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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.

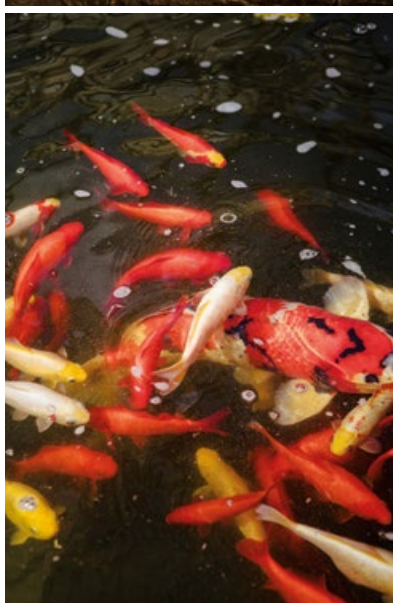
the place to be®

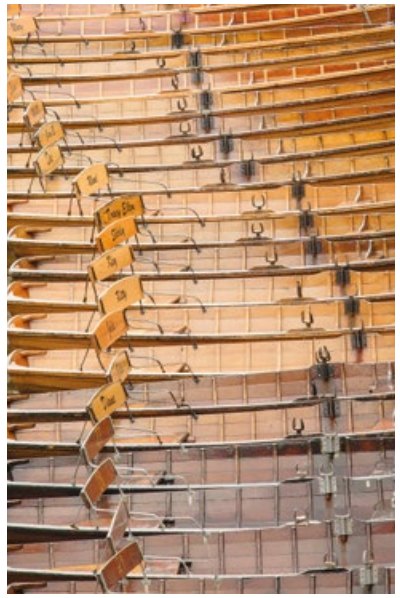
Living in County Durham

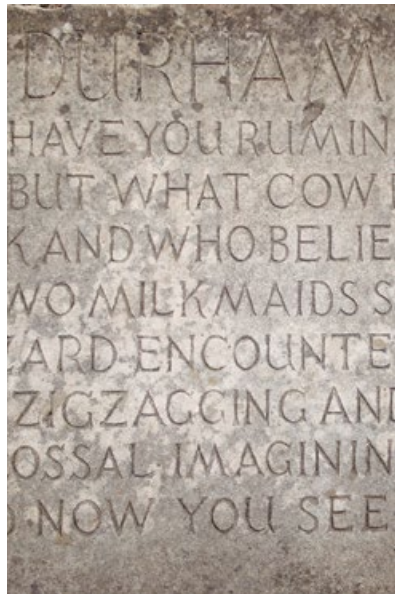
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Deerness Rise.

A short drive from the centre of Durham and within 45 minutes' of Newcastle upon Tyne, Sunderland and Middlesbrough, Ushaw Moor combines the ambience of a village community with easy access to the cities and towns of the North East. Half-hourly bus services to Durham, a 15 minute trip, stop just outside the development. Durham has excellent rail connections, with direct services to Edinburgh, Newcastle, Birmingham, Plymouth, Manchester and many other destinations. London Kings Cross is less than three hours away.

Local shops, around five minutes' walk from Deerness Rise, include convenience stores, a pharmacy and a Co-op, food takeaways and services such as hairdressers. The village also has a popular pub, the Flass Inn, that hosts live music and quiz nights. There is a convenience store and Post Office around 20 minutes' walk away in New Brancepeth, and a wider variety can be found in Langley Moor, which complements independent traders with Tesco and Lidl supermarkets. Nearby Durham widens the choice with high street brands and supermarkets, outdoor markets and indoor shopping centres.







Welcome home

Set amidst open countryside on the edge of Ushaw Moor, just ten minutes' drive from Durham, this attractive selection of energy efficient two, three, four and five bedroom homes brings an inviting new neighbourhood into an outstanding location. Close to shops and schools, with woodland walks just a short stroll away, it blends its peaceful village surroundings with easy access to the cultural attractions and cosmopolitan nightlife of the city. Welcome to Deerness Rise...

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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Affordable Housing	

Substation	S/S
Visitor Parking	V
Bin Collection Point	BCP
Sustainable Urban Drainage System	SUDS
Discount to Market Value	*

Aldermont

Overview

An elegant, highly accessible two bedroom detached bungalow designed for effortless single-level living. The Aldermont brings together open, fluid spaces and modern conveniences on a single floor. An open-plan kitchen, living and dining space provides direct access to the rear garden - ideal for peaceful morning coffees or seamless indoor-outdoor entertaining.

Ground Floor

Living/Dining
3.17m x 4.83m
10'5" x 15'8"

Kitchen
2.91m x 3.05m
9'5" x 10'0"

Principal Bedroom
2.99m x 4.83m
9'10" x 15'8"

Bedroom 2
2.91m x 2.92m
9'6" x 9'7"

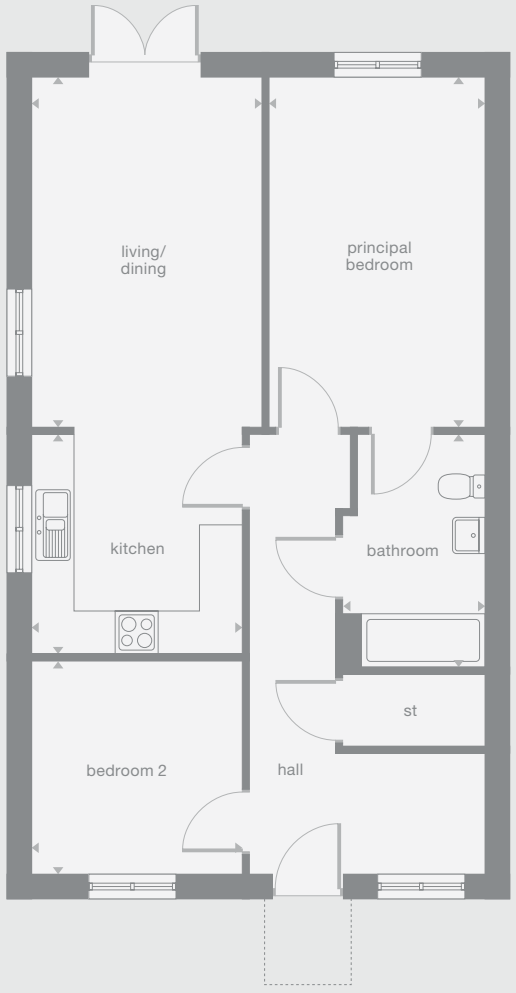
Bathroom
1.97m x 3.23m
6'6" x 10'7"

Floor Space

764 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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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.

