

# Hawksley Rise

Ryhope, Sunderland,  
SR3 2PH







Welcome to  
Hawksley Rise.

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 Hawksley Rise, Ryhope, Sunderland.



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 bi-fold or French doors



Open plan flexible living



Porcelanosa bathroom tiles



High-quality materials



Larger gardens and paved patio areas



Beautiful street scenes



Our homes at  
Hawksley Rise.



**The Charlton**  
5-bedroom detached house  
*Integral large 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 Robinson**  
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 Butler**  
3-bedroom detached house  
*Integral single garage*



**The Harper**  
3-bedroom semi-detached house  
*Driveway parking*

**Affordable homes**



**The Fraser**  
3-bedroom semi-detached or  
terraced house  
*Driveway parking*



**The Bailey**  
2-bedroom semi-detached or  
terraced house  
*Driveway parking*

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 Charlton

5-bedroom detached house with integral large garage  
Total floor area: 177 sq m (1905 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.

# The Masterton

5-bedroom detached house with integral double garage  
Total floor area: 167 sq m (1803 sq.ft.)



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## Ground floor

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



## First floor

Main bedroom:	4393 x 4960	[14'-5" x 16'-3"]
Bedroom 2:	4395 x 2793	[14'-5" x 9'-2"]
Bedroom 3:	2515 x 4557	[8'-3" x 15'-0"]
Bedroom 4:	2529 x 3890	[8'-4" x 12'-9"]
Bedroom 5:	2801 x 3460	[9'-2" x 11'-4"]



## Ground floor

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



## First floor

Main bedroom:	3491 x 5335	[11'-6" x 17'-6"]
Bedroom 2:	2893 x 4269	[9'-6" x 14'-0"]
Bedroom 3:	5067 x 3588	[16'-8" x 11'-9"]
Bedroom 4:	3178 x 2907	[10'-5" x 9'-7"]
Bedroom 5:	2581 x 2907	[8'-6" x 9'-7"]



# The Lawson

4-bedroom detached house with integral single garage  
Total floor area: 154 sq m (1660 sq.ft.)



## Ground floor

Lounge:	3605 x 5171	[11'-10" x 17'-0"]
Kitchen:	3755 x 3572	[12'-4" x 11'-9"]
Dining:	3720 x 2912	[12'-3" x 9'-7"]
Family:	3720 x 2464	[12'-3" x 8'-1"]



## First floor

Main bedroom:	4055 x 5732	[13'-4" x 18'-10"]
Bedroom 2:	3861 x 3092	[12'-8" x 10'-2"]
Bedroom 3:	2792 x 4167	[9'-2" x 13'-8"]
Bedroom 4:	2792 x 3400	[9'-2" 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 4375	[11'-1" x 14'-4"]
Kitchen:	3150 x 3296	[10'-4" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family:	2813 x 3520	[9'-3" x 11'-7"]



## First floor

Main bedroom:	4412 x 5615	[14'-6" x 18'-5"]
Bedroom 2:	3357 x 3845	[11'-0" 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 Robinson

4-bedroom detached house with detached single garage  
Total floor area: 142 sq m (1535 sq.ft.)



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# The Sanderson

4-bedroom detached house with integral single garage  
Total floor area: 133 sq m (1427 sq.ft.)



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## Ground floor

Lounge:	3337 x 4200	[10'-11" x 13'-9"]
Kitchen/dining:	4843 x 4088	[15'-11" x 13'-5"]
Family:	3600 x 3305	[11'-10" x 10'-10"]
Study:	2917 x 3160	[9'-7" x 10'-4"]



## First floor

Main bedroom:	3879 x 4658	[12'-9" x 15'-4"]
Bedroom 2:	3400 x 3983	[11'-2" x 13'-1"]
Bedroom 3:	2767 x 3584	[9'-1" x 11'-9"]
Bedroom 4:	2676 x 3584	[8'-9" x 11'-9"]



## Ground floor

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3961	[10'-9" x 13'-0"]
Dining/family:	4388 x 3061	[14'-5" x 10'-1"]



## First floor

Main bedroom:	3605 x 4591	[11'-10" x 15'-1"]
Bedroom 2:	2679 x 4448	[8'-10" x 14'-7"]
Bedroom 3:	2679 x 3906	[8'-10" x 12'-10"]
Bedroom 4:	2658 x 3314	[8'-9" x 10'-11"]



# The Harrison

4-bedroom detached house with integral single garage  
Total floor area: 126 sq m (1356 sq.ft.)



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## 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

Main bedroom:	3380 x 4590	[11'-1" x 15'-1"]
Bedroom 2:	3282 x 3876	[10'-9" x 12'-9"]
Bedroom 3:	2542 x 4455	[8'-4" x 14'-8"]
Bedroom 4:	2728 x 3450	[8'-11" x 11'-4"]

# The Ferguson

4-bedroom detached house with integral single garage  
Total floor area: 113 sq m (1217 sq.ft.)



