



— OLD —

MILLERS RISE

P E T E R W A R D H O M E S



Building new *homes* since 1978.



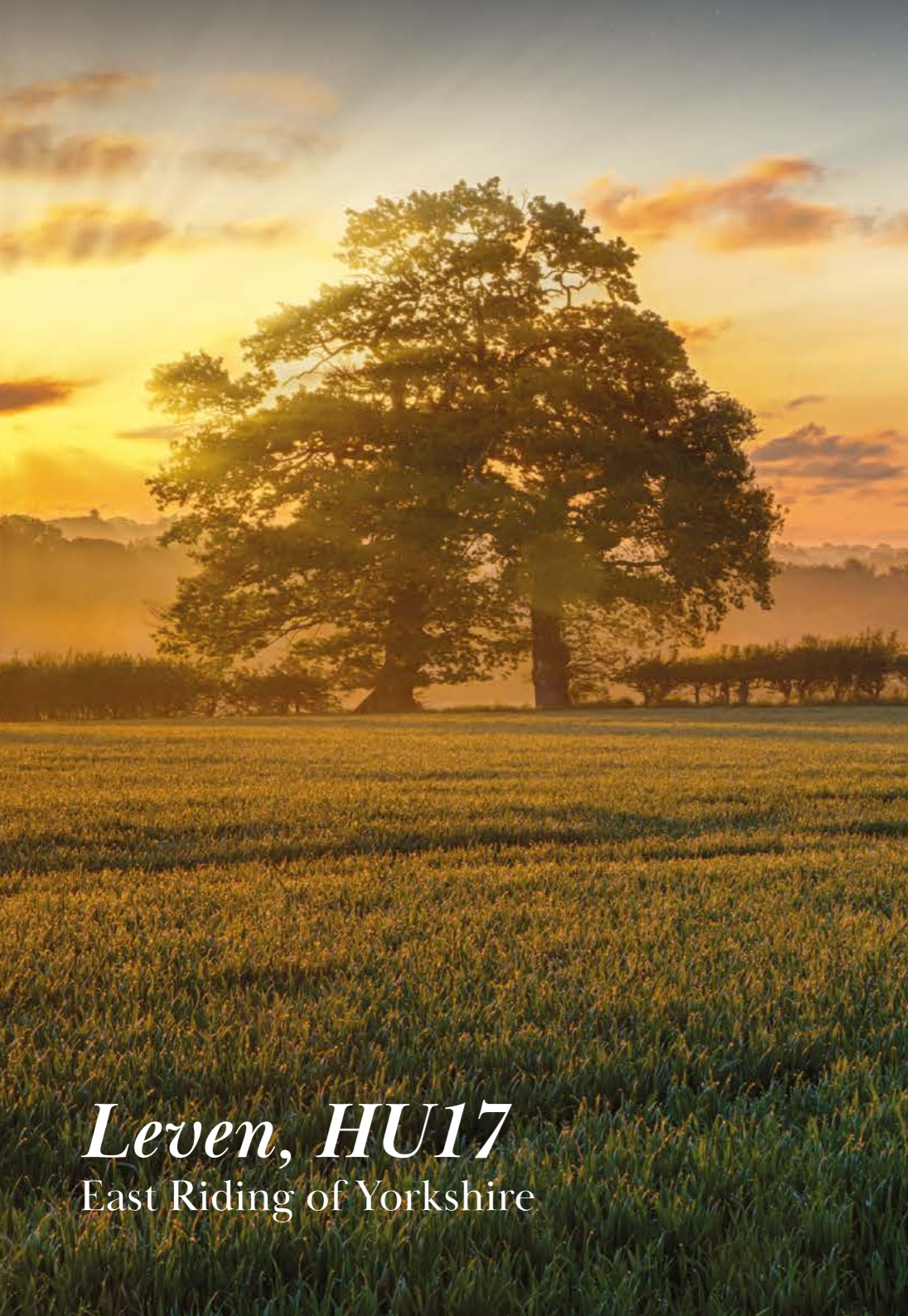
OLD
MILLERS RISE
PETER WARD HOMES

Homes built for a better *lifestyle.*

When you choose Peter Ward Homes, you're investing in a happier and more enriching lifestyle for you and your loved ones. Filled with high-quality features designed around comfort and convenience, we know you'll immediately fall in love with the properties available at Old Millers Rise.

We've meticulously created these attractive, spacious and energy efficient homes to perfectly suit the requirements and preferences of modern families. Elegant bathrooms, stylish kitchens and contemporary living environments give you everything you need to relax, entertain, celebrate, and share special moments together. Meanwhile, a larger-than-average garden complete with inviting patio presents the perfect spot to read a good book, play with the kids and host a barbecue under the summer sun.





