



**Portside Village  
Middlesbrough**

**millershomes**

*the place to be®*

- 02 Living in Middlesbrough
- 06 Welcome Home
- 08 Floorplans
- 26 The Miller Difference
- 30 Useful Contacts
- 32 How to Find Us

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.





- Dayton
- Overton
- Kingston
- Tiverton
- Beechwood
- Elderwood
- Hazelwood
- Pearwood
- Maplewood



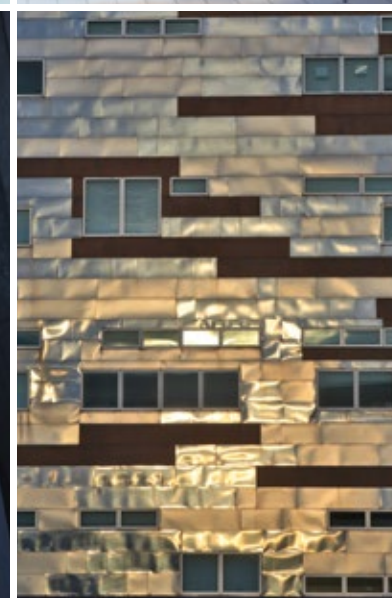
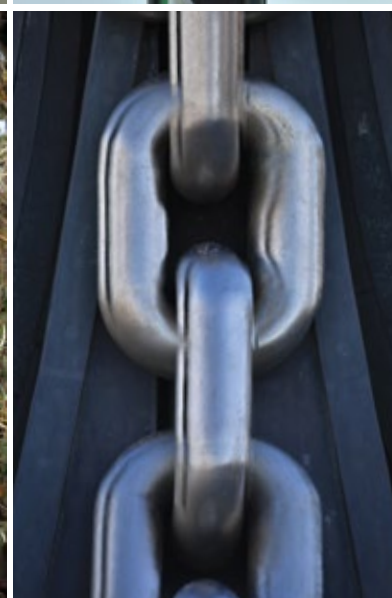
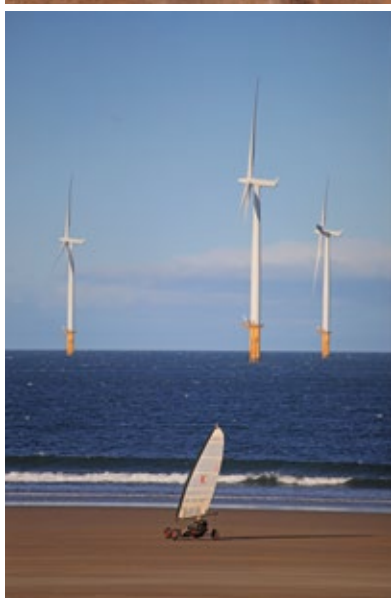
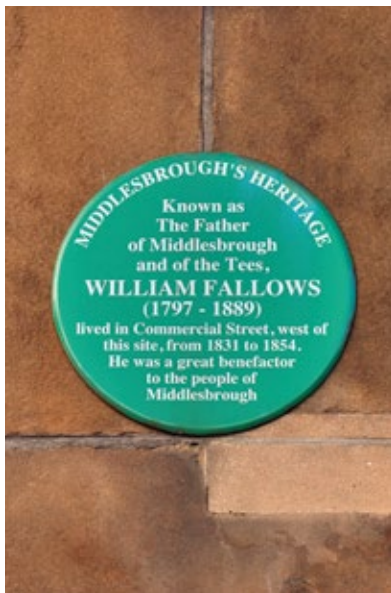
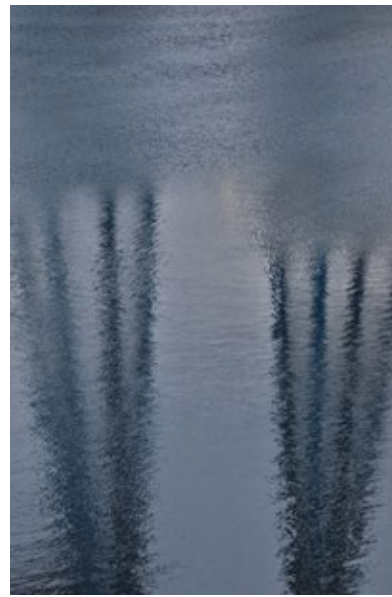


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Conveniently situated for access to the A66, and with Trunk Road passing along the front of the development, Portside Village is in easy reach of both Middlesbrough town centre and the superb attractions of the beautiful north east coastline. The popular Coatham Sands beach is just ten minutes drive away. Trains from South Bank Station, a mile away, reach Middlesbrough in six minutes and continue to Darlington, where the national intercity network can be accessed. In addition, LNER now operates direct Azuma services between Middlesbrough and London King's Cross. Frequent bus services link the development with the town centre, and National Cycle Route 1, running through eastern England from Colchester to the Scottish border, passes 600 yards from the development.

The exceptional choice of shops and services in the immediate area includes an Aldi store, a Tesco Extra with a pharmacy department and a B&M Store with a Garden Centre. There are also two convenient electric vehicle charging stations. The family-friendly Sandstone Nab pub by the entrance to Portside Village offers two children's play areas and a beer garden, complementing the variety of fast food outlets beside the nearby Tesco. A small traditional shopping precinct at Birchington Avenue, just over half a mile away, includes a convenience store and post office, a bakery and a pharmacy, and Cleveland Retail Park, around 20 minutes' walk from Portside Village, incorporates more than a dozen high street names including Currys PC World, Boots and B&Q.





# Welcome home

Just three miles east of the town centre of Middlesbrough and with exceptional local amenities on the doorstep, these energy efficient three and four bedroom homes are ideally situated for enjoying the beautiful coast and the North York Moors. With spacious green areas bringing an open, peaceful ambience, this exciting new neighbourhood balances urban convenience with a distinctive sense of place and community.

Welcome to Portside Village...

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.



# Dayton

**Overview**

The distinctive lounge, superbly designed with an open plan staircase that enhances the spacious ambience, leads into a bright dining kitchen with feature french doors. Storage space includes a useful coat cupboard by the front door, and there is a second cupboard on the landing.

**Ground Floor**

- Lounge**  
3.56m x 4.41m  
11'8" x 14'6"
- Kitchen**  
2.45m x 3.06m  
8'1" x 10'0"
- Dining**  
2.08m x 2.43m  
6'10" x 8'0"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
2.54m x 3.87m  
8'4" x 12'8"
- Bedroom 2**  
2.54m x 3.60m  
8'4" x 11'0"
- Bedroom 3**  
1.90m x 2.43m  
6'3" x 8'0"
- Bathroom**  
1.90m x 1.70m  
6'3" x 5'7"

**Floor Space**

740 sq ft

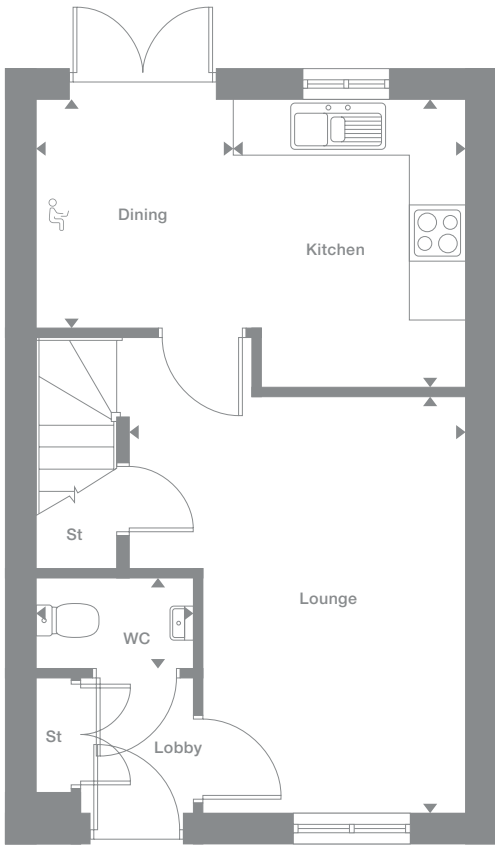
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plots 195, 240, 274, 283, 293.

