



**Briar View
Shaw**

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.



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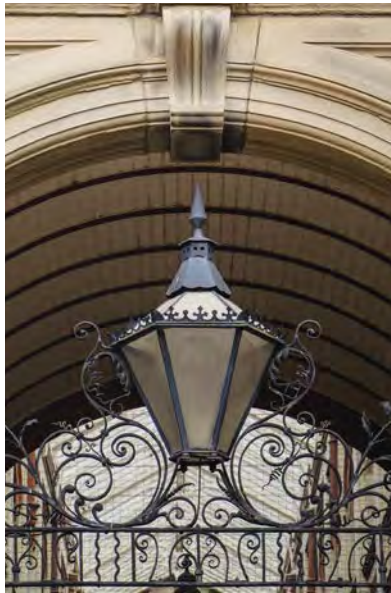


The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that 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 Briar View.

Three miles from Oldham town centre and ten miles from Manchester, Shaw is within ten minutes' drive of both the M62 and the A633. Leeds, Liverpool and Sheffield can all be reached in less than an hour. Frequent trams from Shaw and Crompton Metro Stop, around 20 minutes' walk from Briar View, run south to Oldham and Manchester and north to Rochdale. Manchester Deansgate is around 40 minutes away by Metro. In addition, bus services link Shaw town centre with Oldham, Manchester and Rochdale. Buses to Rochdale stop around ten minutes' walk away.



Welcome
home

Less than a mile from the pleasant, traditional town centre of Shaw, with its wide choice of shops and amenities, this prestigious selection of energy efficient three and four bedroom homes introduces an exciting new neighbourhood into an attractive green setting. Excellent road and rail links bring Manchester into commuting range, creating a superb opportunity to combine the appeal of a small, mature community with an exceptionally strategic location.

Welcome to Briar View...

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Harrison

Overview

The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via french doors, adding both flexibility and a focal point to the dining area. There is a practical dedicated laundry area, and the twin-windowed principal bedroom includes a useful cupboard.

Ground Floor

- Lounge
3.60m x 4.49m
11'10" x 14'9"
- Kitchen/Dining
3.37m x 4.66m
11'1" x 15'4"
- Laundry
1.08m x 2.91m
3'7" x 9'7"
- WC
1.08m x 1.65m
3'7" x 5'5"

First Floor

- Principal Bedroom
4.55m x 2.75m
14'11" x 9'0"
- Bedroom 2
2.15m x 4.30m
7'1" x 14'2"
- Bedroom 3
2.30m x 3.27m
7'7" x 10'9"
- Bathroom
1.94m x 2.00m
6'5" x 6'7"

