

Knights Manor Copmanthorpe, York

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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.









90 years of miller homes

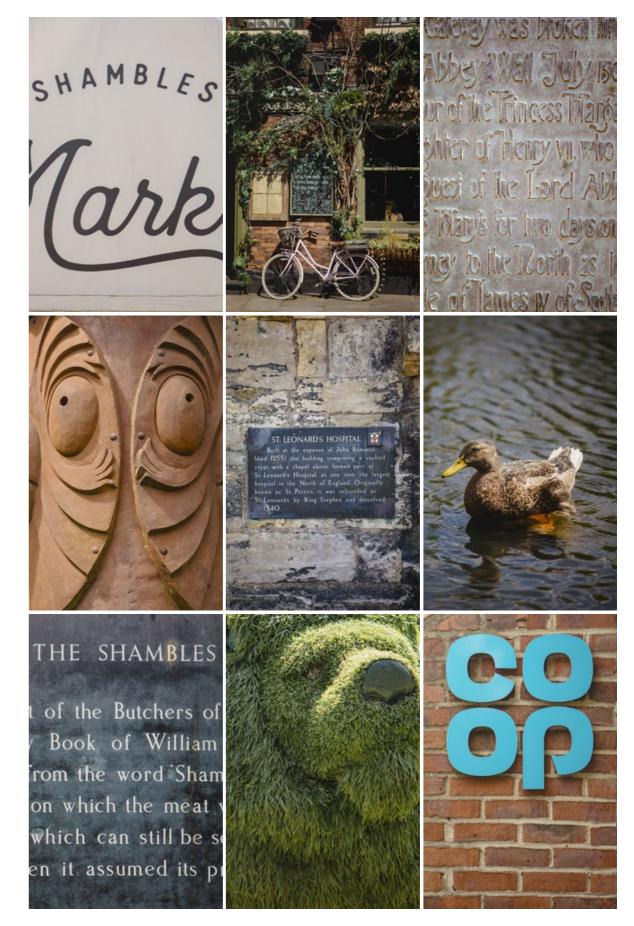
12 Knights Manor Sights Manor S



A few minutes' drive from both the A64 and the A1237, Knights Manor offers easy access to both York city centre and the surrounding countryside. Leeds is around half an hour's drive away, and Hull and Scarborough can be reached in just over an hour. Halfhourly bus services stopping close to the development include Coastliner services between Leeds and Scarborough or Whitby, and routes through York to Haxby. York is on the Intercity network, with excellent rail connections throughout the country.

In Copmanthorpe village, a ten minute walk from Knights Manor, the shops beside the Royal Oak pub include a Post Office, a pharmacy, a Co-op, a butcher, a convenience store, hairdressers, takeaways and a café. The local library is also located beside the shops, and a Tesco Extra supermarket approximately a mile away is open 24 hours a day. The historic centre of York, three and a half miles from the development, presents a varied, exciting shopping environment. Traditional cobbled streets lined with local traders, pubs, tearooms and restaurants complement shopping parks such as Designer Outlet York, home to over 100 high street fashion, sports and homeware brands, or the contrasting Shambles Market with its fresh produce, apparel,





crafts and gifts.

Welcome home

Three and a half miles from the centre of York and around ten minutes' walk from Copmanthorpe's village shops, this exciting selection of energy efficient two, three, four and five bedroom homes brings an attractive new neighbourhood to a prime location just yards from the A64. It combines the appeal of a small, mature community with the amenities and attractions of a historic city with a vibrant, cosmopolitan cultural life.

Welcome to Knights Manor...

The artist's impressions (computergenerated 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



Plot Information **Graymont** See Page 12 TADCASTER ROAD Clevemont See Page 14 Inglemont See Page 16 Chilton See Page 18 Braxton See Page 20 Kipton See Page 22 Chesterwood See Page 24 Denstone See Page 26 Beauwood See Page 28 Homesford See Page 30 Faverwood See Page 32 Affordable Housing Self Build Plots Electrical Sub-Station S/S Bin Collection Point BCP Visitor Parking V Shed Sustainable Urban Drainage SUDS Neighbourhood equipped area for play NEAP 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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Graymont

Overview

The welcoming lounge adjoins a practical, ergonomic kitchen and dining room that opens on to the garden. A downstairs WC complements the family bathroom, one of the two bedrooms includes an en-suite shower room and the second bedroom features dual windows and a useful cupboard.

