



*ST MARTIN'S GREEN*

KIRKLEVINGTON, YARM, TS15 9WE



STRONG • BEAUTIFUL



***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.

**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.

**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  
ST MARTIN'S  
GREEN*



*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 THE BEAUTIFUL STREET SCENES FOR WHICH STORY HOMES IS RENOWNED.*



*WE BUILD  
IN ENVIABLE  
LOCATIONS  
THAT DEMAND  
HOMES TO  
MATCH.*





*A DESIRABLE  
PLACE TO  
CALL HOME*

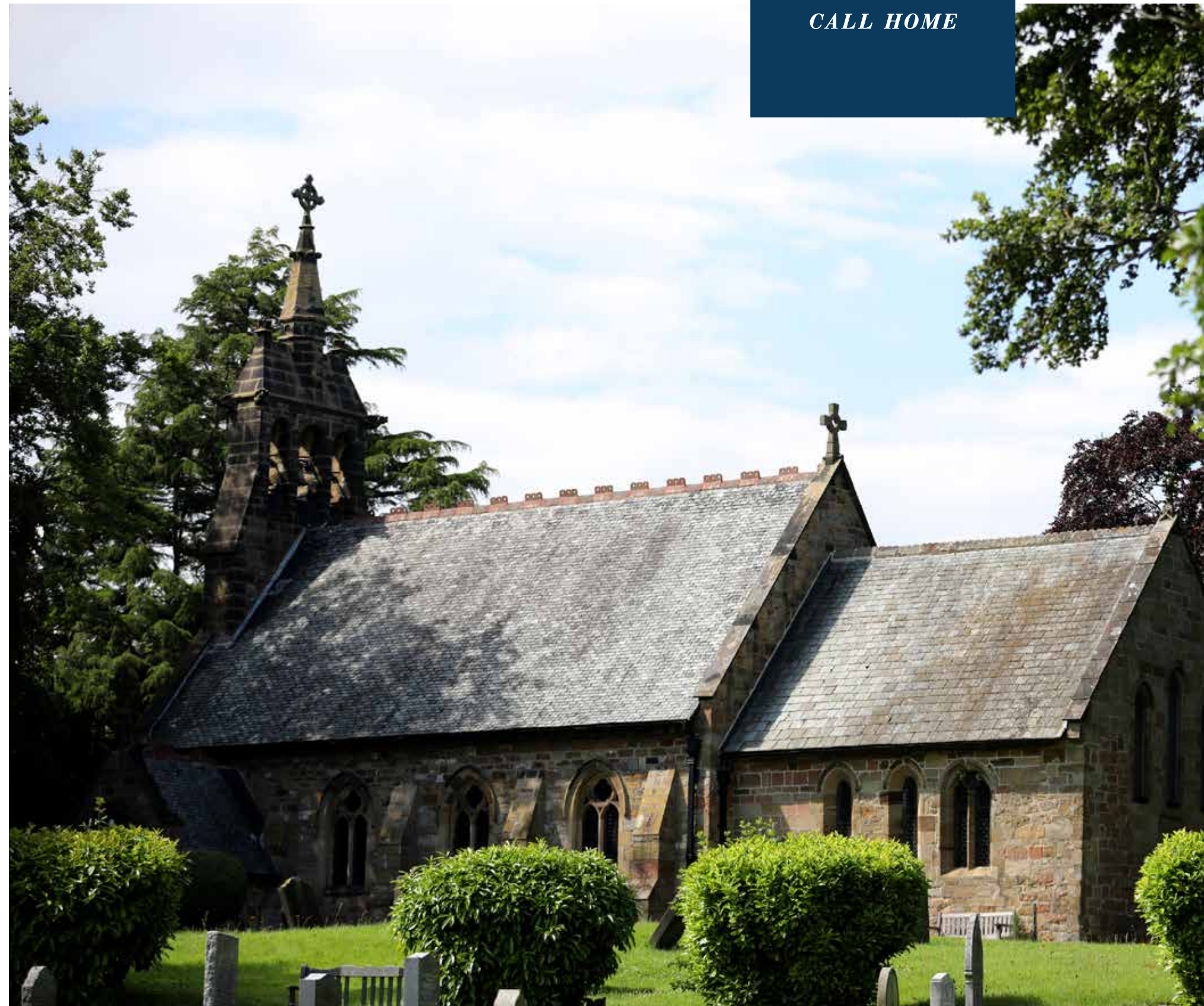
*A BEAUTIFUL VILLAGE LOCATION. A HIDDEN GEM ONLY TWO MILES FROM THE PRESTIGIOUS TOWN OF YARM.*

Situated in the village of Kirklevington this exclusive development has been named after St Martin's Church, an English Heritage Grade II listed building dating back to 1882. This beautiful village is the perfect semi-rural location, offering tranquil surroundings whilst having excellent facilities and transport links.

