

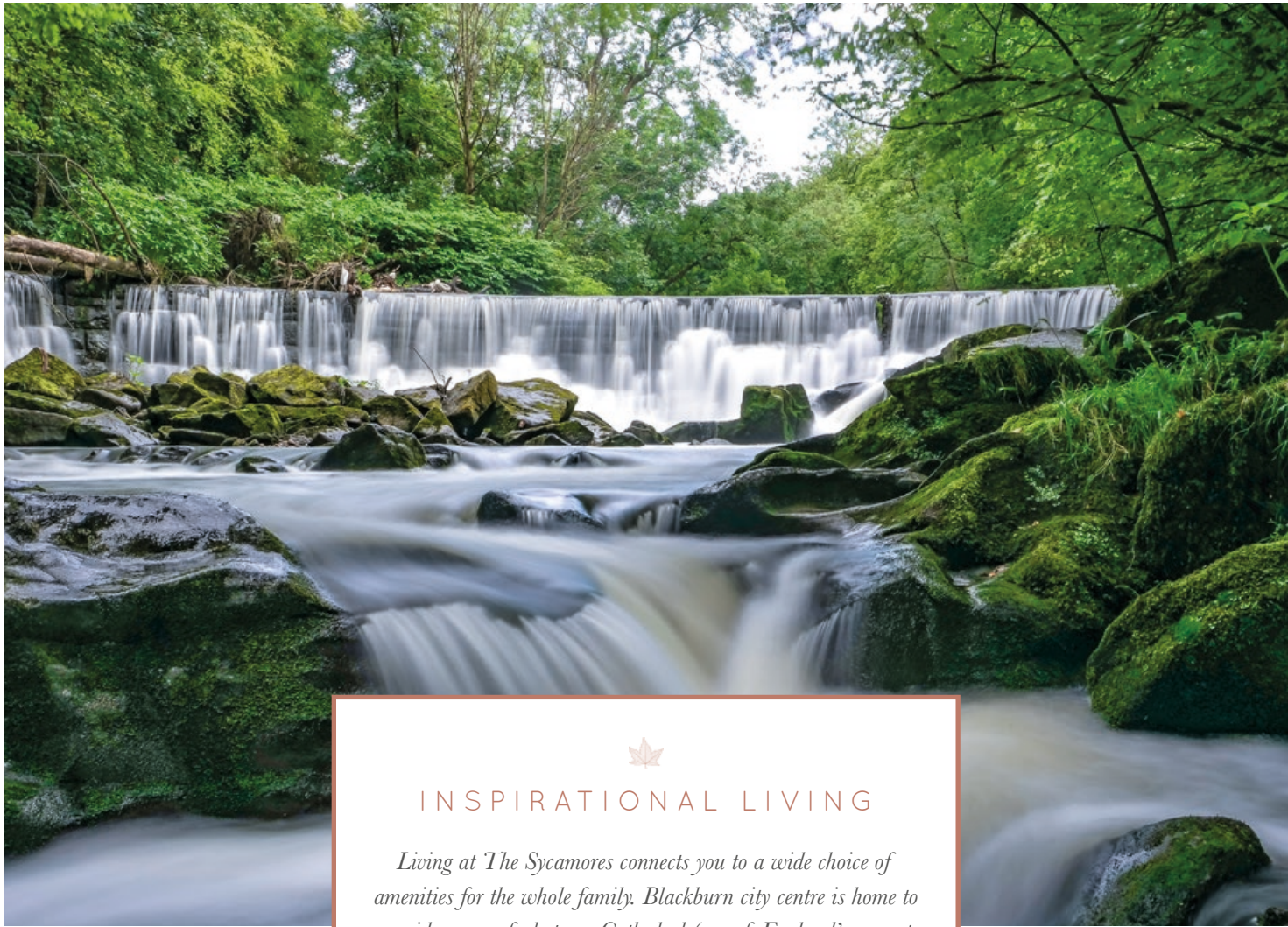




THE SYCAMORES

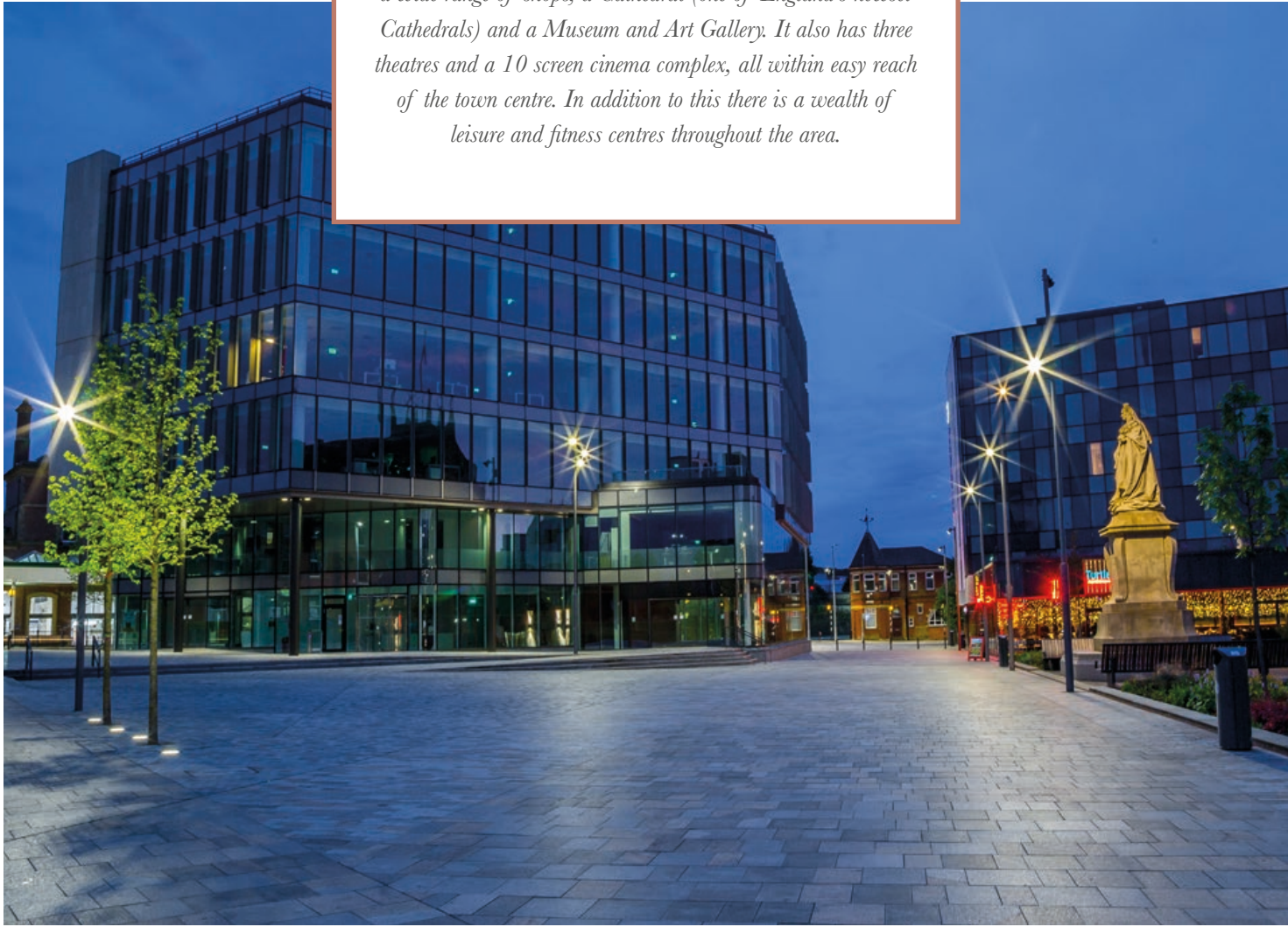
Story Homes has been building award winning homes for over 30 years and we are delighted to bring an exclusive collection of stylish new homes to Blackburn.

The Sycamores offers an executive collection of 3, 4 and 5 bedroom homes, finished to a high specification as standard. Our homes feature attractive exteriors which incorporate stone, brickwork and render, adding to the charm of the area and creating the beautiful street scenes for which Story Homes is renowned.



INSPIRATIONAL LIVING

Living at The Sycamores connects you to a wide choice of amenities for the whole family. Blackburn city centre is home to a wide range of shops, a Cathedral (one of England's newest Cathedrals) and a Museum and Art Gallery. It also has three theatres and a 10 screen cinema complex, all within easy reach of the town centre. In addition to this there is a wealth of leisure and fitness centres throughout the area.



The Sycamores is perfectly located, offering easy access to the M65 and Manchester as well as Preston, the Lancashire coast and the Lake District National Park (now a World Heritage Site). Cherry Tree railway station is within walking distance of the development and offers services to Blackburn, Burnley, Preston, Blackpool and Colne.

Located on the outskirts of Blackburn, The Sycamores overlooks picturesque countryside. Beautiful country parks, canal walks and cycle ways can be found on the Witton Weavers Way walking route, a historic 32 mile trail of discovery, ending at Witton Country Park. The park has fantastic play areas for children, picnic spots and nature trails. A range of local amenities can be found close to the development, with further facilities in the city centre which is only a short drive away.



