



TITHE GARDENS

POULTON ROAD, POULTON-LE-FYLDE, FY6 7LU





***STRONG.
BEAUTIFUL.***

***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 our expertly crafted, eye-catching exteriors have details that make your home feel different to your neighbours.

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
TITHE GARDENS.*



Image shown is for illustrative purposes only.

A BEAUTIFUL COLLECTION OF 2, 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. A RICH HISTORY. EXCELLENT TRANSPORT LINKS. TITHE GARDENS REALLY DOES HAVE IT ALL.

Tithe Gardens is located in the picturesque market town of Poulton-le-Fylde with an award-winning railway station and easy access to the M6 and M55, linking you to towns, countryside and attractions north and south.

The historic town benefits from a wide range of supermarkets, eateries, bars and independent boutiques. A weekly market is held in the town centre's cobbled streets selling a selection of confectionary, homeware and handmade gifts too.

Tithebarn Park is directly opposite the development, offering the perfect place to find some peace and tranquillity, or go for a relaxing stroll along the meandering stream which flows through it. Less than 10 minutes away is Jean Stansfield Vicarage Park, a beautifully maintained public park that's

frequently enjoyed by families, dog walkers and joggers alike. There is also a selection of leisure facilities nearby such as gyms, a swimming pool, a children's playground and Poulton-le-Fylde golf club.

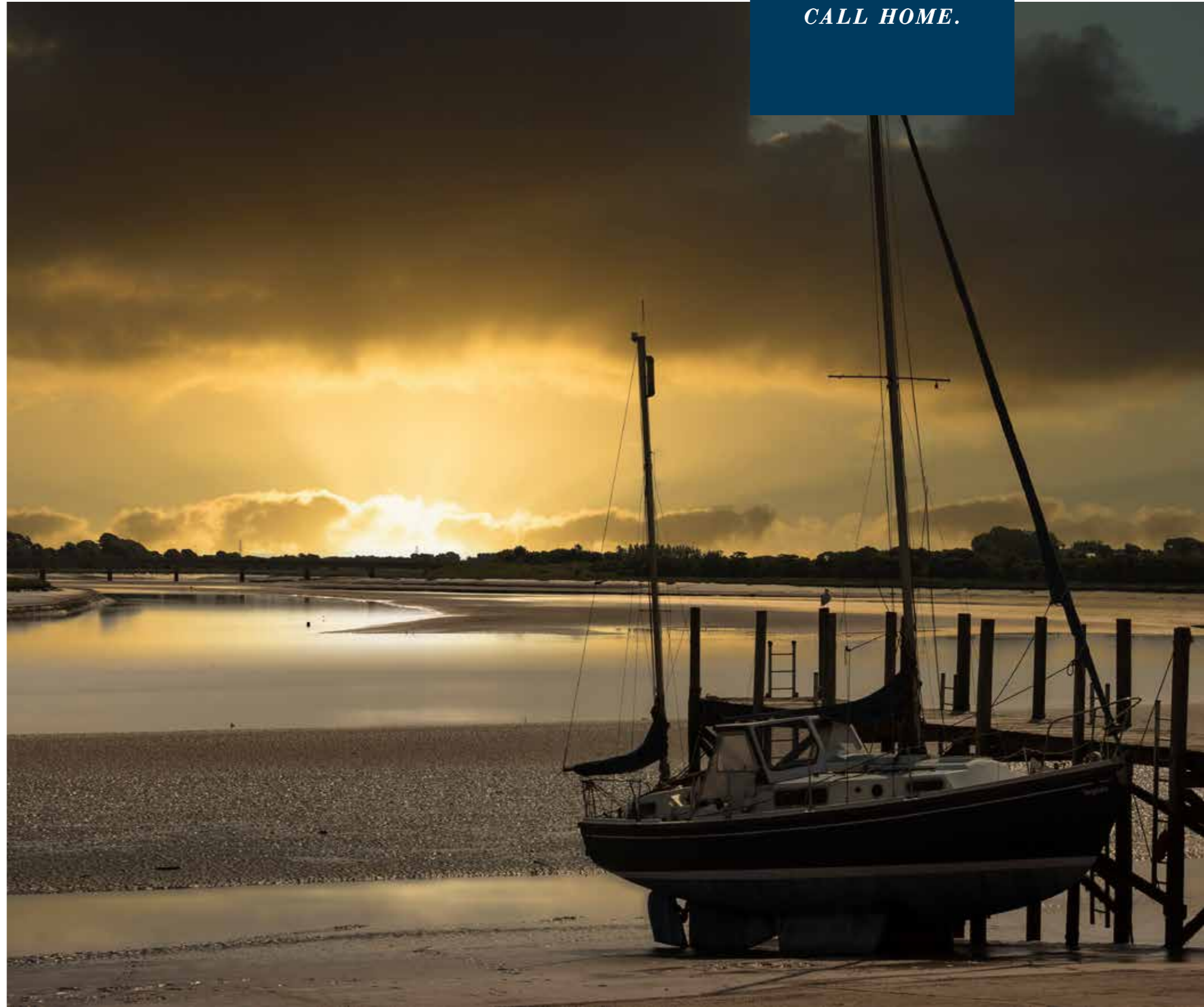
A wide range of education facilities are close by, including Poulton-le-Fylde St Chad's C of E Primary School, Hodgson Academy and Blackpool and the Fylde College.

