



**Allerton Gate  
Northallerton**

**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.







# Living in Northallerton

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 Allerton Gate



Fifteen minutes' walk from Northallerton's delightful town centre, Allerton Gate is also an excellent base for travel further afield. The A19 and the A1(M) are both within around fifteen minutes' drive, Darlington and Middlesbrough can be reached within half an hour, and Newcastle and Leeds are around an hour away. Buses link Northallerton with Darlington, Richmond, Ripon and other nearby towns, and direct trains from Northallerton station, less than a 10 minute drive away, serve London, Edinburgh, Manchester, Manchester Airport, York and other destinations. London Kings Cross is less than two and a half hours away by train.





# Welcome home

Lying between the Yorkshire Dales and the North Yorkshire Moors, and within half an hour's drive of Middlesbrough and Darlington, Northallerton retains a real sense of history and character. On the northern edge of the town, with an excellent choice of shops and amenities within walking distance, this inviting selection of energy efficient two, three, four and five bedroom homes brings an exciting new neighbourhood into an attractive, leafy setting. Welcome to Allerton Gate...

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

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- Sub-Station

S/S
- Bin Collection Point

BCP
- Shed
- Pumping Station

P/S
- Local Area for Play

LAP
- Sustainable Urban Drainage

SUDS

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# Redmont

### Overview

This delightful bungalow boasts a bright, open-plan living area featuring french doors and a practical, ergonomic kitchen area, creating an inviting, flexible social space. An en-suite shower room in one of the two bedrooms complements the family bathroom, and there is a spacious coat cupboard in the hall.

### Ground Floor

Living/Dining  
4.50m x 3.64m  
14'9" x 12'0"

Kitchen  
2.66m x 3.58m  
8'9" x 11'9"

Principle Bedroom  
3.28m x 3.53m  
10'9" x 11'7"

En-Suite  
1.34m x 2.16m  
4'5" x 7'1"

Bedroom 2  
2.66m x 4.80m  
8'9" x 15'9"

Bathroom  
2.15m x 1.70m  
7'1" x 5'7"

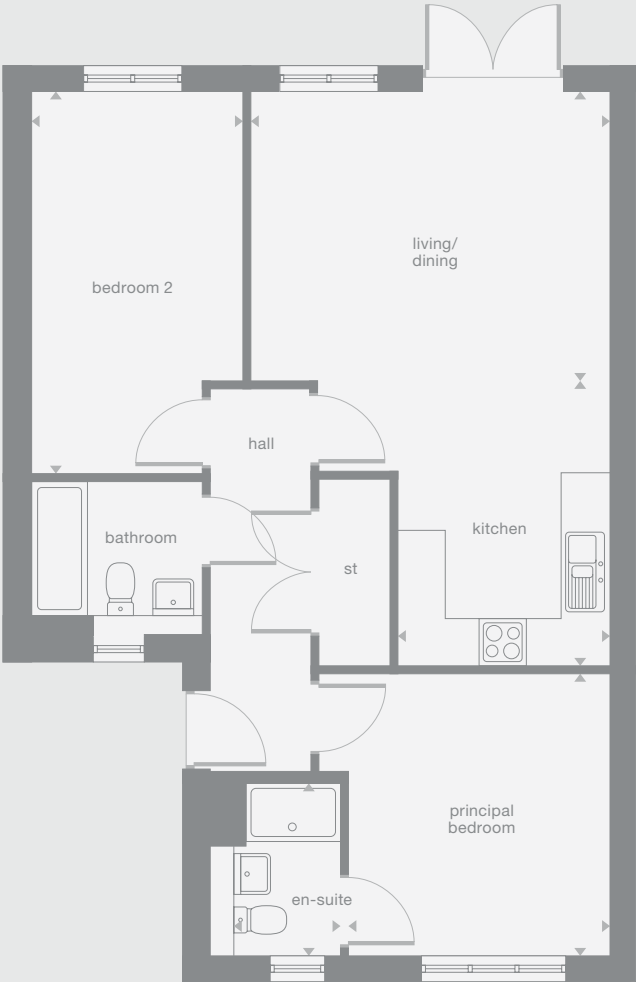
### Floor Space

753 sq ft

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



### Ground Floor



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# Delmont

**Overview**  
The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

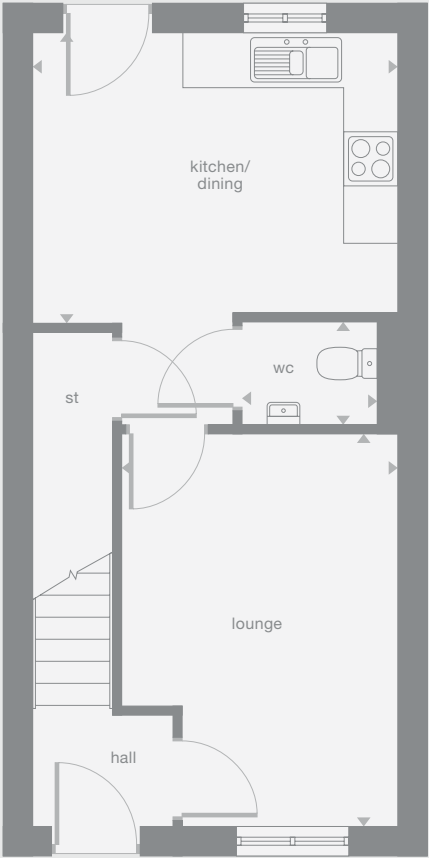
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.05m x 4.32m 10'0" x 14'2"	Principal Bedroom 4.03m x 3.71m 13'3" x 12'2"
Kitchen/Dining 4.03m x 3.08m 13'3" x 10'1"	En-Suite 1.08m x 2.30m 3'7" x 7'7"
WC 1.50m x 1.14m 4'11" x 3'9"	Bedroom 2 4.03m x 2.67m 13'3" x 8'9"
	Bathroom 1.86m x 2.15m 6'1" x 7'1"