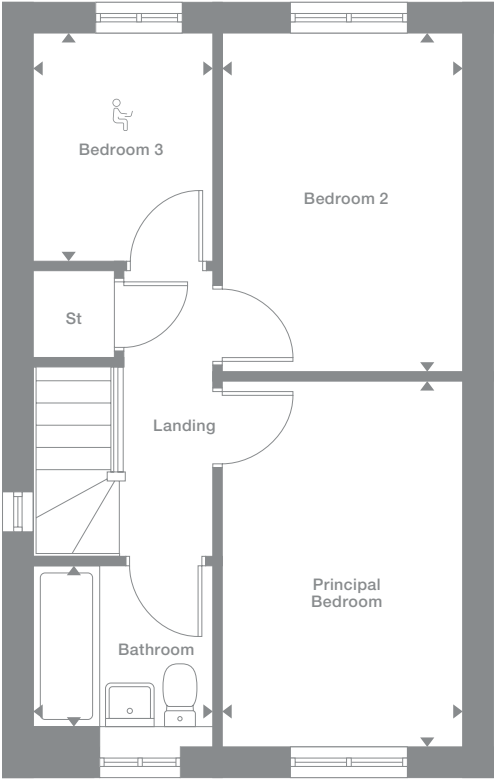
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Overton

## Overview

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

## Ground Floor

**Lounge**  
3.56m x 4.49m  
11'8" x 14'9"

**Kitchen/Dining**  
3.31m x 3.83m  
10'10" x 12'7"

**Laundry**  
1.11m x 1.96m  
3'8" x 6'5"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

## First Floor

**Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"

**En-Suite**  
1.18m x 2.03m  
3'10" x 6'8"

**Bedroom 2**  
2.37m x 3.26m  
7'10" x 10'8"

**Bedroom 3**  
2.04m x 2.17m  
6'8" x 7'2"

**Bathroom**  
2.37m x 1.69m  
7'10" x 5'7"

## Floor Space

819 sq ft

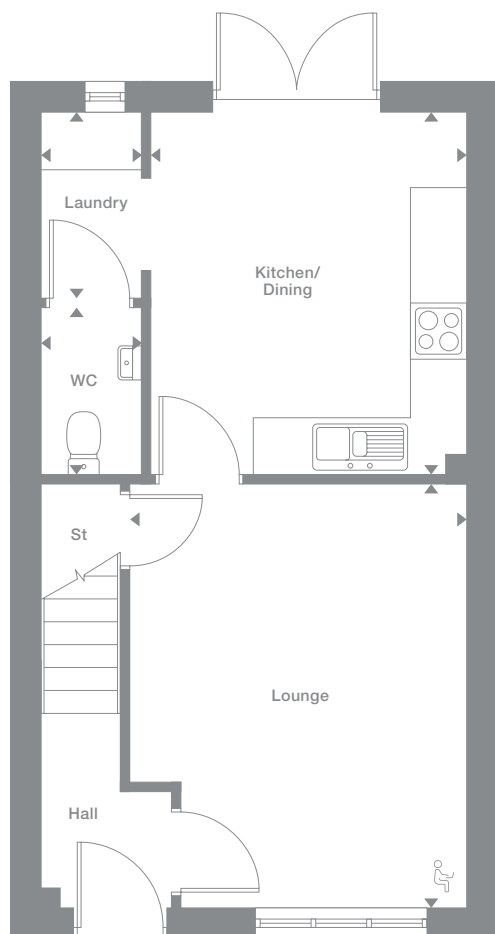
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plots 10, 11, 151, 164, 165, 194, 204, 205, 231, 232, 241, 242, 243, 244, 245, 275, 282, 294

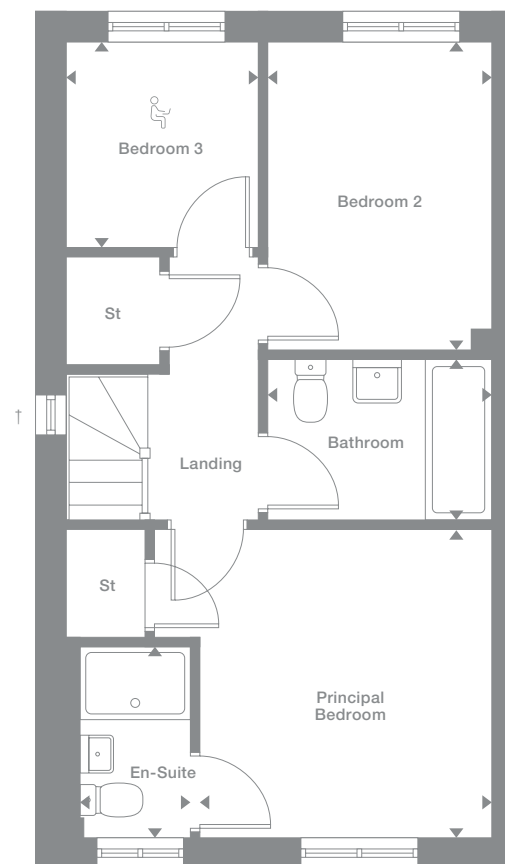
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## Ground Floor



## First Floor



Office space area

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# Kingston

**Overview**

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

**Ground Floor**

- Lounge**  
4.68m x 3.91m  
15'5" x 12'10"
- Kitchen**  
2.91m x 3.45m  
9'7" x 11'4"
- Dining**  
1.76m x 2.40m  
5'10" x 7'11"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
3.37m x 3.01m  
11'1" x 9'11"
- En-Suite**  
1.01m x 2.78m  
3'4" x 9'2"
- Bedroom 2**  
2.56m x 3.46m  
8'5" x 11'4"
- Bedroom 3**  
2.02m x 3.46m  
6'8" x 11'4"
- Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

**Floor Space**

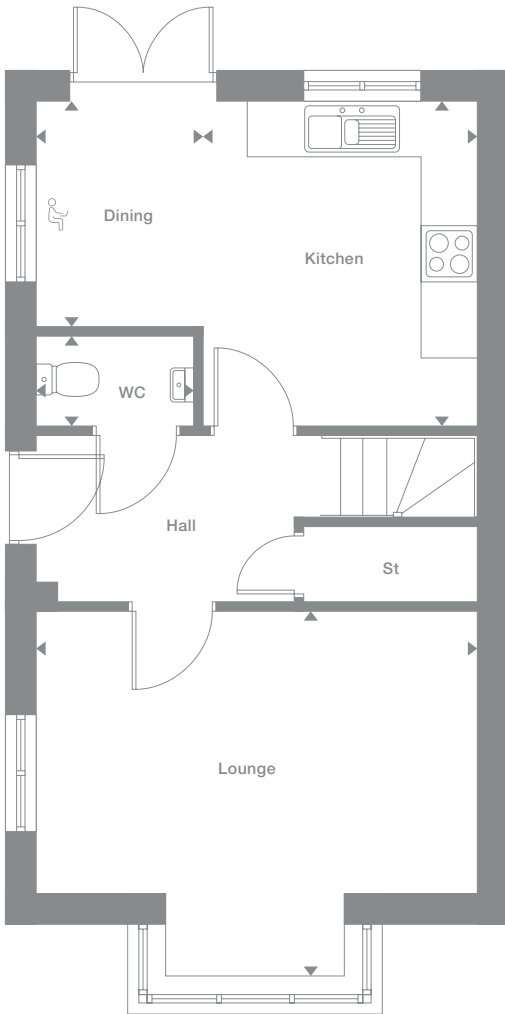
869 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