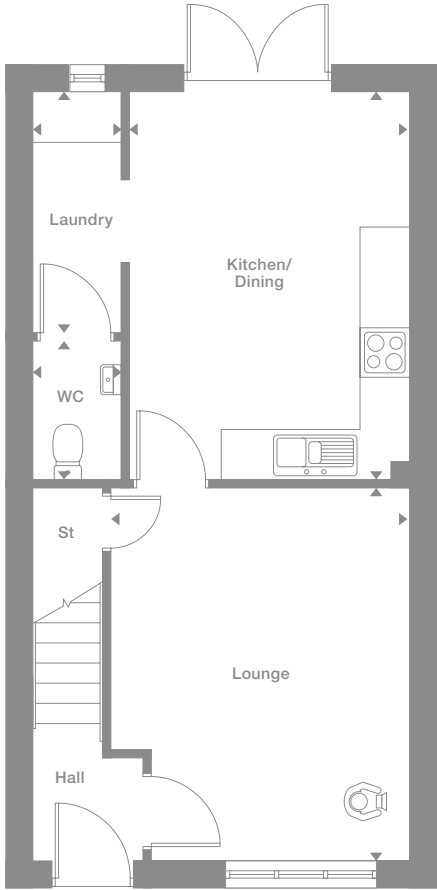
Floor Space

907 sq ft

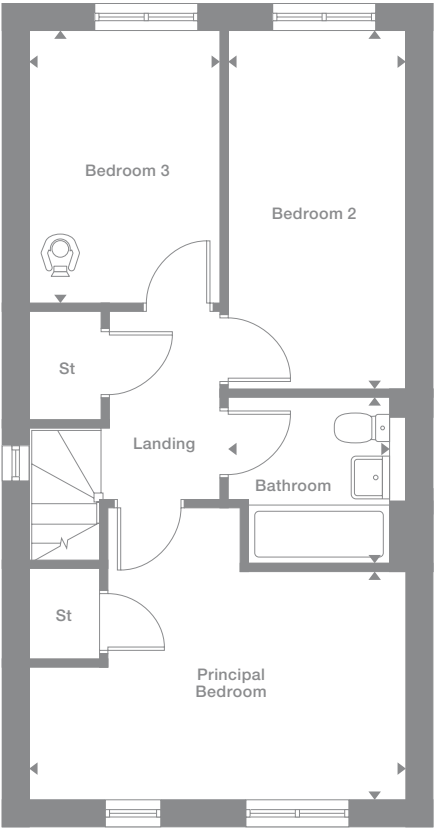
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Grayson

Overview

The lounge shares the ground floor with a broad kitchen and dining room with feature french doors, a practical and stylish setting for relaxed family life and an ideal backdrop to convivial entertaining. Upstairs the principal bedroom includes an en-suite shower and a walk-in cupboard.

Ground Floor

- Lounge
3.10m x 4.76m
10'2" x 15'8"
- Kitchen
2.86m x 3.43m
9'5" x 11'3"
- Dining
2.44m x 3.43m
8'0" x 11'3"
- WC
0.95m x 1.66m
3'2" x 5'6"

First Floor

- Principal Bedroom
3.29m x 3.72m
10'10" x 12'3"
- En-Suite
1.92m x 1.98m
6'4" x 6'6"
- Bedroom 2
3.02m x 2.40m
9'11" x 7'10"
- Bedroom 3
2.18m x 3.45m
7'2" x 11'4"
- Bathroom
1.70m x 2.04m
5'7" x 6'8"

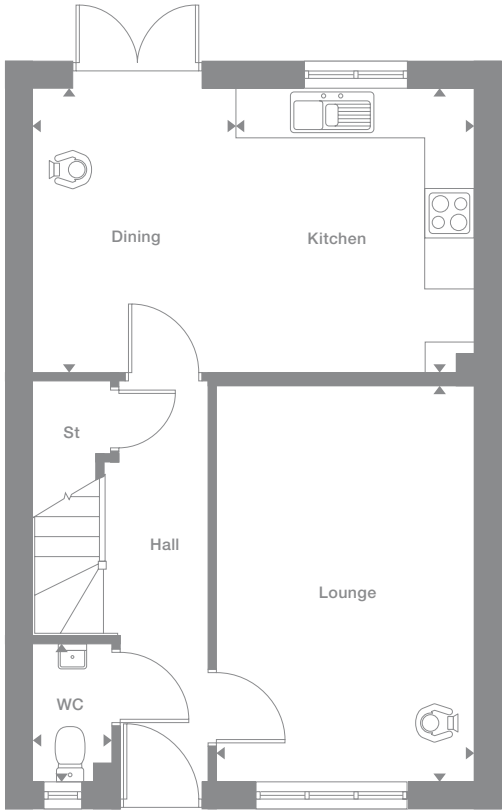
Floor Space

954 sq ft

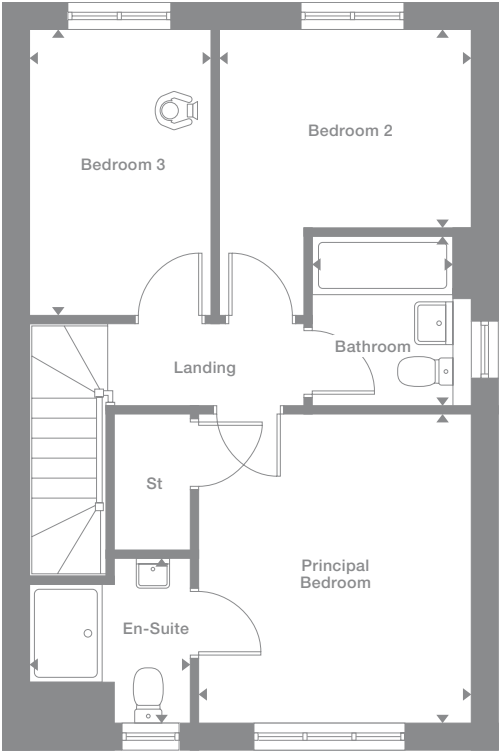
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Ground Floor



First Floor



Office space area

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Overview
The family kitchen, lounge and principal bedroom all feature dual aspect windows, creating a bright, inspiring interior that is enhanced by french doors in the dining area and the lounge's superb bay window. The principal bedroom is en-suite, and bedroom two includes a built-in storage cupboard.