Seaside towns Blackpool and Lytham St Annes are only a short drive away, with plenty for all of the family to enjoy including a range of places to eat, drink and shop.

All journey times are approximate.



*A DESIRABLE
PLACE TO
CALL HOME.*





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



**WE BUILD UNIQUE
HOMES WE ARE
PROUD TO PUT
OUR NAME TO**



“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 luxurious specification, with more included in the price tag than you think. Here are just a few of our favourite features...



DESIGNER KITCHENS WITH BI-FOLD OR FRENCH DOORS



OPEN-PLAN FLEXIBLE LIVING



HIGH QUALITY MATERIALS



LARGER GARDENS AND PAVED PATIO AREAS



HIGHER CEILINGS CREATING LOTS OF NATURAL LIGHT



PORCELANOSA BATHROOM TILES



BEAUTIFUL STREET SCENES



RELAXED SPACIOUS LOUNGES

**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 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.

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
- High quality kitchen appliances
- Dual flush toilets
- 100% energy efficient lighting

Each home at Tithe Gardens 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.

		THE OXLEY	THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE JEFFERSON	THE HEWSON	THE MASTERTON	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 complementing 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 50/50 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 OXLEY	THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE JEFFERSON	THE HEWSON	THE MASTERTON	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	-	■	■	■	■	■	■	■	■	■	
	Shower over bath	Shower over bath with high level shower handset with hinged bath screen	■	-	-	-	-	-	-	-	-	-	
	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	■	■	■	■	■	■	■	■	■	■	
	Chrome towel warmer to en-suite	-	■	■	-	■	■	■	■	■	■		
Radiator	White radiator to 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	-	-	■	-	■	■	■	■	■	■	
		Media plate to lounge area – including 2 double sockets, data and TV points. Euro outlet plate to master bedroom - including 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 (where applicable)	■	■	■	■	■	■	■	■	■	■	

		THE OXLEY	THE HARPER	THE SPENCER	THE EMMERSON	THE HARRISON	THE SANDERSON	THE WILSON	THE JEFFERSON	THE HEWSON	THE MASTERTON	THE CHARLTON
EXTERNAL WORKS	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	▲	▲	▲	▲	■	■	■	■	■	■
	EV charging port	Dedicated electrical charging point	■	■	■	■	■	■	■	■	■	■
	External lights	Black coach lamp	■	■	■	■	■	■	■	■	■	■

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- Available as standard
- ▲ Available as an upgrade
- Not available
- * Plot specific



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**OUR HOMES AT
TITHE GARDENS.**

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

-  **THE CHARLTON**
5-bedroom detached house
Large integral garage
-  **THE MASTERTON**
5-bedroom detached house
Integral double 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
Single detached garage or driveway parking
-  **THE SANDERSON**
4-bedroom detached house
Integral single garage
-  **THE HARRISON**
4-bedroom detached house
Integral single garage
-  **THE EMMERSON**
4-bedroom semi-detached/mews house
Driveway parking

-  **THE SPENCER**
3-bedroom semi-detached house
Driveway parking
-  **THE HARPER**
3-bedroom semi-detached house
Driveway parking
-  **THE OXLEY**
2-bedroom semi-detached house
Driveway parking
- AFFORDABLE HOUSING**
-  **THE FRASER**
3-bedroom semi-detached/mews house
Driveway parking
-  **THE BAILEY**
2-bedroom semi-detached/mews house
Driveway parking

FUTURE DEVELOPMENT



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 CHARLTON

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



GROUND FLOOR

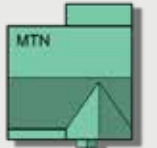
Lounge:	3675 x 5486	[12'-1" x 18'-0"]
Kitchen:	3668 x 3600	[12'-1" x 11'-10"]
Dining/family area:	3596 x 5425	[11'-10" x 17'-10"]
Study:	2593 x 2484	[8'-6" x 8'-2"]



