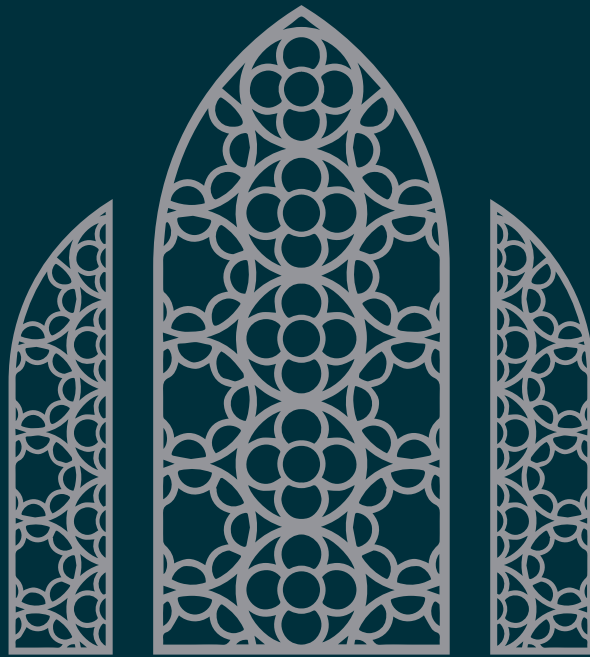




Story
HOMES

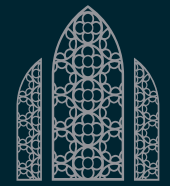


Chancel Place

LONGHOUGHTON

Welcome to
Chancel Place

STORY HOMES INTRODUCES
Chancel Place



**AN INSPIRING NEW
LIFESTYLE**

Chancel Place is located in the pretty, rural village of Longhoughton, sitting on the Northumberland coastline and combining rural tranquillity with convenient access to key areas of Northumberland. The desirable location allows you to explore miles of sandy beaches, experience local history and culture, and indulge your taste buds in lovely cafes and restaurants including the Michelin star 'Hooked' restaurant in Alnmouth.

This quintessential development offers an impressive collection of carefully designed 3, 4 and 5 bedroom homes with a high specification that comes as standard.



Images are for illustrative purposes only



Images show (top to bottom) Warwick, Westminster and Boston. Images are for illustrative purposes only.



BEAUTIFUL HOMES FOR THE DISCERNING BUYER IN A VERY DESIRABLE AREA

Situated in a region renowned for its history and scenic coastal walks, Chancel Place offers a relaxed, modern and luxury lifestyle with homes boasting superb spaces and generous accommodation for families to grow.

A mixture of stone, brick and render have been used to give each home its individual personality, while blending perfectly into the local area and creating the beautiful street scenes for which Story Homes is renowned.

Designed to the highest of standards, these modern family homes benefit from light and spacious interiors, open plan living spaces and an exceptional specification throughout.

Our design ethos ensures that we pay great attention to our developments as a whole; Chancel Place has an extensive landscaping plan that includes lovely features incorporating trees, shrubs and areas of grassed, open space, making it an even more desirable place to live.

The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.



THE PERFECT VILLAGE SETTING WITH EXCELLENT TRANSPORT LINKS

The historic village of Longhoughton is the perfect location to escape the hustle and bustle of everyday life whilst still being well connected to convenient transport links. The nearby A1 and A1068 provide excellent links to Alnwick, Newcastle, Berwick, Morpeth and further afield.

Alnmouth train station is just a short drive away from Chancel Place and from there you can take advantage of direct services to Newcastle, Edinburgh, Leeds and London Kings Cross.

