

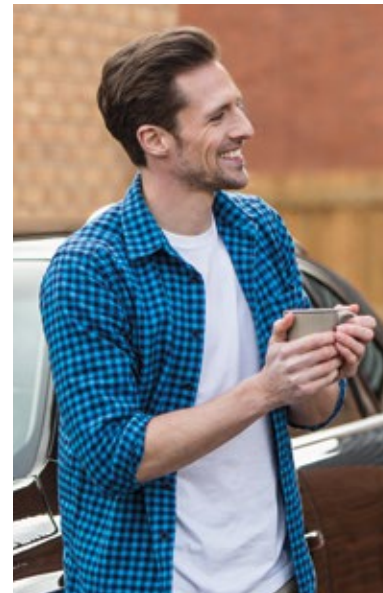


**Highfields  
Littleover**

**millershomes**

*the place to be®*

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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Plot Information

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Pushkin

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Repton

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Mitford

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Affordable Housing



The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



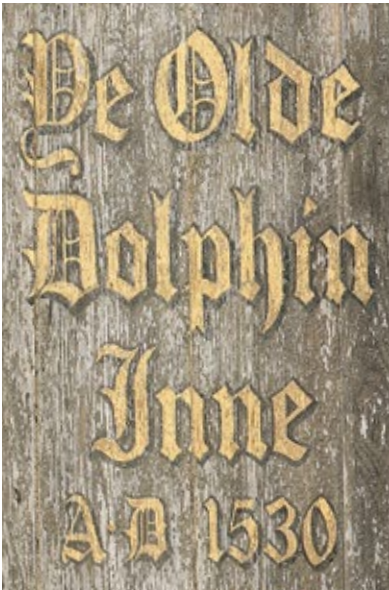


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Highfields.



Highfields is within reach of a number of relaxing and attractive green spaces, from the meadows, woodlands and ponds of the local nature reserve at Sinfin Moor to the superb facilities of Markeaton Park near the town centre or the vast expanse of the Peak District National Park. There are nearby golf courses at Mickleover and Sinfin, and the Littleover Lodge Hotel, with its welcoming restaurant and Lodge Bar, is just a short walk from the development.

Around half a mile from the A38, Highfields offers fast travel to both Derby and Burton upon Trent, and is well within commuting range of Birmingham. The A38 and A50 intersection is two and a half miles away, and the M1 is just 15 minutes' drive from the development. Local bus services include the V3, travelling along Rykneld Road between Derby and Burton, and the Harlequin which links Heatherton Village and Derby centre. East Midlands International Airport, with flights to more than 80 national and international destinations, is only 20 minutes' drive away.





In an increasingly sought-after residential location on the southern edge of Derby, popular for its excellent transport links and peaceful ambience, Highfields combines strategic convenience with easy access to beautiful, unspoiled countryside. Four miles from the city centre and close to the rural ambience of Findern village, this superb neighbourhood of three and four bedroom homes right in the heart of England offers traditional comfort with contemporary energy efficiency in a sensitively landscaped, spacious setting. Welcome to Highfields...

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# Nevis

### Overview

A broad window and stylishly integrated staircase bring a light, open appeal to the lounge, complementing a kitchen to which french doors add an attractive focal point. The third bedroom, ideal for guests, could also become a superb home office.

### Ground Floor

Lounge  
3.607m x 4.095m  
11'10" x 13'5"

Dining  
2.566m x 2.517m  
8'5" x 8'3"

Kitchen  
2.474m x 2.760m max  
8'1" x 9'1"

WC  
1.340m x 1.268m  
4'5" x 4'2"

### First Floor

Master Bedroom  
2.618m x 3.693m max  
8'7" x 12'1"

Bedroom 2  
2.618m x 3.162m  
8'7" x 10'4"

Bedroom 3  
2.329m x 2.321m  
7'8" x 7'7"

Bathroom  
2.329m x 1.700m  
7'8" x 5'7"

### Plots

1006, 1007\*,  
1008, 1009\*,  
1012, 1013\*

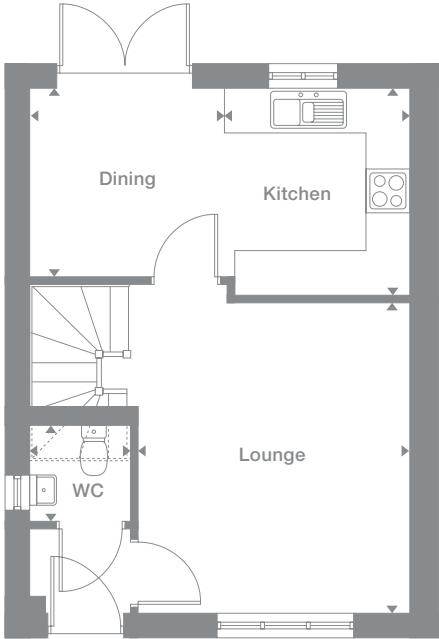
### Floor Space

754 sq ft

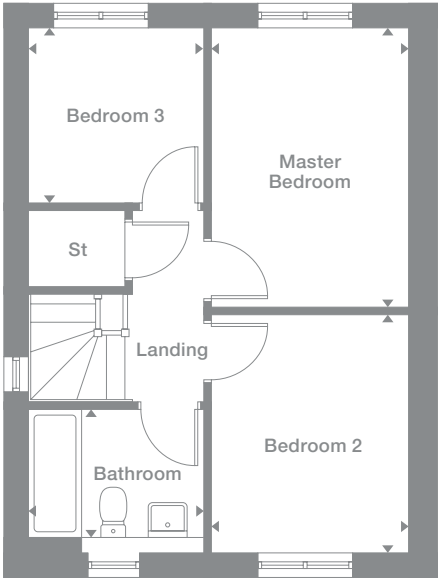


Please note: Elevational and boundary treatments may vary

### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above  
† End terrace only

# Hawthorne

### Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character.