Leven, HU17
East Riding of Yorkshire

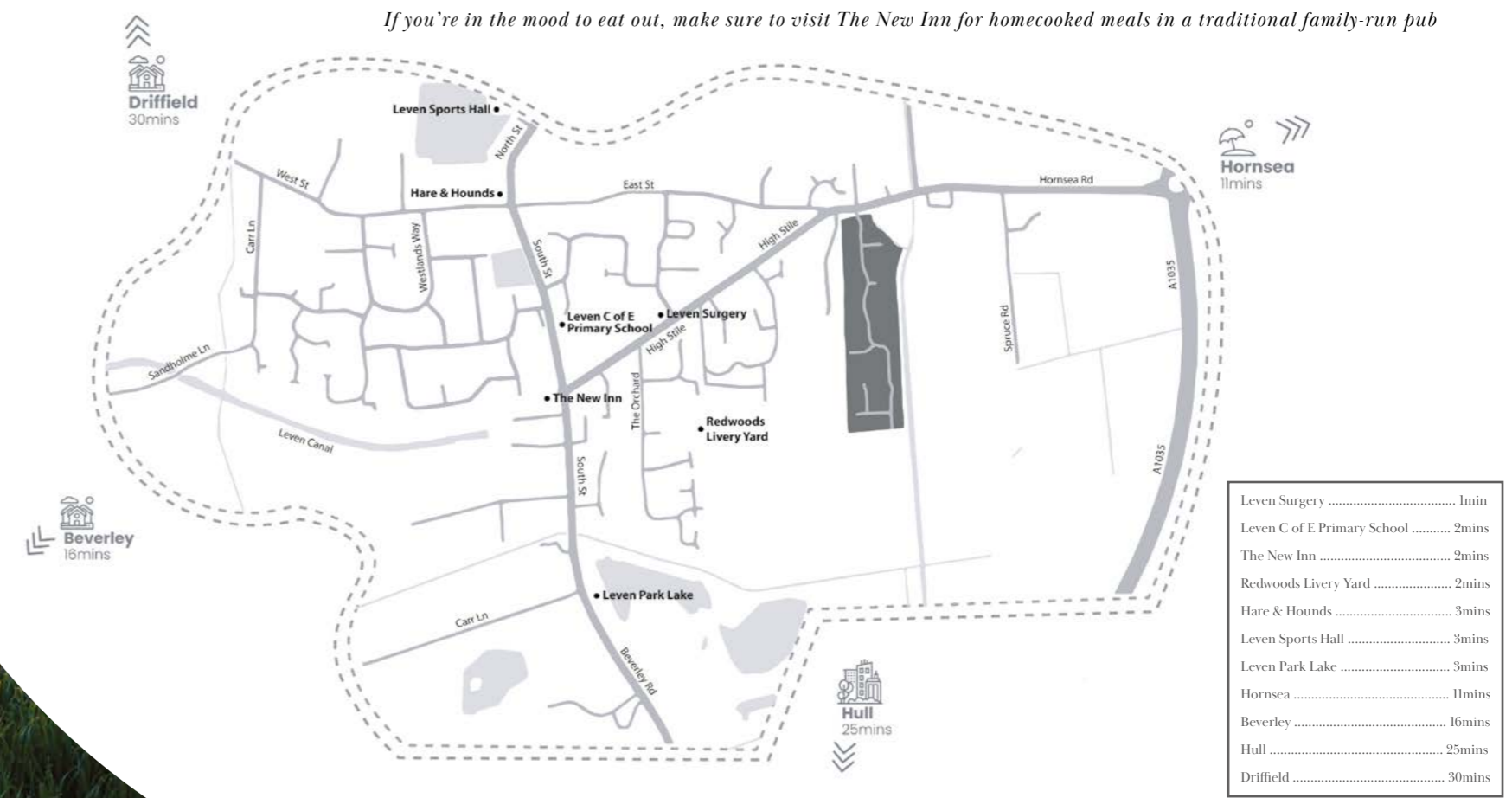
Discover your new *neighbourhood.*

Old Millers Rise
Hornsea Road
Leven
HU17 5NJ

A small village located just six miles from Hornsea beach, Leven is the ideal place to call home. With roots that go back many centuries, the area is steeped in history whilst offering a truly peaceful setting for a bright and contemporary lifestyle.

Less than a 15-minute drive from the stunning market town of Beverley and within a short distance of Hull, this quiet haven is removed from the hustle and bustle whilst remaining easily accessible.

If you're in the mood to eat out, make sure to visit The New Inn for homecooked meals in a traditional family-run pub





Step *inside* Old Millers Rise.

Designed and built to the impeccably high standards our customers have come to expect from us, Old Millers Rise presents a safe, friendly and serene community.

Fitted with the latest features such as thermally efficient double glazed windows, HD TV cabling, alarm system, electric car charging point and a composite front door, these beautiful homes tick all of the right boxes and provide complete peace of mind.

We guarantee that Old Millers Rise will take your breath away within moments of arriving. All that's left to do is step inside and discover a whole new way of life.

Specifications

Peter Ward Homes have put together a high-quality specification that provides all the essentials. All houses are built in character facing brick with an insulated cavity & a thermal block inner leaf. All main services are connected including water, electricity, gas & drainage.



Windows

High specification double glazed UPVC frames with locking catches on the ground floor, and stainless steel friction hinges. Window frames carry a 10 year manufacturers guarantee, the glass carries a 5 year manufacturers cover against defects and the window fitments a 2 year guarantee.



Bathroom

The family bathroom has white basin, WC and bath. The bath has a shower mixer and splash screen, except in the Rockingham and Wells which have a shower cubicle with thermostatic shower. Shaver point. En-suites include white basin, WC and shower cubicle either walk-in or with door or doors. Fitted with thermostatic shower. Shaver Point.



Kitchen

Appliances included in the price – Gas hob, extractor, single oven (but double oven or side by side single ovens in all detached types), dishwasher and integrated fridge/freezer in all types. Plumbing for a washing machine will be provided in the kitchen in the Alton and Addington types only. Kitchens have upstands to match worktops.



Central Heating

Gas fired central heating to radiators for your energy efficient home.



Utility Room

Includes work top and plumbing for an automatic washing machine.



Internal Decoration

Decorated throughout and white satin to internal woodwork.



Security Systems

An alarm system is fitted in all house types.



Telephone

Cables are run underground to each house. Telephone sockets in lounge and bed 1.



Car Charging

An electric car charging point is provided with each plot.



Gardens

Front gardens / forecourts will have shrubs or be partly turfed if specified in our landscape scheme. Rear gardens will have a patio area in paving slabs. Gardens may have trees if specified in our landscape scheme. Outside tap.



TV & Digital

All houses will have:
•Digital TV aerial
•Cabling for HD TV
•HD/TV points in lounge, kitchen, bed 1 and bed 2
•Sky Digital Satellite Dish



Log Burner

Wood burning stove fitted in the lounge in Wells type only. There is decorative stone or slate cladding to the rear of the opening and the sides are lined with heat resistant insulation board. Slate hearth.



Wall Tiling

Bathrooms part tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splashback over hand basin only.



Doors

Front Doors - GRP composite doors with chrome fitments. Draught proof with multi-point locking. Back Doors - UPVC half glazed panel doors and/or French doors/sliding patio doors. Internal Doors - four panelled in white with chrome fitments.



Skirtings & Flooring

Moulded 5" nominal (125mm) skirtings and 3" nominal (75mm) door architraves are fully matching. Insulated solid ground floors with water resistant boarded flooring on first floor.



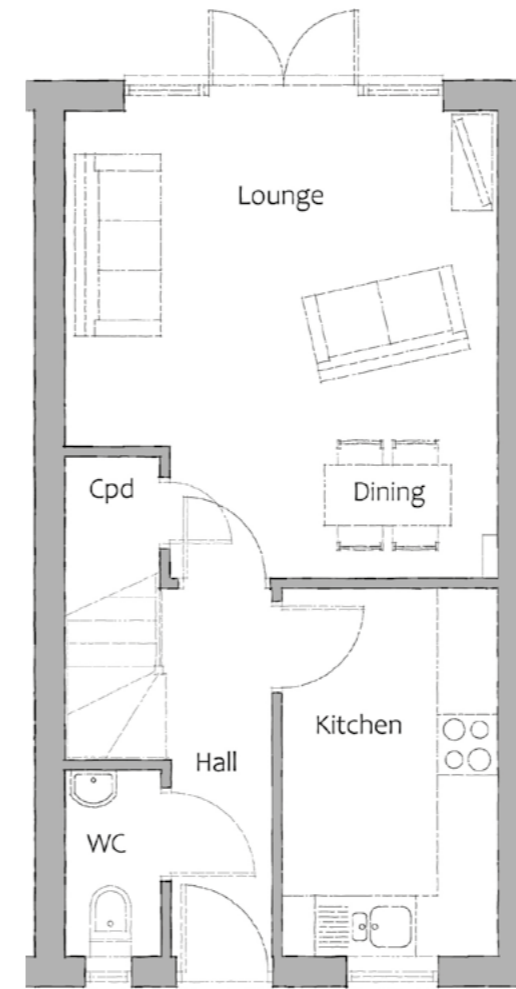
Alton

2 bedroom

2
bed

Mid Terrace

Parking Spaces



Ground Floor

Kitchen

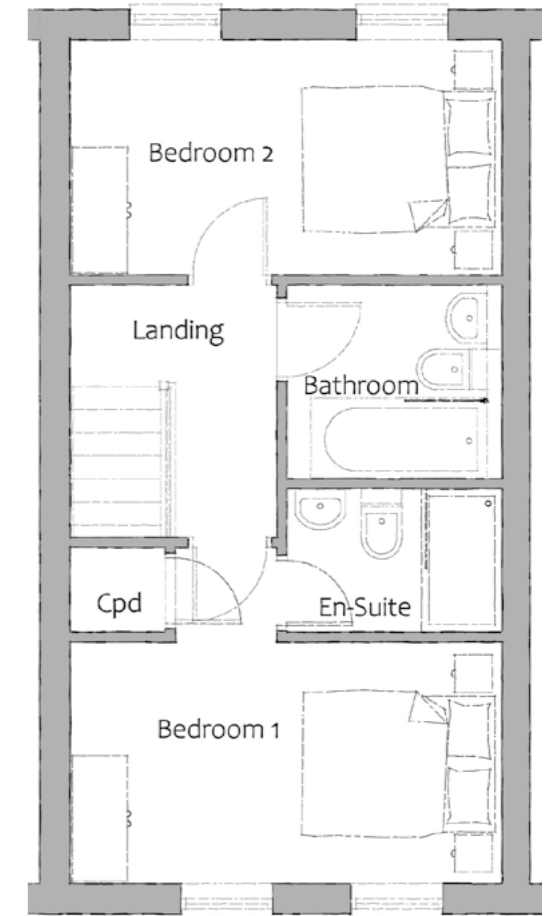
3600mm x 2090mm (11'9" x 6'10")

