

Poppy Gardens Brough with St Giles

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the place to be

- 04 Living in Brough with St Giles
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 36 The Miller Difference
- 40 Useful Contacts
- 42 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.







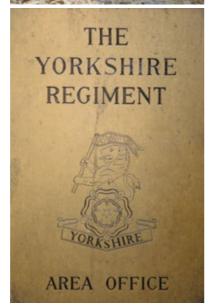


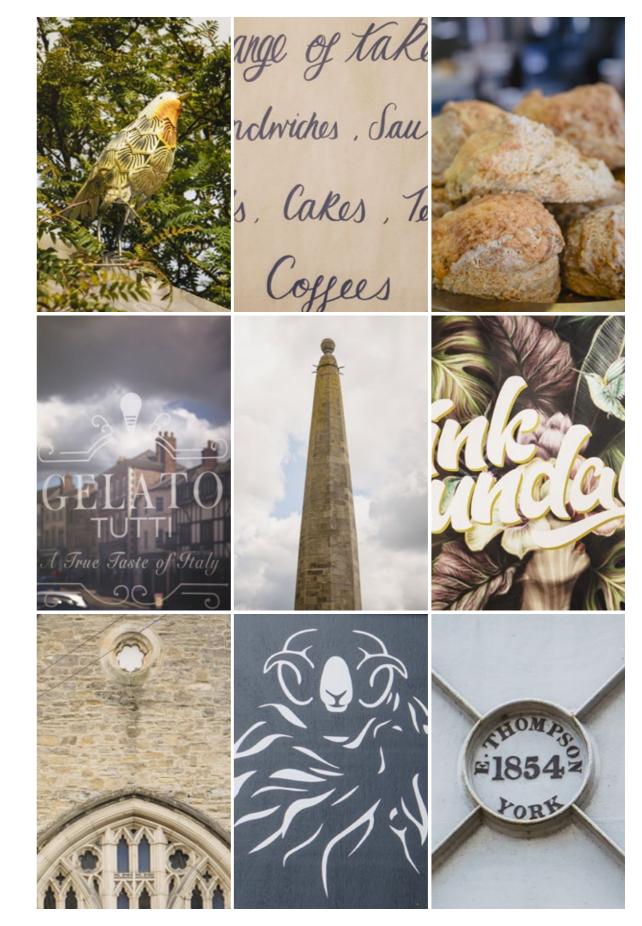
Less than a mile from the A1(M), Poppy Gardens is within half an hour's drive of Barnard Castle and Darlington. Durham and Middlesbrough can be reached in around 35 minutes, and Newcastle upon Tyne and Leeds are around an hour's drive away. A half-hourly bus service runs from Colburn to Darlington, taking just over half an hour to reach Richmond and 70 minutes to arrive in Darlington. A few services carry on to Catterick Racecourse, passing the development.

Five minutes' walk from Poppy Gardens there is a large Lidl supermarket. The Broadway shopping precinct, half a mile away, includes a pharmacy, a Co-op, a post office, hairdressers, a takeaway and a library. Tesco, Aldi and Iceland supermarkets, as well as sports and fashion outlets, can be found in and around Princes Gate Shopping Centre, two miles away. Nearby Richmond is a picturesque, historic market town where the wide selection of shops, cafés and pubs, from high street chains and supermarkets to a Victorian market hall, are set around a beautiful, cobbled Market Place in the shadow of the ancient castle.









Welcome home

On the edge of Brough with St Giles, in beautiful countryside close to the Yorkshire Dales, this inviting selection of energy efficient two, three and four bedroom homes set around a green play area brings an attractive new neighbourhood into a welcoming semi-rural community. Just a few minutes' drive from the A1(M), with good supermarkets, local shops and services nearby, it presents a rare balance of convenience and open, peaceful surroundings.

Welcome to Poppy Gardens...







Newmont

Overview

A comfortable lounge leads through to a stylish, ergonomic kitchen where french doors introduce a light, open ambience to the dining area. A downstairs WC complements the family bathroom, and one of the two bedrooms features an en-suite shower room and a useful built-in cupboard.

