

# *THE SYCAMORES*

GIB LANE, BLACKBURN, BB2 5BP



STRONG • BEAUTIFUL



**SOLIDLY-BUILT WITH  
QUALITY MATERIALS.**

Premium specification.  
Added strength and character.

**BUILDING BEAUTIFUL HOMES  
FOR OVER 30 YEARS.**

Pride in our homes.  
Pride in our workforce.



***STRONG.  
BEAUTIFUL.***

***AS A FAMILY-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.

**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.



*WELCOME TO  
THE SYCAMORES.*



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. A RICH HISTORY. BEAUTIFUL COUNTRYSIDE. EXCELLENT TRANSPORT LINKS. THE SYCAMORES REALLY DOES HAVE IT ALL.***

The Sycamores is ideally located in one of Blackburn's most sought after areas and overlooks picturesque countryside. It's a place where you can enjoy the advantages of living in a desirable area with a community spirit, excellent commuter links and the pleasures of country parks, canal walks and cycle ways all on your doorstep.

Your everyday needs are catered for with a choice of local amenities available close to the development, and further facilities can be found in the town centre which is only a short drive away.

Blackburn town centre is home to a wide range of high street shops, independent stores and supermarkets, one of England's newest Cathedral's, museums, restaurants and cafés. In addition, there is a wealth of leisure and fitness centres as well as three theatres and a 10-screen cinema complex, all within easy reach.

The Sycamores is the perfect location for those who enjoy the great outdoors with the Witton Weavers Way walking route close

by which offers a route to Witton Country Park - which has fantastic play areas for children, picnic spots and nature trails. Local restaurants and cafés include the Oyster and Otter and Brunch! café and takeaway.

As you would expect from a sought-after area, there's a number of excellent nurseries, primary and secondary schools nearby including St Bede's RC high school, Meadowhead Junior school and Feniscowles Primary school.

Situated on the outskirts of Blackburn, The Sycamores is perfectly positioned offering countryside living whilst being close to the city centre, and just 12 miles away from Preston. The development has excellent commuter links and is close to the M65. If you want to travel further afield Blackburn train station is approximately three miles away.

All journey times are approximate.



Images  
Waterfall, Roddlesworth Woods &  
Town Centre, Blackburn

*A DESIRABLE  
PLACE TO  
CALL HOME.*









*WE'LL GIVE YOU  
MORE SPACE  
INSIDE & OUT.*



*BUILD QUALITY  
WITH NO  
COMPARISON.*







***STRONG  
IN BUILD.  
STRONG IN  
CHARACTER.***



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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 CO2 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
- 'A' rated kitchen appliances (majority of appliances)
- Dual flush toilets
- 100% energy efficient lighting

Each home at The Sycamores 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.

\*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.



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

		THE SPENCER	THE PEARSON	THE FERGUSON	THE HARRISON	THE SANDERSON	THE WILSON	THE JEFFERSON	THE HEWSON	THE LAWSON	THE MASTERTON	THE LAYTON	THE CHARLTON
DOORS, JOINERY AND FINISHES	Cast stone/features	Cast stone & / or brick features to front elevations											
	Bi-fold/French doors	White French doors											
		White bi-fold doors including slave door											
		White French door set and bi-fold doors											
	External doors - front	Single cottage rectangle style obscure glaze coloured composite door with multi-point locking system (white finish inside)											
	External doors - rear	White half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system											
	Internal doors	White Canterbury style 4-panel wood-grain finish doors with chrome lever door handle											
	Architrave and skirting boards	White MDF 69x19mm architrave and 119x19mm skirting											
	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 AND APPLIANCES	Kitchen	Range of kitchens in a contemporary layout with matching panels, corners and plinths											
		Range of kitchens with a handleless 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											
	Work surfaces and upstand	38mm laminate worktops											
		100mm upstand to match worktop choice											
	Hob splashback	Glass splashback behind hob in grey											
	Lights to underside of kitchen wall units	Feature lighting to the underside of kitchen wall unit as per kitchen design											
	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)											
	Oven	AEG single oven											
		Dual AEG single ovens – stacked in tall housing unit											
		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											

Markers indicate standard specification. The specification relates to the majority of plots and appliances and is dependent on housetype design. Please note that the interior design, fittings and furnishings that make up our show homes are not part of our standard specification. Story Homes reserve the right to amend the specification. Please check individual plot specification and build stage with Sales Executive, or see our specification guide.

