



AS A PRIVATELY-OWNED BUSINESS, WE GO TO GREAT LENGTHS TO CRAFT BEAUTIFUL,

WELL-BUILT HOMES.

Homes that are not only strong in build, but in character too.

Story homes challenge the conventions of the mass-produced, standing apart from the crowd. There's all the features that make a Story home unique. The space we leave between each home, and footpaths that little bit wider, because that's what people need. Even our front doors are different colours. And the best combinations of bricks, render and stone are used, with considered design features at every turn.

With a brand new Story home, you will find there are no compromises on quality, no corners cut – just solid, beautiful homes.

SOLIDLY BUILT WITH QUALITY MATERIALS.

High specification. Added strength and character.

BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS.

Pride in our homes. Pride in our workforce.

WE'LL GIVE YOU MORE SPACE INSIDE & OUT.

Well-proportioned living areas. Set back off the road.

DESIGNED FOR LIFE.

Unique modern features. Effortlessly flowing spaces.



Image shown is for illustrative purposes only.

A BEAUTIFUL COLLECTION OF 3, 4 & 5-BEDROOM HOMES, FINISHED TO A PREMIUM SPECIFICATION. OUR HOMES FEATURE ATTRACTIVE EXTERIORS, ADDING TO THE CHARM OF THE AREA AND CREATING BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.

PERFECTLY LOCATED. BEAUTIFUL COUNTRYSIDE. RICH IN HISTORY. EXCELLENT TRANSPORT LINKS. LAUREL PLACE REALLY DOES HAVE IT ALL.

The beautiful market town of Ulverston is the perfect place to live, surrounded by countryside with the Lake District National Park on its doorstep. Ulverston has something for everyone and is only two miles from Laurel Place.

The development is named after the world-famous Laurel and Hardy, celebrating the birthplace of Stan Laurel.

Conveniently located, a range of amenities are within walking distance of Laurel Place including Ulverston leisure centre offering a range of facilities including a swimming pool, gym and football and tennis courts. You can also walk to the local Co-op and the Old Farmhouse bar and restaurant which offers great local beer and has a popular menu. While you're there you can see views of the Grade II listed Hoad Monument, which towers over Ulverston and has become a symbol for the town.

Ulverston is rich in history with its heritage dating back to the Domesday Book and beyond. You can find a selection of supermarkets and high street stores alongside many independent shops, as well as an indoor market hall and outdoor market which is held every week in the main streets of the town.



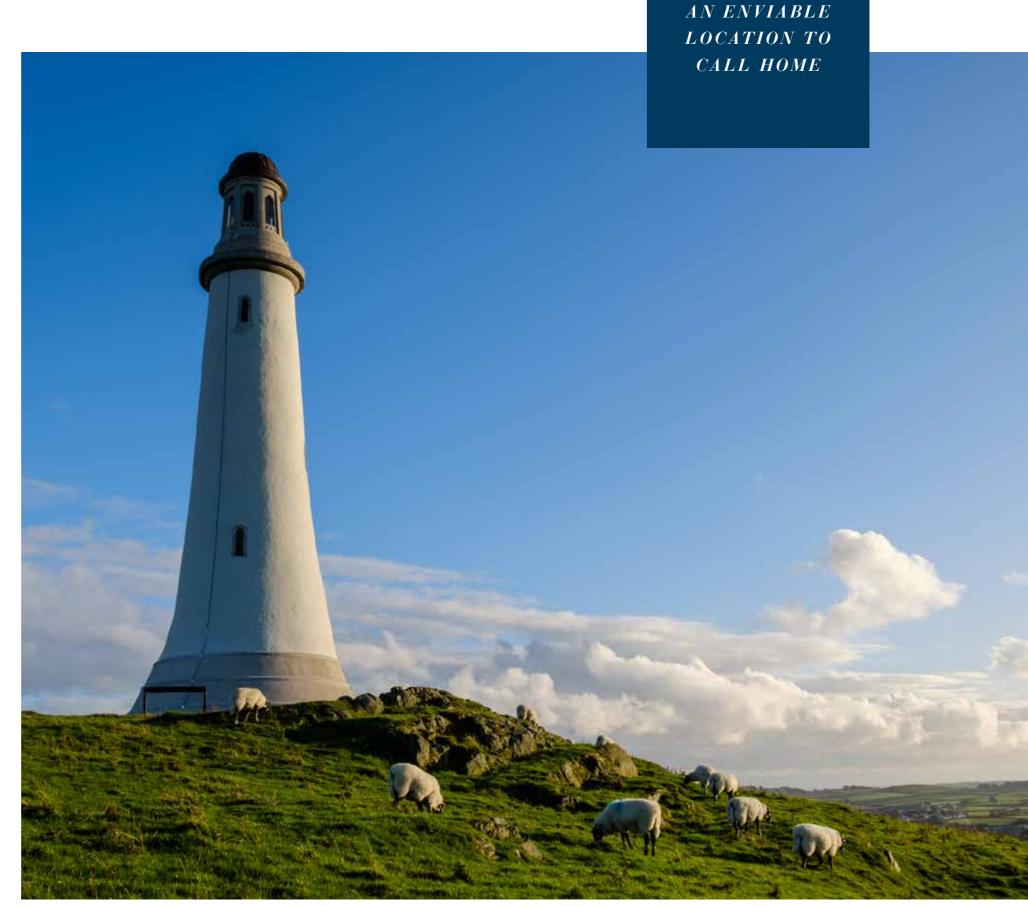
There is a great range of cosy bars, cafés and restaurants offering good food and a friendly atmosphere and the town also holds the title 'Festival Capital' of Furness, hosting an array of festivals and events throughout the year.

