



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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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.



Dial House Place is just three minutes' drive from the A570, around ten minutes from St Helens, and Liverpool and Manchester can be reached within around 50 minutes. Direct trains from Rainford Junction, half an hour's walk from the development, run to Wigan Wallgate and Manchester Victoria, and Liverpool can be reached by changing at Headbolt Lane. Buses stopping beside the development run to Rainford Junction, Ormsirk, St Helens, Ashton-in-Makerfield and Skelmersdale. Rainford Linear Park, a seven-mile long green corridor, provides pleasant walking or cycling routes into the village centre and Rainford Junction station.





The village shops, half a mile from the development, include a large Co-op, a post office, bakery, off-licence, florist, pharmacies, cafés, food takeaways and other services. There is also a convenience store and post office, and a pub, beside the station at Rainford Junction. The nearest of Rainford's bars is the family-run Star Inn, less than ten minutes' walk away, which has a beer garden, a variety of real ales and a restaurant. A local landmark for over 190 years, The Bottle & Glass Inn exudes charm and welcomes guests with open arms. The area is popular for walks with Linear park and Siding Lane Nature reserve. Renowned for its lavender fields, Inglenook Farm in Rainford offers shops, tearooms, and scenic dog walks.



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.

In a tree-lined setting on the edge of the picturesque village of Rainford, with dedicated green play areas and adjacent to the Linear Park walking and cycle path, this energy efficient selection of two, three, four and five bedroom homes brings an attractive new neighbourhood into a lively semi-rural community. Close to shops, schools and services, with good transport links, it forms an excellent base for travel throughout the north-west. Welcome to Dial House Place...



Plot Information



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Newmont

Overview

A comfortable lounge leads through to a stylish, ergonomic kitchen where french doors introduce a light, open ambience to the dining area. A downstairs WC complements the family bathroom, and one of the two bedrooms features an en-suite shower room and a useful built-in cupboard.

Ground Floor

Lounge
3.08m x 4.04m
10'1" x 13'3"

Kitchen/Dining
4.03m x 3.00m
13'3" x 9'10"

WC
1.60m x 1.11m
5'3" x 3'8"

First Floor

Principal Bedroom
4.03m x 3.19m
13'3" x 10'6"

En-Suite
1.93m x 2.21m
6'4" x 7'3"

Bedroom 2
4.03m x 2.49m
13'3" x 8'2"

Bathroom
1.70m x 1.95m
5'7" x 6'5"

Floor Space

725 sq ft

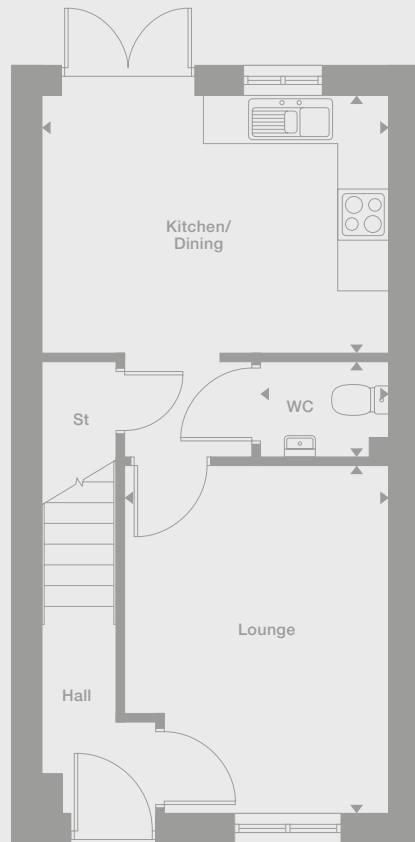
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

† Windows only applicable to semi detached plots

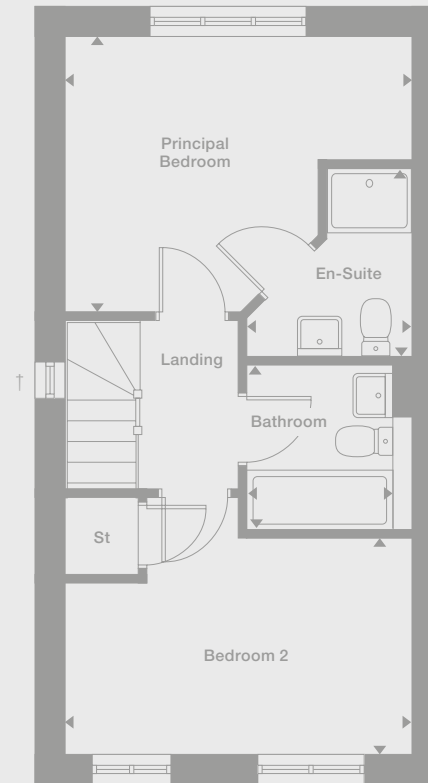
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principle bedroom with built-in storage space.

Ground Floor

Lounge
3.53m x 4.45m
11'7" x 14'8"

Kitchen/Dining
3.27m x 3.80m
10'9" x 12'6"

Laundry
1.11m x 1.92m
3'8" x 6'4"

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

First Floor

Principal Bedroom
2.98m x 3.24m
9'9" x 10'8"

En-Suite
1.18m x 1.99m
3'10" x 6'7"

Bedroom 2
2.37m x 3.22m
7'10" x 10'7"

Bedroom 3
2.00m x 2.14m
6'7" x 7'0"

Bathroom
2.37m x 1.70m
7'10" x 5'7"

Floor Space

806 sq ft

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

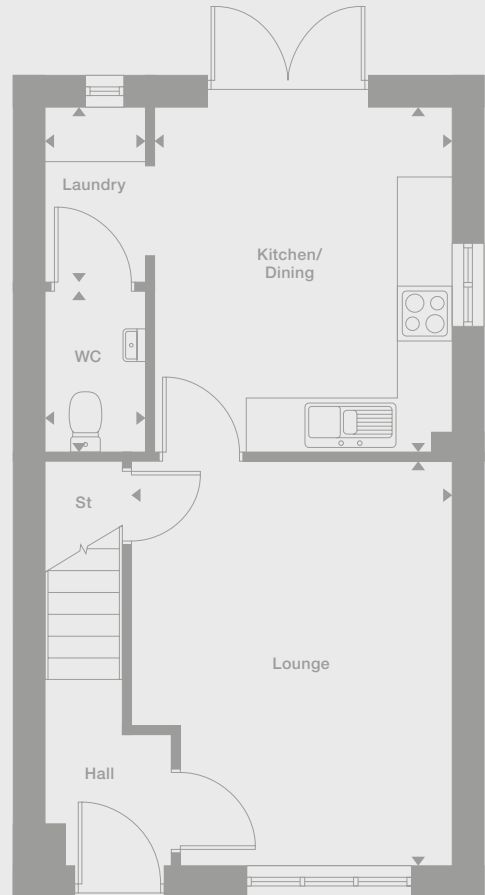
† Windows only applicable to semi detached plots

