



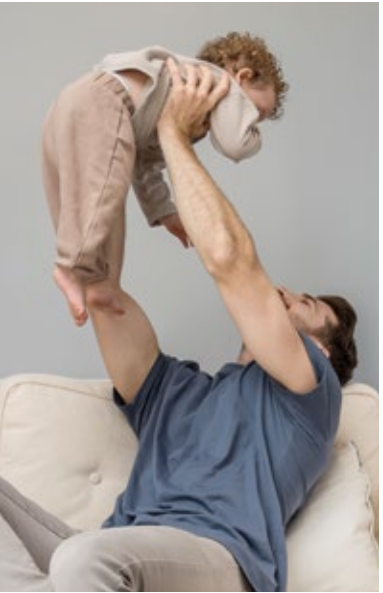
**Miller Homes at Middlebeck
Newark**

millerhomes

the place to be®

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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.





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 Middlebeck.

Less than ten minutes' drive from both the A1 and the A46, Middlebeck is ideally positioned for travel to Nottingham, Lincoln, Loughborough and Grantham. Leicester and Peterborough are around an hour away by road. Newark has two railway stations, both approximately two miles from the development. Trains from Newark Northgate operate to Edinburgh, Leeds, Lincoln, Peterborough and London Kings Cross, while services from Newark Castle run to Nottingham, Lincoln and Grimsby. London is around an hour and a half away by rail. Frequent buses link the development with the town centre, and National Cycleway 64 passes half a mile east.

A few minutes from Middlebeck, Grange Road Stores opens seven days a week, and there are two other convenience stores within 20 minutes' walk. Newark Town Centre, half an hour's walk away, is a delightful traditional shopping environment with cobbled street and an open-air market place. Local traders are interspersed with national chains stores, and there are branches of Sainsbury, Tesco Express and Farmfoods supermarkets around a mile to the east of the development.















Welcome home

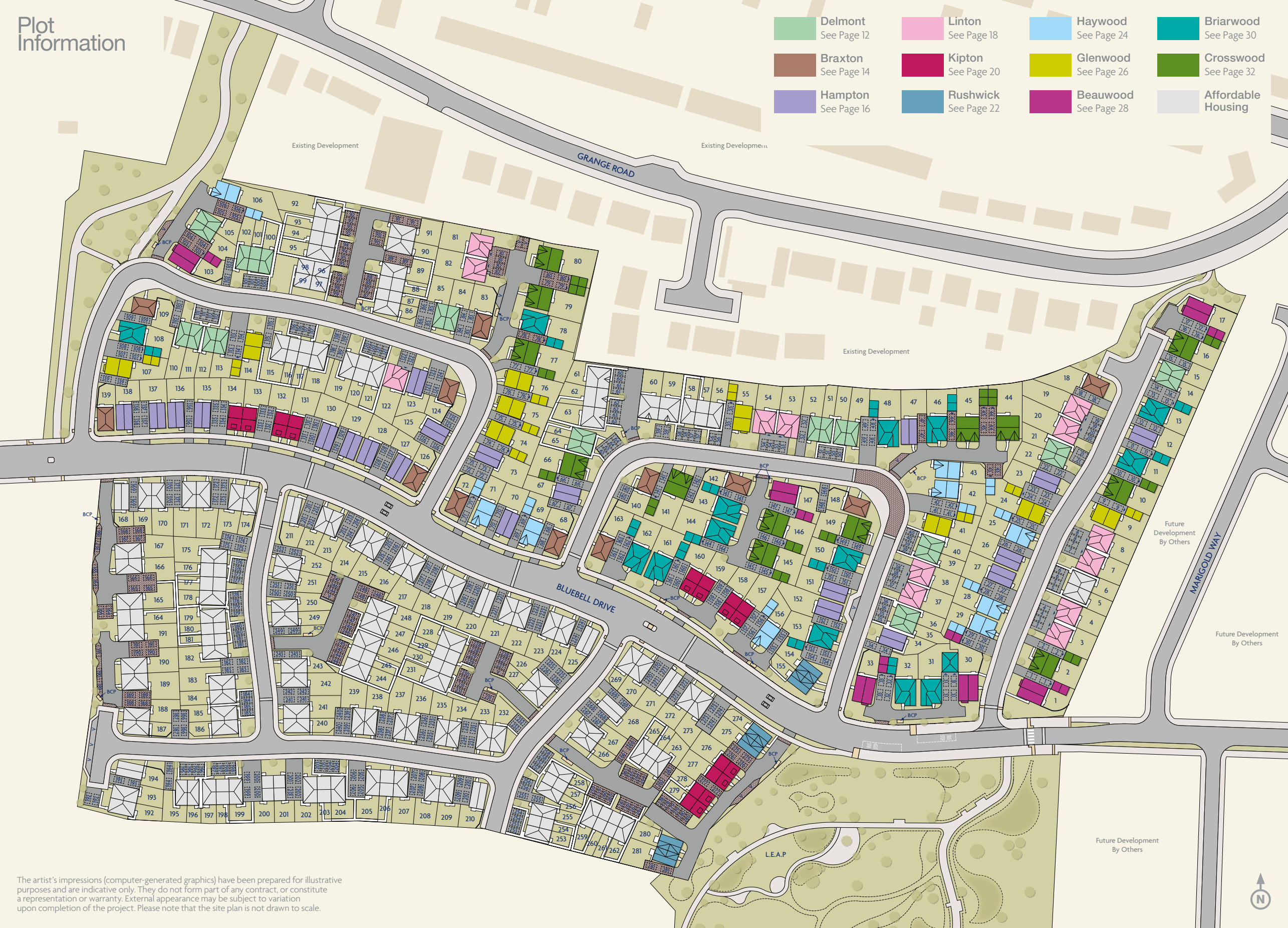
Close to open countryside on the southern edge of Newark-on-Trent yet just half an hour's walk from the beautiful, historic town centre, this attractive selection of energy efficient two, three and four bedroom homes brings a delightful new neighbourhood into a very special location, recently voted one of the UK's best places to live. With excellent rail and road links, it offers the perfect balance of convenience and community. Welcome to Miller Homes at Middlebeck...

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.



Plot Information

 Delmont See Page 12	 Linton See Page 18	 Haywood See Page 24	 Briarwood See Page 30
 Braxton See Page 14	 Kipton See Page 20	 Glenwood See Page 26	 Crosswood See Page 32
 Hampton See Page 16	 Rushwick See Page 22	 Beauwood See Page 28	 Affordable Housing



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Delmont

Overview

The bright, beautifully planned kitchen and dining room, perfect for relaxed coffee and conversation with friends, adjoins the welcoming lounge of this comfortable, stylish home. The principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built in cupboard.