For walkers, cyclists and outdoor enthusiasts there are plenty of options on your doorstep with a variety of routes to follow, including the Cumbrian Way and the Lake District National Park.

As you would expect from a sought-after area, there's a wide range of educational facilities to choose from too, including Little Acorns Pre School Nursery, Sir John Barrow Primary School and Ulverston Victoria High

Excellent transport links can be easily accessed, with the A590 close to the development, which is also serviced by a regular bus route. The M6 is just 25 miles away offering great commuting links to the North Lakes, Lancaster and Preston.

Ulverston railway station, a Grade II listed station, is within walking distance of Laurel Place and is located on the Furness Line from Barrow-in-Furness to Manchester Airport.



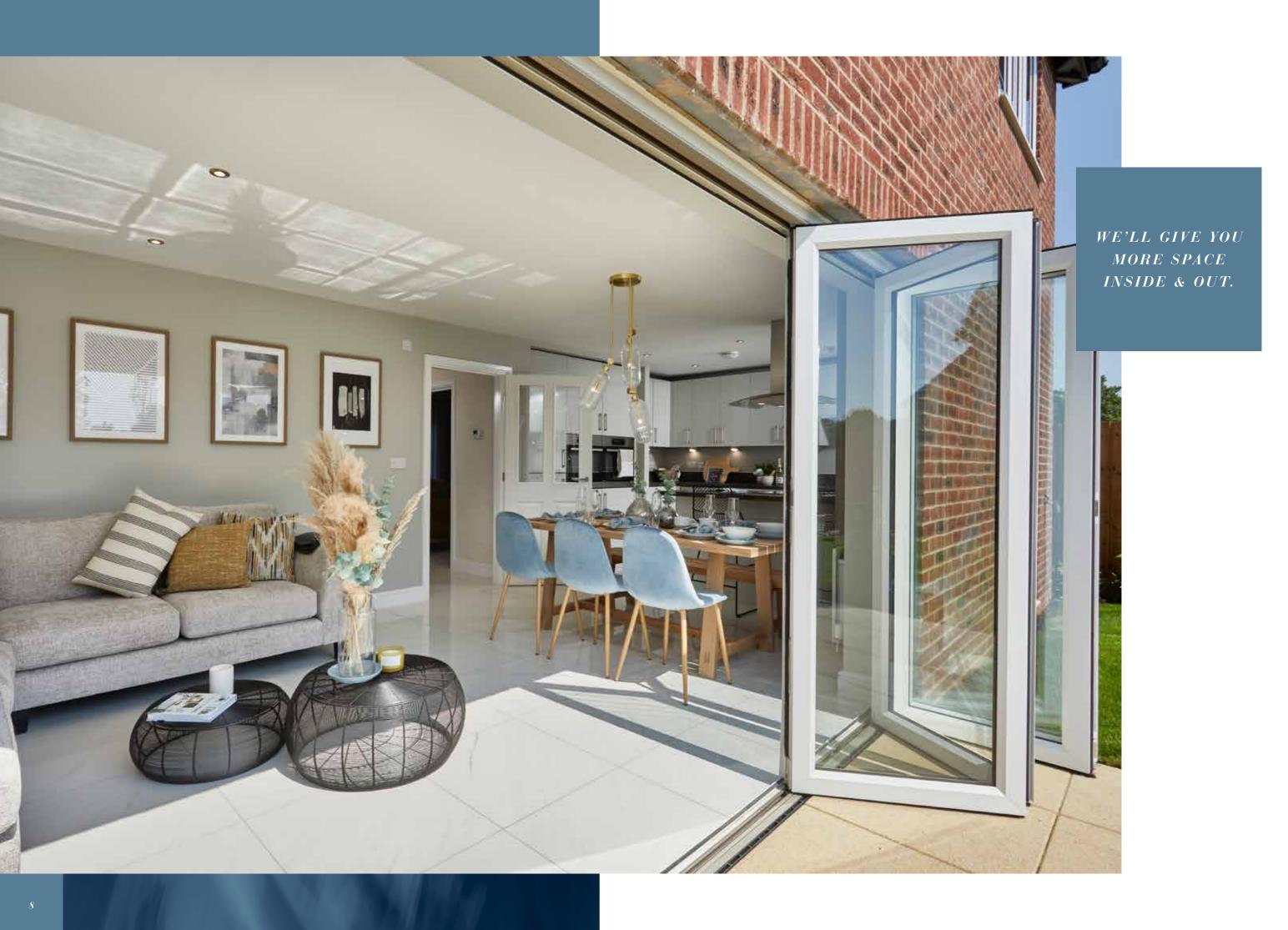




Image shown is for illustrative purposes only.

Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open-plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. And there's also bi-fold and French doors that come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

But it's not only our premium specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build is more economical to run than an older property. It uses less energy and produces significantly lower CO_2 emissions, meaning lower running costs, and a saving of up to £1,410 pa on a 4-bedroom detached new build property.* Energy saving features could include:

- · High levels of thermal efficiency
- High quality kitchen appliances
- Dual flush toilets
- 100% energy efficient lighting

Each home at Laurel Place is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

			THESTANFORD	THEWILFORD	THEWEXFORD	THELINFORD	THEFOXFORD	THEHARTFORD	THELANGFORD	THEMILFORD	THECRANFORD
	Cast stone/features	Cast stone & / or brick features to front elevations									
	Bi-fold/French doors	White French doors		-	-	-	-		-	-	- 1
ES		White bi-fold doors including slave door	-				-	-	•		-
SH		White French door set and bi-fold doors	-	-	-	-	-	-	-	-	- 1
