

Heritage Fields

Tanfield,
County Durham,
DH9 9UY





Welcome to
Heritage Fields.

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 Heritage Fields, Tanfield.

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
Heritage Fields.

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
Integral large garage



The Masterton
5-bedroom detached house
Integral double garage



The Hewson
4-bedroom detached house
Integral single garage



The Sanderson
4-bedroom detached house
Integral single garage



The Dawson
4-bedroom semi-detached townhouse
Driveway parking



The Wilson
4-bedroom detached house
Detached single garage



The Harrison
4-bedroom detached house
Integral single garage



The Pearson
4-bedroom detached house
Integral single garage



The Butler
3-bedroom detached house
Integral single garage



The Spencer
3-bedroom semi-detached house
Driveway parking

Affordable homes



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



The Charlton

5-bedroom detached house with integral large garage
Total floor area: 176 sq m (1890 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: 166 sq m (1787 sq.ft.)



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Ground floor

Lounge:	3675 x 5466	[12'-1" x 17'-11"]
Kitchen:	3700 x 3580	[12'-2" x 11'-9"]
Family/dining:	3576 x 5405	[11'-9" x 17'-9"]
Study:	2553 x 2464	[8'-5" x 8'-1"]



First floor

Main bedroom:	4353 x 4920	[14'-3" x 16'-2"]
Bedroom 2:	4375 x 2793	[14'-4" x 9'-2"]
Bedroom 3:	2495 x 4527	[8'-2" x 14'-10"]
Bedroom 4:	2549 x 3870	[8'-4" x 12'-8"]
Bedroom 5:	2781 x 3450	[9'-2" x 11'-4"]



Ground floor

Lounge:	4912 x 3942	[16'-2" x 12'-11"]
Kitchen/family:	5028 x 4682	[16'-6" x 15'-4"]
Dining:	2845 x 3186	[9'-4" x 10'-6"]



First floor

Main bedroom:	3491 x 5315	[11'-6" x 17'-5"]
Bedroom 2:	2893 x 4249	[9'-6" x 13'-11"]
Bedroom 3:	5027 x 3568	[16'-6" x 11'-9"]
Bedroom 4:	3118 x 2887	[10'-3" x 9'-6"]
Bedroom 5:	2601 x 2887	[8'-6" x 9'-6"]

The Hewson

4-bedroom detached house with integral single garage
Total floor area: 145 sq m (1556 sq.ft.)



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Ground floor

Lounge:	3340 x 4355	[11'-0" x 14'-4"]
Kitchen:	3130 x 3276	[10'-3" x 10'-9"]
Dining:	2593 x 4507	[8'-6" x 14'-10"]
Family:	2792 x 3500	[9'-2" x 11'-6"]



First floor

Main bedroom:	4412 x 5595	[14'-6" x 18'-4"]
Bedroom 2:	3337 x 3825	[10'-11" x 12'-7"]
Bedroom 3:	3789 x 2780	[12'-5" x 9'-2"]
Bedroom 4:	2889 x 3725	[9'-6" x 12'-3"]

The Sanderson

4-bedroom detached house with integral single garage
Total floor area: 133 sq m (1433 sq.ft.)



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Ground floor

Lounge:	3565 x 4489	[11'-8" x 14'-9"]
Kitchen:	3228 x 3961	[10'-7" x 13'-0"]
Dining/family:	4500 x 3041	[14'-9" x 10'-0"]



First floor

Main bedroom:	3565 x 4551	[11'-8" x 14'-11"]
Bedroom 2:	2679 x 4428	[8'-10" x 14'-6"]
Bedroom 3:	2792 x 3886	[9'-2" x 12'-9"]
Bedroom 4:	2638 x 3294	[8'-8" x 10'-10"]

The Dawson

4-bedroom semi-detached townhouse with driveway parking
Total floor area: 131 sq m (1413 sq.ft.)