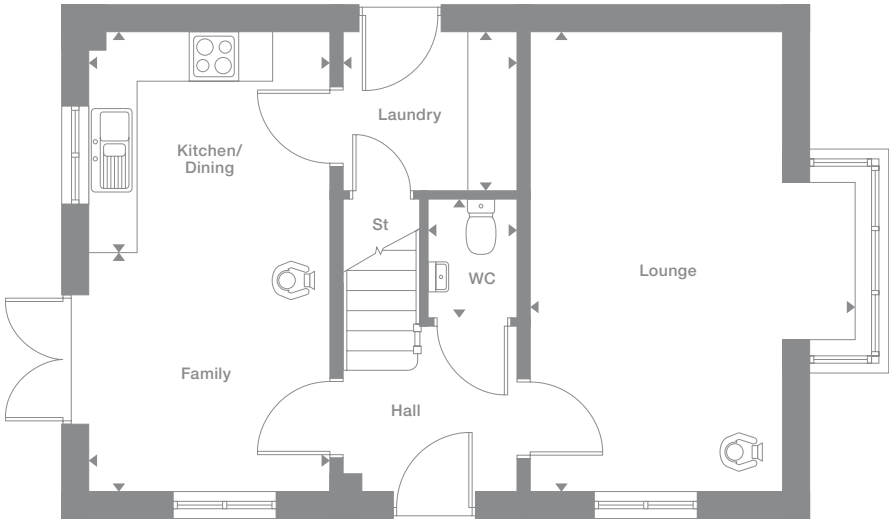
Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.15m x 2.76m 10'4" x 9'1"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 2.01m x 1.18m 6'7" x 3'10"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 3 3.22m x 2.69m 10'7" x 8'10"
WC 1.09m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

Floor Space
1,016 sq ft

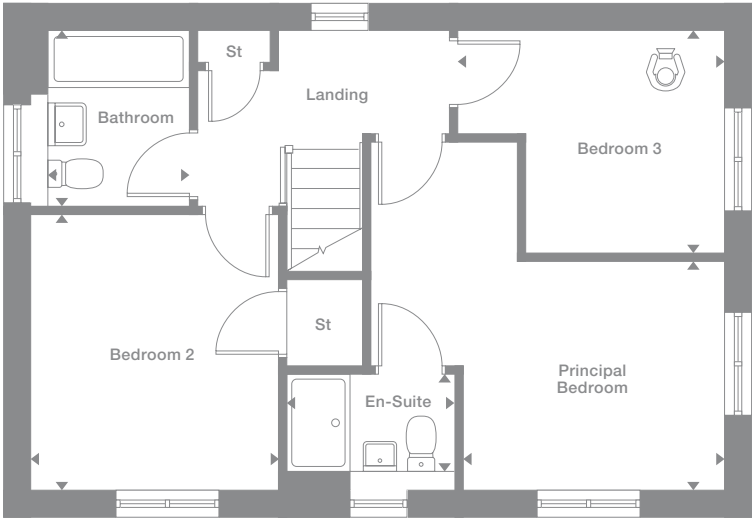
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Cunningham

Overview
An elegant lounge opens on to the superb, broad kitchen dining area, where french doors add special appeal and the laundry helps to separate household management from leisure. The principal bedroom is en-suite, and bedroom 3 includes a useful built-in storage cupboard.