* Windows only applicable to plot 159. Plot 159 also has a different kitchen layout

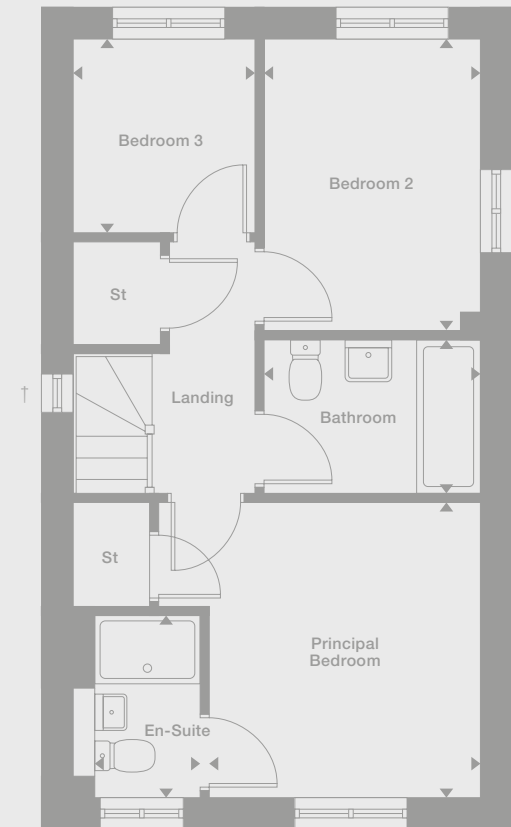
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Ground Floor



First Floor



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Calderton

Overview

The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

Ground Floor

Lounge
2.96m x 4.30m
9'9" x 14'1"

Kitchen/Dining
3.96m x 3.11m
13'0" x 10'3"

WC
1.07m x 1.50m
3'6" x 4'11"

First Floor

Bedroom 2
3.96m x 2.75m
13'0" x 9'0"

Bedroom 3
1.95m x 2.52m
6'5" x 8'4"

Bathroom
1.70m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
3.01m x 2.52m
to 1.500m H.L.
9'11" x 8'3"

En-Suite
1.89m x 1.81m
to 1.500m H.L.
6'3" x 6'0"

Floor Space

842 sq ft

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

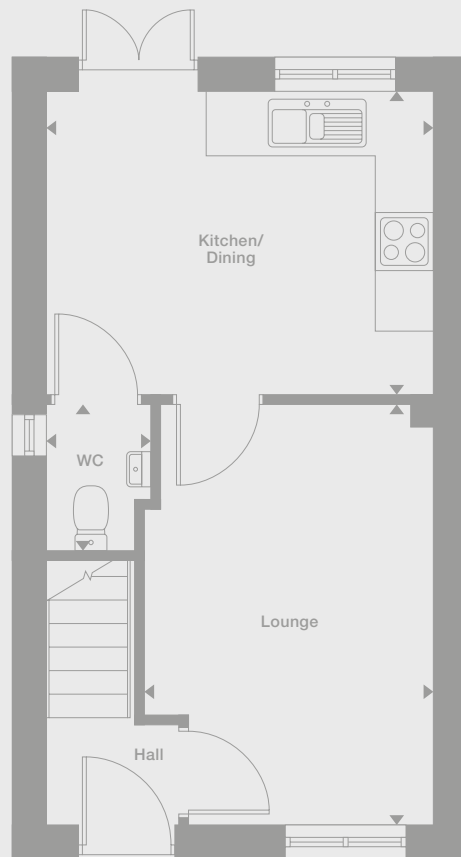
.....
Denotes full height ceiling line

Denotes 1,500m height ceiling line

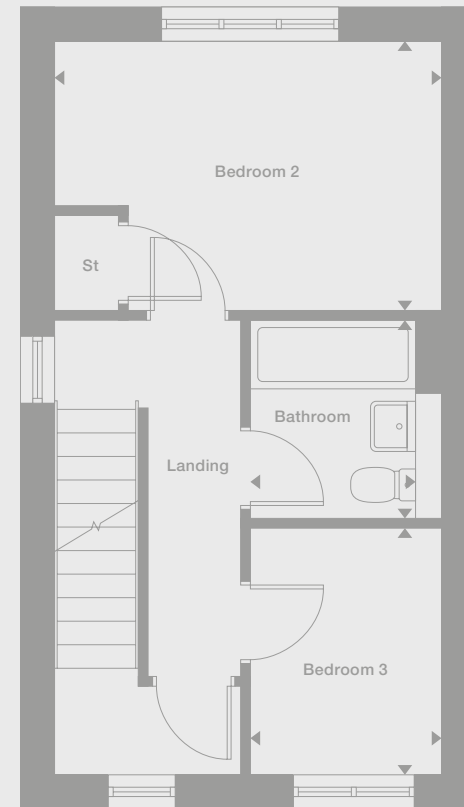
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



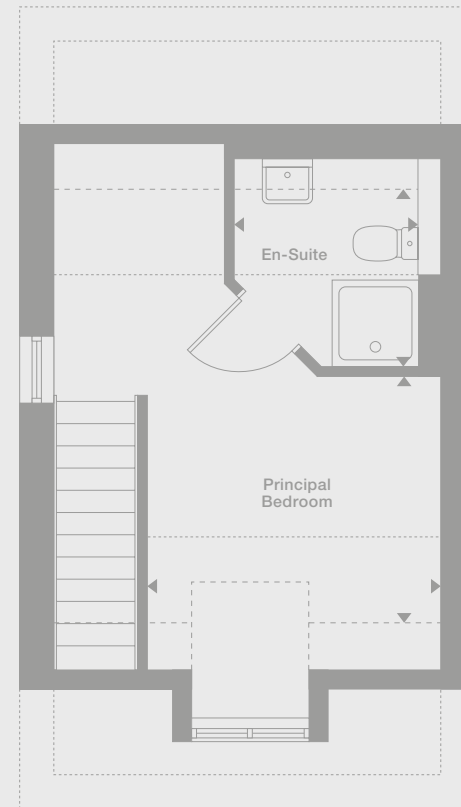
Ground Floor



First Floor



Second Floor



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Claxton

Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry, 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
2.94m x 5.58m
9'8" x 18'4"

