



**Langley Chase
Derby**

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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.

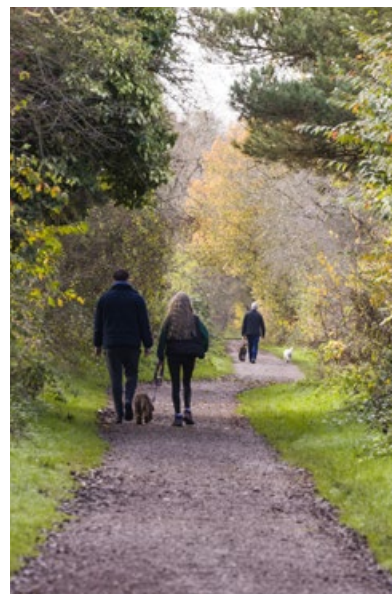
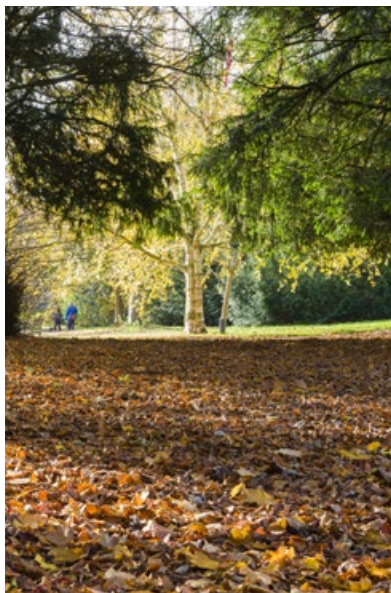
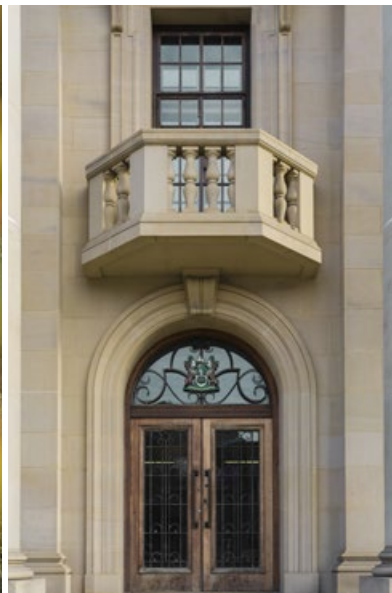


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Two and a half miles from the centre of Derby, Langley Chase is within an hour's drive of Birmingham and Sheffield, and buses to Derby city centre, Ashbourne and Uttoxeter pass the development. Derby train station, three and a half miles away, is a major rail hub with direct services to London, Birmingham, Cardiff, Newcastle, Penzance, Aberdeen and many other destinations. Trains reach London St Pancras in one and a half hours and Birmingham New Street in just 45 minutes.

Shops within ten minutes' walk include a large Co-op food store in Langley Country Park, and a small precinct at Drayton Avenue with a convenience store and off licence, and a takeaway. The larger selection of shops at Prince Charles Avenue includes a large Co-op, pharmacy, newsagent, bakers, post office and a hardware store, as well as a community library. Kingsway Retail park, a mile and a half away, has a Sainsbury supermarket, M&S, Boots, Currys and several other major retailers, as well as a gym and a rock climbing centre.



Welcome home

Part of an exciting new neighbourhood on the western edge of Derby, within ten minutes' walk of both local shops and the superb amenities of Markeaton Park, these energy efficient two, three, four and five bedroom homes balance the benefits of urban living with a real sense of open space. Next to woods, farmland, and the historic long distance Bonnie Prince Charlie Walk, they offer both peace and practical convenience.

Welcome to Langley Chase...

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.





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- Electrical Sub-Station S/S
- Bin Collection Point BCP
- Sustainable Urban Drainage System SUDS

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Highmont

Overview
 French doors bring a bright focal point into the living and dining room, a welcoming, flexible space that shares the ground floor with a practical, ergonomic kitchen. The second bedroom features twin windows and a useful cupboard, and a downstairs WC complements the family bathroom.

Ground Floor	First Floor
Living/Dining 4.03m x 4.72m 13'3" x 15'6"	Principal Bedroom 4.03m x 3.64m 13'3" x 11'11"
Kitchen 1.89m x 3.54m 6'2" x 11'7"	Bedroom 2 4.03m x 2.51m 13'3" x 8'3"
WC 0.90m x 2.10m 2'11" x 6'11"	Bathroom 1.70m x 2.00m 5'7" x 6'7"

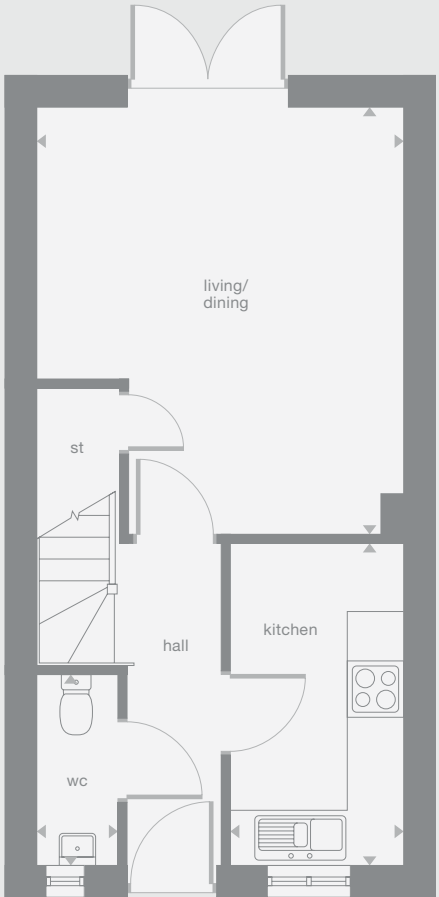
Floor Space
 725 sq ft

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

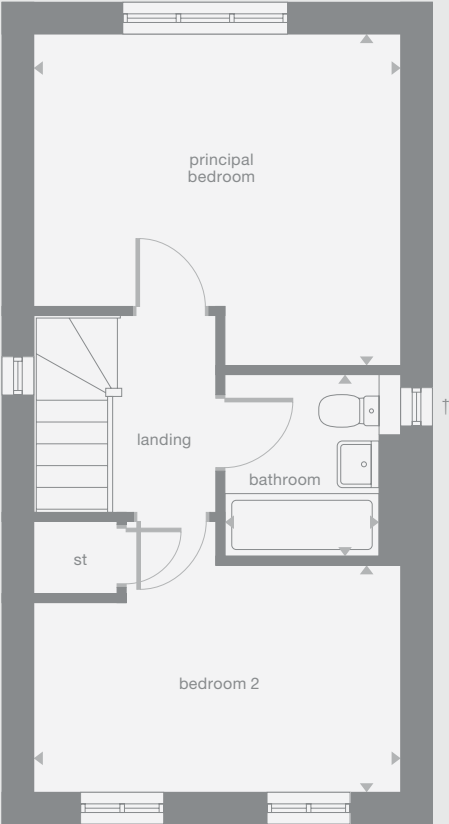
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



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"

