



**The Woods at City Fields
Wakefield**

millerhomes

the place to be®

- 02 Living in Wakefield
- 06 Welcome Home
- 08 Floorplans
- 36 The Miller Difference
- 42 Useful Contacts
- 44 How to Find Us

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.



Plot Information

- Overton**
See Page 08
- Masterton**
See Page 10
- Calderton**
See Page 12
- Kingston**
See Page 14
- Whitton**
See Page 16
- Tiverton**
See Page 18
- Maplewood**
See Page 20
- Ashwood**
See Page 22
- Oakwood**
See Page 24
- Sherwood**
See Page 26
- Baywood**
See Page 28
- Cedarwood**
See Page 30
- Rosewood**
See Page 32
- Thetford**
See Page 34
- Affordable Housing**

- Photovoltaic Panels PV
- Bollard Lighting
- Visitor Parking V
- Public Open Space P.O.S
- Shed
- Sustainable Urban Drainage System SUDS

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 The Woods at City Fields.



The city of Wakefield presents a superb choice of cultural and leisure attractions set against a background of fascinating architecture and heritage, including the magnificent Wakefield Cathedral and Sandal Castle. In addition to visual arts at The Hepworth, Yorkshire Sculpture Park and several smaller galleries, the Theatre Royal presents an eclectic programme of drama and music. There is also an excellent choice of cinemas, bars, restaurants and nightlife.

Wakefield's sporting and leisure provision include the superb Pugneys Watersports Centre and Country Park on the southern edge of the city, where there are facilities for sailing, windsurfing and canoeing, and the choice of leisure centres in the area includes Sun Lane Leisure, where there is a 25m swimming pool, a fitness suite and a gym. Other amenities nearby include Normanton Golf Club, which is just over one mile away and Pontefract Racecourse which is just over eight miles away.



The wider City Fields neighbourhood is a sensitively planned, sustainable and enormously attractive addition to the community of Wakefield. Conceived to integrate a diversity of open natural areas with new social, educational and leisure amenities and outstanding residential opportunities, including this newly available selection of energy efficient three, four and five bedroom homes at The Woods, it combines a welcoming sense of place with excellent transport links that include extensive cycleways and footpaths. Welcome to The Woods at City Fields...

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.



Overton

Overview
 With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.31m x 3.83m 11'0" x 12'7"	En-Suite 1.18m x 2.03m 3'10" x 6'8"
Laundry 1.11m x 1.96m 3'8" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.11m x 1.78m 3'8" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

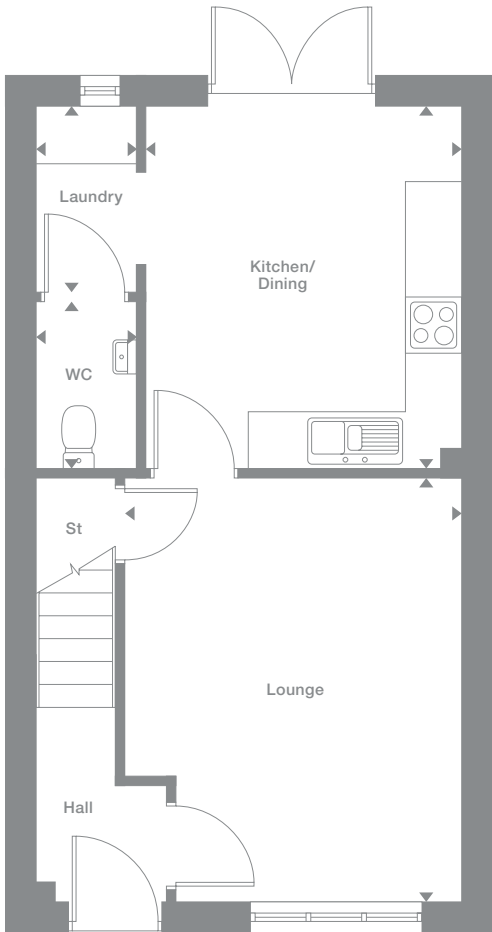
Floor Space
 819 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

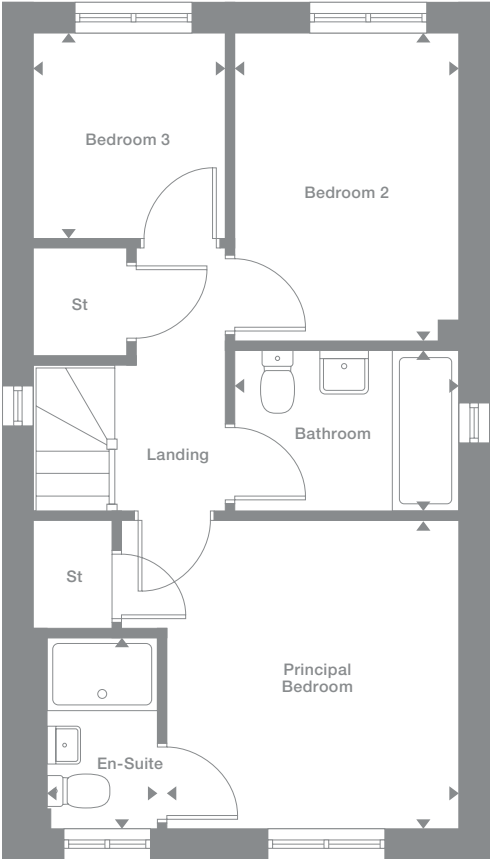
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Masterton

Overview

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

Ground Floor

Lounge
2.89m x 4.37m
9'6" x 14'4"

Kitchen/Dining
3.88m x 3.10m
12'9" x 10'2"

WC
1.07m x 1.51m
3'6" x 4'11"

First Floor

Bedroom 2
3.88m x 2.78m
12'9" x 9'2"

Bedroom 3
1.88m x 2.56m
6'2" x 8'5"

Bathroom
1.69m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
2.85m x 2.74m
to 1500m H.L.
9'4" x 9'0"

En-Suite
2.19m x 1.60m
to 1500m H.L.
7'2" x 5'3"

Floor Space

831 sq ft

Denotes full height ceiling line

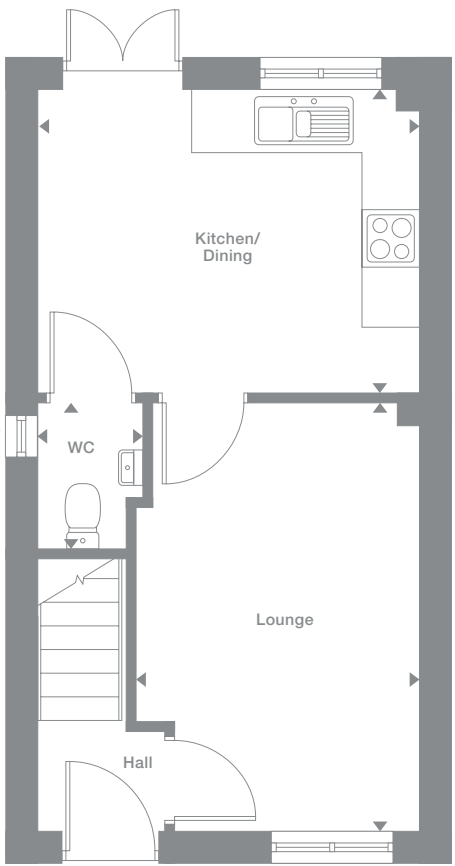
Denotes 1,500m height ceiling line

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

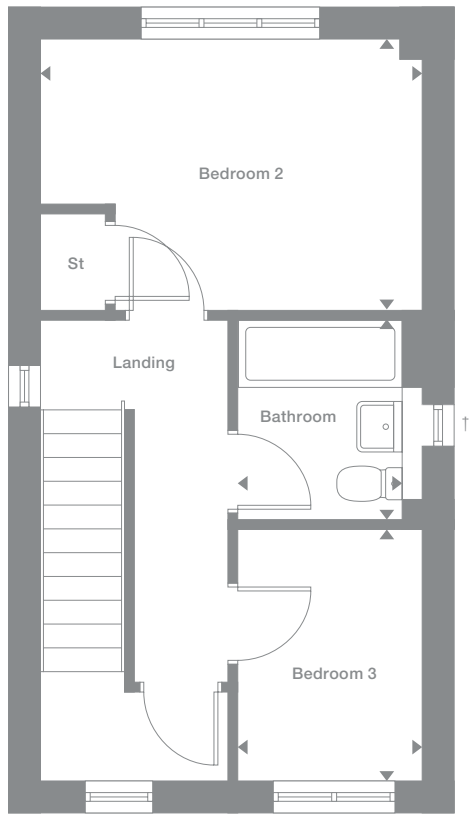
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