DOORS, JOINERY AND FINISHES	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)	•	•		•	•	•	•	•	•
RY A	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system	-	-	-	-	-	-	-	•	-
OINE	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle				-	-	-	-	•	-
RS, J	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting				-	-	-	-	•	•
DOO	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish	•		•	-	•	•	•		-
	Ceilings	White matt emulsion to all ceilings									
	Walls	Jasmine white matt emulsion to all walls									
	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths				-	•	•	•	•	•
		Range of kitchens with a handless option in a contemporary layout, all with matching panels, corners and plinths	•	•	•	•	•	•	•	•	•
		Alternative traditional kitchen design and layout with choice of complimenting door styles all with matching panels, corners and plinths	A	A	A	A	A	•	•	A	•
	Work surfaces	38mm laminate worktops					-	•	•		
S	and upstand	100mm upstand to match worktop choice									
S	Hob splashback	Glass splashback behind hob in grey				-		-	-		-
PPLIANCES	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design				-	-	-	-	•	-
KITCHEN AND AP	Sink	Polar white or stone grey Franke fragranite 1.5 bowl with mixer tap to main kitchen and Franke fragranite single bowl to utility area (where applicable)			•	-	•	•	-	•	•
Z	Oven	AEG single oven		-	-	-	-	-	_	-	-
X		Dual AEG single ovens – stacked in tall housing unit	-							-	-
Ė		Dual AEG single ovens – side by side	-	-	-	-	-	-	_		
×	Hob	AEG 60cm induction hob									
	Cooker hood	90cm chimney hood				-		-	-		-
		90cm island extractor hood	-	-	-		-	-	-	-	
	Integrated dishwasher	AEG integrated dishwasher									
	Integrated fridge/ freezer	AEG integrated 50/50fridge freezer				-	•		•		•
	Integrated washing machine	Electrolux integrated washing machine	A	A	A	A	A	•	A	•	•

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

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^{*}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.

Available as standardAvailable as an upgrade

WE KNOW THE DIFFERENCE IS IN THE DETAIL. ON EVERY LEVEL.