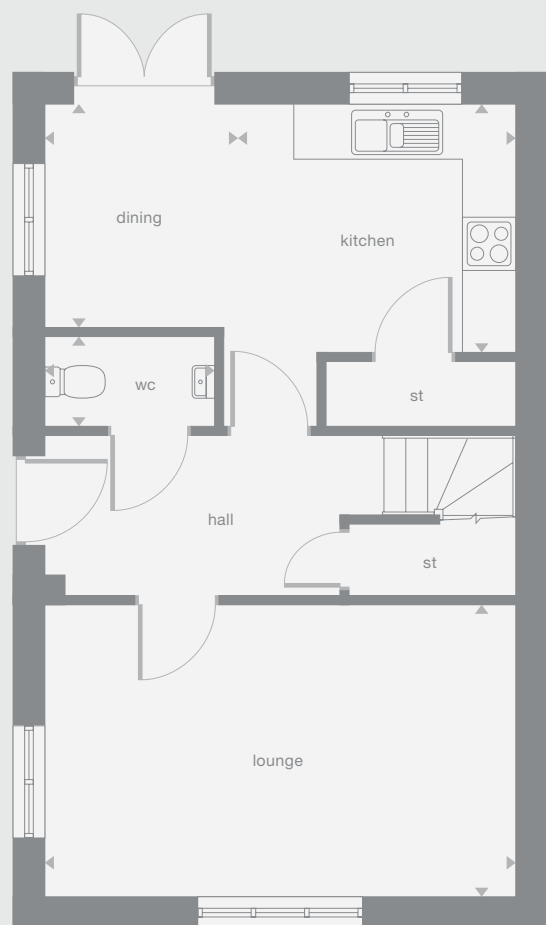
Floor Space

979 sq ft

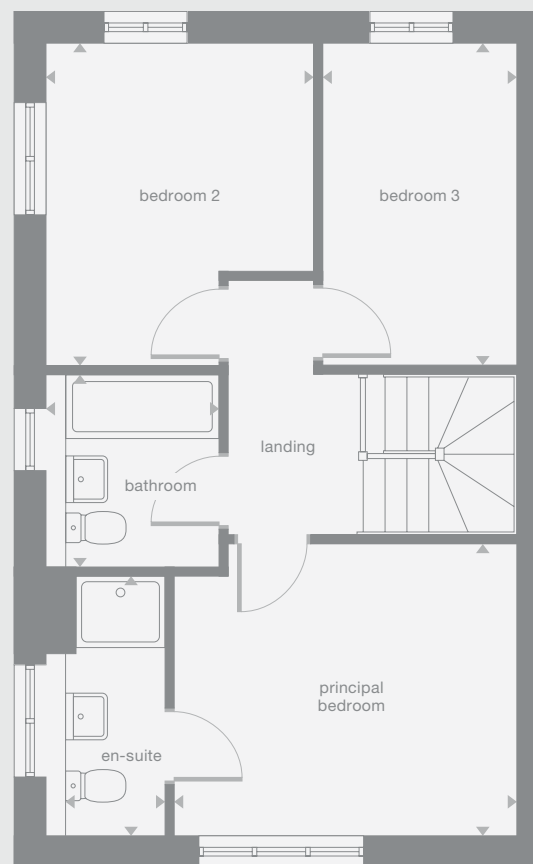
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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
3'7" x 5'1"

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**
1.70m x 2.72m
5'7" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

Floor Space

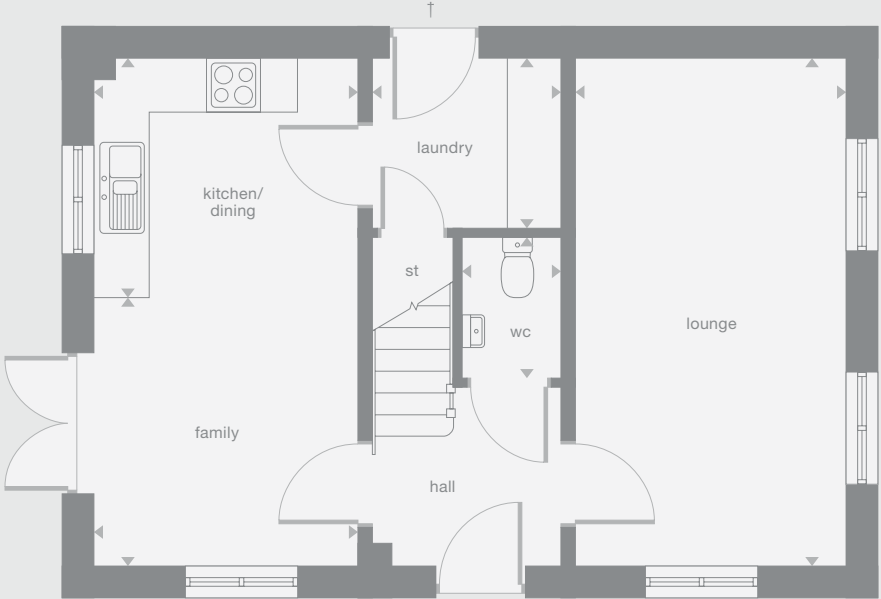
996 sq ft

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

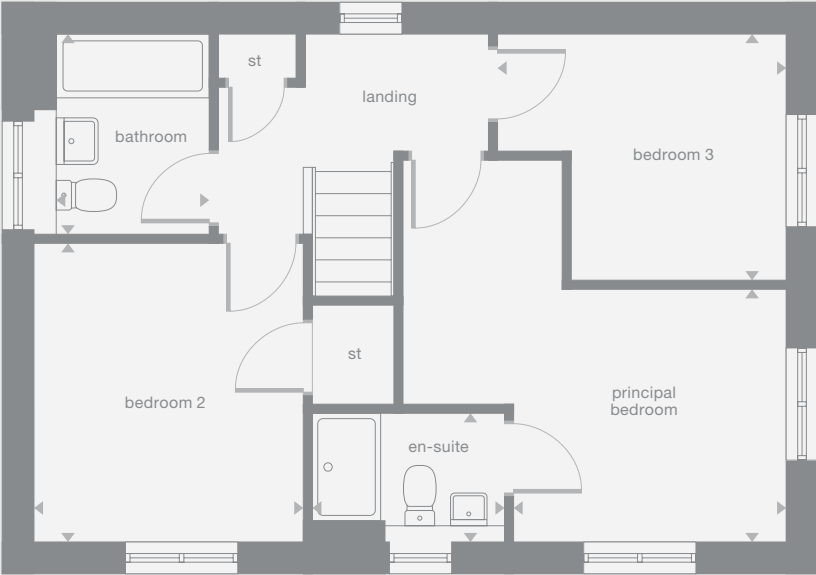
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Ground Floor



First Floor



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Clayton

Overview

The striking lounge, extending from a front-facing window to french doors, complements a dual-aspect kitchen and dining room that forms an adaptable social space. There is a laundry room and a downstairs WC, and the first floor includes the family bathroom and three bedrooms, one of them en-suite.

Ground Floor

Lounge
2.87m x 5.91m
9'5" x 19'5"

Kitchen
2.85m x 3.06m
9'4" x 10'1"

Laundry
2.02m x 1.69m
6'8" x 5'7"

Dining
2.85m x 2.85m
9'4" x 9'4"

WC
1.07m x 1.74m
3'6" x 5'9"

First Floor

Principal Bedroom
2.95m x 3.18m
9'8" x 10'5"

En-Suite
1.93m x 1.71m
6'4" x 5'7"

Bedroom 2
2.91m x 3.82m
9'7" x 12'7"

Bedroom 3
2.95m x 2.64m
9'8" x 8'8"

Bathroom
1.70m x 1.99m
5'7" x 6'7"