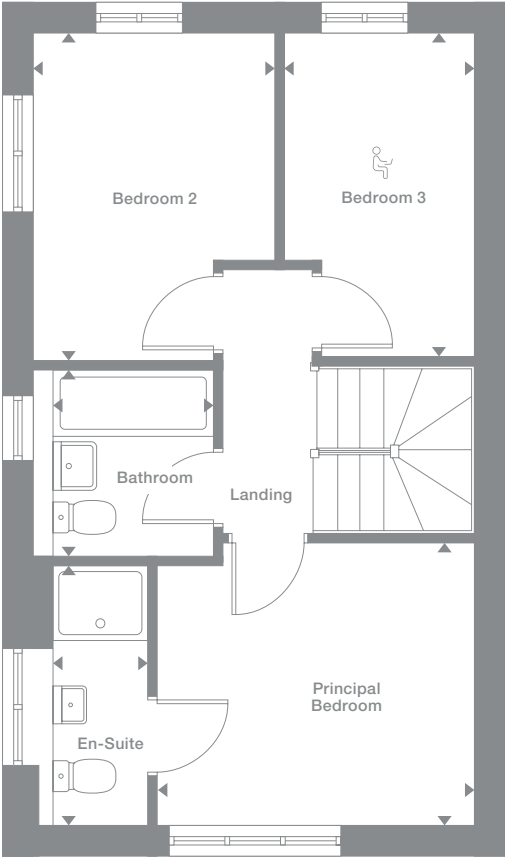
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Tiverton

## Overview

The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

## Ground Floor

- Lounge**  
3.10m x 4.71m  
10'2" x 15'6"
- Kitchen**  
2.86m x 3.50m  
9'5" x 11'6"
- Dining**  
2.44m x 2.70m  
8'0" x 8'10"
- WC**  
0.95m x 2.28m  
3'2" x 7'6"

## First Floor

- Principal Bedroom**  
3.64m x 3.38m  
12'0" x 11'1"
- En-Suite**  
1.34m x 2.26m  
4'5" x 7'5"
- Bedroom 2**  
3.21m x 2.83m  
10'7" x 9'4"
- Bedroom 3**  
1.99m x 2.83m  
6'7" x 9'4"
- Bathroom**  
1.70m x 1.95m  
5'7" x 6'5"

## Floor Space

956 sq ft

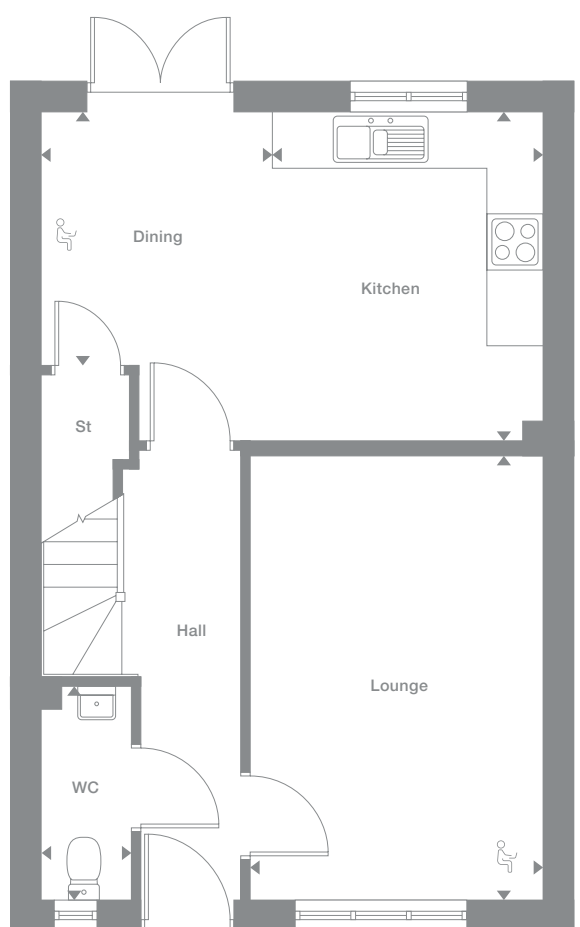
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to plots 5, 8, 88, 167, 171, 209, 214, 217, 266, 291

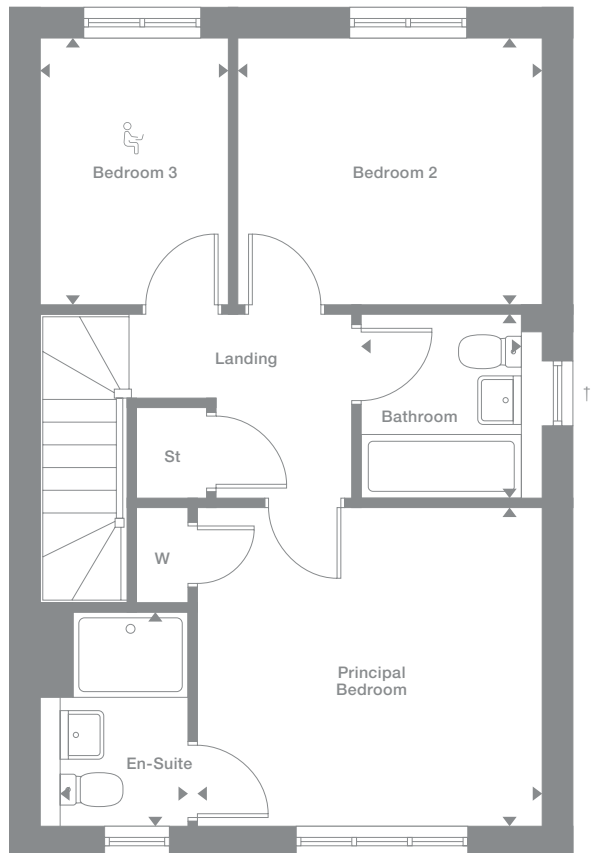
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Beechwood

**Overview**

The generously sized entrance hall instantly establishes the prestigious quality found in every aspect of this family home, from the dining area's french doors to the dedicated dressing area in the en-suite principal bedroom. The fourth bedroom offers the option of creating a private study.