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Ground floor

Lounge: 3028 x 5811 [9'-11" x 19'-1"]
Kitchen/dining/family: 5208 x 4804 [17'-1" x 15'-9"]



First floor

Bedroom 2: 3000 x 4009 [9'-10" x 13'-2"]
Bedroom 3: 2470 x 3968 [8'-1" x 13'-0"]
Bedroom 4: 2650 x 2841 [8'-8" x 9'-4"]



Second floor

Main bedroom: 4054 x 7442 [13'-4" x 24'-5"]

The Wilson

4-bedroom detached house with detached single garage
Total floor area: 131 sq m (1411 sq.ft.)



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Ground floor

Lounge: 3673 x 4972 [12'-1" x 16'-4"]
Kitchen: 3180 x 3400 [10'-5" x 11'-2"]
Dining/family: 6042 x 3090 [19'-10" x 10'-2"]



First floor

Main bedroom: 3866 x 3585 [12'-8" x 11'-9"]
Bedroom 2: 3223 x 3585 [10'-7" x 11'-9"]
Bedroom 3: 3780 x 2817 [12'-5" x 9'-3"]
Bedroom 4: 3172 x 2817 [10'-5" x 9'-3"]

The Harrison

4-bedroom detached house with integral single garage
Total floor area: 125 sq m (1344 sq.ft.)



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Ground floor

Lounge:	3340 x 4516	[11'-0" x 14'-10"]
Kitchen:	3340 x 3849	[11'-0" x 12'-8"]
Dining/family:	4950 x 3149	[16'-3" x 10'-4"]



First floor

Main bedroom:	3340 x 4570	[11'-0" x 15'-0"]
Bedroom 2:	3262 x 3856	[10'-9" x 12'-8"]
Bedroom 3:	2502 x 4425	[8'-3" x 14'-6"]
Bedroom 4:	2728 x 3439	[8'-11" x 11'-4"]

The Pearson

4-bedroom detached house with integral single garage
Total floor area: 107 sq m (1147 sq.ft.)



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Ground floor

Lounge:	3475 x 4306	[11'-5" x 14'-2"]
Kitchen/dining:	5518 x 3671	[18'-1" x 12'-1"]



First floor

Main bedroom:	3474 x 4181	[11'-5" x 13'-9"]
Bedroom 2:	2528 x 3796	[8'-4" x 12'-6"]
Bedroom 3:	2565 x 3796	[8'-5" x 12'-6"]
Bedroom 4:	2727 x 4181	[8'-11" x 13'-9"]

The Butler

3-bedroom detached house with integral single garage
Total floor area: 99 sq m (1060 sq.ft.)



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The Spencer

3-bedroom semi-detached house with driveway parking
Total floor area: 89 sq m (953 sq.ft.)



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Ground floor

Lounge:	3139 x 4706	[10'-4" x 15'-5"]
Kitchen/dining:	4128 x 3659	[13'-7" x 12'-0"]



First floor

Main bedroom:	3139 x 5479	[10'-4" x 18'-0"]
Bedroom 2:	2938 x 3820	[9'-8" x 12'-6"]
Bedroom 3:	2837 x 3257	[9'-4" x 10'-8"]



Ground floor

Lounge:	3090 x 4942	[10'-2" x 16'-3"]
Kitchen/dining:	2620 x 3754	[8'-7" x 12'-4"]
Family:	2588 x 3260	[8'-6" x 10'-8"]



First floor

Main bedroom:	3059 x 3806	[10'-1" x 12'-6"]
Bedroom 2:	2719 x 3208	[8'-11" x 10'-6"]
Bedroom 3:	2400 x 2152	[7'-11" x 7'-1"]

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 CO 2 emissions, meaning lower running costs. Energy saving features could include:

- High levels of thermal efficiency
- Dual flush toilets
- 100% energy efficient lighting

Each home at Heritage Fields 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 Hewson	The Sanderson	The Dawson	The Wilson	The Harrison	The Pearson	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									
	External doors - front	Single cottage 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									
	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 ceramic hob									
	Cooker hood	90cm chimney hood									
		90cm island extractor hood									
	Integrated dishwasher	AEG integrated dishwasher									
	Integrated fridge/freezer	AEG 50/50 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.

