

WATERSIDE

COTTAM, PRESTON, PR4 0EJ



STRONG • BEAUTIFUL



**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.



***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.

**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
WATERSIDE*





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.
WATERSIDE REALLY DOES HAVE IT ALL.***

Waterside offers a superb choice of homes in a beautiful setting. Located on the edge of Cottam, these homes are situated close to the picturesque canal and perfectly compliment the tranquillity and peacefulness of this setting. Cottam is the perfect hub for both leisure and sports enthusiasts with a host of activities on the doorstep.

Whatever you want to see or do, it's all within a stone's throw of Waterside. Nearby Preston City centre offers everything you would expect from a major city with high street stores and independent boutiques. It boasts a fantastic array of restaurants, cafes and a variety of arts and cultural attractions. The city also has a lovely marina complete with its own shops, gyms, eateries and cinema.

It's also the perfect location for those who enjoy the great outdoors. The Preston Guild Wheel is a 21 mile Greenway that

encircles the city of Preston, linking the city to countryside and bringing the benefits of outdoor living to this development.

As you would expect from a sought after area, there are a number of excellent nurseries, primary and secondary schools nearby to prepare children for their next stage of education.

Waterside is perfectly positioned for commuters, with both the M55 and M6 providing an excellent base for the North West. If you want to travel further Preston train station is just four miles away with services to Blackpool and Manchester, as well as direct connections to Edinburgh and London Euston stations.

All journey times are approximate.



*A DESIRABLE
PLACE TO
CALL HOME.*



***BUILD QUALITY
WITH NO
COMPARISON.***





OUR HOMES AT WATERSIDE

Future Development



THE MAYFAIR

5-bedroom detached house
Large integral garage



THE HAMPTON

5-bedroom detached house
Integral double garage



THE TAUNTON

4-bedroom detached house
Integral single garage



THE ARUNDEL

4-bedroom detached house
Detached single garage



THE WARWICK

4-bedroom detached house
Integral single garage



THE BOSTON

4-bedroom detached house
Integral single garage



THE DURHAM

4-bedroom detached house
Integral single garage



THE HEREFORD

4-bedroom semi-detached/mews house
Driveway parking



THE GREENWICH

4-bedroom detached house
Integral single garage



THE WELLINGTON

4-bedroom detached house
Integral single garage



THE GUILDFORD

3-bedroom semi-detached/mews house
Driveway parking



THE CHESTER

3-bedroom detached house
Single detached garage or driveway parking



THE HASTINGS

3-bedroom semi-detached house
Driveway parking



THE KINGSTON

3-bedroom semi-detached house
Driveway parking



APARTMENT BLOCK A

2-bedroom apartment
Courtyard parking



AFFORDABLE HOUSING

APARTMENT BLOCK B

2-bedroom apartment
Courtyard parking

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



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, houstypes 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 MAYFAIR

5-bedroom detached house with large integral garage

Total floor area: 177 sq m (1905 sq ft)



GROUND FLOOR

Lounge:	3675 x 5530 [12'-1" x 18'-2"]
Kitchen:	3410 x 3706 [11'-2" x 12'-2"]
Dining/family room:	3595 x 5425 [11'-10" x 17'-10"]
Study:	2593 x 2231 [8'-6" x 7'-4"]
Utility:	3326 x 1604 [10'-11" x 5'-3"]



FIRST FLOOR

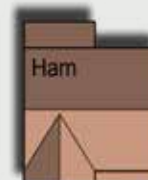
Master bedroom:	4393 x 5118 [14'-5" x 16'-10"]
Bedroom 2:	3429 x 3484 [11'-3" x 11'-5"]
Bedroom 3:	2466 x 3915 [8'-1" x 12'-10"]
Bedroom 4:	2466 x 3915 [8'-1" x 12'-10"]
Bedroom 5:	3417 x 2881 [11'-3" x 9'-6"]