**Ground Floor**

- Lounge**  
2.58m x 4.33m  
8'6" x 14'3"
- Kitchen**  
2.75m x 2.86m  
9'1" x 9'5"
- Dining**  
2.11m x 2.86m  
6'11" x 9'5"
- WC**  
1.04m x 1.41m  
3'5" x 4'8"

**First Floor**

- Principal Bedroom**  
3.05m x 2.70m  
10'0" x 8'10"
- Dressing**  
1.77m x 2.07m  
5'10" x 6'10"
- En-Suite**  
1.18m x 2.07m  
3'10" x 6'10"
- Bedroom 2**  
2.44m x 3.85m  
8'0" x 12'8"
- Bedroom 3**  
2.73m x 3.39m  
8'11" x 11'2"
- Bedroom 4**  
2.33m x 2.25m  
7'8" x 7'5"
- Bathroom**  
2.05m x 1.69m  
6'9" x 5'7"

**Floor Space**

935 sq ft

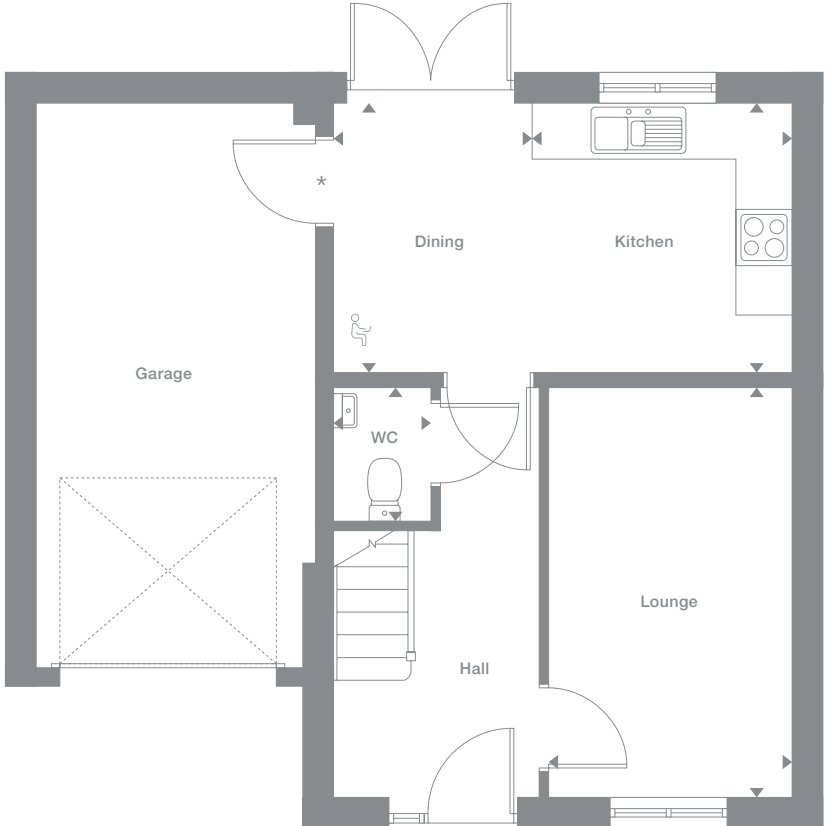
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

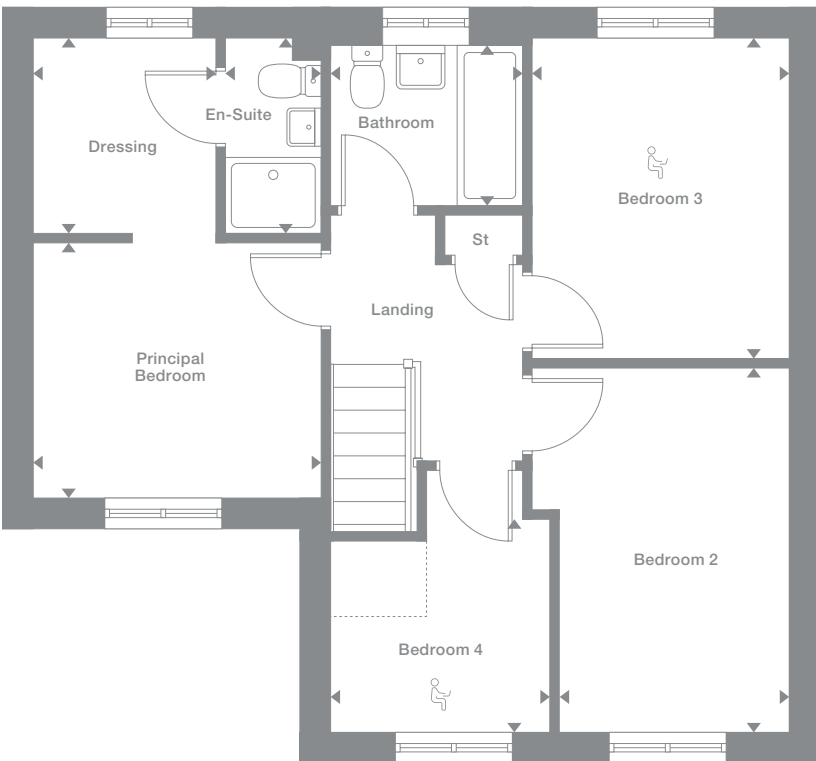
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Elderwood

**Overview**

With features like a separate laundry room adding convenience, this is a home designed to maximise the pleasures of everyday life. French doors bring garden access to the bright kitchen and dining room, and the principal bedroom en-suite is entered via a dedicated dressing room.

**Ground Floor**

- Lounge**  
3.25m x 4.66m  
10'8" x 15'4"
- Kitchen/Dining**  
4.19m x 3.26m  
13'9" x 10'8"
- Laundry**  
1.95m x 1.92m  
6'5" x 6'4"
- WC**  
1.00m x 1.92m  
3'3" x 6'4"

**First Floor**

- Principal Bedroom**  
4.19m x 2.50m  
13'9" x 8'3"
- Dressing**  
2.04m x 1.65m  
6'8" x 5'5"
- En-Suite**  
2.04m x 1.18m  
6'8" x 3'10"
- Bedroom 2**  
3.05m x 3.73m  
10'0" x 12'3"
- Bedroom 3**  
3.11m x 2.44m  
10'2" x 8'0"
- Bedroom 4**  
1.96m x 3.58m  
6'5" x 11'9"
- Bathroom**  
2.08m x 2.22m  
6'10" x 7'4"

**Floor Space**

1,045 sq ft

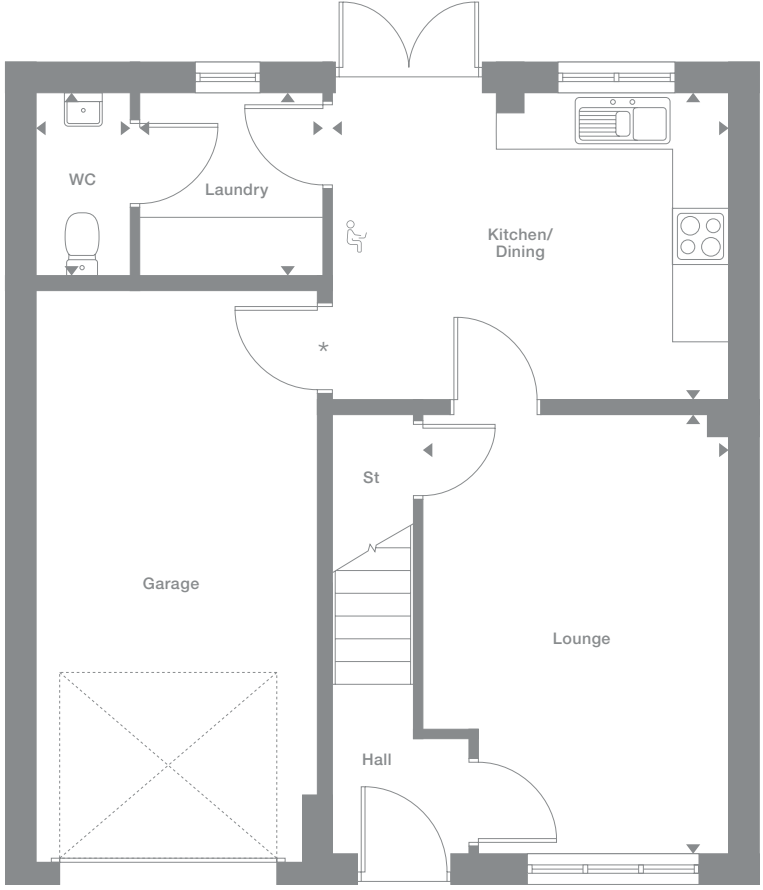
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