FIRST FLOOR

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"]

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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

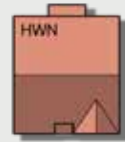
Lounge:	4912 x 3962	[16'-2" x 13'-0"]
Kitchen/family area:	5068 x 4681	[16'-8" x 15'-4"]
Dining:	2865 x 3206	[9'-5" x 10'-6"]



FIRST FLOOR

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"]

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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

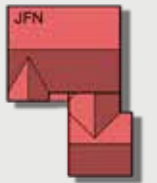
Lounge:	3380 x 4375	[11'-1" x 14'-4"]
Kitchen:	3150 x 3296	[9'-7" x 10'-10"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family area:	2813 x 3520	[9'-3" x 11'-7"]



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 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

Main 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 detached single garage or driveway parking
Total floor area: 132 sq m (1425 sq ft)



THE SANDERSON

4-bedroom detached house with integral single garage
Total floor area: 131 sq m (1427 sq ft)



GROUND FLOOR

Lounge:	3693 x 5012	[12'-1" x 16'-5"]
Kitchen:	3200 x 3400	[10'-6" x 11'-2"]
Dining/family area:	6063 x 3130	[19'-11" x 10'-3"]

FIRST FLOOR

Main bedroom:	3886 x 3605	[12'-9" x 11'-10"]
Bedroom 2:	3243 x 3605	[10'-8" x 11'-10"]
Bedroom 3:	3800 x 2837	[12'-6" x 9'-4"]
Bedroom 4:	3192 x 2837	[10'-6" x 9'-4"]



GROUND FLOOR

Lounge:	3605 x 4529	[11'-10" x 14'-10"]
Kitchen:	3268 x 3961	[10'-9" x 13'-0"]
Dining/family area:	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:	2679 x 4448	[8'-10" x 14'-7"]

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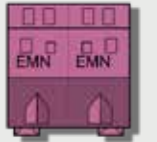
THE HARRISON

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



THE EMMERSON

4-bedroom semi-detached/mews house with driveway parking
 Total Floor Area: 120 sq m (1292 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

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"]



GROUND FLOOR

Lounge/dining:	4775 x 5242	[15'-8" x 17'-3"]
Kitchen/breakfast:	2550 x 5413	[8'-4" x 17'-9"]



FIRST FLOOR

Bedroom 2:	2625 x 4086	[8'-7" x 13'-5"]
Bedroom 3:	2625 x 3819	[8'-7" x 12'-6"]
Bedroom 4:	2062 x 3166	[6'-9" x 10'-5"]

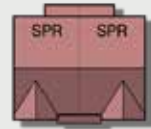


SECOND FLOOR

Main bedroom:	3562 x 7220	[11'-8" x 23'-8"]
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THE SPENCER

3-bedroom semi-detached house with driveway parking
 Total floor area: 89 sq m (960 sq ft)



GROUND FLOOR

Lounge:	3105 x 4962	[10'-2" x 16'-4"]
Kitchen/dining:	2525 x 3774	[8'-3" x 12'-5"]
Family area:	2700 x 3280	[8'-10" x 10'-9"]



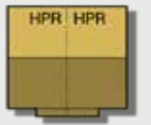
FIRST FLOOR

Main bedroom:	3080 x 3806	[10'-1" x 13'-6"]
Bedroom 2:	2739 x 3248	[9'-0" x 10'-8"]
Bedroom 3:	2398 x 2192	[7'-10" x 7'-2"]

