ideally located for those who enjoy the great outdoors being perfect for walking, cycling and a host of leisure pursuits.



Transport routes are taken care of too, as Clitheroe enjoys easy main road access to Lancaster, Preston, Blackburn and Manchester. There is an hourly train service from Clitheroe to Blackburn and Manchester, and the bus station offers services into Manchester, Lancashire and Yorkshire.

# *On your doorstep*

Clitheroe has a thriving community spirit and a wealth of local amenities. From shopping and entertainment, to family days out; Clitheroe has much to offer.

Pendleton Grange is close to local shops, restaurants and coffee houses and has a good selection of independent shops. The town centre is proud to specialise in unique gift ideas, not usually easy to find on the high street. Clitheroe is also home to an award winning wine shop, famous sausage shop and a coffee company.

As you would expect from such a sought after area, this stunning setting is home to several private and public schools, covering all ages, many of which are rated as 'Outstanding' by Ofsted. Additionally, excellent opportunities exist for further education throughout the North West.











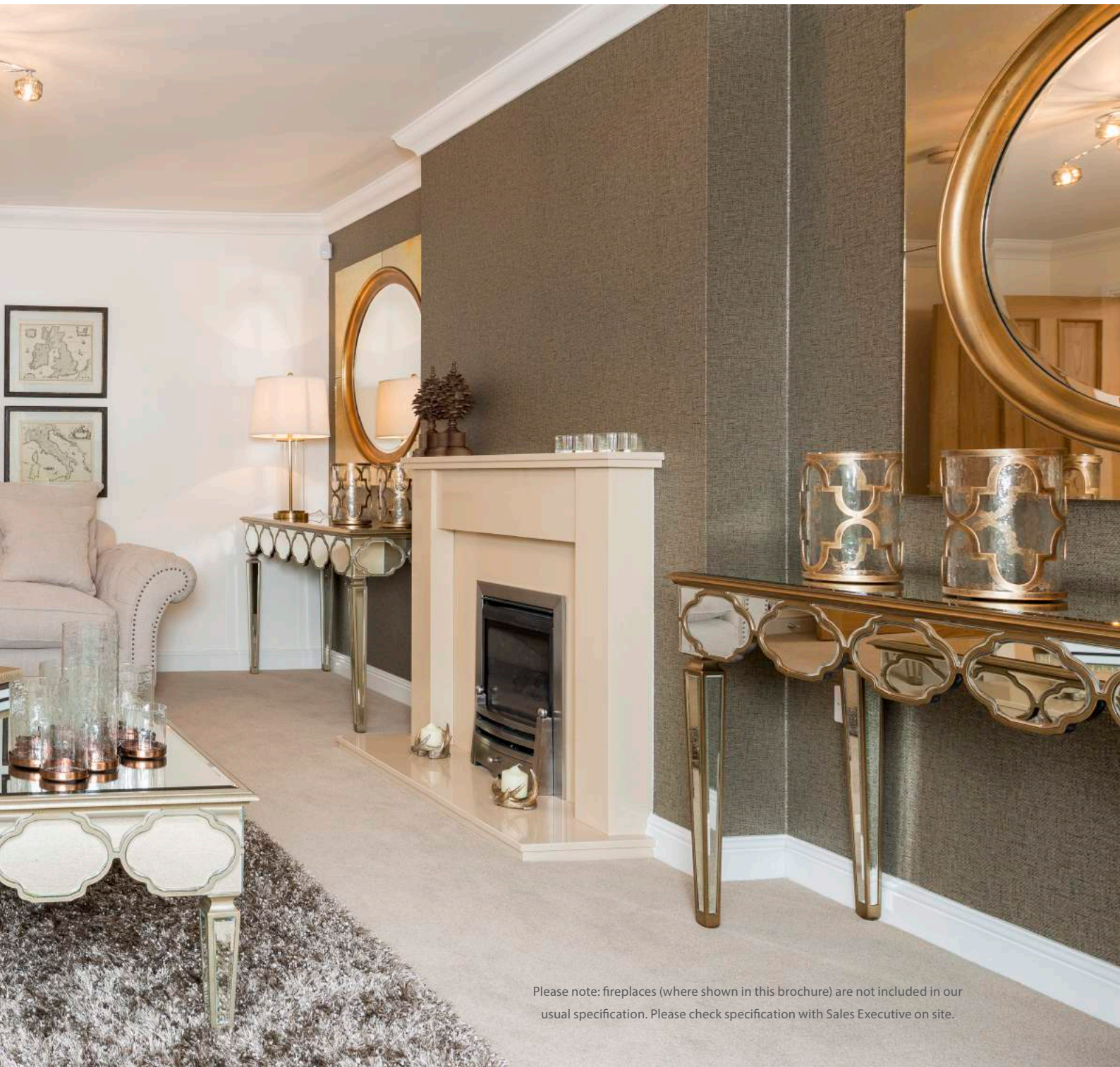
\*Majority of plots. Please check individual plot specification with Sales Executive.



