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 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. Please note that the site plan is not drawn to scale.
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 Imperial Gardens.
Half an hour’s drive from Nottingham, Southwell has a convenient location that contrasts with its peaceful, market town ambience.

Trains between Newark and Matlock call at Fiskerton, three miles away, reaching Nottingham in under half an hour and Derby in just over an hour. From Newark, there are direct services to London King’s Cross. Half-hourly buses between Southwell and Nottingham pass Imperial Gardens, and other bus services link Southwell with Mansfield and Newark.

Within half a mile of Imperial Gardens, beautiful historic streets and buildings provide the setting for an outstanding choice of shops. Family butchers, grocers, ironmongers, a delicatessen and fashion boutiques are interspersed with convenience stores, confectioners, pharmacies, a post office, traditional pubs and restaurants, and food takeaways. The independent shops are complemented by a large Co-op supermarket, a Saturday market selling local produce, and fresh fish stalls on Wednesdays and Fridays.
Listed amongst the Sunday Times ‘Best Places to Live’ in 2017, Southwell presents a very special blend of heritage and amenity. Introducing an impressive selection of energy efficient two, three, four and five bedroom homes and two bedroom bungalows into a beautifully landscaped setting with its own playground, this exciting new neighbourhood is just ten minutes walk from the picturesque streets and shops of the town centre and only fourteen miles from Nottingham.
Welcome to Imperial Gardens...
Overview
The bright living and dining room, enhanced by french doors that introduce a focal point and help to maximise the benefits of the garden, is complemented by a practical, ergonomic kitchen that keeps cooking and household management separate from the social space.

Ground Floor
- Living/Dining: 4.065m x 4.791m
- Kitchen: 1.912m x 3.540m
- WC: 0.897m x 2.137m

First Floor
- Master Bedroom: 4.065m x 3.041m
- Bedroom 2: 4.065m max x 3.030m max
- Bathroom: 1.700m x 2.167m

Floor Space
737 sq ft

Plots
38, 39*, 40, 49*, 42, 43*, 44, 45*, 60, 61*

* Plots are a mirror image of plans shown above.
Overview
From the sheltered porch to the French doors opening out to the garden, this instantly inviting bungalow is also an enormously practical home. En-suite facilities add a dash of luxury to the master bedroom, and the second bedroom could become a superb private study.

Ground Floor
Living/Dining
4.332m x 5.775m
14'3" x 18'11"

Kitchen
3.468m max x 3.890m max
11'5" x 12'9"

Master Bedroom
3.457m max x 4.054m max
11'4" x 13'4"

En-suite
1.423m max x 3.304m max
4'8" x 10'10"

Bedroom 2
3.682m x 3.032m
12'1" x 9'11"

Bathroom
1.700m x 2.327m
5'7" x 7'8"

Plots

Floor Space
950 sq ft

* Plots are a mirror image of plans shown above.
Overview
Both the family kitchen and the lounge are dual aspect, with a stylish bay window in the lounge and French doors in the family area filling the rooms with natural light. A separate laundry and a dual aspect, en-suite master bedroom add convenience to comfort.

Ground Floor
- Lounge: 3.080m x 5.540m (10'1" x 18'2")
- Family: 2.955m x 2.513m (9'8" x 8'3")
- Kitchen/Dining: 2.935m x 3.030m (9'8" x 10'1")
- WC: 1.027m x 1.430m (3'4" x 4'8")
- Laundry: 2.040m x 1.920m (6'8" x 6'4")

First Floor
- Master Bedroom: 3.400m x 3.320m (11'2" x 10'11")
- En-Suite: 1.777m x 2.060m (5'10" x 6'9")
- Bedroom 2: 2.992m x 3.370m (9'10" x 11'1")
- Bedroom 3: 2.600m x 2.330m (8'6" x 7'8")
- Bathroom: 1.905m x 2.093m (6'3" x 6'10")

Plots
- 7, 10, 24*
- 30*, 62

Floor Space
- 1,016 sq ft

* Plots are a mirror image of plans shown above
† Laundry room door to Plot 7 only
**Overview**

French doors in both the lounge and the dual aspect family kitchen have the effect of integrating the garden with the living space and making alfresco dining a tempting summer option. The master bedroom has luxurious en-suite facilities.

**Ground Floor**

- Lounge: 3.350m x 4.050m
  10'11" x 13'3"
- Kitchen: 3.260m x 3.260m
  10'8" x 10'8"
- WC: 1.800m x 0.900m
  6'0" x 3'0"

**First Floor**

- Master Bedroom: 3.452m max x 3.750m max
  11'4" x 12'4"
- En-Suite: 3.017m max x 1.715m max
  9'11" x 5'8"
- Bedroom 2: 3.452m max x 3.383m max
  11'4" x 11'1"
- Bedroom 3: 3.612m max x 3.090m max
  11'10" x 10'2"
- Bathroom: 1.904m x 2.242m
  6'3" x 7'4"

**Floor Space**

- Ground Floor: 1,102 sq ft
- First Floor: 1,102 sq ft

**Plots**

- 26, 27*, 36

*Plots are a mirror image of plans shown above*
**Overview**

With four dual aspect rooms, including a superb kitchen and a magnificent lounge that both feature french doors, and a dining room with an elegant bay window, this is an exceptionally bright, welcoming home. One bedroom is en-suite, and the dual aspect bedroom has a useful cupboard.