			THESTANFORD	THEWILFORD	THEWEXFORD	THELINFORD	THEFOXFORD	THEHARTFORD	THELANGFORD	THEMILFORD	THECRANFORD
	Bathroom basin	Free standing white basin and pedestal to bathroom/ensuite/cloakroom with chrome mixer tap	-	•	•		-			•	
/ARE	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	•	•	•		-			•	
\RY.W	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	•	•	•	•	-	•	•	•	•
BATHROOM AND SANITARY WARE	Showering cubicle to bathroom / en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	•	•	•	•	-	•	•	•	-
OOM AN	Wall tiles to bathroom	bathroom Full height tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled		•	•	•	•	•	•	•	-
BATHR	Wall tiles to en-suite	Fully tiled walls to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	•	•	•	•	•			•	•
	Wall tiles to cloakroom	Splashback to wash basin	-		•		-			•	
	Central heating	Full gas central heating Vaillant system – combi boiler					-	-	-	-	-
HEATING		Full gas central heating Vaillant system — system boiler with mains pressure hot water cylinder	-	-	-	-	-			•	
EAT		Single zone central heating system		-	-	-	-	_	-	-	-
Ξ		Dual zone central heating system	-								
	Towel rails	Chrome towel warmer to bathroom and en-suite									
	Electrical sockets/	White plastic electrical sockets/switch plates throughout									
	switch plates	USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	•	•	•	•	-	•		•	•
7	BT/phone point	BT point to lounge (NB first point will be standard BT box)	•	•	•	•	-	•		•	-
CTRICAL	Media point	Media plate to lounge area and family room (where applicable) – including 2 double sockets, data and TV points. Please refer to electrical layout		•	•	•	•			•	
ELE	TV point	TV point to selected locations					-				
	Cat 6 cabling	Cabling to two points which can be utilised to carry data to your TV or internet device			•	•	•			•	
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	•	•	•	•	•	•	•	•	•

			THESTANFORD	THE WILFORD	THE WEXFORD	THELINFORD	THEFOXFORD	THEHARTFORD	THELANGFORD	THEMILFORD	THECRANFORD
	Fencing and gates Feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout					•	•				
	Front garden Turf to front, side and rear garden						-				
EXTERNAL WORKS	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	•	•		•	•		•	•	•
≥	Garages	Power and light to all integral and detached garages	-								
RNA	Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-			-	-			•	
×	Paving	Buff textured concrete paving									
û	Driveway	Block paved driveway									
	Doorbell	Bell push with transformer									
	Burglar alarm	Mains wired burglar alarm	A								
	External lights	Black coach lamp					-				

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Available as standardAvailable as an upgrade

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OUR HOMES AT LAUREL PLACE

FROM THEIR UNIQUE CHARACTER AND BEAUTY
TO THE SPACE WE LEAVE BETWEEN EACH ONE,
OUR HOMES OFFER INDIVIDUALITY THROUGHOUT.



THE CRANFORD

5-bedroom detached house Large integral garage



THE MILFORD

5-bedroom detached house Integral double garage



THE LANGFORD

4-bedroom detached house Integral single garage



THE HARTFORD

4-bedroom detached house Integral single garage



THE FOXFORD

4-bedroom detached house Single or double detached garage



THE LINFORD

4-bedroom detached house Integral single garage



THE WEXFORD

4-bedroom detached house Single detached garage



THE WILFORD

4-bedroom detached house Integral single garage



THE STANFORD

3-bedroom semi-detached house
Driveway parking

AFFORDABLE HOMES



THE FULFORD

3-bedroom semi-detached or linked house Driveway parking



THE BRANFORD

2-bedroom semi-detached or linked house Driveway parking



THE SANDYFORD

2-bedroom apartment
Driveway parking



THE BELFORD

1-bedroom apartment
Driveway parking





THE CRANFORD

5-bedroom detached house with a large integral garage Total Floor Area: 179 sq m (1932 sq.ft.)