Ground Floor

Lounge 3.55m x 4.32m 11'8" x 14'2"

Kitchen/Dining 4.53m x 3.08m 14'10" x 10'1"

WC 1.50m x 1.14m 4'11" x 3'9"

First Floor

Principal Bedroom 4.53m x 3.71m 14'10" x 12'2"

En-Suite 1.08m x 2.30m 3'7" x 7'7"

Bedroom 2 4.53m x 2.67m 14'10" x 8'9"

Bathroom 2.36m x 2.15m 7'9" x 7'1"

Floor Space

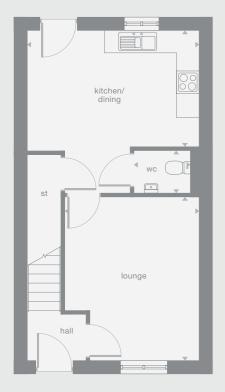
758 sq ft

† Window not applicable to all plots. 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



principal bedroom bathroom bedroom 2

Knights Manor Knights Manor

Clevemont

Overview

This impressive bungalow features a bright, airy openplan living space incorporating a beautifully planned kitchen area, while french doors add both flexibility and a focal point to the dining area. In addition to two bedrooms and the bathroom, the accommodation includes a walk-in cupboard.

Ground Floor

Living/Dining 4.55m x 3.71m 14'11" x 12'2"

Kitchen

2.75m x 3.71m 9'0" x 12'2"

Principle Bedroom

3.00m x 4.44m 9'10" x 14'7"

Bedroom 2

3.59m x 2.51m 11'9" x 8'3"

Bathroom

2.30m x 2.60m 7'7" x 8'6"

Floor Space

777 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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Inglemont

Overview

The bright lounge shares the ground floor with an airy kitchen and dining room featuring french doors and a separate laundry area. There is a downstairs WC, one of the three bedrooms is en-suite, one can be used as a study, and there are convenient cupboards in the lounge, landing and bedroom.

Ground Floor

Lounge 3.53m x 4.44m 11'7" x 14'7"

Kitchen/Dining 3.27m x 4.80m 10'9" x 15'9"

Laundry 1.10m x 2.93m 3'8" x 9'7"

WC 1.10m x 1.45m 3'8" x 4'9"

First Floor

Principal Bedroom 2.98m x 3.23m 9'9" x 10'7"

En-Suite 1.18m x 1.98m 3'10" x 6'6"

Bedroom 2 2.37m x 4.02m 7'10" x 13'3"

Bedroom 3/Study 2.00m x 2.94m 6'7" x 9'8"

Bathroom 2.37m x 1.90m 7'10" x 6'3"

Floor Space

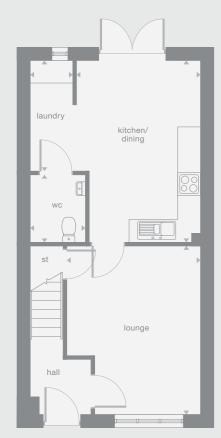
904 sq ft

† Window not applicable to all plots. 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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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"

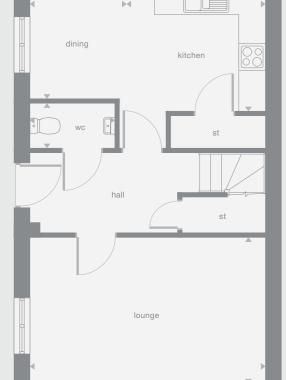
Floor Space

979 sq ft

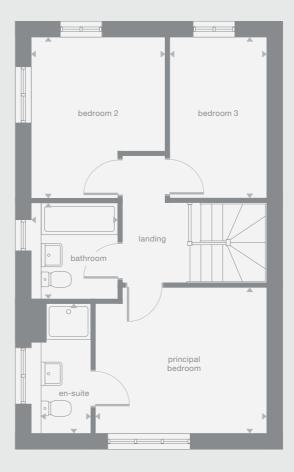


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

Ground Floor dining kitchen



First Floor



Knights Manor Knights Manor

Braxton

Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor

Lounge 2.99m x 5.58m 9'10" x 18'4"

Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"