# Superb specification

At Story Homes we pride ourselves on our houses boasting attractive exteriors and well considered and planned interiors, but it doesn't stop there. Features include - and for which we don't charge you extra - are highlighted here\*:

- American white oak effect / white doors
- Chrome ironmongery
- Stained oak effect staircase / banister
- TV points in all main areas
- Contemporary white sanitary-ware
- Contemporary shower enclosures
- Chrome taps and accessories
- 100% low energy lighting
- Smoke and heat detectors
- Porcelanosa tiling
- Burglar alarm
- French doors
- Paved patio
- 1.8m privacy fence
- Turfed gardens to the front and rear
- Large block paved driveway (whether you have a garage or not)



Please note: fireplaces (where shown in this brochure) are not included in our usual specification. Please check specification with Sales Executive on site.



\*Majority of plots. Please check individual plot specification with Sales Executive.



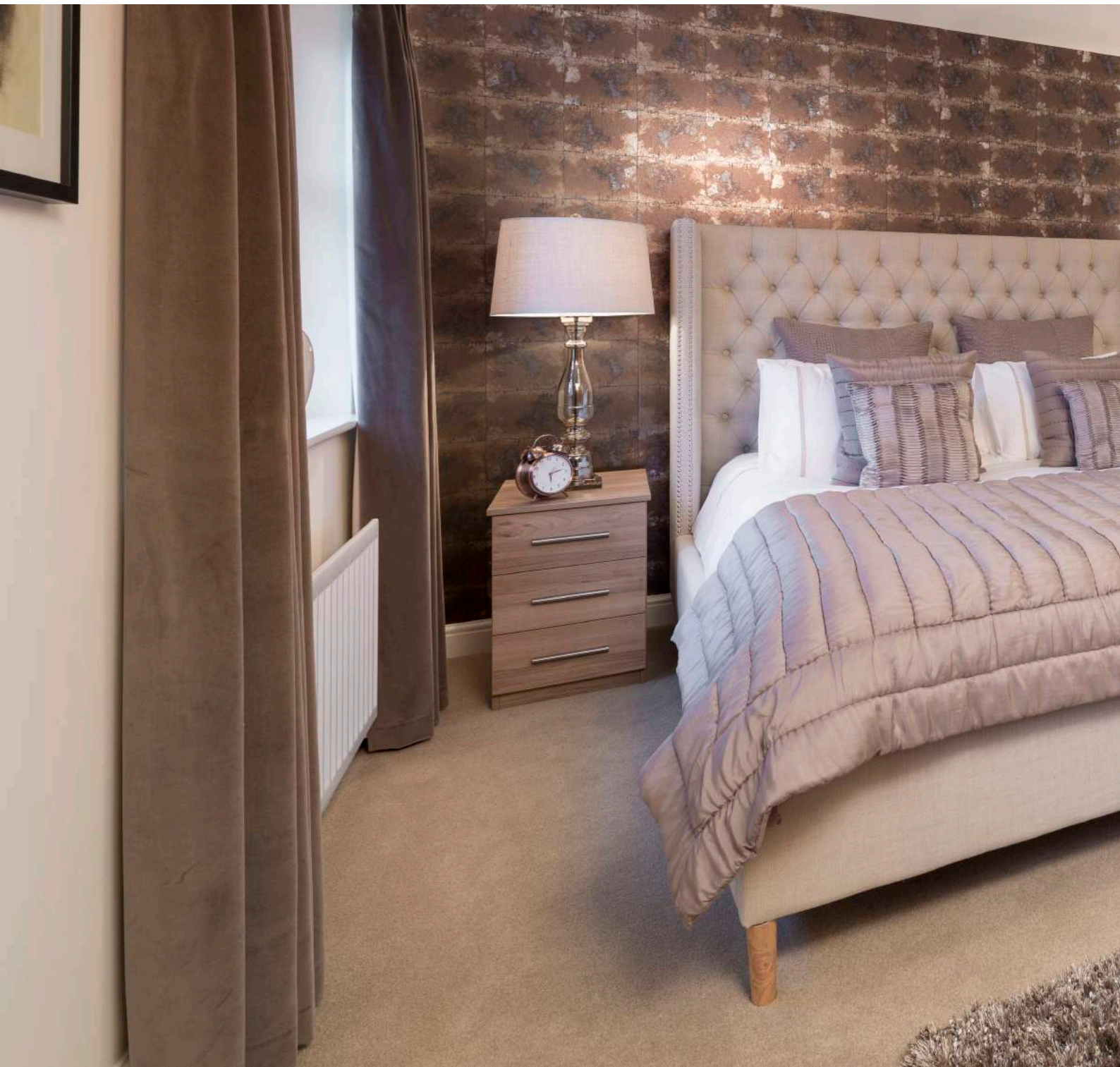
- High specification kitchens by Nixon Kitchens with LED plinth and under unit lighting. Appliances are 'A' rated AEG/Electrolux and are fully integrated including\*:
  - dishwasher
  - stainless steel double oven
  - 5-burner stainless steel gas hob
  - extractor hood
  - fridge/freezer
  - washing machine or washer/dryer
  - microwave