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

Laundry/WC
2.15m x 1.85m
7'0" x 6'1"

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

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

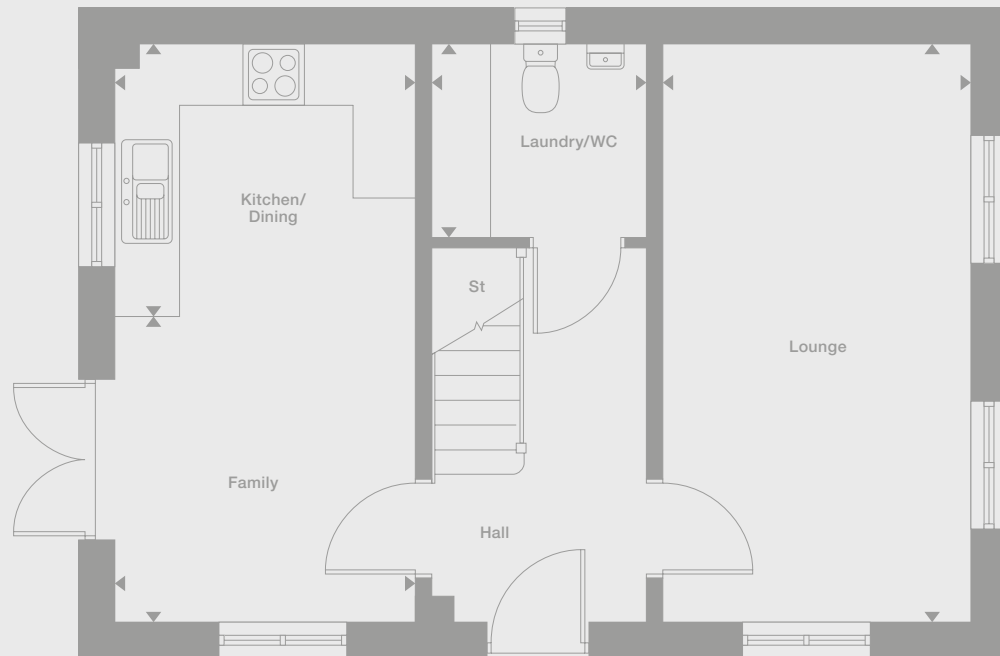
996 sq ft

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

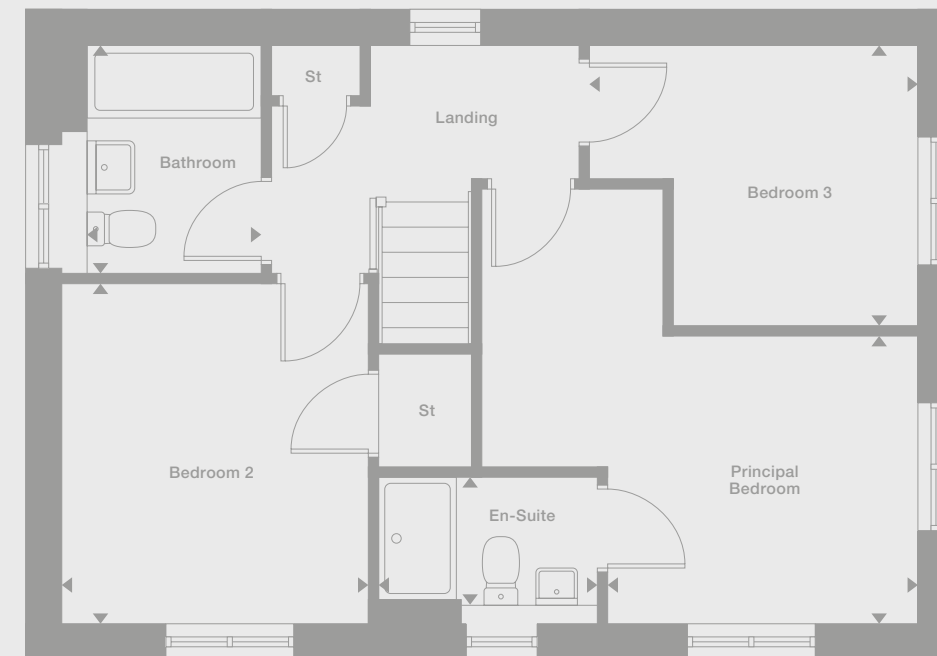
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Ground Floor



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 area.