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 HAMPTON

5-bedroom detached house with double integral garage

Total floor area: 165 sq m (1779 sq ft)



GROUND FLOOR

Lounge:	4888 x 3975	[16'-1" x 13'-1"]
Kitchen/family/breakfast:	5292 x 3727	[17'-5" x 12'-3"]
Dining:	2953 x 3200	[9'-8" x 10'-6"]
Utility:	2180 x 1715	[7'-2" x 5'-8"]



FIRST FLOOR

Master bedroom:	4176 x 4135	[13'-9" x 13'-7"]
Bedroom 2:	3104 x 4080	[10'-2" x 13'-5"]
Bedroom 3:	5068 x 3381	[16'-8" x 11'-1"]
Bedroom 4:	2900 x 3987	[9'-6" x 13'-1"]
Bedroom 5:	2793 x 2915	[9'-2" x 9'-7"]

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THE TAUNTON

4-bedroom detached house with single integral garage

Total floor area: 148 sq m (1597 sq ft)



GROUND FLOOR

Lounge: 4055 x 5670 [13'-4" x 18'-7"]
 Kitchen/family/breakfast: 8239 x 3635 [27'-1" x 11'-11"]
 Utility: 1776 x 3220 [5'-10" x 10'-7"]



FIRST FLOOR

Master bedroom: 3190 x 6080 [10'-6" x 20'-0"]
 Bedroom 2: 4055 x 3134 [13'-4" x 10'-3"]
 Bedroom 3: 3978 x 3205 [13'-1" x 10'-6"]
 Bedroom 4: 2733 x 3751 [9'-0" x 12'-4"]

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THE ARUNDEL

4-bedroom detached house with single detached garage

Total floor area: 133 sq m (1429 sq ft)



GROUND FLOOR

Lounge:	3715 x 7205 [12'-2" x 23'-8"]
Kitchen/dining:	3331 x 7205 [10'-11" x 23'-8"]
Utility:	2235 x 1668 [7'-4" x 5'-6"]

FIRST FLOOR

Master bedroom:	3334 x 4010 [10'-11" x 13'-2"]
Bedroom 2:	3715 x 3221 [12'-2" x 10'-7"]
Bedroom 3:	3245 x 3195 [10'-8" x 10'-6"]
Bedroom 4:	3324 x 2405 [10'-11" x 7'-11"]

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THE BOSTON

4-bedroom detached house with single integral garage

Total floor area: 128 sq m (1377 sq ft)



GROUND FLOOR

Lounge: 3380 x 5794 [11'-1" x 19'-0"]
 Kitchen/dining: 6565 x 3240 [21'-7" x 10'-8"]
 Utility: 1650 x 3240 [5'-5" x 10'-8"]



FIRST FLOOR

Master bedroom: 3370 x 5292 [11'-1" x 17'-5"]
 Bedroom 2: 2514 x 4495 [8'-3" x 14'-9"]
 Bedroom 3: 3616 x 3382 [11'-10" x 11'-1"]
 Bedroom 4: 2330 x 3777 [7'-8" x 12'-5"]

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THE DURHAM

4-bedroom detached house with single integral garage

Total floor area: 127 sq m (1367 sq ft)



GROUND FLOOR

Lounge: 3605 x 4867 [11'-10" x 16'-0"]
 Kitchen/dining: 7655 x 3050 [25'-2" x 10'-0"]



FIRST FLOOR

Master bedroom: 4101 x 4901 [13'-6" x 16'-1"]
 Bedroom 2: 3439 x 3721 [11'-4" x 12'-3"]
 Bedroom 3: 2839 x 4157 [9'-4" x 13'-8"]
 Bedroom 4: 2491 x 3085 [8'-2" x 10'-2"]

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THE HERFORD

4-bedroom semi-detached/mews house with driveway parking

Total floor area: 120 sq m (1287 sq ft)



GROUND FLOOR

Lounge:	4775 x 5238	[15'-8" x 17'-2"]
Kitchen/dining:	2580 x 5417	[8'-6" x 17'-9"]



