

# The Sycamores

Gib Lane, Blackburn, BB2 5BP





Welcome to  
The Sycamores.

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 The Sycamores, Blackburn.

Image shown is for illustrative purposes only.

We build 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 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



High-quality materials



Larger turfed gardens and paved patio areas



Higher ceilings creating lots of natural light



Porcelanosa bathroom tiles














Beautiful street scenes



Relaxed spacious lounges

# Our homes at The Sycamores.

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

- 
**The Charlton**  
 5-bedroom detached house  
*Large integral garage*
- 
**The Layton**  
 5-bedroom detached house  
*Detached double/single 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 Jefferson**  
 4-bedroom detached house  
*Attached double garage*
- 
**The Sanderson**  
 4-bedroom detached house  
*Integral single garage*
- 
**The Wilson**  
 4-bedroom detached house  
*Detached/linked single garage*
- 
**The Harrison**  
 4-bedroom detached house  
*Integral single garage*
- 
**The Ferguson**  
 4-bedroom detached house  
*Integral single garage*
- 
**The Pearson**  
 4-bedroom detached house  
*Integral single garage*
- 
**The Spencer**  
 3-bedroom semi-detached house  
*Driveway parking*



# The Charlton

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



# The Layton

5-bedroom detached house with detached double/single garage  
Total Floor area: 177 sq m (1902 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"]



## Ground floor

Lounge:	3320 x 5027	[10'-11" x 16'-6"]
Kitchen/dining area:	5760 x 3867	[18'-11" x 12'-8"]
Family area:	3258 x 3001	[10'-8" x 9'-10"]



## First floor

Main bedroom:	3382 x 4980	[11'-1" x 16'-4"]
Bedroom 2:	3235 x 3285	[10'-7" x 10'-9"]
Bedroom 3:	3235 x 3495	[10'-7" x 11'-6"]



## Second floor

Bedroom 4:	3382 x 5663	[11'-1" x 18'-7"]
Bedroom 5:	3217 x 5663	[10'-7" x 18'-7"]

# The Masterton

5-bedroom detached house with integral double garage  
Total Floor Area: 168 sq m (1803 sq.ft.)



# The Lawson

4-bedroom detached house with integral single garage  
Total Floor Area: 154 sq m (1660 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"]



## 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 area:	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"]

# The Hewson

4-bedroom detached house with integral single garage  
Total Floor Area: 145 sq m (1561 sq.ft.)



# The Jefferson

4-bedroom detached house with attached double garage  
Total Floor Area: 139 sq m (1492 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 area:	2813 x 3520	[9'-3" x 11'-17"]



## 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"]



## 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"]

# The Sanderson

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



# The Wilson

4-bedroom detached house with detached/linked single garage  
Total Floor area: 132 sq m (1425 sq.ft.)



## 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:	2658 x 3314	[8'-9" x 10'-11"]



## 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"]



# The Harrison

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



# The Ferguson

4-bedroom detached house with integral single garage  
Total Floor Area: 113 sq m (1217 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:	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 Pearson

4-bedroom detached house with integral single garage  
Total Floor area: 108 sq m (1158 sq.ft.)



# The Spencer

3-bedroom semi-detached house with driveway parking  
Total Floor Area: 89 sq m (960 sq.ft.)



## Ground floor

Lounge: 3474 x 4326 [11'-5" x 14'-2"]  
Kitchen/dining area: 5538 x 3691 [18'-2" x 12'-1"]



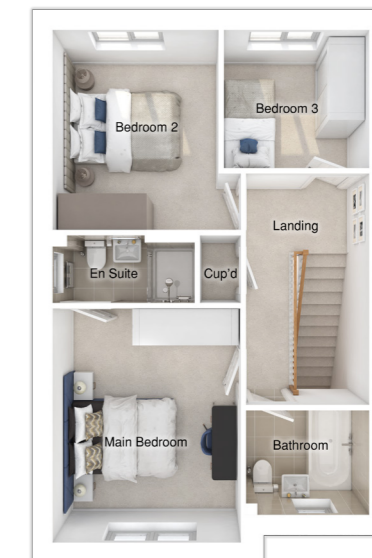
## First floor

Main bedroom: 3474 x 4221 [11'-5" x 13'-10"]  
Bedroom 2: 2548 x 3786 [8'-4" x 12'-5"]  
Bedroom 3: 2585 x 3786 [8'-6" x 12'-5"]  
Bedroom 4: 2767 x 4221 [9'-1" x 13'-11"]



## 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 12'-6"]  
Bedroom 2: 2739 x 3248 [9'-0" x 10'-8"]  
Bedroom 3: 2398 x 2192 [7'-10" x 7'-2"]

Build quality  
with no  
comparison.