### Ground Floor

- Living**  
4.514m x 3.118m  
14'10" x 10'3"
- Dining**  
3.503m x 2.004m  
11'6" x 6'7"
- Kitchen**  
2.298m x 3.210m  
7'6" x 10'6"
- WC**  
0.943m x 2.060m  
3'1" x 6'9"

### First Floor

- Master Bedroom**  
2.826m x 3.212m  
9'3" x 10'6"
- En-Suite**  
1.595m x 2.060m  
5'3" x 6'9"
- Bedroom 2**  
2.365m x 3.322m  
7'9" x 10'11"
- Bedroom 3**  
2.057m x 2.224m  
6'9" x 7'4"
- Bathroom**  
2.365m x 1.705m  
7'9" x 5'7"

### Plots

- 1023, 1024\*,  
1025, 1026\*,  
1031, 1032\*,  
1033, 1034\*,  
1035, 1036\*,  
1052, 1053\*,  
1054, 1055\*

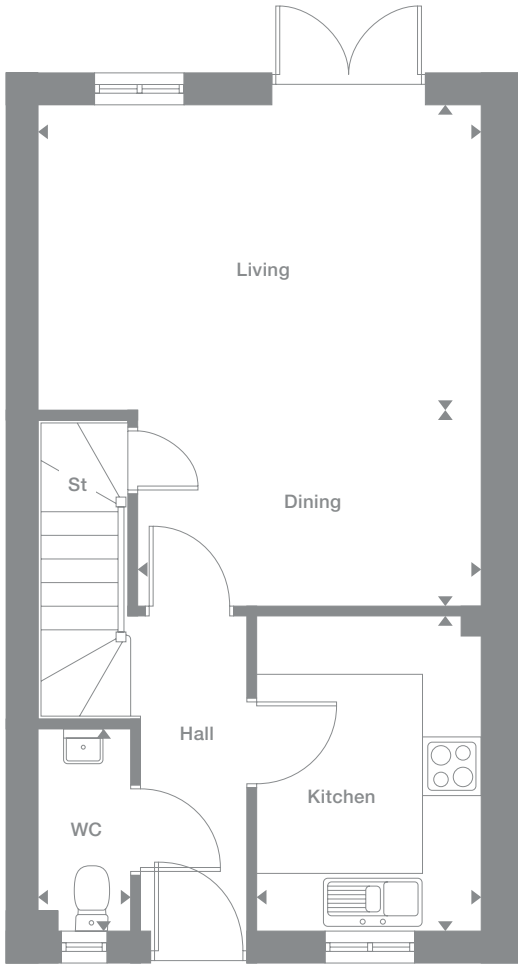
### Floor Space

819 sq ft

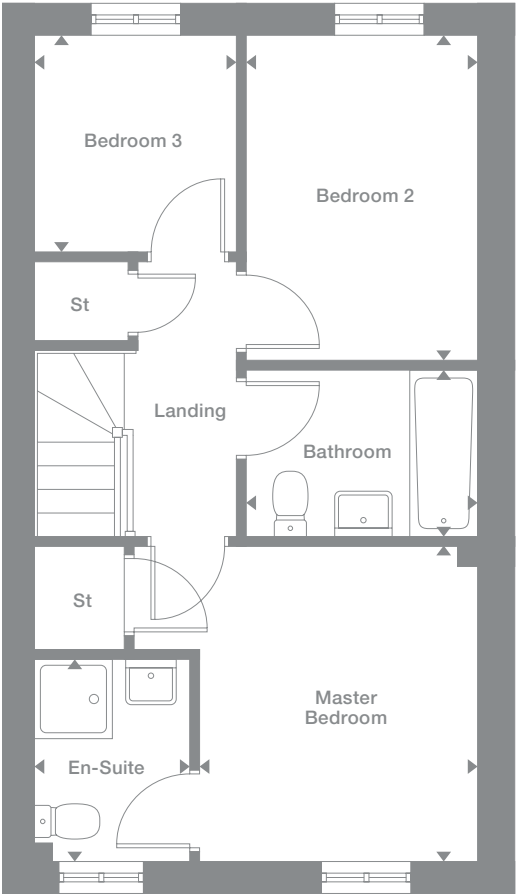


Please note: Elevational and boundary treatments may vary

### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above



# Darwin

### Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

### Ground Floor

**Lounge**  
3.080m x 5.450m  
10'1" x 17'11"

**Dining**  
2.556m x 2.998m  
8'5" x 9'10"

**Kitchen**  
2.556m x 2.452m  
8'5" x 8'1"

**WC**  
1.590m x 0.949m  
5'3" x 3'1"

### First Floor

**Master Bedroom**  
3.138m x 3.440m max  
10'4" x 11'3"

**En-Suite**  
1.933m x 1.693m  
6'4" x 5'7"

**Bedroom 2**  
2.594m x 2.863m  
8'6" x 9'5"

**Bedroom 3**  
2.594m x 1.859m  
8'6" x 6'1"

**Bathroom**  
2.048m x 1.917m  
6'9" x 6'3"

### Plots

1003\*, 1004,  
1037\*

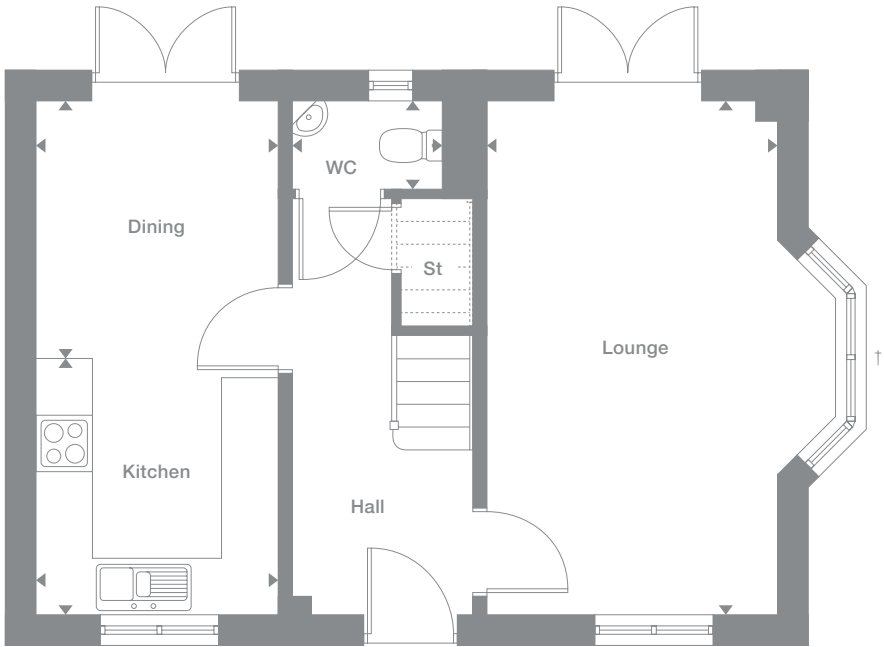
### Floor Space

921 sq ft  
933 sq ft (with bay)