Located only two miles from Yarm, the opportunities are endless with an array of café's, bars and restaurants to choose from. There is also a thriving high street with beautiful independent shops, delicatessens and high street names.

The A19 can be easily accessed from the development, linking you to the towns and countryside both North and South. And if you want to travel further afield or make your commute easier, Yarm railway station is less than two miles away with direct links to Middlesbrough, York and Manchester Airport.

For growing families there are many sought after schools nearby including Yarm School – winner of the North East Independent School of the Year award in the Sunday Times School Guide 2019.







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



*STRONG  
IN BUILD.  
STRONG IN  
CHARACTER.*



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 French or bi-fold doors that are included 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 St Martin's Green 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.

DOORS, JOINERY AND FINISHES

KITCHEN AND APPLIANCES

		THE FENTON	THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE WILSON	THE SANDERSON	THE HARRISON	THE BUTLER	THE SPENCER
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									
		-	-	■	-	-	-	-	-	-	-
	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										
		■	■	■	■	■	■	■	■	■	■
	American oak doors										
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Seville oak doors										
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish										
		■	■	■	■	■	■	■	■	■	■
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 handleless option in a contemporary layout, all with matching panels, corners and plinths										
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Alternative traditional kitchen design and layout with choice of complementing door styles all with matching panels, corners and plinths										
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Work surfaces and upstand	38mm laminate worktops										
		■	■	■	■	■	■	■	■	■	■
	100mm upstand to match worktop choice										
		■	■	■	■	■	■	■	■	■	■
	Silestone worktops										
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Hob splashback	Glass splashback behind hob in grey										
		■	■	■	■	■	■	■	■	■	■
	Coloured glass splashback - colour upgrade										
		▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
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										
		■	■	■	■	■	■	■	■	■	■
	AEG gas hob										
		-	-	▲	-	-	▲	▲	▲	▲	▲
Cooker hood	90cm chimney hood										
		-	-	■	-	-	■	■	-	■	■
	90cm island extractor hood										
		■	■	-	■	■	-	-	■	-	-
Integrated dishwasher	AEG integrated dishwasher										
		■	■	■	■	■	■	■	■	■	■
Integrated fridge/freezer	AEG integrated 50/50 fridge 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 FENTON	THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE WILSON	THE SANDERSON	THE HARRISON	THE BUTLER	THE SPENCER
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	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■

\*Please refer to house type drawing.

			THE FENTON	THE CHARLTON	THE MASTERTON	THE LAWSON	THE HEWSON	THE WILSON	THE SANDERSON	THE HARRISON	THE BUTLER	THE SPENCER
EXTERNAL WORKS	Fencing and gates	Close boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■	■	■
	Gardens	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
- Plot specific
- Not available





*BUILD QUALITY  
WITH NO  
COMPARISON.*





# OUR HOMES AT ST MARTIN'S GREEN

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



**THE FENTON**  
5-bedroom detached house  
Detached double garage



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



**THE CHARLTON**  
5-bedroom detached house  
Integral large garage



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



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



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



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



**THE BUTLER**  
3-bedroom detached house  
Integral single garage



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



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



**AFFORDABLE HOMES**  
**THE FRASER**  
3-bedroom semi-detached house  
Front parking



**THE HAWTHORN**  
2-bedroom semi-detached house  
Front parking

POS = Public open space  
MUSA = Multi use sports area

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, house types 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 FENTON

5-bedroom detached house with detached double garage  
Total floor area: 2066 sq ft



GROUND FLOOR

Lounge:	3900 x 5297	[12'-10" x 17'-5"]
Kitchen/family area:	6080 x 5113	[20'-0" x 16'-9"]
Dining:	3553 x 3732	[11'-8" x 12'-3"]
Study:	3329 x 3589	[10'-11" x 11'-9"]

FIRST FLOOR

Master bedroom:	3059 x 3603	[10'-1" x 11'-10"]
Bedroom 2:	2941 x 4287	[9'-8" x 14'-1"]
Bedroom 3:	3329 x 3414	[10'-11" x 11'-3"]
Bedroom 4:	3320 x 3459	[10'-11" x 11'-4"]
Bedroom 5:	3287 x 3088	[10'-10" x 10'-2"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may 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.