Ground Floor

Lounge 3.08m x 4.04m 10'1" x 13'3"

Kitchen/Dining 4.03m x 3.00m 13'3" x 9'10"

WC

1.60m x 1.11m 5'3" x 3'8"

First Floor Principal Bedroom 4.03m x 3.19m 13'3" x 10'6"

En-Suite 1.51m x 2.21m 5'0" x 7'3"

Bedroom 2

4.03m x 2.49m 13'3" x 8'2"

Bathroom 1.70m x 1.95m

5'7" x 6'5"

Floor Space

725 sq ft

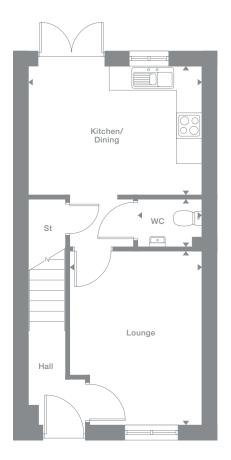
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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

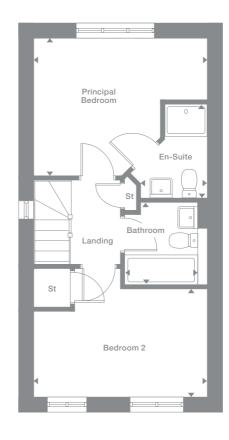


13

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.

Poppy Gardens 12 Poppy Gardens

Washington

Overview

With its ergonomic kitchen, and french doors adding flexibility to the inviting living and dining room, this is a home ready for lively entertaining. It includes a downstairs WC, a family bathroom and three bedrooms, one of them en-suite with a convenient built in cupboard.

Ground Floor

Living 4.47m x 3.01m 14'8" x 9'11"

Kitchen

2.29m x 3.17m 7'6" x 10'5"

Dining 3.46m x 2.06m 11'5" x 6'9"

WC 0.94m x 2.02m 37" x 6'8"

First Floor Principal Bedroom 3.06m x 3.21m 10'1" x 10'6"

En-Suite

1.18m x 2.02m 3'10" x 6'8"

Bedroom 2 2.42m x 2.95m 8'0" x 9'8"

Bedroom 3 1.95m x 2.11m 6'5" x 6'11"

Bathroom 2.20m x 1.99m

7'3" x 6'6"

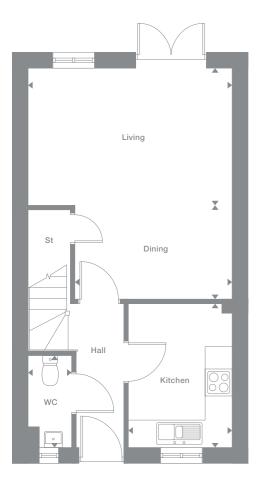
Floor Space 806 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

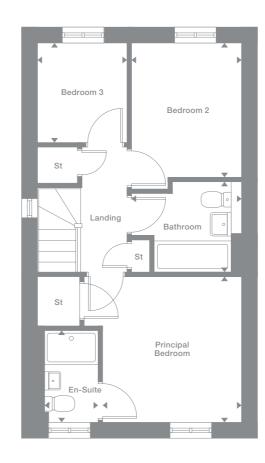
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Ground Floor



First Floor



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15 Poppy Gardens Poppy Gardens

Ingleton

Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.

Ground Floor

Lounge 3.53m x 4.45m 117" x 14'7"

Kitchen/Dining 3.27m x 3.80m 10'9" x 12'6"

Laundry 1.11m x 1.92m 3'8" x 6'4"

WC 1.11m x 1.78m 3'8" x 5'10"

First Floor

Principal Bedroom 2.98m x 3.23m 9'9" x 10'7"

En-Suite 1.18m x 1.98m 3'10" x 6'6"

Bedroom 2 2.37m x 3.22m 7'10" x 10'7"

Bedroom 3 2.00m x 2.14m 67" x 7'0"

Bathroom 2.37m x 1.70m 7'10" x 5'7"

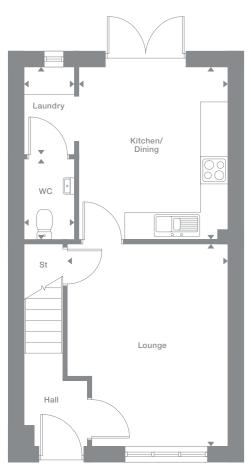
Floor Space 806 sq ft

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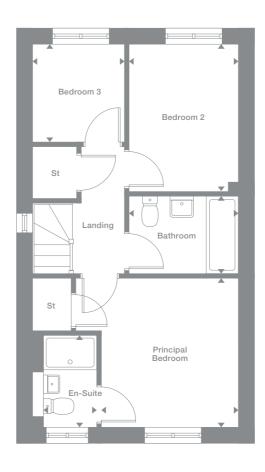
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Ground Floor