Ground Floor

Lounge
3.05m x 4.32m
10'0" x 14'2"

Kitchen/Dining
4.03m x 3.10m
13'3" x 10'2"

WC
1.50m x 1.11m
4'11" x 3'8"

First Floor

Principal Bedroom
4.03m x 3.71m
13'3" x 12'2"

En-Suite
1.08m x 2.30m
3'7" x 7'7"

Bedroom 2
4.03m x 2.66m
13'3" x 8'9"

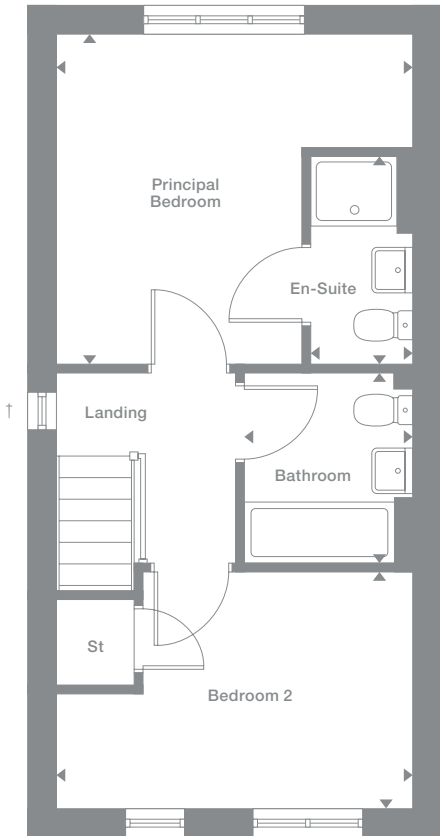
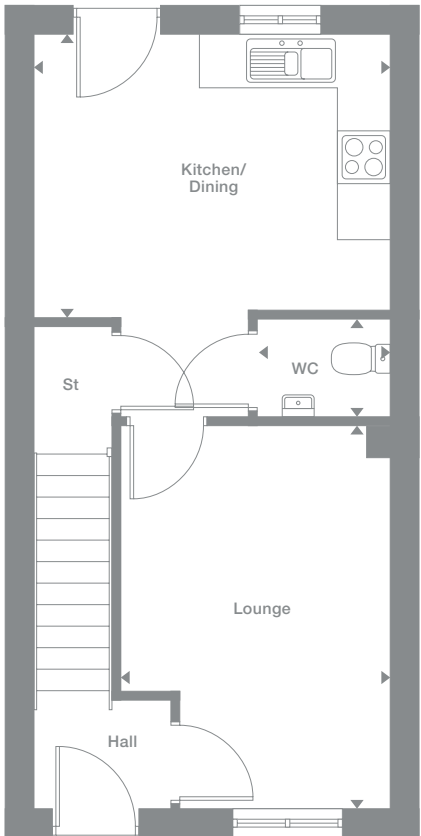
Bathroom
1.86m x 2.15m
6'1" x 7'1"

Floor Space

758 sq ft

† Window to end terrace plots only. Please see Development Sales Manager for details

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



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Braxton

Overview
Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor	First Floor
Lounge 2.99m x 5.58m 9'10" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 1.70m x 2.72m 10'6" x 8'11"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom 5'7" x 7'3"

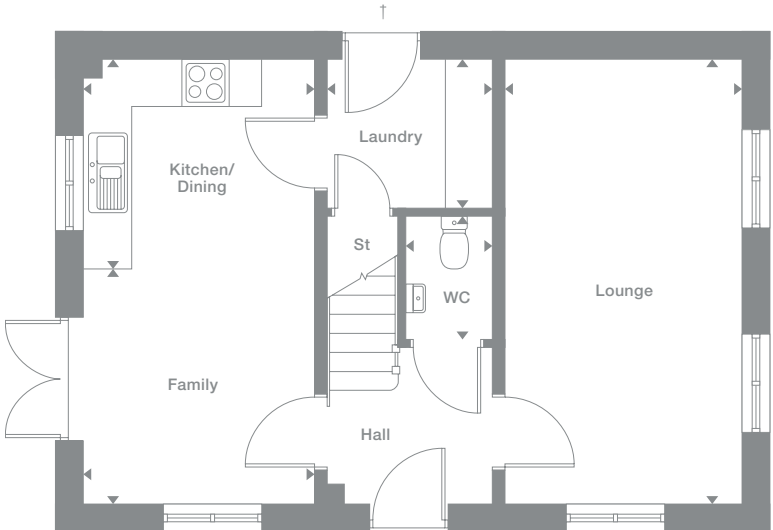
Floor Space
996 sq ft

† Door not applicable to all plots. Please see Development Sales Manager for details

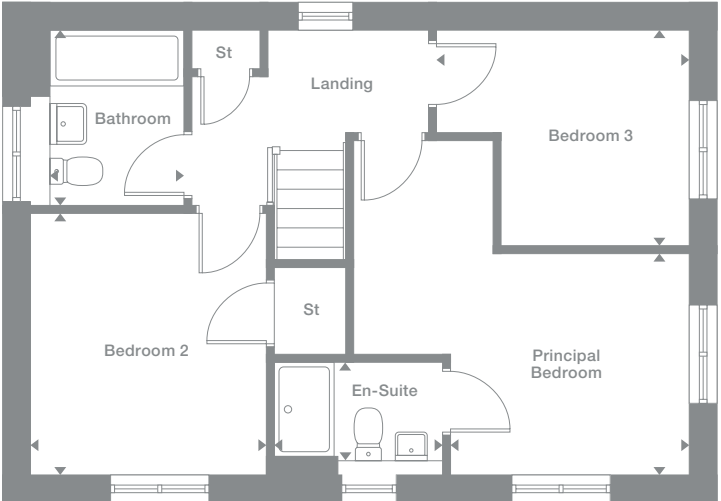
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Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing area.