Lounge/Dining

4590mm x 4230mm (15'7" x 13'10")

WC

1800mm x 900mm (5'10" x 2'11")



First Floor

Bedroom 1

4230mm x 2350mm (13'10" x 7'8")

En-suite

2090mm x 1400mm (6'10" x 4'7")

Bedroom 2

4230mm x 2290mm (13'10" x 7'6")

Bathroom

2090mm x 1875mm (6'10" x 6'1")

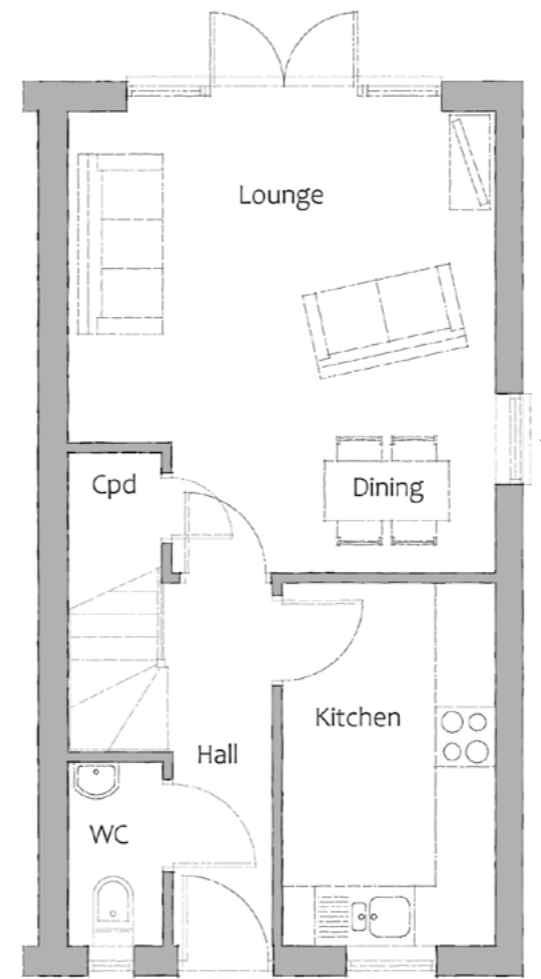
Addington

3 bedroom

3
bed

Semi Detached
or
Terraced

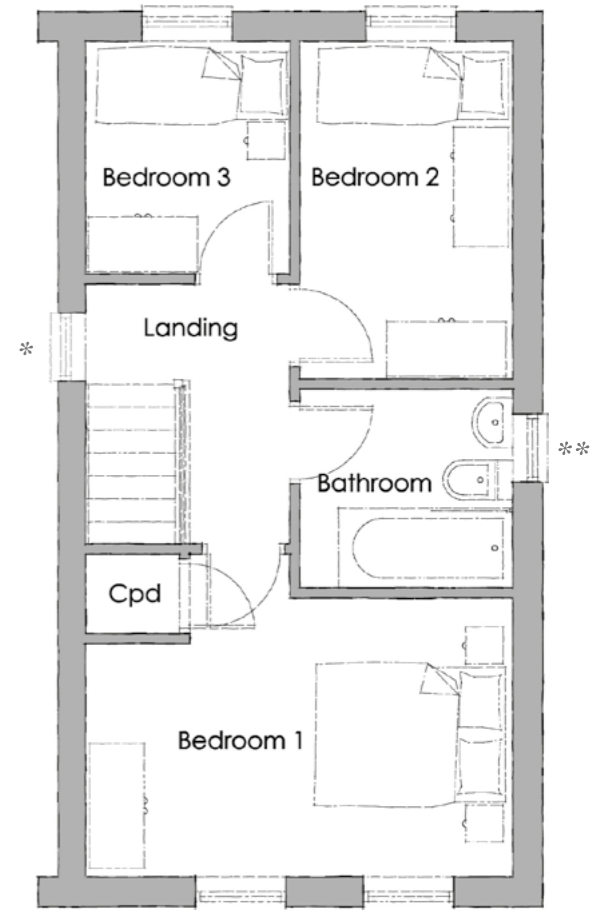
Side Drive
or
Parking Spaces



* Windows to PLOTS 17, 21, 34 & 96 ONLY

Ground Floor

- Kitchen**
3600mm x 2090mm (11'9" x 6'10")
- Lounge/Dining**
4590mm x 4230mm (15'7" x 13'10")
- WC**
1800mm x 900mm (5'10" x 2'11")



* Windows to PLOTS 15, 18, 94, 103, 106 ONLY
** Windows to PLOTS 17, 21, 33, 34, 96, 101, 104 ONLY

First Floor

- Bedroom 1**
4230mm x 2750mm (13'10" x 9'0")
- Bedroom 2**
3290mm x 2090mm (10'9" x 6'10")
- Bedroom 3**
2290mm x 2000mm (7'6" x 6'6")
- Bathroom**
2090mm x 2000mm (6'10" x 6'6")