First Floor



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17 Poppy Gardens Poppy Gardens

Wilton

Overview

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

Ground Floor

Lounge 4.65m x 2.98m 15'3" x 9'9"

Kitchen

2.88m x 3.42m 9'6" x 11'3"

Dining 1.76m x 2.32m

5'10" x 7'7"

WC

1.67m x 0.99m 5'6" x 3'3"

First Floor

Principal Bedroom 3.32m x 2.98m 10'11" x 9'9"

En-Suite

1.00m x 2.75m 3'4" x 9'0"

Bedroom 2

2.53m x 3.42m 8'4" x 11'3"

Bedroom 3 2.02m x 3.42m

6'8" x 11'3" Bathroom

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

Floor Space

837 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

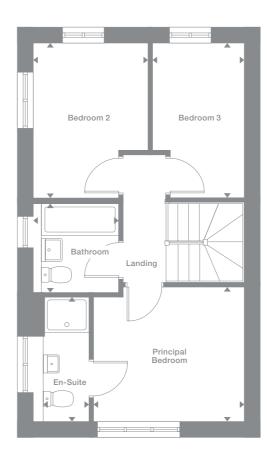
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Ground Floor



First Floor



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Poppy Gardens Poppy Gardens

Whitton

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 storage.

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"

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

Bedroom 2

9'10" x 8'1"

2.98m x 2.46m

First Floor

Bathroom

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

Floor Space

947 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

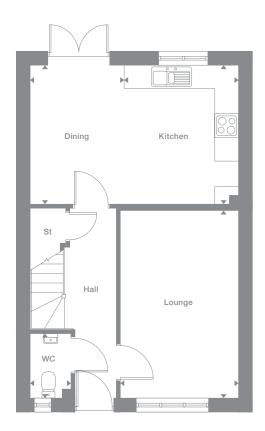
† Window only applicable to some plots. Please see Development Sales Manager for details

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

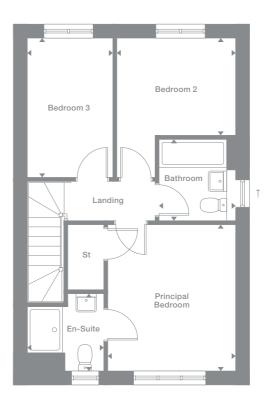


Poppy Gardens

Ground Floor



First Floor



Neighton

Overview

The long hallway leads past the principal bedroom and family bathroom into a light, airy openplan living/kitchen area incorporating french doors, creating a wonderfully adaptable space for relaxed socialising. Upstairs, two of the three bedrooms share a dual-access en-suite shower room, and one has a charming dormer window.

Ground Floor

Living/Kitchen/Dining 4.36m x 4.93m 14'4" x 16'2"

Principal Bedroom 4.04m x 3.32m 13'3" x 10'11"

Bathroom 2.60m x 2.21m 8'6" x 7'3"

First Floor

Bedroom 2 2.99m x 4.93m 9'8" x 16'2"

Bedroom 3 2.89m x 4.93m 9'5" x 16'2"

En-Suite 1.50m x 2.27m 4'9" x 7'4"

Floor Space 930 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

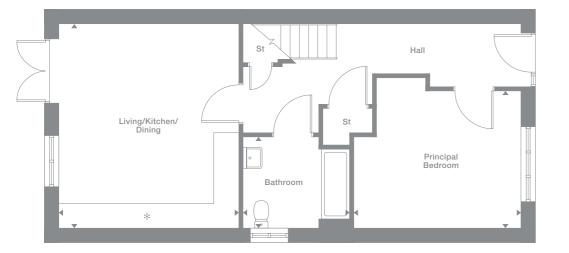
Denotes 1.800m height ceiling line

* Kitchen layout subject to change. Please see Development Sales Manager for details