Ground Floor

Lounge
3.40m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.06m
11'3" x 10'0"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

Dressing
2.07m x 1.68m
6'10" x 5'6"

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

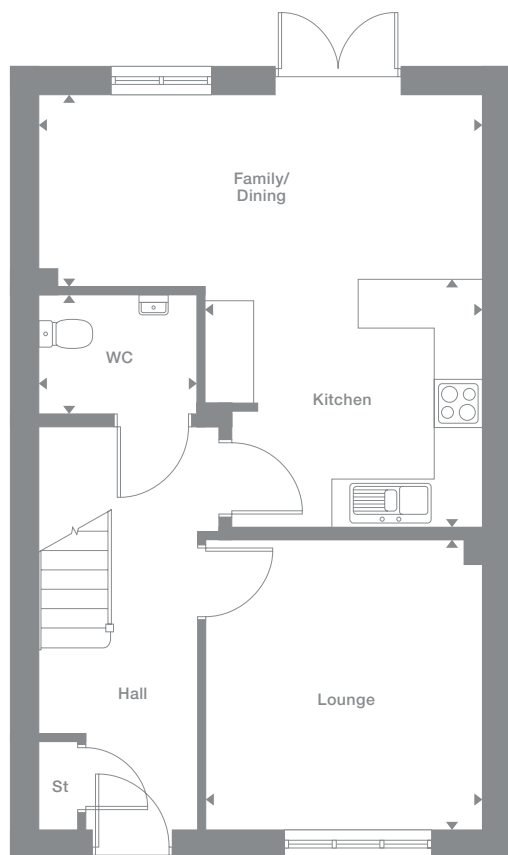
Floor Space

1,069 sq ft

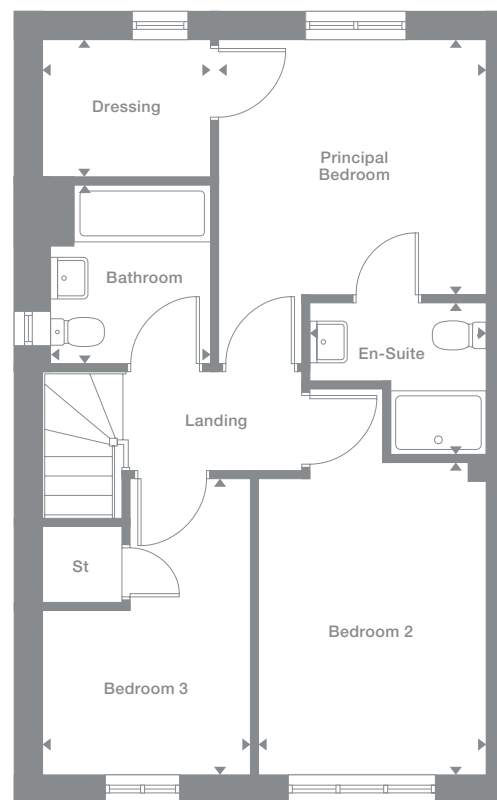
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Ground Floor



First Floor



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Linton

Overview

The light, well-proportioned lounge opens on to a bright kitchen with feature french doors in the dining area. One of the three bedrooms is en-suite with a walk-through dressing area, another includes a useful cupboard, and the family bathroom is complemented by a downstairs WC.

Ground Floor

Lounge
3.47m x 4.62m
11'5" x 15'2"

Kitchen/Dining
5.71m x 3.50m
18'9" x 11'6"

WC
1.80m x 1.46m
5'11" x 4'10"

First Floor

Principal Bedroom
3.05m x 4.60m
10'0" x 15'1"

En-Suite
2.40m x 1.18m
7'11" x 3'11"

Dressing
3.05m x 1.50m
10'0" x 4'11"

Bedroom 2
4.46m x 3.21m
14'8" x 10'7"

Bedroom 3
4.46m x 2.73m
14'8" x 9'0"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

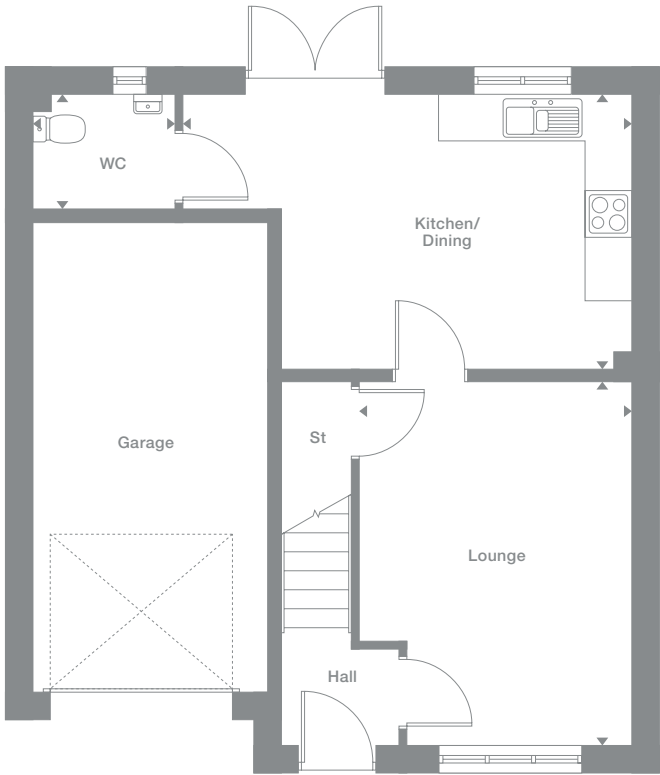
Floor Space

1,104 sq ft

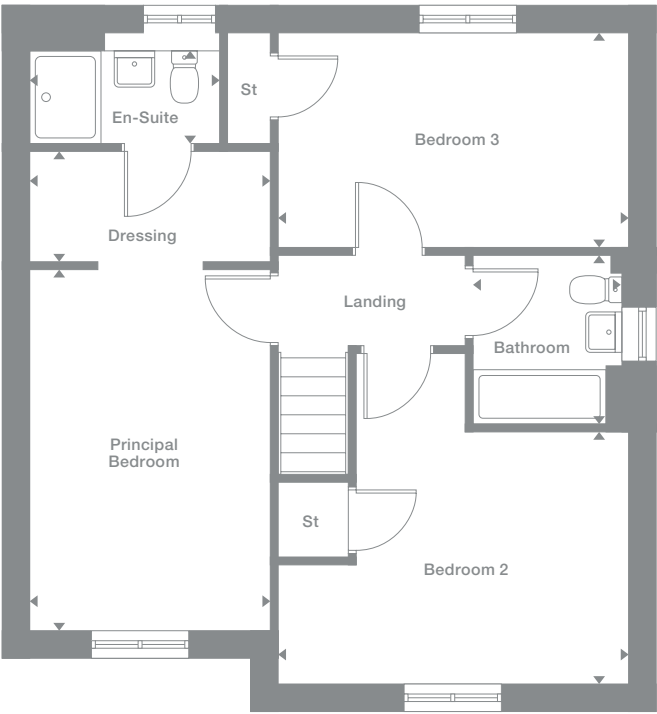
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Ground Floor



First Floor



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Overview

In addition to the lounge and convenient WC, the ground floor includes a bright, airy kitchen and dining room with french doors. The first floor includes two bedrooms and a family bathroom, and the en-suite principal bedroom has a built-in wardrobe and charming dormer window.