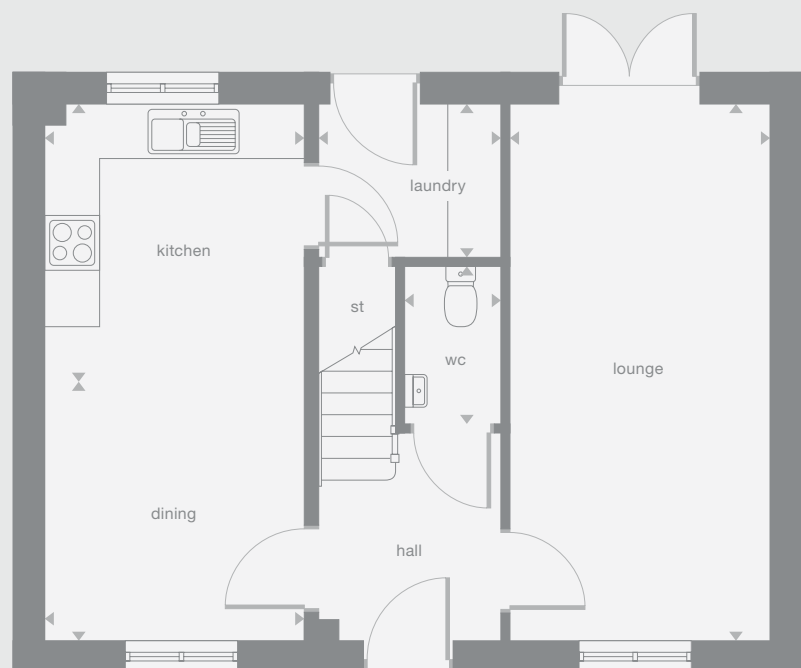
Floor Space

1,018 sq ft

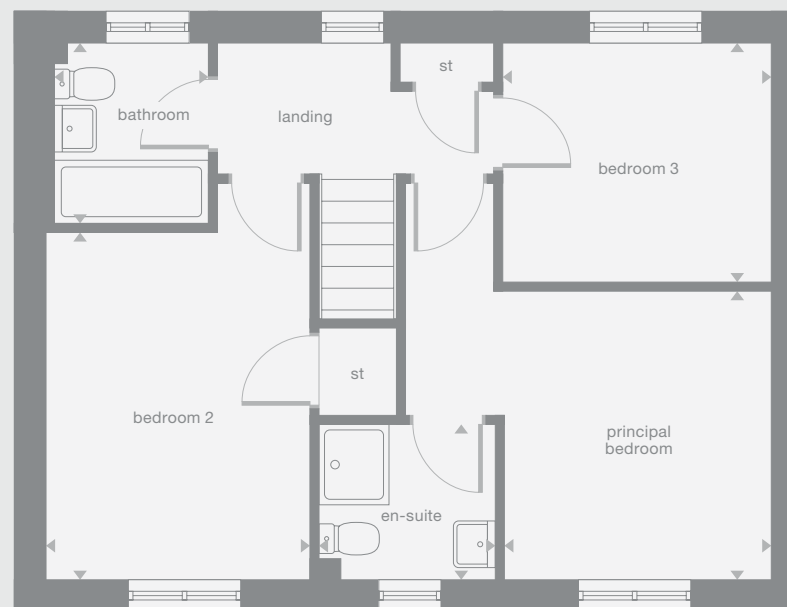
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Hampton

Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

Ground Floor

Lounge
3.42m x 3.57m
11'3" x 11'9"

Kitchen
3.43m x 3.06m
11'3" x 10'0"

Family/Dining
5.47m x 2.38m
17'11" x 7'10"

WC
1.95m x 1.47m
6'5" x 4'10"

First Floor

Principal Bedroom
3.30m x 3.14m
10'10" x 10'4"

En-Suite
2.18m x 1.87m
7'2" x 6'2"

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

Bedroom 2
2.81m x 3.85m
9'3" x 12'8"

Bedroom 3
2.56m x 3.65m
8'5" x 12'0"

Bathroom
1.98m x 2.21m
6'6" x 7'3"

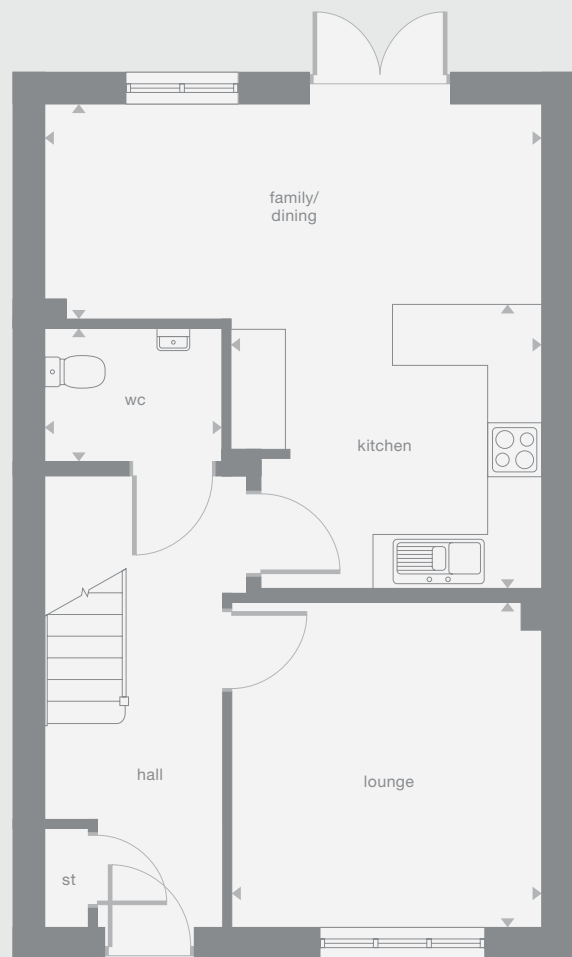
Floor Space

1,069 sq ft

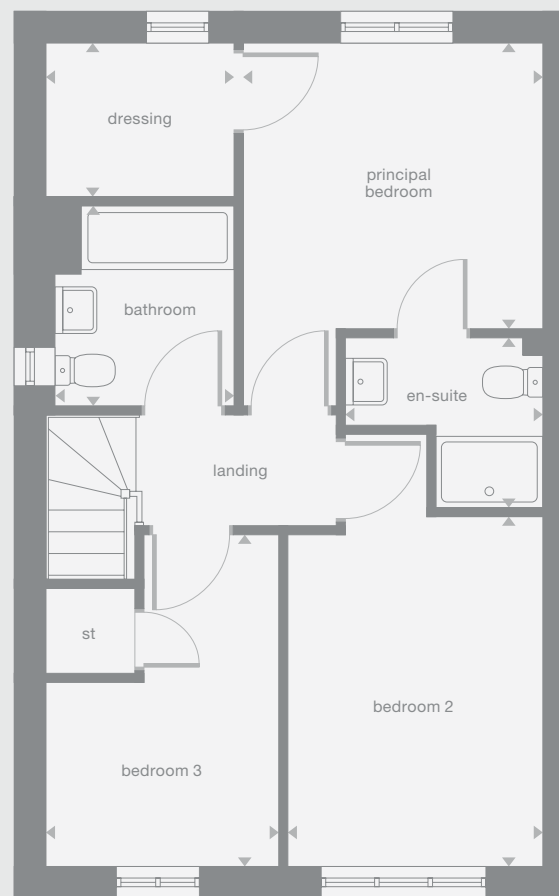
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Ground Floor



First Floor



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Glenwood

Overview

A bay window brings light flooding into the lounge, the practical family kitchen has a separate laundry, and french doors make the dining area especially inviting. The bathroom and four bedrooms, one of them en-suite, are reached via a landing with a generously sized cupboard.