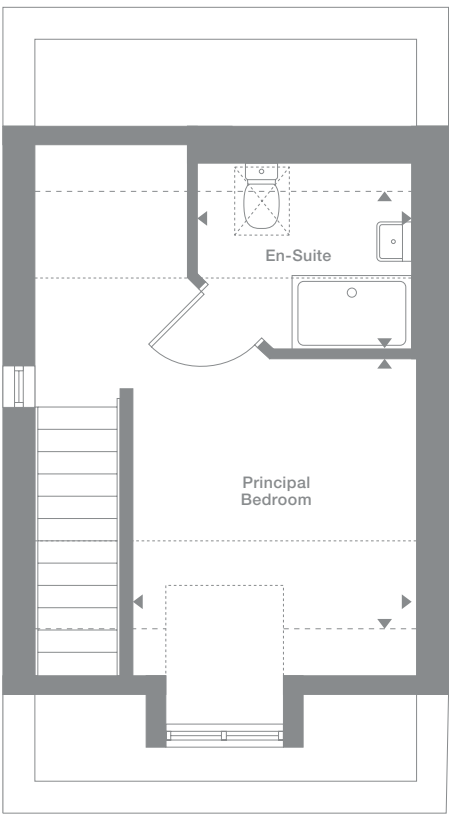
Ground Floor



First Floor



Second Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Calderton

Overview
The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

Ground Floor	First Floor	Second Floor
Lounge 2.96m x 4.30m 9'9" x 14'1"	Bedroom 2 3.96m x 2.76m 13'0" x 9'1"	Principal Bedroom 3.01m x 2.52m to 1500m H.L. 9'11" x 8'3"
Kitchen/Dining 3.96m x 3.11m 13'0" x 10'3"	Bedroom 3 1.95m x 2.52m 6'5" x 8'4"	En-Suite 1.89m x 1.81m to 1500m H.L. 6'3" x 6'0"
WC 1.07m x 1.50m 3'6" x 4'11"	Bathroom 1.70m x 2.03m 5'7" x 6'8"	

Floor Space
842 sq ft

Denotes full height ceiling line

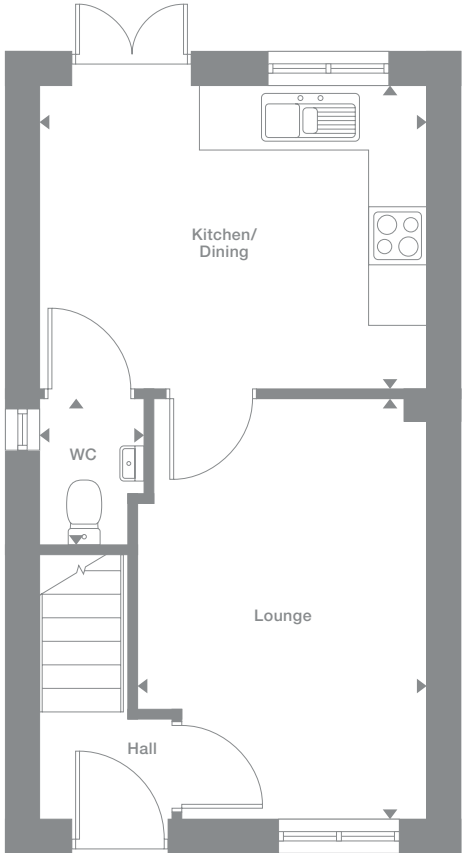
Denotes 1,500m height ceiling line

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

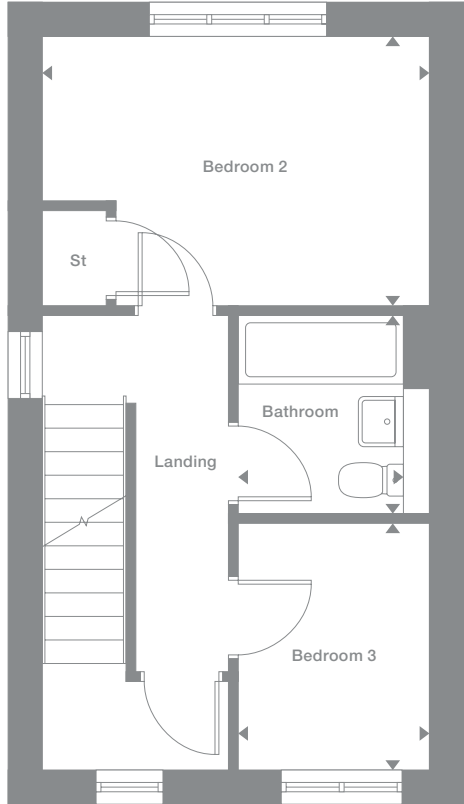
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



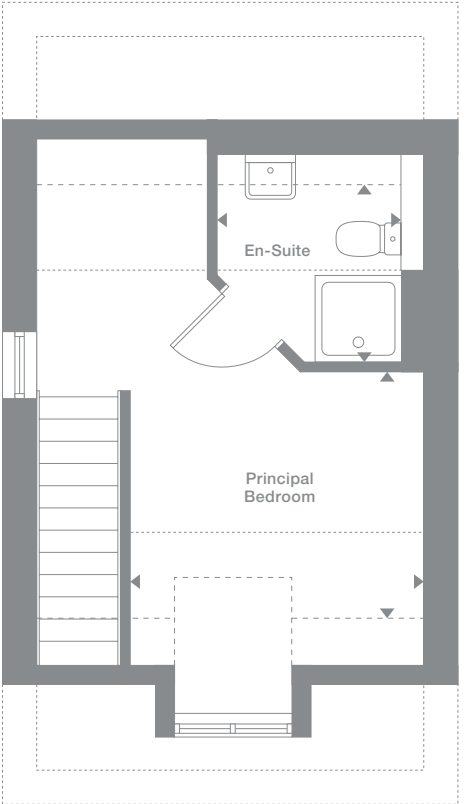
Ground Floor



First Floor



Second Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

Ground Floor

Lounge
4.68m x 3.91m
15'5" x 12'10"

Kitchen
2.91m x 3.45m
9'7" x 11'4"

Dining
1.76m x 2.40m
5'10" x 7'11"

WC
1.67m x 0.96m
5'6" x 3'2"

First Floor

Principal Bedroom
3.37m x 3.01m
11'1" x 9'11"

En-Suite
1.01m x 2.78m
3'4" x 9'2"

Bedroom 2
2.56m x 3.46m
8'5" x 11'4"

Bedroom 3
2.02m x 3.46m
6'8" x 11'4"

Bathroom
1.70m x 1.96m
5'7" x 6'5"

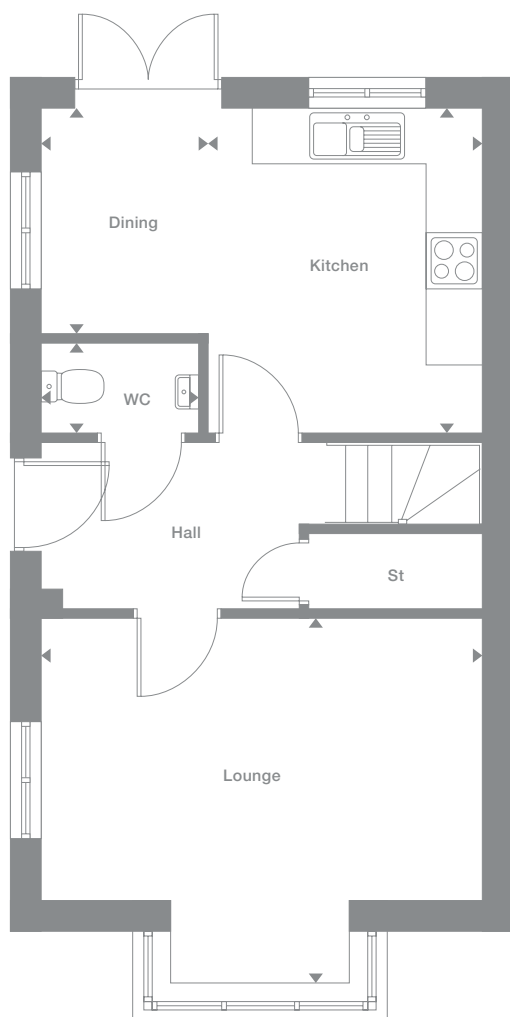
Floor Space

869 sq ft

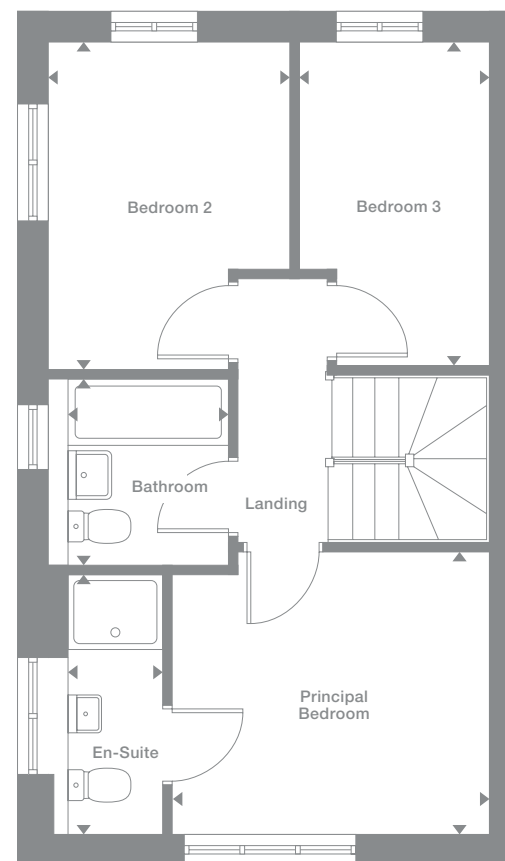
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Overview