Images

*Waterfall, Roddlesworth Woods • The Mall, Blackburn • A Family Day Out
• Witton Weavers Way, Witton Country Park, Blackburn*



Images shown are for illustrative purposes only

FIRST CLASS EDUCATION



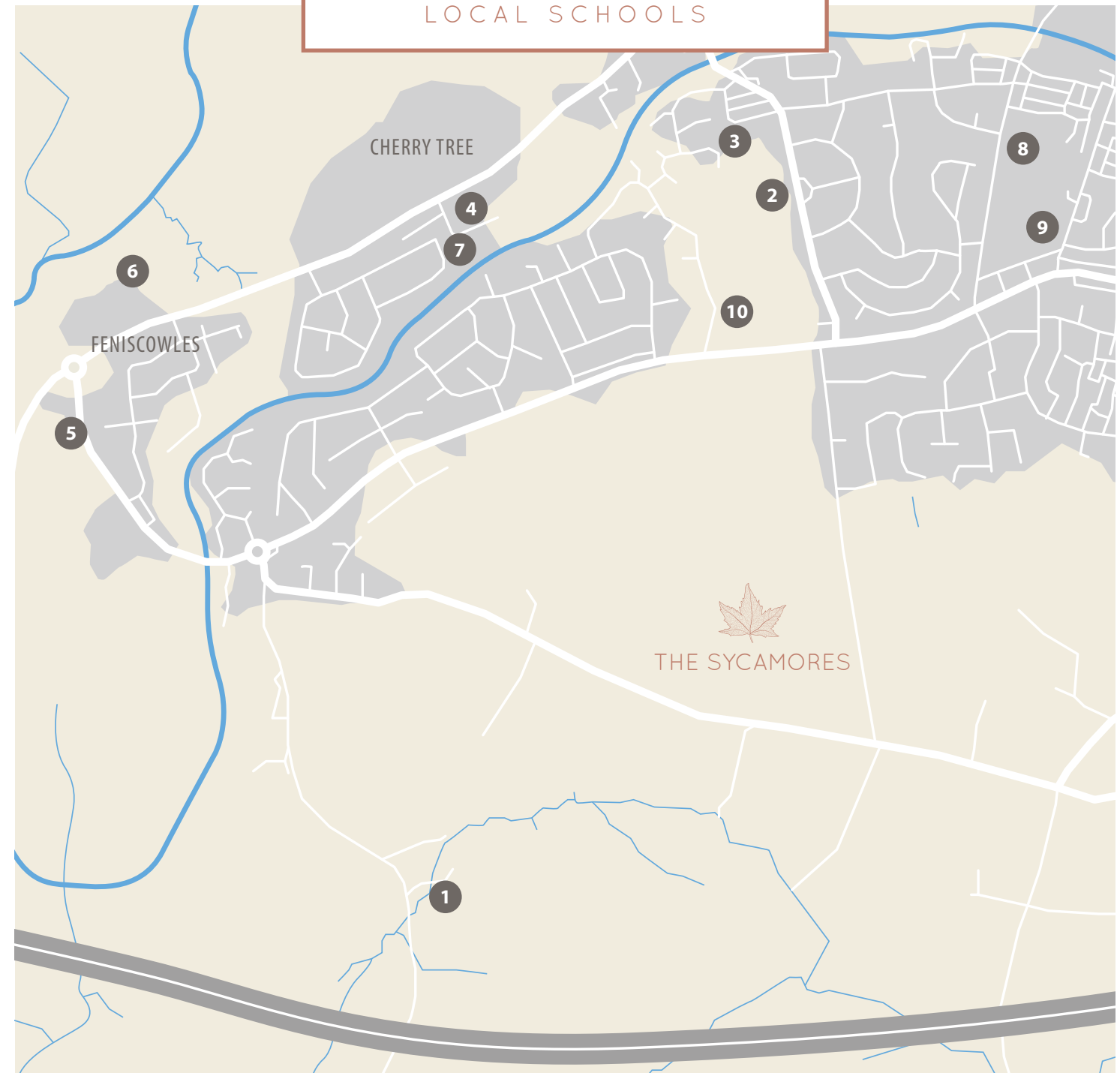
There are several Nursery and Primary Schools within easy distance of The Sycamores with Feniscowles Primary School being the closest, located in the nearby village of Feniscowles.

Blackburn has a number of Secondary Schools in and around the town including St Bedes RC High School which is less than a mile away.



For those who want to go onto further education, the University of Central Lancashire has been listed in the top 4% of all worldwide universities. Lancaster University, one of the top 10 universities in the UK, is also nearby.

LOCAL SCHOOLS



- | | |
|-------------------------------|-------------------------------------|
| 1. Little Acorns Day Nursery | 6. St Pauls RC Primary School |
| 2. Greenview Nursery | 7. St Francis C of E Primary School |
| 3. Nook Barn Nursery | 8. Meadowhead Infant School |
| 4. Acorns Preschool | 9. Meadowhead Junior School |
| 5. Feniscowles Primary School | 10. St Bedes RC High School |



BEAUTIFUL KITCHENS

Our stylish choice of kitchens are designed by well-established kitchen specialist Symphony. They offer classic and contemporary styles, along with a choice of quality worktops and upstands which complement any design or finish.

Whether you opt for a traditional or contemporary look, your kitchen will feature fully integrated A-rated kitchen appliances including: 5-burner gas hob, double oven, fridge/freezer and dishwasher. Consider upgrade options including integrated microwaves, granite worktops and plinth lighting which provide the finishing touches and make your kitchen extra special and personalised to you.