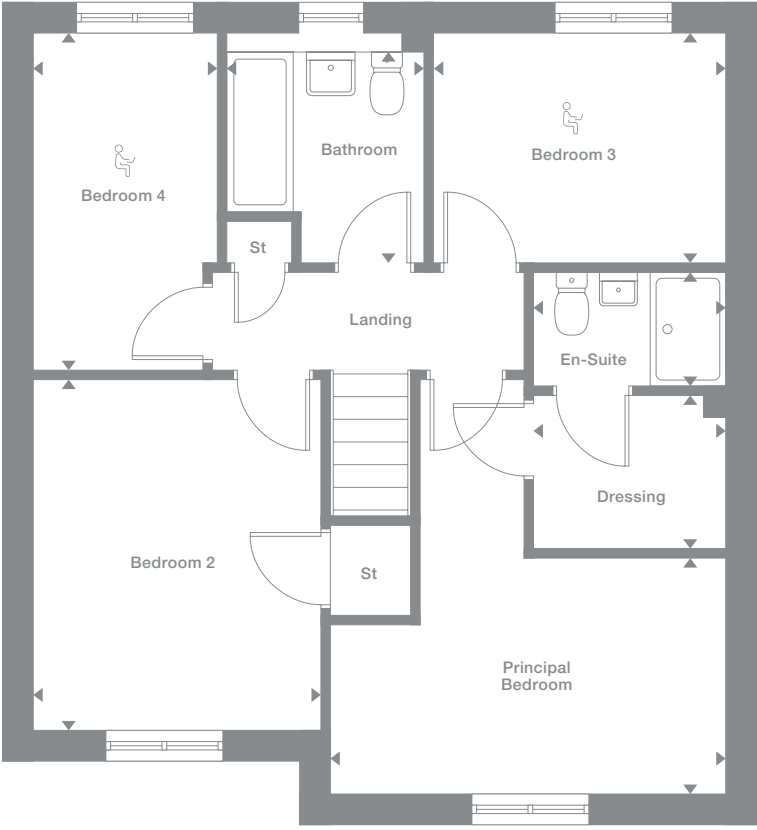
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Hazelwood

**Overview**  
 The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

- Ground Floor**
- Lounge**  
3.38m x 4.86m  
11'1" x 15'11"
- Kitchen**  
2.95m x 3.18m  
9'8" x 10'5"
- Dining**  
2.91m x 3.18m  
9'7" x 10'5"
- Laundry**  
1.60m x 2.13m  
5'3" x 7'0"
- WC**  
1.60m x 0.96m  
5'3" x 3'2"
- First Floor**
- Principal Bedroom**  
4.38m x 2.90m  
14'5" x 9'6"
- En-Suite**  
1.87m x 2.45m  
6'2" x 8'1"
- Bedroom 2**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 3**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 4**  
3.09m x 2.65m  
10'2" x 8'8"
- Bathroom**  
1.70m x 2.14m  
5'7" x 7'0"

**Floor Space**  
 1,150 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

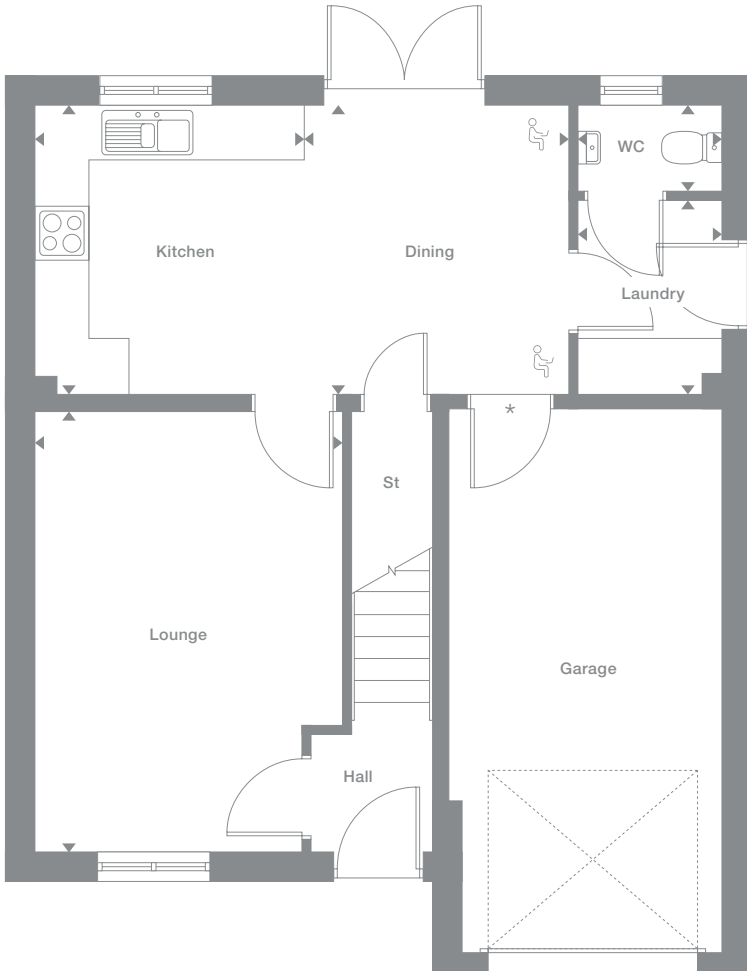
\* Optional garage door

† Window not applicable to plots 236, 238, 251, 269, 287

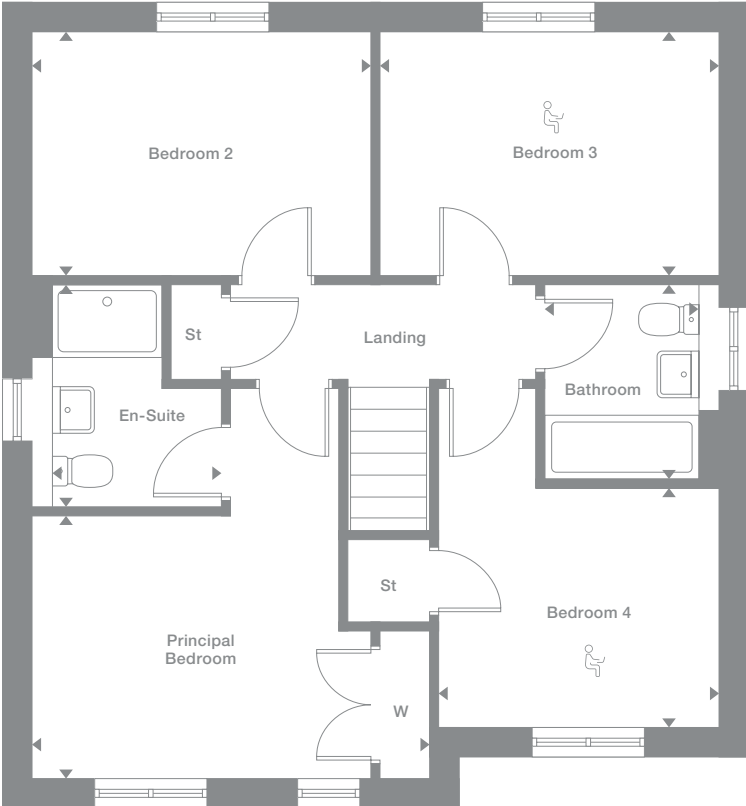
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Pearwood

**Overview**

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors. There is a walk-in hall cupboard, a laundry and the en-suite principal bedroom includes a dressing room.