**Floor Space**  
758 sq ft

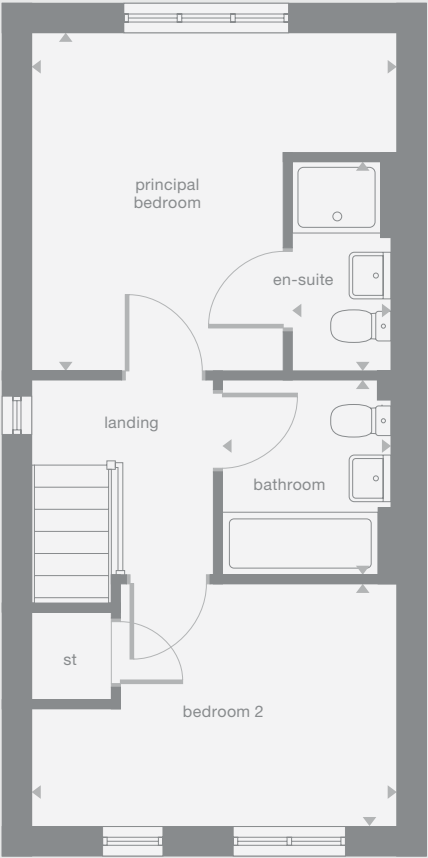
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Ground Floor



First Floor



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# Denton

**Overview**  
French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

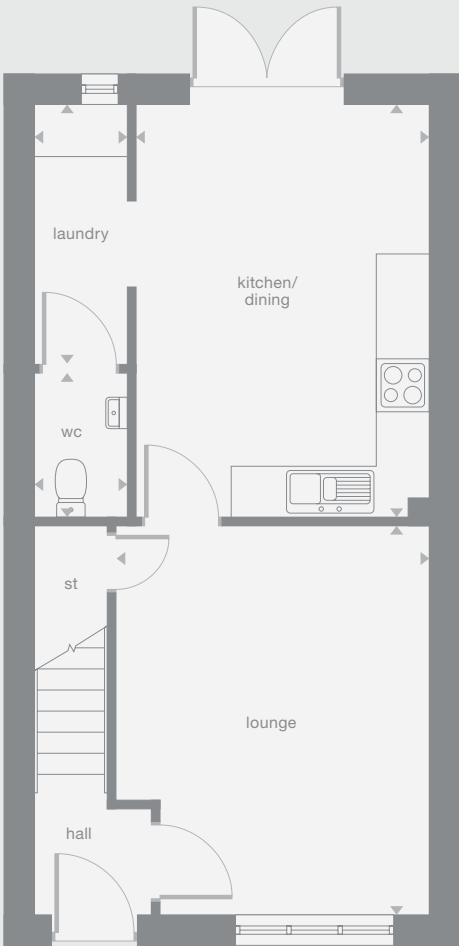
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.58m x 4.45m 11'9" x 14'8"	Principal Bedroom 4.53m x 2.71m 14'10" x 8'11"
Kitchen/Dining 3.35m x 4.74m 11'0" x 15'7"	Bedroom 2 2.15m x 4.38m 7'1" x 14'5"
Laundry 1.08m x 2.99m 3'7" x 9'10"	Bedroom 3 2.28m x 3.34m 7'6" x 11'0"
WC 1.08m x 1.65m 3'7" x 5'5"	Bathroom 1.92m x 2.00m 6'4" x 6'7"

**Floor Space**  
907 sq ft

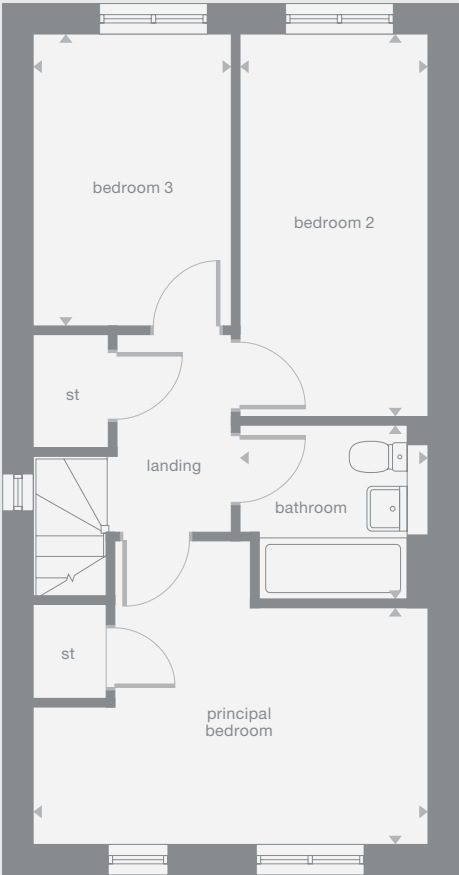
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Ground Floor