Ground Floor

Lounge
3.58m x 4.45m
11'9" x 14'8"

Kitchen/Dining
3.35m x 4.74m
11'0" x 15'7"

Laundry
1.08m x 2.99m
3'7" x 9'10"

WC
1.08m x 1.65m
3'7" x 5'5"

First Floor

Principal Bedroom
4.53m x 2.71m
14'10" x 8'11"

Bedroom 2
2.15m x 4.38m
7'1" x 14'5"

Bedroom 3
2.28m x 3.34m
7'6" x 11'0"

Bathroom
1.92m x 2.00m
6'4" x 6'7"

Floor Space

907 sq ft

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

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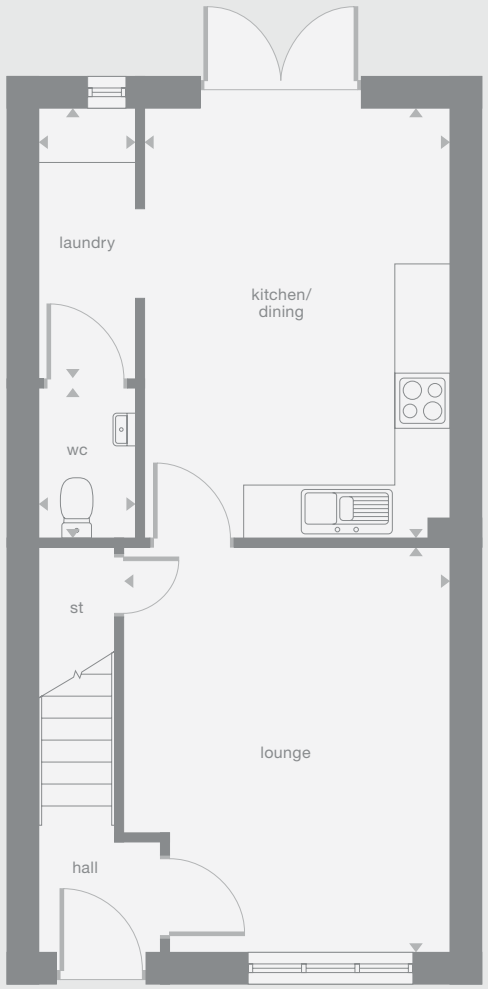
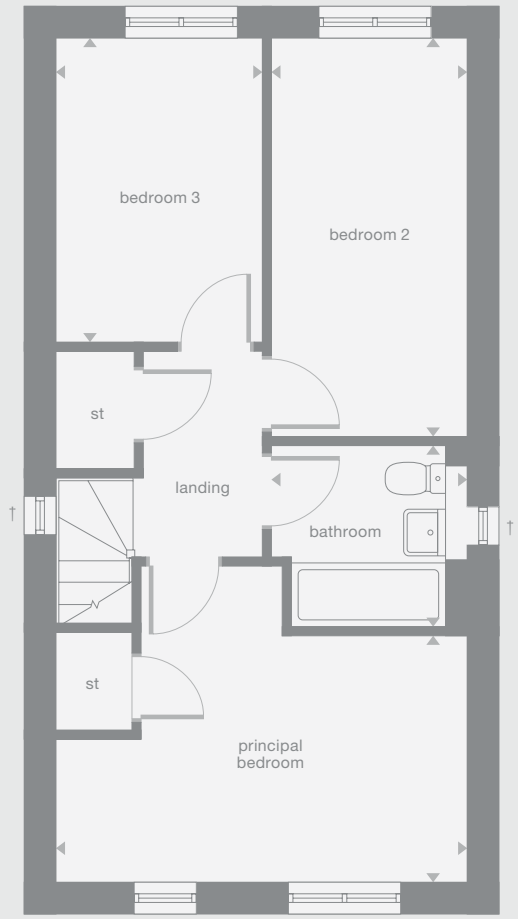
Ground Floor



First Floor



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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 cupboard.

Ground Floor

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

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

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

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

First Floor

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

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

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

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

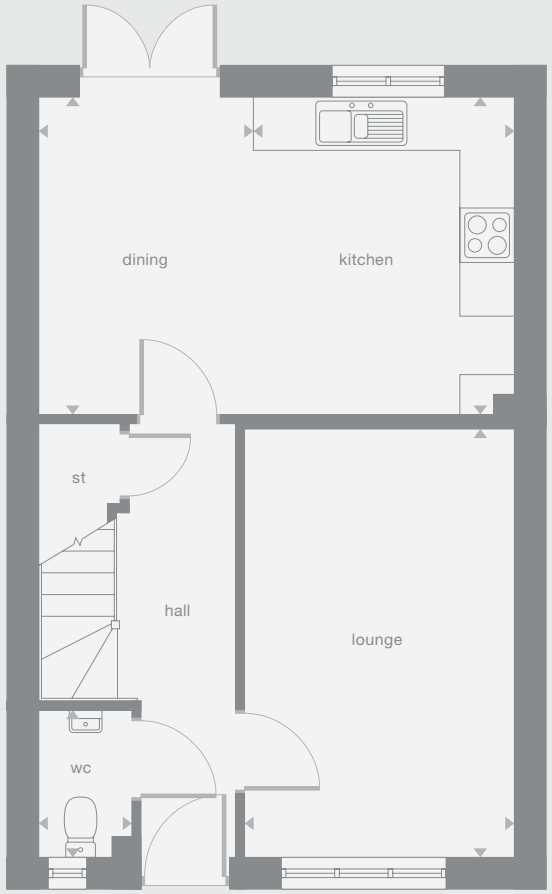
Bathroom
1.70m x 2.04m
5'7" x 6'8"