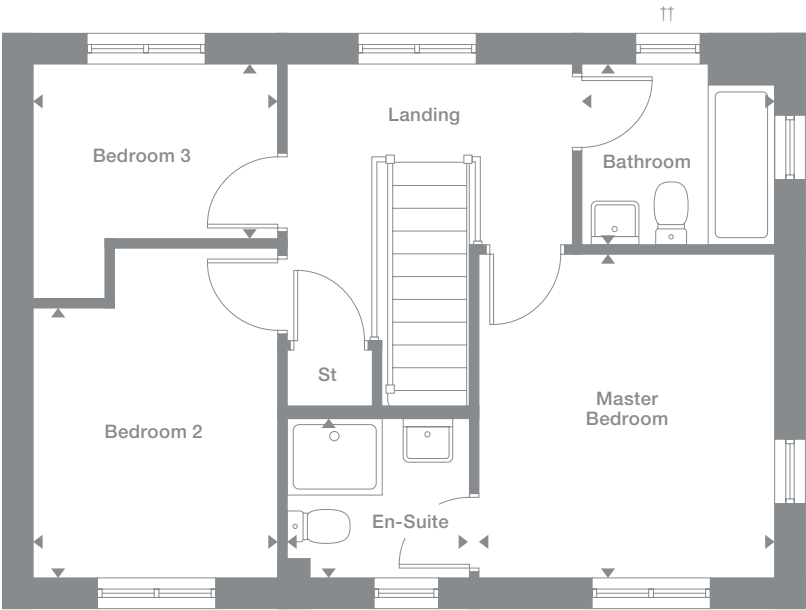


Please note: Elevational and boundary treatments may vary

### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above

† Bay window to plots 1003 and 1037 only

†† Window omitted on plots 1003 and 1037 only

> Window to plots 1003 and 1037 only

# Gregory

### Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

### Ground Floor

#### Lounge

3.673m max x 5.450m  
12'1" x 17'11"

#### Dining

2.556m x 2.998m  
8'5" x 9'10"

#### Kitchen

2.556m x 2.452m  
8'5" x 8'1"

#### WC

1.590m x 0.949m  
5'3" x 3'1"

### First Floor

#### Master Bedroom

3.138m x 3.440m  
10'4" x 11'3"

#### En-Suite

1.933m x 1.693m  
6'4" x 5'7"

#### Bedroom 2

2.594m max x 2.863m  
8'6" x 9'5"

#### Bedroom 3

2.594m x 1.859m  
8'6" x 6'1"

#### Bathroom

2.048m x 1.917m  
6'9" x 6'3"

### Plots

1000\*, 1001\*,  
1010, 1030\*,  
1045, 1046\*

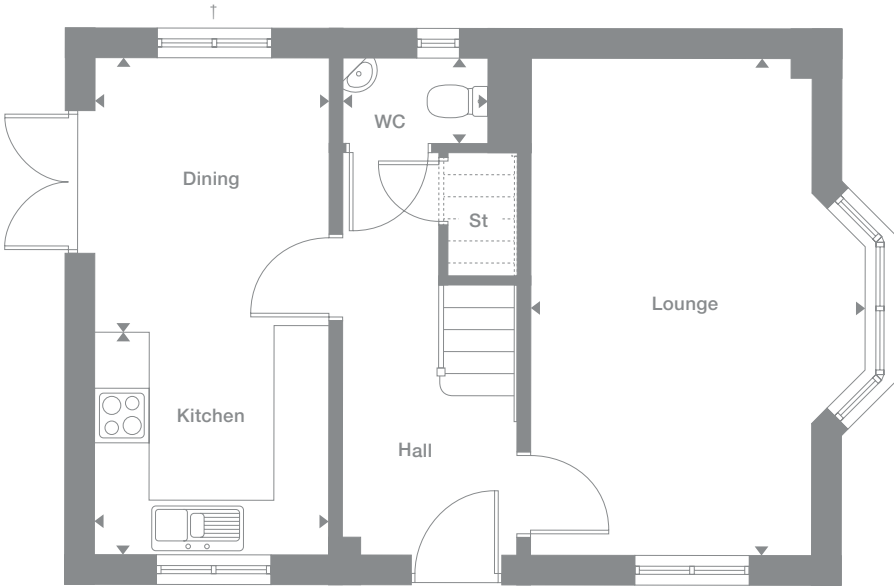
### Floor Space

933 sq ft

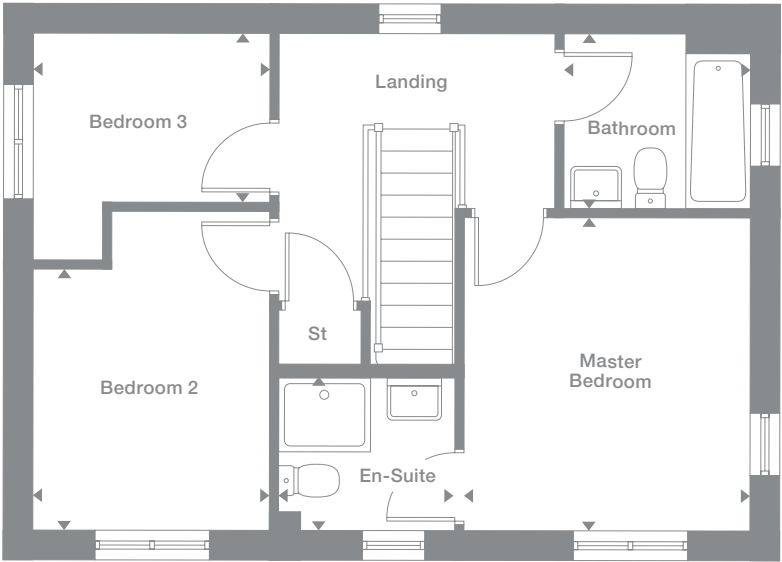


Please note: Elevational and boundary treatments may vary

### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above  
† Window to plots 1000, 1010, 1030 and 1046 only



# Pushkin

### Overview

The welcoming entrance canopy gives the Pushkin an immediate appeal that reflects the quality of detail found throughout the home, from the stylish kitchen with its garden access to the comfort of the en-suite master bedroom.