Ground Floor

- Lounge**
3.56m x 5.30m
11'8" x 17'5"
- Kitchen**
2.72m x 2.86m
8'11" x 9'5"
- Laundry**
2.05m x 1.56m
6'9" x 5'2"
- Family/Dining**
3.31m x 4.52m
10'10" x 14'10"
- WC**
1.00m x 1.74m
3'3" x 5'9"

First Floor

- Principal Bedroom**
3.11m x 3.72m
10'3" x 12'3"
- En-Suite**
2.01m x 1.19m
6'7" x 3'11"
- Bedroom 2**
2.93m x 3.92m
9'7" x 12'11"
- Bedroom 3**
2.83m x 2.65m
9'3" x 8'8"
- Bedroom 4**
3.01m x 2.47m
9'11" x 8'2"
- Bathroom**
1.70m x 1.99m
5'7" x 6'7"

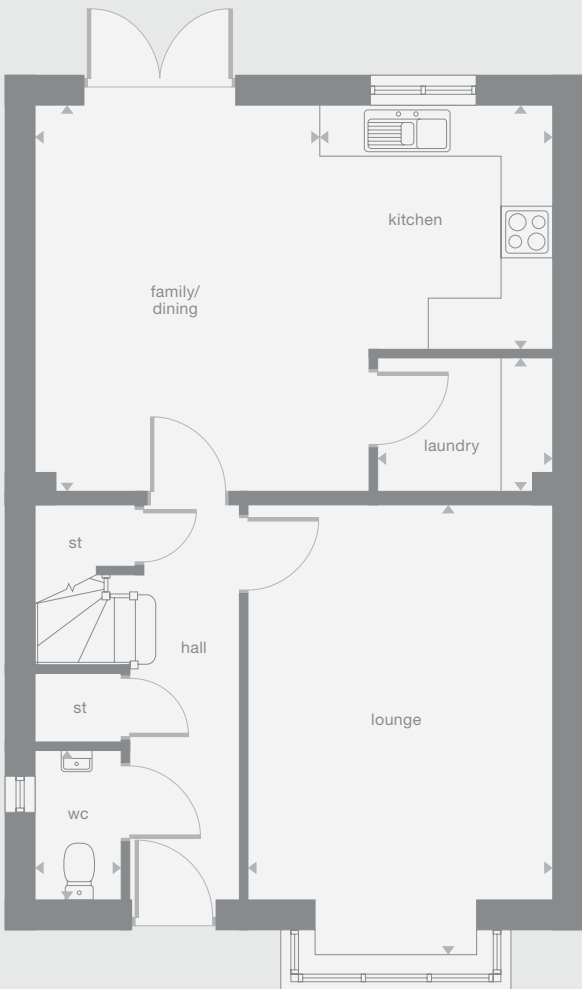
Floor Space

1,222 sq ft

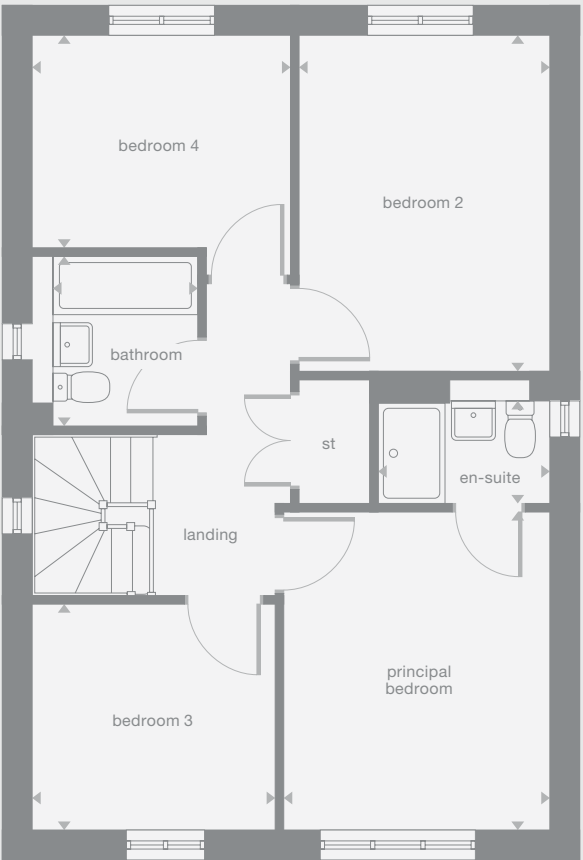
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Fordwood

Overview

The bay windowed family room adjoins a dining kitchen with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge, there is a laundry room, a downstairs WC and an upstairs study. One bedroom has an en-suite and another is dual aspect.

Ground Floor

Lounge
3.23m x 5.20m
10'7" x 17'1"

Kitchen/Dining
4.57m x 3.16m
15'0" x 10'4"

Laundry
2.08m x 1.82m
6'10" x 6'0"

Family
3.32m x 5.20m
10'11" x 17'1"

WC
1.09m x 1.50m
3'7" x 4'11"

First Floor

Principal Bedroom
4.57m x 3.01m
15'0" x 9'11"

En-Suite
1.45m x 1.23m
4'9" x 4'1"

Bedroom 2
4.54m x 2.52m
14'11" x 8'3"

Bedroom 3
3.63m x 3.07m
11'11" x 10'1"

Study/Bedroom 4
2.25m x 2.03m
7'5" x 6'8"

Bathroom
2.77m x 1.89m
9'1" x 6'3"

Floor Space

1,267 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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Cherrywood

Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them has an en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor

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

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

Laundry
1.95m x 1.80m
6'5" x 5'11"

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

WC
1.00m x 1.80m
3'3" x 5'11"