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 HARPER

3-bedroom semi-detached/mews 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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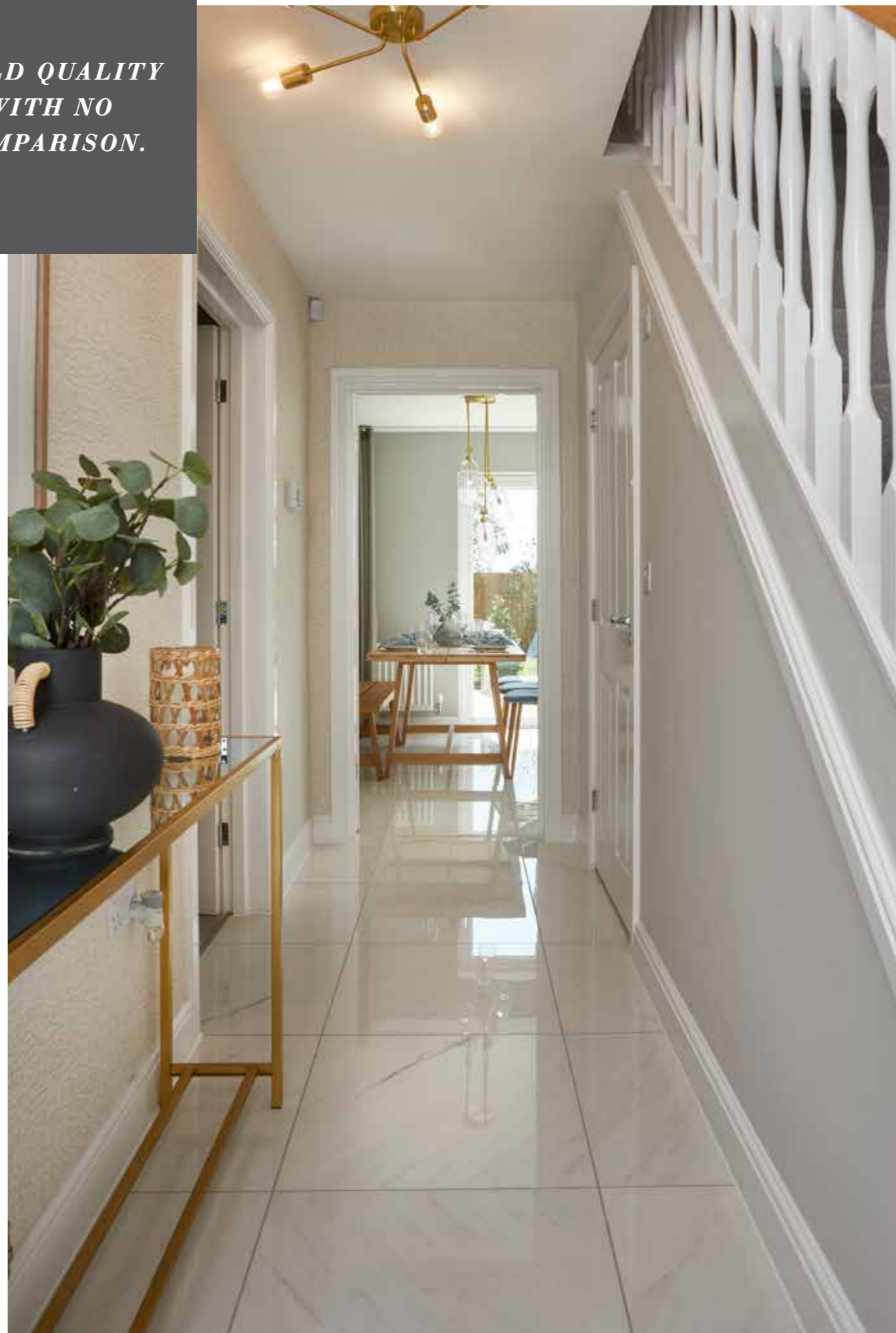


THE OXLEY

2-bedroom semi-detached house with driveway parking
Total Floor Area: 64 sq m (691 sq.ft.)



**BUILD QUALITY
WITH NO
COMPARISON.**



GROUND FLOOR

Lounge:	3127 x 4098	[10'-3" x 13'-5"]
Kitchen/dining:	4115 x 3469	[13'-6" x 11'-5"]