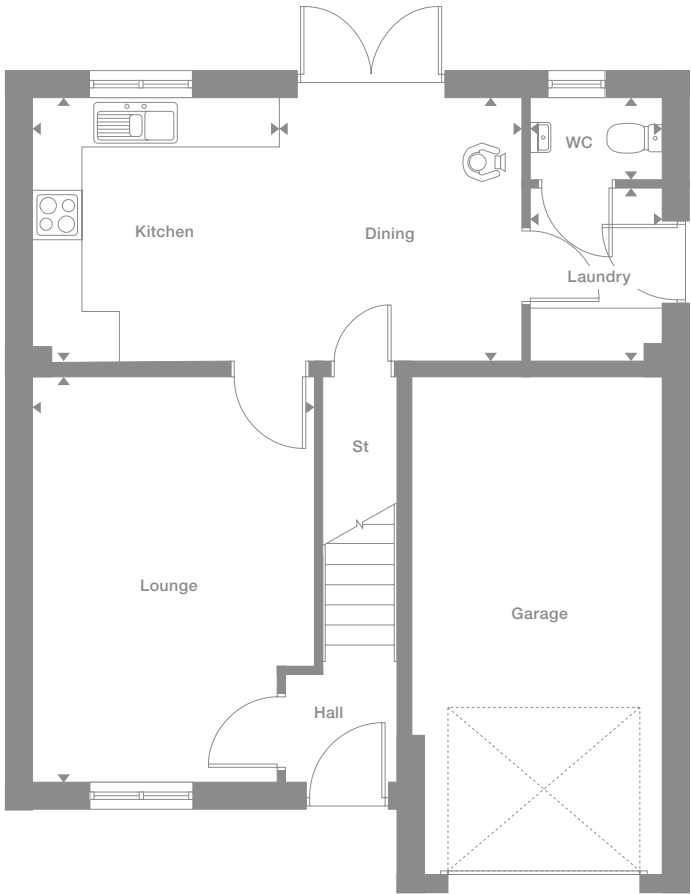
Ground Floor	First Floor
Lounge 3.38m x 4.86m 11'1" x 15'11"	Principal Bedroom 4.38m x 2.90m 14'5" x 9'6"
Kitchen 2.95m x 3.18m 9'6" x 10'5"	En-Suite 1.87m x 2.45m 6'2" x 8'1"
Dining 2.91m x 3.18m 9'6" x 10'5"	Bedroom 2 4.27m x 2.70m 14'0" x 8'10"
Laundry 1.60m x 2.09m 5'3" x 6'10"	Bedroom 3 3.09m x 2.65m 10'2" x 8'8"
WC 1.60m x 1.00m 5'3" x 3'3"	Bedroom 4 3.20m x 2.70m 10'6" x 8'10"
	Bathroom 1.70m x 2.14m 5'7" x 7'0"

Floor Space
1,150 sq ft

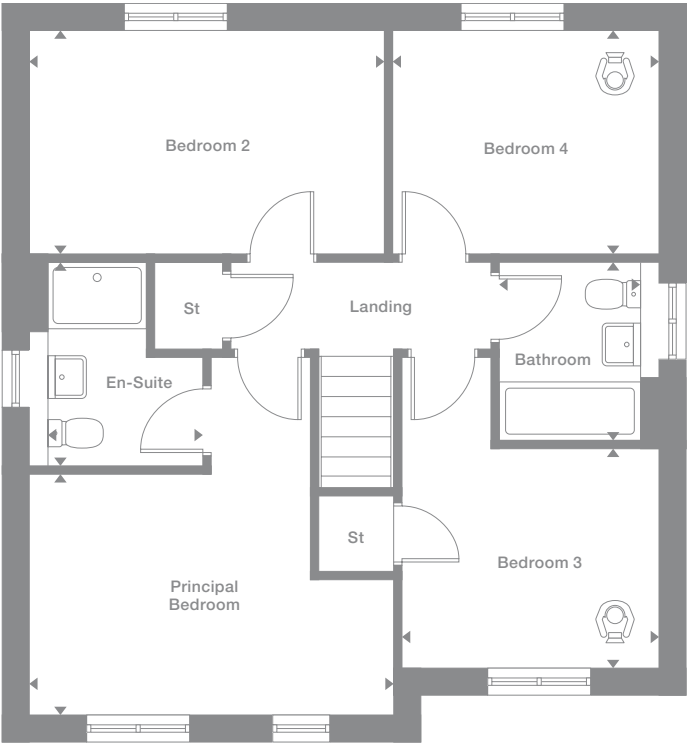
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



how will
you use your
new home?



Office space area

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Fordham

Overview

The inviting lounge and bright family kitchen form a convivial setting for entertaining, with french doors offering the option of coffee on the patio. The separate laundry, en-suite principal bedroom and cupboards in the hall and landing reflect the thoughtful blend of style and function.