GROUND FLOOR

3675 × 5296 [12'-1" × 17'-5"] Lounge: Kitchen/dining/family: 6980 x 5200 [22'-11" x 17'-1"] 2593 x 2321 [8'-6" x 7'-7"] Study:

FIRST FLOOR

Master bedroom:	4393 x 5708	[14'-5" x 18'-9"]
Bedroom 2:	4324 x 2823	[14'-2" x 9'-3"]
Bedroom 3:	2740 x 4508	[9'-0"x 14'-10"]
Bedroom 4:	2662 x 2840	[8'-9" x 9'-4"]
Bedroom 5:	2304 x 3890	[7'-7" x 12'-9"]

Please note CGIs are for illustrative purposes only; external finishes including roof tile colours, brick, stone, render and landscaping may vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Story Homes reserves the right to alter and change certain aspects of a property—therefore it is recommended that you speak to a Sales Executive for further details. All dimensions are taken from the widest and longest points of each room; they are approximate and should not be used for carpet sizes, appliance spaces or furniture. These particulars do not form part of a contract or warranty.

THE MILFORD

5-bedroom detached house with integral double garage Total Floor Area: 169 sq m (1820 sq.ft.)







GROUND FLOOR

4688 x 3965 [15'-5" x 13'-0"] Lounge: 5292 x 5877 [17'-5" x 19'-4"] Kitchen/family area: Dining: 2915 x 3136 [9'-7" x 10'-4"]



FIRST FLOOR

Master bedroom:	4001 x 4378	[13'-2" x 14'-4"]
Bedroom 2:	2883 x 4071	[9'-6" x 13'-4"]
Bedroom 3:	4380 x 3401	[14'-5" x 11'-2"]
Bedroom 4:	2895 x 3989	[9'-6" x 13'-1"]
Bedroom 5:	2875 x 2831	[9'-5" x 9'-4"]

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THE LANGFORD

4-bedroom detached house with integral single garage

Total Floor Area: 158 sq m (1695 sq.ft.)







GROUND FLOOR

Lounge:	3493 x 5171	[11'-6" × 17'-0"]
Kitchen:	3401 x 3572	[11'-2" x 11'-9"]
Dining:	3938 x 3572	[12'-11" × 11'-9"]
Family area:	2434 x 2019	[8'-0" x 6'-8"]

FIRST FLOOR

Master bedroom:	3493 × 5732	[11'-6" x 18'-10"]
Bedroom 2:	3684 x 3122	[12'-1" x 10'-3"]
Bedroom 3:	3152 x 4283	[10'-4" x 14'-1"]
Bedroom 4:	3134 x 3734	[10'-3" x 12'-3"]

THE HARTFORD

4-bedroom detached house with integral single garage

Total Floor Area: 146 sq m (1577 sq.ft.)









GROUND FLOOR

Lounge:	3380 x 4216	[11'-1" x 13'-10"]
Kitchen:	3037 x 3296	[10'-0" x 10'-10
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3038 x 3296	[10'-0" × 10'-10

FIRST FLOOR

Master bedroom:	4412 x 5549	[14'-6" x 18'-3"]
Bedroom 2:	3279 x 3912	[10'-9" x 12'-10"
Bedroom 3:	3042×3955	[10'-0" x 13'-0"]
Bedroom 4:	3998 x 2707	[13'-2" x 8'-11"]

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FXD

THE FOXFORD

4-bedroom detached house with single or double detached garage

Total Floor Area: 137 sq m (1477 sq.ft.)





Bedroom 2 Bedroom 2 Bedroom 2 Master Bedroom

GROUND FLOOR

Lounge:	3380 x 5387	[11'-1" x 17'-8"]
Kitchen:	3474 x 3693	[11'-5" x 12'-2"]
Dining/family area:	4181 x 3693	[13'-9" x 12'-2"]
Study:	2083 x 3056	[6'-10" x 10'-0"]

FIRST FLOOR

Master bedroom:	3380 x 4713	[11'-1" x 15'- 6"]
Bedroom 2:	3026 x 4038	[9'-11" x 13'-3"]
Bedroom 3:	2578 x 3291	[8'-6" x 10'-10"]
Bedroom 4:	2587 x 3291	[8'-6" x 10'-10"]

THE LINFORD

4-bedroom detached house with integral single garage

Total Floor Area: 137 sq m (1476 sq.ft.)









Lounge:	3380 x 4529	[11'-1" x 14'-10
Kitchen/dining:	3380 x 5475	[11'-1" x 18'-0"
Family area:	2640 x 2948	[8'-8" x 9'-8"



FIRST FLOOR

Master bedroom:	3330 x 4592	[10'-11" x 15'- 1"]
Bedroom 2:	3318 x 4251	[10'-11" x 13'-11"]
Bedroom 3:	2840 x 4104	[9'-4" x 13'-6"]
Bedroom 4:	2890 x 2983	[9'-6" x 9'-10"]

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THE WEXFORD

4-bedroom detached house with single detached garage

Total Floor Area: 132 sq m (1425 sq.ft.)