### Ground Floor

**Lounge**  
3.920m max x 5.129m  
12'10" x 16'10"

**Dining**  
2.372m x 3.882m  
7'9" x 12'9"

**Kitchen**  
2.496m x 2.732m  
8'2" x 9'0"

**WC**  
1.925m x 1.057m  
6'4" x 3'6"

### First Floor

**Master Bedroom**  
3.284m x 3.104m  
10'9" x 10'2"

**En-Suite**  
1.415m max x 2.297m max  
4'8" x 7'6"

**Bedroom 2**  
2.925m x 3.600m max  
9'7" x 11'10"

**Bedroom 3**  
1.850m x 2.950m  
6'1" x 9'8"

**Bathroom**  
1.700m x 2.214m  
5'7" x 7'3"

### Plots

1050, 1057

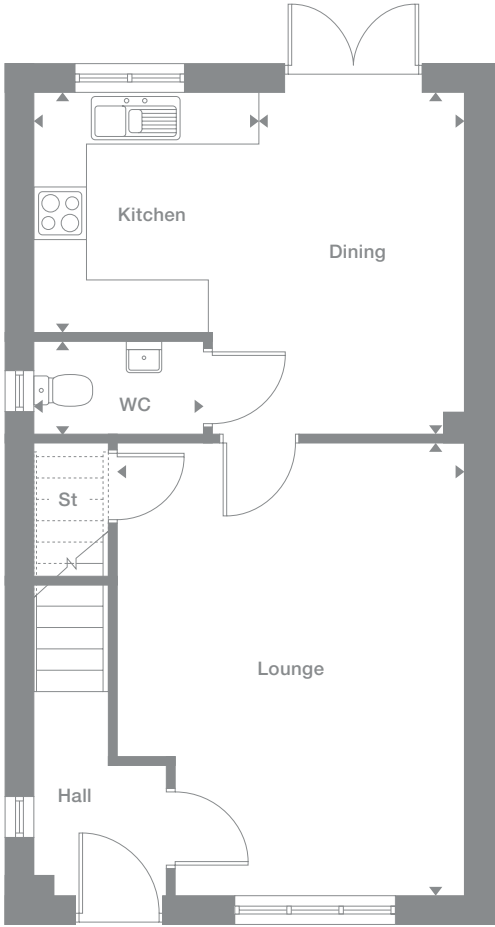
### Floor Space

954 sq ft

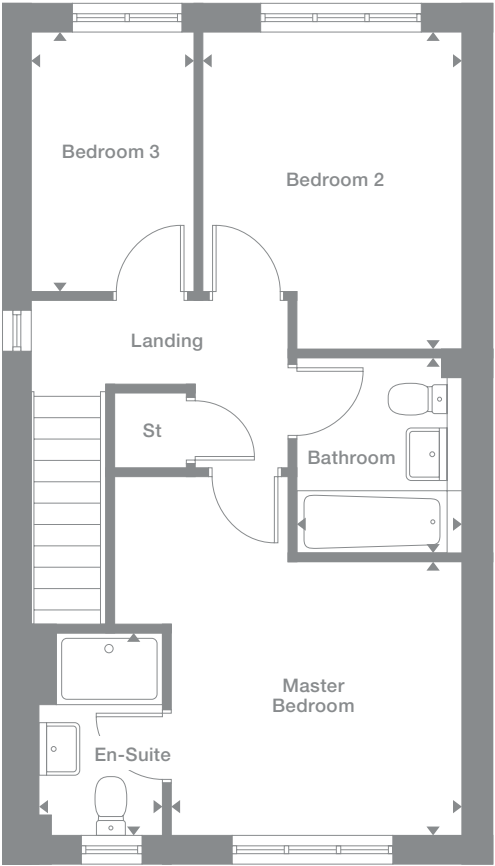


Please note: Elevational and boundary treatments may vary

### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above  
† End terrace only

# Auden

**Overview**  
Features such as the innovative bay window incorporating french doors, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

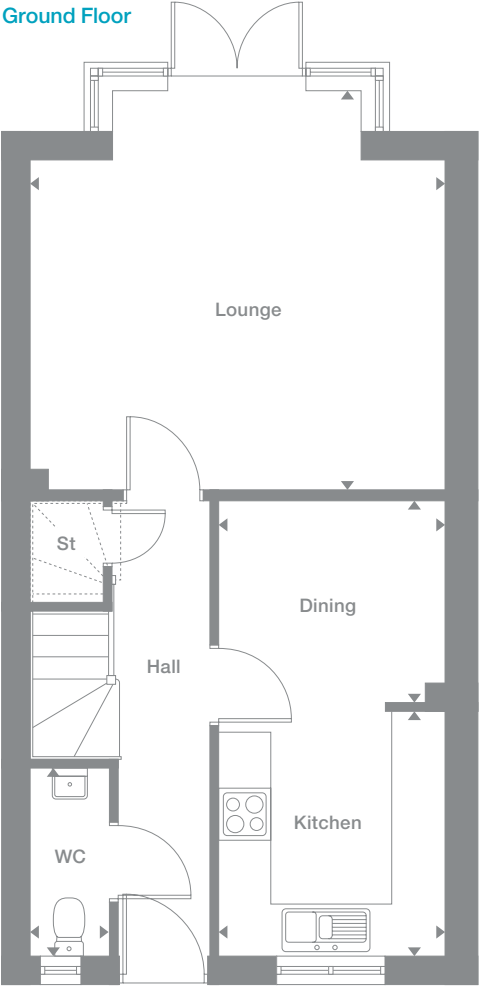
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.740m x 4.549m max 15'7" x 14'11"	<b>Bedroom 2</b> 4.740m max x 3.774m max 15'7" x 12'5"
<b>Dining</b> 2.587m x 2.313m 8'6" x 7'7"	<b>Bedroom 3</b> 2.506m x 3.178m 8'3" x 10'5"
<b>Kitchen</b> 2.587m x 2.898m 8'6" x 9'6"	<b>Bedroom 4</b> 2.141m x 2.147m 7'0" x 7'1"
<b>WC</b> 0.917m x 2.147m 3'0" x 7'1"	<b>Bathroom</b> 2.506m max x 3.109m max 8'3" x 10'2"

<b>Second Floor</b>	<b>Plots</b>	<b>Floor Space</b>
<b>Master Bedroom</b> 3.554m max x 3.974m to 1191 H.L. 11'8" x 13'0"	1058, 1059*, 1060, 1061*, 1062, 1063*	1,278 sq ft
<b>En-Suite</b> 2.127m max x 2.357m to 1191 H.L. 7'0" x 7'9"		
<b>Dressing</b> 2.320m x 2.151m to 1191 H.L. 7'7" x 7'1"		