Please note that our kitchen appliances and specification are dependent on house type design. This specification relates to the majority of plots, however we advise checking the individual plot specification and build stage with your Sales Executive. You can also refer to our specification guide.



AN EXCEPTIONAL SPECIFICATION

Designed with light and space in mind our luxurious family bathrooms boast dual flow showers and wall hung vanity basin units, providing the perfect sanctuary for relaxation. All bathrooms and en-suites are complemented with a range of Porcelanosa tiling for a stylish finish.



INCLUDED AS STANDARD

The interior of your new home is finished in jasmine white, which perfectly offsets the oak bannister rails and oak doors with a choice of designer ironmongery. Bi-fold doors radiate light throughout the ground floor, with the swift concertina mechanism allowing maximum natural light to burst into your home and creating a seamless indoor to outdoor flow.

- High specification Symphony kitchens with fully integrated A-rated AEG/Electrolux appliances
- High specification bathroom fittings and sanitaryware by Crosswater
- Extensive Porcelanosa tiling to bathrooms
- Contemporary staircase with oak newel posts, handrail and painted spindles
- Internal American white oak doors
- Bi-fold/French doors to paved patio
- Burglar alarm
- External PIR sensor lights
- Turfed gardens to front and rear
- 6' fence or wall to rear garden
- Large, block paved driveway



Please note that our kitchen appliances and specification are dependent on house type design. This specification relates to the majority of plots, however we advise checking the individual plot specification and build stage with your Sales Executive. You can also refer to our specification guide.



SUSTAINABLE LIVING

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 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 The Sycamores is installed with a smart meter, allowing you to analyse your energy consumption. Together with water saving appliances, thermally efficient building materials and an airtight 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 with:

- 'A' rated kitchen appliances
- Dual flush toilets
- 100% 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.



AWARD WINNING

For the fourth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey.

A 5 star rating is judged upon results from our customers and we regularly receive fantastic feedback from them 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 are satisfied with the overall quality of their home and would recommend us to a friend (In-house customer satisfaction survey, 2016).



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



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DEVELOPMENT LAYOUT



Future phases



HOUSE TYPES

	The Weybridge 5 Bedroom Detached House Double or Single Detached Garage		The Warwick 4 Bedroom Detached House Integral Single Garage
	The Mayfair 5 Bedroom Detached House Large Integral Garage		The Marlow 4 Bedroom Detached House Double or Single Detached Garage
	The Salisbury 4 Bedroom Detached House Double Integral Garage		The Boston 4 Bedroom Detached House Integral Single Garage
	The Oxford 4 Bedroom Detached House Double Integral Garage		The Durham 4 Bedroom Detached House Integral Single Garage
	The Hampton 5 Bedroom Detached House Double Integral Garage		The Telford 4 Bedroom Detached House Single Detached Garage
	The Cambridge 4 Bedroom Detached House Integral Single Garage		The Greenwich 4 Bedroom Detached House Integral Single Garage
	The Taunton 4 Bedroom Detached House Integral Single Garage		The Wellington 4 Bedroom Detached House Integral Single Garage
	The Gosforth 4 Bedroom Detached House Integral Single Garage		The Kingsbrook 3 Bedroom Detached House Integral Single Garage
	The Grantham 4 Bedroom Detached House Integral Single Garage		The Hastings 3 Bedroom Semi Detached House Driveway Parking
	The Arundel 4 Bedroom Detached House Double or Single Detached Garage		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 WEYBRIDGE

5 Bedroom Detached with Double or Single Detached Garage

Approximate square footage: 1,902 sq.ft

Ground floor

Lounge:	3570 x 5093 [11'-9" x 16'-9"]
Dining / Kitchen:	5510 x 3290 [18'-1" x 10'-10"]
Family Area:	3235 x 3577 [10'-7" x 11'-9"]
Utility:	2153 x 1660 [7'-1" x 5'-5"]
Boot Room	1302 x 1660 [4'-3" x 5'-5"]

First floor

Master Bedroom:	3266 x 3338 [10'-9" x 10'-11"]
Bedroom 2:	3605 x 3226 [11'-10" x 10'-7"]
Bedroom 3:	3605 x 3526 [11'-10" x 11'-7"]

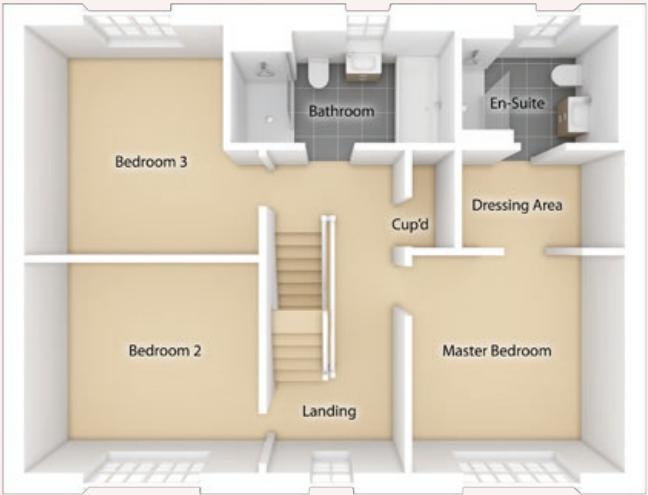
Second floor

Bedroom 4:	3605 x 5824 [11'-10" x 19'-1"]
Bedroom 5:	2579 x 5824 [8'-6" x 19'-1"]