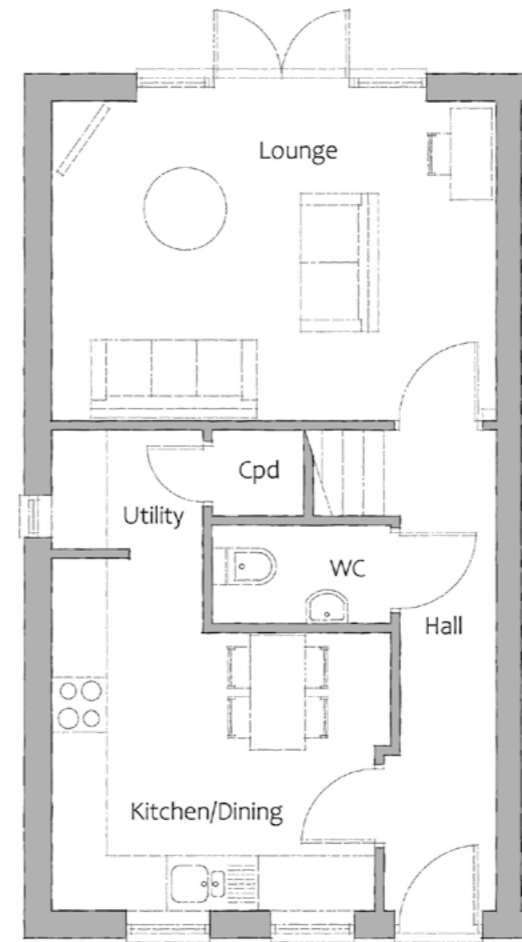
Filey

3 bedroom

3
bed

Semi Detached

Side Drive



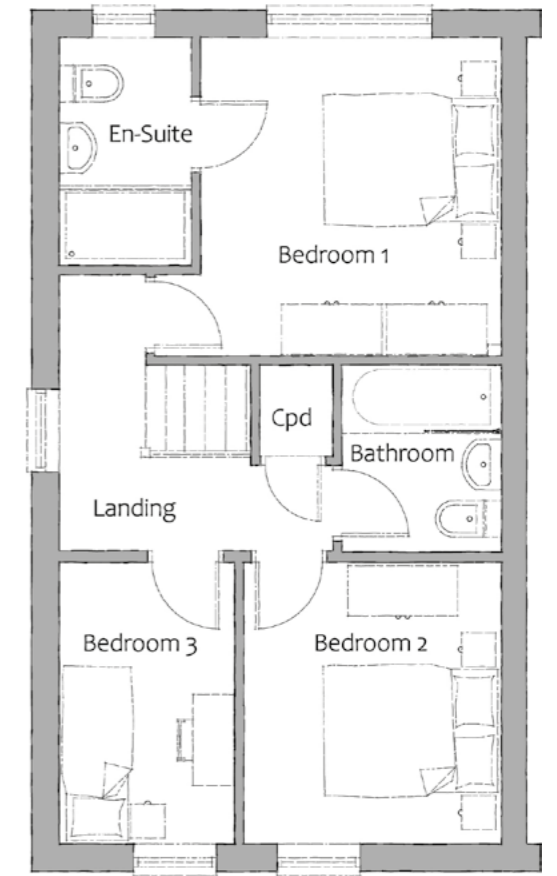
Ground Floor

Kitchen/Dining
3800mm x 3650mm (12'5" x 11'11")

Lounge
4800mm x 3440mm (15'8" x 11'3")

Utility
1600mm x 1300mm (5'2" x 4'3")

WC
1900mm x 1025mm (6'2" x 3'4")



First Floor

Bedroom 1
3440mm x 3250mm (11'3" x 10'7")

En-suite
2450mm x 1400mm (8'0" x 4'7")

Bedroom 2
3050mm x 2775mm (10'0" x 9'1")

Bedroom 3
3050mm x 1875mm (10'0" x 6'1")

Bathroom
2000mm x 1700mm (6'6" x 5'6")

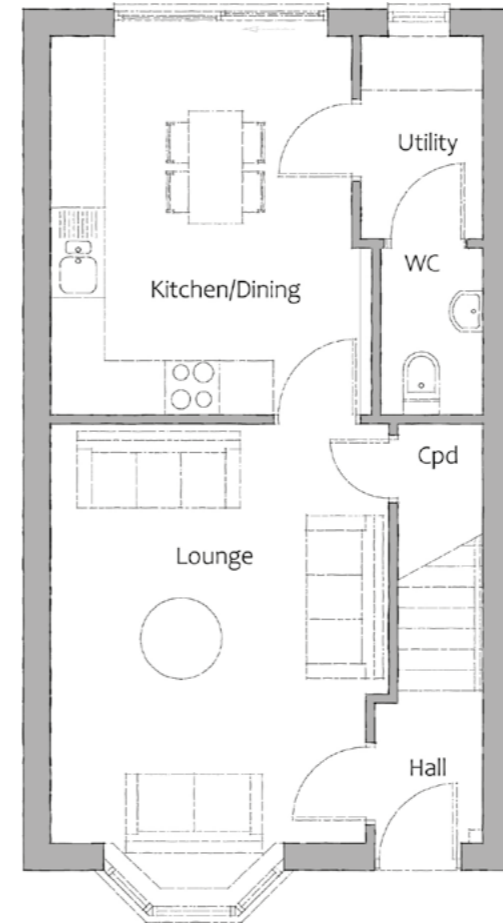
Barlow

3 bedroom

3
bed

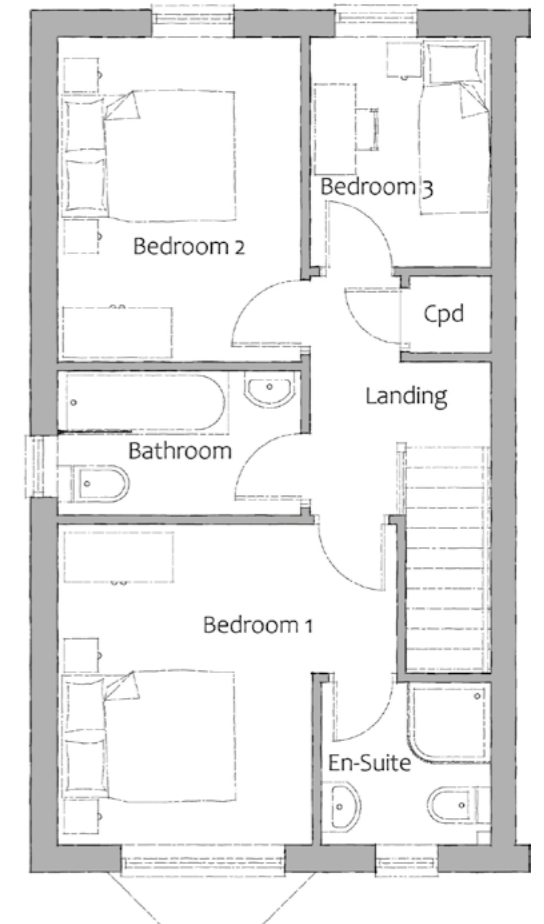
Semi Detached

Side Drive
or
Parking Spaces



Ground Floor

- Kitchen/Dining**
4150mm x 3500mm (13'7" x 11'5")
- Lounge**
4600mm x 3700mm (15'1" x 12'1")
- Utility**
2200mm x 1300mm (7'2" x 4'3")
- WC**
1800mm x 1080mm (5'10" x 3'6")



First Floor

- Bedroom 1**
3700mm x 3500mm (12'1" x 11'5")
- En-suite**
1825mm x 1750mm (5'11" x 5'8")
- Bedroom 2**
3550mm x 2640mm (11'7" x 8'7")
- Bedroom 3**
2500mm x 1950mm (8'2" x 6'4")
- Bathroom**
2640mm x 1550mm (8'7" x 5'1")