The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Ground Floor

Lounge
2.96m x 4.73m
9'9" x 15'6"

Kitchen
2.86m x 3.51m
9'5" x 11'6"

Dining
2.37m x 3.51m
7'9" x 11'6"

WC
1.03m x 1.63m
3'5" x 5'4"

First Floor

Principal Bedroom
3.21m x 3.69m
10'7" x 12'1"

En-Suite
1.92m x 1.95m
6'4" x 6'5"

Bedroom 2
2.98m x 2.46m
9'10" x 8'1"

Bedroom 3
2.15m x 3.51m
7'1" x 11'6"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

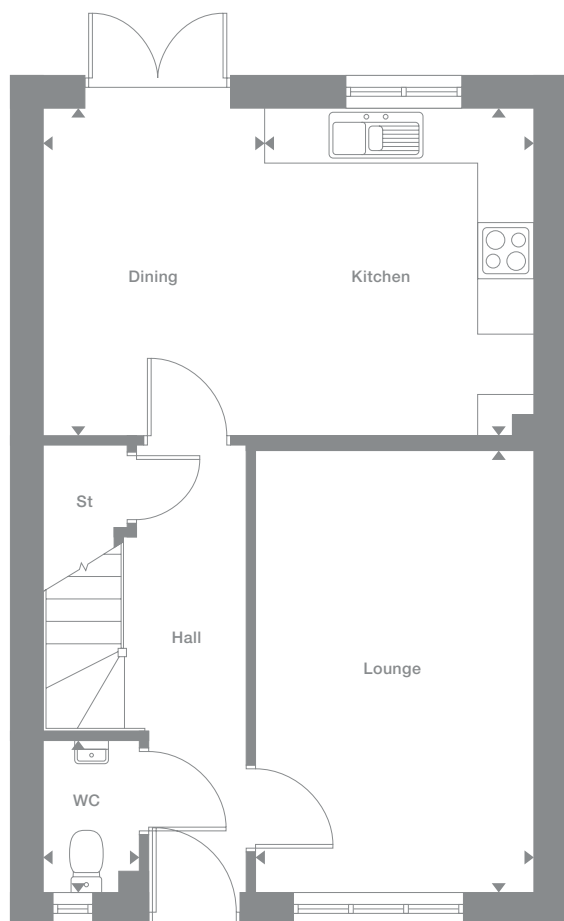
Floor Space

947 sq ft

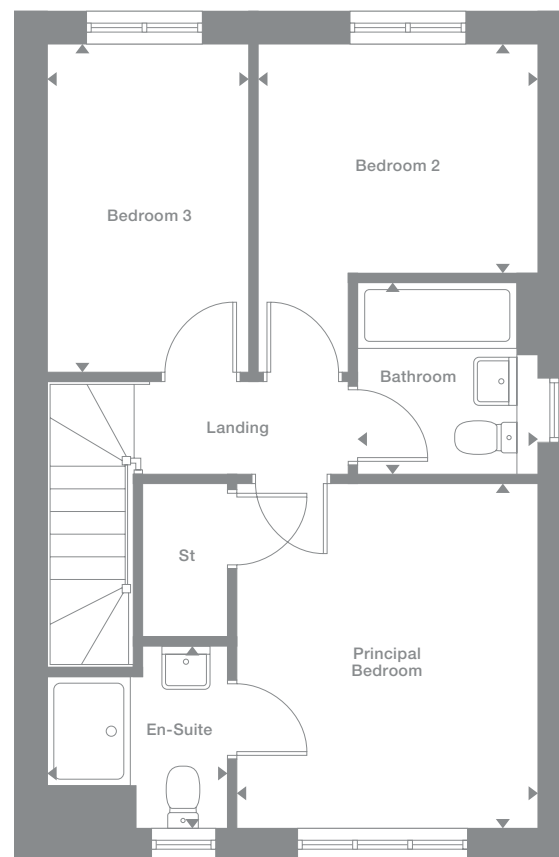
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Tiverton

Overview

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

Ground Floor

- Lounge**
3.10m x 4.71m
10'2" x 15'6"
- Kitchen**
2.86m x 3.50m
9'5" x 11'6"
- Dining**
2.44m x 2.70m
8'0" x 8'10"
- WC**
0.95m x 2.28m
3'2" x 7'6"

First Floor

- Principal Bedroom**
3.64m x 3.38m
12'0" x 11'1"
- En-Suite**
1.34m x 2.26m
4'5" x 7'5"
- Bedroom 2**
3.21m x 2.83m
10'7" x 9'4"
- Bedroom 3**
1.99m x 2.83m
6'7" x 9'4"
- Bathroom**
1.70m x 1.95m
5'7" x 6'5"

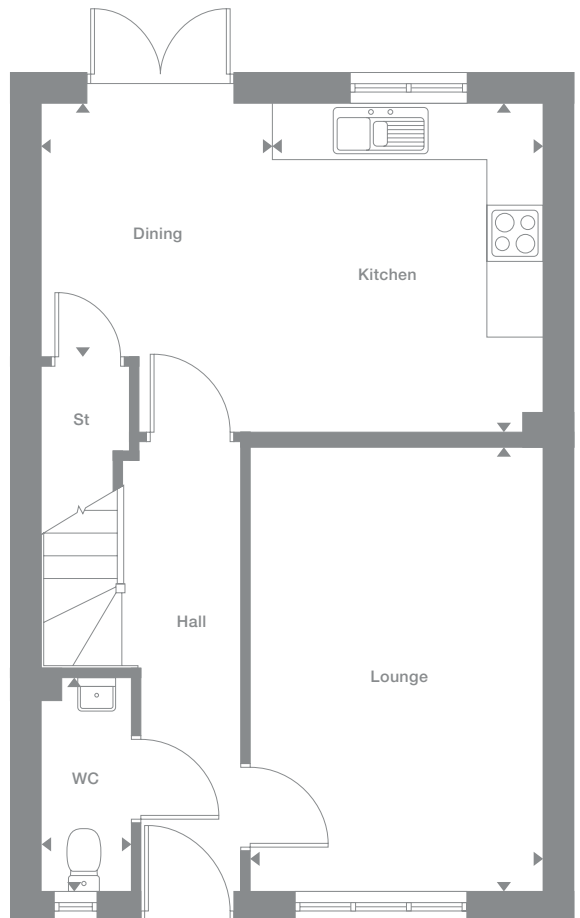
Floor Space

956 sq ft

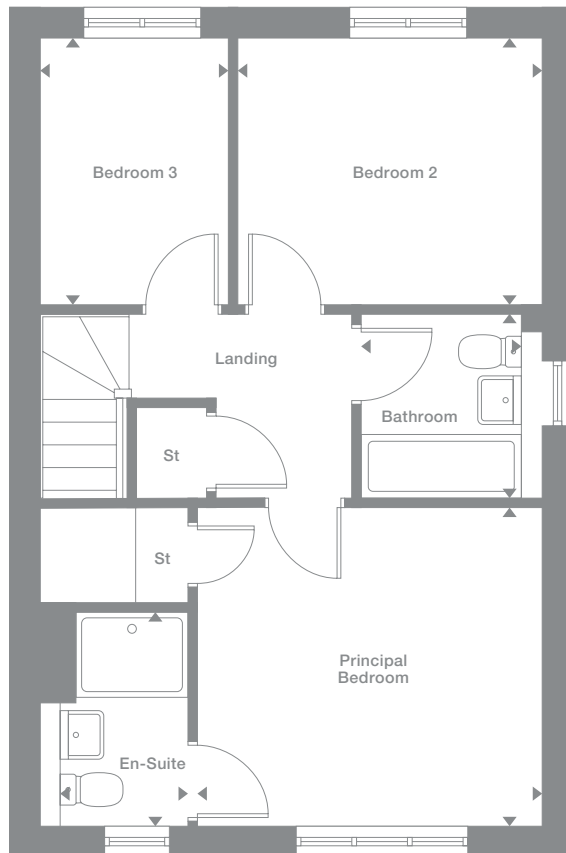
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Maplewood