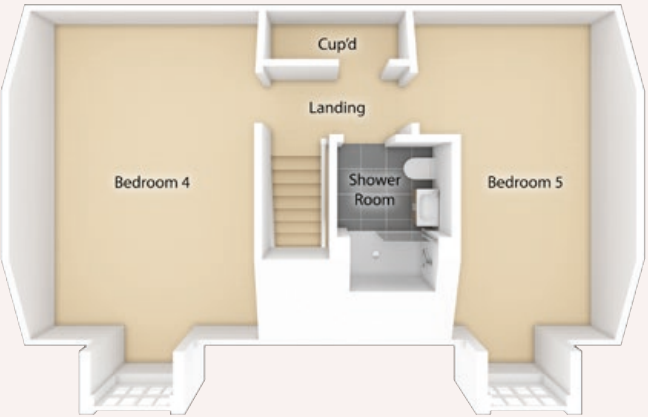
Ground floor



First floor




Second floor






THE MAYFAIR
5 Bedroom Detached with Large Integral Garage
Approximate square footage: 1,905 sq ft




THE SALISBURY
4 Bedroom Detached with Integral Double Garage
Approximate square footage: 1,803 sq ft

Ground floor

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

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"]



Ground floor

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

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"]



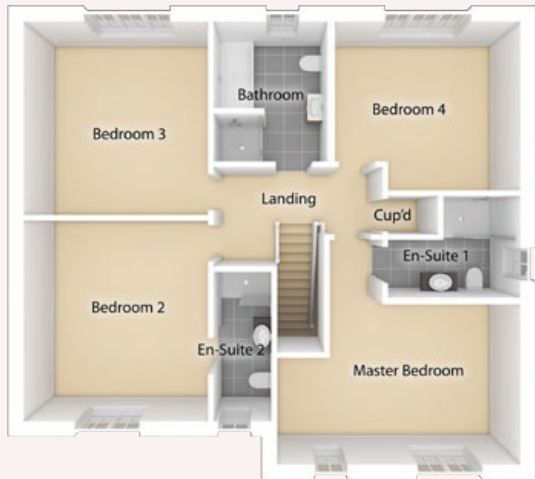
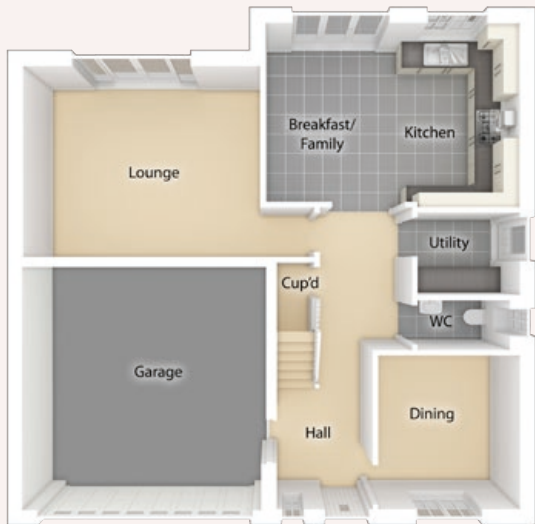


Ground floor

Lounge:	4948 x 3975 [16'-3" x 13'-1"]
Kitchen / Breakfast / Family:	5292 x 3727 [17'-5" x 12'-3"]
Dining:	2953 x 3200 [9'-8" x 10'-6"]
Utility:	2130 x 1715 [7'-0" x 5'-8"]

First floor

Master Bedroom:	5068 x 3338 [16'-8" x 11'-0"]
Bedroom 2:	3835 x 4187 [12'-7" x 13'-9"]
Bedroom 3:	3835 x 4028 [12'-7" x 13'-3"]
Bedroom 4:	3882 x 3515 [12'-9" x 11'-6"]



Ground floor


Lounge:	4948 x 3975 [16'-3" x 13'-1"]
Kitchen / Breakfast / Family:	5292 x 3727 [17'-5" x 12'-3"]
Dining:	2953 x 3200 [9'-8" x 10'-6"]
Utility:	2130 x 1715 [7'-0" x 5'-8"]

First floor

Master Bedroom:	4176 x 4135 [13'-9" x 13'-7"]
Bedroom 2:	3104 x 4080 [10'-2" x 13'-5"]
Bedroom 3:	5068 x 3381 [16'-8" x 11'-1"]
Bedroom 4:	2900 x 3987 [9'-6" x 13'-1"]
Bedroom 5:	2793 x 2915 [9'-3" x 9'-7"]