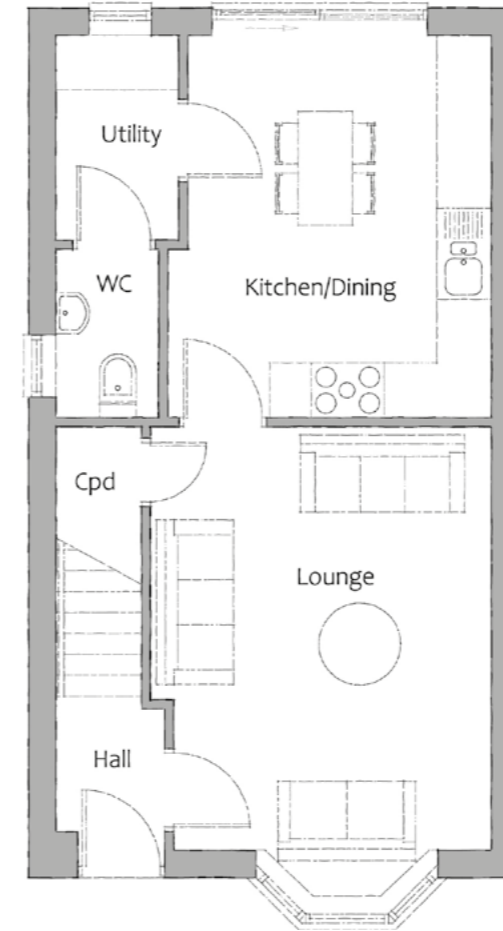
Baslow

3 bedroom

3
bed

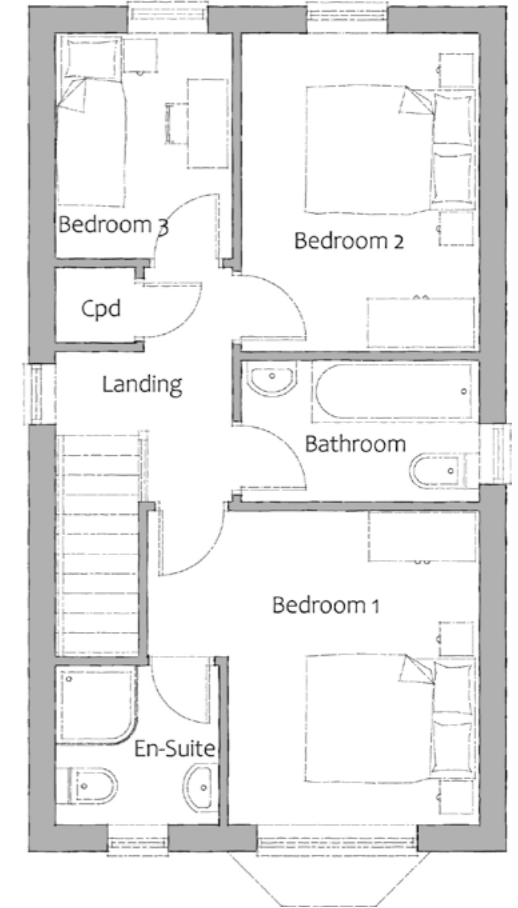
Detached

Side Drive
or
Parking Spaces



Ground Floor

- Kitchen/Dining**
4150mm x 3500mm (13'7" x 11'5")
- Lounge**
4600mm x 3700mm (15'1" x 12'1")
- Utility**
2200mm x 1300mm (7'2" x 4'3")
- WC**
1800mm x 1080mm (5'10" x 3'6")



First Floor

- Bedroom 1**
3700mm x 3500mm (12'1" x 11'5")
- En-suite**
1800mm x 1750mm (5'10" x 5'8")
- Bedroom 2**
3550mm x 2640mm (11'7" x 8'7")
- Bedroom 3**
2500mm x 1950mm (8'2" x 6'4")
- Bathroom**
2640mm x 1550mm (8'7" x 5'1")

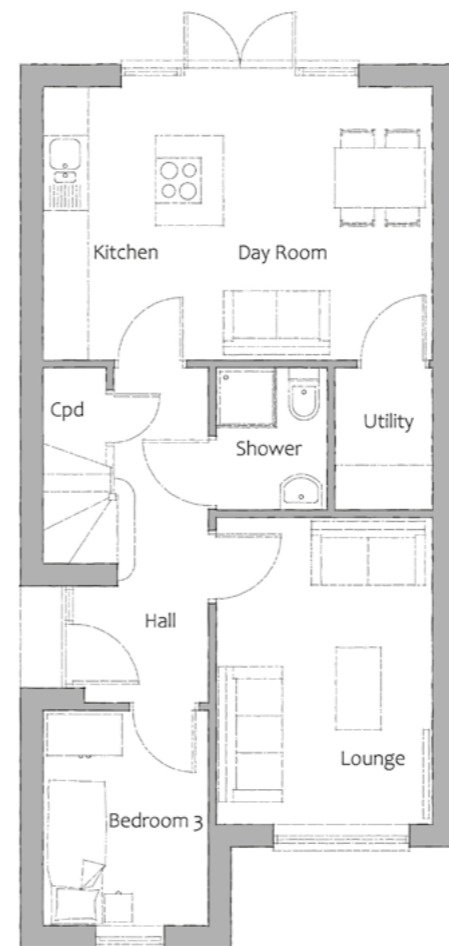
Clifton

3 bedroom

3
bed

Chalet
Bungalow

Side Drive



Ground Floor

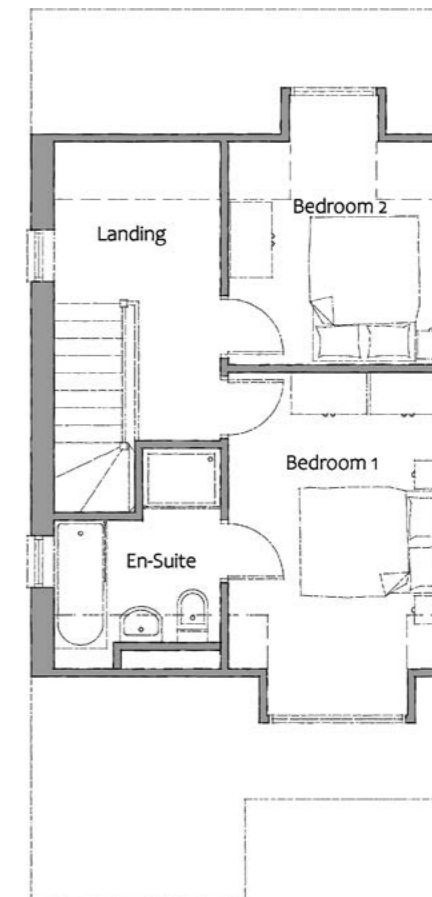
Kitchen/Living Space
5130mm x 3600mm (16'9" x 11'9")

Lounge
4050mm x 2830mm (13'3" x 9'3")

Utility
1850mm x 1250mm (6'0" x 4'1")

Shower Room
1850mm x 1430mm (6'0" x 4'8")

Bedroom 3
2825mm x 2150mm (9'3" x 7'0")



First Floor

Bedroom 1
3875mm x 2830mm (12'8" x 9'3")

En-suite
2520mm x 2150mm (8'3" x 7'0")

Bedroom 2
2900mm x 2830mm (9'6" x 9'3")

Wansford

3 bedroom

3
bed

Detached

Side Drive
or
Parking Spaces



Ground Floor

Kitchen/Day Room

5100mm x 4960mm (16'8" x 16'3")

Lounge

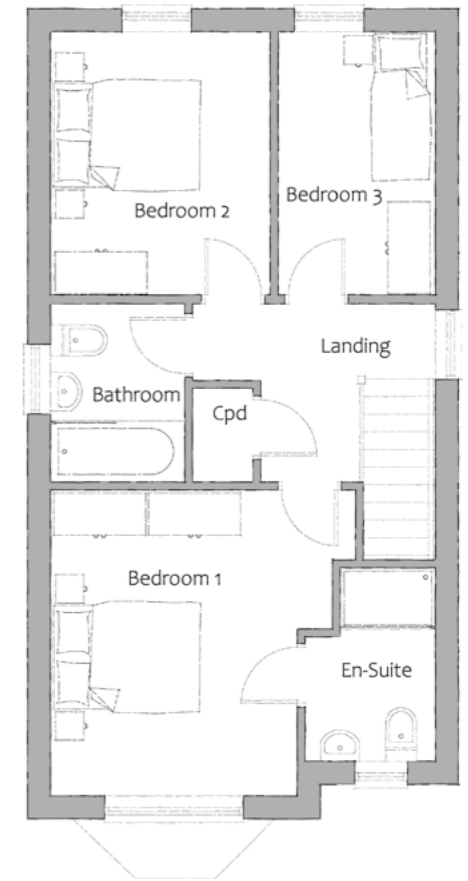
4660mm x 3925mm (15'3" x 12'10")

Utility

1700mm x 1650mm (5'6" x 5'4")

WC

1650mm x 950mm (5'4" x 3'1")