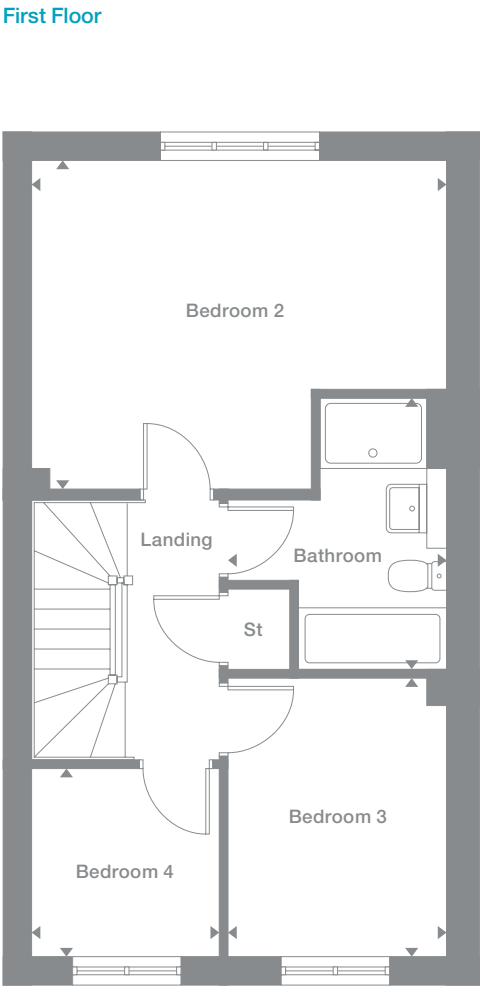


Please note: Elevational and boundary treatments may vary

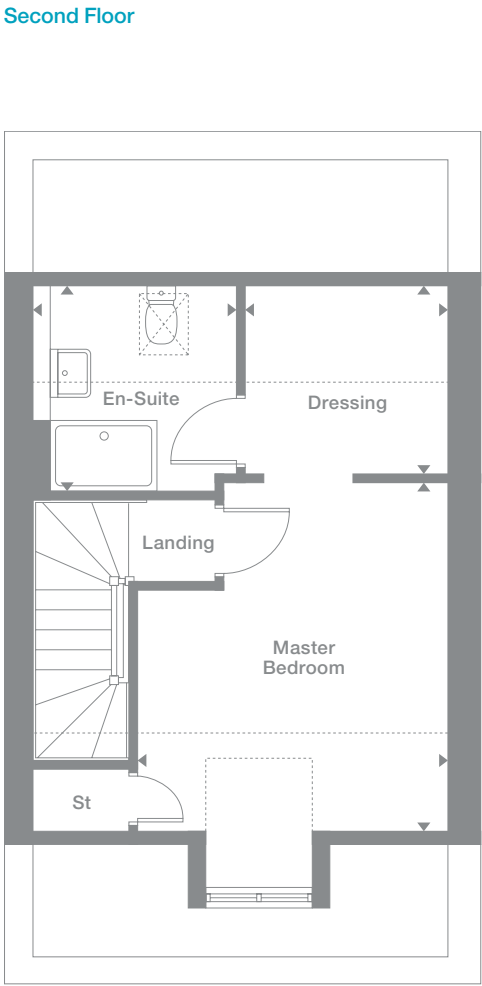
Ground Floor



First Floor



Second Floor



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\* Plots are a mirror image of plans shown above



# Repton

## Overview

With its bay-windowed, dual-aspect dining room and french doors from the lounge and the family kitchen, the Repton has an open, spacious ambience that is carried upstairs through a feature gallery landing and dual-aspect second bedroom.

## Ground Floor

Lounge  
3.268m x 5.275m  
10'9" x 17'4"

**Kitchen/Family**  
4.642m max x 4.358m max  
15'3" x 14'4"

Dining  
3.281m max x 4.134m  
10'9" x 13'7"

WC  
0.937m x 2.293m  
3'1" x 7'6"

## First Floor

**Master Bedroom**  
4.642m max x 2.749m max  
15'3" x 9'0"

**En-Suite**  
2.471m max x 1.210m  
8'1" x 4'0"

**Bedroom 2**  
5.562m max x 2.647m  
18'3" x 8'8"

**Bedroom 3**  
3.325m max x 2.885m  
10'11" x 9'6"

**Bedroom 4**  
2.339m x 2.297m  
7'8" x 7'6"

**Bathroom**  
2.696m x 1.700m  
8'10" x 5'7"

## Plots

996\*, 998\*,  
1002, 1011\*,  
1027, 1051,  
1056\*, 1064

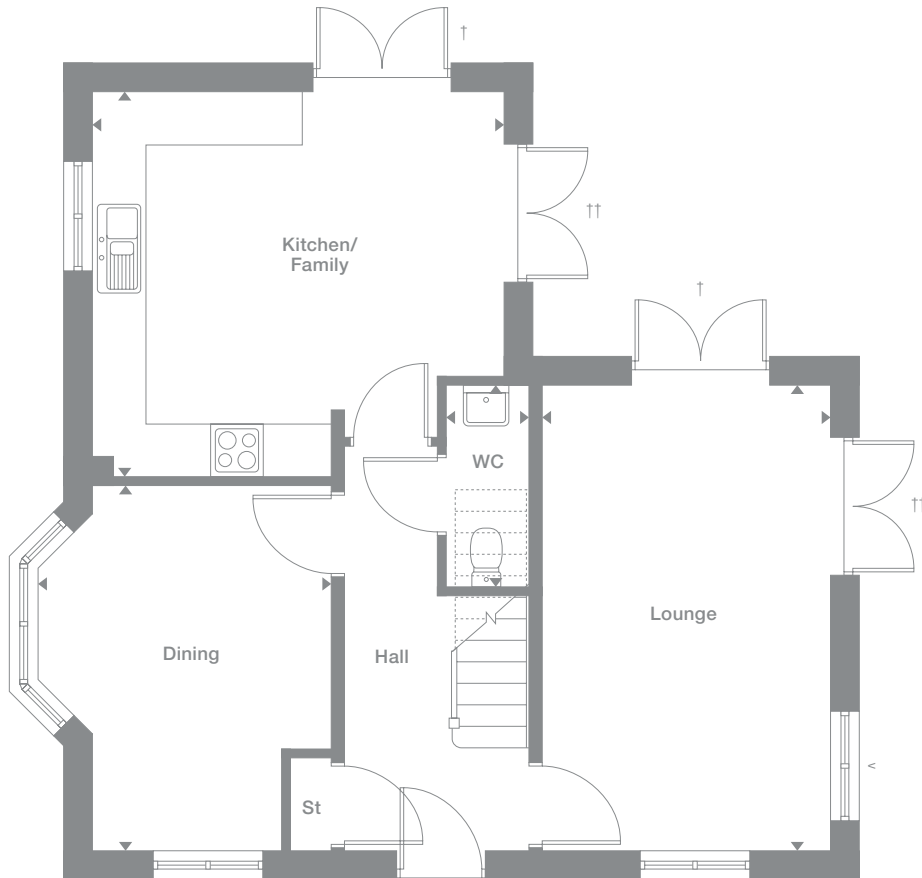
## Floor Space

1,290 sq ft



Please note: Elevational and boundary treatments may vary

## Ground Floor



## First Floor



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\* Plots are a mirror image of plans shown above