Homes built to last, with a high specification.



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. Plus with media plates and a centrally located router, our homes are made with modern living in mind. Bi-fold or 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 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 The Sycamores 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.

NIXONS  
PROJECT EXCLUSIVE

PORCELANOSA  
TILES · BATHROOMS · KITCHENS · HARDWOOD

AEG

Electrolux

		The Spencer	The Pearson	The Ferguson	The Harrison	The Wilson	The Sanderson	The Jefferson	The Hewson	The Lawson	The Masterton	The Layton	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											
	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 complimenting 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	Electrolux 90cm chimney hood												
	Electrolux 90cm island extractor hood												
Integrated dishwasher	AEG integrated dishwasher												
Integrated fridge/freezer	AEG 50/50 integrated fridge freezer												
Integrated washing machine	Electrolux 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.

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

We know the difference is in the detail.

**NIXONS**  
PROJECT EXCLUSIVE

**PORCELANOSA**  
TILES · BATHROOMS · KITCHENS · HARDWOOD

**AEG**

**Electrolux**

		The Spencer	The Pearson	The Ferguson	The Harrison	The Wilson	The Sanderson	The Jefferson	The Hewson	The Lawson	The Masterton	The Layton	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	■	■	■	■	■	■	■	■	■	■	■
	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 and ensuite	■	■	■	■	■	■	■	■	■	■	■	
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 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 main bedroom (where applicable) 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	■	■	■	■	■	■	■	■	■	■	■	

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		The Spencer	The Pearson	The Ferguson	The Harrison	The Wilson	The Sanderson	The Jefferson	The Hewson	The Lawson	The Masterton	The Layton	The Charlton
External works	Fencing and gates	Close boarded or 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	▲	■	■	■	■	■	■	■	■	■	■
	External lights	Black coach lamp	-	-	-	-	▲	-	-	▲	▲	▲	-

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■ Available as standard  
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- Not available



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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.

Image shown is for illustrative purposes only.

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. 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.



## Putting The Sycamores on the map.



## What's around The Sycamores?

Situated on the outskirts of Blackburn, The Sycamores offers countryside living whilst being close to the town centre, and just a short drive (12 miles) from city life in Preston.

The development has excellent commuter links and is near to the M65.

Close to The Sycamores, beautiful country parks, canal walks and cycle ways can be found on the Witton Weavers Way walking route, a historic 32 mile trail which ends at Witton

Country Park. The park has fantastic play areas for children, picnic spots and nature trails.

Local cafés include Brunch! Café and Takeaway, and the closest schools are St Bede's RC High School, Meadowhead Junior School and Nook Barn Nursery. The town offers all of the amenities you will need including supermarkets like Aldi and Tesco Express as well as independent stores.

### Amenities

Tesco Express	0.9 miles
Cherry Tree Dental Practice	1 mile
Cherry Tree Surgery	1.5 miles
Townsmoor Retail Park	2.4 miles
Blackburn Royal Hospital	3.4 miles



### Attractions

Blackburn Town Centre	2.8 miles
Witton Country Park	1.5 miles
Ewood Park	1.6 miles
Blackpool	29 miles
Skipton	31 miles



### Travel

Preston	11 miles
Clitheroe	13.8 miles
Manchester	30 miles
Lancaster	30 miles
Lytham St Annes	32 miles



### Schools

Meadowhead Primary School	0.5 miles
Feniscowles Primary School	1.3 miles
Blackburn College	2.4 miles
UCLan University (Preston)	11.6 miles
Preston College	12.7 miles



Get directions to The Sycamores & find out what it's like to live in Blackburn

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. TS/0822



# The Sycamores

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