Ground Floor

Lounge
2.63m x 4.70m
8'8" x 15'5"

Kitchen
2.73m x 3.66m
9'0" x 12'0"

Dining
2.08m x 3.00m
6'10" x 9'10"

WC
0.90m x 2.29m
2'11" x 7'6"

First Floor

Bedroom 2
4.82m x 3.02m
15'10" x 9'11"

Bedroom 3
4.82m x 3.16m
15'10" x 10'4"

Bathroom
2.48m x 2.10m
8'2" x 6'11"

Second Floor

Principal Bedroom
4.82m x 4.73m
15'10" x 15'6"

En-Suite
1.41m x 2.44m
4'8" x 8'0"

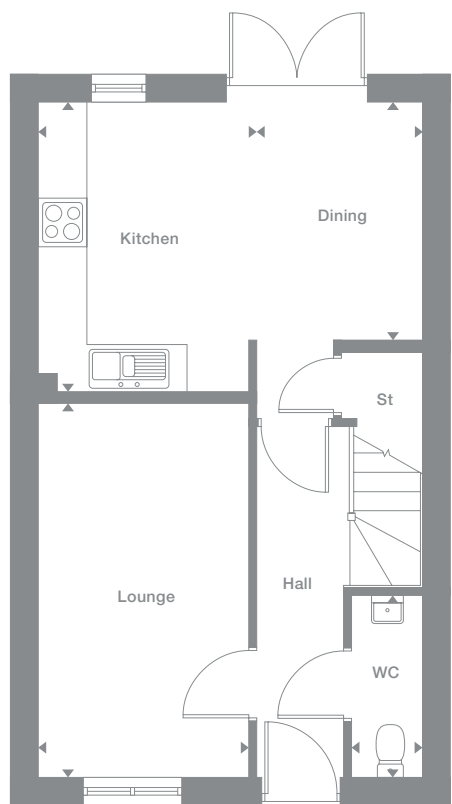
Floor Space

1,177 sq ft

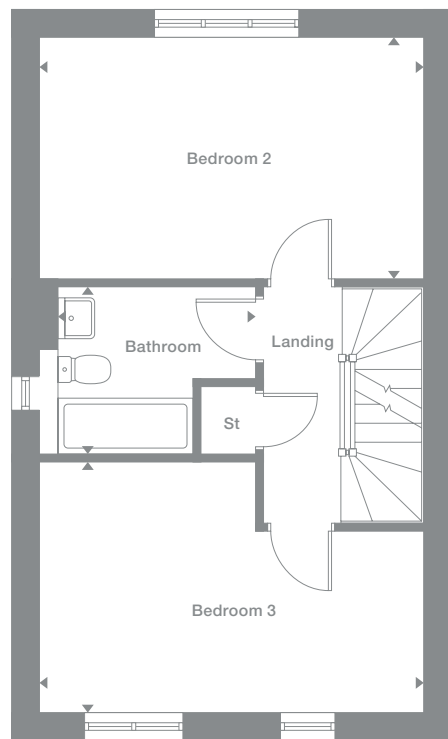
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



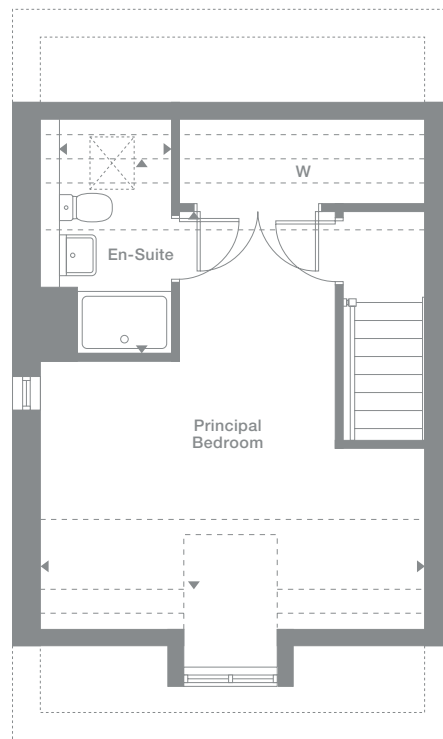
Ground Floor



First Floor



Second Floor



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Rushwick

Overview

The exciting open plan ground floor, extending from an attractive, practical kitchen to french doors and garden access, forms a superb backdrop for convivial social gatherings. On the second floor, the en-suite principal bedroom presents a relaxing, peaceful retreat filled with character.

Ground Floor

Lounge
4.70m x 3.21m
15'5" x 10'6"

Kitchen
2.42m x 2.99m
7'11" x 9'10"

Dining
3.64m x 2.16m
11'11" x 7'1"

WC
0.95m x 2.09m
3'1" x 6'10"

First Floor

Bedroom 2
4.70m x 3.16m
15'5" x 10'5"

Bedroom 3
4.70m x 2.91m
15'5" x 9'7"

Bathroom
2.58m x 2.05m
8'6" x 6'9"

Second Floor

Principal Bedroom
3.60m x 5.15m
11'8" x 16'11"

Dressing
2.57m x 3.17m
8'4" x 10'5"

En-Suite
1.91m x 1.98m
6'3" x 6'4"