First Floor



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# Chilton

### Overview

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

### Ground Floor

**Lounge**  
5.20m x 3.22m  
17'1" x 10'7"

**Kitchen**  
3.07m x 2.74m  
10'1" x 9'0"

**Dining**  
2.12m x 2.46m  
7'0" x 8'1"

**WC**  
1.87m x 1.00m  
6'2" x 3'3"

### First Floor

**Principal Bedroom**  
3.78m x 3.22m  
12'5" x 10'7"

**En-Suite**  
1.10m x 2.86m  
3'7" x 9'5"

**Bedroom 2**  
2.96m x 3.54m  
9'9" x 11'8"

**Bedroom 3**  
2.15m x 3.55m  
7'1" x 11'8"

**Bathroom**  
1.70m x 2.11m  
5'7" x 6'11"

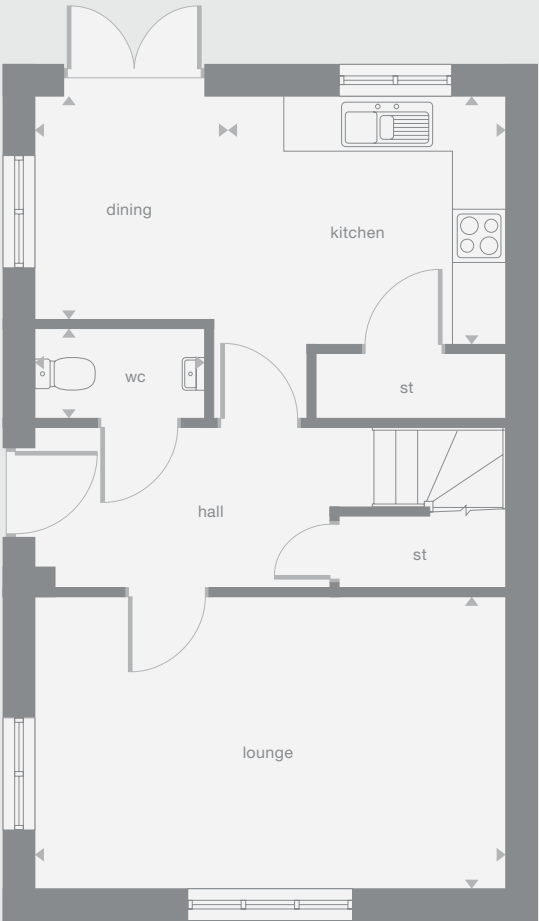
### Floor Space

979 sq ft

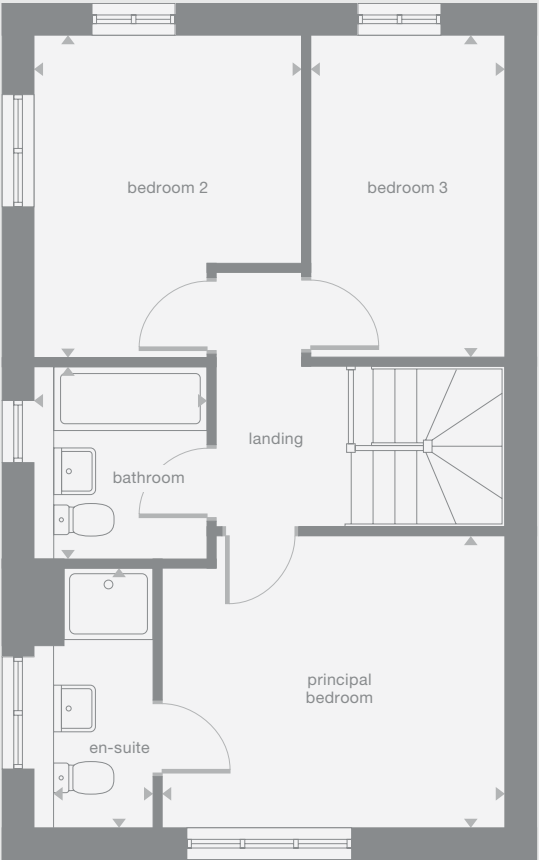
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Clayton

**Overview**  
The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry room and a downstairs WC, and the first floor includes the family bathroom and three bedrooms, one of them en-suite.