THE CAMBRIDGE

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,626 sq ft





THE TAUNTON

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,597 sq ft

Ground floor

Lounge:	3830 x 5244 [12'-7" x 17'-3"]
Kitchen / Breakfast:	4955 x 3451 [16'-3" x 11'-4"]
Dining / Family Room:	3830 x 3274 [12'-7" x 10'-9"]
Utility:	1755 x 2177 [5'-9" x 7'-2"]

First floor

Master Bedroom:	5416 x 3817 [17'-9" x 12'-6"]
Bedroom 2:	3124 x 3555 [10'-3" x 11'-8"]
Bedroom 3:	2705 x 4350 [8'-11" x 14'-3"]
Bedroom 4:	3777 x 3555 [12'-5" x 11'-8"]



Ground floor

Lounge:	4055 x 5670 [13'-4" x 18'-7"]
Kitchen / Dining / Family:	8239 x 3635 [27'-1" x 11'-11"]
Utility:	1776 x 3220 [5'-10" x 10'-7"]

First floor

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"]







THE GOSFORTH

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,533 sq ft





THE GRANTHAM

4 Bedroom Detached with Detached Single Garage

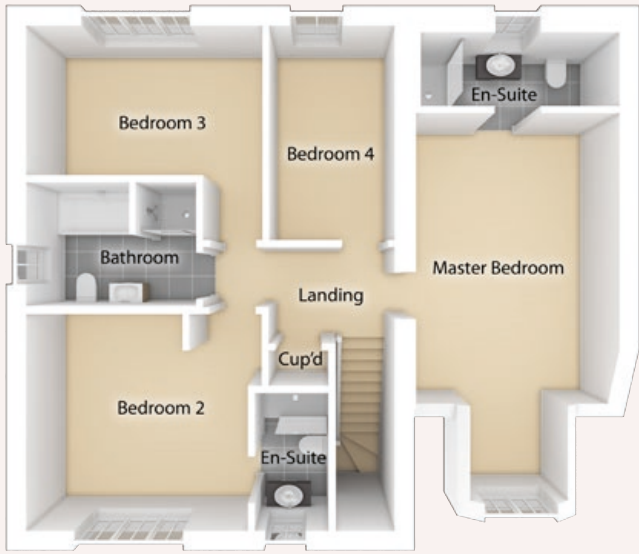
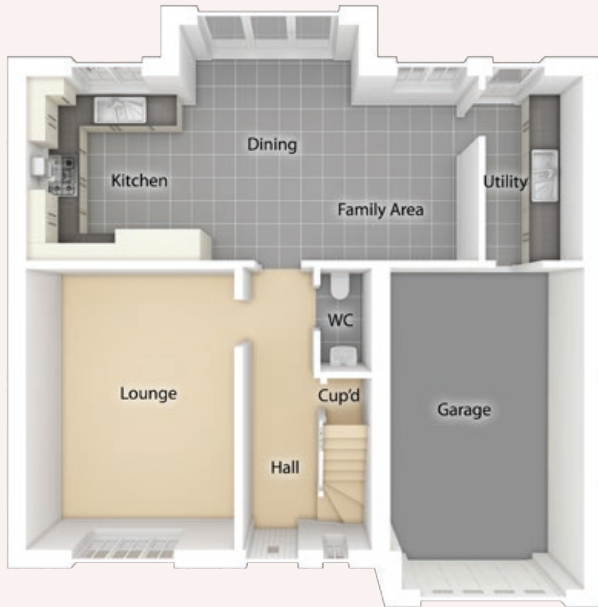
Approximate square footage: 1,455 sq ft

Ground floor

Lounge:	3665 x 4938 [12'-0" x 16'-3"]
Kitchen / Dining / Family:	7965 x 4143 [26'-2" x 13'-7"]
Utility:	1712 x 3243 [5'-7" x 10'-8"]

First floor

Master Bedroom:	3358 x 6479 [11'-0" x 21'-3"]
Bedroom 2:	3610 x 3574 [11'-10" x 11'-9"]
Bedroom 3:	3897 x 2466 [12'-10" x 8'-1"]
Bedroom 4:	2068 x 3533 [6'-9" x 11'-7"]



Ground floor

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

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"]







THE MARLOW

4 Bedroom Detached with Double or Single Detached Garage

Approximate square footage: 1,391 sq.ft



Ground floor

Lounge:	3332 x 5398 [10'-11" x 17'-9"]
Kitchen / Dining / Family:	7768 x 3125 [25'-6" x 10'-3"]
Utility:	2088 x 1668 [6'-10" x 5'-6"]
Study:	2088 x 2935 [6'-10" x 9'-8"]



First floor

Master Bedroom:	3493 x 4530 [11'-6" x 14'-10"]
Bedroom 2:	3931 x 3158 [12'-11" x 10'-4"]
Bedroom 3:	3722 x 2558 [12'-3" x 8'-5"]
Bedroom 4:	4160 x 3148 [13'-8" x 10'-4"]





THE BOSTON

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,377 sq.ft



Ground floor

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

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"]