Ground Floor

Lounge
3.11m x 4.50m
10'3" x 14'9"

Kitchen/Dining/Family
5.99m x 4.04m
19'8" x 13'3"

Laundry
1.39m x 2.43m
4'7" x 8'0"

WC
1.00m x 1.86m
3'3" x 6'1"

First Floor

Principal Bedroom
3.17m x 3.70m
10'5" x 12'2"

En-Suite
1.73m x 1.85m
5'8" x 6'1"

Bedroom 2
2.83m x 2.93m
9'3" x 9'7"

Bedroom 3
2.73m x 2.85m
8'11" x 9'4"

Bedroom 4
3.07m x 2.48m
10'1" x 8'2"

Bathroom
1.70m x 2.07m
5'7" x 6'10"

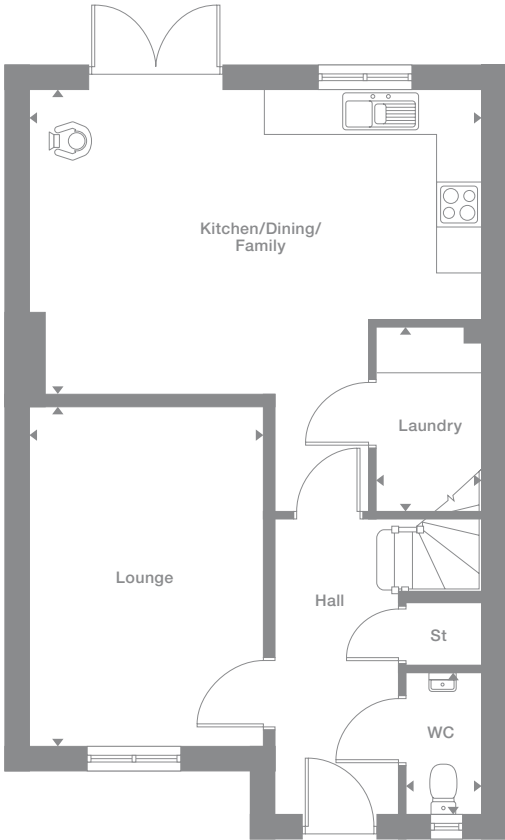
Floor Space

1,174 sq ft

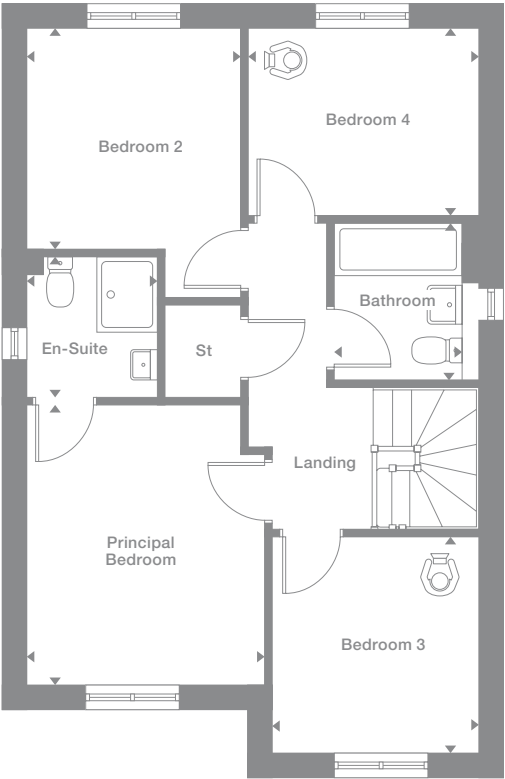
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Ground Floor



First Floor



Office space area

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Denham

Overview
The stylish, inviting lounge, with its beautiful bay-window, complements a breathtaking family kitchen and dining room, a natural hub for everyday life that will also add pleasure to large, lively social gatherings. With its walk-through dressing area, the en-suite principal bedroom provides a sumptuous retreat.