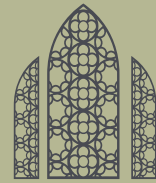
APPROXIMATE JOURNEY TIMES BY ROAD:

- To Newcastle upon Tyne 45 mins
- To Alnmouth 8 mins
- To Alnwick 10 mins
- To Berwick upon Tweed 40 mins

BY TRAIN:

- To Newcastle Central Station 30 mins
- To Edinburgh Waverley 1 hr 10 mins
- To Leeds 2 hrs
- To London Kings Cross 4 hrs

A VILLAGE SETTING
WITH A HOST OF
GREAT ESCAPES TO
EXPLORE ON YOUR
DOORSTEP



Chancel Place is perfectly placed to enjoy the famous Northumberland coastline with over 30 miles of beaches and picturesque seaside towns to explore. Enjoy lunch in a traditional seaside pub, go bird-watching at Holy Island, have a picnic on Craster beach or stride out along the Northumberland coastal path; the opportunities are endless.

The nearby town of Alnwick offers the very best of local amenities with a fantastic range of independent stores including a butchers, a bakery and a delicatessen, alongside a good choice of high street stores and supermarkets.

Alnwick is also home to the famous castle and gardens where Harry Potter was filmed, offering something for everyone with tours, gardening lessons, outdoor cinemas and music events on all year round.





**BUILDING FIRM FOUNDATIONS FOR THE FUTURE,
CHANCEL PLACE IS IN A CLASS OF ITS OWN**



Chancel Place is perfectly placed for growing families, offering a good range of highly regarded primary and secondary schools, including Longhoughton First School, St Paul's RC Middle School and The Duchess's Community High School and Sixth Form College.

As for higher education options, Northumbria University and Newcastle University both offer an excellent range of courses, with the latter being ranked in the top 1% in the world.

A PLACE FOR
EVERYTHING AND
EVERYTHING IN ITS
PLACE



Our partnership with Symphony Kitchens allows you to choose from the 'Gallery' range of beautifully designed kitchens and cabinets in a variety of finishes, matched with quality worktops and up-stands, allowing you to inject personality and style into the heart of your home.

Regardless of the look you choose you'll have fully integrated appliances including a 5 burner gas hob, chimney hood, dishwasher, double oven and fridge/freezer*. A choice of worktops and splash-backs provide the finishing touches which make a real difference to our superior homes.



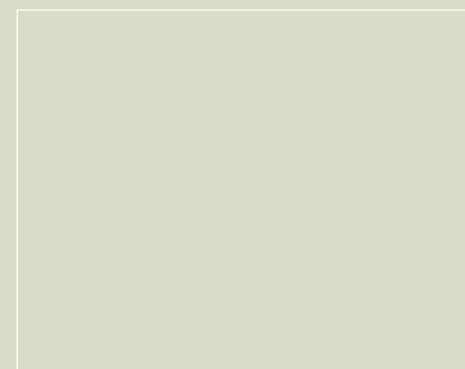
*The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide. Images are for illustrative purposes only.

BI-FOLD DOORS BRING THE OUTSIDE IN AND ALLOW EASY ACCESS TO YOUR PATIO AND TURFED GARDENS



A HIGH SPECIFICATION INCLUDED AS STANDARD:*

- Bi-fold/French doors to patio
- High specification bathroom fittings and sanitaryware by Crosswater
- Contemporary staircase with oak newel posts, handrails and painted spindles
- Extensive Porcelanosa tiling to bathrooms
- Kelly Hoppen brassware
- Internal oak doors
- Burglar Alarm
- Large, block paved driveway
- Turfed gardens to front and rear
- Paved patio
- 1.8m (6 ft) boundary fence/wall to rear garden
- Loft light and electrical socket
- Shaver points in bathrooms
- External PIR sensor lights



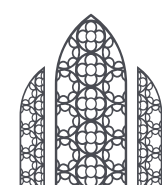
Our elegant bathrooms and en-suites are perfect for those who recognise and appreciate quality. Streamlined bathrooms offer a relaxing environment boasting double ended baths, dual flow showers, stylish taps and showers from designer Kelly Hoppen, complimented by wall hung vanity units, all beautifully accentuated with tiles from the renowned Spanish brand, Porcelanosa.*

Inside, the light is maximised with a crisp white interior to perfectly complement the contemporary staircase.