THE CHARLTON

5-bedroom detached house with integral large garage  
Total floor area: 1905 sq ft



GROUND FLOOR

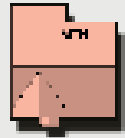
Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]

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 MASTERTON

5-bedroom detached house with integral double garage  
Total floor area: 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:	2817 x 2865	[9'-3" x 9'-5"]

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## THE LAWSON

4-bedroom detached house with integral single garage  
Total floor area: 1660 sq ft



### GROUND FLOOR

Lounge:	3605 x 5171	[11'-10" x 17'-0"]
Kitchen:	3701 x 3572	[12'-2" x 11'-9"]
Dining:	3774 x 3572	[12'-5" x 11'-9"]
Family area:	2457 x 1804	[8'-1" x 5'-11"]



### 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: 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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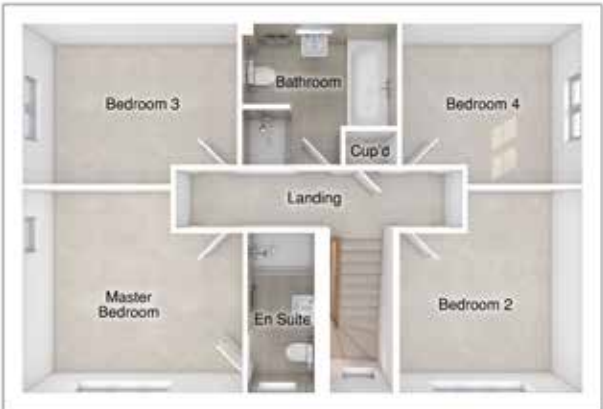
THE WILSON

4-bedroom detached house with detached single garage  
Total floor area: 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:	3795 x 2837	[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: 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: 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:	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 BUTLER

3-bedroom detached house with integral single garage  
Total floor area: 1052 sq ft



GROUND FLOOR

Lounge:	3067 x 4726	[10'-1" x 15'-6"]
Kitchen/dining:	4055 x 3679	[13'-4" x 12'-1"]

FIRST FLOOR

Master bedroom:	3067 x 5499	[10'-1" x 18'-1"]
Bedroom 2:	2958 x 3840	[9'-9" x 12'-7"]
Bedroom 3:	2837 x 3277	[9'-4" x 10'-9"]

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THE SPENCER

3-bedroom semi-detached house with driveway parking  
Total floor area: 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"]

Please note CGIs are for illustrative purposes only; external finishes such as roof tile colours, brick, stone, render and landscaping vary between plots. Properties may also be built 'handed' (mirror image) of those illustrated. Dimensions are for guidance only and all measurements and areas may 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.



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

*FOUNDED  
IN 1987.*



As a privately-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  
ST MARTIN'S GREEN  
ON THE MAP.*

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

AMENITIES		ATTRactions	
Yarm Station	1.6 miles	Kirklevington Hall	1.1 miles
Yarm Town Centre	2 miles	North York Moors National Park	28 miles
Tees Valley Airport	7.1 miles	Kirklevington Riding Centre	0.1 miles
Teesside Retail Park	8.5 miles	Crathorne Hall	2.0 miles

TRAVEL		SCHOOLS	
Yarm	2 miles	Kirklevington Primary School	0.2 miles
Middlesbrough	10.6 miles	Conyers School	1.2 miles
Darlington	14.1 miles	Yarm Primary School	1.4 miles
Whitby	38 miles	Layfield Primary School	1.4 miles
York	40.7 miles	Yarm School	1.8 miles

**DIRECTIONS**  
**From the A19** - Leave the A19 at the exit sign posted A67 Crathorn and Picton. Continue on the A67/Thirsk Road for half a mile. St Martin's Green is located on the left hand side of the road.

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.



# *ST MARTIN'S GREEN*

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[STORYHOMES.CO.UK](http://STORYHOMES.CO.UK)



*STRONG • BEAUTIFUL*