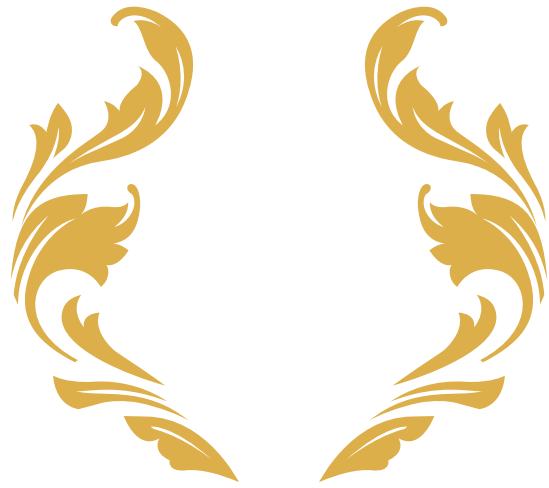




D'Urton Manor





WELCOME TO

D'Urton Manor



Story Homes is delighted to introduce an exclusive development of beautiful new homes to Fulwood, near Preston.

D'Urton Manor is an executive development, superbly finished to a high specification and taking aspirational living to the next level.

Renowned for our stunning street scenes, D'Urton Manor boasts a stylish mix of attractive exterior finishes, complemented by thoughtfully designed interiors.

Find your dream home at D'Urton Manor.



D'Urton Manor is perfect for the discerning buyer as its location offers the opportunity to make your home in one of Preston's most sought after areas.

It is a place where you can enjoy the advantages of living in the desirable Fulwood area, from community

spirit to the pleasures of the beautiful countryside. All of this can be enjoyed with the added advantages of excellent leisure, education and transport facilities on your doorstep.





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Properties shown (top left to right): Taunton and Salisbury
(middle left to right) Durham and Boston (bottom left to right) Arundel and Mayfair



Our Homes

For nearly 30 years Story Homes has been building sought after homes in sought after 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.

D'Urton Manor perfectly demonstrates Story Homes' exceptional attention to detail. Careful consideration has been given to the diverse range of house types, which have been designed to meet the needs of modern living. We have ensured that there is plenty of green open space too.

Most properties here have either a single or double garage along with extensive driveway parking. A mix of stone, brick and render have been used at D'Urton Manor to give each home its individual personality, while blending perfectly into the local area.

These homes offer a superb specification and generous space for families to grow, and are an ideal choice for those who are looking for a stylishly appointed new home in the desirable Fulwood area.





Perfectly located

There is no need to compromise at D'Urton Manor with excellent transport links on your doorstep including the M55 and M6.

Preston train station is just four miles away from the development with services to Blackpool, Liverpool and Manchester, as well as direct connections to Edinburgh and London Euston stations. Manchester Airport is within an hour's drive of the development and offers flights to destinations all over the world.

Preston city centre 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. It boasts a fantastic array of restaurants and cafes, and a variety of arts and cultural attractions are all easily accessible. The city also has a lovely marina (shown left) complete with its own shops, gyms, eateries and cinema.





Spoilt for choice

At D'Urton Manor you will enjoy the very best of local amenities with day to day essentials located in nearby Fulwood and the village of Broughton. The charming town of Fulwood offers a fantastic range of independent shops, restaurants and coffee shops, as well as a choice of supermarkets.

D'Urton Manor is ideally situated for those who enjoy the great outdoors as Fulwood is a leafy district of Preston and enjoys many green open spaces. 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 through the beautiful canal area.

For those who play golf one of the region's best courses is a stone's throw away; Preston Golf club is set in 120 acres of stunning, tranquil parkland to the north side of Preston.





Education

As you would expect from such a sought after area, there are a number of excellent schools nearby including Highfield Priory School and Nursery in Fulwood, which is ranked as the number one independent preparatory school in Lancashire. Broughton in Amounderness Church of England Primary School has been classed as outstanding by Ofsted and is the oldest school in the UK (built 1590), and for older children Broughton secondary school and Fulwood Academy are close by.

For those who want to 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, and Lancaster University has just been announced as being in the top 10 Universities in the UK.



The specification shown relates to the majority of plots and is dependant on housetype design. Fireplaces (where shown) are not included in our usual specification. Please check individual plot specification with Sales Executive.



Beautiful homes

At D'Urton Manor all of our homes enjoy a quality, high specification as standard, and craftsmanship and finishing is of paramount importance to Story Homes.

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, building attractive homes and producing stunning street scenes, which have also been designed to be 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. Turfed gardens bring the outside in and, at the same time, fill our homes with natural light.

*All our windows have multi-point locking systems with key-operated lockable window handles, and electrical systems are fitted with circuit breakers and a fuse board which is easily re-set (i.e. when you change a light bulb). Smoke detectors are placed throughout our homes, and we'll advise you how and why to check the batteries on a regular basis.