† French doors/window position to plots 996, 998, 1002, 1011, 1027 and 1051 only

- > Window to plots 996, 1011, 1027 and 1051 only

†† French doors/window position to plots 1056 and 1064 only

# Mitford

### Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

### Ground Floor

- Lounge**  
3.651m x 5.139m max  
12'0" x 16'10"
- Kitchen**  
3.922m x 2.993m  
12'10" x 9'10"
- Breakfast**  
3.224m x 3.885m  
10'7" x 12'9"
- Utility**  
2.087m x 1.660m  
6'10" x 5'5"
- Study**  
2.087m x 2.060m  
6'10" x 6'9"
- WC**  
2.087m x 1.082m  
6'10" x 3'7"

### First Floor

- Master Bedroom**  
3.651m max x 4.603m max  
12'0" x 15'1"
- En-Suite**  
1.618m max x 2.073m max  
5'4" x 6'10"
- Bedroom 2**  
3.793m x 2.758m  
12'5" x 9'1"
- Bedroom 3**  
3.260m x 2.758m  
10'8" x 9'1"
- Bedroom 4**  
2.087m x 3.147m  
6'10" x 10'4"
- Bathroom**  
2.558m max x 2.040m max  
8'5" x 6'8"

### Plots

997\*, 999,  
1005\*, 1028\*,  
1029, 1047,  
1048\*, 1049

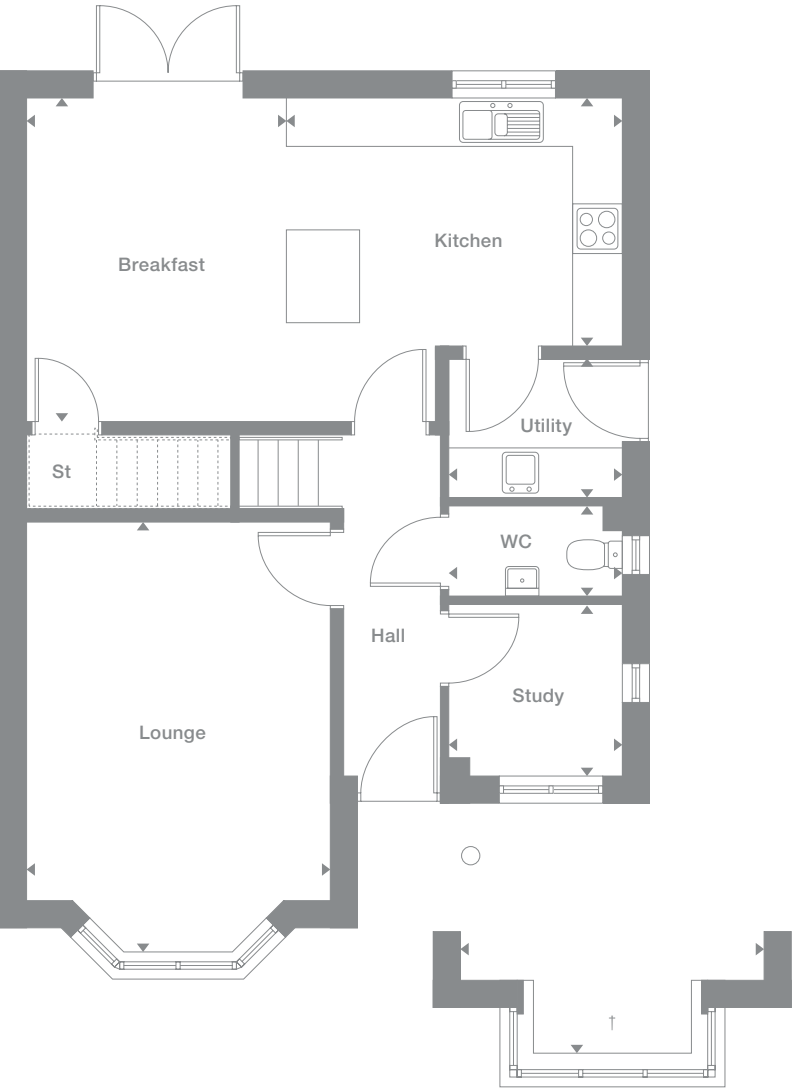
### Floor Space

1,381 sq ft

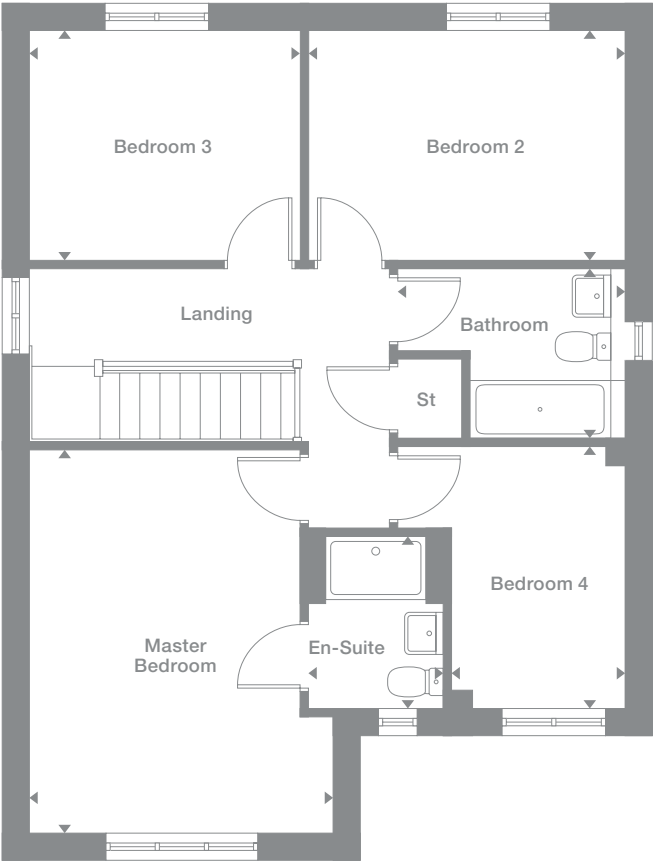


Please note: Elevational and boundary treatments may vary

### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above  
† Square bay to plot 997 only



Overview

The hall and feature staircase makes a statement of quality that sets the tone for this impressive home. The triple aspect lounge and triple aspect kitchen both incorporate french doors, and the separate dining room and utility room add style to convenience.