FIRST FLOOR

Bedroom 2:	2608 x 4086	[8'-7" x 13'-5"]
Bedroom 3:	2608 x 3792	[8'-7" x 12'-5"]
Bedroom 4:	2052 x 3136	[6'-9" x 10'-4"]



SECOND FLOOR

Master bedroom:	3692 x 7199	[12'-1" x 23'-8"]
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THE GREENWICH

4-bedroom detached house with single integral garage

Total floor area: 117 sq m (1261 sq ft)



GROUND FLOOR

Lounge:	4765 x 3492	[15'-8" x 11'-6"]
Kitchen/breakfast:	2775 x 5293	[9'-1" x 17'-5"]
Dining:	2775 x 3260	[9'-1" x 10'-8"]



FIRST FLOOR

Master bedroom:	3664 x 3202	[12'-0" x 10'-6"]
Bedroom 2:	3877 x 3060	[12'-9" x 10'-1"]
Bedroom 3:	2805 x 3472	[9'-3" x 11'-5"]
Bedroom 4:	2477 x 2843	[8'-2" x 9'-4"]

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THE WELLINGTON

4-bedroom detached house with single integral garage

Total floor area: 115 sq m (1238 sq ft)



GROUND FLOOR

Lounge:	3255 x 5305 [10'-8" x 17'-5"]
Kitchen/dining:	6415 x 2875 [21'-1" x 9'-5"]
Utility:	1658 x 2875 [5'-5" x 9'-5"]



FIRST FLOOR

Master bedroom:	3077 x 3945 [10'-1" x 12'-11"]
Bedroom 2:	2830 x 3867 [9'-3" x 12'-8"]
Bedroom 3:	3077 x 3595 [10'-1" x 11'-10"]
Bedroom 4:	2607 x 3673 [8'-7" x 12'-1"]

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THE GUILDFORD

3-bedroom semi-detached/mews house with driveway parking

Total floor area: 108 sq m (1164 sq ft)



FIRST FLOOR

Lounge:	4494 x 3430	[14'-9" x 11'-3"]
Bedroom 3:	2357 x 2520	[7'-9" x 8'-3"]

SECOND FLOOR

Master bedroom:	4494 x 2926	[14'-9" x 9'-7"]
Bedroom 2:	4494 x 2965	[14'-9" x 9'-9"]

GROUND FLOOR

Kitchen/dining/family: 4494 x 7880 [14'-9" x 25'-10"]

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THE CHESTER

3-bedroom detached house with detached single garage/driveway parking

Total floor area: 96 sq m (1031 sq ft)



GROUND FLOOR

Lounge:	3028 x 5742	[9'-11" x 18'-10"]
Kitchen/dining:	2715 x 5743	[8'-11" x 18'-10"]
Utility:	2175 x 1220	[7'-2" x 4'-0"]



FIRST FLOOR

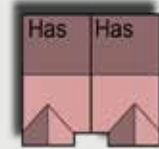
Master bedroom:	2750 x 4437	[9'-0" x 14'-7"]
Bedroom 2:	3174 x 3014	[10'-5" x 9'-11"]
Bedroom 3:	3174 x 2614	[10'-5" x 8'-7"]

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THE HASTINGS

3-bedroom semi-detached house with driveway parking

Total floor area: 89 sq m (955 sq ft)



GROUND FLOOR

Lounge:	3492 x 4792	[11'-6" x 15'-9"]
Kitchen/dining:	5068 x 2785	[16'-8" x 9'-2"]



FIRST FLOOR

Master bedroom:	3752 x 3261	[12'-4" x 10'-8"]
Bedroom 2:	2721 x 2820	[8'-11" x 9'-3"]
Bedroom 3:	2231 x 2820	[9'-4" x 9'-3"]

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THE KINGSTON

3-bedroom semi-detached house with driveway parking

Total floor area: 79 sq m (846 sq ft)