**Ground Floor**

- Lounge**  
2.96m x 4.15m  
9'9" x 13'7"
- Kitchen**  
3.45m x 2.70m  
11'4" x 8'10"
- Laundry**  
1.91m x 1.71m  
6'4" x 5'7"
- Dining**  
3.06m x 4.23m  
10'1" x 13'11"
- Family**  
3.06m x 2.77m  
10'1" x 9'1"
- WC**  
1.91m x 0.90m  
6'4" x 2'11"

**First Floor**

- Principal Bedroom**  
3.18m x 2.76m  
10'5" x 9'1"
- Dressing**  
1.85m x 1.97m  
6'1" x 6'6"
- En-Suite**  
1.97m x 1.55m  
6'6" x 5'1"
- Bedroom 2**  
2.96m x 3.92m  
9'9" x 12'10"
- Bedroom 3**  
3.76m x 2.50m  
12'4" x 8'2"
- Bedroom 4**  
2.18m x 2.99m  
7'2" x 9'10"
- Bathroom**  
2.05m x 1.70m  
6'9" x 5'7"

**Floor Space**

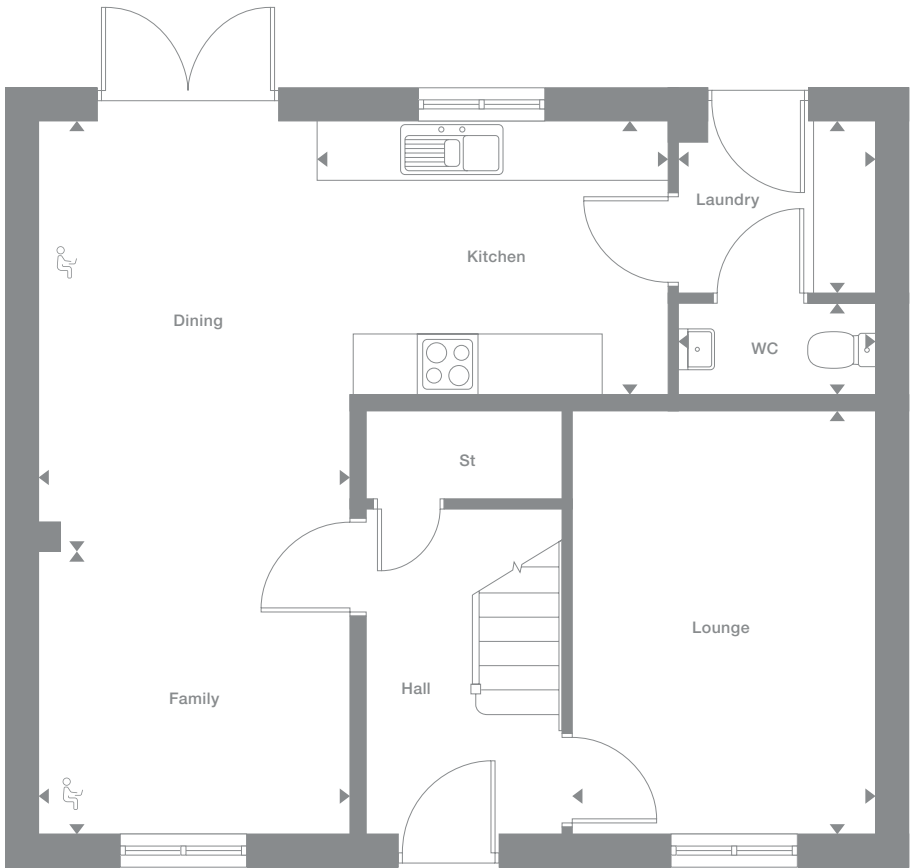
1,235 sq ft

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

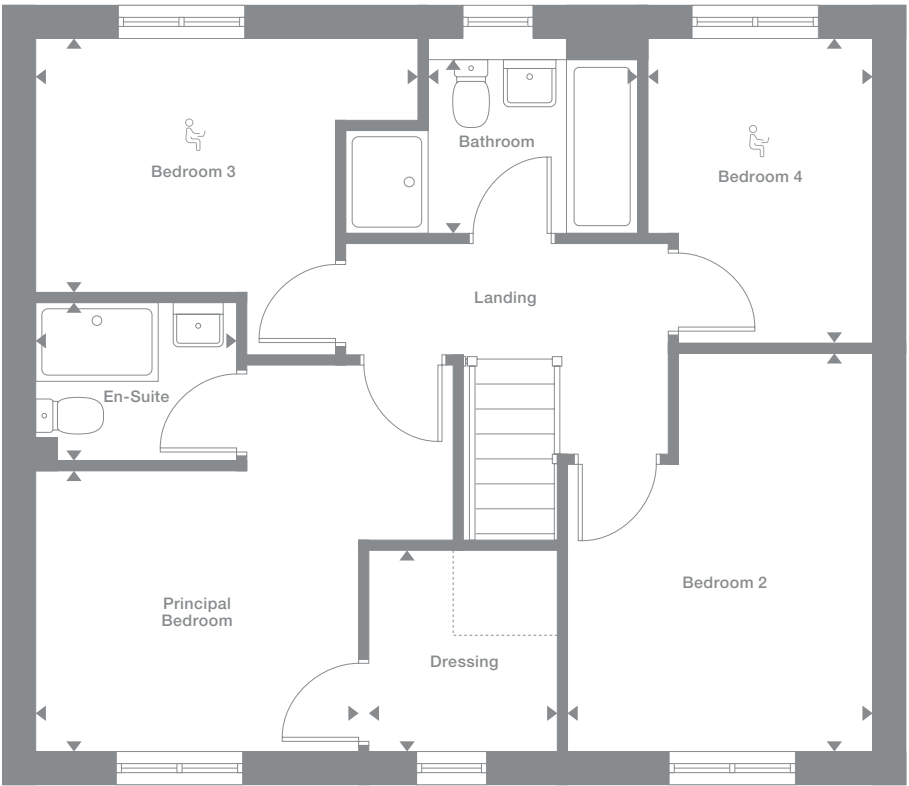
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Maplewood

**Overview**

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

**Ground Floor**

- Lounge**  
2.98m x 4.72m  
9'10" x 15'6"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.76m x 1.26m  
5'9" x 4'2"
- Dining**  
2.23m x 2.68m  
7'4" x 8'10"
- Family**  
3.15m x 2.41m  
10'4" x 7'11"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.06m x 2.82m  
13'4" x 9'3"
- Dressing**  
2.63m x 1.38m  
8'8" x 4'7"
- En-Suite**  
2.63m x 1.18m  
8'8" x 3'10"
- Bedroom 2**  
2.98m x 3.82m  
9'10" x 12'6"
- Bedroom 3**  
2.54m x 4.10m  
8'4" x 13'6"
- Bedroom 4**  
3.06m x 2.91m  
10'1" x 9'7"
- Bathroom**  
2.45m x 2.91m  
8'1" x 9'7"