Overview
 Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

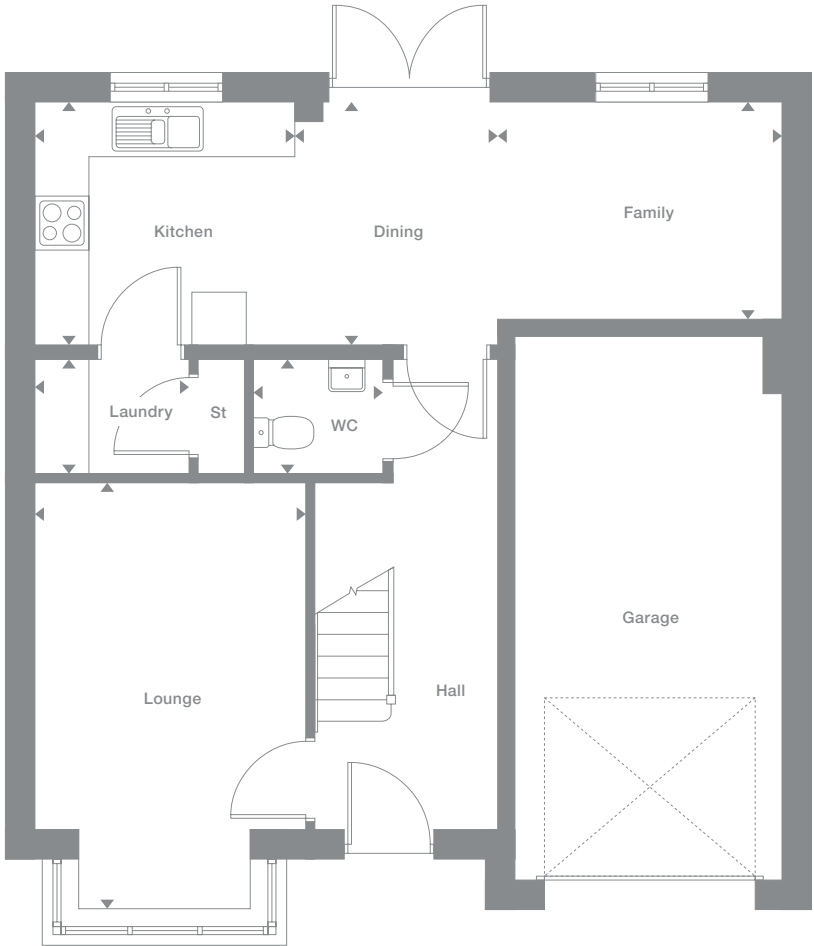
- | | |
|---|---|
| Ground Floor | First Floor |
| Lounge
2.98m x 4.72m
9'10" x 15'6" | Principal Bedroom
4.06m x 2.82m
13'4" x 9'3" |
| Kitchen
2.86m x 2.68m
9'5" x 8'10" | Dressing
2.63m x 1.38m
8'8" x 4'7" |
| Laundry
1.76m x 1.26m
5'9" x 4'2" | En-Suite
2.63m x 1.18m
8'8" x 3'10" |
| Dining
2.23m x 2.68m
7'4" x 8'10" | Bedroom 2
2.98m x 3.82m
9'10" x 12'6" |
| Family
3.15m x 2.41m
10'4" x 7'11" | Bedroom 3
2.54m x 4.10m
8'4" x 13'6" |
| WC
1.44m x 1.26m
4'9" x 4'2" | Bedroom 4
3.06m x 2.91m
10'1" x 9'7" |
| | Bathroom
2.45m x 2.91m
8'1" x 9'7" |

Floor Space
1,269 sq ft



Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Ashwood

Overview

With its light-filled, welcoming appeal enhanced by french doors, the kitchen and dining room provides a lively focal point for family life, while the lounge, dedicated study and four bedrooms, one of them en-suite with a walk-in dressing room, mean that privacy is always available.

Ground Floor

- Lounge**
3.04m x 4.50m
10'0" x 14'9"
- Kitchen**
3.36m x 3.10m
11'0" x 10'2"
- Laundry**
1.74m x 2.07m
5'9" x 6'10"
- Dining**
2.30m x 3.10m
7'7" x 10'2"
- Family**
2.30m x 3.10m
7'7" x 10'2"
- Study**
2.73m x 2.33m
9'0" x 7'8"
- WC**
0.90m x 2.07m
2'11" x 6'10"

First Floor

- Principal Bedroom**
3.09m x 3.35m
10'2" x 11'0"
- Dressing**
1.90m x 1.85m
6'3" x 6'1"
- En-Suite**
1.88m x 1.83m
6'2" x 6'0"
- Bedroom 2**
2.80m x 3.77m
9'2" x 12'5"
- Bedroom 3**
2.80m x 3.88m
9'2" x 12'9"
- Bedroom 4**
2.60m x 2.36m
8'7" x 7'9"
- Bathroom**
2.37m x 1.92m
7'10" x 6'4"

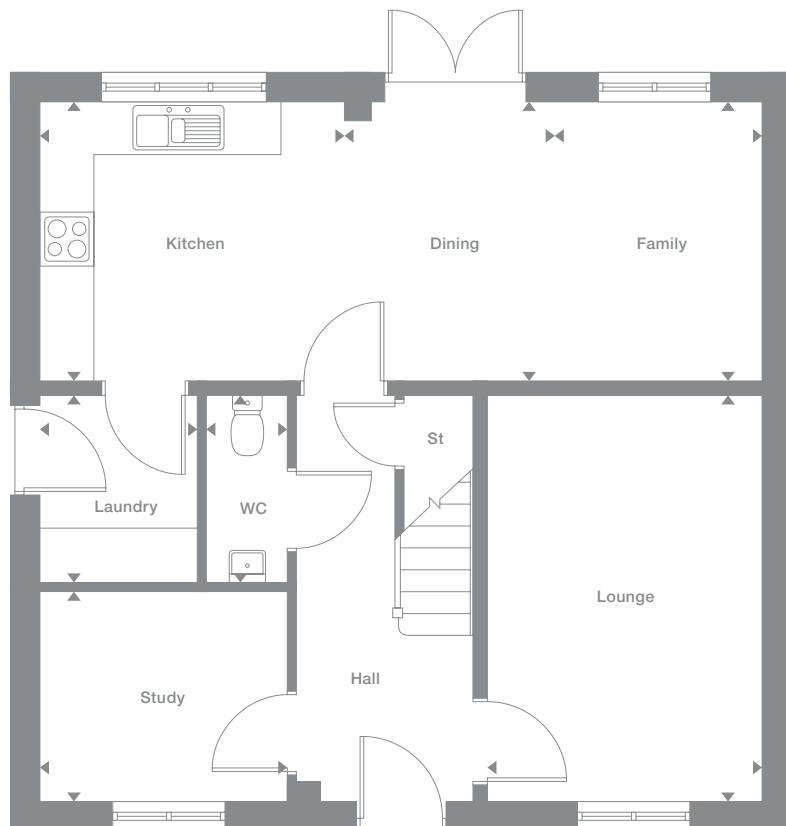
Floor Space

1,330 sq ft

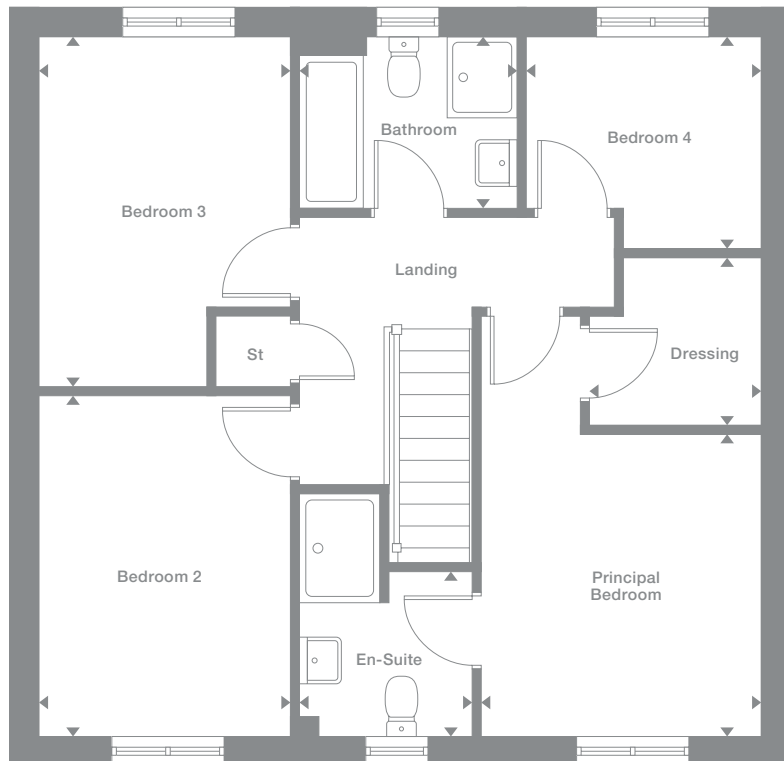
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Oakwood

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge
3.65m x 5.44m
12'0" x 17'10"
- Kitchen
3.36m x 2.99m
11'0" x 9'10"
- Laundry
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining
3.78m x 3.88m
12'5" x 12'9"
- Study
2.08m x 2.01m
6'10" x 6'7"
- WC
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom
3.65m x 3.21m
12'0" x 10'6"
- En-Suite
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3
3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4
3.40m x 3.18m
11'2" x 10'5"
- Bathroom
2.56m x 2.00m
8'5" x 6'7"