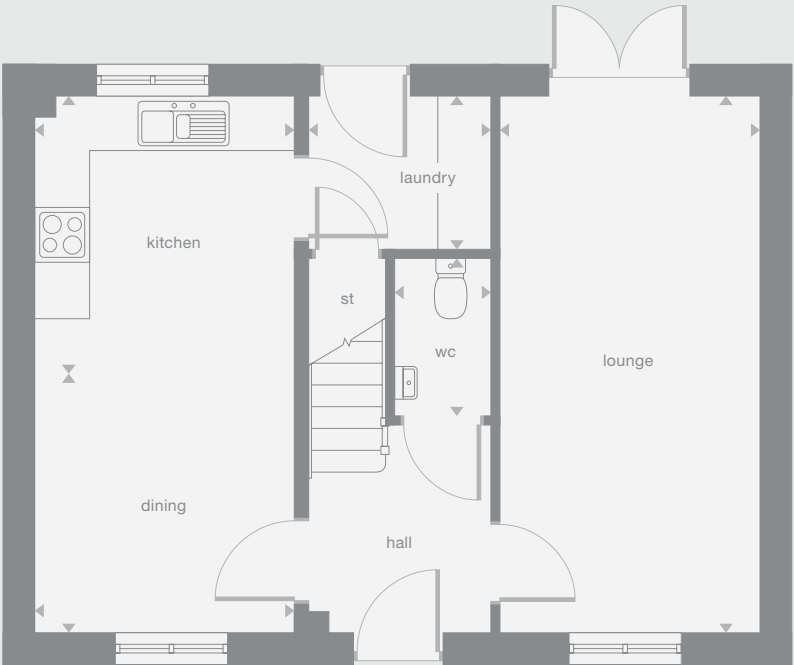
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.87m x 5.91m 9'5" x 19'5"	<b>Principal Bedroom</b> 2.95m x 3.18m 9'8" x 10'5"
<b>Kitchen</b> 2.85m x 3.06m 9'4" x 10'1"	<b>En-Suite</b> 1.93m x 1.71m 6'4" x 5'7"
<b>Laundry</b> 2.02m x 1.69m 6'8" x 5'7"	<b>Bedroom 2</b> 2.91m x 3.82m 9'7" x 12'7"
<b>Dining</b> 2.85m x 2.85m 9'4" x 9'4"	<b>Bedroom 3</b> 2.95m x 2.64m 9'8" x 8'8"
<b>WC</b> 1.07m x 1.74m 3'6" x 5'9"	<b>Bathroom</b> 1.70m x 1.99m 5'7" x 6'7"

**Floor Space**  
1,018 sq ft

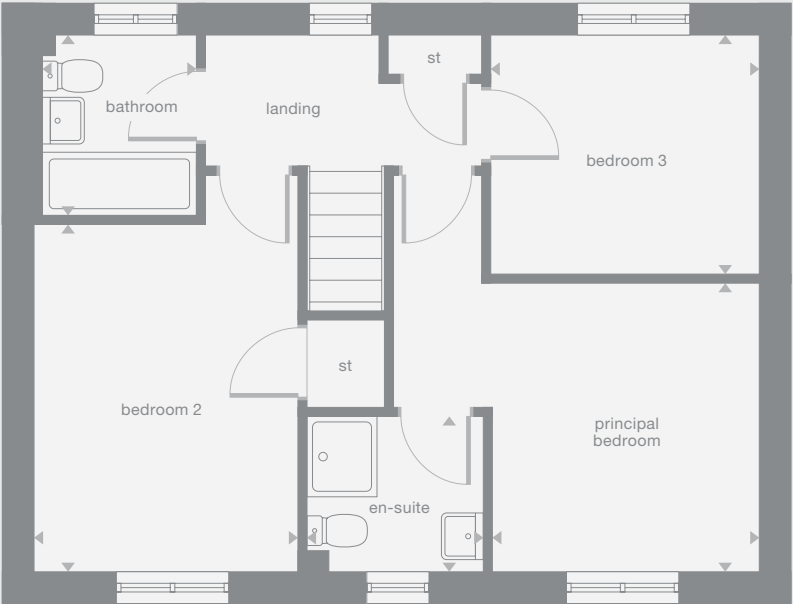
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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