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**Ground Floor**

- **Lounge**: 3.268m x 5.275m
  - 10'9" x 17'4"
- **Dining**: 3.588m x 4.134m
  - 11'9" x 13'7"
- **Kitchen/Family**: 4.642m x 4.598m
  - 15'3" x 15'4"
- **WC**: 0.957m x 1.953m
  - 3'1" x 6'4"

**First Floor**

- **Master Bedroom**: 4.642m x 2.744m
  - 15'3" x 8'11"
- **En-Suite**: 2.471m x 1.245m
  - 8'1" x 4'1"
- **Bedroom 2**: 4.756m x 2.845m
  - 15'7" x 9'6"
- **Bedroom 3**: 3.496m x 2.885m
  - 11'6" x 9'6"
- **Bedroom 4**: 2.696m x 3.150m
  - 8'10" x 10'4"

**Ground Floor**

- **Lounge**: 3.268m x 5.275m
  - 10'9" x 17'4"
- **Dining**: 3.588m x 4.134m
  - 11'9" x 13'7"
- **Kitchen/Family**: 4.642m x 4.598m
  - 15'3" x 15'4"
- **WC**: 0.957m x 1.953m
  - 3'1" x 6'4"

**First Floor**

- **Master Bedroom**: 4.642m x 2.744m
  - 15'3" x 8'11"
- **En-Suite**: 2.471m x 1.245m
  - 8'1" x 4'1"
- **Bedroom 2**: 4.756m x 2.845m
  - 15'7" x 9'6"
- **Bedroom 3**: 3.496m x 2.885m
  - 11'6" x 9'6"
- **Bedroom 4**: 2.696m x 3.150m
  - 8'10" x 10'4"

**Floor Space**

- **Ground Floor**: 1,290 sq ft
- **First Floor**: 960 sq ft

*Plots are a mirror image of plans shown above.
Overview
The family kitchen, with its central French doors, provides a natural hub for family life, while the lounge and formal dining room are perfect for convivial entertaining. A laundry room helps keep household management under control, and one of the four bedrooms is en-suite.

Ground Floor
- Lounge: 3.360m x 4.728m max (11' x 15'6")
- Kitchen: 3.160m x 3.078m (10'4" x 10'1")
- Family/Breakfast: 5.355m x 3.078m (17'7" x 10'1")
- Dining: 2.880m x 2.783m (9'5" x 9'2")
- Laundry: 1.887m x 1.852m (6'2" x 6'1")
- WC: 0.900m x 1.852m (2'11" x 6'1")

First Floor
- Master Bedroom: 3.952m x 4.300m max (13'0" x 14'1")
- En-Suite: 2.566m x 1.385m (8'5" x 4'7")
- Bedroom 2: 3.437m x 4.041m (11'3" x 13'3")
- Bedroom 3: 2.739m x 3.562m (9'0" x 11'8")
- Bedroom 4: 2.680m x 3.821m (8'10" x 12'6")
- Bathroom: 2.910m x 1.913m (9'7" x 6'3")

Floor Space
- 1,432 sq ft
- Plots: 3*, 37*, 63*

* Plots are a mirror image of plans shown above.

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Overview
The broad kitchen and breakfast room, with its French doors opening out to the garden and its separate laundry room, provides an adaptable focal point for relaxing with the family. With two en-suite bedrooms, this is an immensely comfortable home filled with practical features.

Ground Floor
- Lounge: 3.352m x 5.228m (11'0" x 17'2")
- Kitchen: 3.383m x 3.475m (11'1" x 11'5")
- Family/Breakfast: 5.381m x 3.475m (17'7" x 11'5")
- Dining: 2.853m x 2.900m (9'4" x 9'6")
- Laundry: 1.860m x 1.785m (6'1" x 5'10")
- WC: 0.900m x 1.785m (2'11" x 5'10")

First Floor
- Master Bedroom: 3.825m x 4.475m (12'7" x 14'8")
- En-Suite 1: 1.694m x 2.090m (5'7" x 6'10")
- Bedroom 2: 3.409m x 3.269m (11'2" x 10'8")
- En-Suite 2: 2.337m x 1.816m (7'8" x 5'11")
- Bedroom 3: 2.724m x 3.835m (8'11" x 12'7")
- Bedroom 4: 2.530m x 3.635m (8'4" x 11'11")
- Bathroom: 2.900m x 2.000m (9'7" x 6'7")

Floor Space
- 1,541 sq ft

Plots
- 2*, 4, 8*, 9*, 28*, 29*, 64*, 65*

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* Plots are a mirror image of plans shown above
† Additional window to plots 2 and 65 only
Honeybourne

Overview
From the twin bay windows to the striking bi-fold doors and rooflights in the magnificent kitchen, from the dining room’s French doors to the two en-suite bedrooms and the dual-aspect master bedroom’s sumptuous dressing area, this is a home of outstanding quality.