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

We know the difference is in the detail.

			The Charlton	The Masterton	The Hewson	The Sanderson	The Dawson	The Wilson	The Harrison	The Pearson	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/or en-suite 1	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 2	Separate shower cubicle with low-entry shower tray. Glazed shower screen and electric shower	■	■	■	-	-	-	-	-	-	-
	Wall tiles to bathroom	Full height tiles to all shower enclosures with feature tiling to the back wall. Half height plain tiles to bath, WC and basin walls	■	■	■	■	■	■	■	■	■	■
	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	■	■	■	■	■	■	■	■	■	■
Heating	Wall tiles to cloakroom	Splashback to wash basin	■	■	■	■	■	■	■	■	■	■
	Central heating	Full gas central heating Vaillant system – combi boiler	■	■	■	■	■	■	■	■	■	■
		Dual zone central heating system	■	■	■	■	■	■	■	■	■	■
Electrical	Towel rails	White finish towel warmer to bathroom	■	■	▲	▲	▲	▲	▲	▲	▲	▲
	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	■	■	■	■	■	■	■	■	■	■
	Media point	Media plate to lounge area - including 2 double sockets, data and TV points. Please refer to electrical layout	■	■	■	■	■	■	■	■	■	■
	Cat 6 cabling	Cat 6 data point. Please refer to electrical layout	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲
Downlighters to kitchen and wet rooms			■	■	■	■	■	■	■	■	■	■

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



		The Charlton	The Masterton	The Hewson	The Sanderson	The Dawson	The Wilson	The Harrison	The Pearson	The Butler	The Spencer
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	■	■	■	■	■	■	■	■	■
	EV Charger	Electric vehicle charging point	■	■	■	■	■	■	■	■	■
	External lights	External lantern	■	■	■	■	■	■	■	■	■
	Photovoltaic Panels	Photovoltaic Panels to roof	■	■	■	■	■	■	■	■	■

Image shown is for illustrative purposes only.



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 you reserve, 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