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## 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

Main bedroom:	2754 x 3907	[9'-1" x 12'-10"]
Bedroom 2:	2612 x 3832	[8'-7" x 12'-7"]
Bedroom 3:	2754 x 3660	[9'-1" x 12'-0"]
Bedroom 4:	2684 x 3735	[8'-10" x 12'-3"]



# The Butler

3-bedroom detached house with integral single garage  
Total floor area: 97 sq m (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

Main 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 Harper

3-bedroom semi-detached house with driveway parking  
Total floor area: 79 sq m (855 sq.ft.)



## Ground floor

Lounge:	3662 x 5008	[12'-0" x 16'-5"]
Kitchen/dining:	4664 x 3121	[15'-4" x 10'-3"]



## First floor

Main bedroom:	2570 x 3688	[8'-5" x 12'-1"]
Bedroom 2:	2570 x 3295	[8'-5" x 10'-10"]
Bedroom 3:	2006 x 2364	[6'-7" x 7'-9"]

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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 or bi-fold 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 CO2 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 Hawksley Rise 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 Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Harrison	The Ferguson	The Butler	The Harper
Doors, joinery and finishes	Cast stone/features	■	■	■	■	■	■	■	■	■	■
	Bi-fold/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	-	■	-	-	-	■	-	■	■	■
	Sink	■	■	■	■	■	■	■	■	■	■
	Oven	-	-	-	-	-	-	-	-	■	■
		-		■	-	■	-	-	■	-	-
		■	■	-	■	-	■	■	-	-	-
	Hob	■	■	■	■	■	■	■	■	■	■
	Cooker hood	-	■	-	-	-	■	-	■	■	■
		■	-	■	■	■	-	■	-	-	-
	Integrated dishwasher	■	■	■	■	■	■	■	■	■	■
	Integrated fridge/freezer	■	■	■	■	■	■	■	■	■	■
	Integrated washing machine	■	■	▲	▲	▲	▲	▲	▲	▲	▲

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 Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Harrison	The Ferguson	The Butler	The Harper
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	■	■	■	■	-	-	-	-	-	-
		Dual zone central heating system	■	■	■	■	■	■	■	■	-	-
		Single 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 a+c sockets to kitchen x 1, lounge x 1 and main bedroom x 2 sockets	■	■	■	■	■	■	■	■	■	■
	Phone point	Point to lounge	■	■	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area - including 2 double sockets and TV point. Please refer to electrical layout	■	■	■	■	■	■	■	■	■	■
	TV point	TV point to selected locations	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Cat 6 cabling	Cat 6 data points. Please refer to electrical layout	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
	Downlighters to kitchen and wet rooms	Brushed stainless steel LED downlighters to kitchen, bathroom and en-suite	■	■	■	■	■	■	■	■	■	■

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



			The Charlton	The Masterton	The Lawson	The Hewson	The Robinson	The Sanderson	The Harrison	The Ferguson	The Butler	The Harper
External works	Fencing and gates	Open boarded or feather edge boarded 1.8m high fence or wall with timber gate. Please refer to site layout	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■
	Garage electrics	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	External lantern	■	■	■	■	■	■	■	■	■	■





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 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. Before you move in, 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





Putting  
Hawksley Rise  
on the map.



## What's around Hawksley Rise?

Hawksley Rise is a prestigious new development located in the coastal village of Ryhope only four miles from Sunderland city centre.

The development is ideally situated to benefit from a host of amenities and transport links. Doxford Park is easily accessible and is home to the popular David Lloyd Leisure Club with a heated outdoor pool. Seaham Hall, a luxury spa hotel, and Seaham Beach are the perfect place to spend the weekend and are just a short drive away.


Amenities	
Doxford Park	1 mile
Morrisons supermarket	1 mile
David Lloyd Leisure Club	2 miles
Sunderland City Centre	3.3 miles

Travel	
Sunderland	3.3 miles
Seaham	4.7 miles
Durham	11 miles
Newcastle upon Tyne	16 miles

Hawksley Rise is in the ideal location for commuters too, having the A19 within easy reach, linking you to the North and South.

There is a wide choice of education facilities; the closest include Mill Hill Primary School, St Leonard's Catholic Primary School and the New Silksworth Academy.

Attractions	
Silksworth Ski Slope	1.8 miles
Sunderland Empire Theatre	3.2 miles
Penshaw Monument	4.9 miles
Seaham Harbour Marina	5.1 miles

Schools	
St Leonard's Catholic Primary School	0.4 miles
Mill Hill Nursery School	0.5 miles
New Silksworth Academy	0.5 miles
Sunderland University	3.5 miles



Get directions to Hawksley Rise & find out what it's like to live in Ryhope, Sunderland.

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.



# Hawksley Rise

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