GROUND FLOOR

Lounge:	4775 x 3633	[15'-8" x 11'-11"]
Kitchen/dining:	2581 x 4885	[8'-6" x 16'-0"]



FIRST FLOOR

Master bedroom:	2578 x 3649	[8'-6" x 12'-0"]
Bedroom 2:	2578 x 2913	[8'-6" x 9'-7"]
Bedroom 3:	2082 x 3136	[6'-10" x 10'-4"]

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APARTMENT BLOCK A

2-bedroom apartment with courtyard parking

Total floor area: 69 sq m (743 sq ft)

Total floor area: 70 sq m (755 sq ft)



APARTMENTS 102/104/106 (743 SQ FT) APARTMENTS 284/103/105 (755 SQ FT)

Lounge/kitchen/dining:	3719 x 6563	[12'-3" x 21'-7"]	Lounge/dining:	3200 x 5403	[10'-6" x 17'-9"]
Bedroom 1:	3500 x 4556	[11'-6" x 15'-0"]	Kitchen:	3402 x 3550	[11'-2" x 11'-8"]
Bedroom 2:	3109 x 3167	[10'-2" x 10'-5"]	Bedroom 1:	3307 x 3654	[10'-10" x 12'-0"]
			Bedroom 2:	3307 x 3106	[10'-10" x 10'-2"]

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APARTMENT BLOCK B

2-bedroom apartment with courtyard parking

Total floor area: 62 sq m (672 sq ft)

Total floor area: 62 sq m (664 sq ft)



APARTMENTS 107/109/111 (672 SQ FT)

Lounge:	3372 x 4702	[11'-1" x 15'-5"]
Kitchen:	4037 x 2083	[13'-3" x 6'-10"]
Bedroom 1:	3285 x 3331	[10'-9" x 10'-11"]
Bedroom 2:	2340 x 3331	[7'-8" x 10'-11"]

APARTMENTS 108/110/112 (664 SQ FT)

Lounge:	3319 x 4703	[10'-11" x 15'-5"]
Kitchen:	3785 x 2090	[12'-5" x 6'-10"]
Bedroom 1:	4287 x 3819	[14'-1" x 12'-6"]
Bedroom 2:	3736 x 2155	[12'-3" x 7'-1"]

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YOUR NEW HOME IS CRAFTED USING THE BEST QUALITY MATERIALS AND THE HIGHEST SPECIFICATION POSSIBLE.

