



BROOKFIELD
WOODS





BROOKFIELD
WOODS



WELCOME TO BROOKFIELD WOODS



YOUR SANCTUARY

—
STORY HOMES IS RENOWNED FOR ITS
HIGH SPECIFICATION, QUALITY HOMES

Whether you're looking for your first home, or you need more space for a growing family, you'll be spoilt for choice at Brookfield Woods, where you'll discover a fantastic selection of 3, 4 and 5-bedroomed properties.

As well as offering an unrivalled choice of property location, house types and sizes, we always strive to go that extra mile, and that isn't just when we build your new home; it starts from the very first design meeting. We mix property types and external finishes to create beautiful and unique street scenes. A Story Homes development looks as good now as it did when it was built, even if that was 20 years ago. We've won many awards along the way and we are proud that our buyers can boast that they live on award-winning developments.

Our homes combine practical features with 21st century design incorporating fully fitted kitchens and contemporary bathrooms. Our kitchens are spacious, usually with a dining area, whilst bi-fold doors in most properties allow the living space to be continued with easy access to the garden, effectively extending the usable space for your family to enjoy. And remember we include many extras as standard in your new home too (see 'The Finer Details' page).



A VIBRANT LOCATION

MIDDLESBROUGH IS A LARGE TOWN SITUATED ON THE SOUTH BANK OF THE RIVER TEES, A STONE'S THROW FROM THE NORTH YORKSHIRE DALES.



Brookfield Woods is located in Stainsby, a sought after area that is already home to our popular Kingsbrook Wood development and is ideally located for sights, amenities and transport links.

The desirable setting allows you to take advantage of everything Middlesbrough has to offer, whether your interests lie in history, art and culture, nature, shopping or sport.

Some of the most recognisable local landmarks include the Transporter Bridge – a reminder of Middlesbrough's industrial past – the interactive 'Spectra-txt' tower, and Acklam Hall, which is the town's oldest domestic and only Grade 1 listed building.

Middlesbrough boasts 'the largest civic space in Europe' thanks to the rejuvenated Victoria Square and Central Gardens, as well as art galleries, museums and a wide selection of shops.

Highlights include art deco Victorian theatre The Middlesbrough Empire, and The Middlesbrough Institute of Modern Art which holds the second largest collection of works by Picasso in the UK.





If you enjoy the great outdoors then this is the ideal place to live; Albert Park has 100 acres of green space with a boating lake and roller skating rink, while Stewart Park offers rolling woodland, a pets corner and the Captain Cook Museum.

In addition, nearby attractions include Teesside Shopping Park, Yarm with its award-winning high street, ancient market town Guisborough, and the National Trust's Roseberry Topping, which is popular with walkers and cyclists.

As well as enjoying all the local amenities, residents at Brookfield Woods can also enjoy easy access to the A19 for travel both north and south of Middlesbrough.



QUALITY & STYLE

WE DON'T JUST BUILD HOUSES, WE BUILD COMMUNITIES.

Brookfield Woods features an attractive collection of 3, 4 and 5 bedroom homes, all built to the high specification and superior finish for which Story Homes is renowned. Our homes offer something for everyone, with carefully thought out designs that provide you and your family with spacious, flexible and stylish accommodation, with quality fixtures and fittings included as standard.

Highlights of these beautiful new homes include stylish kitchens with a range of fully integrated appliances and incorporating the coveted kitchen/dining/family areas, which are further enhanced by stylish bi-fold doors that lead to the patio and turfed gardens. Extensive Porcelanosa tiling take our bathrooms to the next level.



Images are for illustrative purposes only

The exteriors of our homes won't disappoint either with a mix of high quality stone and render, adding to the charm of the area and creating the beautiful street scenes that we are well known for.

Our attention to detail can not only be seen in the homes we build, but also in the locations we choose and the customer service we provide throughout your journey with us. With every Story Home, you can relax as you are covered by our 2-year Story Homes warranty, and a 10-year NHBC warranty.



LUXURY AS STANDARD

RENOWNED FOR QUALITY AND HIGH SPECIFICATION



Story Homes recognises that the heart of a modern home is the space where family and friends gather to cook, eat, and enjoy the time they spend together. That is why every one of our developments pays close attention to the design, layout and functionality of the kitchen, dining and family areas.

Our partnership with Symphony Kitchens allows you to choose from a range of beautifully designed kitchens and cabinets, worktops and up-stands, available in a variety of finishes and allowing you to give your kitchen its own personality.

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.