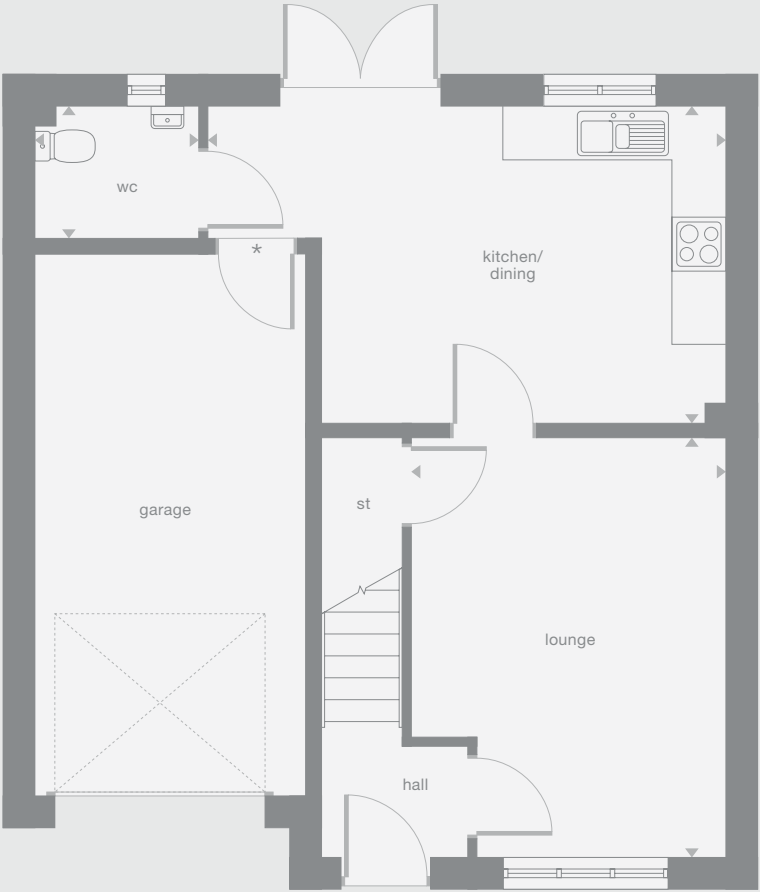
1,104 sq ft

\* Optional  
Garage Door

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



Ground Floor



First Floor



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# Fordwood

### Overview

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study or additional bedroom. One bedroom has an en-suite and another is dual aspect.

### Ground Floor

Lounge  
3.23m x 5.20m  
10'7" x 17'1"

Kitchen/Dining  
4.57m x 3.16m  
15'0" x 10'4"

Laundry  
2.08m x 1.82m  
6'10" x 6'0"

Family  
3.32m x 5.20m  
10'11" x 17'1"

WC  
1.09m x 1.50m  
3'7" x 4'11"

### First Floor

Principal Bedroom  
4.57m x 3.01m  
15'0" x 9'11"

En-Suite  
1.45m x 1.23m  
4'9" x 4'1"

Bedroom 2  
4.54m x 2.52m  
14'11" x 8'3"

Bedroom 3  
3.63m x 3.07m  
11'11" x 10'1"

Study/Bedroom 4  
2.25m x 2.03m  
7'5" x 6'8"

Bathroom  
2.77m x 1.89m  
9'1" x 6'3"

### Floor Space

1,267 sq ft

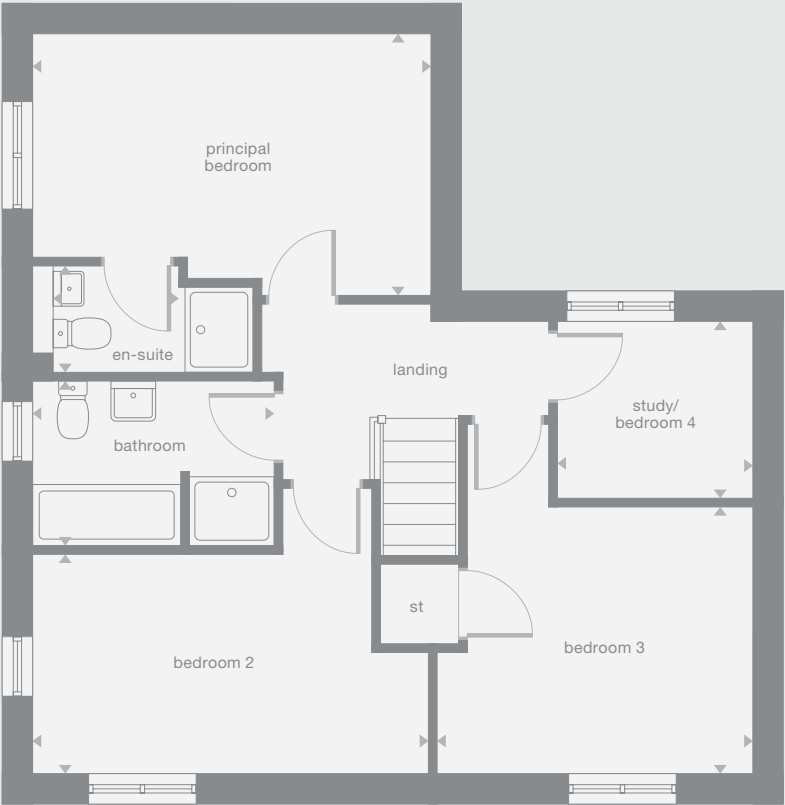
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Crosswood

**Overview**  
Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out 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	First	Floor Space
Lounge 3.12m x 5.15m 10'3" x 16'11"	Principal Bedroom 2.91m x 3.79m 9'7" x 12'5"	Bedroom 3 2.38m x 3.28m 7'10" x 10'9"
Kitchen 3.02m x 3.47m 9'11" x 11'5"	En-Suite 1 1.55m x 2.02m 5'1" x 6'8"	Bedroom 4 2.61m x 3.09m 8'7" x 10'2"
Laundry 1.76m x 1.88m 5'9" x 6'2"	Dressing 2.61m x 1.70m 8'7" x 5'7"	Bathroom 2.86m x 1.70m 9'5" x 5'7"
Family/Breakfast 5.03m x 3.47m 16'6" x 11'5"	Bedroom 2 3.16m x 3.47m 10'5" x 11'5"	
Dining 2.77m x 3.18m 9'1" x 10'5"	En-Suite 2 2.13m x 1.60m 7'0" x 5'3"	
WC 0.92m x 1.88m 3'0" x 6'2"		