***STRONG
IN BUILD.
STRONG IN
CHARACTER.***

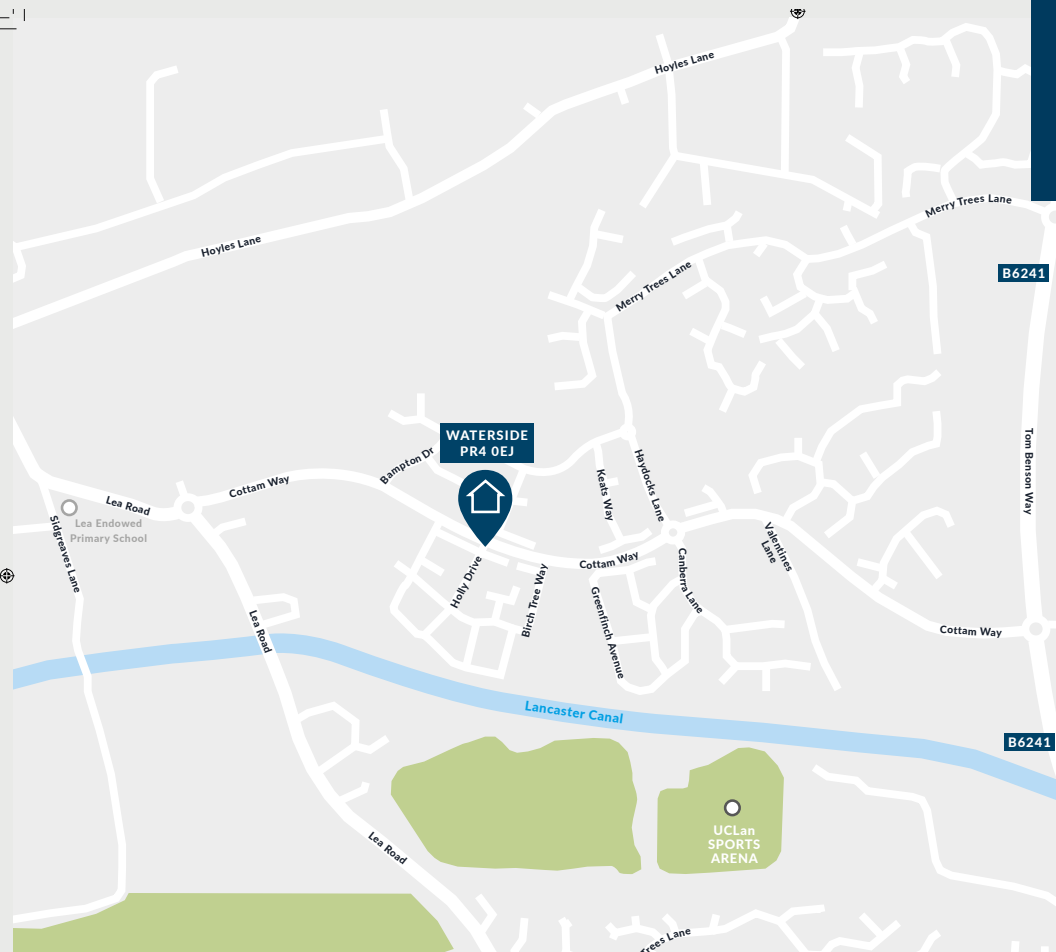


Image shown is for illustrative purposes only.

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 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 and 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 Waterside 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.

*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 family-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

