

Summerpark

Dumfries, DG1 3BN





Welcome to
Summerpark.

We go to great lengths to craft beautiful, well-built homes that are anything but standard.

Built with modern living in mind, think spacious, open plan living areas that offer the flexibility to live your way. All finished with the highest attention to detail and a specification that includes more than you'd expect.

Our expertly crafted, eye-catching exteriors are a cut above the rest, with generous gardens and details that make your home feel unique.

Discover your forever home at Summerpark, Dumfries.

Homes that are
built to last,
with a high
specification.

“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with the Story Collection, and we couldn’t be more proud.”

Andrew Hewson, Head of Design

Step inside a Story home and you will find a high specification, with more included than you might think. Here are just a few of our favourite features...



Designer kitchens with French doors



Open plan flexible living



Porcelanosa bathroom tiles



High-quality materials



Larger gardens and paved patio areas



Beautiful street scenes

Our homes at
Summerpark.

Our homes feature attractive exteriors, adding to the charm of the area and creating the beautiful street scenes for which Story Homes is renowned.

- 

The Fleet
5-bedroom detached house
Integral double garage
- 

The Ness
4-bedroom detached house
Integral single garage
- 

The Tweed
3-bedroom semi-detached house
Driveway parking
- 

The Nith
4-bedroom detached house
Integral single garage
- 

The Forth
4-bedroom detached house
Integral single garage
- 

The Dee
3-bedroom semi-detached or terraced house
Driveway parking
- 

The Clyde
4-bedroom detached house
Detached single garage
- 

The Maree
3-bedroom semi-detached house
Driveway parking



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The Fleet

5-bedroom detached house with integral double garage
Total floor area: 176 sq m (1897 sq.ft.)



Ground floor

| | | |
|---------------------|-------------|--------------------|
| Lounge: | 3675 x 5432 | [12'-1" x 17'-10"] |
| Kitchen: | 3668 x 3618 | [12'-1" x 11'-11"] |
| Dining/family area: | 3639 x 5406 | [11'-11" x 17'-9"] |
| Study: | 2573 x 2478 | [8'-5" x 8'-2"] |



First floor

| | | |
|---------------|-------------|-------------------|
| Main bedroom: | 4372 x 4941 | [14'-4" x 16'-3"] |
| Bedroom 2: | 4395 x 2793 | [14'-5" x 9'-2"] |
| Bedroom 3: | 2559 x 4506 | [8'-5" x 14'-10"] |
| Bedroom 4: | 2430 x 3836 | [8'-0" x 12'-7"] |
| Bedroom 5: | 2781 x 3491 | [9'-2" x 11'-6"] |

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The Nith

4-bedroom detached house with integral single garage
Total floor area: 146 sq m (1570 sq.ft.)



Ground floor

| | | |
|--------------|-------------|-------------------|
| Lounge: | 3360 x 4262 | [11'-0" x 14'-0"] |
| Kitchen: | 3150 x 3286 | [10'-4" x 10'-9"] |
| Dining: | 2573 x 4507 | [8'-5" x 14'-10"] |
| Family area: | 2812 x 3510 | [9'-3" x 11'-6"] |



First floor

| | | |
|---------------|-------------|-------------------|
| Main bedroom: | 4352 x 5593 | [14'-3" x 18'-4"] |
| Bedroom 2: | 3357 x 3849 | [11'-0" x 12'-8"] |
| Bedroom 3: | 3789 x 2649 | [12'-5" x 8'-8"] |
| Bedroom 4: | 2909 x 3995 | [9'-7" x 13'-1"] |

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The Clyde

4-bedroom detached house with detached single garage
Total floor area: 132 sq m (1417 sq.ft.)



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Ground floor

| | | |
|---------------------|-------------|--------------------|
| Lounge: | 4253 x 4722 | [14'-0" x 15'-6"] |
| Kitchen: | 3100 x 3290 | [10'-2" x 10'-10"] |
| Dining/family area: | 6157 x 3132 | [20'-3" x 10'-3"] |



First floor

| | | |
|---------------|-------------|--------------------|
| Main bedroom: | 3883 x 3922 | [12'-9" x 12'-11"] |
| Bedroom 2: | 3144 x 3676 | [10'-4" x 12'-1"] |
| Bedroom 3: | 3757 x 2500 | [12'-4" x 8'-2"] |
| Bedroom 4: | 3108 x 2746 | [10'-2" x 9'-0"] |

The Ness

4-bedroom detached house with integral single garage
Total floor area: 130 sq m (1403 sq.ft.)