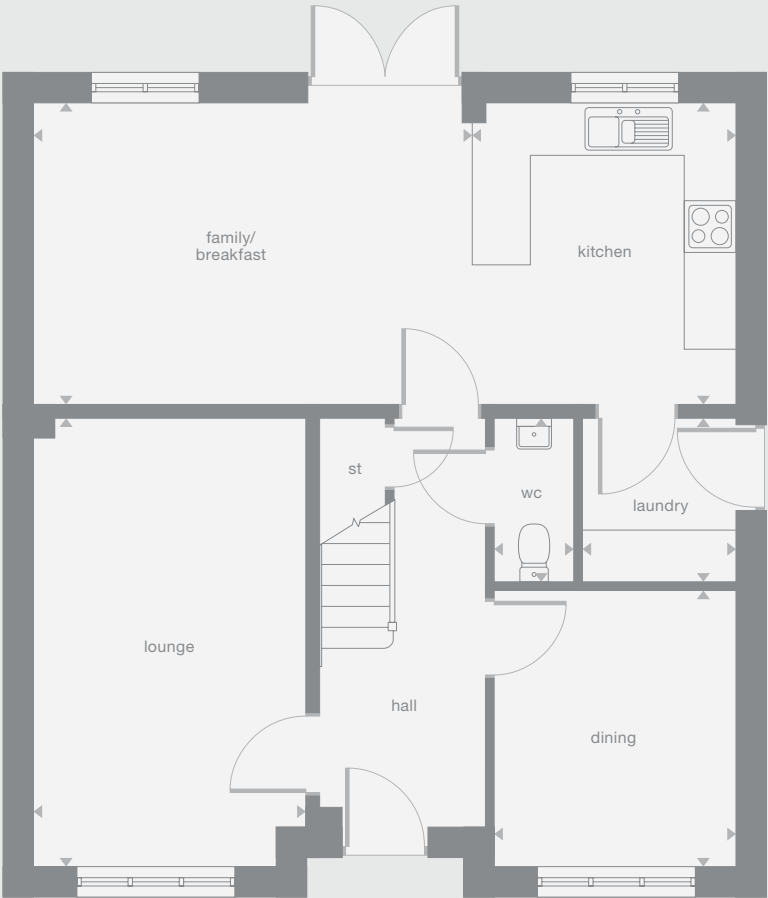
1,500 sq ft

† Plot 35 has a reduced depth window due to garage 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



Ground Floor



First Floor



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Denford

**Overview**  
From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

<b>Ground Floor</b>	<b>First</b>	
Lounge 3.78m x 4.78m 12'5" x 15'8"	Principal Bedroom 3.78m x 3.12m 12'5" x 10'3"	Bedroom 3 3.96m x 2.91m 13'0" x 9'7"
Kitchen 4.18m x 2.81m 13'9" x 9'3"	En-Suite 1 2.46m x 1.18m 8'1" x 3'10"	Bedroom 4 2.99m x 2.91m 9'10" x 9'7"
Laundry 1.88m x 1.74m 6'2" x 5'9"	Dressing 1.67m x 2.17m 5'6" x 7'2"	Bedroom 5 4.24m x 2.47m 13'11" x 8'1"
Dining 4.04m x 2.81m 13'3" x 9'3"	Bedroom 2 3.03m x 3.65m 9'11" x 12'0"	Bathroom 2.67m x 1.95m 8'9" x 6'5"
Family 4.04m x 2.75m 13'3" x 9'0"	En-Suite 2 1.96m x 1.51m 6'5" x 4'11"	
WC 1.88m x 0.97m 6'2" x 3'2"		

**Floor Space**  
1,640 sq ft

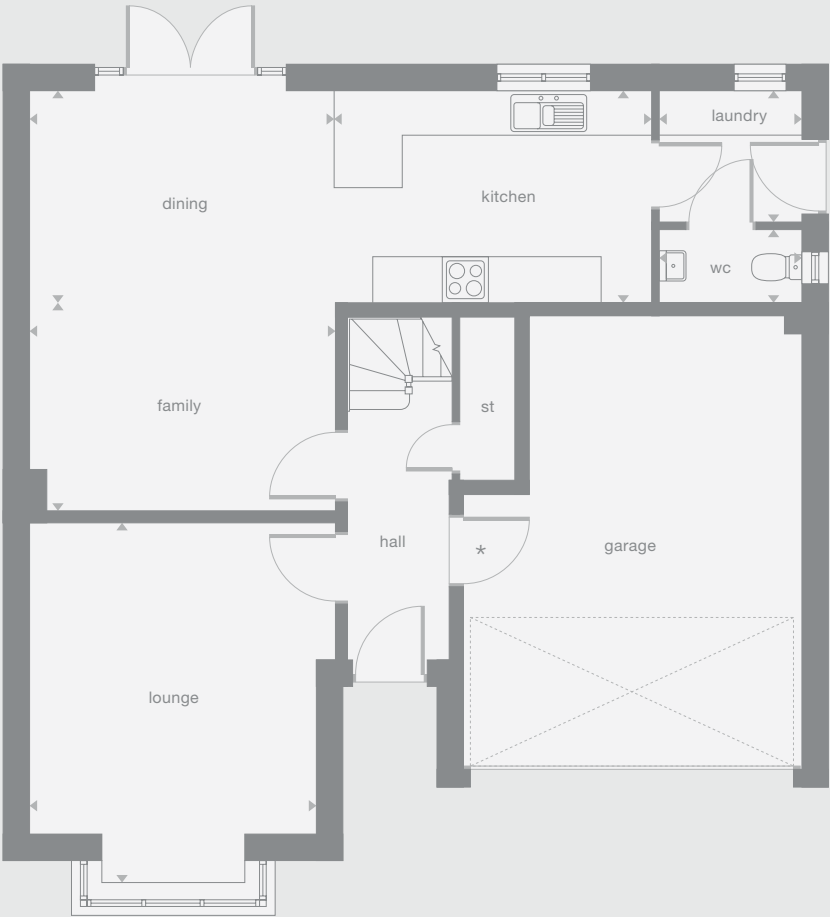
† Windows not applicable to plot 27. Please see Development Sales Manager for details