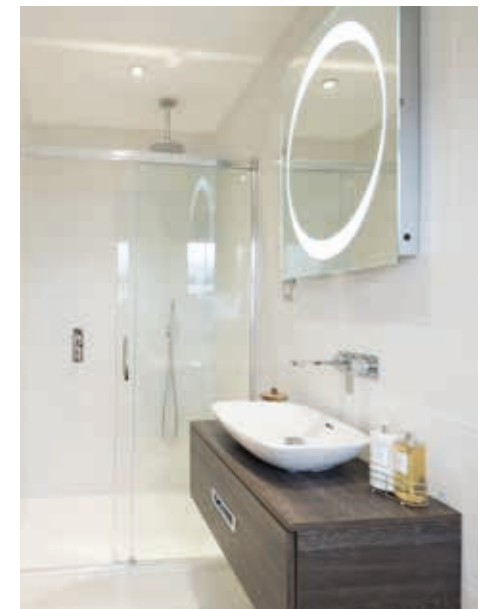


**The specification relates to the majority of properties and is dependent on house type design. Please check individual specification with our Sales Executive, or see specification guide.*



THE FINER DETAILS

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 doors to patio
- Bathroom fittings and sanitaryware by Crosswater
- Contemporary staircase with oak newel posts, handrails and painted spindles
- Extensive Porcelanosa tiling to bathrooms
- 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 plus stylish taps and showers. These are all complemented by wall hung vanity units, beautifully accentuated with tiles from the renowned Spanish brand, Porcelanosa.*

Our homes radiate light and space that is further enhanced by stylish French or 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 properties and is dependent on house type design.
Please check individual specification with our Sales Executive, or see specification guide.*



YOU'RE IN GOOD COMPANY

96% OF OUR BUYERS WOULD RECOMMEND US TO A FRIEND



For the fifth year running Story Homes has secured a top '5 Star' rating in the house building industry's annual customer satisfaction survey. This score is the highest possible result.

A 5 Star rating is judged upon results from our customers. The results confirmed that our buyers are very 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 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 achieved both an outstanding and a gold award for customer satisfaction, revealing that 96% of our buyers would recommend us to a friend.



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.

The Code is designed to help you understand what levels of service to expect from Story Homes, and to feel fully informed about your purchase and know your consumer rights before and after you move in.

Find out more at www.consumercode.co.uk





GOOD FOR THE ENVIRONMENT

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 will be helping the environment. 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 Brookfield Woods 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:

- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- All homes have 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.





BEAUTIFUL HOMES

A MIXTURE OF STONE, BRICK AND RENDER GIVE
EACH HOME ITS INDIVIDUAL PERSONALITY





THE MAYFAIR

5 Bedroom Detached House
Large Integral Garage



THE SALISBURY

4 Bedroom Detached House
Integral Double Garage



THE OXFORD

4 Bedroom Detached House
Integral Double Garage



THE CAMBRIDGE

4 Bedroom Detached House
Integral Single Garage



THE TAUNTON

4 Bedroom Detached House
Integral Single Garage



THE HARROGATE

4 Bedroom Detached House
Detached Double Garage



THE GOSFORTH

4 Bedroom Detached House
Integral Single Garage



THE BEACONSFIELD

4 Bedroom Detached House
Detached Double Garage



THE GRANTHAM

4 Bedroom Detached House
Detached Single Garage



THE ARUNDEL

4 Bedroom Detached House
Detached Single 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 HEREFORD

4 Bedroom Semi-Detached House
Driveway Parking



THE WELLINGTON

4 Bedroom Detached House
Integral Single Garage



THE HASTINGS

3 Bedroom Semi-Detached House
Driveway Parking



THE KINGSTON

3 Bedroom Semi-Detached House
Driveway Parking



THE YORK

3 Bedroom Semi-Detached House
Driveway Parking



DEVELOPMENT LAYOUT & HOUSE TYPES



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 regard 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 House
with Large Integral Garage
Approximate square footage: 1,905 sq ft



THE SALISBURY

4 Bedroom Detached House
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"

Dimensions/images are for illustrative purposes only



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"

Dimensions/images are for illustrative purposes only



THE OXFORD

4 Bedroom Detached House
with Integral Double Garage
Approximate square footage: 1,779 sq ft



THE CAMBRIDGE

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,626 sq ft



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	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"

Dimensions/images are for illustrative purposes only



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"

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THE TAUNTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,597 sq ft



THE HARROGATE

4 Bedroom Detached House
with Detached Double Garage
Approximate square footage: 1,583 sq ft



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"

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GROUND FLOOR

Lounge (Splayed Bay)	3645 x 5282 / 12'-0" x 17'-4"
Kitchen	3977 x 3030 / 13'-1" x 9'-11"
Family Room	4803 x 3405 / 15'-9" x 11'-2"
Dining	2800 x 3356 / 9'-2" x 11'-0"
Utility	2830 x 1601 / 9'-3" x 5'-3"

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FIRST FLOOR

Master Bedroom	3680 x 4126 / 12'-1" x 13'-7"
Bedroom 2	2732 x 4180 / 9'-0" x 13'-9"
Bedroom 3	2709 x 3922 / 8'-11" x 12'-11"
Bedroom 4	3680 x 3976 / 12'-1" x 13'-1"