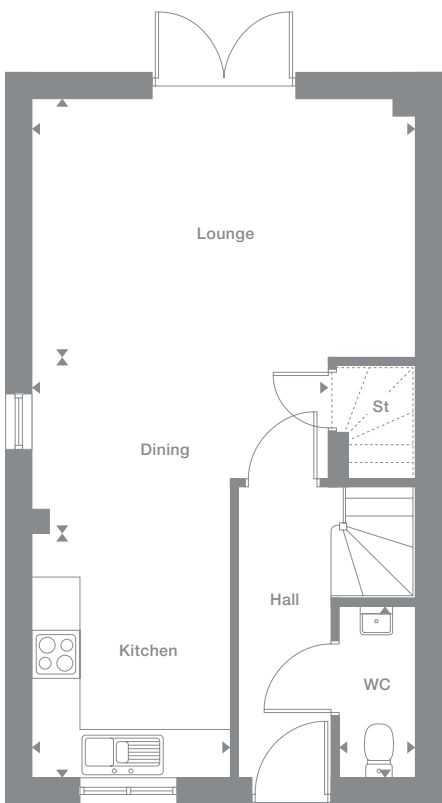
Floor Space

1,291 sq ft

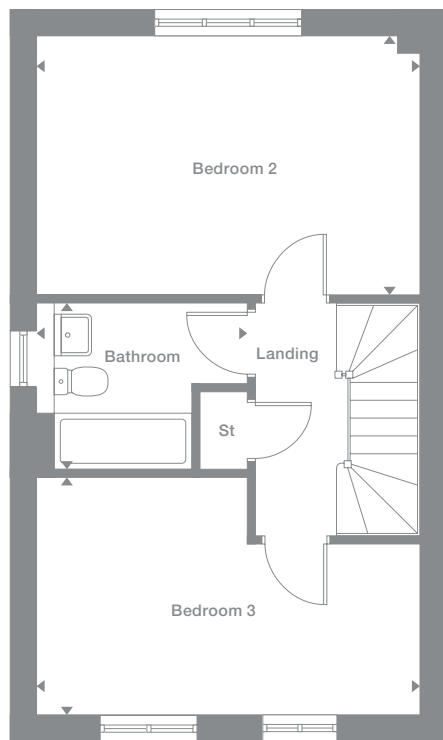
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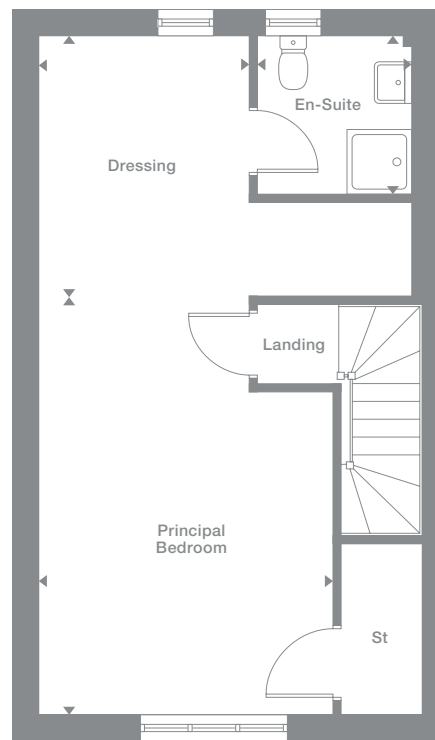
Ground Floor



First Floor



Second Floor



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Haywood

Overview

With its french doors and separate laundry, the kitchen and dining room presents a natural, practical hub for family life. The ground floor includes a comfortable lounge and a WC, while upstairs one of the four bedrooms is en-suite and bedroom four presents an ideal home working space.

Ground Floor

Lounge
3.00m x 4.46m
9'10" x 14'8"

**Kitchen/
Dining/Family**
5.81m x 4.00m
19'1" x 13'2"

Laundry
1.36m x 2.40m
4'6" x 7'11"

WC
0.96m x 1.82m
3'2" x 6'0"

First Floor

Principal Bedroom
3.05m x 3.87m
10'0" x 12'8"

En-Suite
2.03m x 1.18m
6'8" x 3'10"

Bedroom 2
2.68m x 3.14m
8'10" x 10'4"

Bedroom 3
2.66m x 2.82m
8'9" x 9'3"

Bedroom 4
3.03m x 2.10m
9'11" x 6'11"

Bathroom
1.70m x 2.42m
5'7" x 7'11"

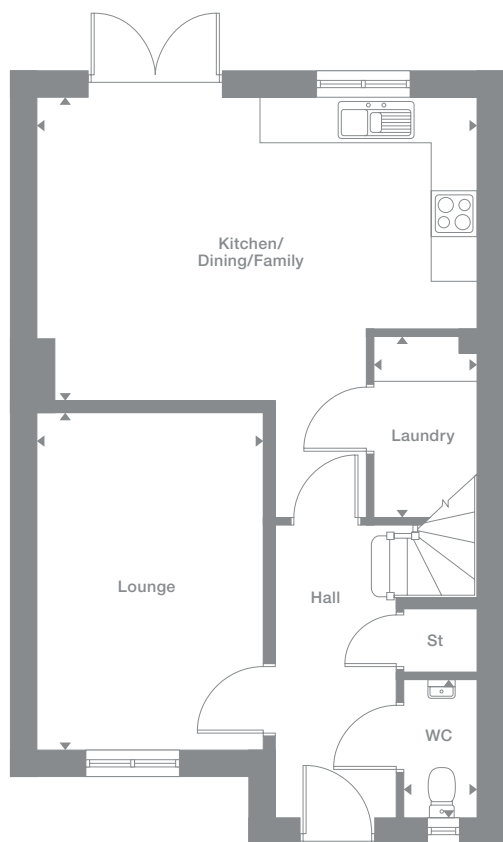
Floor Space

1,130 sq ft

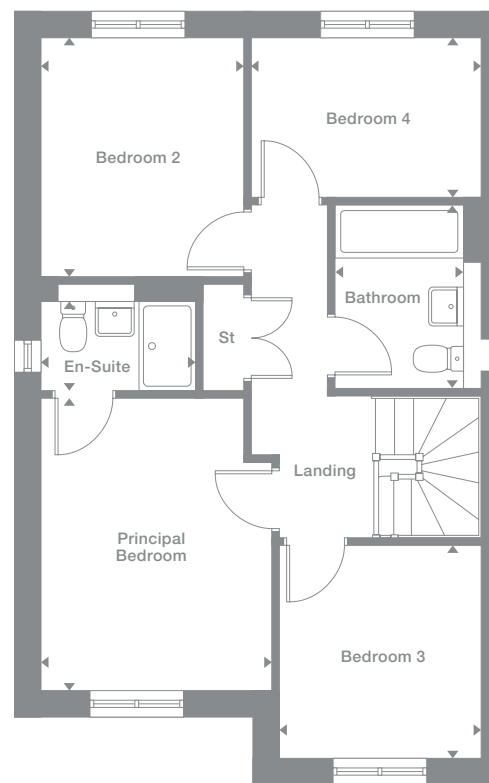
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Ground Floor



First Floor



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Glenwood

Overview

A bay window brings light flooding into the lounge, the practical family kitchen has a separate laundry, and french doors make the dining area especially inviting. The bathroom and four bedrooms, one of them en-suite, are reached via a landing with a generously sized cupboard.