\* Optional Garage Door

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



Ground Floor



First Floor



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# The Miller Difference

your home  
your way...

## 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 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

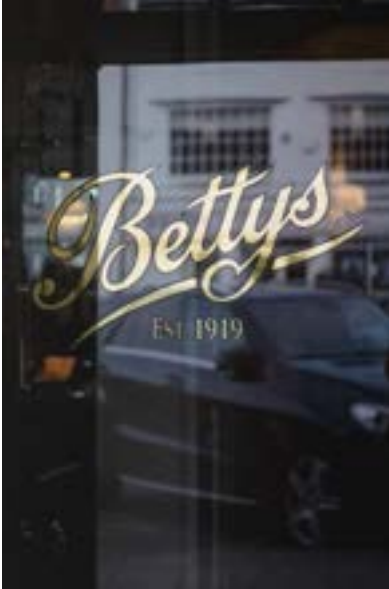
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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





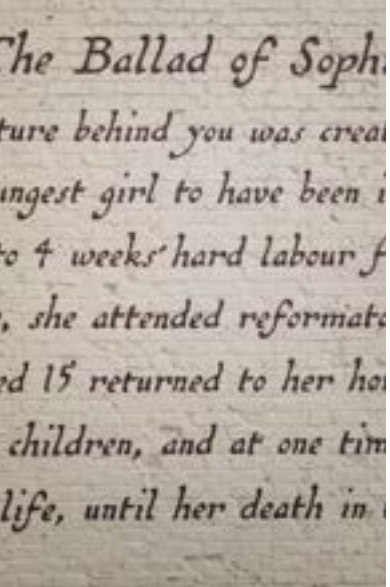
A service station 300 yards from Allerton Gate includes a convenient Co-op Food store and off-licence, open from 5am until midnight, and there is a large Sainsbury supermarket less than fifteen minutes' walk away. The town centre offers a wide variety of local traders and national names arrayed along the broad, traditional High Street. Unique shops such as an independent department store incorporating a picturesque arcade, and a gourmet delicatessen established in 1899, complement local butchers and bakers, convenience stores, and familiar high street names. The choice of supermarkets includes M&S, Asda, Tesco, Lidl, and open-air markets are held in the High Street on Wednesdays and Saturdays.





Northallerton Leisure Centre is a short walk away next to a skate park and includes a swimming pool, gym and wellbeing suite. Local sports clubs range from football, rugby and cricket to riding and bowls, and Romanby Golf and Country Club's championship standard course lies just to the west of the town. Northallerton has a wide choice of pubs, restaurants and cafés, and The Forum live arts venue presents music, comedy and theatre as well as film screenings and other events and activities. In addition, there is a four-screen Everyman Cinema beside the shops and restaurants of the exciting new Treadmills development. Northallerton is also an outstanding base for exploring the Yorkshire Dales and the North York Moors.