# *The heart of the home*

A Story Home boasts a superb specification as standard and this is very much evident in our contemporary, beautifully designed kitchens that makes your home as individual as you are.

Cabinets in a variety of finishes are matched with quality worktops and up-stands. A choice of worktops, glass splash backs and recessed down lighters provide the finishing touches.











# *Highly rated by our customers!*

For the second 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 97% of 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.



# *Sustainable credentials*



## **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)

Since 1987 Story Homes has been run as a sustainable business and as a company we are 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 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.\*



# Development layout



# Key to house types



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



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



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



**The Hereford**  
4 Bedroom Semi-Detached Townhouse  
Driveway Parking or Detached Single Garage



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



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



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



**The Banbury**  
3 Bedroom Detached Dormer Bungalow  
Detached Single Garage



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



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

## AFFORDABLE HOMES



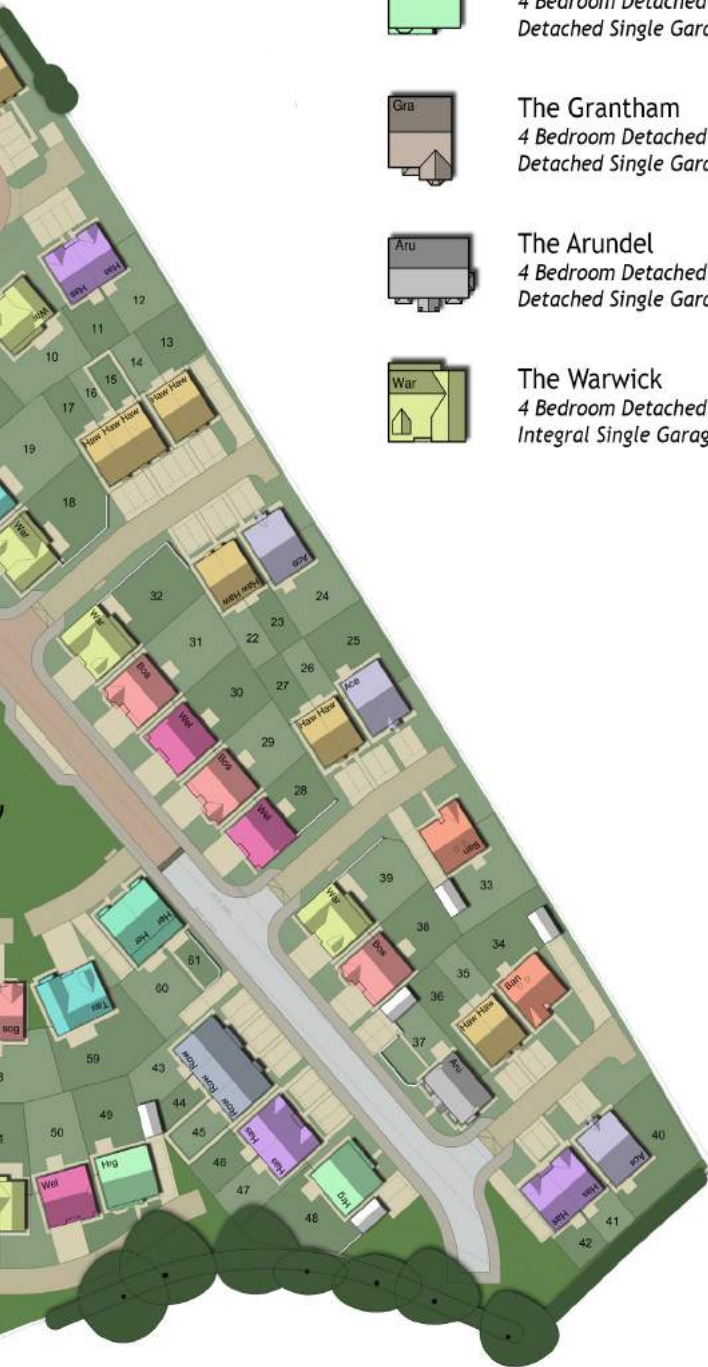
**The Rowan**  
3 Bedroom Semi-Detached or Linked House  
Driveway Parking