Floor Space

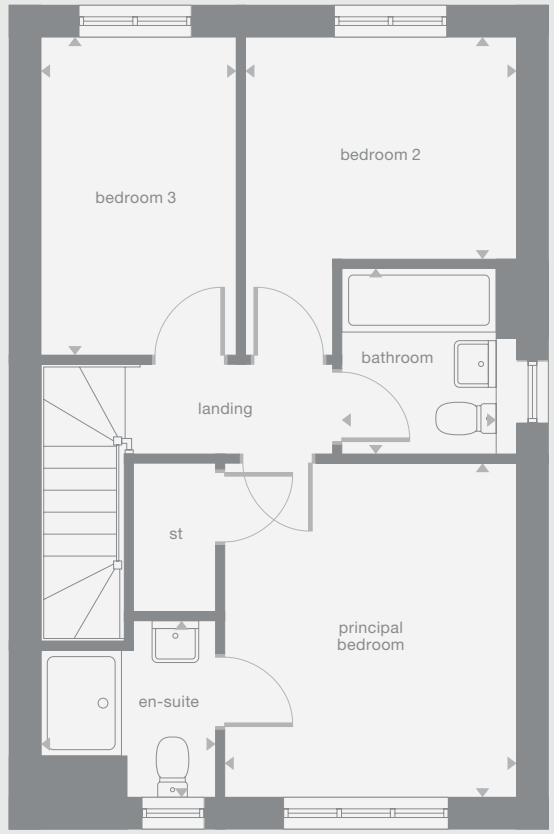
947 sq ft

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

Ground Floor



First Floor



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Laurelwood

Overview

The lounge shares the ground floor with a bright kitchen and dining area featuring french doors opening to the garden. The downstairs WC is accessed via a self contained laundry room, while upstairs there are four bedrooms, one of them en-suite, and a family bathroom.

Ground Floor

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

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

Laundry
1.75m x 1.76m
5'9" x 5'9"

Dining
2.69m x 3.26m
8'10" x 10'9"

WC
1.75m x 1.41m
5'9" x 4'8"

First Floor

Principal Bedroom
4.27m x 3.00m
14'0" x 9'10"

En-Suite
1.83m x 2.27m
6'0" x 7'5"

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

Bedroom 3
3.13m x 2.61m
10'3" x 8'7"

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

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

Floor Space

1,144 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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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.

Ground Floor

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
5'11" 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"

First Floor

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

En-Suite
2.60m x 1.18m
8'6" x 3'10"

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"

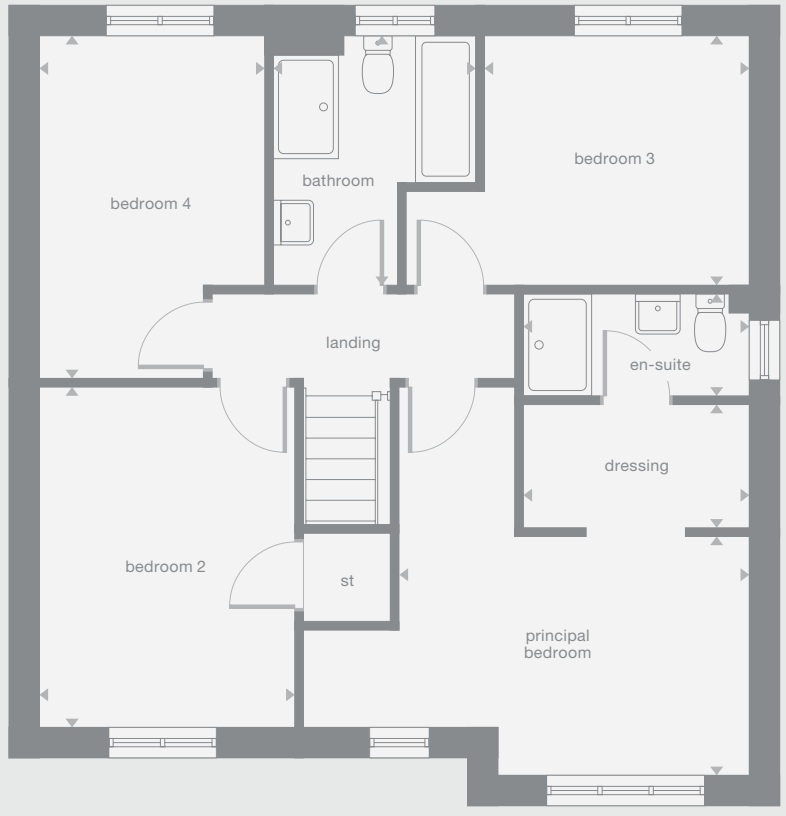
Floor Space

1,240 sq ft

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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Berrywood

Overview

The attractive lounge complements a superb family kitchen where french doors add special appeal to the dining area. The laundry includes a back door, there is a downstairs WC, and a gallery landing leads to four bedrooms, one of them en-suite with a dressing area.

Ground Floor

Lounge
3.56m x 4.34m
11'8" x 14'3"

Kitchen
3.92m x 3.46m
12'11" x 11'4"

Dining/Family
5.02m x 2.29m
16'6" x 7'7"

Laundry
1.54m x 1.80m
5'1" x 5'11"

WC
1.41m x 1.80m
4'8" x 5'11"

First Floor

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

En-Suite
2.58m x 1.26m
8'6" x 4'2"

Dressing
2.58m x 1.39m
8'6" x 4'7"

Bedroom 2
3.56m x 3.56m
11'8" x 11'8"

Bedroom 3
2.67m x 4.03m
8'9" x 13'3"

Bedroom 4
2.73m x 2.97m
9'0" x 9'9"

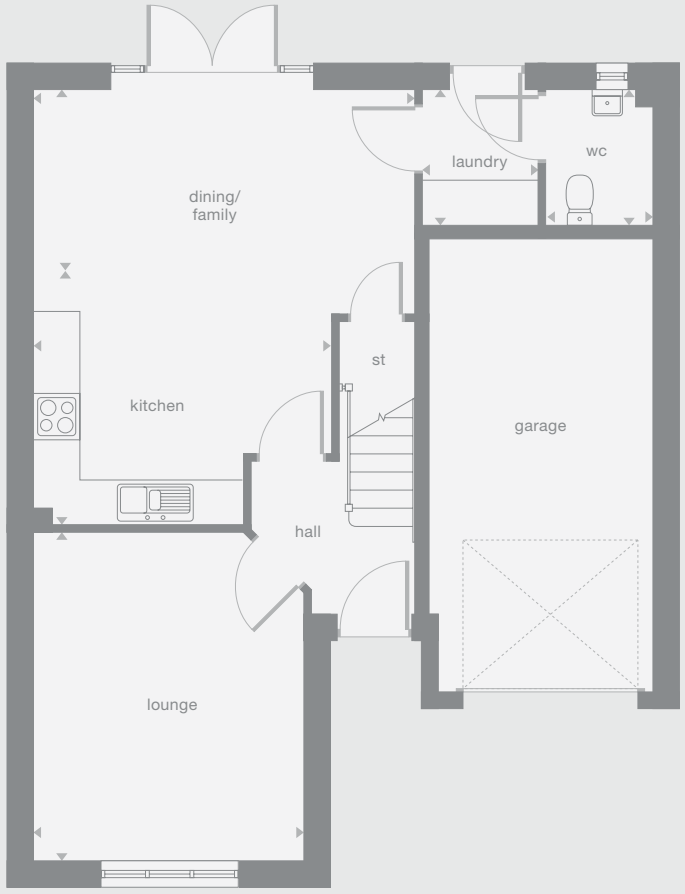
Bathroom
2.67m x 2.39m
8'9" x 7'10"