First Floor

Bedroom 1

3940mm x 3625mm (12'11" x 11'10")

En-suite

2475mm x 1650mm (8'1" x 5'4")

Bedroom 2

3380mm x 2810mm (11'1" x 9'2")

Bedroom 3

3380mm x 2000mm (11'1" x 6'6")

Bathroom

2275mm x 1700mm (7'5" x 5'6")

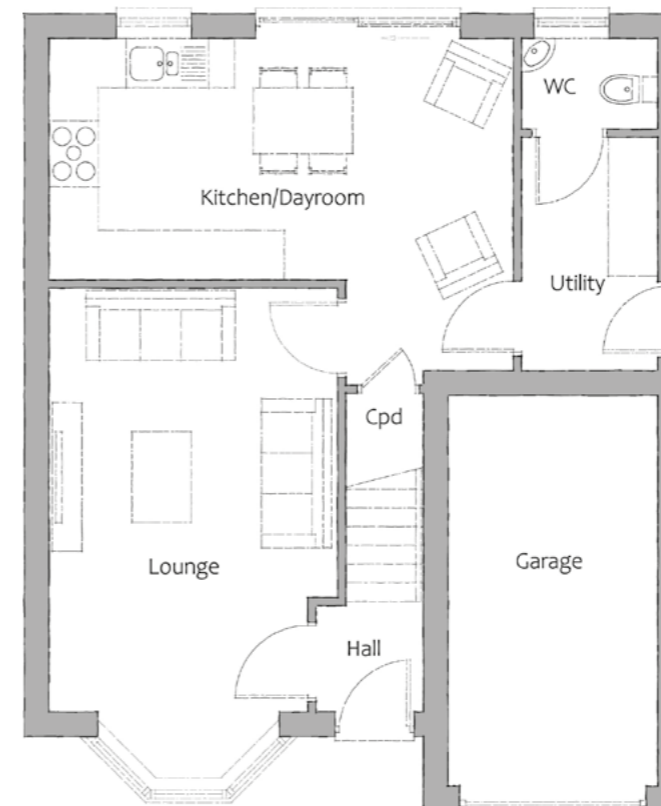
Hertford

4 bedroom

4
bed

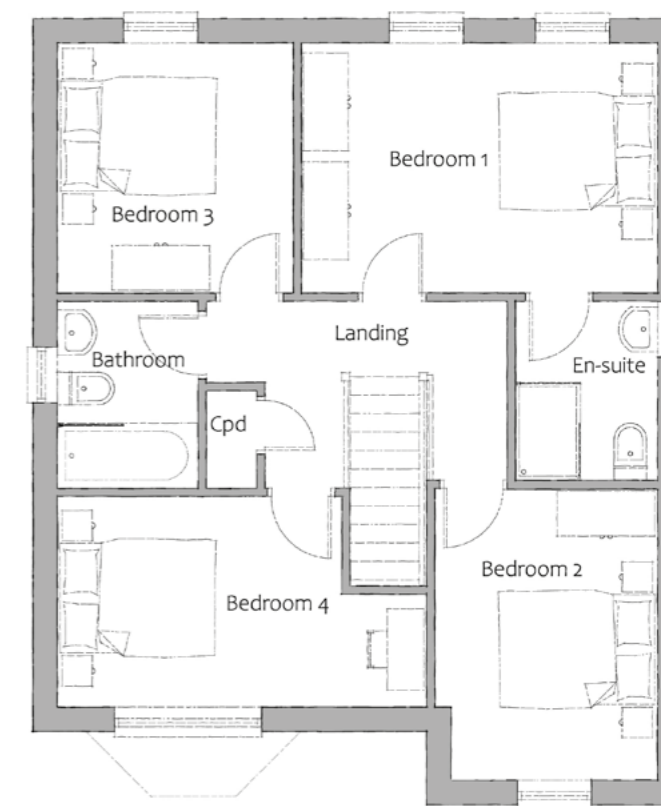
Detached

Single Integral
Garage



Ground Floor

- Kitchen/Day Room**
5570mm x 3980mm (18'3" x 13'0")
- Lounge**
5080mm x 3450mm (16'8" x 11'3")
- Utility**
2780mm x 1600mm (9'1" x 5'2")
- WC**
1600mm x 1050mm (5'2" x 3'5")



First Floor

- Bedroom 1**
4320mm x 3025mm (14'2" x 9'11")
- En-suite**
2150mm x 1700mm (7'0" x 5'6")
- Bedroom 2**
3540mm x 2690mm (11'7" x 8'9")
- Bedroom 3**
3020mm x 2850mm (9'10" x 9'4")
- Bedroom 4**
4480mm x 2540mm (14'8" x 8'4")
- Bathroom**
2250mm x 1700mm (7'4" x 5'6")

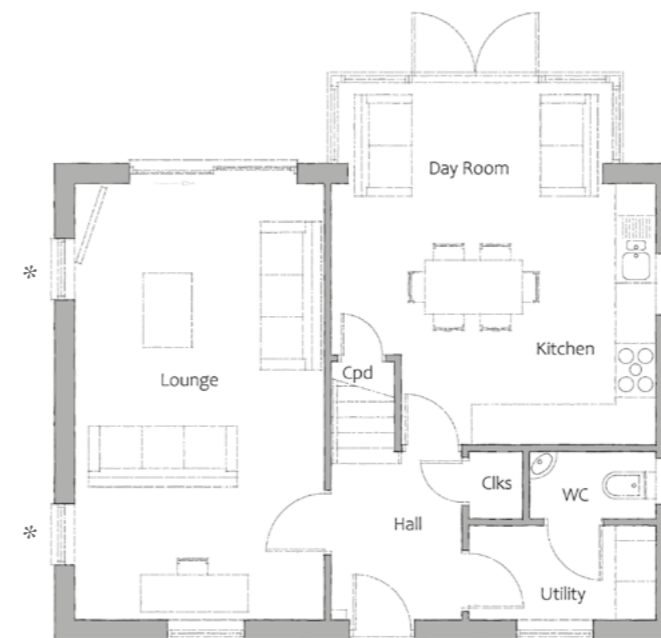
Winslow

4 bedroom

4
bed

Detached

Single Detached
Garage



* Windows to PLOTS 1, 25, 65, 66 ONLY



Ground Floor

- Kitchen/Day Room**
5300mm x 4760mm (17'4" x 15'7")
- Lounge**
6420mm x 3650mm (21'0" x 11'11")
- Utility**
2725mm x 1350mm (8'11" x 4'5")
- WC**
1825mm x 950mm (5'11" x 3'1")

First Floor

- Bedroom 1**
3650mm x 2980mm (11'11" x 9'9")
- En-suite**
2650mm x 1200mm (8'8" x 3'11")
- Bedroom 2**
3480mm x 2725mm (11'5" x 8'11")
- Bedroom 3**
2790mm x 2725mm (9'1" x 8'11")
- Bedroom 4**
2650mm x 1950mm (8'8" x 6'4")
- Bathroom**
2440mm x 1890mm (8'0" x 6'2")