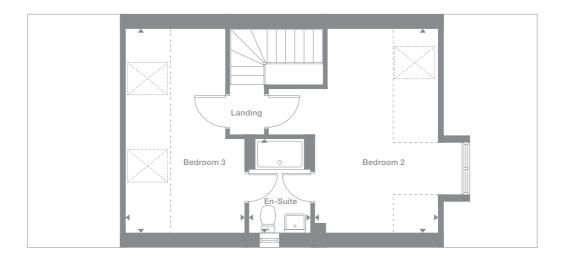
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Leighton

Overview

The hallway leads into a light, airy open-plan kitchen and living area incorporating french doors, creating a wonderfully adaptable space for relaxed socialising. The principal bedroom has three windows and is also accessed from the hallway. Upstairs, two of the three bedrooms share a dual-access en-suite shower room, and one has a charming dormer window.

Ground Floor

Living/Kitchen/Dining 4.20m x 4.94m 13'8" x 16'2"

Principal Bedroom 2.96m x 4.94m 9'7" x 16'2"

Bathroom 2.25m x 2.56m 7'4" x 8'4"

First Floor

Bedroom 2 2.99m x 4.94m 9'8" x 16'2"

Bedroom 3 2.89m x 4.94m 9'5" x 16'2"

En-Suite 1.50m x 2.27m 4'9" x 7'4"

Floor Space 930 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

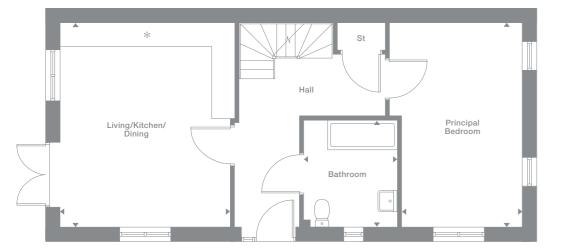
Denotes 1.800m height ceiling line

* Kitchen layout subject to change. Please see Development Sales Manager for details

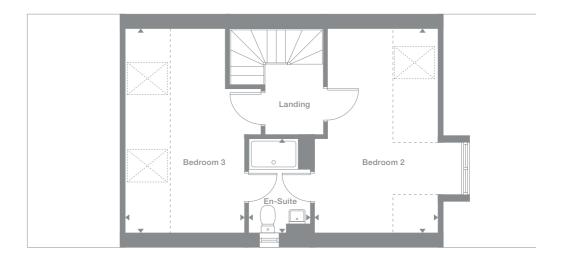
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor

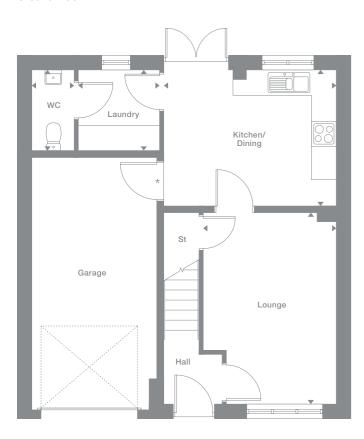


Tollwood

Overview

With a dedicated laundry, and french doors enhancing the dining area, the kitchen provides a bright social hub that perfectly complements the adjoining lounge. The family bathroom joins the four bedrooms on the first floor, and the en-suite principal bedroom features a luxurious dressing area.

Ground Floor



Ground Floor

Lounge 3.18m x 4.59m 10'5" x 15'1"

Kitchen/Dining 4.12m x 3.26m 13'7" x 10'8"

Laundry 1.95m x 1.92m 6'5" x 6'4"

WC 1.00m x 1.92m 3'3" x 6'4"

loor

First Floor Principal Bedroom 4.12m x 2.47m 13'7" x 8'1"

En-Suite

2.04m x 1.18m 6'8" x 3'10"

Dressing 2.04m x 1.65m 6'8" x 5'5"

Bedroom 2 3.05m x 3.69m 10'0" x 12'1"

Bedroom 3 3.11m x 2.41m 10'2" x 7'11"

Bedroom 4 1.92m x 3.54m 6'4" x 11'8"

Bathroom 2.05m x 2.18m 6'9" x 7'2"

Floor Space 1,025 sq ft

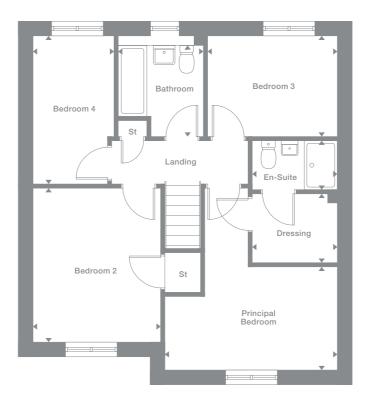
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

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



First Floor



Skywood

Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is en-suite.