■ Available as standard  
▲ Available as an upgrade  
– Not available

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

		THE SPENCER	THE PEARSON	THE FERGUSON	THE HARRISON	THE SANDERSON	THE WILSON	THE JEFFERSON	THE HEWSON	THE LAWSON	THE MASTERTON	THE LAYTON	THE CHARLTON
BATHROOM AND SANITARYWARE	Bathroom basin	Free standing white basin and pedestal to bathroom/en-suite/cloakroom with chrome mixer tap	■	■	■	■	■	■	■	■	■	■	■
	WC	Free standing white WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	■	■	■	■	■	■	■	■	■	■	■
	Bath	Double ended bath with centrally located chrome bath mixer tap and low-level shower hose/handset	■	■	■	■	■	■	■	■	■	■	■
	Showering cubicle to bathroom and 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	■	■	■	■	■	■	■	■	■	■	■
	Wall tiles to 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	■	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■	■
HEATING	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	■	-	-	-	-	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	-	-	-	■	■	■	■	■
		Single zone central heating system	■	-	-	-	-	-	-	-	-	-	-
		Dual zone central heating system	-	■	■	■	■	■	■	■	■	■	■
	Towel rails	Chrome towel warmer to bathroom and en-suite	■	■	■	■	■	■	■	■	■	■	■
ELECTRICAL	Electrical sockets/switch plates	White plastic electrical sockets/switch plates throughout	■	■	■	■	■	■	■	■	■	■	■
		USB sockets to kitchen x 1, lounge x 1 and master bedroom x 2 sockets	■	■	■	■	■	■	■	■	■	■	■
	BT/phone point	BT point to lounge (NB first point will be standard BT box)	■	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■	■



EXTERNAL WORKS

		THE SPENCER	THE PEARSON	THE FERGUSON	THE HARRISON	THE SANDERSON	THE WILSON	THE JEFFERSON	THE HEWSON	THE LAWSON	THE MASTERTON	THE LAYTON	THE CHARLTON
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	■	■	■	■	■	■	■	■	■	■	■	■
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	-	■	■	■	■	■	■	■	■	■	■	■
Garage door	Retractable style garage door finished in a range of colours. Please refer to site layout for details	-	■	■	■	■	■	■	■	■	■	■	■
Paving	Buff textured concrete paving	■	■	■	■	■	■	■	■	■	■	■	■
Driveway	Block paved driveway	■	■	■	■	■	■	■	■	■	■	■	■
Doorbell	Bell push with transformer	■	■	■	■	■	■	■	■	■	■	■	■
Burglar alarm	Mains wired burglar alarm	▲	■	■	■	■	■	■	■	■	■	■	■
External lights	Black coach lamp	■	■	■	■	■	■	■	■	■	■	■	■

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- Available as standard
- ▲ Available as an upgrade
- Not available



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## OUR HOMES AT THE SYCAMORES.



**THE CHARLTON**  
5-bedroom detached house  
*Large integral garage*



**THE LAYTON**  
5-bedroom detached house  
*Detached double/single garage*



**THE MASTERTON**  
5-bedroom detached house  
*Integral double garage*



**THE LAWSON**  
4-bedroom detached house  
*Integral single garage*



**THE HEWSON**  
4-bedroom detached house  
*Integral single garage*



**THE JEFFERSON**  
4-bedroom detached house  
*Attached double garage*



**THE WILSON**  
4-bedroom detached house  
*Detached single garage*



**THE SANDERSON**  
4-bedroom detached house  
*Integral single garage*



**THE HARRISON**  
4-bedroom detached house  
*Integral single garage*



**THE FERGUSON**  
4-bedroom detached house  
*Integral single garage*



**THE PEARSON**  
4-bedroom detached house  
*Integral single garage*



**THE SPENCER**  
3-bedroom semi-detached house  
*Driveway parking*

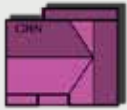
### FUTURE DEVELOPMENT



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



Images shown are for illustrative purposes only. Although Story Homes has taken all reasonable care in the preparation of the contents of this brochure to ensure the accuracy of the information contained in it, such information can be subject to change and we do not warrant its accuracy. We continuously review our products for improvement and development so individual features may vary from time to time. We may also re-plan developments resulting in a change to the layout, housetypes and road layout. These particulars are therefore for general guidance only and do not constitute a contract or warranty. You should take appropriate steps to verify any information on which you intend to rely and in order to do so we would advise you to speak to a Sales Executive.