Our homes radiate light and space that is further enhanced by stylish French/bi-fold doors, bringing the outdoors in and creating a seamless link to your paved patio and turfed garden.

*The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.

*The specification relates to the majority of plots and is dependent on housetype design. Please check individual plot specification with Sales Executive, or see specification guide.



WHEN IT COMES TO CUSTOMER SATISFACTION, 97% OF OUR BUYERS ARE HAPPY TO RECOMMEND US TO A FRIEND*

For the fourth 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 - 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 97% of our buyers would recommend us to a friend*.

*Source: In-House independent customer survey 2016



GREEN LIVING AND SUSTAINABILITY HAVE ALWAYS BEEN HIGH ON OUR AGENDA

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.

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

Each home at Chancel Place 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 £1,410 per year.*

The benefits of a new home could include:

- lower running costs
- 'A' rated kitchen appliances
- 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^.

*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

^Our rear gardens are safe and secure for families to play in and the majority have a 1.8m high boundary fence/wall. We also incorporate cul de sacs into our developments to reduce traffic speeds.

Chancel Place:

ATTRACTIVE FAÇADES; BEAUTIFUL STREET SCENES



Images are for illustrative purposes only

DEVELOPMENT LAYOUT



HOUSE TYPES



The Westminster
5 Bedroom Detached House
Detached Double Garage



The Mayfair
5 Bedroom Detached House
Large Integral Garage



The Salisbury
4 Bedroom Detached House
Integral Double Garage



The Taunton
4 Bedroom Detached House
Integral Single Garage



The Grantham
4 Bedroom Detached House
Single or Double Detached Garage



The Arundel
4 Bedroom Detached House
Single or Double Detached Garage



The Warwick
4 Bedroom Detached House
Integral Single Garage



The Boston
4 Bedroom Detached House
Integral Single Garage



The Wellington
4 Bedroom Detached House
Integral Single Garage



The Hastings
3 Bedroom Semi-Detached House
Driveway Parking

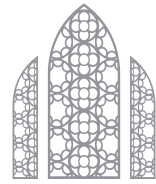
AFFORDABLE HOMES



The Kingston
3 Bedroom Semi-Detached 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 WESTMINSTER



5 Bedroom Detached with Detached Double Garage

Approximate square footage: 2,138sq ft

GROUND FLOOR DIMENSIONS:

| | |
|------------------------|--------------------------------|
| Lounge: | 4393 x 6366 [14'-5" x 20'-11"] |
| Kitchen / Dining Room: | 6855 x 4176 [22'-6" x 13'-9"] |
| Family Room: | 3950 x 2826 [13'-0" x 9'-3"] |
| Study: | 3324 x 2601 [10'-11" x 8'-6"] |
| Utility: | 3060 x 1590 [10'-1" x 5'-3"] |

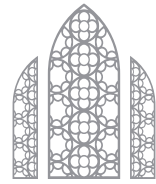
FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 4393 x 5203 [14'-5" x 17'-1"] |
| Bedroom 2: | 3393 x 3484 [11'-2" x 11'-5"] |
| Bedroom 3: | 2466 x 3966 [8'-1" x 13'-0"] |
| Bedroom 4: | 2466 x 3966 [8'-1" x 13'-0"] |
| Bedroom 5: | 3399 x 2881 [11'-2" x 9'-6"] |



Dimensions/Images are for illustrative purposes only.

THE MAYFAIR



5 Bedroom Detached with Large Integral Garage

Approximate square footage: 1,905 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-----------------------|--------------------------------|
| Lounge: | 3675 x 5520 [12'-1" x 18'-1"] |
| Kitchen: | 3630 x 3706 [11'-11" x 12'-2"] |
| Dining / Family Room: | 3350 x 5425 [11'-0" x 17'-10"] |
| Study: | 2593 x 2231 [8'-6" x 7'-4"] |
| Utility: | 3326 x 1604 [10'-11" x 5'-3"] |

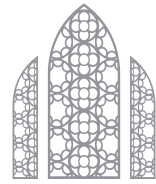
FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 4393 x 5203 [14'-5" x 17'-1"] |
| Bedroom 2: | 3393 x 3484 [11'-2" x 11'-5"] |
| Bedroom 3: | 2466 x 3966 [8'-1" x 13'-0"] |
| Bedroom 4: | 2466 x 3966 [8'-1" x 13'-0"] |
| Bedroom 5: | 3399 x 2881 [11'-2" x 9'-6"] |



Dimensions/Images are for illustrative purposes only.