THE DURHAM

4 Bedroom Detached with Integral Single Garage

Approximate square footage: 1,367 sq ft


Ground floor

Lounge:	3605 x 4867 [11'-10" x 16'-0"]
Kitchen / Dining:	7655 x 3050 [25'-2" x 10'-0"]



First floor

Master Bedroom:	4101 x 4901 [13'-6" x 16'-1"]
Bedroom 2:	3439 x 3721 [11'-4" x 12'-3"]
Bedroom 3:	2839 x 4157 [9'-4" x 13'-8"]
Bedroom 4:	2491 x 3085 [8'-2" x 10'-2"]








THE TELFORD

4 Bedroom Detached with Detached Single Garage

Approximate square footage: 1,261 sq ft

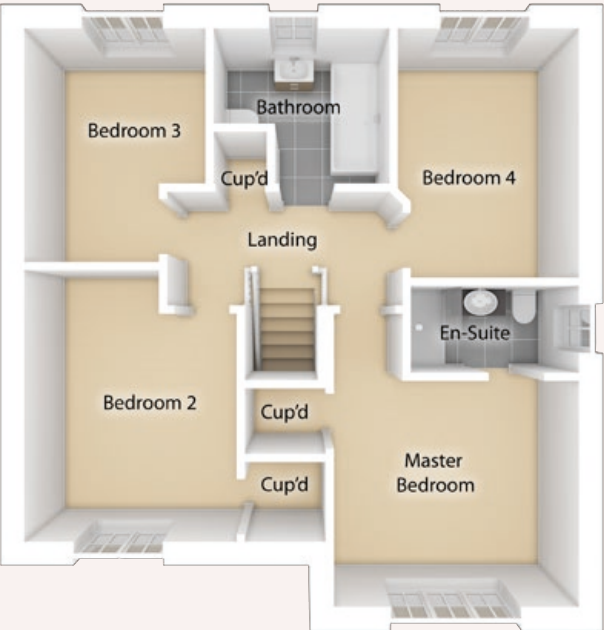
Ground floor

Lounge:	3380 x 5936 [11'-1" x 19'-6"]
Kitchen / Dining:	7655 x 2683 [25'-2" x 8'-10"]
Utility:	1915 x 1844 [6'-3" x 6'-1"]
Study:	1915 x 2301 [6'-3" x 7'-7"]



First floor

Master Bedroom:	3380 x 3121 [11'-1" x 10'-3"]
Bedroom 2:	2930 x 3751 [9'-7" x 12'-4"]
Bedroom 3:	2490 x 3227 [8'-2" x 10'-7"]
Bedroom 4:	2500 x 3419 [8'-3" x 11'-3"]





Lounge:	4765 x 3492 [15'-8" x 11'-6"]
Kitchen / Breakfast:	2775 x 5293 [9'-1" x 17'-5"]
Dining Room:	2775 x 3260 [9'-1" x 10'-8"]

Master Bedroom:	3664 x 3202 [12'-0" x 10'-6"]
Bedroom 2:	3877 x 3060 [12'-9" x 10'-1"]
Bedroom 3:	2805 x 3450 [9'-3" x 11'-4"]
Bedroom 4:	2477 x 2843 [8'-2" x 9'-4"]



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"]

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"]





A 3D perspective floor plan of a house. The layout includes a large grey area on the left labeled 'Garage' and 'Utility Space'. To the right is a 'Dining' area with grey tiled flooring. Adjacent to the dining area is a 'Kitchen' with a sink, stove, and built-in oven. A 'Cup'd' (cupboard) is located between the dining area and a 'Hall'. The 'Hall' has a staircase leading up. To the right of the hall is a 'WC' (toilet) and a 'Lounge' area with yellow flooring. The house has a white exterior and a grey roof with skylights.



This floor plan shows a 2-bedroom apartment. The layout includes a large Lounge area at the front, a Dining area, a Kitchen, a WC (bathroom), and a Store (storage room). A staircase leads to an upper level. The apartment is located on the 1st floor of a 3-story building.