Floor Space

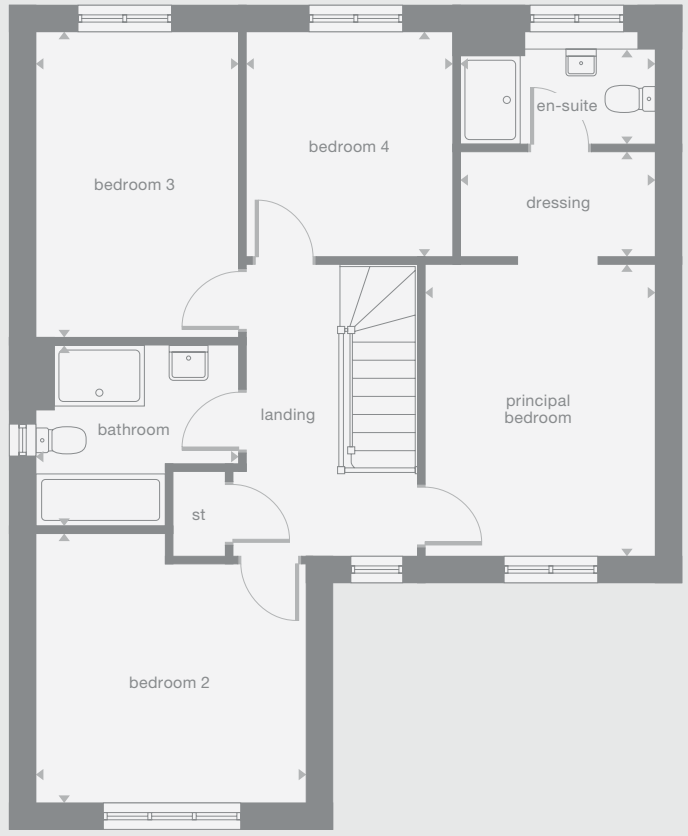
1,296 sq ft

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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Charleswood

Overview

From the striking bay-windowed lounge to the four bedrooms, one a en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

Ground Floor

Lounge
3.17m x 4.58m
10'5" x 15'0"

Kitchen
3.16m x 2.86m
10'5" x 9'5"

Laundry
1.85m x 1.50m
6'1" x 4'11"

Dining
2.08m x 2.86m
6'10" x 9'5"

Family
3.14m x 2.86m
10'4" x 9'5"

WC
1.80m x 1.50m
5'11" x 4'11"

First Floor

Principal Bedroom
5.11m x 3.03m
16'9" x 9'11"

En-Suite
2.57m x 1.43m
8'5" x 4'8"

Dressing
2.57m x 1.35m
8'5" x 4'5"

Bedroom 2
3.17m x 3.52m
10'5" x 11'7"

Bedroom 3
4.52m x 2.55m
14'10" x 8'5"

Bedroom 4
3.77m x 2.96m
12'4" x 9'9"

Bathroom
1.83m x 2.22m
6'0" x 7'4"

Floor Space

1,378 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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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes 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 1.79m
6'8" x 5'11"

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"

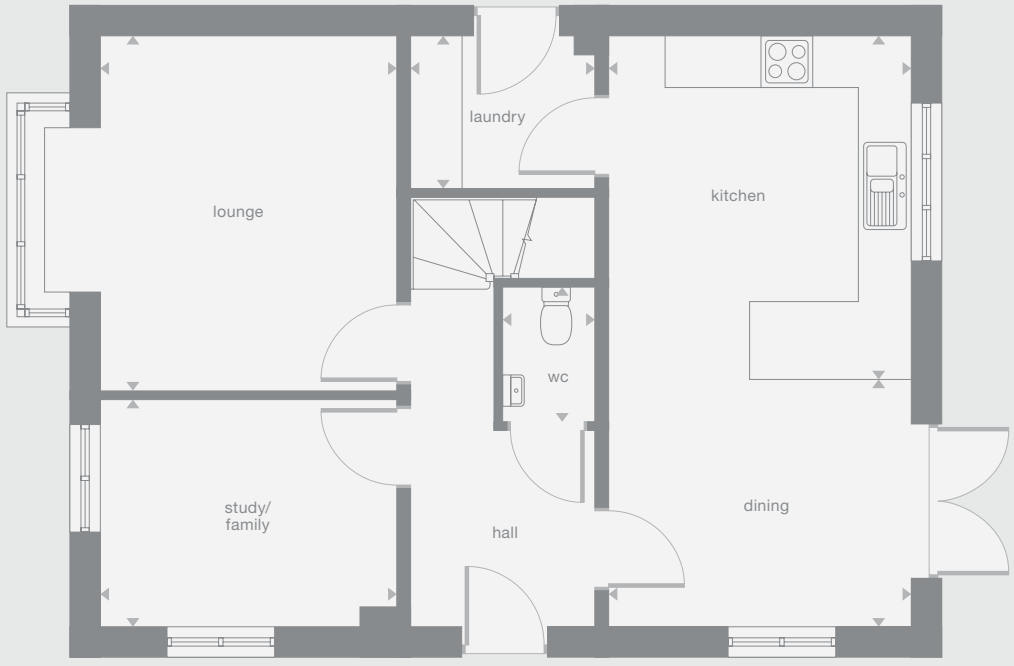
Bathroom
3.14m x 1.70m
10'4" x 5'7"