## THE CHARLTON

5-bedroom detached house with large integral garage

Total floor area: 177 sq m (1905 sq ft)



### GROUND FLOOR

Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]



### FIRST FLOOR

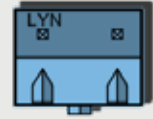
Master bedroom:	4393 x 4984	[14'-5" x 16'-4"]
Bedroom 2:	4405 x 2773	[14'-6" x 9'-1"]
Bedroom 3:	2515 x 4567	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3450	[9'-2" x 11'-4"]

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## THE LAYTON

5-bedroom detached house with detached single garage  
Total floor area: 177 sq m (1902 sq ft)



### GROUND FLOOR

Lounge:  
3320 x 5117 [10'-11" x 16'-10"]  
Kitchen/dining:  
5760 x 3867 [18'-11" x 12'-8"]  
Family area:  
3288 x 3001 [10'-10" x 9'-10"]

### FIRST FLOOR

Master bedroom:  
3382 x 4980 [11'-1" x 16'-4"]  
Bedroom 2:  
3235 x 3285 [10'-7" x 10'-9"]  
Bedroom 3:  
3235 x 3495 [10'-7" x 11'-6"]

### SECOND FLOOR

Bedroom 4:  
3382 x 5663 [11'-2" x 18'-7"]  
Bedroom 5:  
3467 x 5663 [11'-5" x 18'-7"]

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## THE MASTERTON

5-bedroom detached house with integral double garage

Total floor area: 168 sq m (1803 sq ft)



### GROUND FLOOR

Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]



### FIRST FLOOR

Master bedroom:	4001 x 4162	[13'-2" x 13'-8"]
Bedroom 2:	2896 x 4080	[9'-6" x 13'-5"]
Bedroom 3:	5066 x 3813	[16'-8" x 12'-6"]
Bedroom 4:	2939 x 4044	[9'-8" x 13'-3"]
Bedroom 5:	2653 x 2865	[8'-9" x 9'-5"]

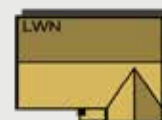
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## THE LAWSON

4-bedroom detached house with integral single garage

Total floor area: 154 sq m (1660 sq ft)



### GROUND FLOOR

Kitchen:	3071 x 3572	[12'-2" x 11'-9"]
Dining:	3774 x 3572	[12'-5" x 11'-9"]
Family:	2457 x 1804	[8'-1" x 5'-11"]
Lounge:	3605 x 5171	[11'-10" x 17'-0"]

### FIRST FLOOR

Master bedroom:	3605 x 5732	[11'-10" x 18'-10"]
Bedroom 2:	3586 x 3072	[11'-9" x 10'-1"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2773 x 3400	[9'-1" x 11'-2"]

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## THE HEWSON

4-bedroom detached house with integral single garage

Total floor area: 145 sq m (1561 sq ft)



### GROUND FLOOR

Lounge:	3380 x 4366	[11'-1" x 14'-4"]
Kitchen:	2925 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	3037 x 3296	[10'-0" x 10'-10"]



### FIRST FLOOR

Master bedroom:	4412 x 5634	[14'-6" x 18'-6"]
Bedroom 2:	3367 x 3845	[11'-1" x 12'-7"]
Bedroom 3:	3809 x 2800	[12'-6" x 9'-2"]
Bedroom 4:	2929 x 4005	[9'-7" x 13'-2"]

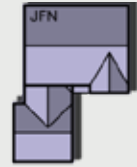
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## THE JEFFERSON

4-bedroom detached house with attached double garage

Total floor area: 139 sq m (1492 sq ft)



### GROUND FLOOR

Lounge:	4229 x 4738	[13'-11" x 15'-7"]
Kitchen:	3653 x 4168	[12'-0" x 13'-8"]
Dining/family area:	4738 x 2700	[15'-7" x 8'-10"]
Study:	2930 x 2655	[9'-7" x 8'-9"]

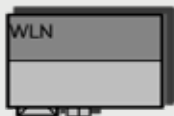


### FIRST FLOOR

Master bedroom:	4291 x 4566	[14'-1" x 15'-0"]
Bedroom 2:	3653 x 3891	[12'-0" x 12'-9"]
Bedroom 3:	3195 x 2889	[10'-6" x 9'-6"]
Bedroom 4:	2509 x 2889	[8'-3" x 9'-6"]

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## THE WILSON

4-bedroom detached house with single linked/detached single 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:	6063 x 3300	[19'-11" x 10'-10"]

### FIRST FLOOR

Master bedroom:	3896 x 3605	[12'-10" x 11'-10"]
Bedroom 2:	3237 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	2800 x 3837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]