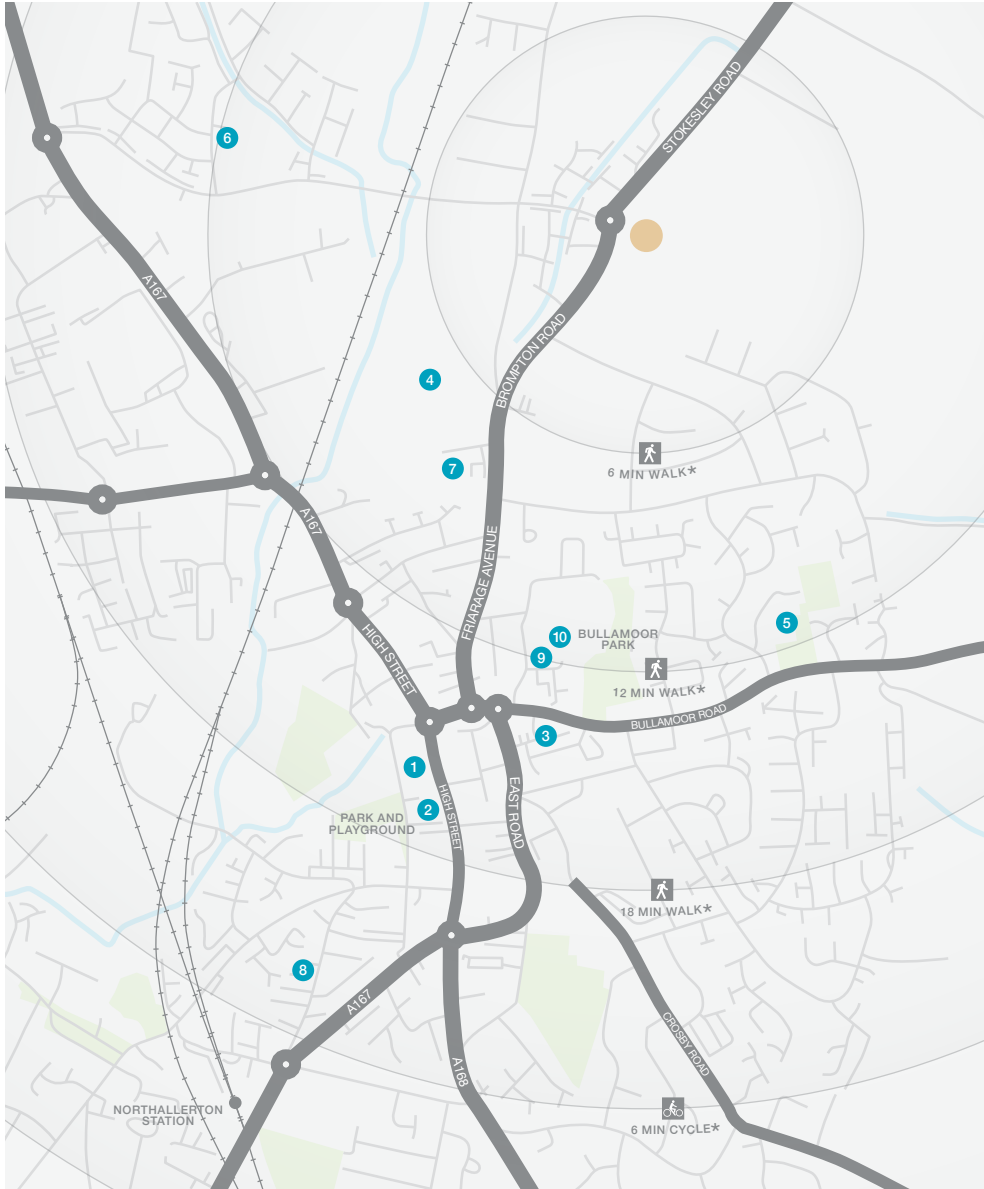
The choice of schools within 20 minutes' walk include Alverton Community Primary and Oakbridge C of E Primary, opened in 2024, while Northallerton School and Sixth Form College is less than half a mile from Allerton Gate. Health care in the town is provided by the large Mowbray House Practice, to the west of the town centre, and by Friarage Hospital, half a mile from the development, which has a 24-hour walk-in urgent treatment centre and also houses one of the town's many dental surgeries.





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 Boots Pharmacy  
203-204 High Street  
01609 772 800
- 2 Northallerton Post Office  
190 High Street  
0345 722 3344
- 3 The Forum  
Bullamore Road  
01609 776 230
- 4 Northallerton Leisure Centre  
Rotary Way  
01609 777 070
- 5 Alverton Community  
Primary School  
Mount Road  
01609 773 524
- 6 Oakbridge C of E  
Primary School  
Alvertune Road  
01609 561 020
- 7 Northallerton School  
and Sixth Form College  
Brompton Road  
01609 773 340
- 8 Mowbray House Surgery  
Malpas Road  
01609 760 002
- 9 Friarage Hospital  
The Friarage  
01609 779 911
- 10 Community Dental Team  
Zetland House Clinic  
01423 542 338

\* 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



# Contact Us

Please see  
millerhomes.co.uk  
for development  
opening times or  
call 01609 350 296



**From the A1(M)**  
Leave the A1(M) at junction 51 following signs for Northallerton via the A684. Five and a quarter miles on, after passing through Morton on Swale, at the first roundabout in Northallerton take the first exit, for Darlington. After almost a mile, at a mini-roundabout take the third exit, for the town centre. At the next roundabout, take the second exit, for Northallerton Leisure Centre. Around half a mile on, take the first exit at a mini-roundabout then the second roundabout exit, onto Brompton Road. Continue along Brompton Road until the road forks and take the second exit at the roundabout for Stokesley Road. At the next roundabout take the third exit into Allerton Gate.

**From Middlesbrough**  
Follow the A19 southbound. After passing the Cleveland Tontine hotel then the turn-off to Osmotherly/Ellerbeck, bear left to join the A684 for Northallerton. Stay on the A684 for five miles, passing through Brompton, then at a roundabout take the first exit into Allerton Gate.

**Sat Nav**  
DL6 1RG



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



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