Floor Space

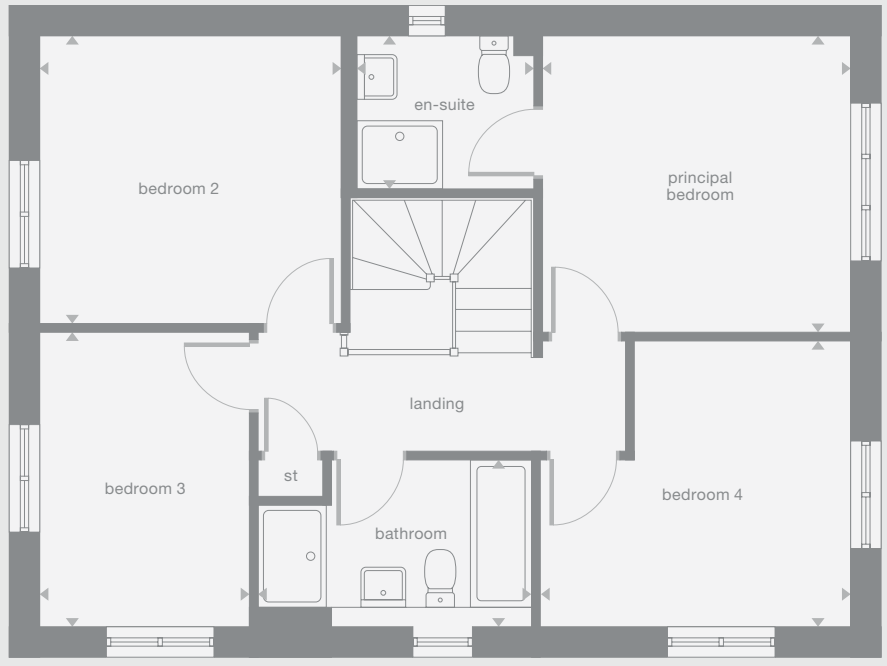
1,379 sq ft

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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Firwood

Overview

With its bay-windowed lounge and dual aspect windows in the study, two of the four bedrooms and the kitchen, where the dining area features french doors, this is a delightfully bright home. The principal bedroom is en-suite, and the bathroom includes a separate shower cubicle.

Ground Floor

Lounge
4.10m x 4.09m
13'5" x 13'5"

Kitchen
3.48m x 3.96m
11'5" x 13'0"

Dining
3.48m x 2.83m
11'5" x 9'4"

Study/Family
3.42m x 2.61m
11'3" x 8'7"

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

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
2.37m x 3.39m
7'10" x 11'2"

Bedroom 4
3.56m x 3.28m
11'8" x 10'9"

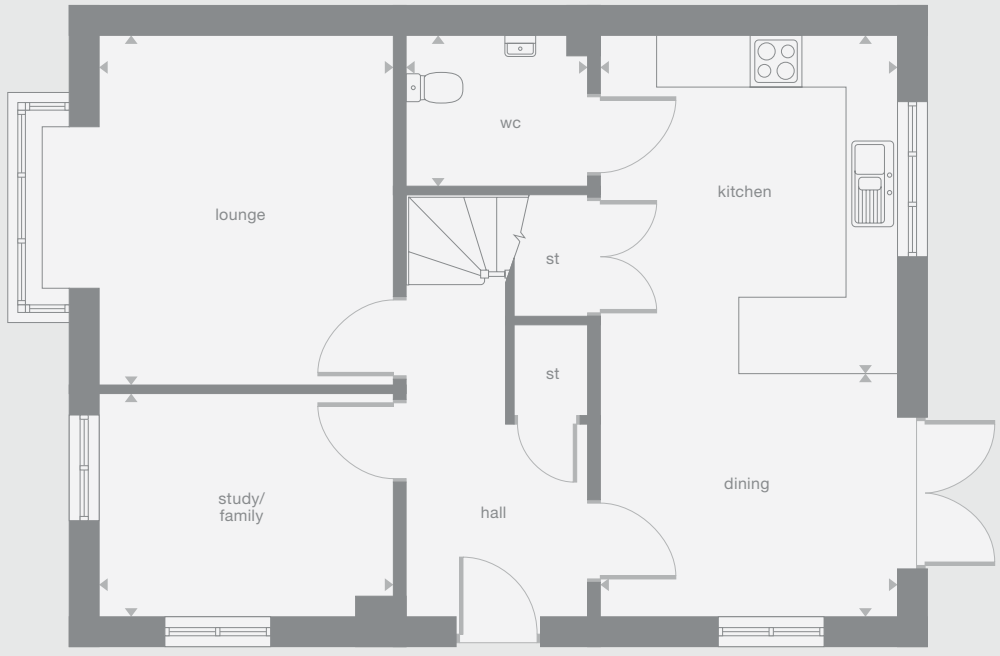
Bathroom
3.19m x 1.70m
10'6" x 5'7"

Floor Space

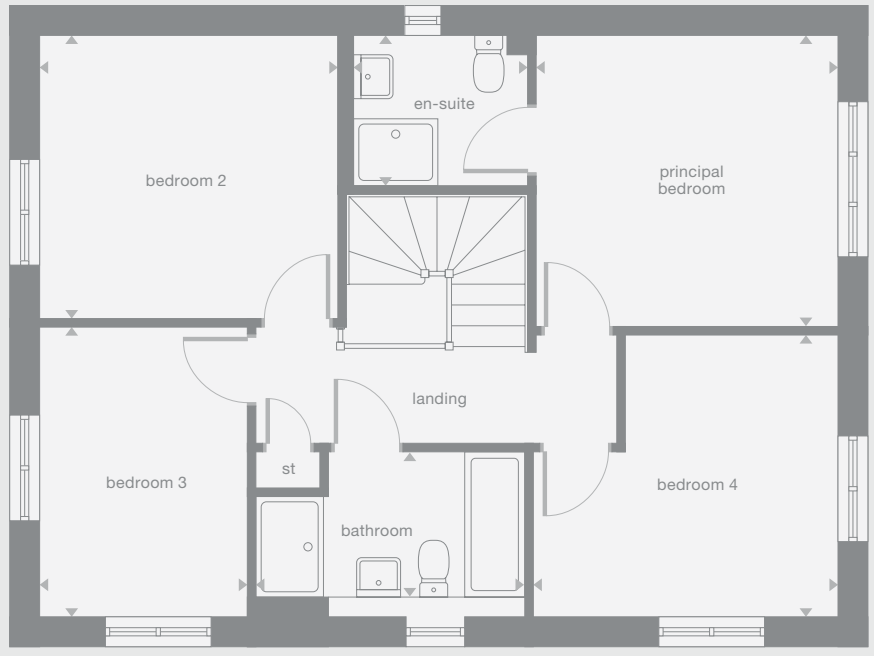
1,379 sq ft

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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Lenwood

Overview

With a bay-windowed lounge and broad family kitchen featuring french doors in the dining area, this is an impressive, light-filled home. There is a laundry room, downstairs WC, one of the four bedrooms is en-suite with a dressing area, and two bedrooms include useful cupboards.