Ground Floor

Lounge
3.56m x 5.30m
11'8" x 17'5"

Kitchen
2.72m x 2.86m
8'11" x 9'5"

Laundry
2.05m x 1.56m
6'9" x 5'2"

Family/Dining
3.31m x 4.52m
10'10" x 14'10"

WC
1.00m x 1.74m
3'3" x 5'9"

First Floor

Principal Bedroom
3.11m x 3.72m
10'3" x 12'3"

En-Suite
2.01m x 1.19m
6'7" x 3'11"

Bedroom 2
2.93m x 3.92m
9'7" x 12'11"

Bedroom 3
2.83m x 2.65m
9'3" x 8'8"

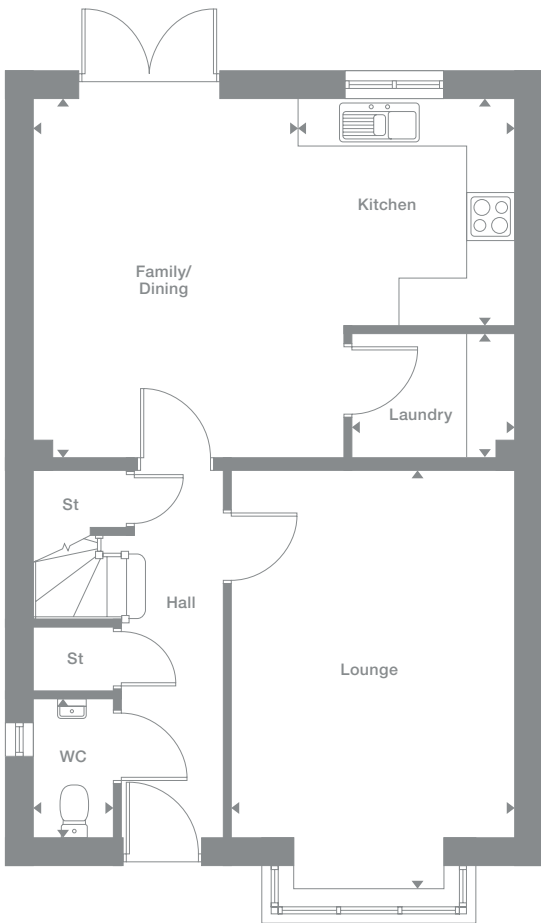
Bedroom 4
3.01m x 2.47m
9'11" x 8'2"

Bathroom
1.70m x 1.99m
5'7" x 6'7"

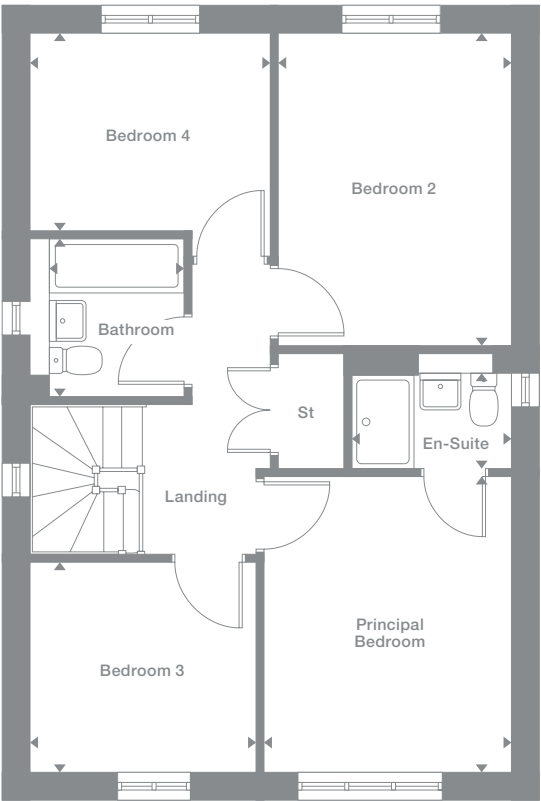
Floor Space

1,222 sq ft

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



First Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

- Lounge**
4.10m x 4.09m
13'5" x 13'5"
- Kitchen**
3.48m x 3.96m
11'5" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Dining**
3.48m x 2.83m
11'5" x 9'4"
- Study/Family**
3.42m x 2.61m
11'3" x 8'7"
- WC**
1.07m x 1.55m
3'6" x 5'1"

First Floor

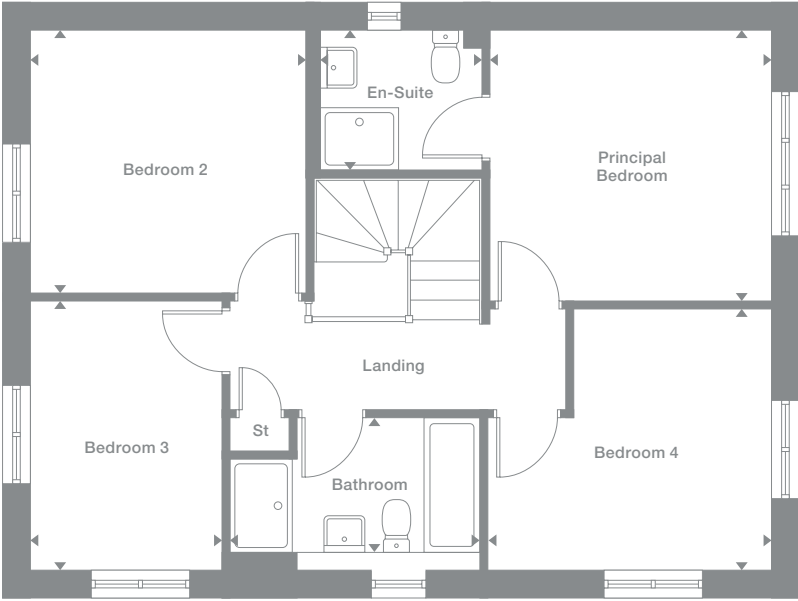
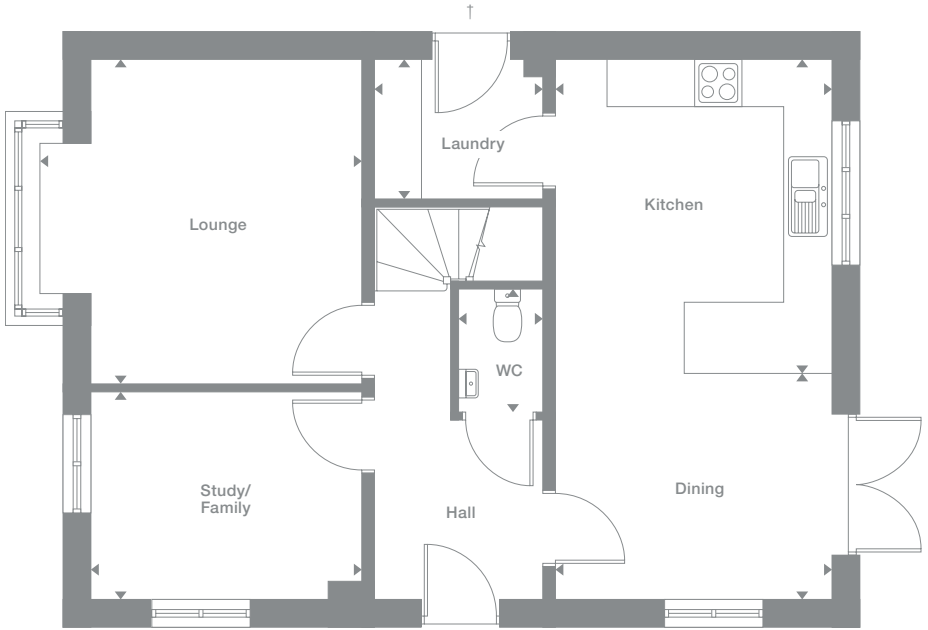
- Principal Bedroom**
3.53m x 3.41m
11'7" x 11'2"
- En-Suite**
2.04m x 1.76m
6'8" x 5'9"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4**
3.56m x 3.28m
11'8" x 10'9"
- Bathroom**
3.14m x 1.70m
10'4" x 5'7"