Laundry 2.09m x 1.88m 6'10" x 6'2"

Family 2.90m x 2.92m 9'6" x 9'7"

WC 1.09m x 1.55m 37" x 51"

First Floor

Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"

En-Suite 2.11m x 1.24m 6′11" x 4′1"

Bedroom 2 2.95m x 3.28m 9'8" x 10'9"

Bedroom 3 3.19m x 2.72m 10'6" x 8'11"

Bathroom 1.70m x 2.20m 5'7" x 7'3"

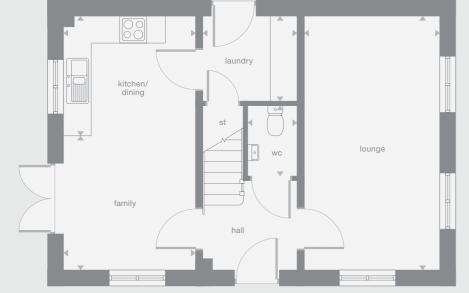
Floor Space

996 sq ft



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

Ground Floor



First Floor



Kipton

Overview

In addition to the lounge and convenient WC, the ground floor includes a bright, airy kitchen and dining room with french doors. The first floor includes two bedrooms and a family bathroom, and the en-suite principal bedroom has a built-in wardrobe and charming dormer window.

Lounge 8'8" x 15'5"

Kitchen 9'0" x 12'0"

Dining 2.08m x 3.00m 6'10" x 9'10"

WC

2′11" x 7'6"

2.63m x 4.70m

2.73m x 3.66m

0.90m x 2.29m

Ground Floor

First Floor Bedroom 2 4.82m x 3.02m 15'10" x 9'11"

Bedroom 3 4.82m x 3.16m 15'10" x 10'4"

Bathroom 2.48m x 2.10m 8'2" x 6'11"

Second Floor

Principal Bedroom 4.82m x 4.73m 15'10" x 15'6"

En-Suite

1.41m x 2.44m 4'8" x 8'0"

Floor Space

1,177 sq ft

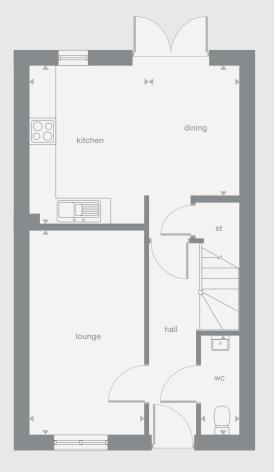
Denotes full height ceiling line

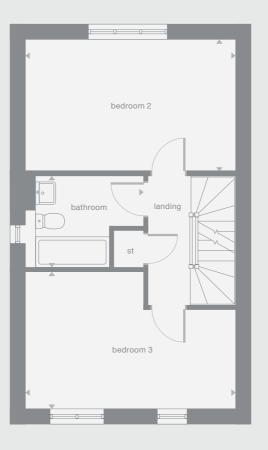
Denotes 1.500m height ceiling line

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

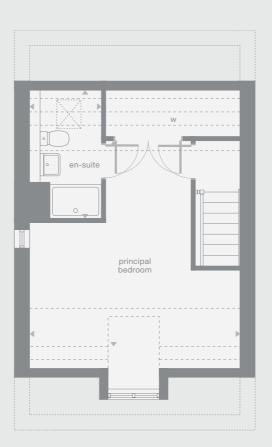


Ground Floor





First Floor



Chesterwood

Overview

The family room extends via a dining area with french doors into an ergonomic kitchen, forming an inviting social space. There is a laundry room, downstairs WC, one of the four bedrooms has an en-suite with a dressing room, bedroom 4 can be used as a study and the bathroom features a separate shower.