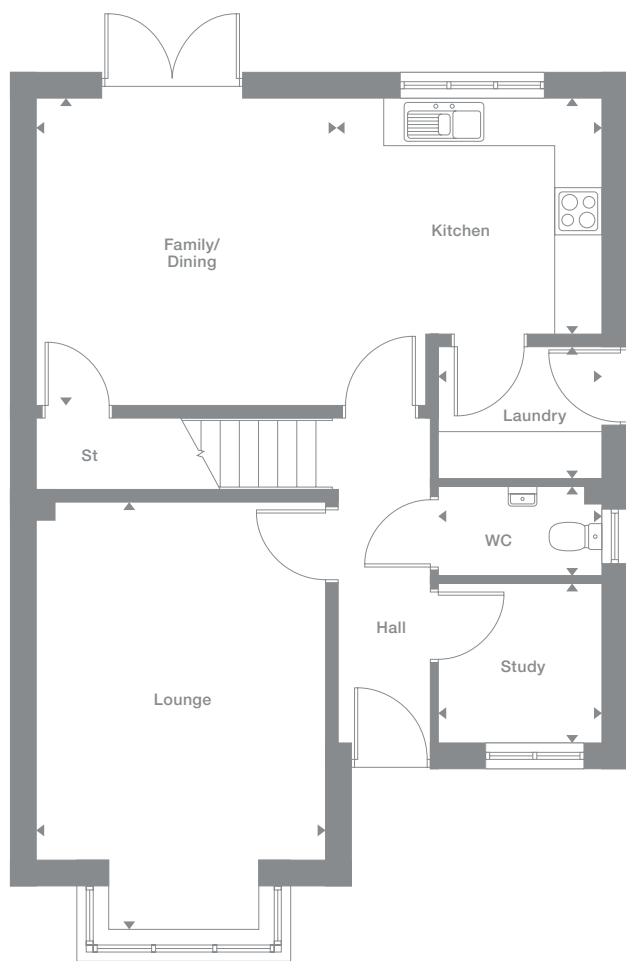
Floor Space

1,388 sq ft

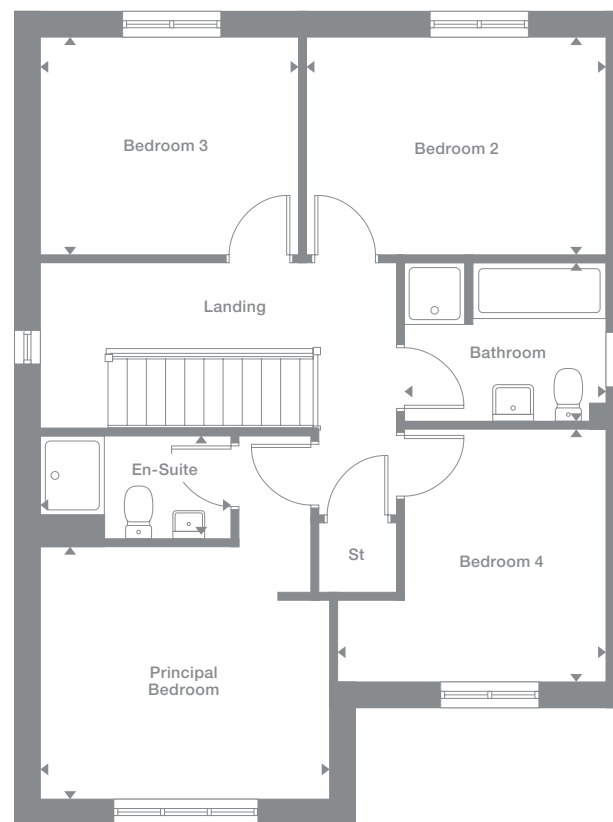
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Sherwood

Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

Ground Floor

Lounge
3.19m x 5.04m
10'6" x 16'7"

Kitchen
3.22m x 3.16m
10'7" x 10'4"

Laundry
1.87m x 1.26m
6'2" x 4'2"

Dining
2.20m x 3.16m
7'3" x 10'4"

Family
3.15m x 2.62m
10'4" x 8'7"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.78m x 3.09m
15'9" x 10'2"

Dressing
2.80m x 1.63m
9'2" x 5'4"

En-Suite 1
2.80m x 1.18m
9'2" x 3'10"

Bedroom 2
3.69m x 3.09m
12'2" x 10'2"

En-Suite 2
1.98m x 2.15m
6'6" x 7'1"

Bedroom 3
2.74m x 3.37m
9'0" x 11'1"

Bedroom 4
3.14m x 2.60m
10'4" x 8'6"

Bathroom
2.48m x 2.60m
8'2" x 8'6"

Floor Space

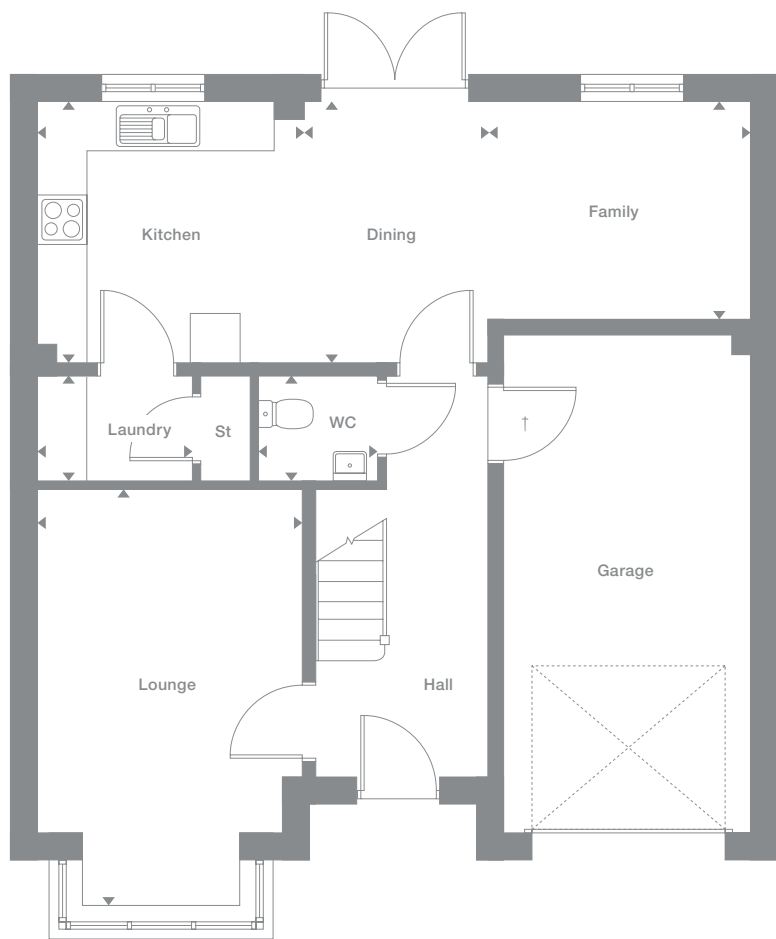
1,400 sq ft

† Optional garage door

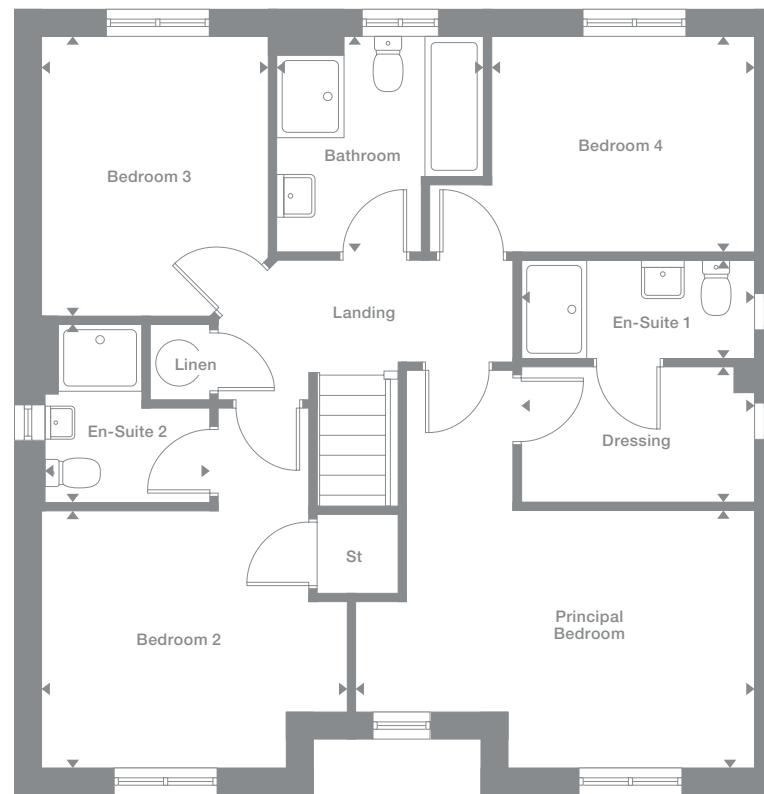
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Baywood

Overview

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

Ground Floor

Lounge
4.36m x 4.16m
14'4" x 13'8"

Kitchen
3.51m x 3.96m
11'6" x 13'0"

Laundry
2.12m x 1.76m
7'0" x 5'9"

Dining
3.51m x 2.90m
11'6" x 9'6"

Study
2.32m x 2.61m
7'7" x 8'7"

WC
1.04m x 1.45m
3'5" x 4'9"

First Floor

Principal Bedroom
3.57m x 3.68m
11'9" x 12'1"