Ground Floor

- Lounge  
3.315m x 6.296m  
10'11" x 20'8"
- Dining  
3.026m x 2.700m  
9'11" x 8'10"
- Kitchen/Breakfast  
3.456m x 5.842m  
11'4" x 19'2"
- Utility  
1.750m x 1.760m  
5'9" x 5'9"
- WC  
1.750m x 1.203m  
5'9" x 3'11"

First Floor

- Master Bedroom  
3.456m x 3.892m  
11'4" x 12'9"
- En-Suite  
2.085m max x 2.318m max  
6'10" x 7'7"
- Bedroom 2  
3.372m x 3.168m  
11'1" x 10'5"
- Bedroom 3  
3.372m x 3.035m  
11'1" x 9'11"
- Bedroom 4  
3.036m x 2.296m  
10'0" x 7'6"
- Bathroom  
2.690m x 1.927m  
8'10" x 6'4"

Plots

1044

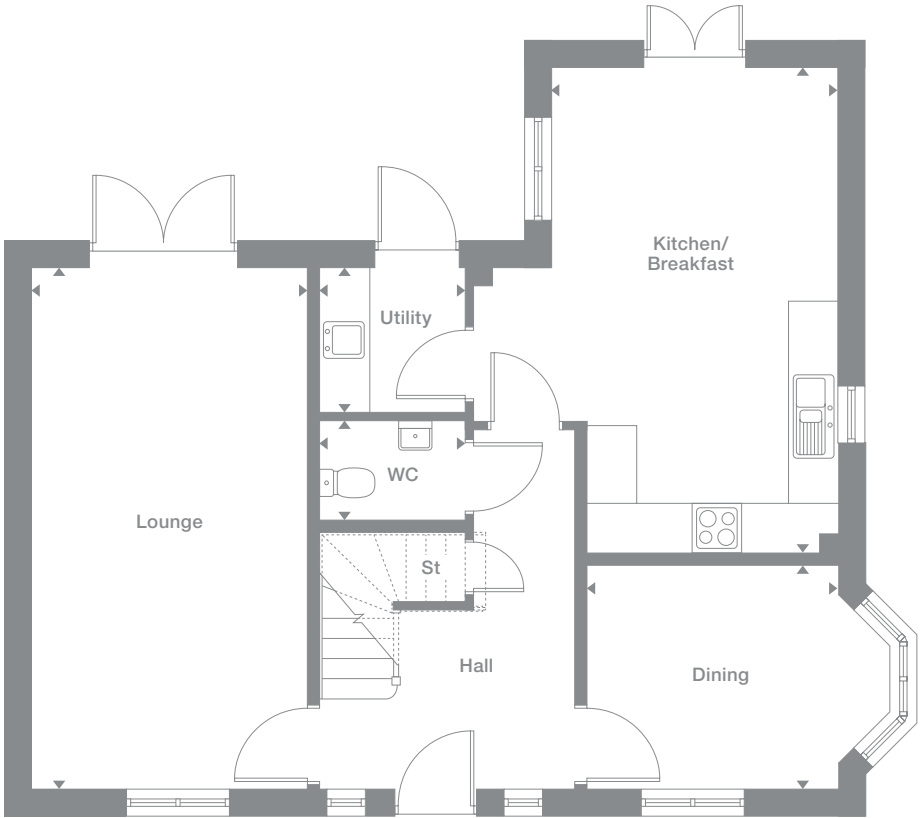
Floor Space

1,503 sq ft

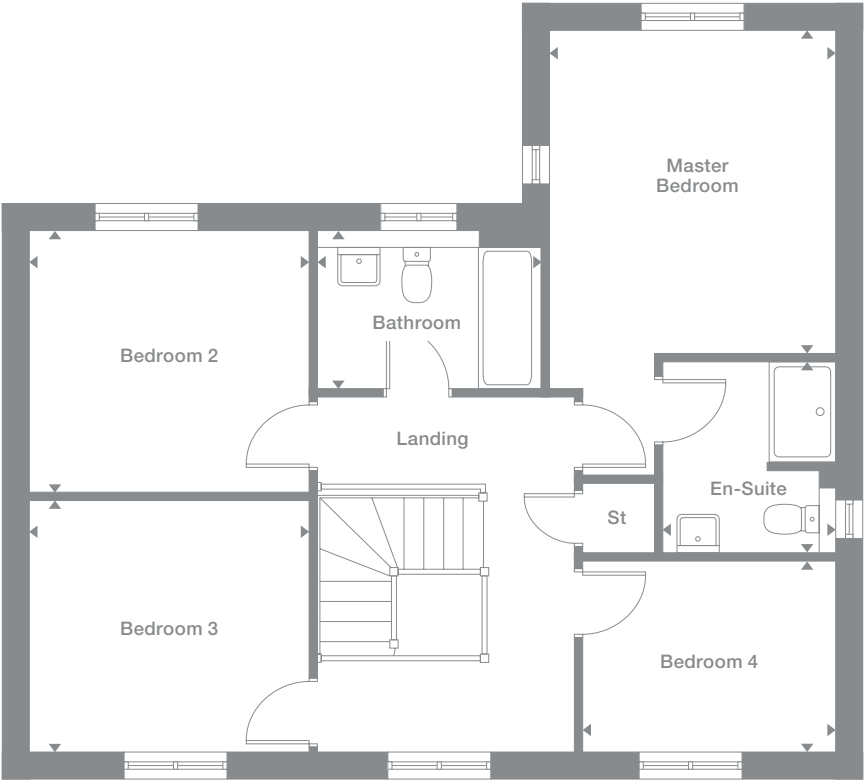


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

- ✓ Standard
- Not Available

	Nevis	Hawthorne	Darwin	Gregory	Pushkin	Auden	Repton	Mitford	Harper
<b>Kitchens</b>									
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	-	-	-	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	-	-	-	-
Stainless steel double fan oven	-	-	-	-	-	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Bathrooms</b>									
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	✓	-	-	-
Bar style chrome shower mixer valve to shower enclosure	-	-	-	-	-	✓	-	-	-
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	-	-	-	-	✓	-	-	-
<b>En-Suites (where applicable)</b>									
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	-	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	-	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with bath screen	-	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	-	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information.



- ✓ Standard
- Not Available

	Nevis	Hawthorne	Darwin	Gregory	Pushkin	Auden	Repton	Mitford	Harper
<b>Electrical</b>									
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	-	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	-	-	-	✓	✓	✓	✓
<b>Heating</b>									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>									
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Decorative</b>									
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Landscaping</b>									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓

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# The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie  
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop  
Miller Home Owner

## The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

### Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

## Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

### Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

## Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

### A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique [www.mymillerhome.com](http://www.mymillerhome.com) website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

### For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.





Central Derby, around four miles away, presents a rich mixture of museums, galleries, cinemas, and live entertainment, ranging from pubs and small, intimate spaces to celebrated venues such as the Derby Theatre, the Guildhall and the popular QUAD with its exhibitions, café bar and cinema.