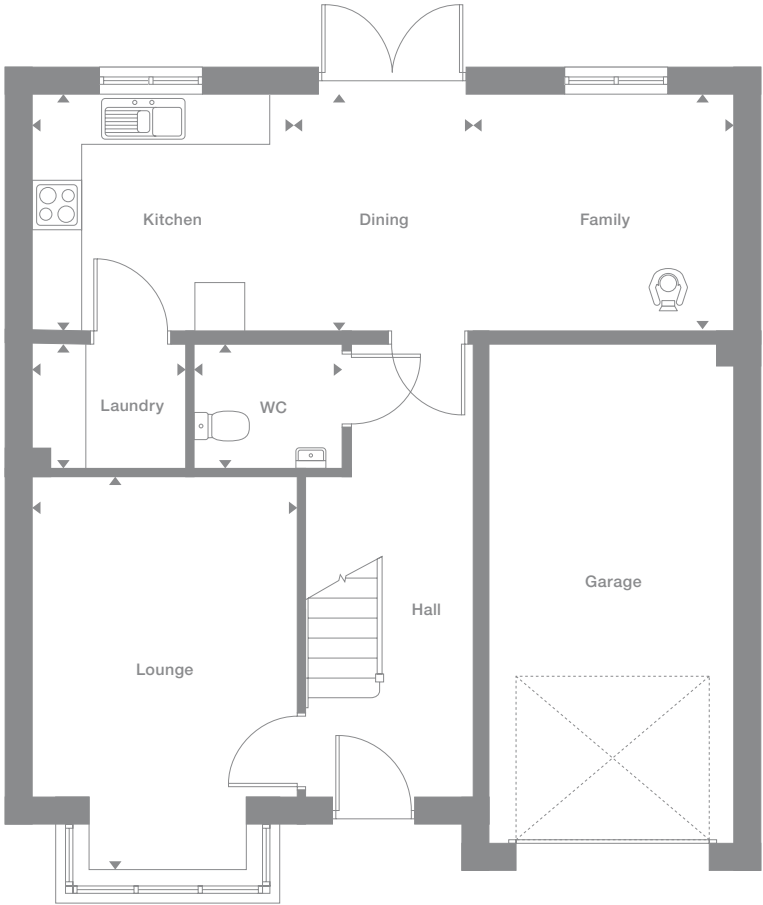
Ground Floor	First Floor
Lounge 3.21m x 4.76m 10'6" x 15'8"	Principal Bedroom 5.15m x 3.10m 16'11" x 10'2"
Kitchen 3.16m x 2.86m 10'5" x 9'5"	En-Suite 2.61m x 1.43m 8'7" x 4'8"
Dining 2.15m x 2.86m 7'1" x 9'5"	Dressing 2.61m x 1.29m 8'7" x 4'3"
Family 3.15m x 2.86m 10'4" x 9'5"	Bedroom 2 3.21m x 3.48m 10'6" x 11'5"
Laundry 1.85m x 1.50m 6'1" x 4'11"	Bedroom 3 4.54m x 2.55m 14'11" x 8'5"
WC 1.80m x 1.50m 5'11" x 4'11"	Bedroom 4 3.82m x 2.91m 12'6" x 9'7"
	Bathroom 1.90m x 2.22m 6'3" x 7'4"

Floor Space
1,390 sq ft

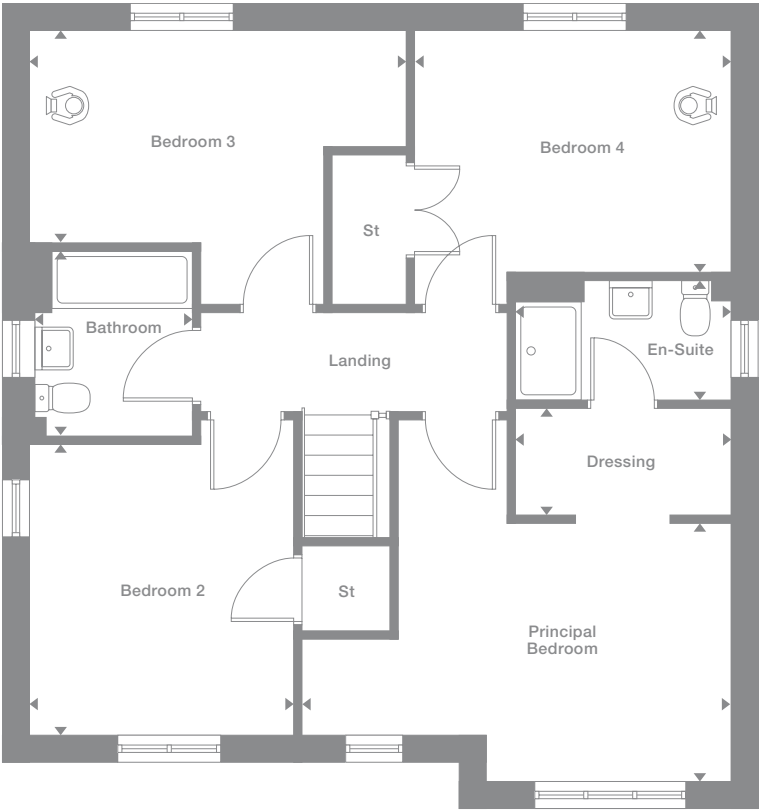
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



your home
your way...