En-Suite
2.04m x 1.76m
6'8" x 5'9"

Bedroom 2
3.51m x 3.23m
11'7" x 10'7"

Bedroom 3
2.47m x 2.53m
8'1" x 11'7"

Bedroom 4
3.51m x 3.08m
11'6" x 10'1"

Bathroom
3.21m x 1.70m
10'7" x 5'7"

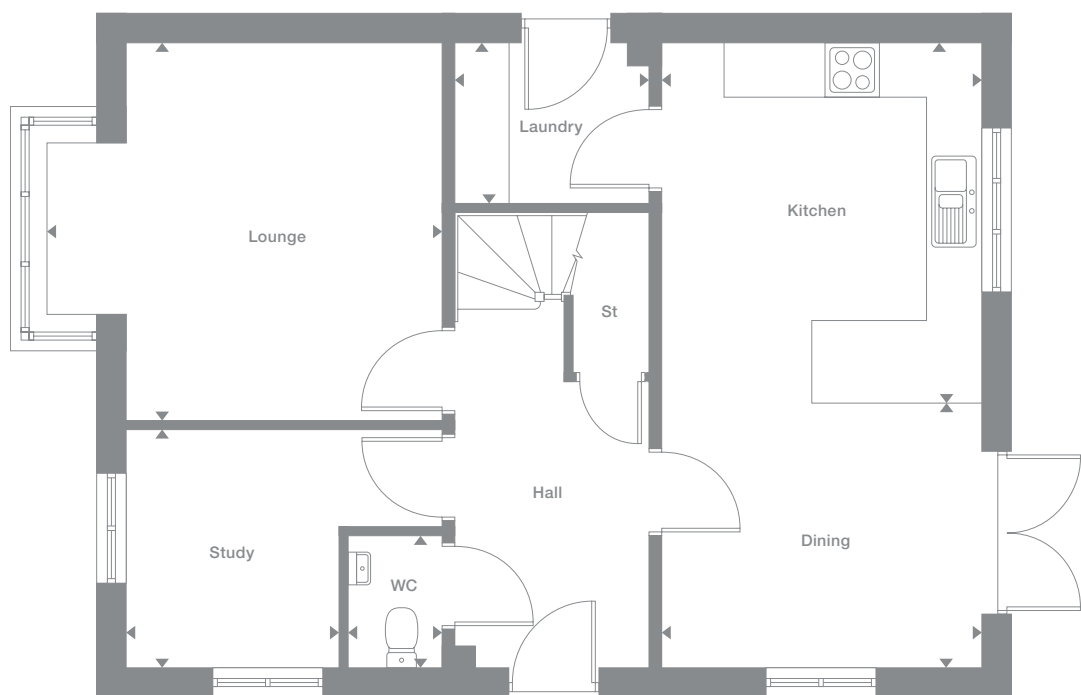
Floor Space

1408 sq ft

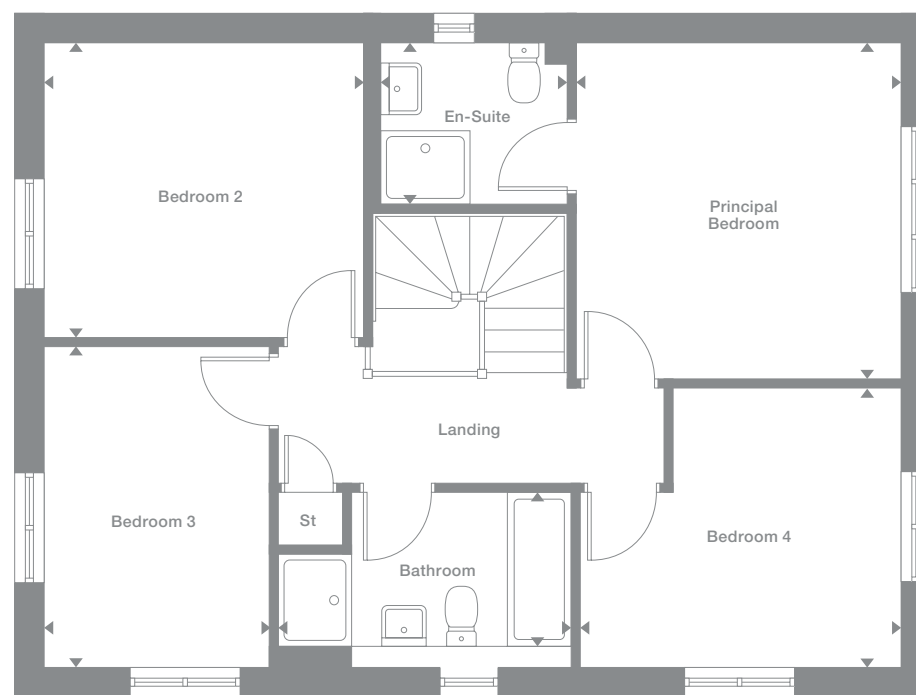


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Cedarwood

Overview

From the classic façade to the private study and the magnificent, broad kitchen/dining with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

Ground Floor

- Lounge**
3.40m x 4.36m
11'2" x 14'4"
- Kitchen**
3.36m x 3.26m
11'0" x 10'8"
- Laundry**
2.30m x 1.74m
7'7" x 5'9"
- Dining**
2.70m x 2.96m
8'10" x 9'9"
- Family**
2.52m x 2.96m
8'3" x 9'9"
- Study**
2.49m x 2.23m
8'2" x 7'4"
- WC**
0.95m x 1.97m
3'1" x 6'6"

First Floor

- Principal Bedroom**
3.40m x 3.19m
11'2" x 10'6"
- Dressing**
2.36m x 2.29m
7'9" x 7'6"
- En-Suite 1**
2.36m x 1.34m
7'9" x 4'5"
- Bedroom 2**
2.49m x 3.38m
8'2" x 11'1"
- En-Suite 2**
2.24m x 1.40m
7'4" x 4'7"
- Bedroom 3**
2.49m x 3.65m
8'2" x 12'0"
- Bedroom 4**
3.03m x 2.50m
10'0" x 8'2"
- Bathroom**
2.00m x 1.89m
6'7" x 6'3"

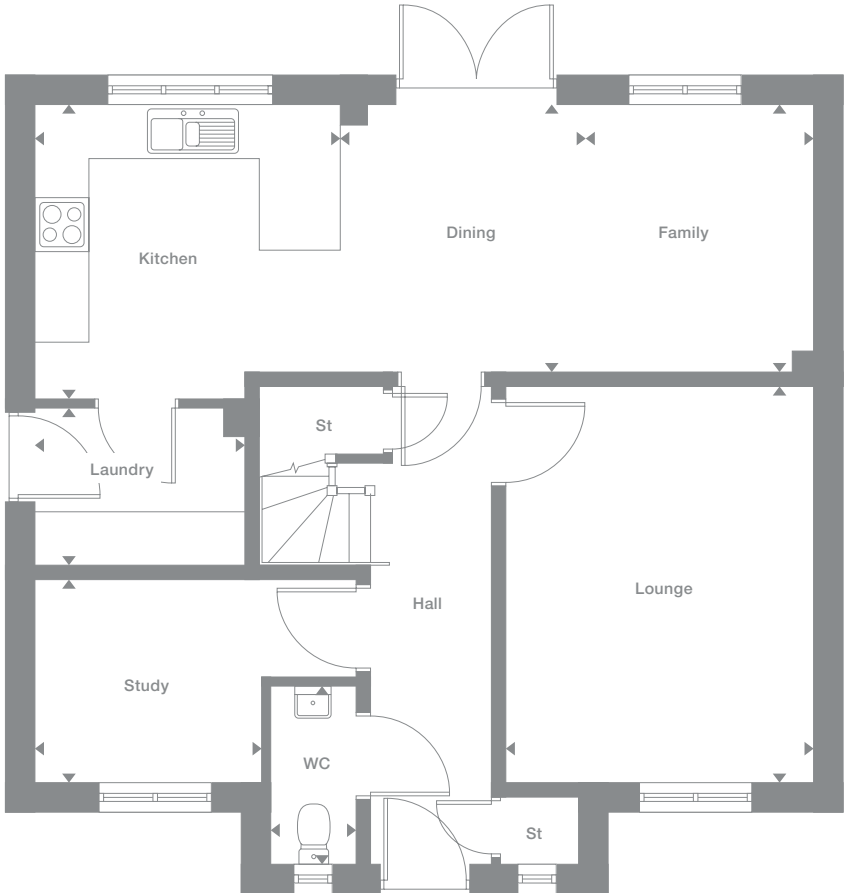
Floor Space

1,448 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

Rosewood

Overview

The breathtaking hall and gallery landing testify to the premium quality underpinning every detail of this home, from the stylish bay windows in the dining area and study to the twin french doors and two en-suite bedrooms. The dual aspect kitchen features a prestigious island design.