Lounge 3.21m x 4.56m 10'6" x 15'0"

Kitchen

3.45m x 2.78m 11'4" x 9'1"

Laundry 1.91m x 1.72m 6'3" x 5'8"

Dining 2.92m x 3.83m 9'7" x 12'7"

Family 2.92m x 3.66m 9'7" x 12'0"

WC 1.91m x 0.96m 6'3" x 3'2"

Ground Floor

First Floor
Principal Bedroom
3.21m x 2.75m
10'6" x 9'0"

En-Suite 1.18m x 2.03m

3'10" x 6'8"

Dressing
1.90m x 1.93m

6'3" x 6'4" Bedroom 2 2.97m x 3.27m

9'9" x 10'9"

Bedroom 3 2.78m x 4.13m 9'2" x 13'7"

Bedroom 4/Study 2.97m x 2.52m

9'9" x 8'3" Bathroom

2.32m x 2.52m 7'8" x 8'3"

Floor Space

1,337 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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Denstone

Overview From the impressive bay-windowed lounge to the light filled family kitchen with its french doors, this is an outstanding home. It includes a dedicated laundry, downstairs WC, two of the four bedrooms are en-suite, one has a luxurious dressing room and one can be used as a study.

Lounge 3.15m x 4.74m 10'4" x 15'7" Kitchen

Laundry

3.19m x 3.16m 10'6" x 10'4"

1.83m x 1.26m 6'0" x 4'2"

Dining 2.17m x 3.16m 7'2" x 10'4"

Family 3.14m x 2.59m 10'4" x 8'6"

WC 1.44m x 1.26m 4'9" x 4'2"

Ground Floor

Principal Bedroom 4.75m x 3.09m 15'7" x 10'2"

En-Suite 1 2.76m x 1.18m

9'1" x 3'10" Dressing 2.76m x 1.56m 9'1" x 5'2"

Bedroom 2 3.66m x 3.05m 12'0" x 10'0"

En-Suite 2 1.98m x 2.13m 6'6" x 7'0"

First Floor

Bedroom 3 2.74m x 3.33m 9'0" x 10'11"

Bedroom 4/Study 3.10m x 2.60m 10'2" x 8'6"

Bathroom

2.44m x 2.60m 8'0" x 8'6"

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





First Floor

Floor Space

1,368 sq ft



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Beauwood

Overview

From the baywindowed 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 4.07m x 3.86m 13'4" x 12'8"

Kitchen

3.52m x 3.96m 11'7" x 13'0"

Laundry 2.12m x 1.76m

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

Study/Family 2.05m x 2.77m 6'9" x 9'1"

WC 1.82m x 1.47m 6'0" x 4'10"

First Floor

Principal Bedroom 3.53m x 3.60m 11'7" x 11'10"

En-Suite

2.04m x 1.76m 6'8" x 5'9"

7'0" x 5'9"

Bedroom 2 3.48m x 3.30m 11'5" x 10'10"

Bedroom 3 3.56m x 3.09m 11'8" x 10'2"

Bedroom 4 2.30m x 3.39m 7'7" x 11'2"

Bathroom 3.26m x 1.92m 10'9" x 6'4"

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



Homesford

Overview

The breathtaking kitchen, featuring a light-filled dual aspect dining area and generous family space, shares the ground floor with an impressive baywindowed lounge, a study, a laundry and a WC. Upstairs, the five bedrooms include two en-suites and the bathroom has a separate shower.

Ground Floor

Kitchen

Lounge 3.44m x 5.33m 11'4" x 17'6"

3.03m x 3.02m

10'0" x 9'11" Laundry 2.06m x 1.78m

Dining 3.78m x 4.71m 12'5" x 15'6"

6'9" x 5'10"

Family

2.58m x 3.02m 8'6" x 9'11"

Study 3.17m x 2.00m 10'5" x 6'7"

WC

1.01m x 1.78m 3'4" x 5'10"

Principal Bedroom Bedroom 3 3.44m x 2.81m 3.48m x 2.56m 11'4" x 9'3" 11'5" x 8'5"

Bedroom 4 En-Suite 1 2.77m x 2.56m 1.42m x 2.26m 4'8" x 7'5" 9'1" x 8'5"

Bedroom 2 Bedroom 5 2.88m x 2.53m 2.94m x 1.76m 9'5" x 8'4" 9'8" x 5'9"

En-Suite 2 Bathroom 1.92m x 2.56m 1.74m x 1.66m 5'9" x 5'5" 6'4" x 8'5"

Floor Space

1,568 sq ft



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

Ground Floor dining family kitchen laundry lounge

First Floor



Knights Manor Knights Manor

Faverwood

Overview

French doors fill the family kitchen and breakfast room with light, complementing an impressive lounge and dining room.
The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

Lounge 3.20m x 5.19m 10'6" x 17'1"