GROUND FLOOR

 Lounge:
 3693 x 5012
 [12'-1" x 16'-5"]

 Kitchen:
 3200 x 3230
 [10'-6" x 10'-7"]

 Dining/family area:
 6062 x 3300
 [19'-11" x 10'-10"]

FIRST FLOOR

 Master bedroom:
 4060 x 3735
 [13'-4" x 12'-3"]

 Bedroom 2:
 3237 x 2932
 [10-8" x 9'-8"]

 Bedroom 3:
 3889 x 2707
 [12'-9" x 8'-11"]

 Bedroom 4:
 3009 x 2682
 [9'-11" x 8'-10"]

THE WILFORD

4-bedroom detached house with integral single garage

Total Floor Area: 132 sq m (1417 sq.ft.)









GROUND FLOOR

Lounge: 3043 x 4393 [10'-0" x 14'-5"] Kitchen/dining/family: 8443 x 2943 [27'-9" x 9'-8"]

FIRST FLOOR

 Master bedroom:
 3043 x 4619
 [10'-0" x 15'-2"]

 Bedroom 2:
 3105 x 4327
 [10'-2" x 14'-2"]

 Bedroom 3:
 2862 x 4411
 [9'-5" x 14'-6"]

 Bedroom 4:
 3051 x 4141
 [10'-0" x 13'-7"]



THE STANFORD

3-bedroom semi-detached house with driveway parking

Total Floor Area: 96 sq m (1031 sq.ft.)







GROUND FLOOR

 Lounge:
 3268 x 4623
 [10'-9" x 15'-2"]

 Kitchen:
 2525 x 3450
 [8'-3" x 11'-4"]

 Dining/family area:
 2700 x 2662
 [8'-10" x 8'-9"]

FIRST FLOOR

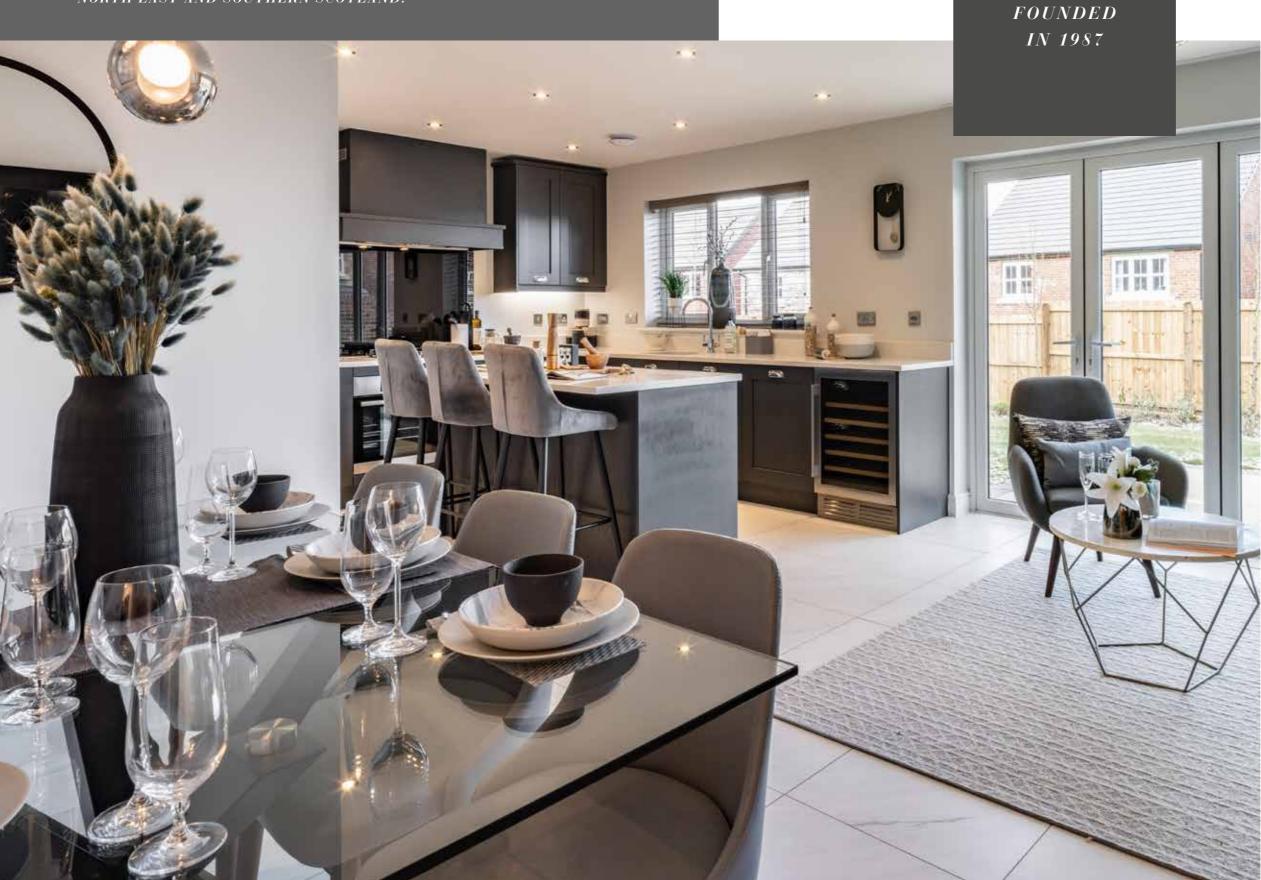
Master bedroom: 2902 x 4964 [9'-6" x 16'-4"]