Ground Floor

- Lounge**
3.45m x 4.84m
11'4" x 15'11"
- Kitchen**
3.45m x 4.50m
11'4" x 14'9"
- Laundry**
1.80m x 1.97m
5'11" x 6'6"
- Dining**
3.45m x 3.63m
11'4" x 11'11"
- Study**
3.45m x 3.18m
11'4" x 10'6"
- WC**
1.14m x 1.97m
3'9" x 6'6"

First Floor

- Principal Bedroom**
3.45m x 4.05m
11'4" x 13'3"
- En-Suite 1**
2.13m x 1.89m
7'0" x 6'2"
- Bedroom 2**
3.50m x 4.02m
11'6" x 13'3"
- En-Suite 2**
1.65m x 1.97m
5'5" x 6'6"
- Bedroom 3**
3.45m x 3.11m
11'4" x 10'2"
- Bedroom 4**
2.63m x 3.08m
8'8" x 10'2"
- Bathroom**
2.15m x 1.85m
7'1" x 6'1"

Floor Space

1,570 sq ft

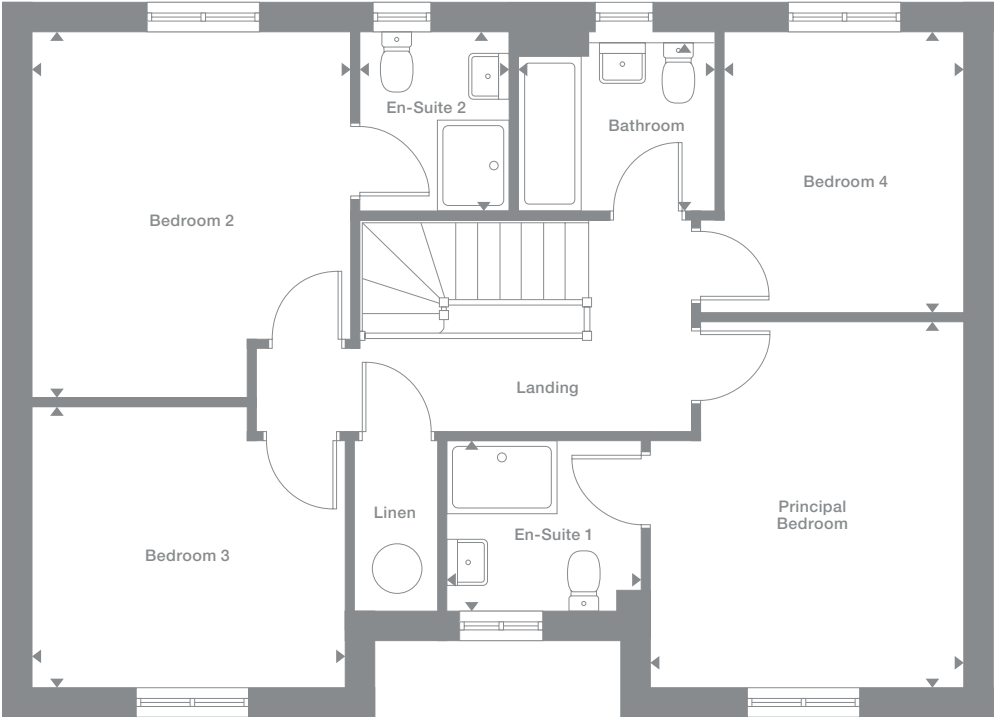
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Thetford

Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

Ground Floor

Lounge
3.85m x 5.35m
12'8" x 17'7"

Kitchen
4.18m x 2.85m
13'9" x 9'4"

Laundry
1.92m x 1.85m
6'4" x 6'1"

Dining
4.07m x 2.85m
13'5" x 9'4"

Family
4.07m x 2.44m
13'5" x 8'0"

WC
1.92m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.85m x 3.15m
12'8" x 10'4"

Dressing
1.67m x 2.21m
5'6" x 7'3"

En-Suite 1
2.50m x 1.18m
8'2" x 3'10"

Bedroom 2
3.03m x 3.34m
9'11" x 11'0"

En-Suite 2
2.01m x 1.86m
6'7" x 6'1"

Bedroom 3
3.77m x 2.95m
12'5" x 9'8"

Bedroom 4
3.26m x 2.95m
10'8" x 9'8"

Bedroom 5
4.27m x 2.51m
14'0" x 8'3"

Bathroom
2.67m x 1.95m
8'9" x 6'5"

Floor Space

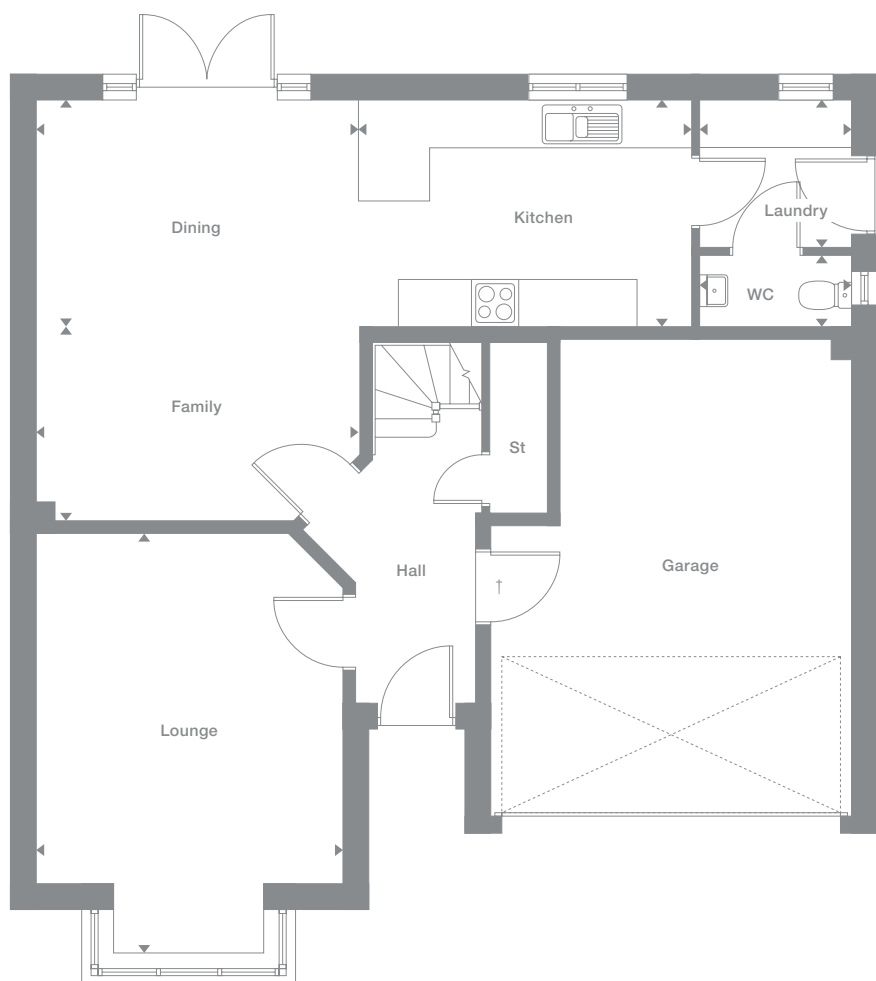
1,671 sq ft

↑ Optional garage door

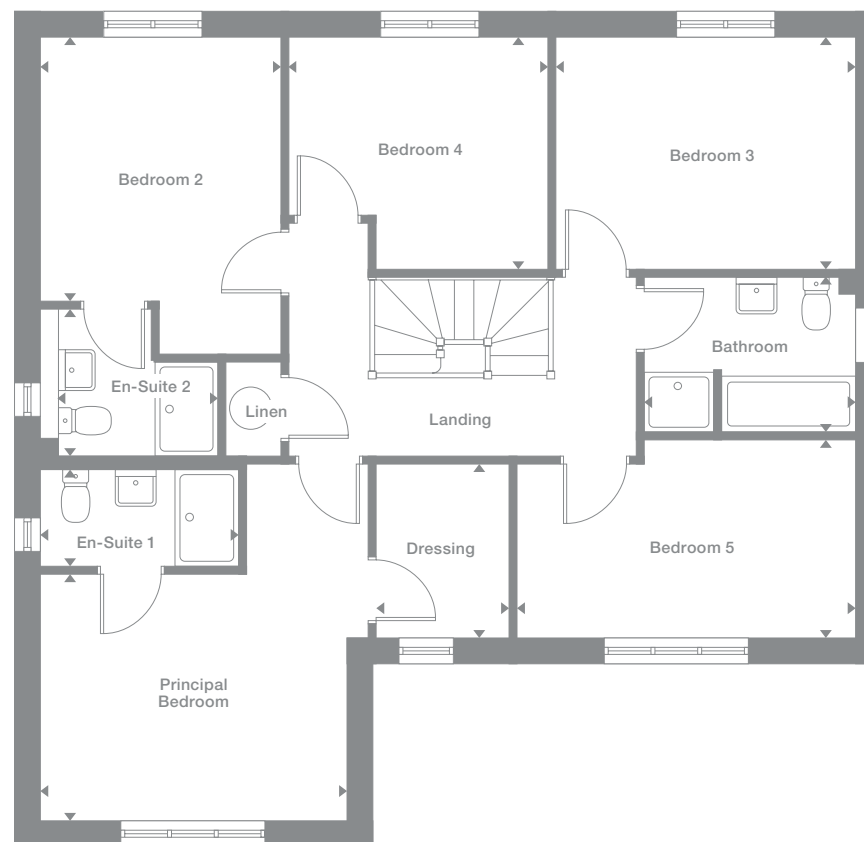
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