First Floor

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

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

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

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

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

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

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

Floor Space

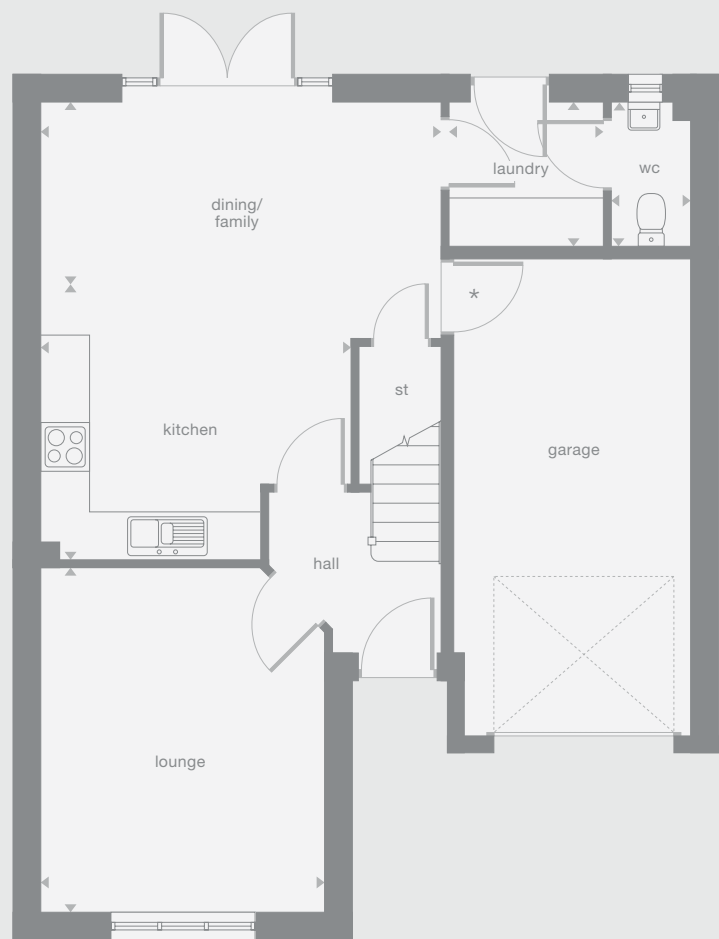
1,296 sq ft

* Optional Garage Door

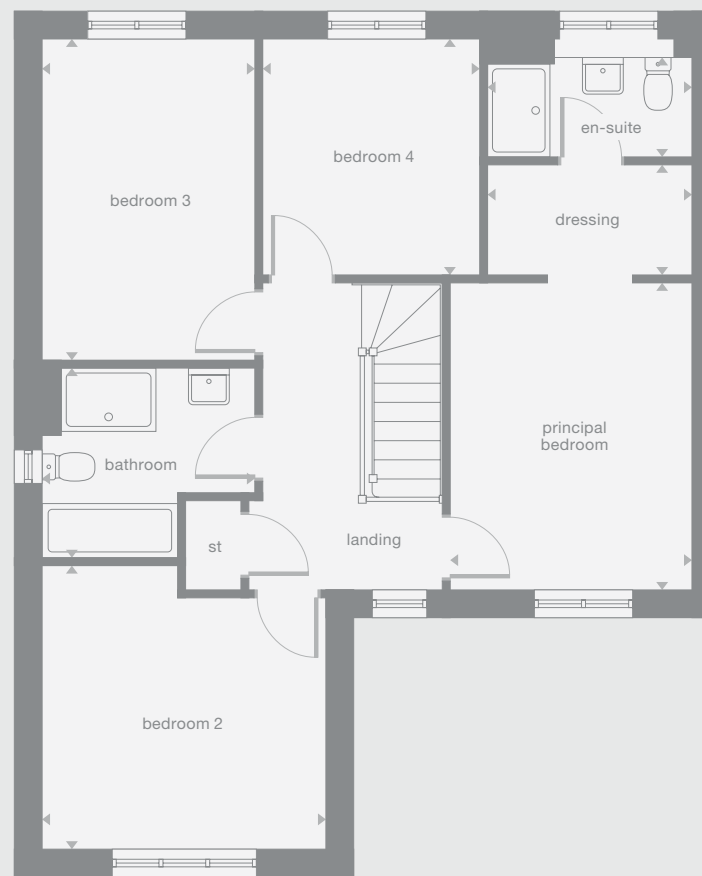
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Ground Floor



First Floor



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Norwood

Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

Ground Floor

Lounge
3.58m x 4.51m
11'9" x 14'10"

Kitchen
3.36m x 2.95m
11'0" x 9'8"

Laundry
2.06m x 1.66m
6'9" x 5'5"

Family/Dining
3.71m x 3.84m
12'2" x 12'7"

Study
2.06m x 1.96m
6'9" x 6'5"

WC
2.06m x 1.12m
6'9" x 3'8"

First Floor

Principal Bedroom
3.58m x 3.17m
11'9" x 10'5"

En-Suite
2.31m x 1.30m
7'7" x 4'3"

Bedroom 2
3.65m x 2.73m
12'0" x 9'0"

Bedroom 3
3.40m x 3.15m
11'2" x 10'4"

Bedroom 4
3.32m x 2.72m
10'11" x 8'11"

Bathroom
2.57m x 1.99m
8'5" x 6'6"

Floor Space

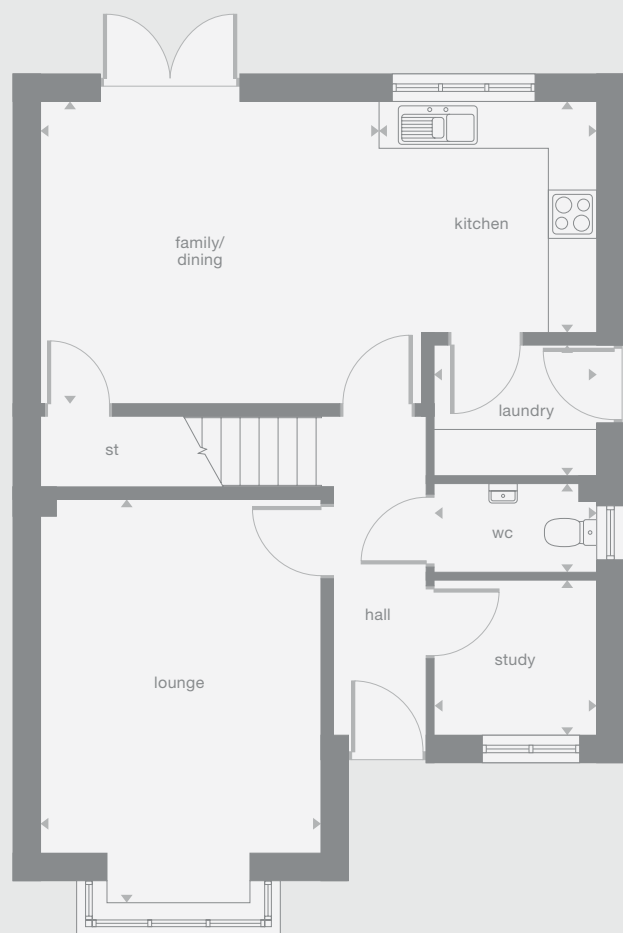
1,344 sq ft

† Window only applicable to some plots. Please see Development Sales Manager for details

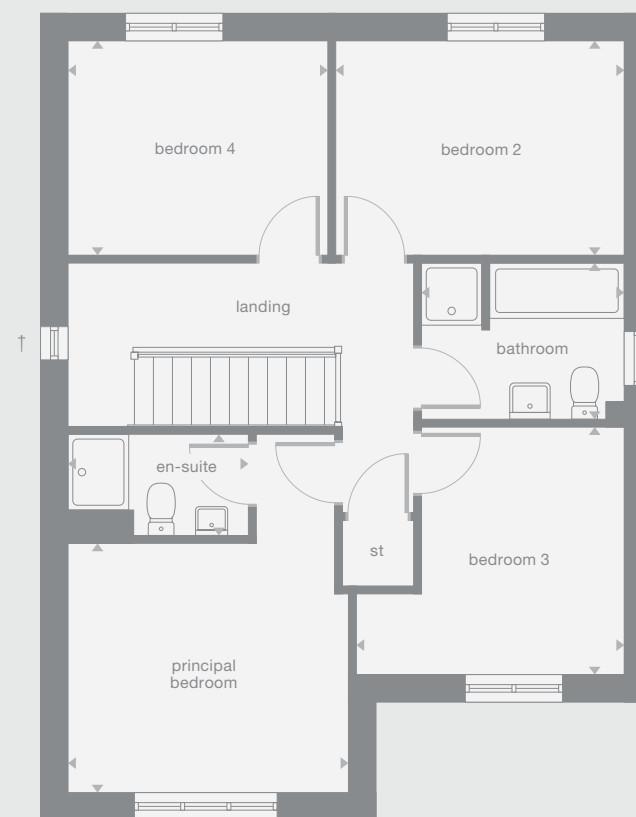
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Ground Floor



First Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, and the family bathroom includes a separate shower.

Ground Floor

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

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

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

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

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

WC
1.07m x 1.55m
3'6" x 5'1"

First Floor

Principal Bedroom
3.53m x 3.41m
11'7" x 11'2"

En-Suite
2.04m x 1.79m
6'8" x 5'11"

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

Bedroom 3
2.42m x 3.39m
8'0" x 11'2"