Lounge 3.27m x 4.82m 10'9" x 15'10"

Kitchen

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

Laundry 1.60m x 2.09m 5'3" x 6'10"

Dining 2.84m x 3.26m 9'4" x 10'9"

WC

1.60m x 1.07m 5'3" x 3'6"

Ground Floor

En-Suite 1.83m x 2.38m 6'0" x 7'10"

First Floor

4.27m x 2.88m

14'0" x 9'6"

Principal Bedroom

Bedroom 2 3.70m x 2.82m 12'2" x 9'3" Bedroom 3

Bedroom 4 3.70m x 2.82m 12'2" x 9'3"

3.13m x 2.61m

10'3" x 8'7"

Bathroom

1.70m x 2.09m 5'7" x 6'10"

Floor Space 1,144 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

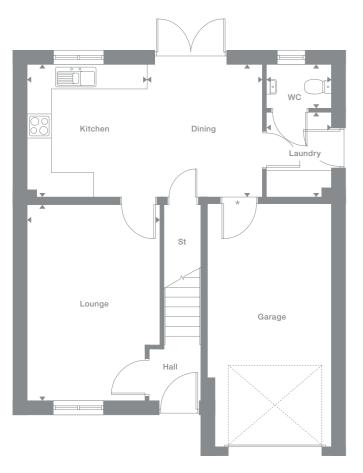
- † Window only applicable to some plots. Please see Development Sales Manager for details
- * Optional garage door

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



29

Ground Floor



First Floor



Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include a principal bedroom with en-suite and dressing room.

Lounge 2.93m x 4.08m 9'7" x 13'5"

Kitchen

3.45m x 2.70m 11'4" x 8'10"

Laundry 1.91m x 1.71m 6'4" x 5'7"

Dining 3.03m x 4.16m 9'11" x 13'8"

Family 3.03m x 2.76m 9'11" x 9'1"

WC 1.91m x 0.90m 6'4" x 2'11"

Ground Floor First Floor

Principal Bedroom 3.14m x 2.75m 10'4" x 9'0"

En-Suite

1.97m x 1.55m 6'6" x 51"

Dressing

1.85m x 1.97m 6'1" x 6'6"

Bedroom 2 2.93m x 3.81m 9'7" x 12'6"

Bedroom 3 3.72m x 2.44m

12'3" x 8'0" Bedroom 4/Study 2.15m x 3.02m

Bathroom 2.05m x 1.69m

7'1" x 9'11"

6'9" x 5'7"

1,212 sq ft

Floor Space

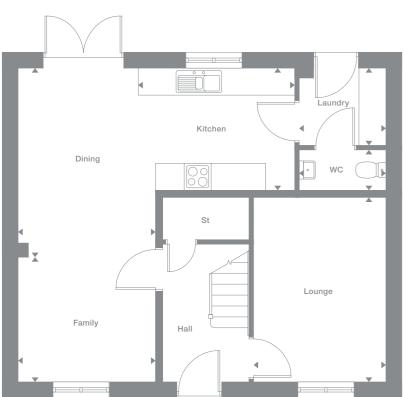
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Stair bulkhead

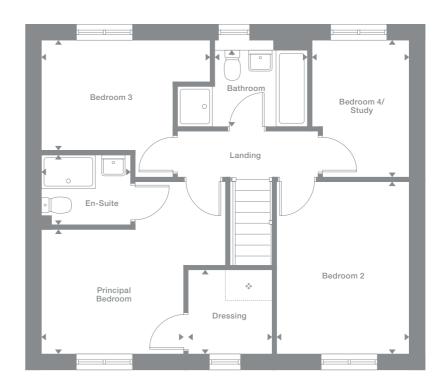
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Lounge 2.95m x 4.43m 9'8" x 14'7"

Kitchen

2.86m x 2.68m 9'5" x 8'10"

Laundry 1.80m x 1.26m 5'9" x 4'2"