Ground Floor

Lounge
3.25m x 5.12m
10'8" x 16'10"

Kitchen
3.15m x 3.26m
10'4" x 10'9"

Laundry
1.75m x 1.45m
5'9" x 4'9"

Dining
2.21m x 3.26m
7'3" x 10'9"

Family
3.14m x 3.26m
10'4" x 10'9"

WC
1.49m x 1.45m
4'11" x 4'9"

First Floor

Principal Bedroom
4.75m x 3.01m
15'7" x 9'11"

En-Suite 1
2.89m x 1.18m
9'6" x 3'10"

Dressing
2.89m x 1.63m
9'6" x 5'4"

Bedroom 2
3.66m x 2.60m
12'0" x 8'7"

En-Suite 2
1.11m x 2.28m
3'8" x 7'6"

Bedroom 3
2.82m x 4.32m
9'3" x 14'2"

Bedroom 4
3.17m x 3.29m
10'5" x 10'10"

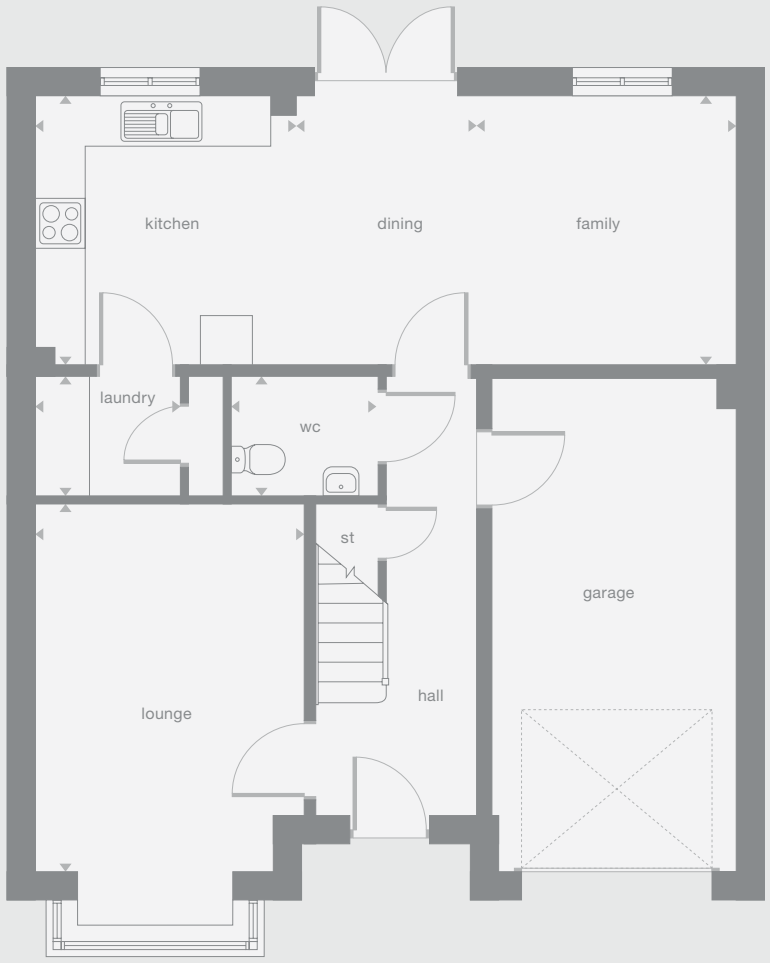
Bathroom
2.31m x 3.06m
7'7" x 10'1"

Floor Space

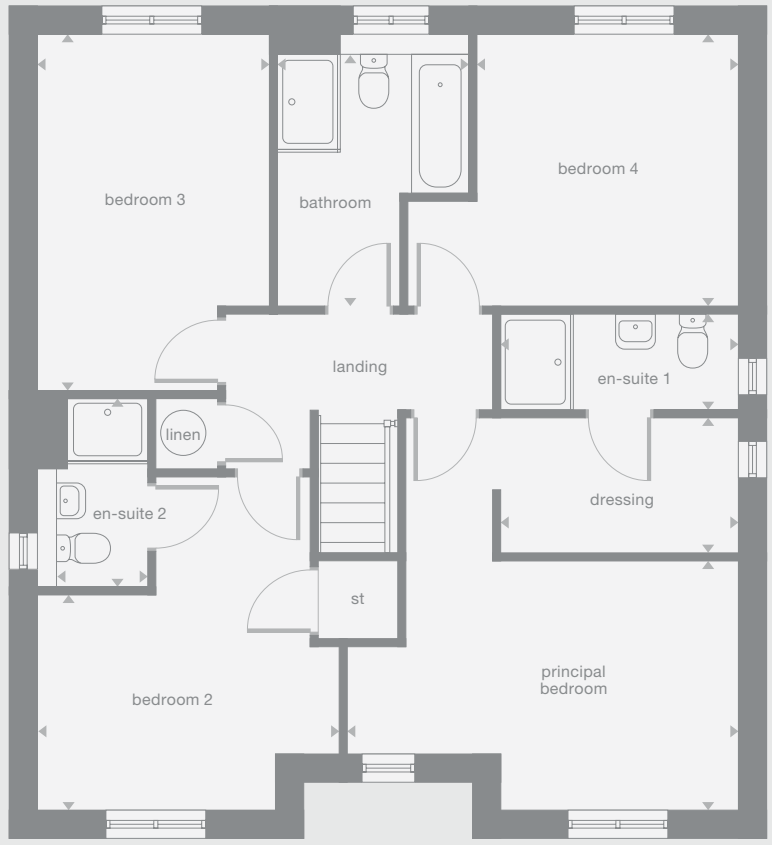
1,492 sq ft

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

Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. 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.