**Floor Space**

1,269 sq ft

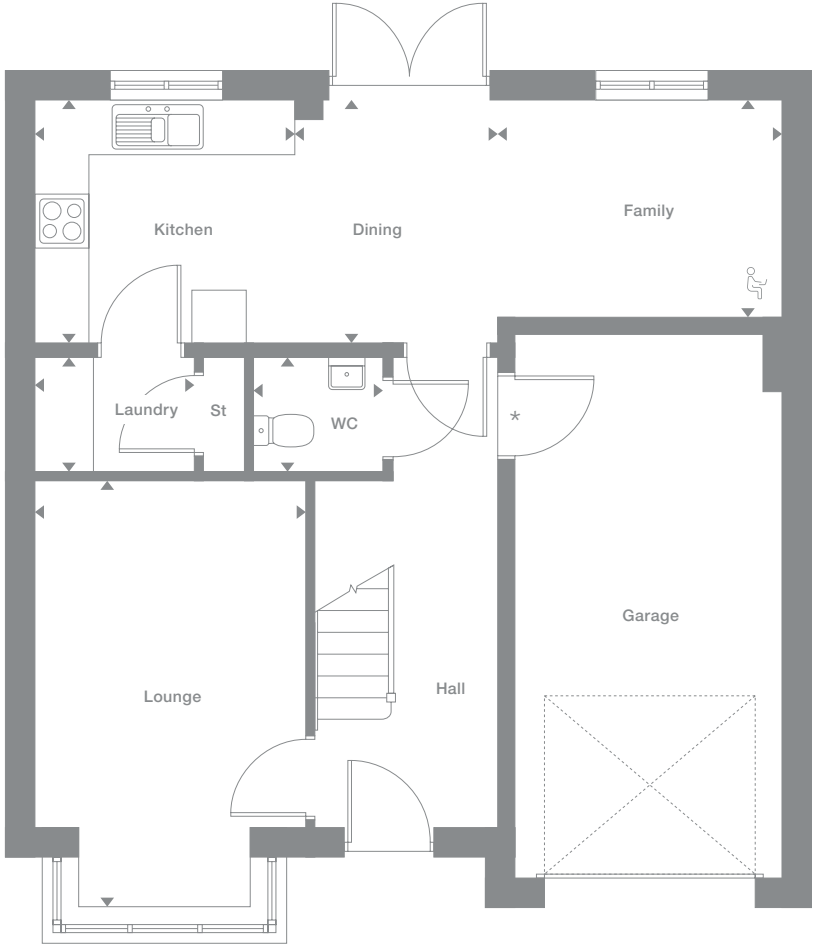
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

\* Optional garage door

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



**Ground Floor**



**First Floor**



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.

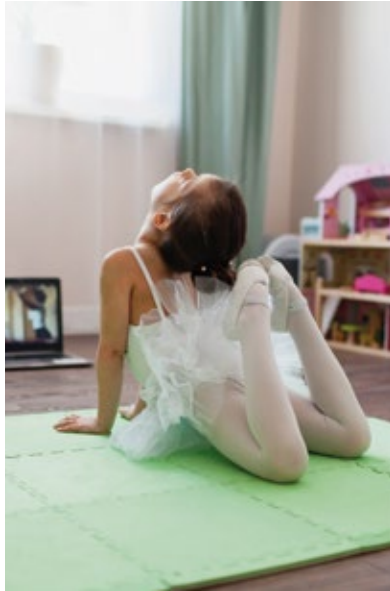
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able 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.

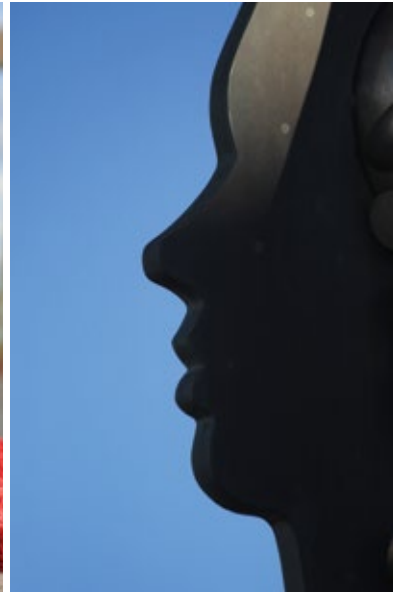
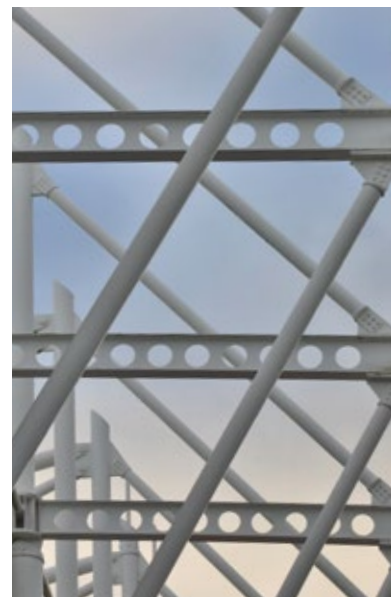




Local health provision is equally comprehensive. Two medical practices are located in Low Grange Health Village, half a mile away. Even closer, South Grange Medical Centre has an adjacent pharmacy. Just across the road from Portside Village, Eston Leisure Centre offers a well-equipped gym, squash courts, indoor bowls and fitness classes. The Leisure Centre is close to Eston Sports Academy's multi-purpose hall and outdoor playground. The Riverside Stadium, home of Middlesbrough Football Club, is located just north-east of Middlesbrough town centre and the town's main rail station. The stadium sits on the banks of the River Tees and along with the Transporter and Newport bridges, has become one of the landmarks of the Middlesbrough skyline. The vast wild North York Moors contrasts with the seaside attractions in easy reach, and Middlesbrough's theatres, cinemas, restaurants and music venues offer a cosmopolitan and eclectic choice for days and evenings out.

Of the many primary schools in the area, the two nearest are South Bank Community Primary and St Margaret Clitherow RC Primary, both rated 'Good' by Ofsted. In addition Grangetown Primary school has a respected place in the local community. Nearby secondaries include Outwood Academy and St Peter's Catholic Voluntary Academy. All four schools are within fifteen minutes' walk.