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Ground floor

| | | |
|---------------------|-------------|--------------------|
| Lounge: | 3585 x 4529 | [11'-9" x 14'-10"] |
| Kitchen: | 3248 x 3926 | [10'-8" x 12'-11"] |
| Dining/family area: | 4388 x 2888 | [14'-5" x 9'-6"] |



First floor

| | | |
|---------------|-------------|-------------------|
| Main bedroom: | 3585 x 4573 | [11'-9" x 15'-0"] |
| Bedroom 2: | 2661 x 4237 | [8'-9" x 13'-11"] |
| Bedroom 3: | 2803 x 4098 | [9'-2" x 13'-5"] |
| Bedroom 4: | 2472 x 2989 | [8'-1" x 9'-10"] |

The Forth

4-bedroom detached house with integral single garage
Total floor area: 125 sq m (1348 sq.ft.)



Ground floor

| | | |
|---------------------|-------------|-------------------|
| Lounge: | 3248 x 4635 | [10'-8" x 15'-3"] |
| Kitchen: | 3247 x 3750 | [10'-8" x 12'-4"] |
| Dining/family room: | 5063 x 3485 | [16'-7" x 11'-5"] |



First floor

| | | |
|---------------|-------------|-------------------|
| Main bedroom: | 3237 x 4454 | [10'-8" x 14'-7"] |
| Bedroom 2: | 2522 x 4491 | [8'-3" x 14'-9"] |
| Bedroom 3: | 3134 x 3993 | [10'-3" x 13'-1"] |
| Bedroom 4: | 2868 x 3393 | [9'-5" x 11'-2"] |

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The Maree

3-bedroom semi-detached house with driveway parking
Total floor area: 97 sq m (1039 sq.ft.)



Ground floor

| | | |
|-----------------|-------------|-------------------|
| Lounge: | 3043 x 5723 | [10'-0" x 18'-9"] |
| Kitchen/dining: | 2649 x 5723 | [8'-8" x 18'-9"] |



First floor

| | | |
|---------------|-------------|--------------------|
| Main bedroom: | 3105 x 3925 | [10'-2" x 12'-11"] |
| Bedroom 2: | 2790 x 2958 | [9'-2" x 9'-9"] |
| Bedroom 3: | 2790 x 2677 | [9'-2" x 8'-9"] |

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The Tweed

3-bedroom semi-detached house with driveway parking
Total floor area: 89 sq m (956 sq.ft.)



Ground floor

| | | |
|-----------------|-------------|-------------------|
| Lounge: | 3085 x 4166 | [10'-2" x 13'-8"] |
| Kitchen/dining: | 2518 x 3713 | [8'-3" x 12'-2"] |
| Family area: | 2700 x 2700 | [8'-10" x 8'-10"] |



First floor

| | | |
|---------------|-------------|-------------------|
| Main bedroom: | 2997 x 3563 | [9'-10" x 11'-8"] |
| Bedroom 2: | 2738 x 3376 | [9'-0" x 11'-1"] |
| Bedroom 3: | 2392 x 2243 | [7'-10" x 7'-4"] |

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The Dee

3-bedroom semi-detached or terraced house with driveway parking
Total floor area: 85 sq m (914 sq.ft.)



Ground floor

| | | |
|-----------------|-------------|--------------------|
| Lounge: | 3603 x 4687 | [11'-10" x 15'-5"] |
| Kitchen/dining: | 4711 x 4036 | [15'-6" x 13'-3"] |



First floor

| | | |
|---------------|-------------|-------------------|
| Main bedroom: | 4711 x 3056 | [15'-6" x 10'-0"] |
| Bedroom 2: | 2432 x 3930 | [8'-0" x 12'-11"] |
| Bedroom 3: | 3134 x 3109 | [7'-2" x 10'-3"] |

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Homes that are built to last, with a high specification.



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. Plus with media plates and a centrally located router, our homes are made with modern living in mind. French doors also 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.

It's not only our high 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, using less energy and producing significantly lower CO 2 emissions, meaning lower running costs. 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 Summerpark 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.

| | | The Dee | The Tweed | The Maree | The Forth | The Ness | The Clyde | The Nith | The Fleet |
|-----------------------------|---|---------|-----------|-----------|-----------|----------|-----------|----------|-----------|
| Doors, joinery and finishes | Cast stone/features | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | French doors | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | External doors - front | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | External doors - rear | - | - | - | - | - | ■ | ■ | ■ |
| | Internal doors | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Architrave and skirting boards | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Staircase | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Ceilings | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Walls | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Kitchen and appliances | Kitchen | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Work surfaces and upstand | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Hob splashback | ■ | ■ | ■ | - | ■ | ■ | - | - |
| | Lights to underside of kitchen wall units | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| | Oven | ■ | ■ | ■ | - | - | - | - | - |
| | | - | - | - | ■ | - | ■ | - | - |
| | | - | - | - | - | ■ | - | ■ | ■ |
| | Hob | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Cooker hood | ■ | ■ | ■ | - | ■ | ■ | - | - |
| | | - | - | - | ■ | - | - | ■ | ■ |
| | Integrated fridge/freezer | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |

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.