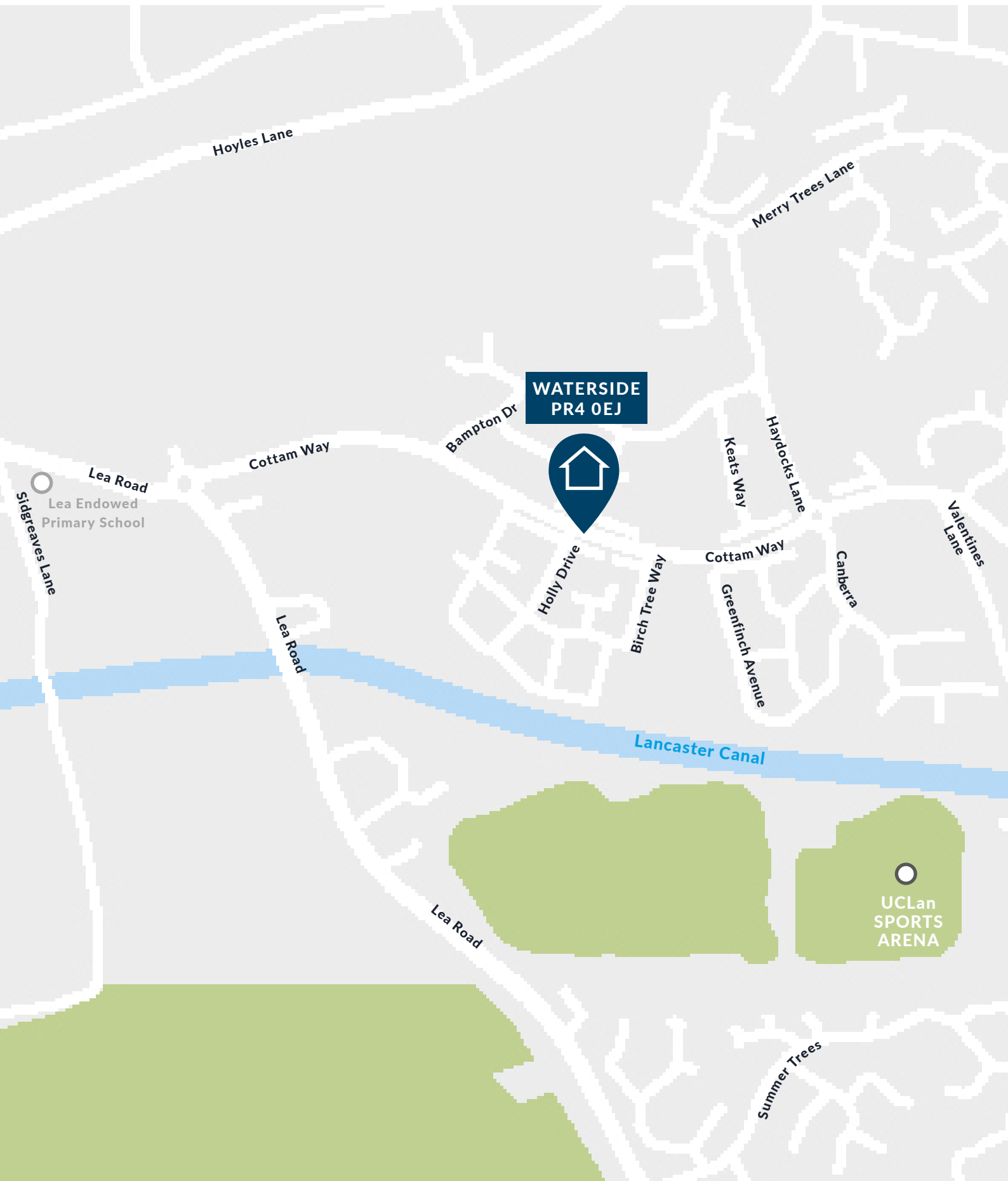
**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk



*PRIDE IN
EVERYTHING
WE DO.*





PUTTING WATERSIDE ON THE MAP.

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

AMENITIES



Oaklands Dental Surgery	1.4 miles
Ingol Health Centre	1.6 miles
Supermarket	3.2 miles
Preston City Centre	3.6 miles
Royal Preston Hospital	3.8 miles

TRAVEL



Blackburn	13.2 miles
Blackpool	13.8 miles
Lancaster	19.8 miles
Manchester	36 miles
Liverpool	41.6 miles

ATTRACTIONS



Preston City Centre	3.6 miles
Ribby Hall Village Spa Hotel	6.7 miles
Lytham St Annes	16.3 miles
Blackpool	17.6 miles
Lake District	38.5 miles

SCHOOLS



Cottam Primary School	0.3 miles
Our Lady's Catholic School	2.5 miles
University of Central Lancashire	2.8 miles
Preston College	3.7 miles

DIRECTIONS

Exit the M6 at Junction 32 Broughton Interchange from the North or South and follow signs for Garstang Rd / A6. Turn left onto Eastway / B6241, at the roundabout take the first exit and stay on Eastway / B6241, at the next roundabout take the third exit keeping on the Eastway / B6241. Following on the B6241, at the roundabout take the first exit onto Lightfoot Lane / B6241, at the next roundabout take the third exit on to Tom Benson Way, go through the next roundabout, at the next roundabout take the third exit onto Cottam Way. Carry on along Cottam Way for half a mile before you come to Waterside.

All distances are approximate. Images shown are for illustrative purposes only. Although 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. They do not constitute a contract, part of a contract or warranty. External finishes may vary from those shown and dimensions given are approximate (measured to the widest part) and we cannot be held responsible if sizes vary from those indicated. Please consult our Sales Executive with regards to the specification and specific plots. You should take appropriate advice to verify any information on which you wish to rely. W/1219.

WATERSIDE

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