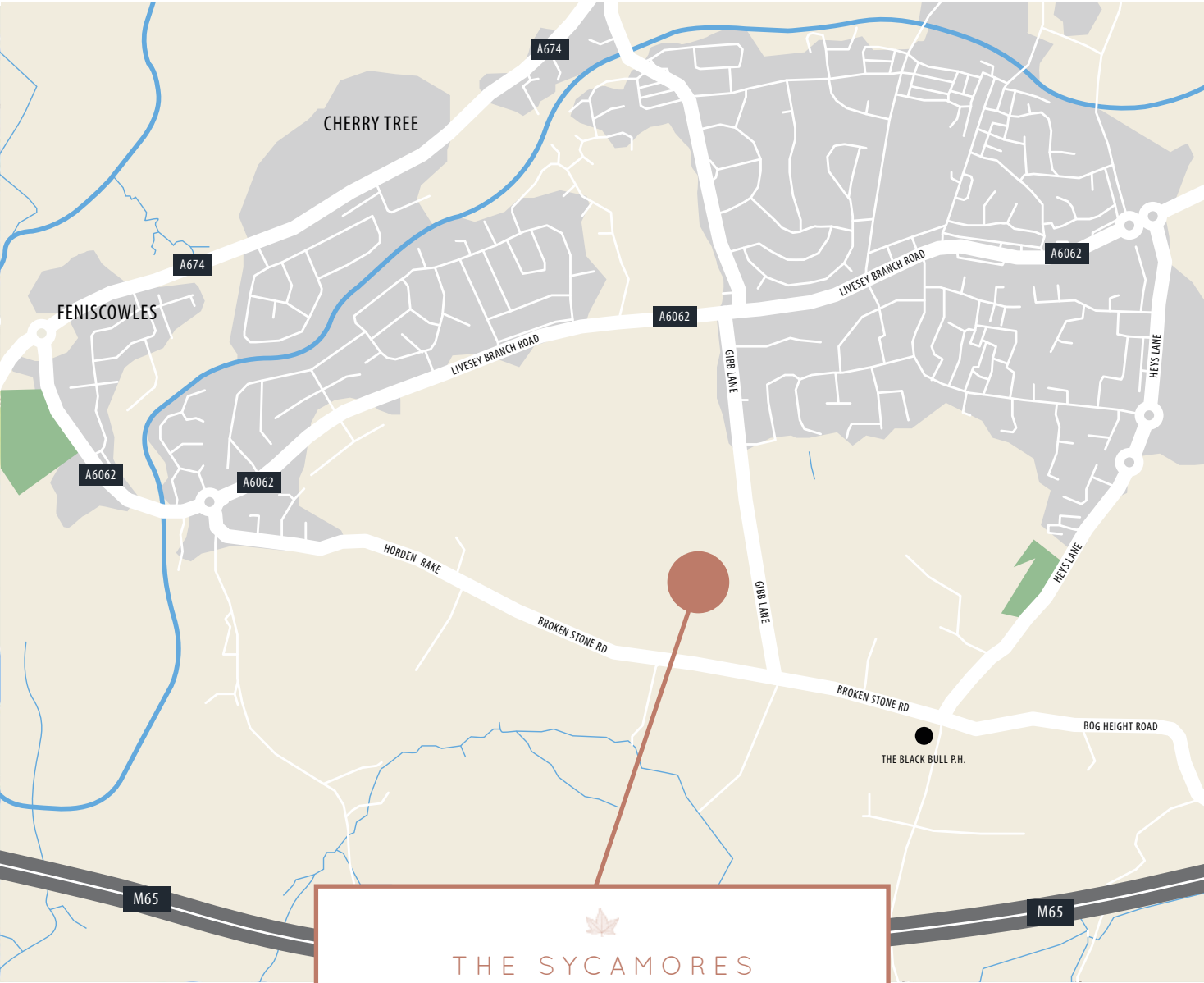




THE KINGSTON

3 Bedroom Semi Detached with Driveway Parking

Approximate square footage: 846 sq.ft





THE SYCAMORES

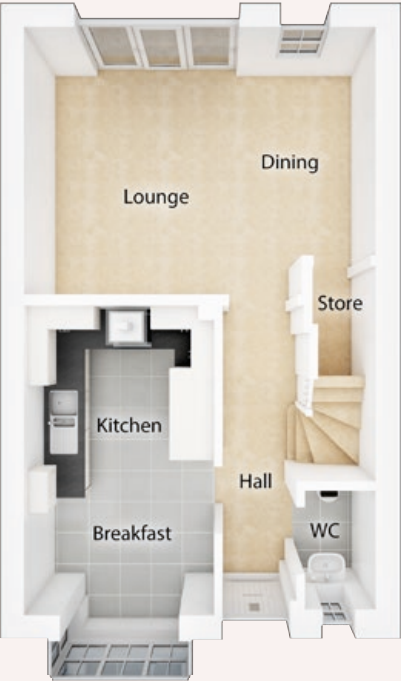
Gib Lane, Blackburn, BB2 5BP

Ground floor

Lounge: 4775 x 3633 [15'-8" x 11'-11"]
Kitchen / Dining: 2581 x 4885 [8'-6" x 16'-0"]

First floor

Master Bedroom: 2578 x 3627 [8'-6" x 11'-11"]
Bedroom 2: 2400 x 2923 [7'-11" x 9'-7"]
Bedroom 3: 2082 x 3136 [6'-10" x 10'-4"]



Directions from North

From the A666 Bolton Road take the A6062 Livesey Branch Road towards Chorley. Continue for 1 mile across 3 roundabouts, then turn left onto Gib Lane. Continue for 0.3 miles, the entrance to The Sycamores is on the right.

Directions from South

From Junction 4 of the M65 take the A666 towards Blackburn. Immediately after you pass under the M65 take the first left towards Tockholes on Bog Height Road. Continue for 1.5 miles, past The Black Bull pub onto Broken Stone Road. Turn right onto Gib Lane opposite the entrance to Yew Tree Farm. The entrance to The Sycamores is on the left.





Let us tell you more

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