We know the difference is in the detail.

| | | | The Dee | The Tweed | The Maree | The Forth | The Ness | The Clyde | The Nith | The Fleet |
|---------------------------|---------------------------------------|--|---------|-----------|-----------|-----------|----------|-----------|----------|-----------|
| Heating | Central heating | Full gas central heating (combi boiler with mains pressure) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Radiators | Thermostatically controlled radiator valves | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Towel rails | Towel warmer to bathroom and en-suite | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| 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 | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Bath | Bath with centrally located chrome bath mixer tap and low-level shower hose/handset | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Showering cubicle to main bathroom | 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 | - | - | - | ■ | ■ | ■ | ■ | ■ |
| | Showering cubicle to en-suite | | - | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Wall tiles to bathroom | Full height tiles to all shower enclosures with feature tiling to the back wall. Half 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 | - | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| Electrical | Wall tiles to cloakroom | Splashback to wash basin | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Electrical sockets/switch plates | White plastic electrical sockets/switch plates throughout | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | TV point | TV point to selected locations | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Downlighters to kitchen and wet rooms | Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |



| | | | The Dee | The Tweed | The Maree | The Forth | The Ness | The Clyde | The Nith | The Fleet |
|----------------|-------------------|---|---------|-----------|-----------|-----------|----------|-----------|----------|-----------|
| External works | Fencing and gates | 1.8m high timber fence or wall with timber gate. Please refer to site layout | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | Garden | Turf to front and side garden (plot specific, speak to Sales Executives for more information) | ■ | ■ | ■ | ■ | ■ | ■ | ■ | ■ |
| | | Turf to rear garden | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |
| | Outside tap | To be fitted on rear elevation of property, tap to be fitted in agreed location 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 | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ | ▲ |




Visualise your
perfect kitchen.

Design your dream kitchen from the comfort of your home.

We know how precious your time is, so we've created a kitchen designer tool that allows you to see your choice of stylish kitchen cupboards, worktops, flooring and appliances in a typical 3, 4 or 5-bedroom Story home.

At the touch of a button you can visualise your perfect kitchen, share it with your friends for that all important second opinion, and send your favourite choices to your Sales Executive.

Plus, our customer account area allows you to search for your perfect Story home, save your favourite plots and keep track of everything all in one place.



Get started here.



Founded
in 1987

We are passionate about building homes that we are proud to put our name to.

Our mission is to design and build quality homes that people aspire to live in. Homes that are designed for modern living, and built to be anything but standard, with flexible layouts, integrated appliances and high quality materials.

We have been successfully building homes that stand out from the crowd across Cumbria, the North West, North East and Southern Scotland for over thirty five years. But we would not be where we are today without our people, our craftsmen, our suppliers, and, of course, our customers.

Our passion, commitment and enthusiasm drives us to be the best and create spaces that people are proud to call home. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers. We use this 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. When reserving your Story home, you'll

be provided with a comprehensive 'Home Information File' that explains everything about your new home and what you can expect throughout your customer journey.

Prior to moving in you will receive a home demonstration from your Site Manager and Sales Executive, who will answer any questions you might have about your new Story 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.