THE SALISBURY



4 Bedroom Detached with Double Integral Garage

Approximate square footage: 1,803 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"] |

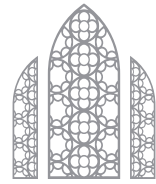
FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 5257 x 5115 [17'-3" x 16'-10"] |
| Bedroom 2: | 3315 x 3055 [10'-11" x 10'-0"] |
| Bedroom 3: | 4055 x 3195 [13'-4" x 10'-6"] |
| Bedroom 4: | 4055 x 2955 [13'-4" x 9'-8"] |



Dimensions/Images are for illustrative purposes only.

THE TAUNTON



4 Bedroom Detached with Integral Single 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"] |

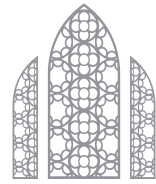
FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 3190 x 6092 [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"] |



Dimensions/Images are for illustrative purposes only.

THE GRANTHAM



4 Bedroom Detached with Detached Single/Double Garage

Approximate square footage: 1,455 sq ft

GROUND FLOOR DIMENSIONS:

Lounge: 3605 x 6005 [11'-10" x 19'-9"]
 Kitchen / Dining / Family: 7655 x 4408 [25'-2" x 14'-6"]
 Utility: 1750 x 1850 [5'-9" x 6'-1"]

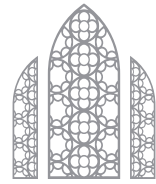
FIRST FLOOR DIMENSIONS:

Master Bedroom: 3605 x 4100 [11'-10" x 13'-6"]
 Bedroom 2: 2864 x 3854 [9'-5" x 12'-8"]
 Bedroom 3: 2950 x 3800 [9'-8" x 12'-6"]
 Bedroom 4: 2652 x 2751 [8'-9" x 9'-0"]



Dimensions/Images are for illustrative purposes only.

THE ARUNDEL



4 Bedroom Detached with Detached Single/Double 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: 3775 x 7205 [12'-5" x 23'-8"]
 Utility: 2235 x 1668 [7'-4" x 5'-6"]

FIRST FLOOR DIMENSIONS:

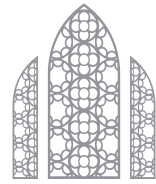
Master Bedroom: 3331 x 4010 [10'-11" x 13'-2"]
 Bedroom 2: 3715 x 3221 [12'-2" x 10'-7"]
 Bedroom 3: 3245 x 3195 [10'-8" x 10'-6"]
 Bedroom 4: 3324 x 2405 [10'-11" x 7'-11"]



Dimensions / floor plans are for Arundel with 3 bay windows

Dimensions/Images are for illustrative purposes only.

THE WARWICK



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,400 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3830 x 4750 [12'-7" x 15'-7"] |
| Kitchen / Dining: | 6265 x 3655 [20'-7" x 12'-0"] |
| Family: | 3190 x 2845 [10'-6" x 9'-4"] |

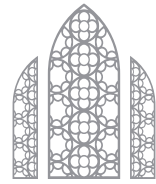
FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 3830 x 3489 [12'-7" x 11'-5"] |
| Bedroom 2: | 3727 x 2949 [12'-3" x 9'-8"] |
| Bedroom 3: | 3183 x 2948 [10'-5" x 9'-8"] |
| Bedroom 4: | 2740 x 3933 [9'-0" x 12'-11"] |



Dimensions/Images are for illustrative purposes only.