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## THE SANDERSON

4-bedroom detached house with integral single garage

Total floor area: 131 sq m (1412 sq ft)



### GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3833	[10'-9" x 12'-7"]
Dining:	4389 x 3050	[14'-5" x 10'-0"]



### FIRST FLOOR

Master bedroom:	3492 x 4591	[11'-6" x 15'-1"]
Bedroom 2:	2802 x 4219	[9'-2" x 13'-10"]
Bedroom 3:	2802 x 4136	[9'-2" x 13'-7"]
Bedroom 4:	2365 x 3015	[7'-9" x 9'-11"]

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## THE HARRISON

4-bedroom detached house with integral single garage

Total floor area: 126 sq m (1356 sq ft)



### GROUND FLOOR

Lounge:	3380 x 4536	[11'-1" x 14'-11"]
Kitchen:	3380 x 3869	[11'-1" x 12'-8"]
Dining/family area:	4950 x 3169	[16'-3" x 10'-5"]



### FIRST FLOOR

Master bedroom:	3380 x 4611	[11'-1" x 15'-2"]
Bedroom 2:	3282 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2542 x 4478	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3427	[8'-11" x 11'-3"]

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## THE FERGUSON

4-bedroom detached house with integral single garage

Total floor area: 113 sq m (1217 sq ft)



### GROUND FLOOR

Lounge:	3058 x 5310	[10'-0" x 17'-5"]
Kitchen/dining:	5405 x 2875	[17'-9" x 9'-5"]
Family:	2475 x 2875	[8'-2" x 9'-5"]

### FIRST FLOOR

Master bedroom:	2751 x 3907	[9'-0" x 12'-10"]
Bedroom 2:	2612 x 3832	[8'-7" x 12'-7"]
Bedroom 3:	2751 x 3660	[9'-0" x 12'-0"]
Bedroom 4:	2684 x 3735	[8'-10" x 12'-3"]

Please note CGI's 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 PEARSON

4-bedroom detached house with integral single garage

Total floor area: 107 sq m (1158 sq ft)



### GROUND FLOOR

Lounge:	3474 x 4264	[11'-5" x 14'-0"]
Kitchen/dining:	5338 x 3691	[17'-6" x 12'-1"]

### FIRST FLOOR

Master bedroom:	3474 x 4241	[11'-5" x 13'-11"]
Bedroom 2:	2548 x 3776	[8'-4" x 12'-5"]
Bedroom 3:	2585 x 3776	[8'-6" x 12'-5"]
Bedroom 4:	2767 x 4241	[9'-1" x 13'-11"]

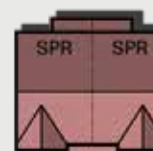
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## THE SPENCER

3-bedroom semi-detached with driveway parking

Total floor area: 89 sq m (960 sq ft)



### GROUND FLOOR

Lounge:	3105 x 5480	[10'-2" x 18'-0"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 2762	[8'-10" x 9'-1"]

### FIRST FLOOR

Master bedroom:	3105 x 3806	[10'-2" x 12'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2245	[7'-10" x 7'-4"]

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



*FOUNDED  
IN 1987.*



As a family-owned business, 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.

Fred Story



## *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.consumercodeforhomebuilders.co.uk](http://www.consumercodeforhomebuilders.co.uk)

**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)





*PRIDE IN  
EVERYTHING  
WE DO.*







## PUTTING THE SYCAMORES ON THE MAP.



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

### AMENITIES



Tesco Express	0.8 mile
Cherry Tree Surgery	1.2 miles
Cherry Tree Dental Practice	1.2 miles
Townsmoor Retail Park	2.7 miles
Blackburn Royal Hospital	3.1 miles

### ATTRACTIONS



Blackburn City Centre	2.8 miles
Witton Country Park	1.2 miles
Ewood Park	3.4 miles
Blackpool	29 miles
Skipton	31 miles

### TRAVEL



Blackburn	2.8 miles
Preston	11 miles
Clitheroe	13.8 miles
Manchester	30 miles
Lancaster	30 miles

### SCHOOLS



St Bede's Roman Catholic High	0.4 miles
Meadowhead Primary School	0.5 miles
Feniscowles Primary School	1.3 miles
Blackburn College	2.4 miles
UCLan University (Preston)	11.6 miles
Preston College	12.7 miles

### 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.

#### 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.

All distances are approximate. 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 the specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely. TS/0220.

# *THE SYCAMORES*

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