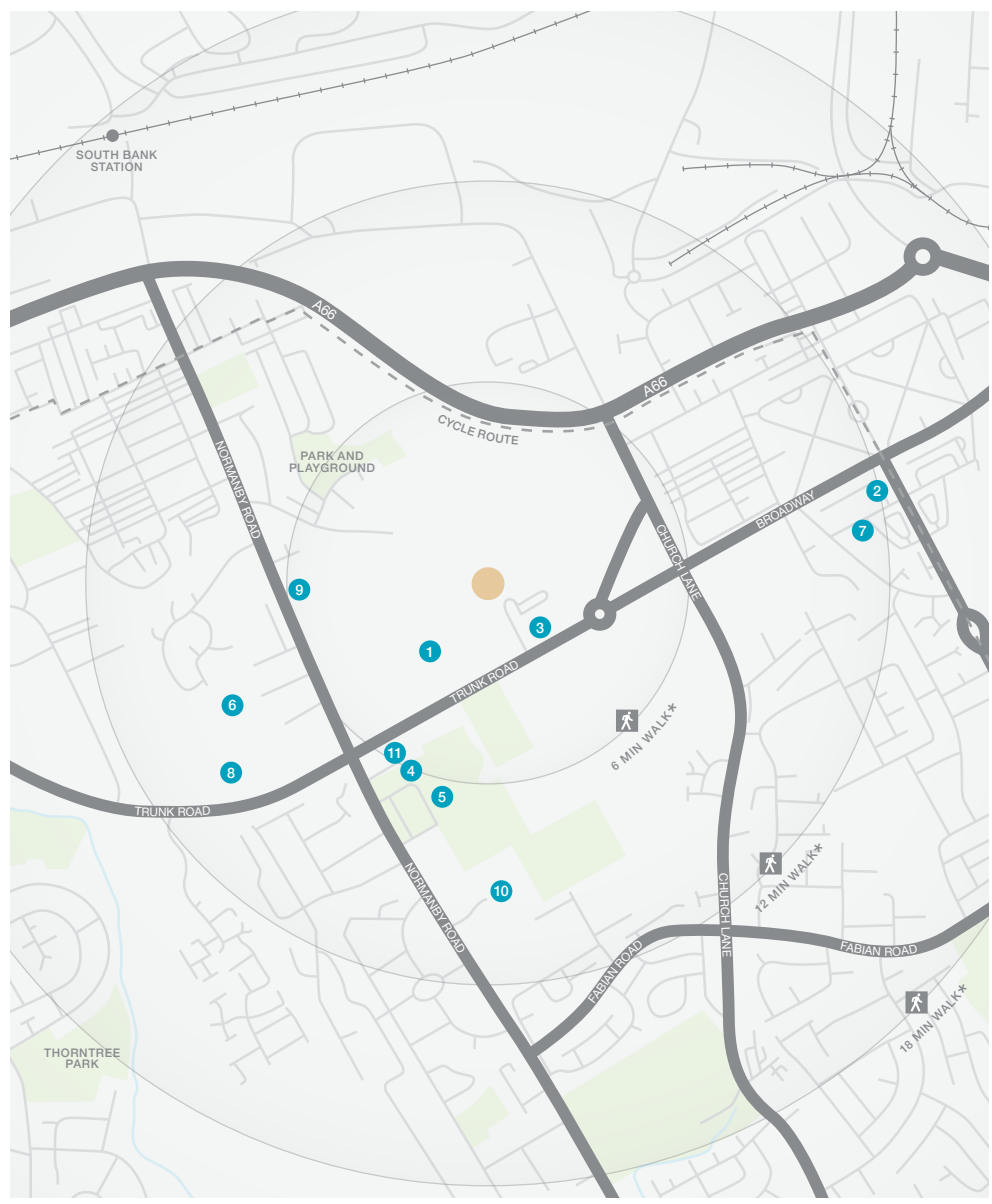
The Teesside Freeport, covering 4,500 acres, is the largest in the UK. To put the size into perspective, it is equivalent to 2,550 football pitches. It will create more than 18,000 jobs and provide a £3.2billion boost to the local economy over the next five years.





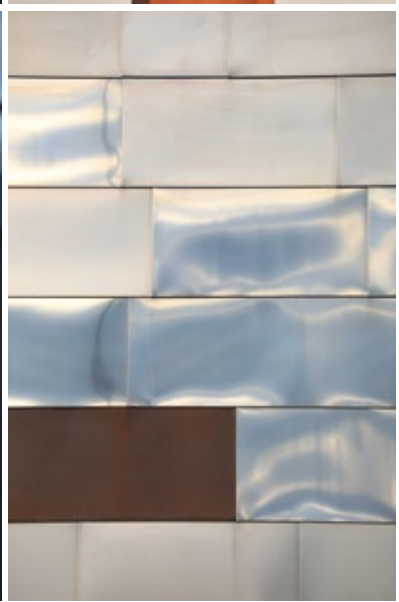
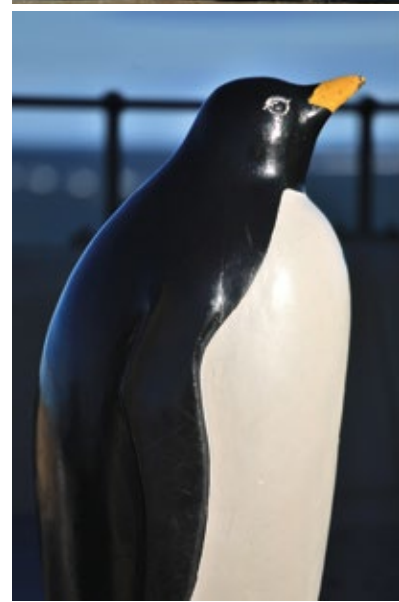
# Useful Contacts

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.

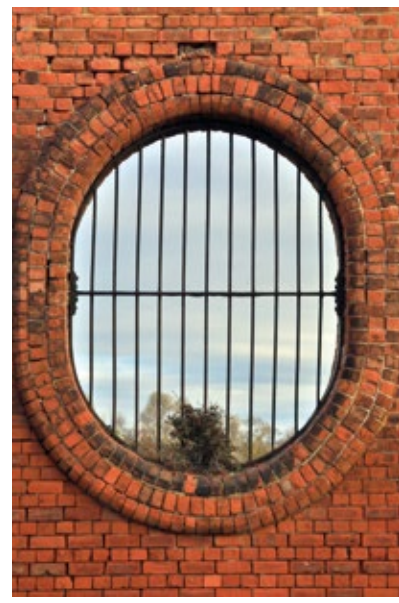


- 1 Tesco Extra & Pharmacy  
Trunk Road  
01642 911 508
- 2 Birchington Avenue  
Post Office  
47 Birchington Avenue  
01642 453 064
- 3 Sandstone Nab  
Trunk Road  
01642 688 477
- 4 Eston Leisure Centre  
Normanby Road  
01642 452 488
- 5 Eston Sports Academy  
Normanby Road  
01287 452 488
- 6 South Bank Community  
Primary School  
Poplar Grove  
01642 453 451
- 7 Grangetown  
Primary School  
St Georges Road  
01642 455 278
- 8 St Margaret Clitheroe RC  
Primary School  
St Margaret's Grove  
01642 853 370
- 9 St Peter's Catholic College  
Normanby Road  
01642 453 462
- 10 Outwood Academy  
Normanby Road  
01642 454 577
- 11 South Grange  
Medical Centre  
Trunk Road  
01642 467 001

\* 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



LAPS	LAST	BEST
1	5:57.329	
1	1:33.761	1:33.7
1	1:33.920	1:33.9
1	1:35.731	1:35.7
1	1:36.911	1:36.9
1	1:36.105	1:36.1
1	1:44.011	1:44.0
1	1:37.365	4.2
1	1:42.670	1:42.6
1	1:44.903	1:44.9





# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03330 603 764

**From Middlesbrough**  
From the Hartington Interchange, follow the A66 eastbound for Teesport. Stay on the A66 for three and a half miles. One mile after passing through the roundabout at South Tees Business Park, leave the A66 by turning right into Church Lane, signposted for Grangetown and Eston. After 250 yards, turn right then at the roundabout take the third exit, for Middlesbrough. After 200 yards turn right, and Portside Village is straight ahead.

**From the A19**  
Whether northbound or southbound, leave the A19 at the junction with the A66 and follow signs for Middlesbrough. After a mile, as the A66 passes through the Hartington Interchange, follow the directions above.

Sat Nav: TS6 9TL



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®



**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)



**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®*

## 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](http://millerhomes.co.uk) for development opening times or call 03330 603 764

Sat Nav: TS6 9TL

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