Ground Floor

Lounge
3.40m 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

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

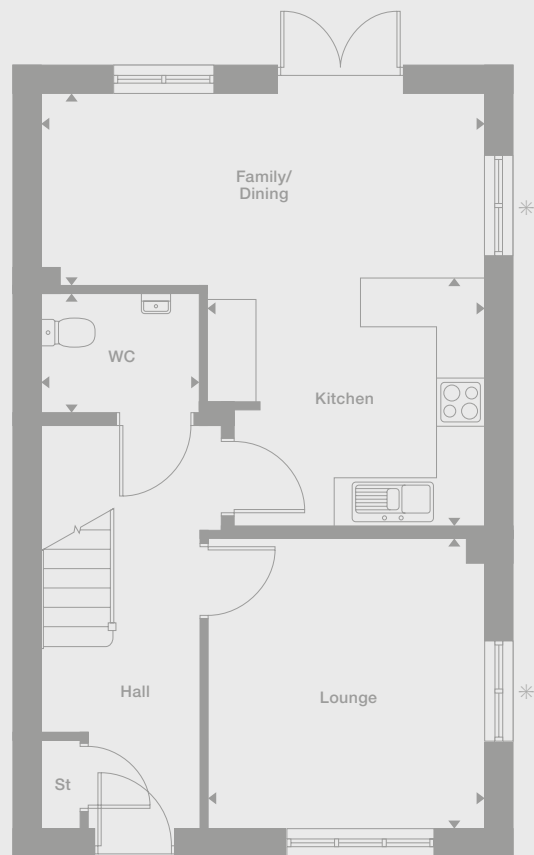
* Windows only applicable to plot 21

❖ Window not applicable to plots 21

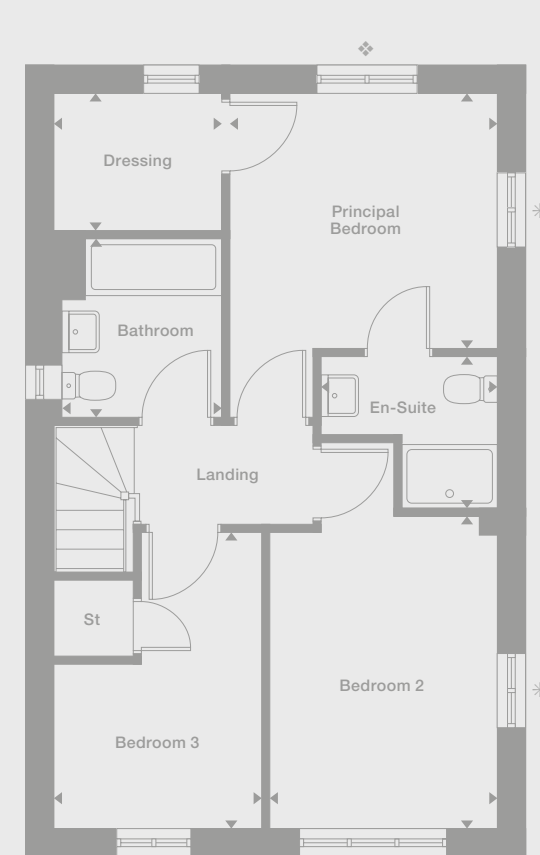
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



Ground Floor



First Floor



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Skywood

Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is en-suite.

Ground Floor

Lounge
3.27m x 4.82m
10'9" x 15'10"

Kitchen
2.95m x 3.26m
9'8" x 10'9"

Laundry
1.85m x 1.72m
6'1" x 5'8"

Dining
2.59m x 3.26m
8'5" x 10'9"

WC
1.85m x 1.45m
6'1" x 4'9"

First Floor

Principal Bedroom
4.27m x 3.00m
14'0" x 9'10"

En-Suite
1.83m x 2.27m
6'0" x 7'5"

Bedroom 2
3.70m x 2.82m
12'2" x 9'3"

Bedroom 3
3.13m x 2.61m
10'3" x 8'7"

Bedroom 4
3.70m x 2.82m
12'2" x 9'3"

Bathroom
1.77m x 2.09m
5'10" x 6'10"

Floor Space

1,144 sq ft

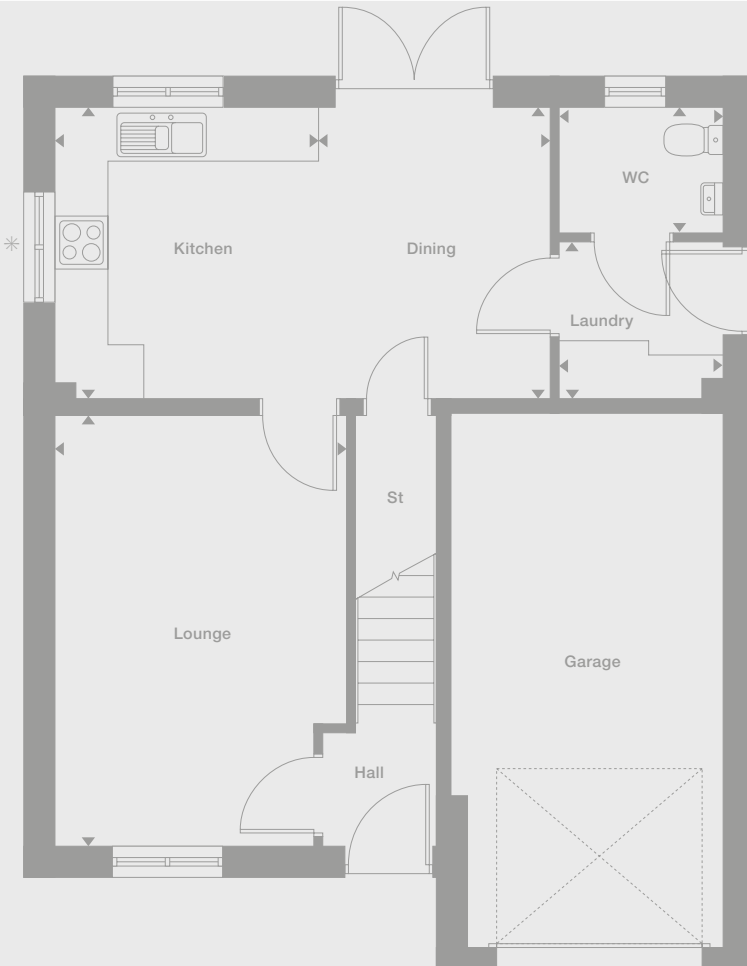
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

* Windows only applicable to plots 50 and 82

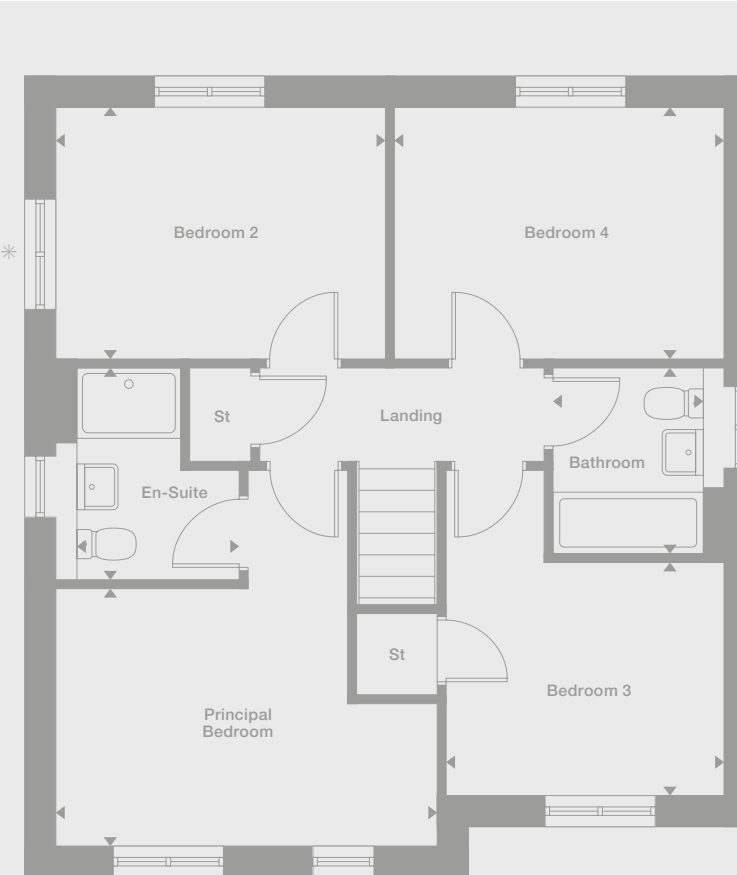
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



Ground Floor



First Floor



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Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