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

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

Floor Space

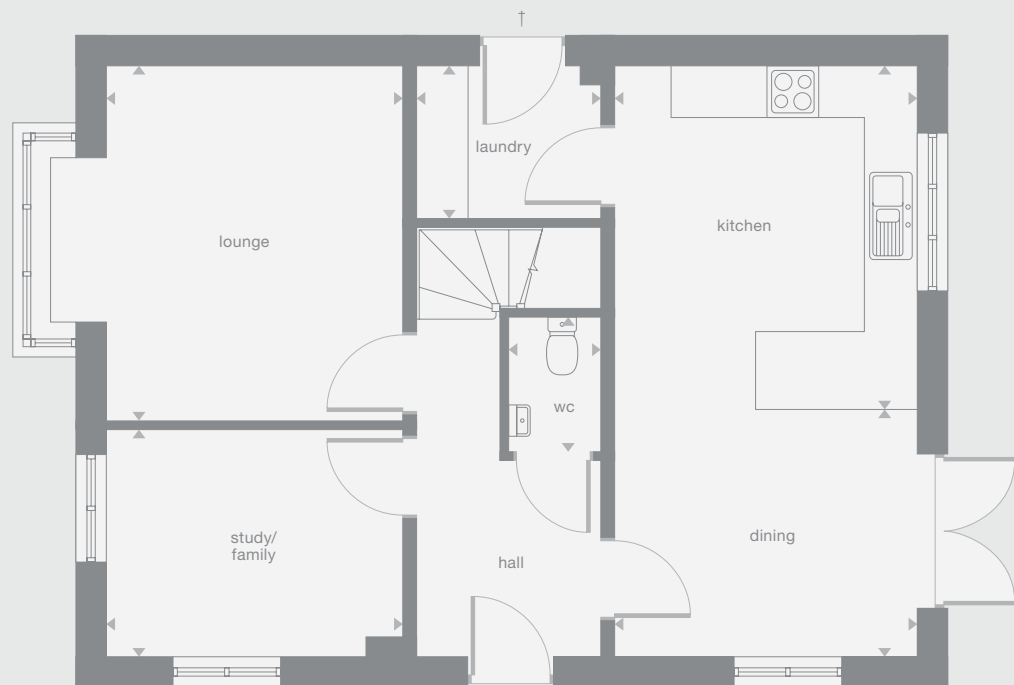
1,379 sq ft

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

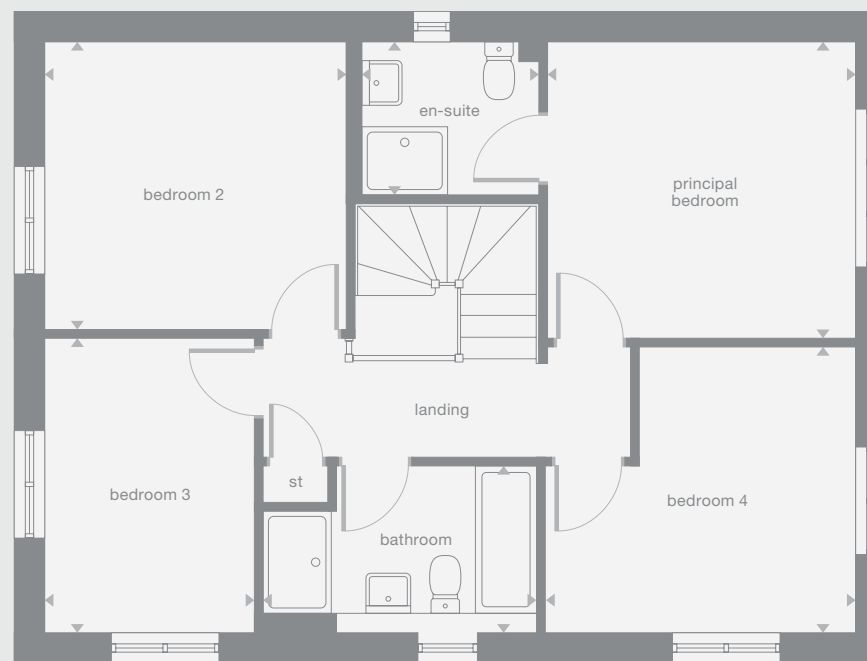
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Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor

Lounge
3.12m x 5.15m
10'3" x 16'11"

Kitchen
3.02m x 3.47m
9'11" x 11'5"

Laundry
1.76m x 1.88m
5'9" x 6'2"

Family/Breakfast
5.03m x 3.47m
16'6" x 11'5"

Dining
2.77m x 3.18m
9'1" x 10'5"

WC
0.92m x 1.88m
3'0" x 6'2"

First

Principal Bedroom
2.91m x 3.79m
9'7" x 12'5"

En-Suite 1
1.55m x 2.02m
5'1" x 6'8"

Dressing
2.61m x 1.70m
8'7" x 5'7"

Bedroom 2
3.16m x 3.47m
10'5" x 11'5"

En-Suite 2
2.13m x 1.60m
7'0" x 5'3"

Bedroom 3
2.38m x 3.28m
7'10" x 10'9"

Bedroom 4
2.61m x 3.09m
8'7" x 10'2"

Bathroom
2.86m x 1.70m
9'5" x 5'7"

Floor Space

1,500 sq ft

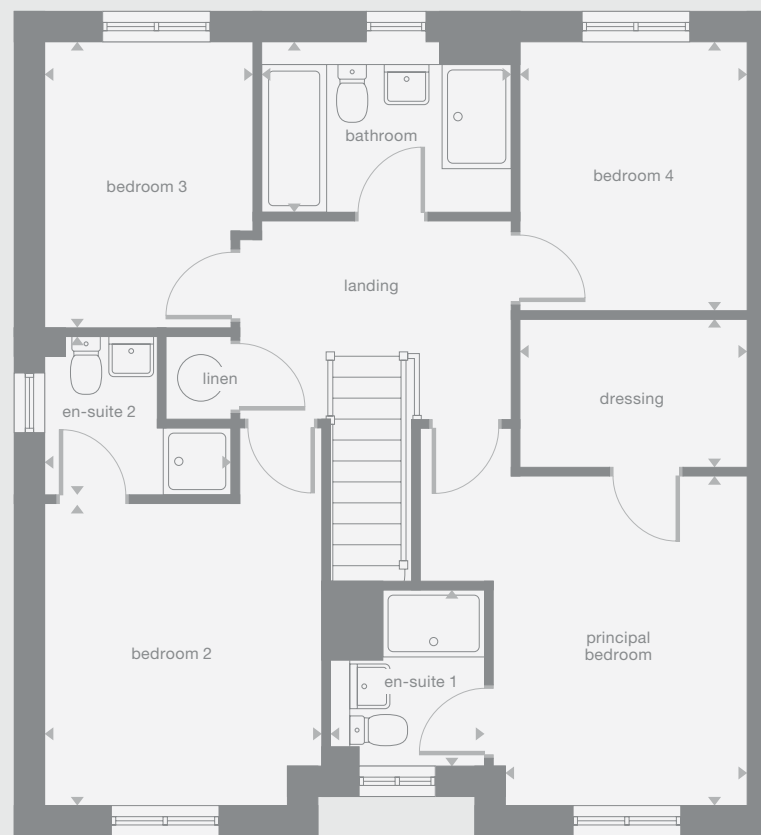
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Maywood

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.

Ground Floor

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

Kitchen
3.92m x 3.50m
12'11" x 11'6"

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 2.85m
8'9" x 9'4"

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

First

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

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"

Bedroom 3
3.22m x 3.49m
10'7" x 11'6"

Bedroom 4
2.44m x 4.62m
8'0" x 15'2"

Bathroom
2.19m x 2.77m
7'2" x 9'1"