Bedroom 2: 2449 x 3954 [8'-1" x 13'-0"]

Bedroom 3: 2688 x 2833 [8'-10" x 9'-4"]

BUILD QUALITY WITH NO COMPARISON.

STORY HOMES HAS BEEN BUILDING BEAUTIFUL HOMES FOR OVER 30 YEARS ACROSS CUMBRIA, THE NORTH WEST, NORTH EAST AND SOUTHERN SCOTLAND.



Our mission is to design and build quality homes that people aspire to live in. Homes designed for life, that are strong in both build and character.

We have been successfully building high quality homes that stand out from the crowd for over thirty years. We would not be where we are today without our people, our craftsmen, our suppliers, our charities and, of course, our customers.

Our passion, commitment and enthusiasm drives our 'can do' attitude to be the best. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.



WE ARE PASSIONATE ABOUT BUILDING HOMES THAT WE ARE PROUD TO PUT OUR NAME TO.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers which we use to help us make continuous improvements to our homes and our after-sales service.

TAKING CARE OF YOU

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be given a comprehensive 'Home Information File' that explains everything about your new home and what you can expect from our Customer Aftercare team.

You will also receive a home demonstration from your Site Manager, who will answer any questions you might have about your new Story home. Your Site Manager and your Sales Executive will become your main points of contact in the first few weeks of owning your brand new home.

GOING THE EXTRA MILE

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.

Your Site Manager will contact you in the days following completion, and then again during the first few weeks you are in your home. This is to ensure everything is as you would expect your new Story home to be.