Lounge
2.95m x 4.43m
9'8" x 14'7"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Laundry
1.80m x 1.26m
5'11" x 4'2"

Dining
2.16m x 2.68m
7'1" x 8'10"

Family
3.14m x 2.36m
10'4" x 7'9"

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

First Floor

Principal Bedroom
4.03m x 2.73m
13'3" x 9'0"

En-Suite
2.60m x 1.19m
8'6" x 3'11"

Dressing
2.60m x 1.42m
8'6" x 4'8"

Bedroom 2
2.95m x 3.91m
9'8" x 12'10"

Bedroom 3
3.04m x 2.87m
10'0" x 9'5"

Bedroom 4
2.60m x 3.94m
8'7" x 12'11"

Bathroom
2.33m x 2.87m
7'8" x 9'5"

Floor Space

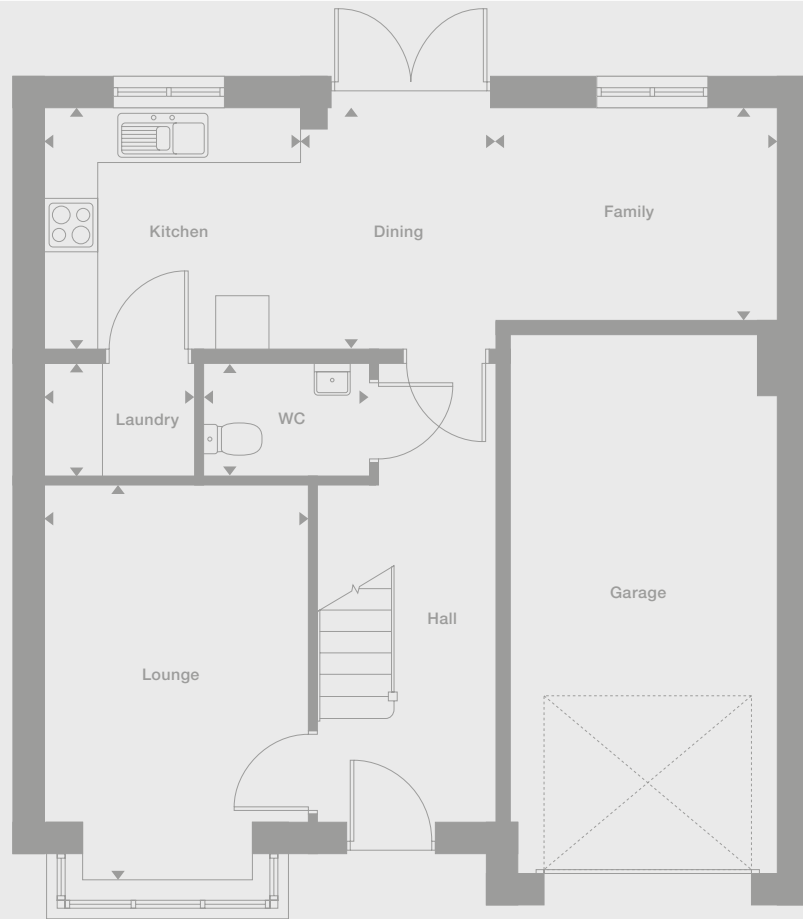
1,240 sq ft

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

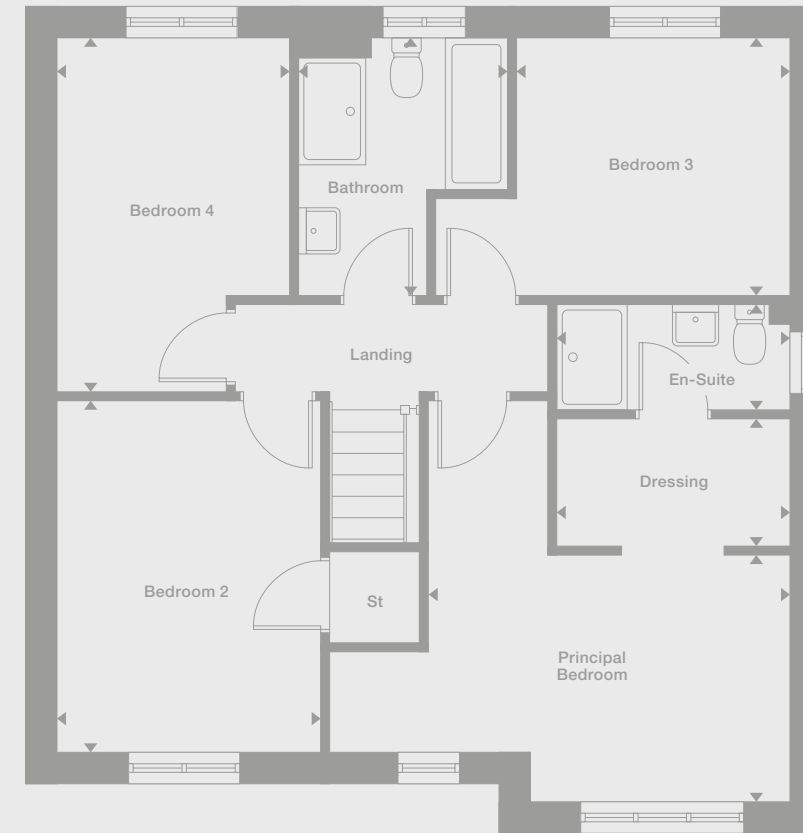
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