THE BOSTON



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,377 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"] |

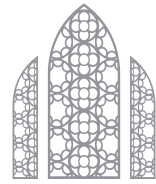
FIRST FLOOR DIMENSIONS:

| | |
|-----------------|--------------------------------|
| Master Bedroom: | 3370 x 5292 [11'-1" x 17'-5"] |
| Bedroom 2: | 2514 x 4495 [8'-3" x 14'-9"] |
| Bedroom 3: | 3616 x 3382 [11'-10" x 11'-1"] |
| Bedroom 4: | 2330 x 3777 [7'-8" x 12'-5"] |



Dimensions/Images are for illustrative purposes only.

THE WELLINGTON



4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,238 sq ft

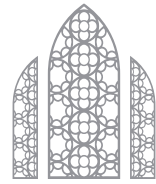
GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3255 x 5305 [10'-8" x 15'-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 Driveway Parking

Approximate square footage: 955 sq ft

GROUND FLOOR DIMENSIONS:

| | |
|-------------------|-------------------------------|
| Lounge: | 3492 x 4808 [11'-6" x 15'-9"] |
| Kitchen / Dining: | 5068 x 2785 [16'-8" x 9'-2"] |

FIRST FLOOR DIMENSIONS:

| | |
|-----------------|-------------------------------|
| Master Bedroom: | 3648 x 3261 [12'-0" x 10'-8"] |
| Bedroom 2: | 2821 x 2810 [9'-3" x 9'-3"] |
| Bedroom 3: | 2131 x 2820 [7'-0" x 9'-3"] |

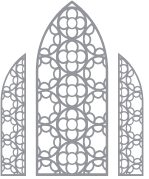


Dimensions/Images are for illustrative purposes only.



Dimensions/Images are for illustrative purposes only.

THE 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"]

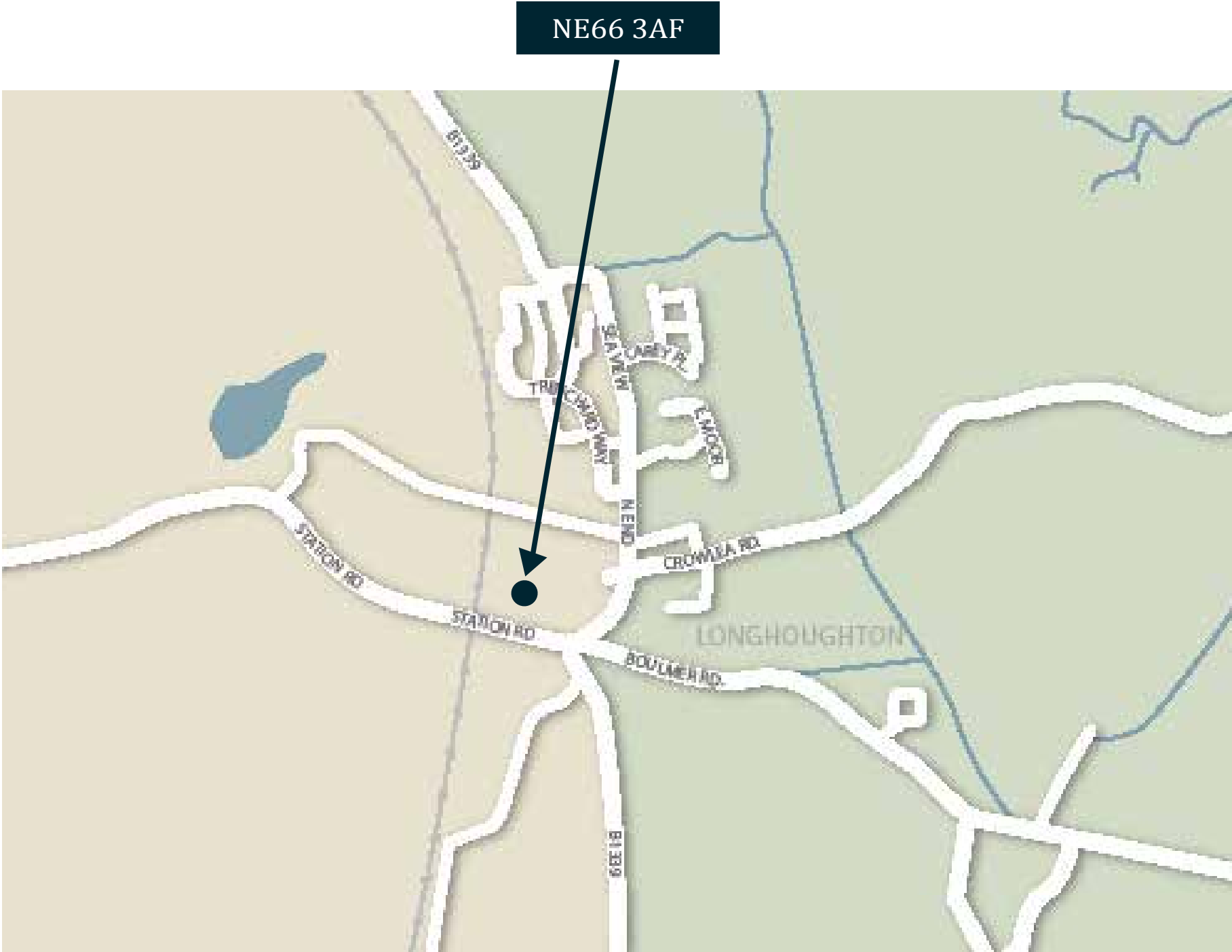
FIRST FLOOR DIMENSIONS:

- 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



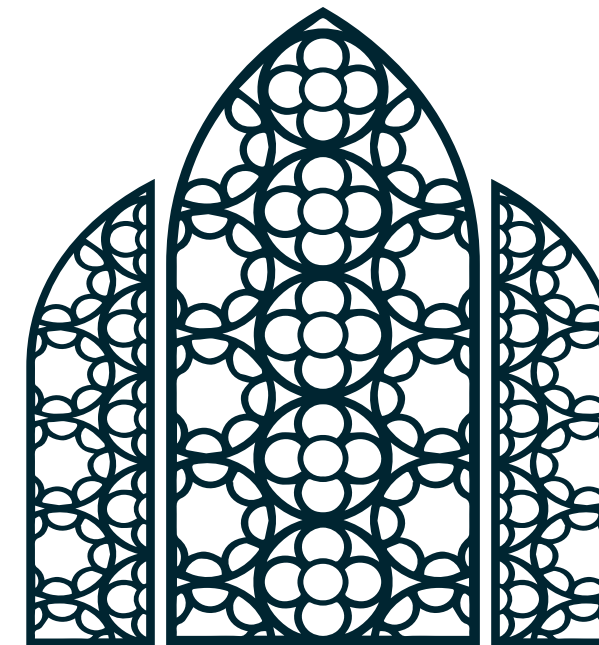
FROM THE NORTH - Exit the A1 at the exit for the B1340 towards Seahouses, Alnwick and Denwick, turn right and follow the B1340 for 1 mile. You will then see a right hand turn marked Longhoughton, this will take you onto Station Road, continue for 2 miles, Chancel Place is located on the left hand side of the road.

FROM THE SOUTH - Exit the A1 at the exit for the B1340 towards Alnwick and Denwick, turn left and follow the B1340 for 1 mile. You will then see a right hand turn marked Longhoughton, this will take you onto Station Road, continue for 2 miles, Chancel Place is located on the left hand side of the road.



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





CONTACT US

Tel: 07870 881155

Email: chancel.place@storyhomes.co.uk

Web: storyhomes.co.uk



CONTACT STORY HOMES:

Panther House, Asama Court, Newcastle Business Park, Newcastle upon Tyne, NE4 7YD
Tel: 0191 226 7260

Story Homes. Registration number 2275441.
Registered Office: Story House, Lords Way, Kingmoor Business Park, Carlisle, Cumbria, CA6 4SL.
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