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

- High specification kitchens by Nixons Kitchens with under unit lighting. 'A' rated AEG/Electrolux integrated kitchen appliances including:
 - dishwasher
 - stainless steel double oven
 - extractor hood
 - fridge/freezer
 - stainless steel gas hob

- Extensive Porcelanosa tiling to bathrooms
- Burglar alarm
- Stained staircase
- French doors to 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)

*Majority of plots

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





A superb specification

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

Our elegant bathrooms and ensuites boast Porcelanosa tiling, and are 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.

The interior of your beautiful home is finished in a crisp white and perfectly offsets the oak effect banister rails and doors with a choice of stylish door furniture. On a practical level there's plenty of TV, phone and electrical sockets and PIR sensor lights too.



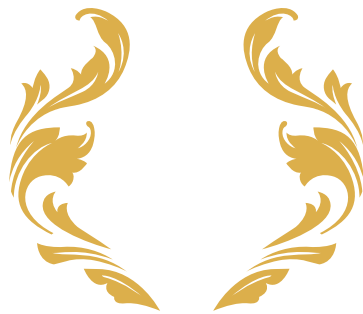




*96% of our buyers would recommend us to a friend**



*Source: In-House independent customer survey



Award winning

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 our 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 us 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.



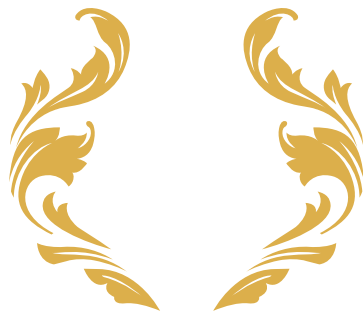
The benefits of a new home include lower running costs:

- 'A' rated kitchen appliances
- 4/2.6 litre dual flush toilets
- All 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.^

^Our rear gardens are safe and secure for families to play in, and the majority have 6' high fencing. We also incorporate cul de sacs into our developments to reduce traffic speeds.



Sustainability

Since we started building homes in 1987, Story Homes has been run as a sustainable business. 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 could 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 D'Urton Manor is installed with a smart meter, allowing you to analyse your energy consumption. Together with efficient water use 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.*

We recycle over 94% of waste generated on site and we've planted hundreds of trees - as well as safeguarding hundreds of others 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)





Development layout: Phase 1





House types



The Mayfair
5 Bedroom Detached House
Large Single Garage



The Salisbury
4 Bedroom Detached House
Integral Double Garage



The Henley
4 Bedroom Detached House
Integral Double 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 Wellington
4 Bedroom Detached House
Integral Single Garage



The Hastings
3 Bedroom Semi-Detached House
Front/Driveway Parking

AFFORDABLE HOMES



The Rowan
3 Bedroom Semi-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. 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 Mayfair



5 Bedroom Detached with Large Integral Single 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"] |



The Salisbury

4 Bedroom Detached with Integral Double Garage

Approximate square footage: 1,795 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-----------------------|-------------------------------|
| Lounge: | 4055 x 5106 [13'-4" x 16'-9"] |
| Kitchen: | 3530 x 3042 [11'-7" x 10'-0"] |
| Dining / Family Room: | 6842 x 3411 [22'-6" x 11'-2"] |
| Utility: | 1668 x 3042 [5'-6" x 10'-0"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 5257 x 5115 [17'-3" x 16'-10"] |
| Bedroom 2: | 3693 x 3055 [12'-1" x 10'-0"] |
| Bedroom 3: | 4055 x 3231 [13'-4" x 10'-7"] |
| Bedroom 4: | 4055 x 3001 [13'-4" x 9'-10"] |



The Henley



4 Bedroom Detached with Integral Double Garage

Approximate square footage: 1,648 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|----------|--------------------------------|
| Lounge: | 4013 x 5518 [13'-2" x 18'-1"] |
| Kitchen: | 3718 x 4233 [12'-2" x 13'-11"] |
| Dining: | 3000 x 3670 [9'-10" x 12'-1"] |
| Study: | 1899 x 2823 [6'-3" x 9'-3"] |
| Utility: | 4820 x 2018 [15'-10" x 6'-7"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 3718 x 4919 [12'-2" x 16'-2"] |
| Bedroom 2: | 4013 x 3144 [13'-2" x 10'-4"] |
| Bedroom 3: | 3000 x 3670 [9'-10" x 12'-1"] |
| Bedroom 4: | 2952 x 2259 [9'-8" x 7'-5"] |



The 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"] |



The Arundel



4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,440 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 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 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: 2800 x 3780 [9'-2" x 12'-5"]

Bedroom 3: 2667 x 3535 [8'-9" x 11'-7"]

Bedroom 4: 2069 x 3085 [6'-9" x 10'-2"]