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

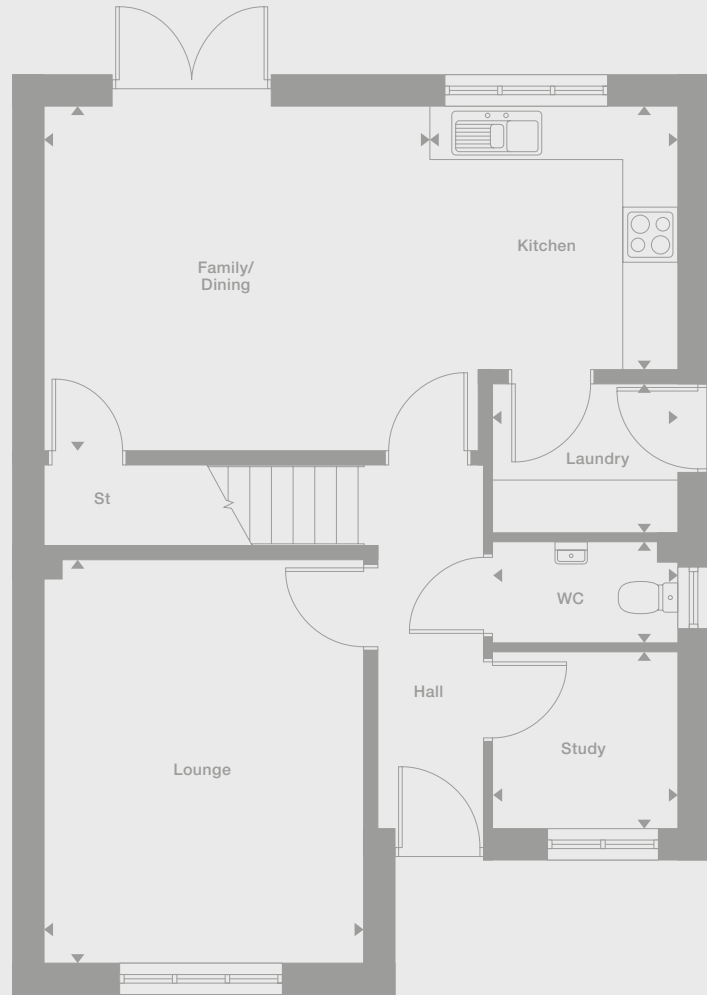
1,344 sq ft

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

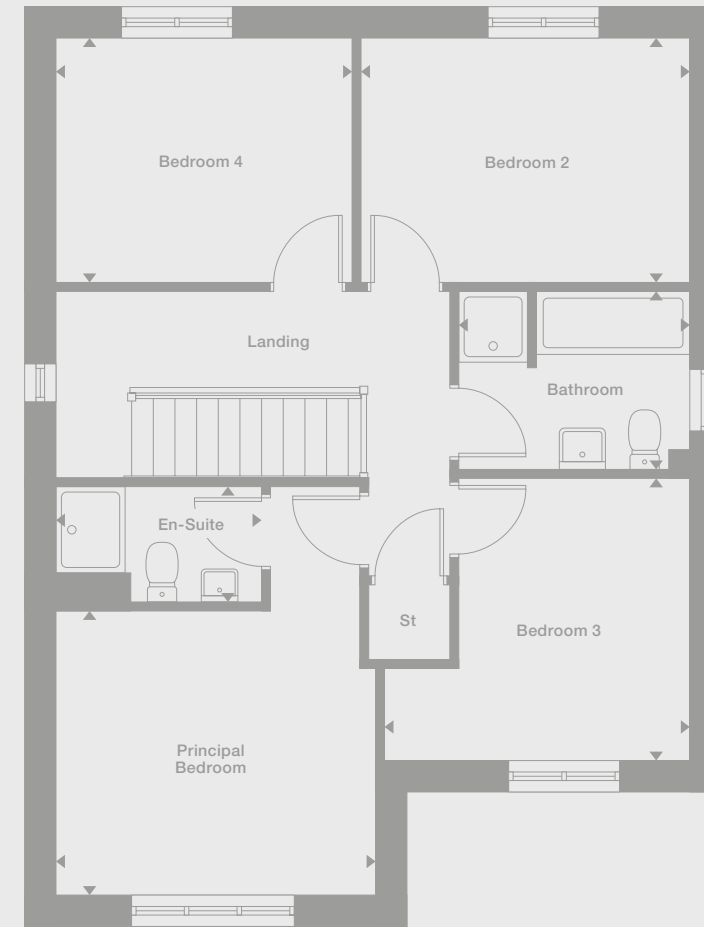


Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Ground Floor



First Floor



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Baywood

Overview

The separate dining room and elegant lounge, with its stylish bay window, complement a broad family kitchen with french doors. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, mean privacy is always available.

Ground Floor

Lounge
3.82m x 5.15m
12'6" 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 Floor