Dining 2.16m x 2.68m 7'1" x 8'10"

Family 3.14m x 2.36m 10'4" x 7'9"

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

Ground Floor

First Floor Principal Bedroom 4.03m x 2.73m 13'3" x 9'0"

En-Suite 2.60m x 1.19m 8'6" x 3'9"

Dressing 2.60m x 1.42m 8'6" x 4'8"

Bedroom 2 2.95m x 3.91m 9'8" x 12'10"

Bedroom 3 3.04m x 2.87m 10'0" x 9'5"

Bedroom 4 2.60m x 3.94m 8'7" x 12'11"

Bathroom 2.33m x 2.87m 7'8" x 9'5"

Floor Space 1,240 sq ft

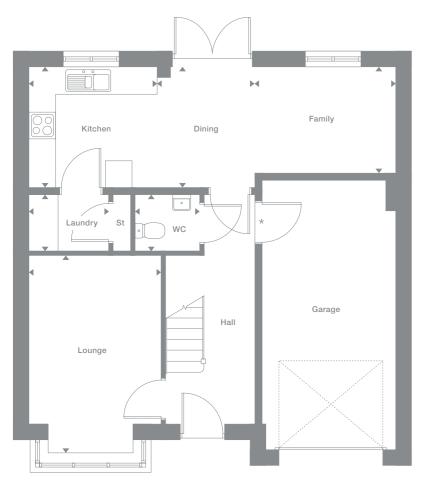
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

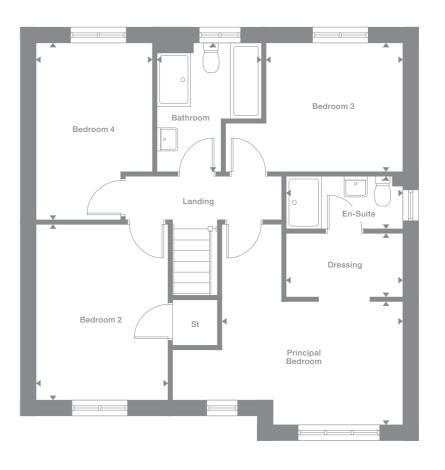
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Norwood

Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

Ground Floor Lounge 3.58m x 4.51m 11'9" x 14'10"

Kitchen

3.36m x 2.95m 11'0" x 9'8"

Laundry 2.06m x 1.66m 6'9" x 5'5"

Family/Dining 3.71m x 3.84m 12'2" x 12'7"

Study 2.06m x 1.96m 6'9" x 6'5"

WC 2.06m x 1.12m 6'9" x 3'8"

First Floor

Principal Bedroom 3.58m x 3.17m 11'9" x 10'5"

En-Suite

2.31m x 1.30m 7'7" x 4'3"

Bedroom 2

3.65m x 2.73m 12'0" x 9'0"

Bedroom 3 3.40m x 3.15m 11'2" x 10'4"

Bedroom 4 3.32m x 2.72m 10'11" x 8'11"

Bathroom 2.57m x 1.99m 8'5" x 6'6"

Floor Space

1,344 sq ft

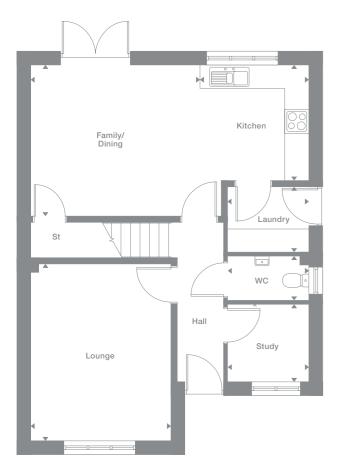
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† Window only applicable to some plots. Please see Development Sales Manager for details

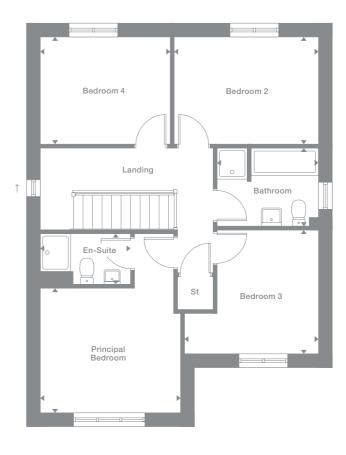
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



The Miller Difference

The Miller Difference Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your ready to be shaped starting point. Our job around your lifestyle. 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,

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

Built on trust

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

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

locations and superb architectural design to meticulous construction same high standards. work and exceptional finishes, our expertise is through your choices, 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.