**The Acer**  
2 Bedroom Detached House  
Driveway 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.

# The Taunton



4 Bedroom Detached with Integral Single Garage  
Approximate square footage: 1,592 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 4055 x 6387 [13'-4" x 21'-0"]  
Kitchen: 3570 x 3143 [11'-9" x 10'-4"]  
Breakfast: 3120 x 2918 [10'-3" x 9'-7"]  
Dining: 3290 x 3068 [10'-10" x 10'-01"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3190 x 6115 [10'-6" x 20'-1"]  
Bedroom 2: 4055 x 3423 [13'-4" x 11'-3"]  
Bedroom 3: 4016 x 3386 [13'-2" x 11'-1"]  
Bedroom 4: 2694 x 3033 [8'-10" x 10'-0"]

The Taunton house type complies with Lifetime Homes Standards - please ask Sales Executive for further details.



Dimensions/images are for illustrative purposes only.





# The Harrogate

4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,583 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge:	3645 x 5317 [12'-0" x 17'-6"]
Kitchen:	4002 x 2881 [13'-2" x 9'-6"]
Family Room:	4778 x 3405 [15'-8" x 11'-2"]
Dining:	2800 x 3356 [9'-2" x 11'-0"]
Utility:	2830 x 1750 [9'-3" x 5'-9"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom:	3680 x 4139 [12'-1" x 13'-7"]
Bedroom 2:	2867 x 4180 [9'-5" x 13'-9"]
Bedroom 3:	2732 x 3922 [9'-0" x 12'-11"]
Bedroom 4:	3680 x 3976 [12'-1" x 13'-1"]



# The Grantham



4 Bedroom Detached with Detached Single Garage  
Approximate square footage: 1,441 sq ft



## GROUND FLOOR DIMENSIONS:

Kitchen / Family / Dining 7655 x 4258 [25'-2" x 14'-0"]  
Lounge: 3605 x 6005 [11'-10" x 19'-9"]  
Utility: 1750 x 2100 [5'-9" x 6'-11"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4100 [11'-10" x 13'-6"]  
Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]  
Bedroom 3: 2950 x 3823 [9'-8" x 12'-7"]  
Bedroom 4: 2655 x 2751 [8'-9" x 9'-0"]



Dimensions/images are for illustrative purposes only.



# The Arundel

4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,429 - 1,440 sq ft (available with 2 or 3 bays - 3 bay version shown)



## 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 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"]





# The Boston

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,351 sq ft



## GROUND FLOOR DIMENSIONS:

Lounge: 3380 x 5794 [11'-11" 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"]



# The Hereford



4 Bedroom Semi Detached Town-house with Driveway Parking or Detached Single Garage  
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 are for illustrative purposes only.



# The 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"]



# The Banbury



3 Bedroom Detached Dormer Bungalow with Detached Single Garage  
Approximate square footage: 1,069 sq ft

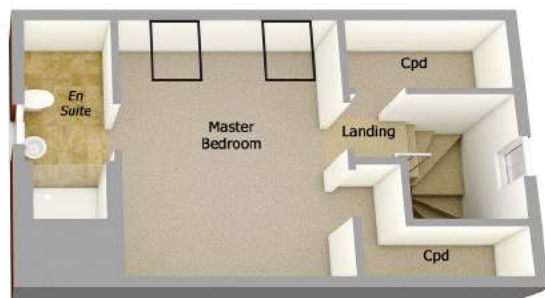


## GROUND FLOOR DIMENSIONS:

Lounge: 4415 x 4038 [14'-6" x 13'-3"]  
Kitchen / Dining: 2930 x 3976 [9'-7" x 13'-1"]  
Bedroom 2: 3238 x 3042 [10'-8" x 10'-0"]  
Bedroom 3: 3268 x 2739 [10'-9" x 9'-0"]