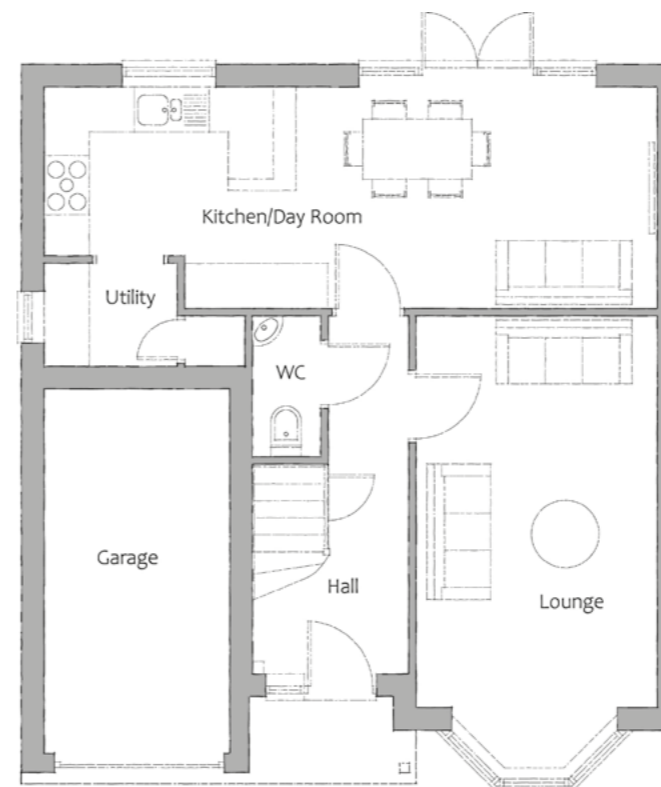
Buckingham

4 bedroom

4
bed

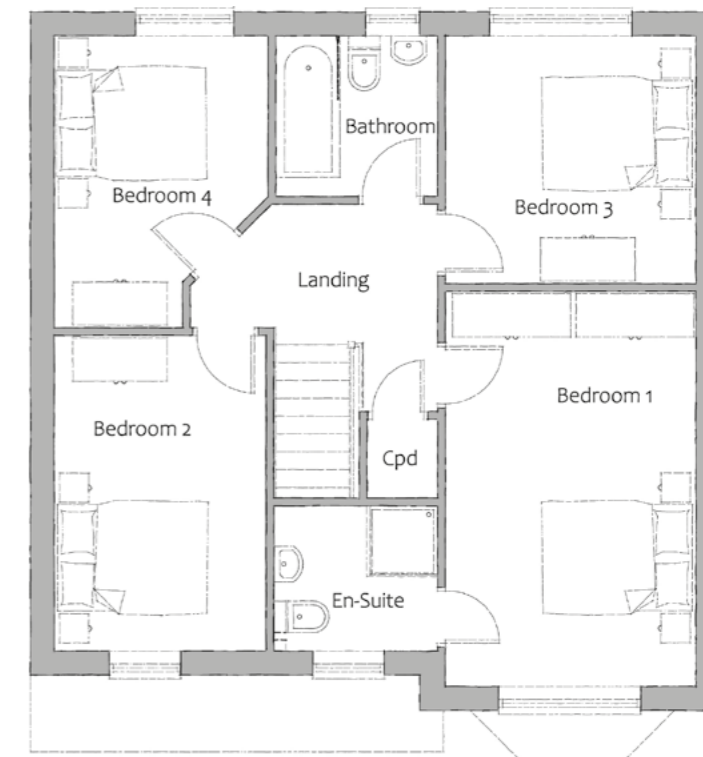
Detached

Single Integral
Garage



Ground Floor

- Kitchen/Day Room**
8100mm x 2900mm (26'6" x 9'6")
- Lounge**
5170mm x 3160mm (16'11" x 10'4")
- Utility**
1720mm x 1300mm (5'7" x 4'3")
- WC**
1825mm x 860mm (5'11" x 2'9")



First Floor

- Bedroom 1**
4970mm x 3160mm (16'3" x 10'4")
- En-suite**
2030mm x 1800mm (6'7" x 5'10")
- Bedroom 2**
3960mm x 2640mm (12'11" x 8'7")
- Bedroom 3**
3130mm x 3100mm (10'3" x 10'2")
- Bedroom 4**
3660mm x 2670mm (12'0" x 8'9")
- Bathroom**
2000mm x 1990mm (6'6" x 6'6")

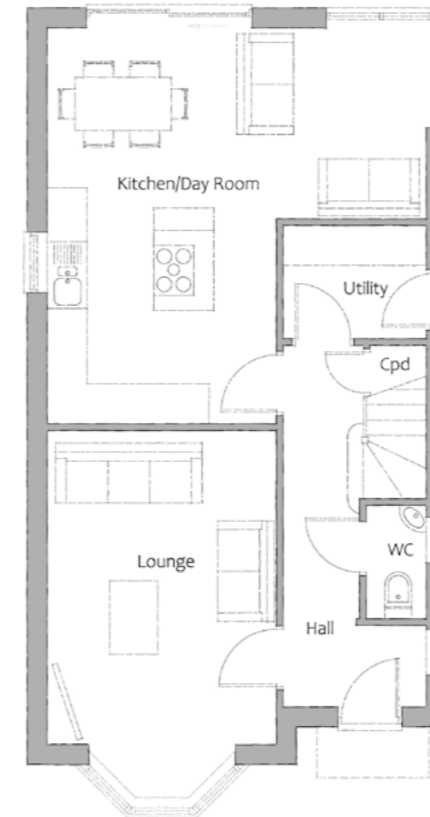
Rockingham

4 bedroom

4
bed

Detached

Single Detached
Garage



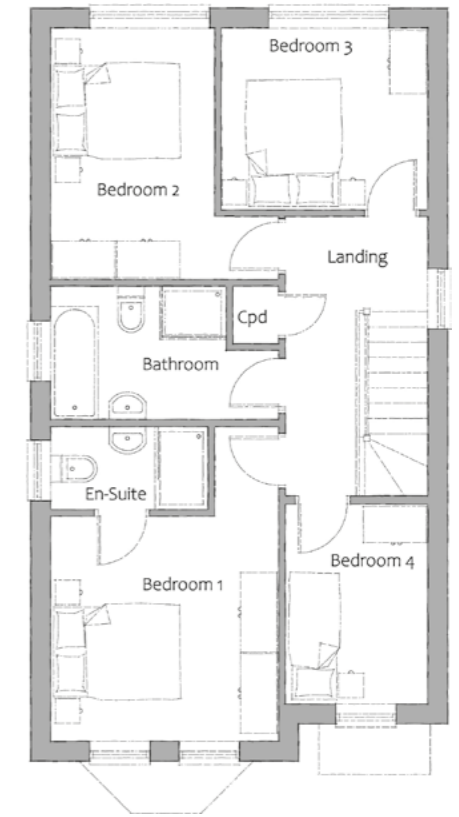
Ground Floor

Kitchen/Day Room
5890mm x 5640mm (19'3" x 18'6")

Lounge
4660mm x 3390mm (15'3" x 11'1")

Utility
2100mm x 1650mm (6'10" x 5'4")

WC
1650mm x 850mm (5'4" x 2'9")



First Floor

Bedroom 1
4700mm x 3390mm (15'5" x 11'1")

En-suite
2325mm x 1200mm (7'7" x 3'11")

Bedroom 2
3740mm x 2425mm (12'3" x 7'11")

Bedroom 3
3060mm x 2690mm (10'0" x 8'9")

Bedroom 4
2975mm x 2100mm (9'9" x 6'10")

Bathroom
3390mm x 1970mm (11'1" x 6'5")