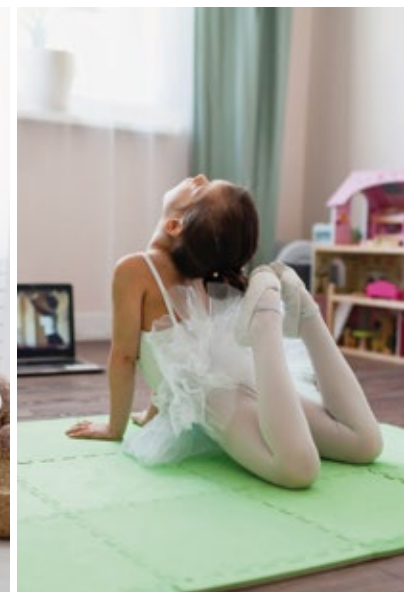
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

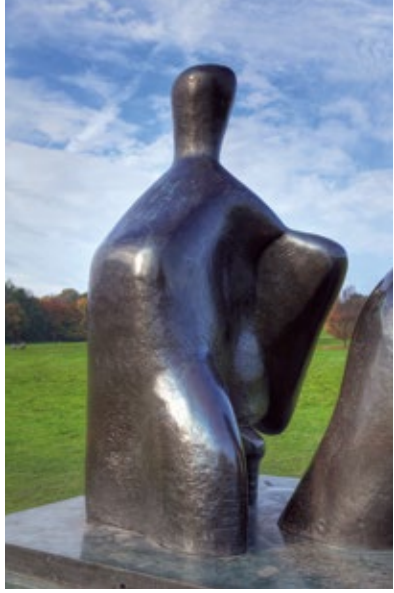
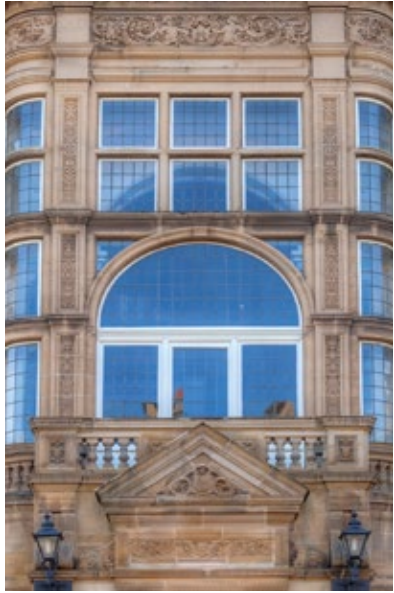
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



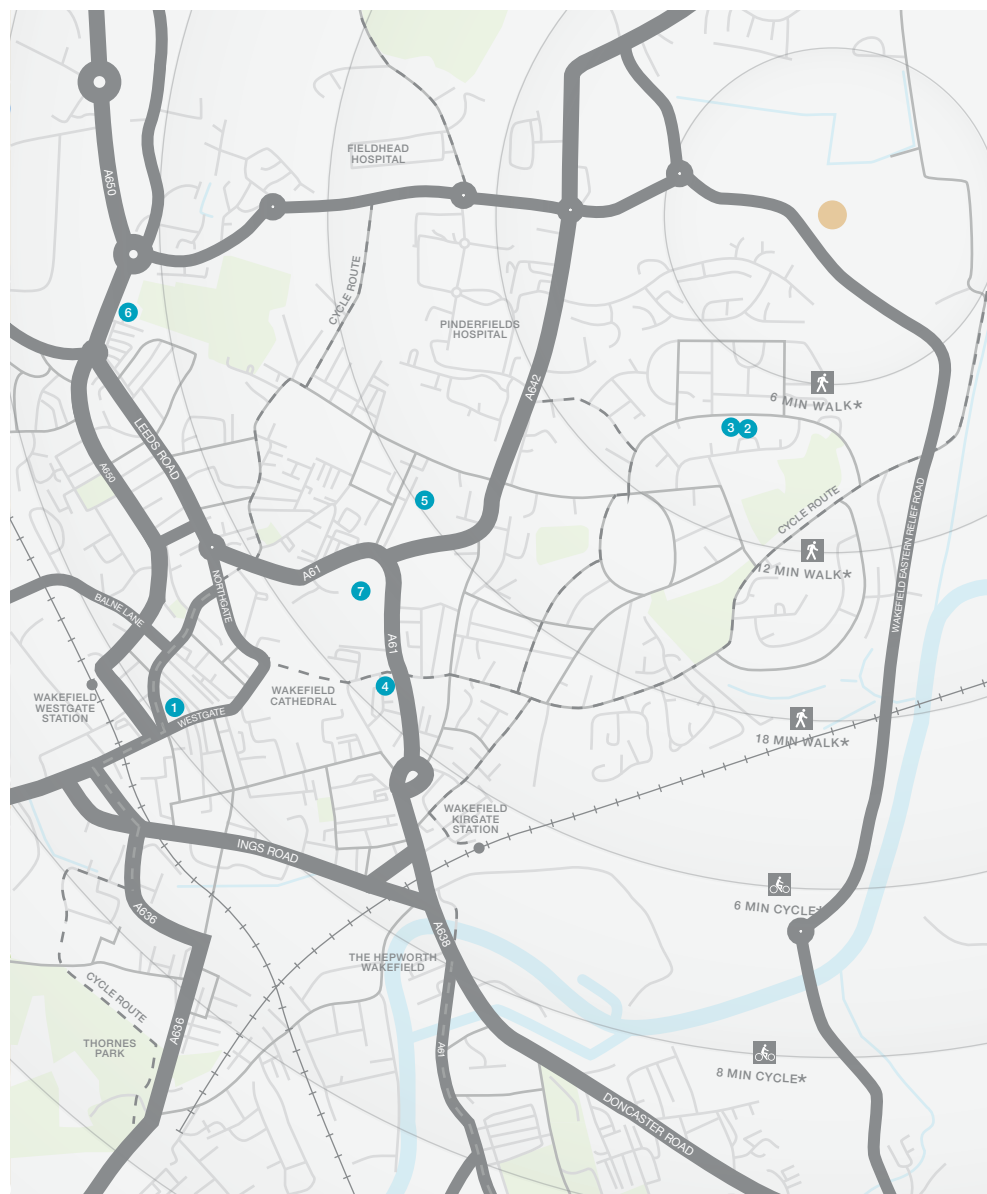
The City Fields proposals include a neighbourhood centre within a short walk of the homes, with a range of shops including food retailers, restaurants, a medical centre and other services. There is also a small local shopping area on Windhill Road with a pharmacist, a post office and a convenience store, while the city centre offers a very wide choice of high street chains, malls and traditional shops. A major recycling centre on Denby Dale Road, three and a half miles away, accepts virtually all household packaging, electrical items and clothing.

An area within the wider City Fields neighbourhood, close to Wakefield City Academy, has been set aside for educational provision. However, there is also a choice of established primary schools within walking distance, from where pupils normally move on to either Outwood Grange Academy or St Thomas à Becket RC College for secondary education. There is a large full-time GP practice at New Southgate Surgery, approximately a mile and a half away, and Pinderfields General Hospital, around a mile from The Gables, operates a round-the-clock A&E department.





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.



- 1 Theatre Royal Wakefield, Drury Lane 01924 211 311
 - 2 Boots Pharmacy 64A Windhill Road 01924 291 350
 - 3 Windhill Road Post Office, 64 Windhill Road 01924 371 079
 - 4 Sun Lane Leisure Centre, Sun Lane 01924 306 001
 - 5 St Austin's RC Primary School, Duke of York Street 01294 303 710
 - 6 Dr R Fyfe and Partners New Southgate Surgery, Buxton Place 01294 334 400
 - 7 Trinity Walk Wakefield 01924 239 413
- Outwood Grange Academy, Potovens Lane 01294 204 350
- St Thomas à Becket Catholic College, Barnsley Road 01294 303 545
- Stanley Grove Primary and Nursery School, Aberford Road 01294 303 805

* 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



Newmillar Dam Country Park

How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 627 559

From the M1
 Leave the M1 at junction 41 and follow signs for Wakefield via the A650. Stay on the A650 for two miles, then at the Newton Hill roundabout take the second exit, signposted for Garforth. Carry on for three-quarters of a mile, through two roundabouts, and passing the Pinderfields Hospital car park on the right. Take the second exit at the next roundabout and then turn right at the roundabout at the bottom of the hill. The Woods is on the left after a quarter of a mile.

From the M62
 Leave the M62 at junction 30 and follow signs for Wakefield via the A642. Stay on the A642 for two and a half miles, until it becomes the A6194. Go straight through the first roundabout on the A6194. The Woods is on the left after a quarter of a mile.

Sat Nav: WF3 4GH



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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors.



Registered Developer

the place to be®

Why Miller Homes?

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.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 627 559

Sat Nav: WF3 4GH

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.

millerhomes.co.uk

millerhomes

the place to be[®]