Wilkin

Overview

A bay window lights the lounge, and french doors enhance the L-shaped family kitchen and dining room. The gallery landing leads to five bedrooms, and a bathroom with separate shower complements the downstairs WC. Premium features include a laundry, two en-suites and a dressing room.

Ground Floor

Lounge
3.78m x 4.78m
12'5" x 15'8"

Kitchen/Dining
4.01m x 5.57m
13'2" x 18'3"

Laundry
1.80m x 1.27m
5'11" x 4'2"

Family
4.29m x 2.81m
14'1" x 9'3"

WC
1.80m x 1.45m
5'11" x 4'9"

First Floor

Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"

En-Suite 1
2.46m x 1.18m
8'1" x 3'10"

Dressing
1.67m x 2.17m
5'6" x 7'2"

Bedroom 2
3.03m x 3.65m
9'11" x 12'0"

En-Suite 2
1.96m x 1.51m
6'5" x 4'11"

Bedroom 3
3.96m x 2.91m
13'0" x 9'7"

Bedroom 4
2.99m x 2.91m
9'10" x 9'7"

Bedroom 5
4.24m x 2.47m
13'11" x 8'1"

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

Floor Space

1,640 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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Bamford

Overview

The elegant bay-windowed lounge complements a spectacular, light-filled family kitchen and dining room with dual french doors, beautifully integrating the interior and garden. There is a utility room, a downstairs WC, two of the five bedrooms are en-suite and the bathroom includes a separate shower.

Ground Floor

Lounge
3.78m x 4.78m
12'5" x 15'8"

Kitchen
4.04m x 5.57m
13'3" x 18'3"

Laundry
1.51m x 2.19m
4'11" x 7'2"

Family
4.73m x 3.56m
15'6" x 11'8"

Dining
2.91m x 2.81m
9'7" x 9'3"

WC
1.55m x 1.00m
5'1" x 3'3"

First Floor

Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"

En-Suite 1
2.46m x 1.18m
8'1" x 3'10"

Dressing
1.63m x 2.19m
5'4" x 7'2"

Bedroom 2
3.02m x 3.65m
9'11" x 12'0"

En-Suite 2
1.96m x 1.51m
6'5" x 4'11"

Bedroom 3
3.96m x 2.91m
13'0" x 9'7"

Bedroom 4
3.01m x 2.91m
9'11" x 9'7"

Bedroom 5
4.24m x 2.49m
13'11" x 8'2"

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

Floor Space

1,803 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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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.

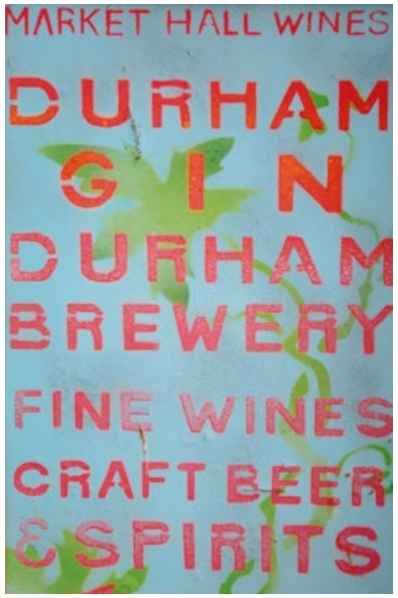
At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

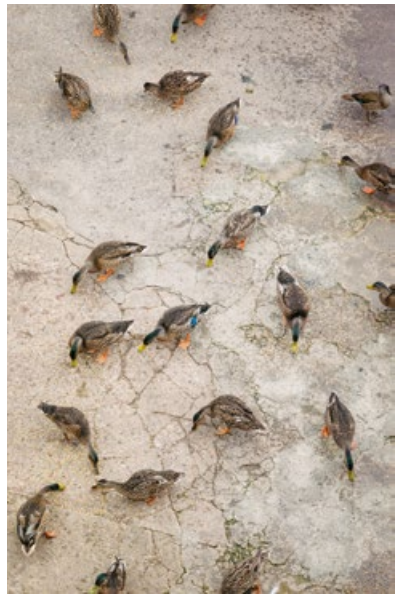
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

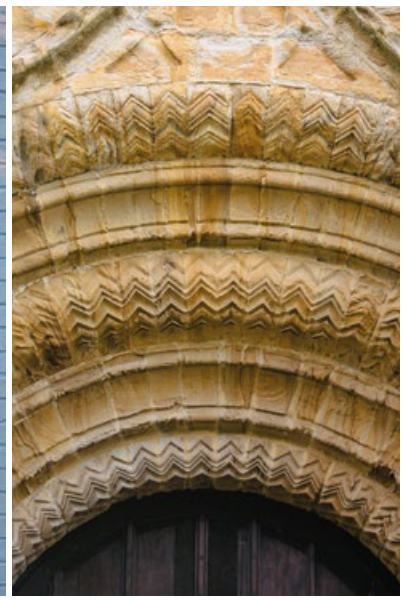
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

Recreational amenities around the village include the ALP Active gym in Durham Academy, and coarse and fly fishing at Aldin Grange Lakes. Ushaw Moor Cricket Club fields Senior and Junior teams, and welcomes new members. Ushaw House, Chapels and Gardens, a mile from the village, hosts exhibitions and events, and Durham City Golf Club's 18-hole course is located in Langley Moor, four miles away. The diverse and cosmopolitan cultural life of Durham, with its cinemas, theatres, galleries, clubs and nightlife, is also in easy reach for nights out. Opportunities for outdoor recreation include a network of walks from Deerness View picnic area, a ten minute stroll from the development, along the River Deerness through Ragpath Wood and beyond. Further afield, the beautiful North Pennines National Landscape, one of the most unspoiled places in England, lies around ten miles west of the village.

Silver Tree Primary and Nursery School and St Joseph's RC Primary School sit side by side in tree-lined grounds within ten minutes' walk of Deerness Rise, and Deerness Valley Nursery in New Brancepeth is just over half a mile away. The village's secondary school, Durham Academy, less than fifteen's walk from the development. Ushaw Moor Surgery, a full-time medical practice, is situated just across the road from the primary schools. For urgent care, the University Hospital of North Durham, four miles away, has a 24/7 Accident and Emergency department.