Kitchen

3.92m x 3.04m 12'11" x 10'0"

Laundry

2.59m x 1.82m 8'6" x 6'0"

Family/Breakfast 4.13m x 4.62m 13'7" x 15'2"

Dining 2.66m x 3.31m 8'9" x 10'11"

WC 1.90m x 1.45m 6'3" x 4'9"

Ground Floor

Principal Bedroom 2.91m x 3.51m 9'7" x 11'6"

Bedroom 3

10'7" x 11'6"

Bedroom 4

8'0" x 15'2"

Bathroom

7'2" x 9'1"

2.19m x 2.77m

2.44m x 4.62m

3.22m x 3.49m

First

En-Suite 1

1.68m x 2.07m 5'6" x 6'10"

Dressing 2.50m x 1.54m 8'3" x 5'1"

Bedroom 2 3.26m x 3.34m 10'9" x 11'0"

En-Suite 2 2.14m x 1.54m 7'1" x 5'1"

Floor Space

1,704 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

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 ready to be shaped starting point. Our job around your lifestyle. 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,

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Built on trust

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

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 same high standards. work and exceptional finishes, our expertise is through your choices, 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 As we guide you 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

what happens next.

Your new home will quickly be moulded to in, there's the excitement your personal choices. of planning your interior. So will our service. Choosing tiles and Once you tell us how worktops, making you want to keep in decisions about touch, whether by appliances. We'll help phone, text, email, wherever we can. Our our custom designed Visualiser, for example, can help you make app or via our website, that's how we'll keep selections online then you regularly updated see them for real in the and informed. You'll Sales Centre. Already, be able to access it's becoming your own, all the records of personal, space. meetings, and see

Make it your own Even before you move

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.

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.

A place to grow

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

















Copmanthorpe Sports and Community Centre, known as The Rec, is the focal point for village activities from quiz nights to football, tennis, bowls and cricket. Pike Hills Golf Club is just half a mile from Knights Manor, and the village is an excellent base for recreational cycling. Energise Leisure Centre in York incorporates a 98-station gym, two swimming pools, and badminton and tennis courts. As befits a popular destination, York has a rich spectrum of culture, entertainment and nightlife, with a choice of cinemas, theatres and galleries as well as outstanding historic buildings, museums and visitor centres, including the castle and the famous Jorvik Viking Centre. York Racecourse is just two and a half miles away, and there is a wealth of open countryside, woodland walks and nature reserves nearby.

Copmanthorpe Primary School assessed as Good by Ofsted, and Quackers pre-school facility, rated Outstanding, are both approximately ten minutes' walk from the development. Students normally move on to Tadcaster Grammar School and Sixth Form, also assessed as Good. Tadcaster Grammar School is nine miles away, and qualifies for free bus travel. The village also has a dentist and two medical practices, the full-time Old School Practice and the Front Street Surgery, open on weekday mornings