## FIRST FLOOR DIMENSIONS:

Master Bedroom: 3583 x 4412 [11'-9" x 14'-6"]







# The Hastings

3 Bedroom Semi Detached House 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"]

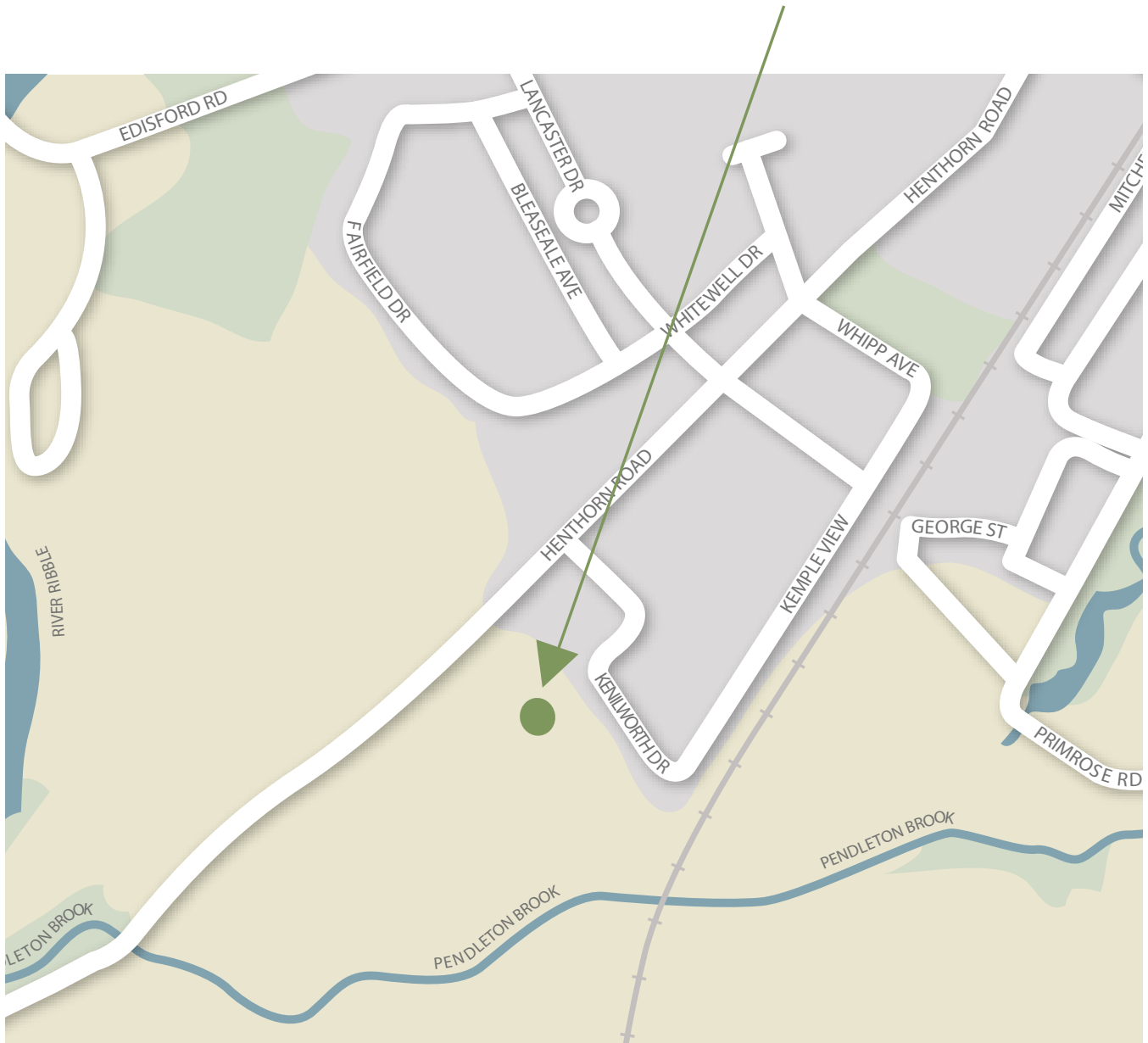
## FIRST FLOOR DIMENSIONS:

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 shown are for illustrative purposes only.

# How to find us



BB7 2QN







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**StoryHomesLancashire**



**@storyhomes**



**Story Homes**



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