 Office space area

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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 85 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.

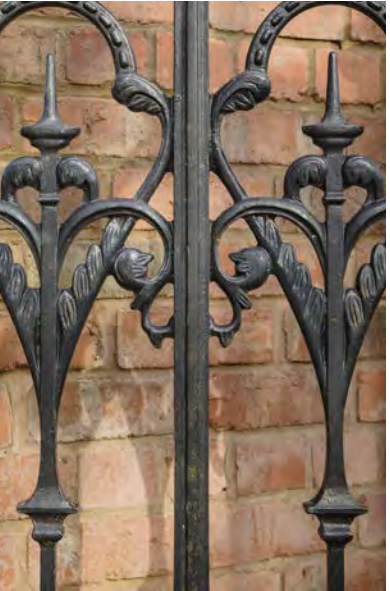
A place to grow

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.



There are two convenience stores within half a mile of the development, one of them incorporating High Crompton Post Office. In addition to Aldi and Iceland supermarkets, Shaw's pleasant market town centre presents a lively assortment of local traders and high street names. Bakers, pharmacies, opticians, a Tesco Express, gift and hardware stores and other specialists are interspersed with hairdressers, cafés, restaurants and pubs. Fresh fish, meat, local produce, baking and preserves can be bought at the weekly market, while for a wider choice of fashion, sport, jewellery and technology brands, Spindles Town Square Shopping Centre in Oldham is just nine minutes away by tram.



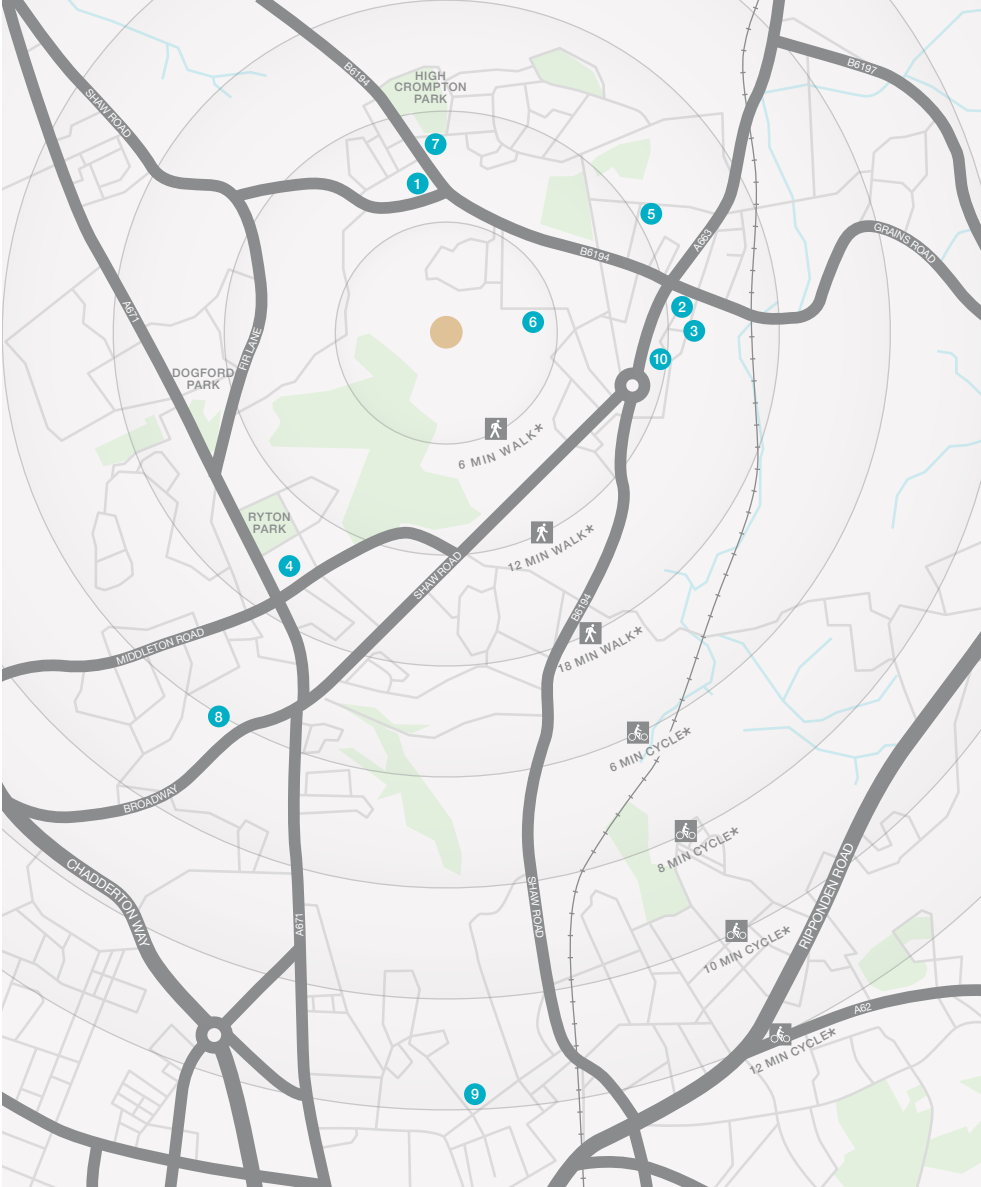
Local leisure amenities include Royton Golf Club, adjacent to the development, and there are gym, sports facilities and swimming pools at Royton Leisure Centre. The Black Horse Inn, the nearest of many pubs and cafes, periodically hosts live entertainment, and Shaw's theatre, Playhouse 2, presents touring music shows and film screenings alongside productions from its resident amateur drama group. There are also three public parks and a number of sports grounds in the immediate area, including High Crompton Park with its play areas, tennis courts and gardens.