From beautiful

A smooth customer journey

Our award-winning service reflects the As we guide you 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

quickly be moulded to After meeting your Development Sales your personal choices. Manager, who will help So will our service. you choose and buy Once you tell us how your new home, you'll you want to keep in be introduced to your touch, whether by phone, text, email, Site Manager, who will be responsible our custom designed for every aspect of app or via our website, the building work. that's how we'll keep They'll both be happy you regularly updated to answer any and informed. You'll questions you have. be able to access all the records of

Fully involved Your new home will

meetings, and see what happens next.

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.

Make it your own

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.













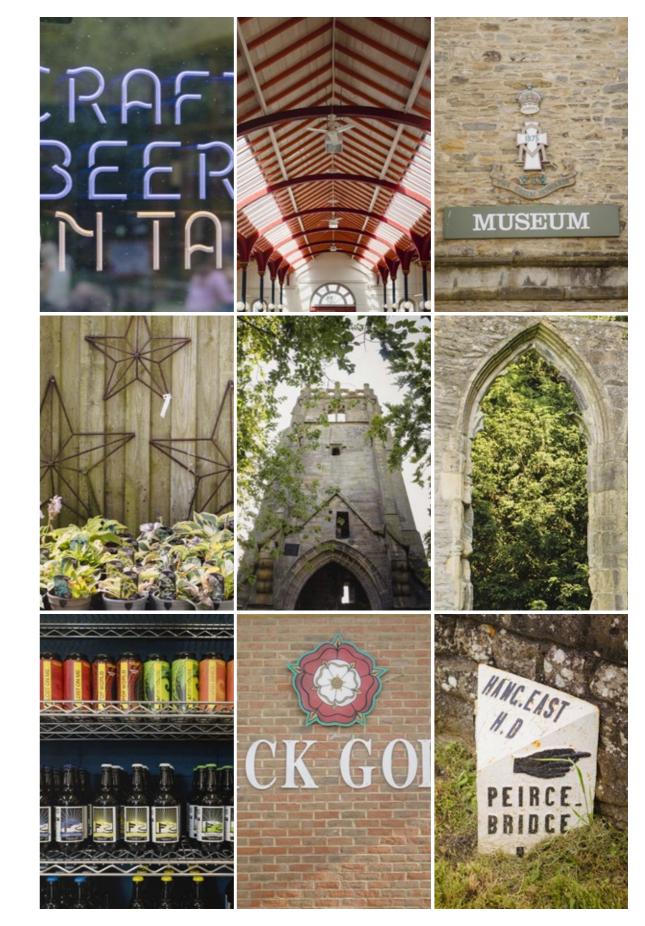




The area offers an eclectic choice of leisure activities, ranging from fine dining and race days at Catterick Racecourse to angling at Catterick Fishing Complex on the River Swale or football training at Colburn Community Sports Centre. Catterick Leisure Centre, next to Princes Gate, has a well-equipped gym and three swimming pools, and Catterick Golf Club is approximately two and a half miles away. Richmond's attractions include drama, music and comedy at the Georgian Theatre Royal, and The Station Arts Complex, where the old railway building has been transformed into a creative hub with a three-screen cinema, café bar and galleries with changing exhibitions. There are also opportunities for walking and cycling around the superb parks and natural surroundings, including rambling through nearby Colburn Beck Wood or along the River Swale, or exploring the vast Yorkshire Dales National Park.