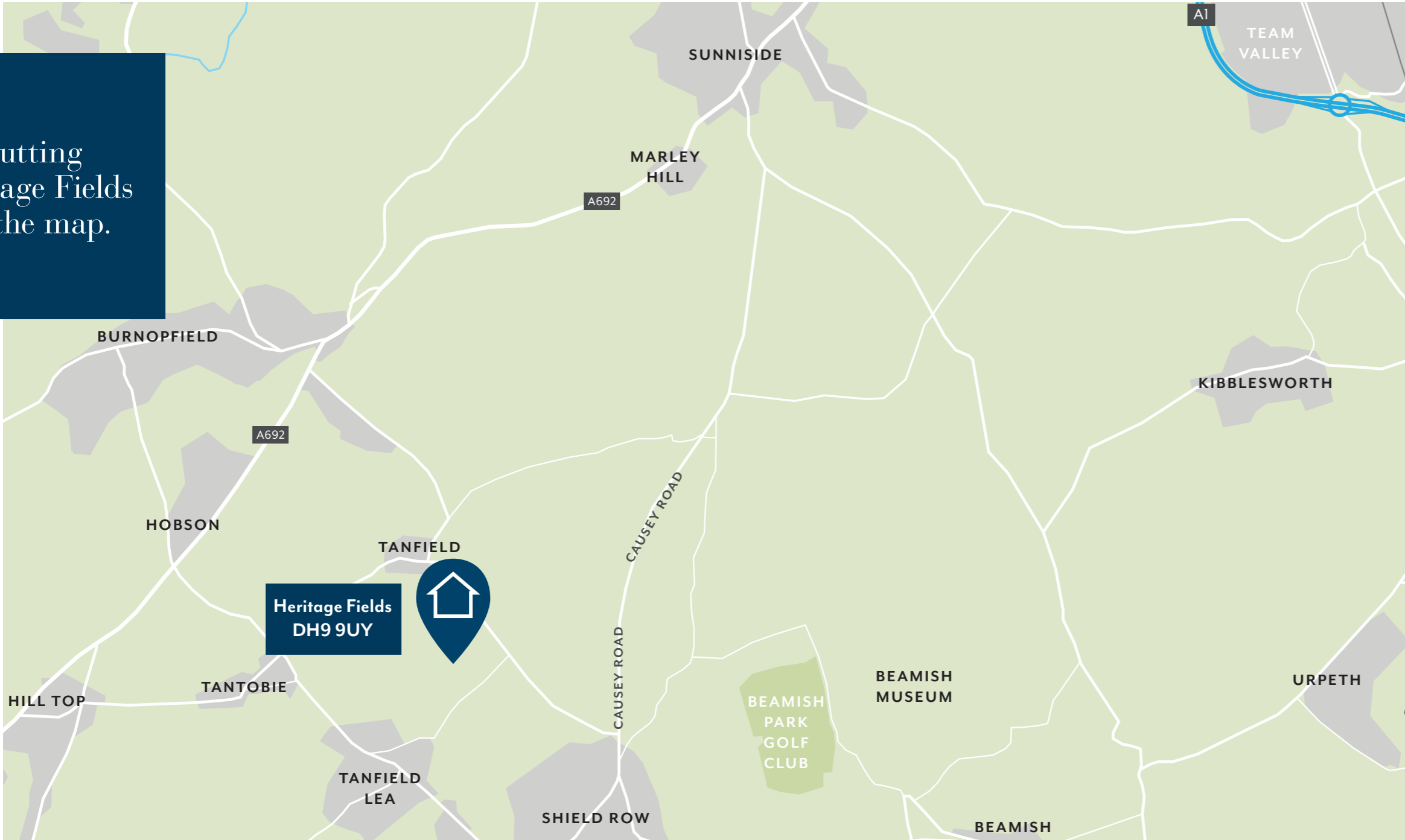
We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.



Protection for new-build home buyers



Putting
Heritage Fields
on the map.



What's around Heritage Fields?


Heritage Fields is perfectly positioned in the picturesque village of Tanfield ideally located between Durham and Newcastle. An area steeped in history with a church dating back to the 10th century, the world's oldest railway and Beamish Museum.

Tanfield is also home to the popular Bayberry Hollow shop, café and bistro, and the renowned South Causey Inn. This highly sought-after area offers the perfect semi-rural location.

If you like the outdoors, you'll be spoilt for choice with beautiful countryside and parks nearby including Causey Arch picnic walk and Hedley Hall Woods. Derwent Walk and Chopwell Woods are also only a short drive away.


For those looking to commute, Heritage Fields is conveniently located for access to Newcastle, Durham and further afield.

There is a great choice of local primary and secondary schools for those with families, many of which are well regarded by Ofsted.

Amenities		
Tesco Superstore	3.4 miles	
Team Valley	6.4 miles	
Metro Centre	6.6 miles	
Newcastle International Airport	13.3 miles	

Attractions		
South Causey Inn	0.7 miles	
Causey Arch	1.5 miles	
Beamish Museum	3 miles	
Gibside Hall and Gardens	3.8 miles	

Travel		
Whickham	5.1 miles	
Newcastle upon Tyne	9 miles	
Durham	11 miles	
Corbridge	23 miles	

Schools		
Tanfield Lea Community Primary School	0.8 miles	
Tanfield School	0.8 miles	
North Durham Academy	1.1 miles	
Newcastle University	9.1 miles	



Get directions to Heritage Fields & find out what it's like to live in Tanfield.

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.

Heritage Fields

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