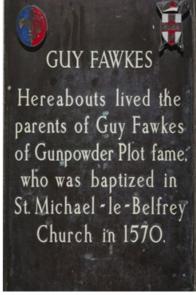




















ICE CREAM

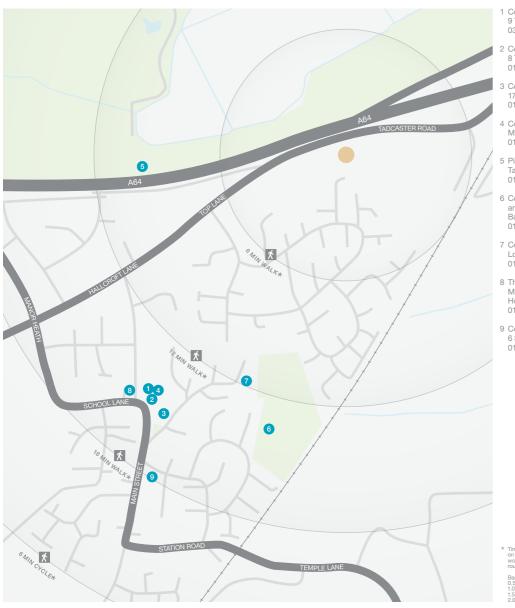
in the gardens



locally sourced

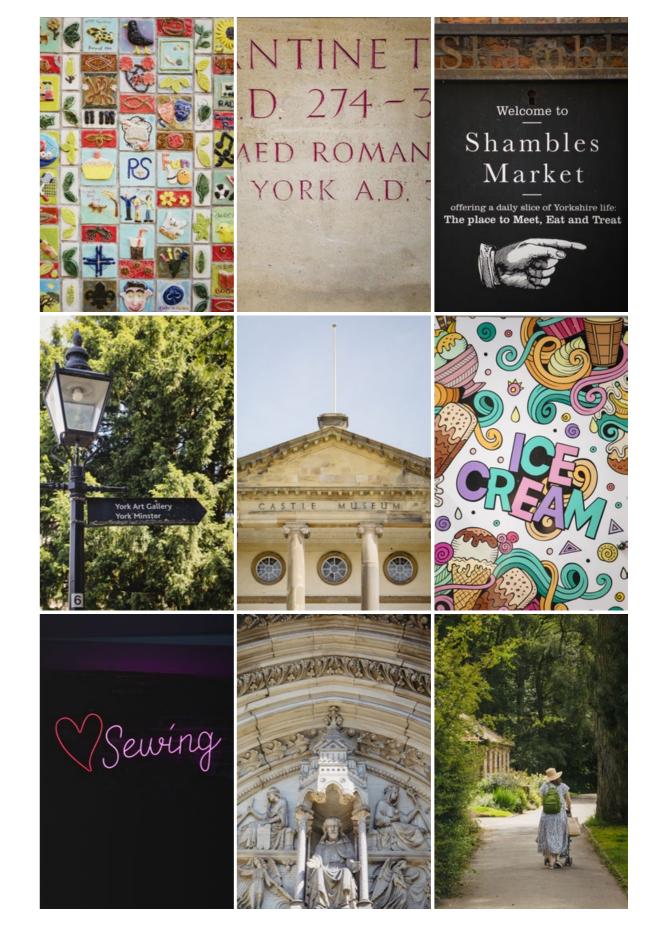
Useful Contacts

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 Copmanthorpe Post Office 9 The Shopping Centre 03457 740 740
- 2 Copmanthorpe Pharmacy 8 The Shopping Centre 01904 701 315
- 3 Co-op Food 17 Church Street 01904 706 323
- 4 Copmanthorpe Library Main Street 01904 552 672
- 5 Pike Hills Golf Club Tadcaster Road 01904 700 979
- 6 Copmanthorpe Sports and Community Centre Barons Crescent 01904 705 530
- 7 Copmanthorpe Primary School Low Green 01904 554 535
- 8 The Old School Medical Practice Horseman Lane 01904 706 455
- 9 Copmanthorpe Dental Centre 6 St Giles Way 01904 706 291

Based on: 0.5km = 5 to 7 mins walk 1.0km = 10 to 14 mins wal 1.5km = 15 to 21 mins wa 2.0km = 5 to 8 mins cycle



Times stated are averages based on approximate distances and would be dependent on the route taken.

For development opening times please refer to millerhomes.co.uk or call 03300 291 661

From York city centre

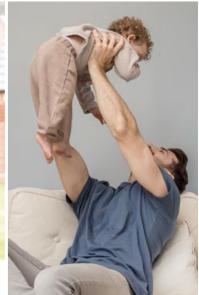
From the York Barbican take the A1036 Fishergate southbound, following signs for the By-pass (A64). Carry straight on into Fulford Road (A19). At the junction with the A64, follow signs for Leeds to join the A64 westbound. At the Askham Bar junction leave the A64, following signs for the racecourse. At the next junction turn left, for Copmanthorpe. Six hundred yards on, follow the left turn for Copmanthorpe and, quarter of a mile on, Knights Manor is on the left.

From Leeds

Follow the A64 York Road past Tadcaster. Pass Bilbrough Top services, and stay on the A64 through the Askham Bryan junction, ignoring the sign for Copmanthorpe and Acaster Malbis. Three quarters of a mile on, at Askham Bar, bear left to join the A1036. After 500 yards turn right for Copmanthorpe and, quarter of a mile on, Knights Manor is on the left.

Sat Nav YO23 3UL







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 solicion. 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.



Registered Developer

90 years of **miller** homes

Knights Manor

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.



Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03300 291 661

Sat Nav: YO23 3UL

millerhomes.co.uk