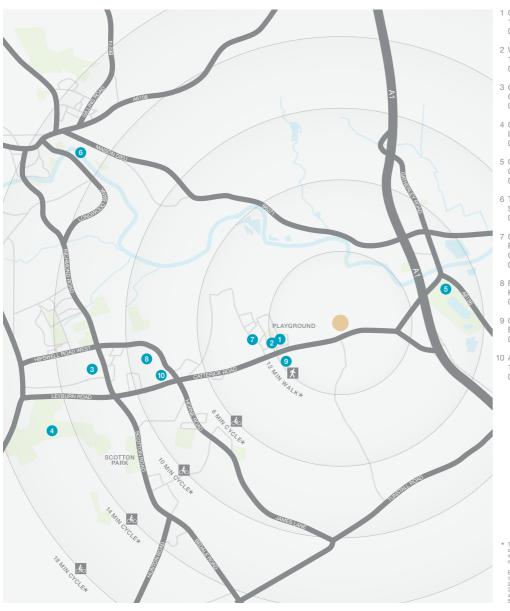
Colburn Community Primary School and a day nursery, Banana Moon, are both just fifteen minutes' walk from Poppy Gardens, and Risedale School in Hipswell, the high school that serves Brough with St Giles, is less than two miles away. Colburn Medical Practice, located across the road from the Broadway shops, is a full time GP practice with full nursing support, and there is a dental surgery, Alpha Dental, a mile and a half away on the eastern edge of Catterick Garrison.





Useful Contacts

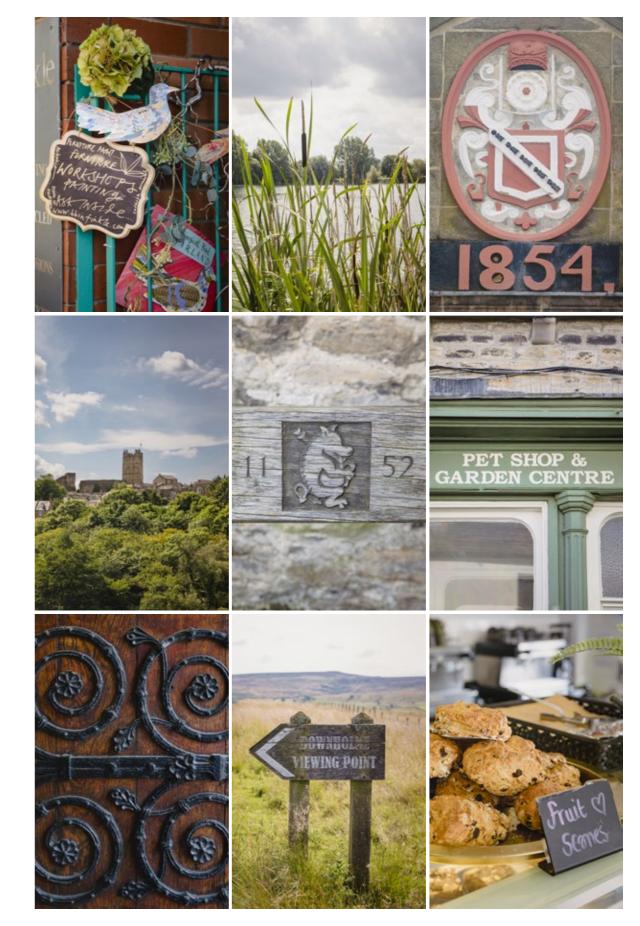
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Colburn Pharmacy 19–20 Broadway 01748 832 277
- 2 Walkerville Post Office 11–12 The Broadway 01748 835 748
- 3 Catterick Leisure Centre Gough Road 01748 831 030
- 4 Catterick Golf Club Leyburn Road 01748 833 268
- 5 Catterick Racecourse Catterick Bridge 01748 811 478
- 6 The Station Arts Complex Station Yard 01748 828 259
- 7 Colburn Community Primary School Colburn Lane 01748 832 676
- 8 Risedale School Hipswell 01748 833 501
- 9 Colburn Medical Practice Easton Way 01748 830 500
- 10 Alpha Dental Catterick 16b Hildyard Row 01748 832 802

* Times stated are averages based on approximate distances and would be dependent on the route taken.





Please see millerhomes.co.uk for development opening times or call 01748 220 083

From the A1(M)

Leave the A1(M) at junction 52 to join the A6055 for Catterick Garrison. Three quarters of a mile on, the entrance to Poppy Gardens is on the right.

From Richmond

Leave Richmond by the A6136. After crossing the River Swale, stay on the A6136 Richmond Road for two and a half miles, passing through one roundabout, then at the next roundabout, beside an Aldi store, take the first exit to stay on the A6036 for Catterick. Carry on for almost two miles, following signs for the A1(M) and taking the second exit at the roundabout beside a Jet petrol station. Around 300 yards on, the entrance to Poppy Gardens is on the left.

Sat Nav DL9 4XL







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 solicion. 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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



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