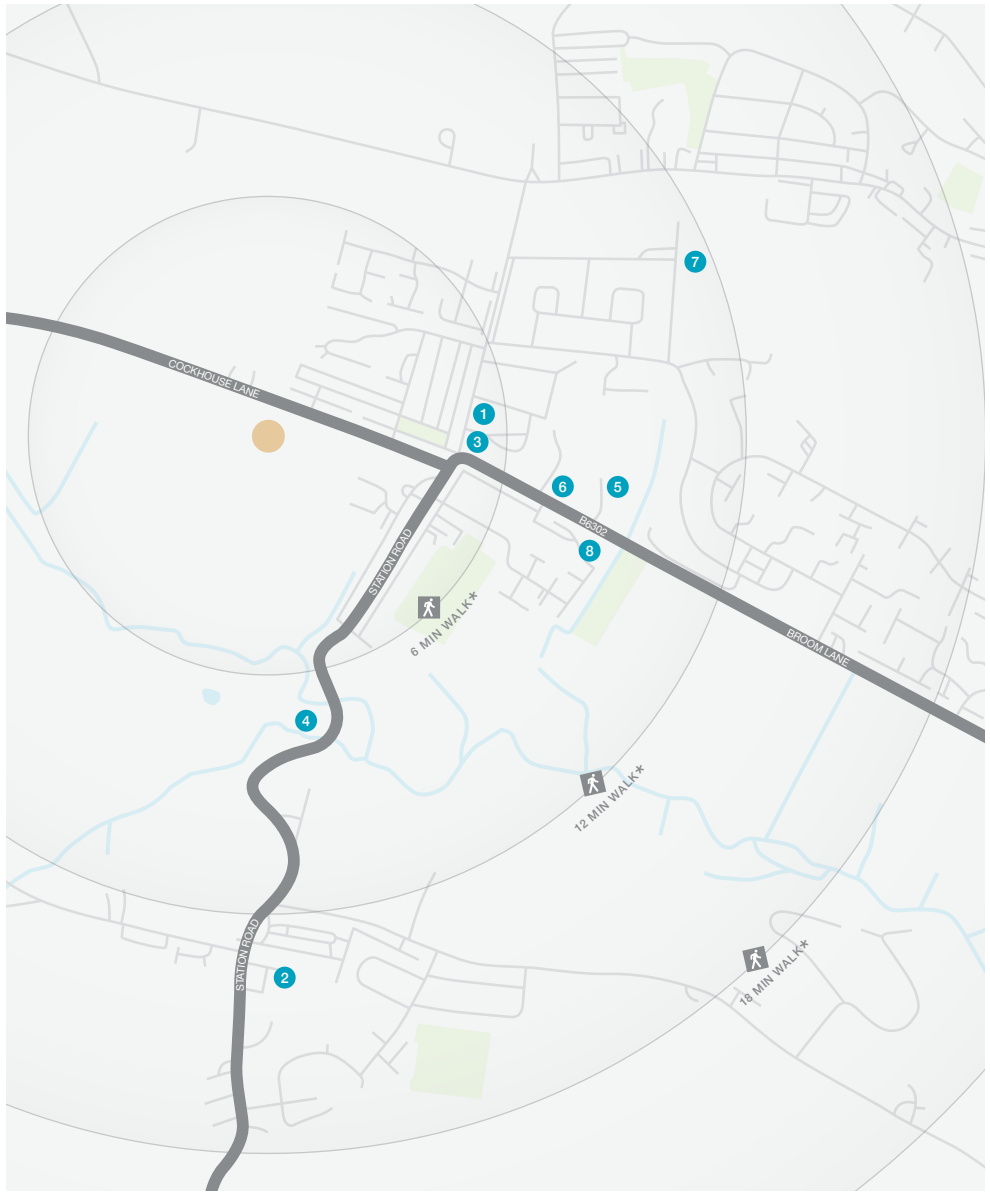






Useful Contacts

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 W Smith Pharmacy
Whitehouse Lane
0191 373 0255

2 New Brancepeth
Post Office
4 Jubilee Close
0345 722 3344

3 The Flass Inn
Durham Road
0191 373 2467

4 Deerness Valley Nursery
New Brancepeth
07521 421 917

5 Silver Tree Primary School
Durham Road
0191 373 0622

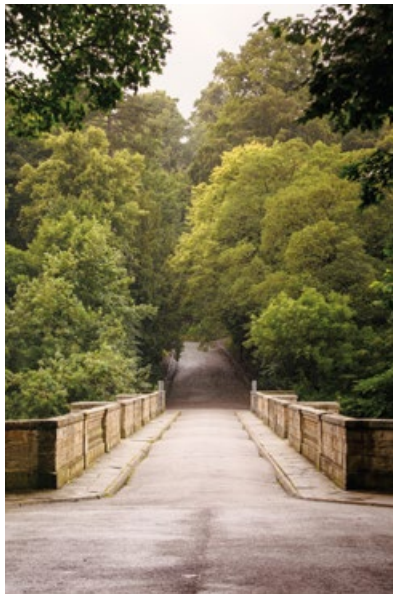
6 St Joseph's RC
Primary School
Durham Road
0191 373 0355

7 Durham Academy
Bracken Court
0191 373 0366

8 Ushaw Moor Surgery
Durham Road
0191 373 0202

* 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



How to Find Us

Development opening times
Thursday – Monday
10:30am – 5:30pm
millerhomes.co.uk
03308 222 171

From Durham
Cross Millburngate Bridge westbound on the A690. Carry straight on at the first traffic lights and take the third exit at the next roundabout, signposted for Crook. After 350 yards, turn right at the lights. Follow the A690 for almost a mile into Neville's Cross Bank, then at Stone Bridge Roundabout take the second exit, for Ushaw Moor. Follow the B6302 for two miles, then at the Flass Inn turn left then immediately right into Cockhouse Lane. Around 200 yards on, Deerness Rise is on the left.

From the A1(M)
From junction 62, the Carrville Interchange, follow the A690 for Durham. Take the second exit at the Gilesgate Roundabout, for the City Centre. At the Millburngate junction go straight on, for Crook, Cross the Millburngate Bridge then follow the directions above.

Sat Nav
DH7 7PL

NEW HOMES QUALITY CODE
Registered Developer

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 place to be®