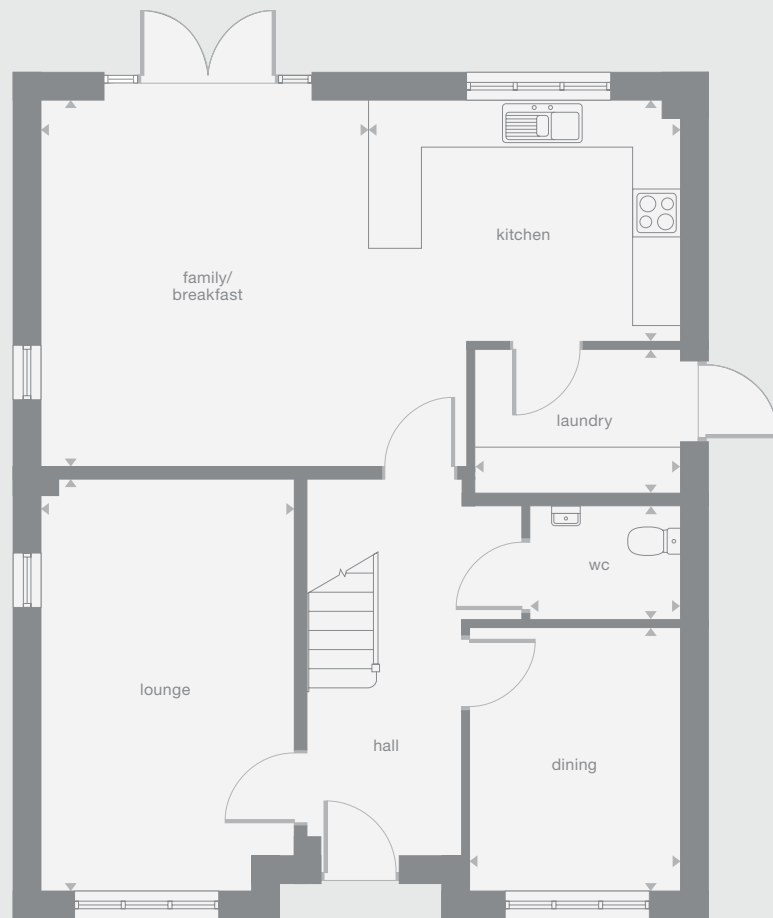
Floor Space

1,704 sq ft

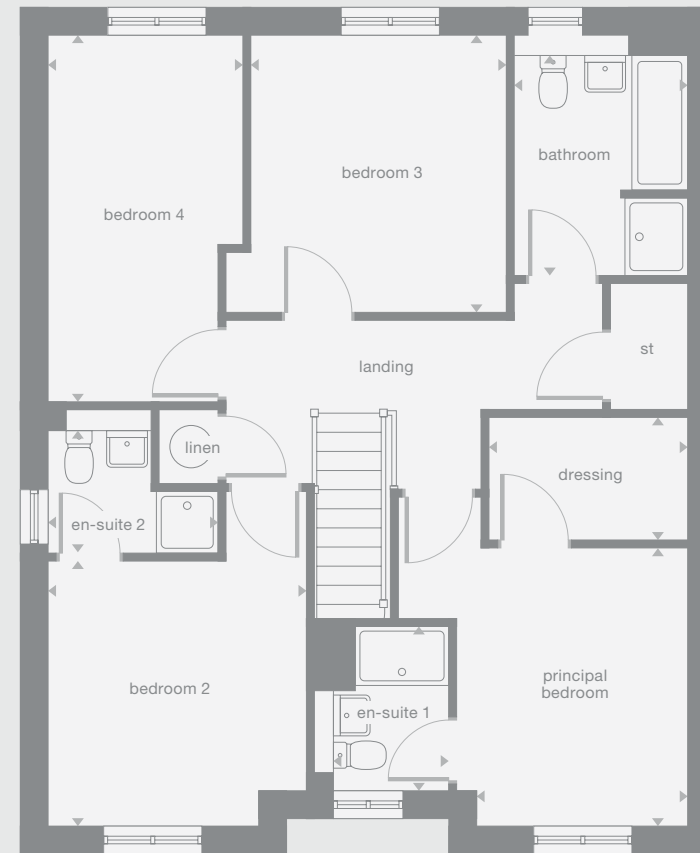
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Ground Floor



First Floor



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Grayford

Overview

The impressive hall introduces an outstanding residence. The study and stylish lounge complement a family kitchen and dining area with french doors. There is a laundry, a bathroom with separate shower, two of the five bedrooms have an en-suite, and one has a walk-through dressing area.

Ground Floor

Lounge 3.52m x 4.76m 11'7" x 15'8"	Family 3.67m x 2.96m 12'1" x 9'9"
Kitchen 3.96m x 3.68m 13'0" x 12'1"	Study 3.48m x 2.27m 11'5" x 7'6"
Laundry 2.29m x 1.68m 7'6" x 5'6"	WC 1.09m x 1.68m 3'7" x 5'6"
Dining 2.68m x 3.68m 8'10" x 12'1"	

First

Principal Bedroom 3.49m x 3.97m 11'5" x 13'0"	Bedroom 3 3.59m x 3.26m 11'9" x 10'8"
En-Suite 1 2.40m x 1.36m 7'11" x 4'6"	Bedroom 4 3.05m x 3.15m 10'0" x 10'4"
Dressing 2.40m x 2.14m 7'11" x 7'0"	Bedroom 5 2.84m x 2.64m 9'4" x 8'8"
Bedroom 2 3.37m x 2.64m 11'1" x 8'8"	Bathroom 2.53m x 1.79m 8'4" x 5'11"
En-Suite 2 1.18m x 2.64m 3'10" x 8'8"	

Floor Space

1,780 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 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.

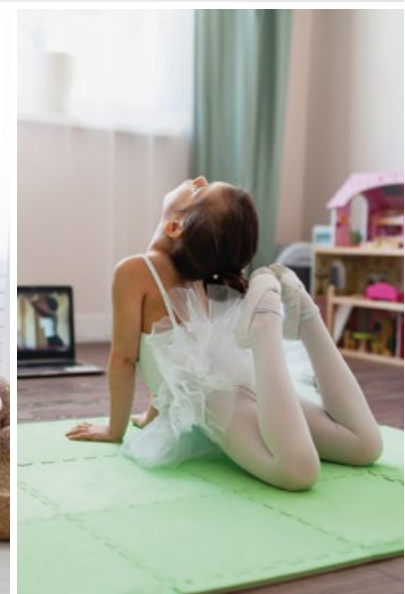
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, 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.

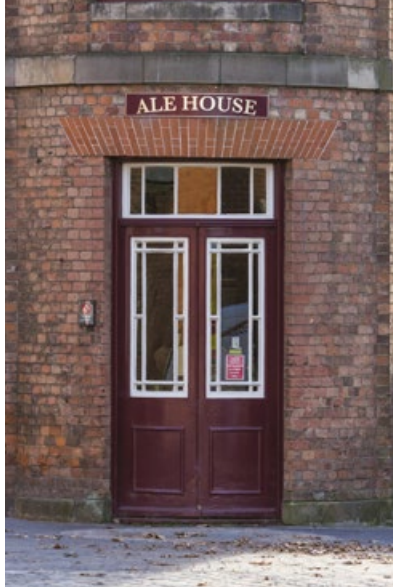
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home
your way...

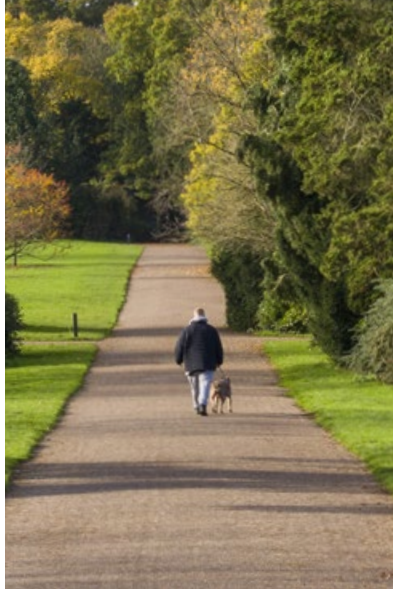
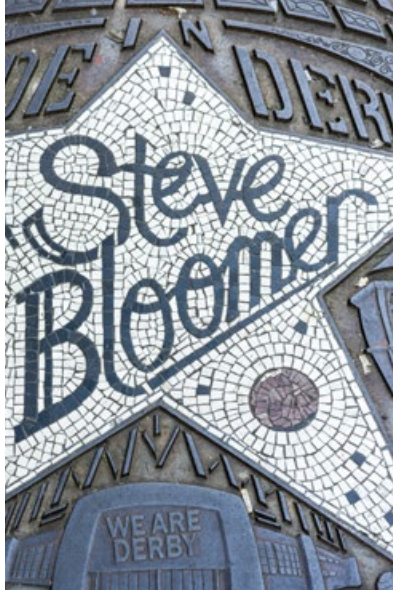


Derby city centre offers a choice of shopping environments. Derbion is a vibrant indoor centre with more than 200 retailers, including major fashion and sports brands, a food terrace, cinema and theatre. The Cathedral Quarter is home to premium brands, boutiques and a Victorian arcade, and St Peter's Quarter is a thriving, eclectic mix of largely pedestrianised streets. The city is equally rich in cultural amenities and nightlife. In addition to cinemas, theatres and live performance venues presenting drama, dance, music and comedy, there is a vibrant choice of clubs and bars, and a treasury of museums and galleries.