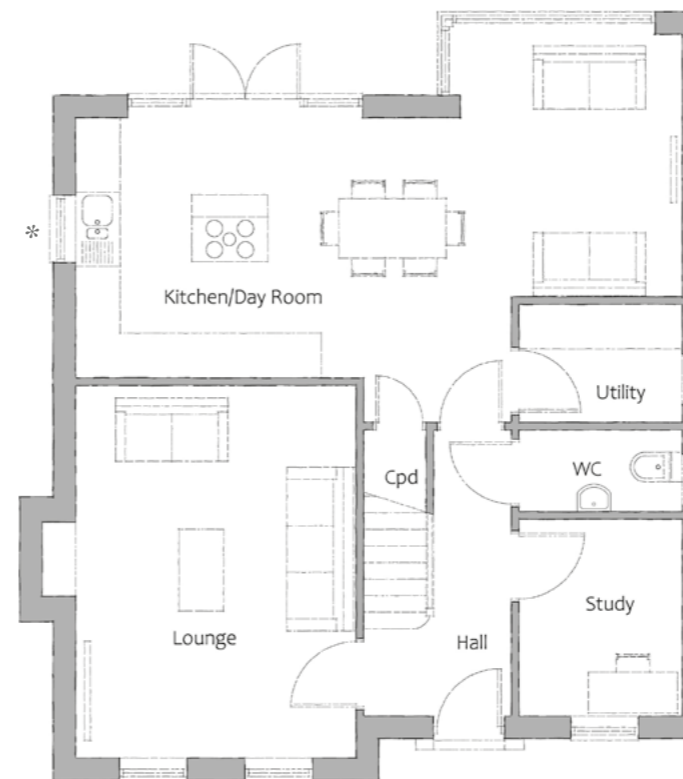
Wells

4 bedroom

4
bed

Detached

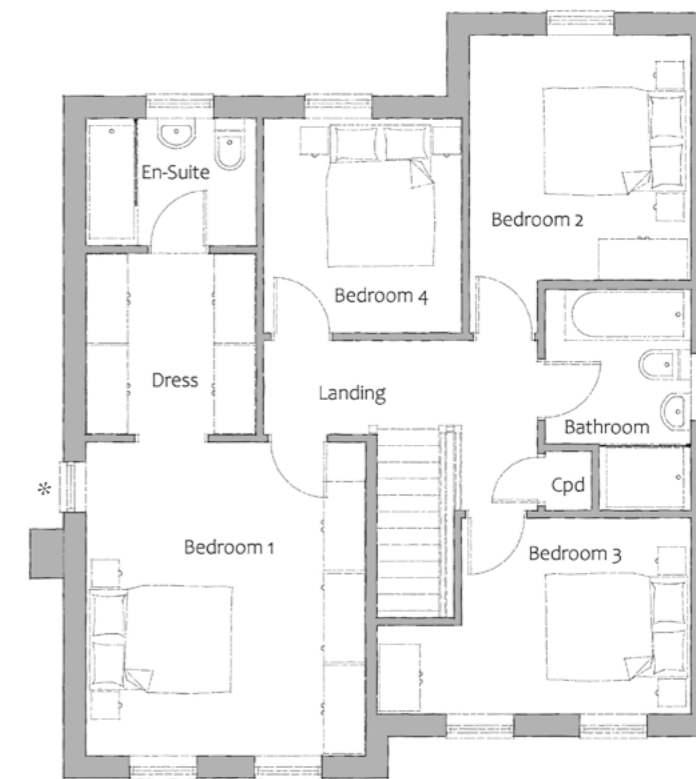
Double Detached
Garage



* Windows to PLOTS 2, 9, 26, 37, 39 & 50 ONLY

Ground Floor

- Kitchen/Day Room**
8100mm x 4050mm (26'6" x 13'3")
- Lounge**
4960mm x 3720mm (16'3" x 12'2")
- Study**
2600mm x 2150mm (8'6" x 7'0")
- Utility**
2150mm x 1540mm (7'0" x 5'0")
- WC**
2150mm x 1050mm (7'0" x 3'5")



* Windows to PLOTS 2, 9, 26, 37, 39 & 50 ONLY

First Floor

- Bedroom 1**
4190mm x 3720mm (13'8" x 12'2")
- En-suite**
2250mm x 1700mm (7'4" x 5'6")
- Dressing Room**
2400mm x 2250mm (7'10" x 7'4")
- Bedroom 2**
3275mm x 2940mm (10'8" x 9'7")
- Bedroom 3**
4180mm x 2600mm (13'8" x 8'6")
- Bedroom 4**
2850mm x 2625mm (9'4" x 8'7")
- Bathroom**
2950mm x 1920mm (9'8" x 6'3")

Building new homes for a better *lifestyle* since 1978.

Peter Ward Homes has been matching families with their desired lifestyles for over 40 years. In that time we've won numerous awards for our outstanding levels of quality, integrity and attention to detail, not to mention an unwavering commitment to customer service.

Each of our comfortable, feature-rich and well-planned homes reflect our mission to provide East Yorkshire and northern Lincolnshire with the highest standard of modern living. We're delighted that you're interested in our developments and warmly invite you to explore what these charming and spacious neighbourhoods have to offer.

Telephone Number: 01964 203117

Email Address: oldmillersrise@peterwardhomes.co.uk



Peter Ward

Peter Ward
Managing Director



HUDSON PARK
Driffield


OLD COLLEGE
BEVERLEY


DEIRA PARK
BEVERLEY


LINDOFEN VIEW


OLD
MILLERS RISE
PETER WARD HOMES

Award winning *homes.*

- 1985 - Beverley Borough Council Design Commendation
- 1987 - NHBC Pride in the Job Award
- 1990 - East Yorkshire Borough Council Design Award
- 1992 - Bridlington & District Civic Society Environment Award
Town Enhancement Award (Bridlington)
British Housebuilder of the Year Award
- 1993 - British Housebuilder of the Year Award
- 1995 - British Housebuilder of the Year Award
- 1997 - NHBC Pride in the Job Award
British Housebuilder of the Year Silver Award
- 1998 - British Housebuilder of the Year Silver Award
- 1999 - British Housebuilder of the Year Award Gold Medal
NHBC Pride in the Job Award - Northern Regional Winner
- 2000 - NHBC Pride in the Job Award
- 2004 - British Housebuilder of the Year Award
- 2006 - British Housebuilder of the Year Award
- 2007 - British Housebuilder of the Year Silver Award
- 2012 - LABC Building Excellence Awards
- 2018 - Fastest Growing Medium Business, Yorkshire
Fastest 50 with the Yorkshire Post – Runner Up
- 2019 - NHBC Pride in the Job Quality Award
Fastest Growing Medium Business, Yorkshire
Fastest 50 with the Yorkshire Post – Placed
- 2020 - NHBC Pride in the Job Quality Award
NHBC Pride in the Job Seal of Excellence Award
NHBC Pride in the Job Regional Award
- 2021 - 2021: NHBC Pride in the Job Quality Award

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HOME BUILDERS
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APPROVED CODE
TRADING STANDARDS

NHBC
10 YEAR GUARANTEE

**PRIDE IN
THE JOB
AWARDS 2021**



TELEPHONE NUMBER:

01964 203117

EMAIL ADDRESS:

oldmillersrise@peterwardhomes.co.uk

WEBSITE:

www.peterwardhomes.co.uk

PETER WARD HOMES LIMITED, ANNIE REED ROAD, BEVERLEY, HU17 0LF



Whilst this brochure is correct at the time of going to press (August 2023), Peter Ward Homes reserves the right to alter house types, location and layout on this site. This brochure is only a general guide. This brochure does not form part of any contract. On room layouts, dimensions should not be relied on for carpet sizes, appliance spaces or items of decoration, fitments or furniture. Any images used are of a similar property but features including windows and elevations may vary from time to time.