THE GOSFORTH

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,531 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

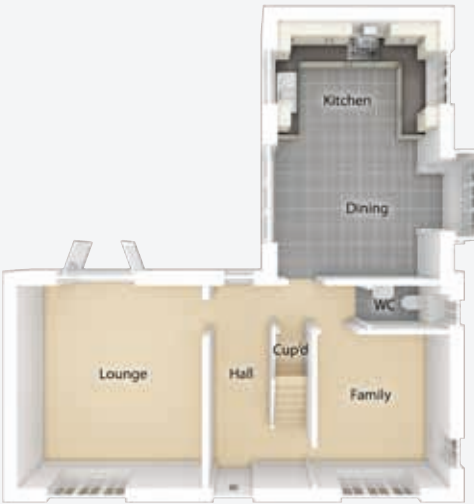
Master Bedroom	3358 x 6479 / 11'-0" x 21'-3"
Bedroom 2	3610 x 3574 / 11'-10" x 11'-9"
Bedroom 3	3897 x 2466 / 12'-10" x 8'-1"
Bedroom 4	2068 x 3533 / 6'-9" x 11'-7"

Dimensions/images are for illustrative purposes only



THE BEACONSFIELD

4 Bedroom Detached House
with Detached Double Garage
Approximate square footage: 1,506 sq ft



GROUND FLOOR

Lounge	4235 x 4628 / 13'-11" x 15'-2"
Kitchen / Dining	3718 x 5925 / 12'-2" x 19'-5"
Family	3035 x 3513 / 10'-0" x 11'-6"

FIRST FLOOR

Master Bedroom	3718 x 5960 / 12'-2" x 19'-7"
Guest Bedroom	3150 x 4628 / 10'-5" x 15'-2"
Bedroom 3	3175 x 2713 / 10'-5" x 8'-11"
Bedroom 4 / Study	2285 x 3513 / 7'-6" x 11'-6"

Dimensions/images are for illustrative purposes only



THE GRANTHAM

4 Bedroom Detached House
with Detached Single Garage
Approximate square footage: 1,455 sq ft

THE ARUNDEL

4 Bedroom Detached House
with Detached Single Garage
Approximate square footage: 1,440 sq ft



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"

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GROUND FLOOR

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

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/images are for illustrative purposes only



THE WARWICK

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,400 sq ft



THE BOSTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,377 sq ft



GROUND FLOOR

Lounge	3830 x 4920 / 12'-7" x 16'-2"
Kitchen / Dining	6195 x 3655 / 20'-4" x 12'-0"
Family	3260 x 2845 / 10'-8" x 9'-4"

FIRST FLOOR

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

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"

Dimensions/images are for illustrative purposes only



THE DURHAM

4 Bedroom Detached House
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"

Dimensions/images are for illustrative purposes only



THE HEREFORD

4 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 1,291 sq ft



GROUND FLOOR

Lounge	4775 x 5238 / 15'-8" x 17'-2"
Kitchen / Dining	2580 x 5417 / 8'-6" x 17'-9"

FIRST FLOOR

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

Master Bedroom	3692 x 7199 / 12'-1" x 23'-8"
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Dimensions/images are for illustrative purposes only



THE WELLINGTON

4 Bedroom Detached House
with Integral Single Garage
Approximate square footage: 1,238 sq ft

THE HASTINGS

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 955 sq ft



GROUND FLOOR

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

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"

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GROUND FLOOR

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

FIRST FLOOR

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



THE KINGSTON

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 846 sq ft



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"

Dimensions/images are for illustrative purposes only



THE YORK

3 Bedroom Semi-Detached House
with Driveway Parking
Approximate square footage: 805 sq ft



GROUND FLOOR

Lounge	3707 x 4878 / 12'-2" x 16'-0"
Kitchen / Dining	4707 x 2628 / 15'-5" x 8'-8"

FIRST FLOOR

Master Bedroom	2588 x 3990 / 8'-6" x 13'-1"
Bedroom 2	2588 x 3550 / 8'-6" x 11'-8"
Bedroom 3	2005 x 2534 / 6'-7" x 8'-4"

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GETTING HERE

OFF JACK SIMON WAY, MIDDLESBROUGH, TS5 8EH



DIRECTIONS

From the North

Leave the A19 and merge on to the A174 towards Whitby, Redcar, Teesport, Wilton and Yarm. Stay in the left hand lane to take the exit signposted B1380 towards Acklam and Yarm. At the roundabout take the second exit. Follow the signs for Brookfield Woods.

From the South

Leave the A19 at the exit signposted A174 towards Teesport, Thornaby and Redcar. At the roundabout take the third exit towards the A174 and stay in the left hand lane to take the exit signposted B1380 towards Acklam and Yarm. At the roundabout take the second exit. Follow the signs for Brookfield Woods.



LET US TELL YOU MORE

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