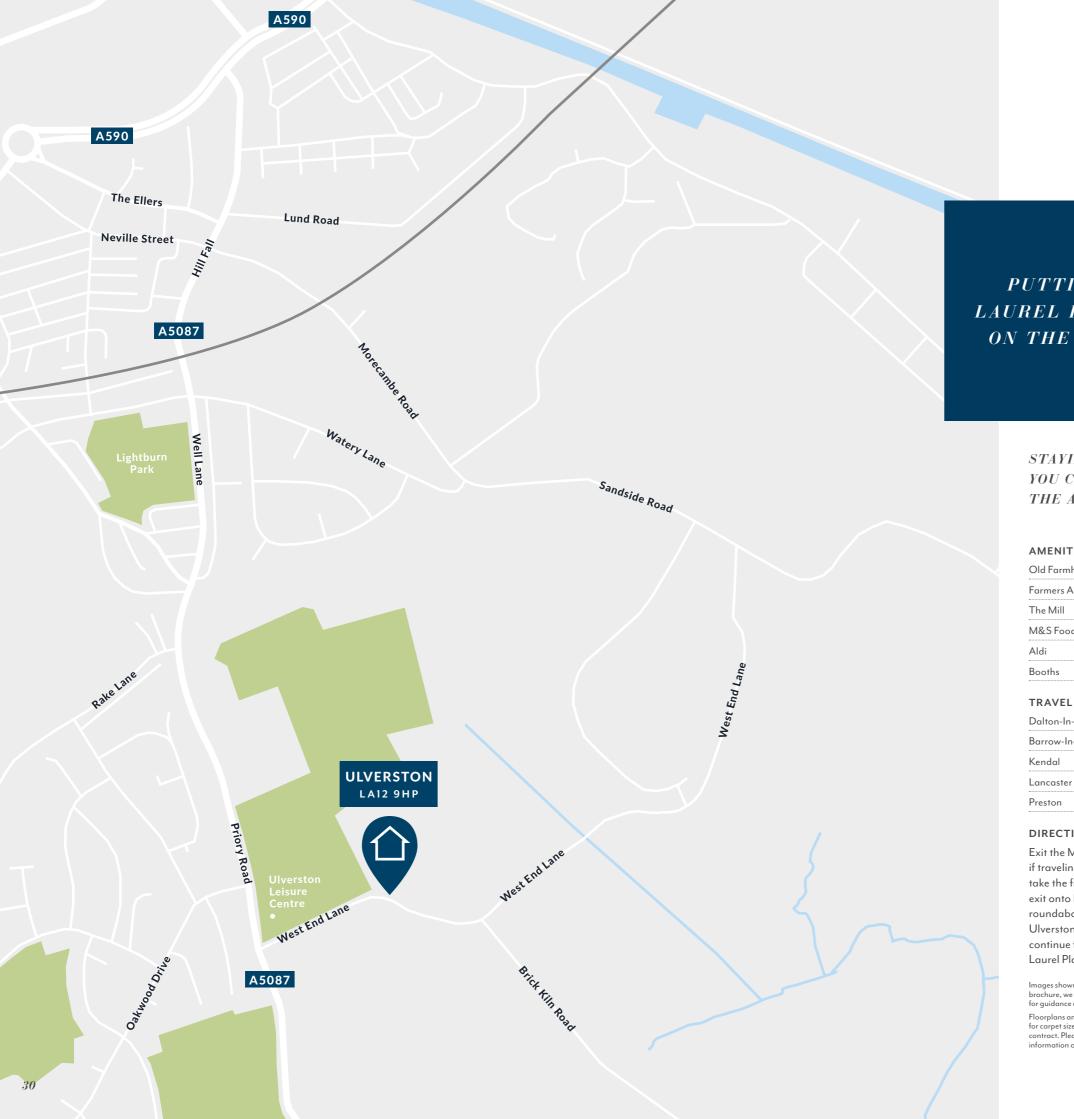
Our Customer Aftercare team will call you directly to introduce themselves. We provide dedicated and responsive aftercare for two years after buying your Story home, in addition to your 10-year build warranty, so you can rest assured you are in safe, professional hands with us.

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.consumer code for home builders.co.uk

CONSUMER CODE FOR HOME BUILDERS www.consumercode.co.uk







PUTTING LAUREL PLACE ON THE MAP

> STAYING CLOSE BY, OR EXPLORING FURTHER. YOU CAN EASILY EXPERIENCE EVERYTHING THE AREA HAS TO OFFER.

AMENITIES	交	ATTRACTIONS	**
Old Farmhouse	0.3 miles	Ford Park	1.2 miles
Farmers Arms	1.0 miles	Manjushri Kadampa Meditation Centre	1.4 miles
The Mill	1.1 miles	Hoad Monument	1.5 miles
M&S Food Hall	1.2 miles	Coast Road	4.9 miles
Aldi	1.2 miles	Lake Windermere	9.9 miles
Booths	1.3 miles		
	A		

Lake Windermere	9.9 miles	
SCHOOLS		
Sir John Barrow	0.8 miles	
Ulverston Victoria High School	1.0 miles	
Barrow Sixth Form	8.2 miles	
Furness College	10 miles	

Lancaster University

45 miles

Dalton-In-Furness	5.0 miles
Barrow-In-Furness	12.5 miles
Kendal	25 miles
_ancaster	40 miles
Preston	59 miles

DIR	EC.	TIO	NS	

Exit the M6 at Junction 36, at the roundabout take the exit onto the A590 (which is the third exit if traveling from the North and the first exit if traveling from the South). At the next roundabout take the first exit staying on the A590 towards Levens. At Meathop roundabout take the second exit onto Lindale Bypass. Continue along the road, at Newby Bridge take the first exit at the roundabout heading towards Greenodd. Take the first exit at Greenodd roundabout towards Ulverston. Take the second exit at the roundabout next to Booths onto Canal Street/A590 continue for 0.9 miles, turn left on to Quebec Street/A5087 then turn left onto West End Lane. Laurel Place is straight ahead.

Images shown are for illustrative purposes only. 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 and does not constitute a contract, part of a contract or warranty.

Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely. LP/0321

LAUREL PLACE

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STORYHOMES.CO.UK