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

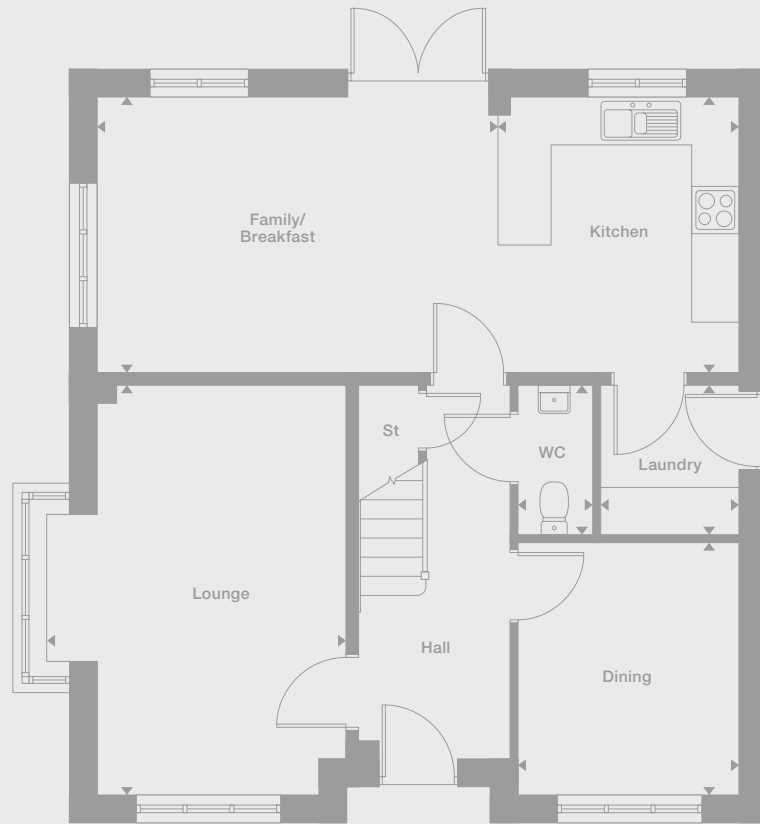
1,500 sq ft

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

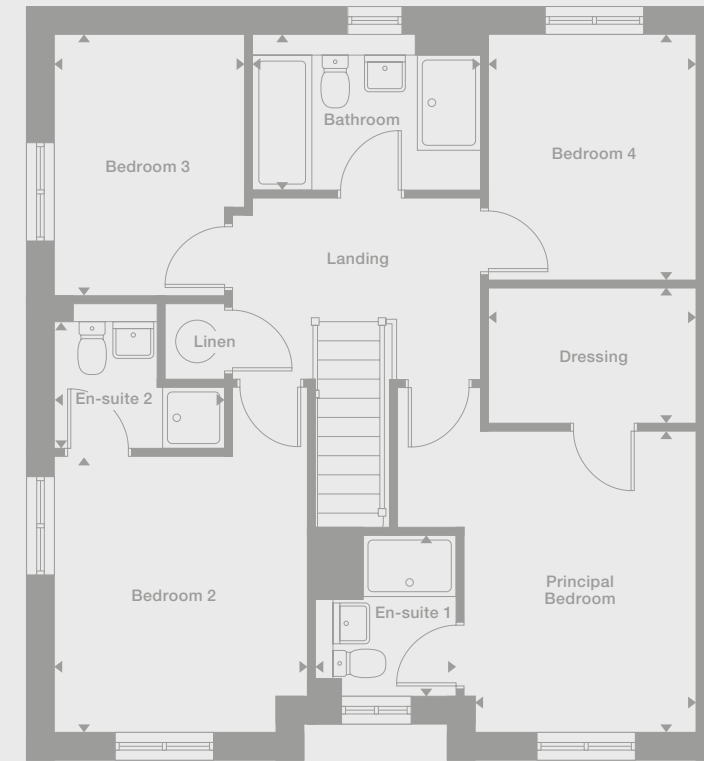
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details



Ground Floor



First Floor



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Crosswood

Overview

Perfect for social events, the lounge and dining room complement a broad family kitchen opening 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 Floor

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

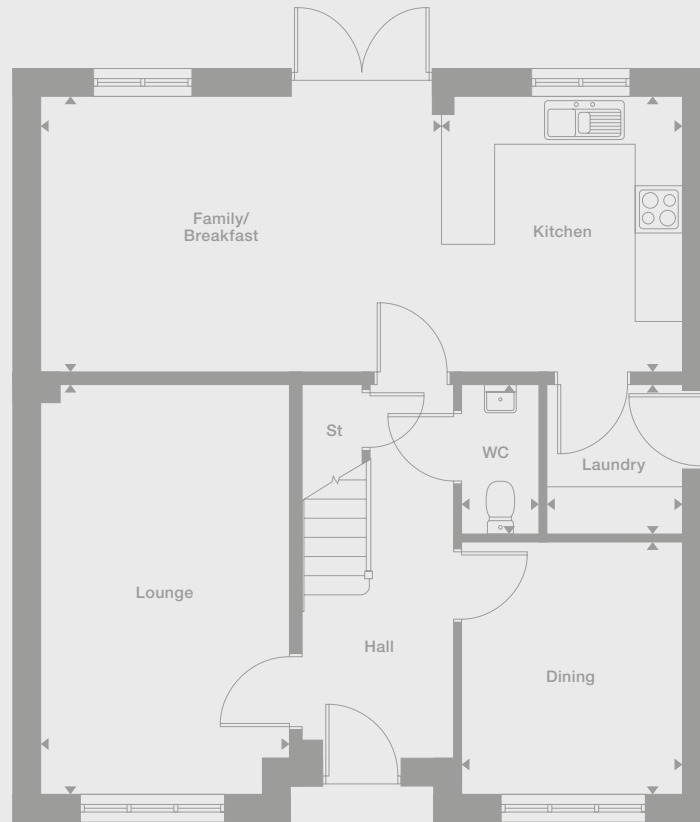
1,500 sq ft

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

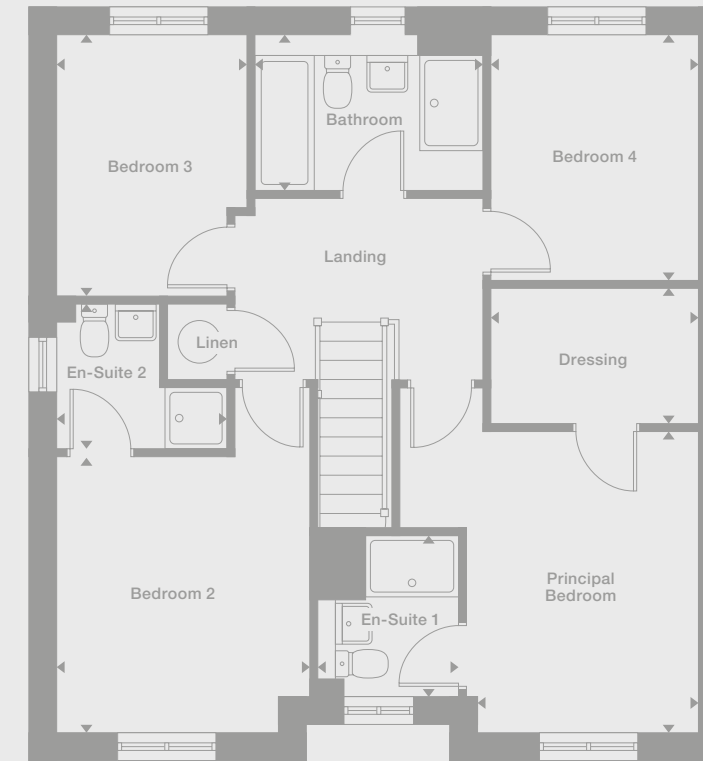
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denford

Overview

From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

Ground Floor

Lounge
3.78m x 4.78m
12'5" x 15'8"

Kitchen
4.18m x 2.81m
13'9" x 9'3"

Laundry
1.88m x 1.74m
6'2" x 5'9"

Dining
4.04m x 2.81m
13'3" x 9'3"

Family
4.04m x 2.75m
13'3" x 9'0"

WC
1.88m x 0.97m
6'2" x 3'2"

First Floor

Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"

En-Suite 1
2.46m x 1.18m
8'1" x 3'10"

Dressing
1.67m x 2.17m
5'6" x 7'2"

Bedroom 2
3.03m x 3.65m
9'11" x 12'0"

En-Suite 2
1.96m x 1.51m
6'5" x 4'11"

Bedroom 3
3.96m x 2.91m
13'0" x 9'7"

Bedroom 4
2.99m x 2.91m
9'10" x 9'7"

Bedroom 5
4.24m x 2.47m
13'11" x 8'1"

Bathroom
2.67m x 1.95m
8'9" x 6'5"