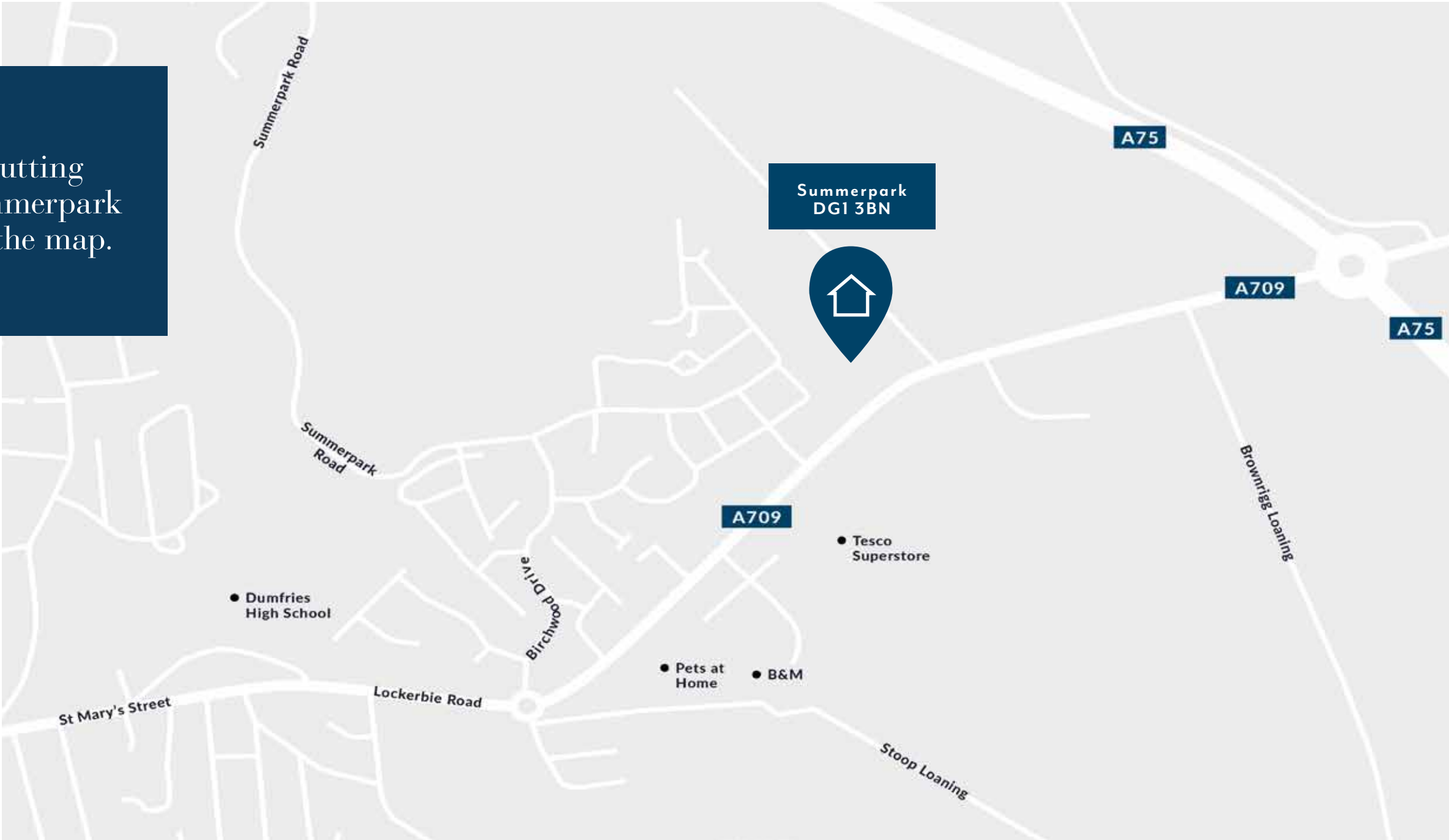


Protection for new-build home buyers



Build quality
with no
comparison.

Putting
Summerpark
on the map.




What's around Summerpark?

Summerpark is an award-winning development located in Dumfries, close to The Solway Firth and surrounded by beautiful countryside, perfect for walking and cycling.


Nearby are two beaches, Southernness and Powillimount. Mabie Farm Park and Dumfries Ice Bowl are both a short distance from the development, and there are lots of activities close by too, including horse riding and mountain biking as well as areas for camping trips.

Plus, you can access the A75 with ease which connects to Stranraer.

Local restaurants, cafés and bars include Lochards Farm, Bruno's Italian and Casa Mia, and the nearest schools are Dumfries High School and Noblehill Primary School.

| Amenities |  |
|----------------------------------|---|
| Dumfries & County Golf Club | 0.9 miles |
| DGI Leisure Complex | 1.5 miles |
| Nunholm Cricket Ground | 1.8 miles |
| Loreburne Shopping Centre | 2.1 miles |
| Queen of the South Football Club | 3.1 miles |

| Travel |  |
|--------|---|
| A75 | 1.2 miles |
| A701 | 1.2 miles |
| A780 | 1.6 miles |
| A756 | 1.8 miles |
| A711 | 2.3 miles |

| Attractions |  |
|----------------------------------|---|
| Gracefield Arts Centre | 1.4 miles |
| Robert Burns House | 1.8 miles |
| Robert Burns Centre Film Theatre | 2.2 miles |
| Dumfries Ice Bowl | 2.9 miles |
| Mabie Farm Park | 6.1 miles |

| Schools |  |
|--------------------------|---|
| Dumfries High School | 0.9 miles |
| Noblehill Primary School | 1.2 miles |
| Dumfries Academy | 1.7 miles |
| Loreburn Primary School | 2.0 miles |
| Calside Primary School | 1.9 miles |



Get directions to Summerpark & find out what it's like to live in Dumfries.

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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.

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