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 Hastings

3 Bedroom Semi-Detached with Front / 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"]

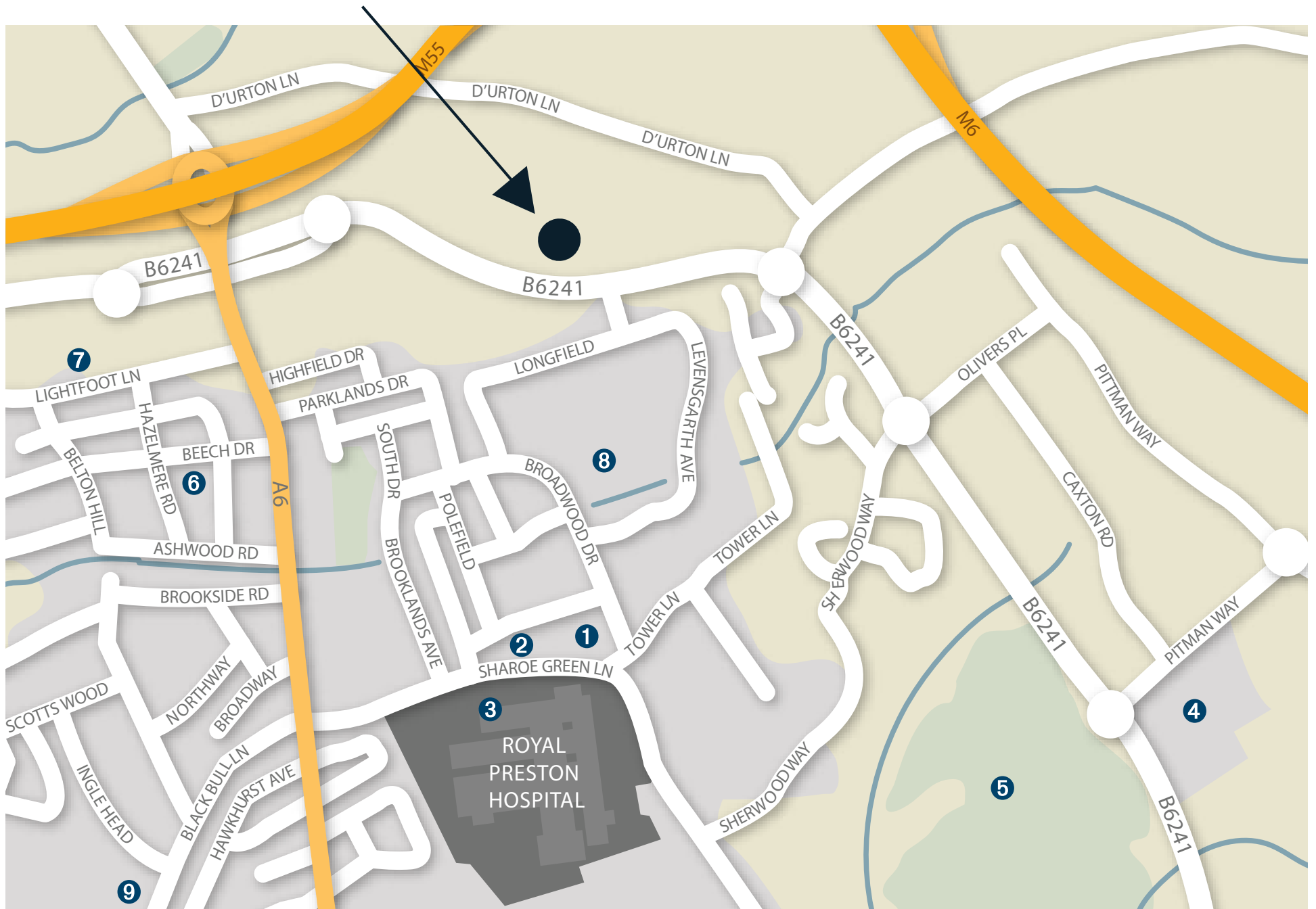


How to find us

PR3 5JE

DIRECTIONS

Exit the M6 at junction 32 (from the North or South) and follow signs for Garstang Rd/A6. At the roundabout, take the first exit and turn left immediately onto Eastway. Take the third exit at the roundabout and after ¼ of a mile you'll find D'Urton Manor on the left.



KEY TO AREA FACILITIES

- | | | |
|--------------------------------|--------------------------------|--|
| 1 Booths Supermarket | 4 Asda Fulwood Superstore | 7 Our Lady and St Edward's Catholic Primary School |
| 2 Sharoe Green Dental Practice | 5 Preston Golf Club | 8 Fulwood St Peter's C of E Primary School |
| 3 Royal Preston Hospital | 6 Beech Drive Doctor's Surgery | 9 Fulwood Academy |





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