Ground Floor
- Lounge: 3.83m max x 6.23m max
  12’7” x 20’8”
- Dining: 3.75m x 3.52m
  12’3” x 11’8”
- Kitchen: 6.46m x 6.08m
  21’2” x 20’1”
- Laundry: 2.32m x 1.64m
  7’8” x 5’6”
- Study/Family: 3.49m x 3.94m max
  11’6” x 13’0”
- WC: 0.99m x 1.67m
  3’3” x 5’6”

First Floor
- Master Bedroom: 3.46m x 4.43m
  11’3” x 14’7”
- Dressing: 2.50m max x 2.56m
  8’2” x 8’5”
- En-Suite 1: 3.41m max x 1.70m max
  11’2” x 5’7”
- Bedroom 2: 3.89m max x 2.62m
  12’9” x 8’7”
- En-Suite 2: 2.75m max x 1.43m max
  9’0” x 4’9”
- Bedroom 3: 2.94m x 3.09m
  9’8” x 10’2”
- Bedroom 4: 3.72m max x 2.52m
  12’4” x 8’4”
- Bedroom 5: 3.09m x 2.32m
  10’2” x 7’7”
- Bathroom: 2.75m max x 2.01m max
  9’0” x 6’7”

Plots
1st, 66th, 67th

Floor Space
2,130 sq ft

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* Plots are a mirror image of plans shown above
Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings.

We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.
In addition to the celebrated attractions of the town, from the stately Minster and Prebendal Houses to the historic Workhouse and half-timbered Saracen’s Head hotel, there is a choice of sporting and leisure activities. Southwell has a racecourse and a golf club, and there is a second golf centre at Norwood Park that is entered, like the prestigious Norwood Park events venue, via a driveway opposite Imperial Gardens. The town has rugby, cricket and football clubs and a leisure centre with swimming pools and a fitness suite. The surrounding area offers excellent opportunities for walking and cycling around the local countryside, exploring Heritage Trails, and visiting attractions like the Museum of Timekeeping, White Post Farm for family days out or Eden Hall Spa in Newark for personal pampering.
The choice of entertainment is similarly wide, from musical evenings in the library to a comedy club that meets in the Saracen’s Head and chamber concerts in the magnificent Great Hall of the Archbishop’s Palace. Annual events include a music festival, a Family Funday and a folk festival.

The nearby Busy Bees Nursery was awarded ‘Outstanding’ status by Ofsted in 2015. There are two infant schools for children up to seven, and Lowe’s Wong Junior School covers ages seven to 11, with pupils normally moving up to the Minster School, a C of E Academy that was also assessed as ‘Outstanding’ by Ofsted. All the schools are within ten minutes walk. There is also a large full-time medical centre, a dental centre and an optician in the town.
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.

* 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

1.  Lloyds Pharmacy
   2–3 King Street
   01636 812 241

2.  Southwell Post Office
    11 Queen Street
    01636 813 189

3.  Southwell Leisure Centre
    Nottingham Road
    01636 813 000

4.  Busy Bees
    at Southwell
    17 Albert Road
    01636 816 606

5.  Holy Trinity C of E Infant School
    Westgate
    01636 812 067

6.  Norwood Park Golf Centre
    Kirklington Road
    01636 816 626

7.  Lowe’s Wong School
    Queen Street
    01636 812 207

8.  The Minster School
    Nottingham Road
    01636 814 000

9.  Southwell Medical Centre
    The Ropewalk
    01636 813 561

10.  The Minster Dental Care
     Lower Kirklington Road
     01636 814 248

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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 Sales Adviser 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 decor as 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 Sales Adviser and confirmed with solicitors.

How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 625 580

From Nottingham and the South
Follow the A602 and Southwell Road into the town. After passing the Southwell sign take the next left into Halloughton Road. Follow the bend to the right, then turn left at the T-junction. After quarter of a mile, as the road curves right, turn right into Allenby Road. At the T-junction turn right into Halam Road. After 200 yards, Imperial Gardens is on the right.

From the A1
From the junction with the A46 follow signs for Leicester. After one and a half miles, at a roundabout take the third exit, joining the A607. At the second traffic lights after Averham turn left for Southwell. In Southwell, bear right at the Old Coach House then, at the mini-roundabout, turn left into Westgate. Half a mile on, turn right into Allenby Road, then at the T-junction turn right into Halam Road. After 200 yards, Imperial Gardens is on the right.

Sat Nav: NG25 0PB

The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We’re playing our part in making the world A Better Place.
Why Miller Homes?

We’ve been building homes since 1934, that’s three generations of experience. We’ve learned a lot about people and that’s made a big difference to what we do and how we do it.

We’re enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don’t stop caring once we’ve finished the building, or when we’ve sold the house, or even once you’ve moved in. We’re there when you need us, until you’re settled, satisfied and inviting your friends round.