Beale Vale Pre School, around 20 minutes' walk away, is one of several convenient nurseries, Crompton Primary School is just half a mile from Briar View, and St Mary's C of E High Crompton Primary is less than a mile away. All three are assessed as 'Good' by Ofsted. For secondary education, the development is in easy reach of both The Oldham Academy North, also rated 'Good', and the Blue Coat School, recognised as 'Outstanding'. There is a popular local library, and health services in Shaw include the Oak Gables Medical Practice, one of two practices based in Crompton Health Centre, and a dental surgery and two opticians in Market Street.



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 High Crompton Post Office
1 Thornham Road
01706 847 564
- 2 Boots Pharmacy
8 Market Square
01706 847 115
- 3 Playhouse 2
2 Newton Street
01706 847 281
- 4 Royton Leisure Centre
Byron Street
0161 207 7000
- 5 Beale Vale Pre School
Salts Road
0800 307 0155
- 6 Crompton Primary School
Longfield Road
0161 770 6741
- 7 St Mary's C of E High
Crompton Primary School
Rushcroft Road
0161 770 8309
- 8 The Oldham Academy North
Broadway, Royton
0161 652 2428
- 9 The Blue Coat School
Egerton Street, Oldham
0161 624 1484
- 10 The Oak Gables Partnership
Crompton Health Centre,
High Street
01706 664 250

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 738 569

From the M62 junction 21
From junction 21 follow signs for Shaw via the A640 through the roundabout system. Two miles on, go straight on at one set of traffic lights and at the next lights turn right into Rochdale Road. Pass the Black Horse Inn then take the first left. Turn left at the T-junction, into Surrey Avenue, then take the second left turn into Denbigh Drive. Two hundred yards on, Briar View is on the left.

From the A663 northbound
Stay on the A663 through the junction with the M60. Two miles on, bear left to leave the motorway following signs for Royton and Shaw via the A663. After another two miles, at the roundabout take the first exit to enter Church Road. Carry straight on into Chambers Road then, 600 yards on, at the crossroads turn left into Rochdale Road. Pass the Black Horse Inn and follow the directions above.

Sat Nav: OL2 7EQ



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.

a better place®



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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

the place to be®

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.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk
for development opening
times or call 03301 738 569

Sat Nav: OL2 7EQ

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millerhomes

the place to be®