Floor Space

1,379sq ft

† Door not applicable to all plots. Please see Development Sales Manager for details

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Briarwood

Overview

With its stylish lounge and airy, open-plan kitchen and dining room, this superb home is perfect for lively gatherings. There is a separate laundry and a dedicated study, and the bathroom and four bedrooms, one of them en-suite, are reached by a bright gallery landing.

Ground Floor

- Lounge**
3.56m x 4.47m
11'8" x 14'8"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.91m x 3.84m
12'10" x 12'7"
- Study**
2.08m x 1.97m
6'10" x 6'6"
- WC**
2.08m x 1.52m
6'10" x 5'0"

First Floor

- Principal Bedroom**
3.56m x 3.13m
11'8" x 10'3"
- En-Suite**
2.16m x 1.30m
7'1" x 4'3"
- Bedroom 2**
3.62m x 3.51m
11'11" x 11'6"
- Bedroom 3**
4.19m x 2.75m
13'9" x 9'0"
- Bedroom 4**
2.99m x 2.73m
9'10" x 9'0"
- Bathroom**
2.38m x 2.16m
7'10" x 7'1"

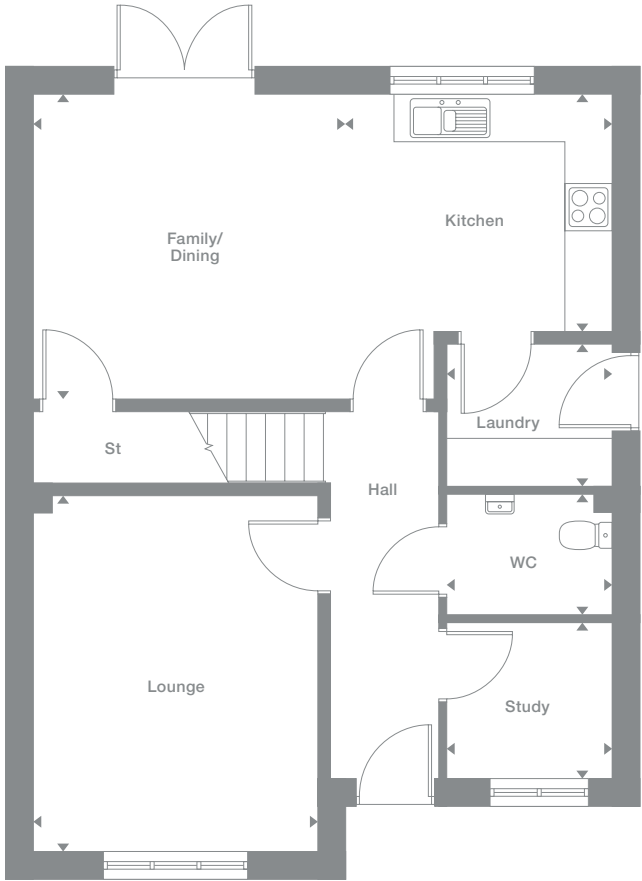
Floor Space

1,419 sq ft

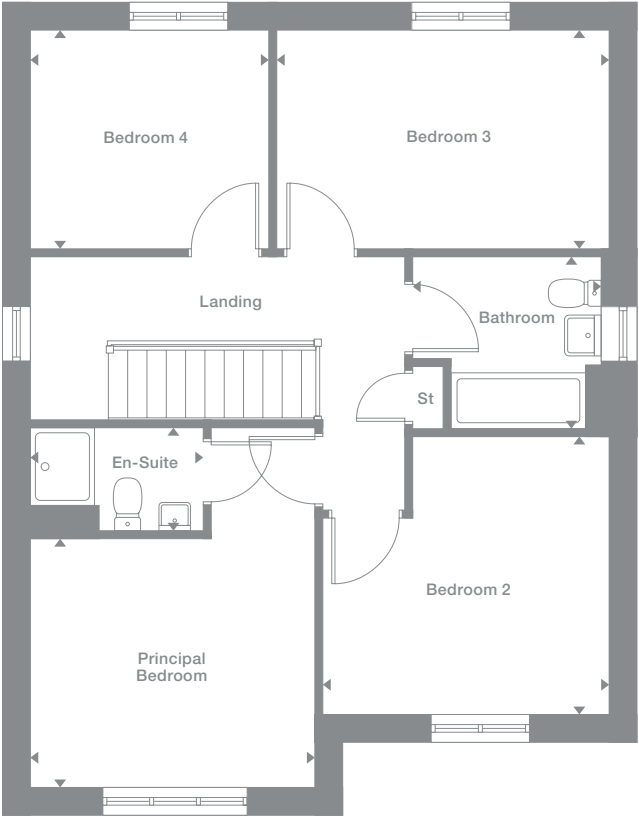
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Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

- Lounge**
3.12m x 5.15m
10'3" x 16'11"
- Kitchen**
3.02m x 3.47m
9'11" x 11'5"
- Laundry**
1.76m x 1.88m
5'9" x 6'2"
- Family/Breakfast**
5.03m x 3.47m
16'6" x 11'5"
- Dining**
2.77m x 3.18m
9'1" x 10'5"
- WC**
0.92m x 1.88m
3'0" x 6'2"