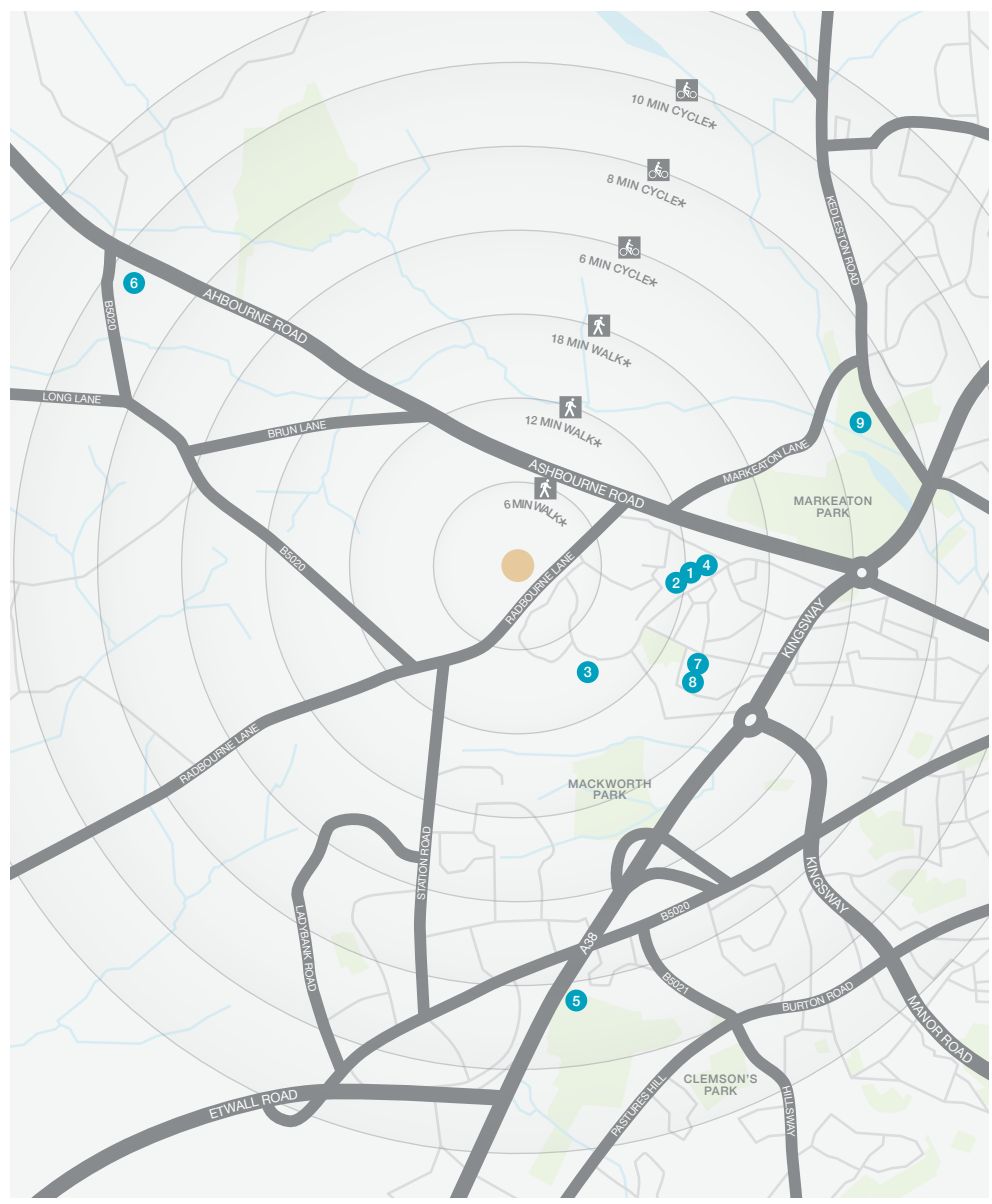


In addition to relaxed walks and cycling, Markeaton Park, half a mile away, incorporates mini-golf, a paddling pool, adventure play, a skatepark, a lake, a walled garden and a model railway. The city's many other green spaces include the superb formal gardens at Elvaston Castle Country Park. Mickleover Golf Club, two and a half miles away, is the nearest of several local clubs.

Langley Chase is in the normal catchment areas for Kirk Langley C of E Primary School, set in a peaceful village a little over two miles from the development, and for The Ecclesbourne School in Duffield, five miles to the north. Both schools are assessed as 'Good' by Ofsted. There is a large GP practice, Horizon Healthcare, with an adjacent dental surgery, Mackworth Dental Practice, less than a mile away.



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 Dean & Smedley Pharmacy
73-75 Prince Charles Avenue
01332 345 480
- 2 Prince Charles Avenue
Post Office
83 Prince Charles Avenue
01332 3345 275
- 3 Rykneld Sport Centre
Richmond Park Road
01332 517 287
- 4 Mackworth Library
Prince Charles Avenue
01332 642 410
- 5 Mickleover Golf Club
Uttoxeter Road
01332 516 011
- 6 Kirk Langley C of E
Primary School
Moor Lane, Kirk Langley
01332 824 264
- 7 Horizon Healthcare
31 Humbleton Drive
01332 737 777
- 8 Mackworth Dental Practice
35 Humbleton Drive
01332 380 490
- 9 Mundy Play Centre and
Skate Park
Markeaton Park
01332 343 075

* 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
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle



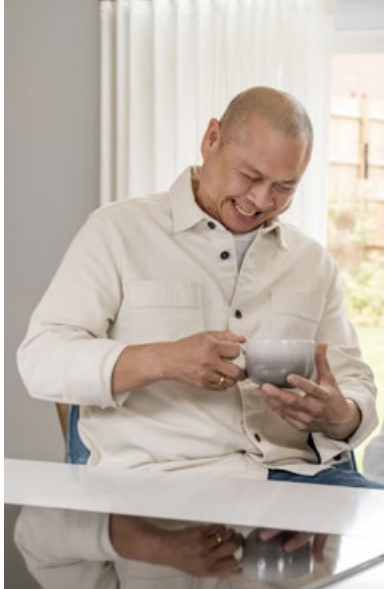
Contact Us

For development opening times please refer to millerhomes.co.uk or call 03300 291 482

From M1 junction 25
Follow the A52 for Derby for seven miles, then at Pentagon Island take the second exit, for the City Centre. Bear right into the Inner Ring Road, for City Centre North, and follow the Ring Road for three quarters of a mile. After passing Ford Street Car Park, at the lights turn right into Friar Gate. At Markeaton Island, take the third exit, for Ashbourne. After a mile turn left, for Radbourne, and half a mile on, Langley Chase is on the right.

From the A50 Derby Southern Bypass
Leave the Bypass at junction 4, joining the A38 for Derby. After four and a quarter miles, at Kingsway Roundabout take the first exit, signposted for The North. Half a mile on, at Markeaton Island take the first exit, for Ashbourne. After a mile turn left, for Radbourne, and half a mile on, Langley Chase is on the right.

Sat Nav
DE22 4LW



Registered Developer

Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.

90 years of **miller** homes

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 03300 291 482

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