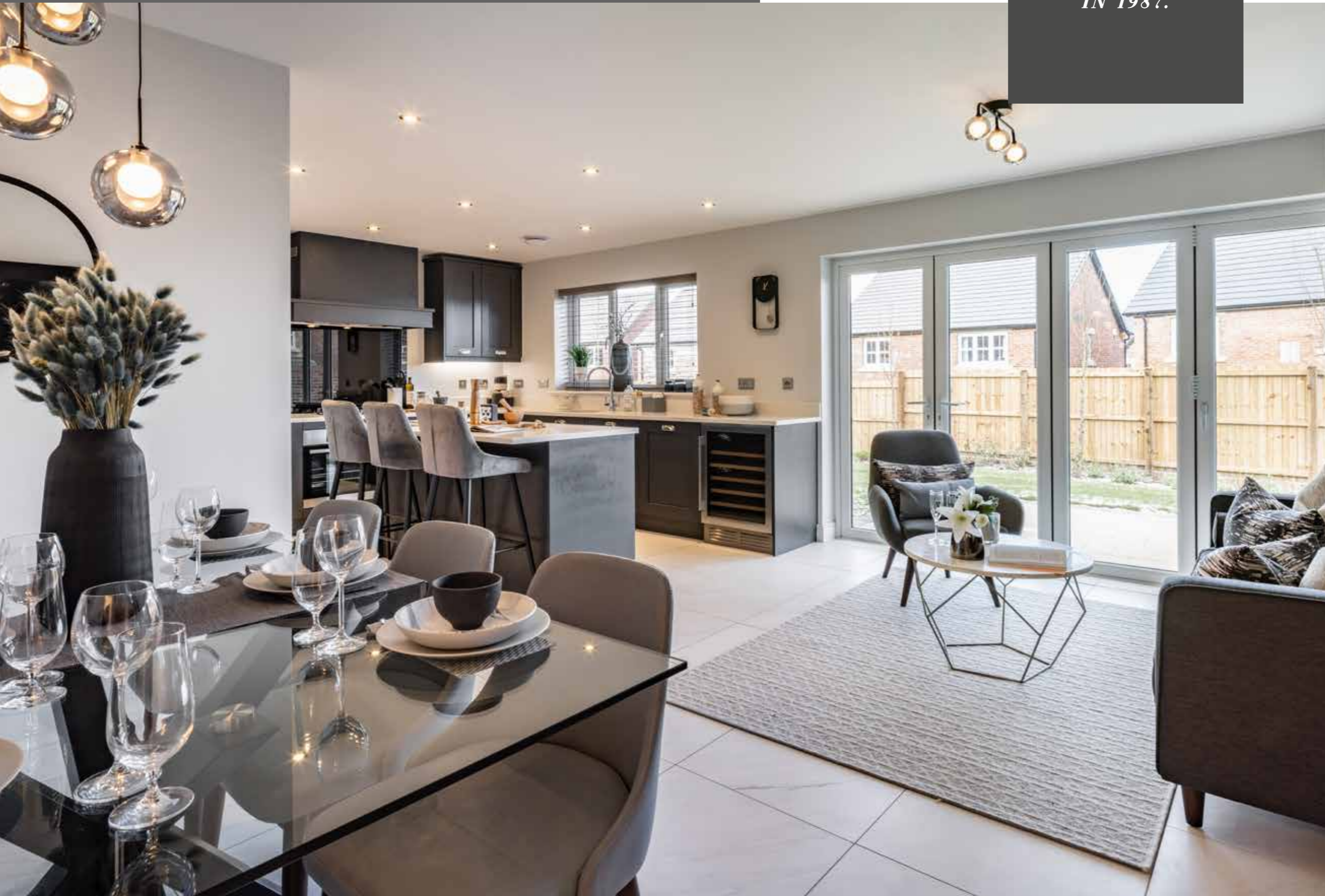
FIRST FLOOR

Main bedroom:	3127 x 4110	[10'-3" x 13'-6"]
Bedroom 2:	1900 x 3457	[6'-3" x 11'-4"]

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.

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 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



Protection for new-build home buyers

PRIDE IN EVERYTHING WE DO.

Story HOMES









**PUTTING
TITHE GARDENS
ON THE MAP.**

**TITHE
GARDENS
SAT NAV
FY6 7LU**

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

AMENITIES		ATTRACTIONS	
The Castle Gardens Pub	0.2 mile	Jean Stansfield Vicarage Park	1 mile
Booths Supermarket	0.4 mile	Poulton-le-Fylde Golf Club	1.3 miles
Queensway Medical Centre	0.4 mile	Skippool Creek	1.8 miles
Teanlowe Shopping Centre	0.6 mile	Blackpool	4 miles
Poulton Town Centre and Market Square	1.0 mile	Lake District National Park	45 miles
TRAVEL		SCHOOLS	
Blackpool	4 miles	Poulton St Chad's C of E Primary School	0.7 miles
Lytham St Annes	10 miles	St Johns Catholic Primary School	1.1 miles
Preston	17 miles	Baines School	1.3 miles
Lancaster	13 miles	Hodgeson Academy	1.4 miles
Manchester	51 miles	Blackpool and the Fylde College	2.1 miles

DIRECTIONS
Exit the M6 at Junction 32, take the M55/Blackpool exit to A6/Preston/Garstang. Continue on the M55, at Junction 3 take the A585 exit to Kirkham/Fleetwood. At the roundabout, take the third exit onto Fleetwood Road/A585. After 3 miles, turn left onto Garstang New Road/A585. Turn left onto Garstang Road/A586. After just under 2 miles, turn right onto Hardhorn Road/A588, follow the road round to the left onto onto Whatsheaf Way/B5267 then turn left onto Blackpool Old Road/B5267. Follow the road round to the right onto Queensway/B5267. Turn left onto Tithebarn Street, continue for 0.5 miles and the development can be found on your left hand side.

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.

TITHE GARDENS

POULTON ROAD, POULTON-LE-FYLDE, FY6 7LU

01253 804852

tithedgardens@storyhomes.co.uk

STORYHOMES.CO.UK