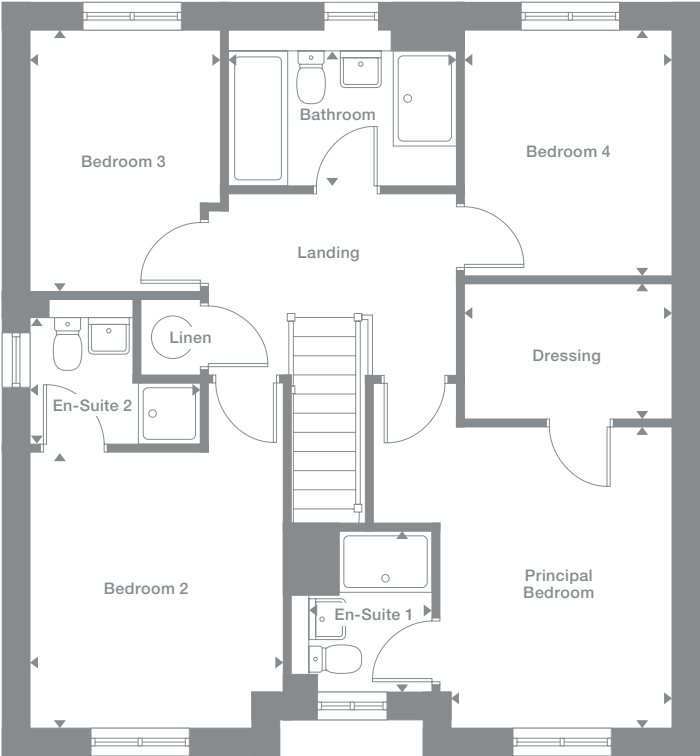
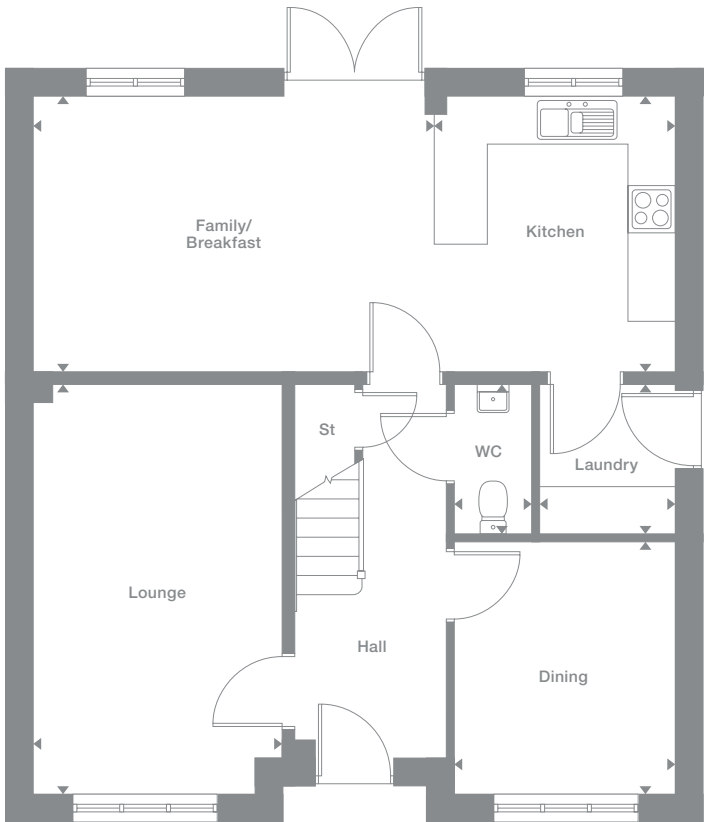
First Floor

- Principal Bedroom**
2.91m x 3.79m
9'7" x 12'5"
- En-Suite 1**
1.55m x 2.02m
5'1" x 6'8"
- Dressing**
2.61m x 1.70m
8'7" x 5'7"
- Bedroom 2**
3.16m x 3.47m
10'5" x 11'5"
- En-Suite 2**
2.13m x 1.60m
7'0" x 5'3"
- Bedroom 3**
2.38m x 3.28m
7'10" x 10'9"
- Bedroom 4**
2.61m x 3.09m
8'7" x 10'2"
- Bathroom**
2.86m x 1.70m
9'5" x 5'7"

Floor Space

1,500 sq ft

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



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.

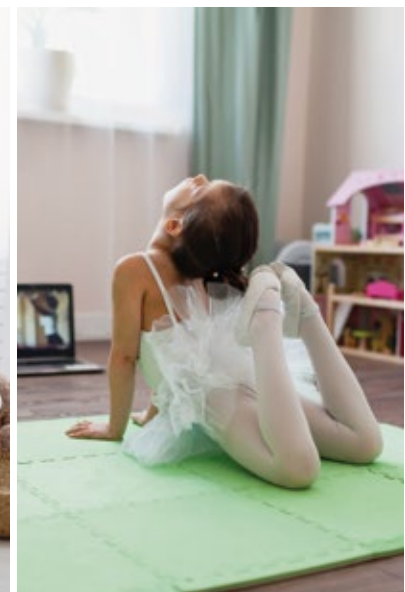
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, 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 beautiful art deco Palace Theatre, the principal live entertainment venue, presents a year-round programme of drama, comedy, music and dance, as well as open-air shows against the magnificent backdrop of Newark Castle and its award-winning gardens. Newark offers an outstanding choice of cultural activities, clubs and societies, from choirs and community bands to dance and drama, art, photography, crafts and creative writing. The town also hosts a series of festivals and events throughout the year, from books and beer to music and art, including a spectacular annual Pro Cycling road race.

Newark Leisure Centre incorporates a swimming pool, a fully equipped fitness suite with a more relaxed family zone, and sports courts. In addition to the castle and gardens, local attractions include the fascinating National Civil War Centre and an exciting all-weather go-karting circuit. The area also has a network of walking and cycling routes, from gentle strolls to more challenging long-range trails, and Balderton Lake is popular with anglers.

Christ Church C of E Primary School, which offers nursery provision, is set in open green surroundings just five minutes walk from Middlebeck, while secondary schools within walking distance include Magnus C of E Academy near the town centre, and Newark Academy to the east. For medical care, the Mid-Notts Group practice has a full time surgery at Balderton, half an hour's walk away.





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 03308 221 941

Sat Nav: NG24 4FS

Middlebeck

millerhomes.co.uk

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