There is a local shopping area 10 minutes' walk away at Heatherton District Centre, with a Co-op, a pharmacy, a hairdresser and an Indian restaurant, and another convenience store and newsagent on Rykneld Road. Findern village, just over a mile away, includes a post office and newsagent. Derby's premiere shopping area, the Cathedral Quarter, offers a superb choice of high street chains, fashion and specialist shops, including the wonderful miscellany of the charming Victorian Market Hall.

Recycling facilities for clothing and shoes can be found at Heatherton District Centre. Derby's main recycling site is in Raynesway Park Drive, easily accessed via the A5111.

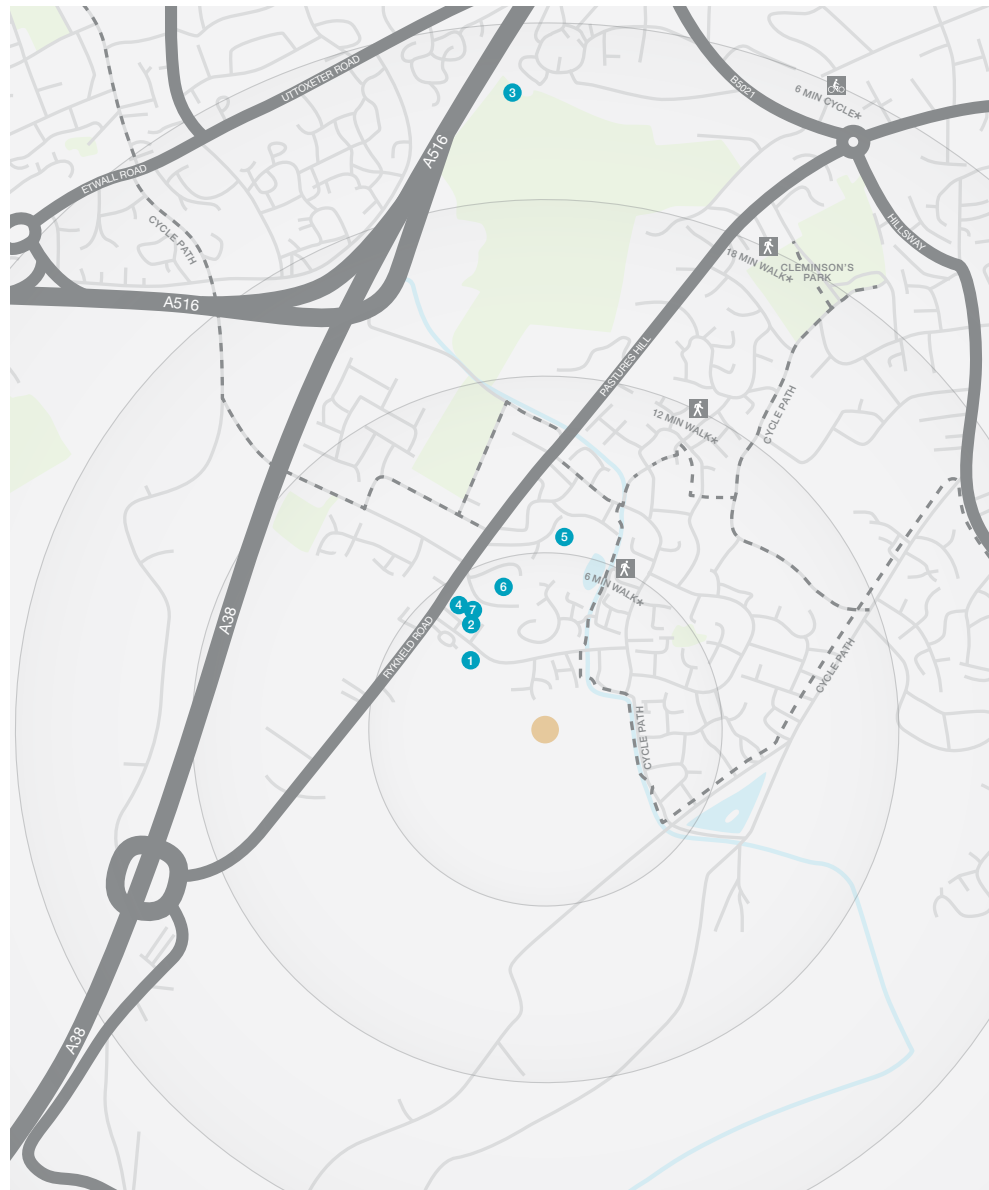




When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.

Highfields is in the catchment area for Findern Primary, set in peaceful countryside to the south of Findern village. Assessed as 'Good' by Ofsted, it makes great use of its superb tree-lined location in its approach to learning. Pupils normally

move on to John Port secondary school in Etwall, where the sixth form teaching was rated as 'Outstanding'. There is a convenient day nursery, as well as a large full time medical practice, at Hollybrook Way near Heatherton District Centre.



- 1 Hollybrook Medical Centre, Hollybrook Way 01332 523 300
- 2 Dean and Smedley, Pharmacists, Unit 2, Heatherton District Centre, Hollybrook Way 01332 523 535
- 3 Mickleover Golf Club, Uttoxeter Road 01332 516 011
- 4 Busy Bees day nursery, Hollybrook Way 01332 518 888
- 5 Derby Grammar School, Rykneld Road 01332 523 027
- 6 Nuffield Health Derby Hospital, Rykneld Road 01332 897 866
- 7 Heatherton Community Centre, Hollybrook Way 01332 513 777

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle





# How to find us

Development  
Opening Times:  
Daily 10am - 5pm  
03331 309 079

**From Derby City Centre**  
From central Derby, take the A52 towards Markeaton Park then at the Markeaton Island roundabout take the first exit to join the A38, Kingsway, following signs for Birmingham. Travel south on the A38 for three and a quarter miles, then leave the A38 following signs for Littleover, Mickleover and Findern and take the first exit at the roundabout to enter Rykneld Road. After around quarter of a mile, Highfields Phase 2 is signposted on the right.

**From Birmingham and the South**  
Travelling north on the A38, pass the intersection with the A50, signposted for the M1 (South) and Alton Towers, and four miles on leave the A38 following signs for Mickleover, Littleover and Findern. Take the third exit at the roundabout to enter Rykneld Road and, after around quarter of a mile, Highfields Phase 2 is signposted on the right.

Sat Nav: DE23 4AP



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



**Important Notice:**  
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

the place to be®

## Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

[www.millerhomes.co.uk](http://www.millerhomes.co.uk)

**millerhomes**

*the place to be®*