Floor Space

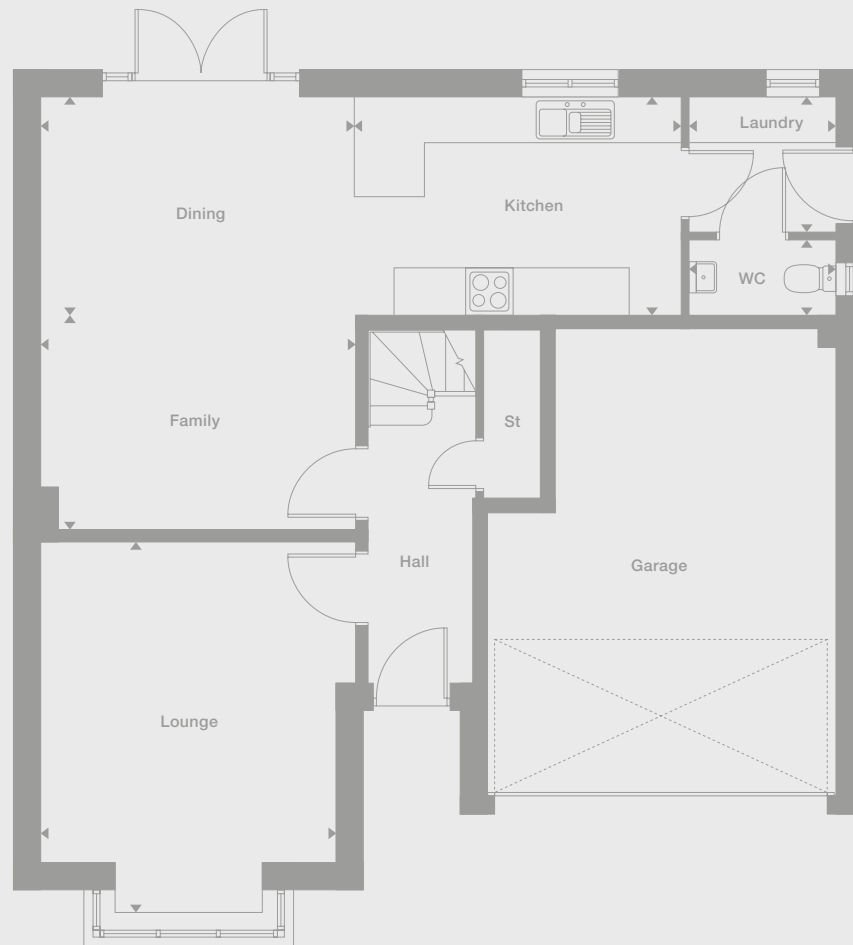
1,640 sq ft

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

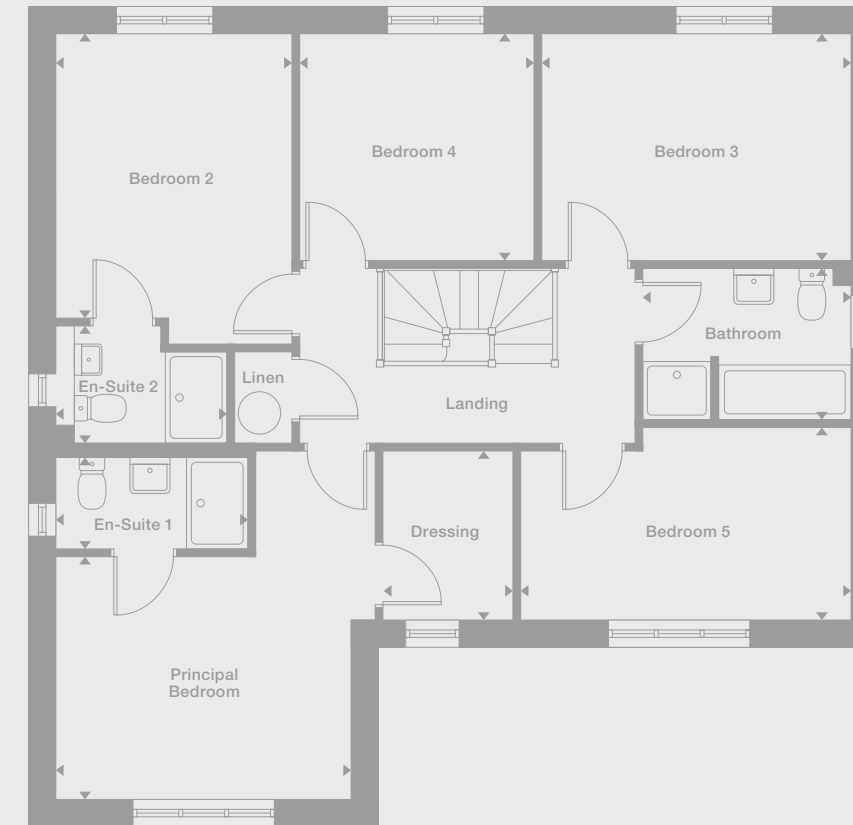


Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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.

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

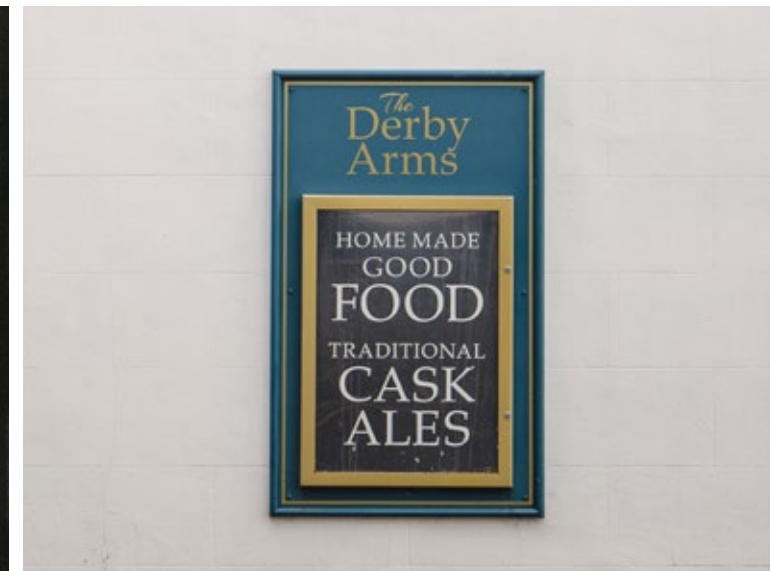
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your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



The Axe and Hammer Fitness Gym is just a few yards from the development. The village supports a wide choice of clubs and activities, including football, cricket and tennis clubs. It also has a highly regarded silver band, and the community organises a number of annual events such as a Walking Day, with a fairground and live music in the village hall, and the Rainford Show, with competitive categories ranging from vegetables to photography. One of the yearly events, the Picnic in the Park music festival, helps fund local sporting and youth organisations. Golf amenities in the area include the Berrington Hall Club, a quiet parkland course with natural water features, and the development sits between the seven-mile Circular Path and the Top of Rainford, a tract of countryside with beautiful views. There are several other nearby parks and woodlands.

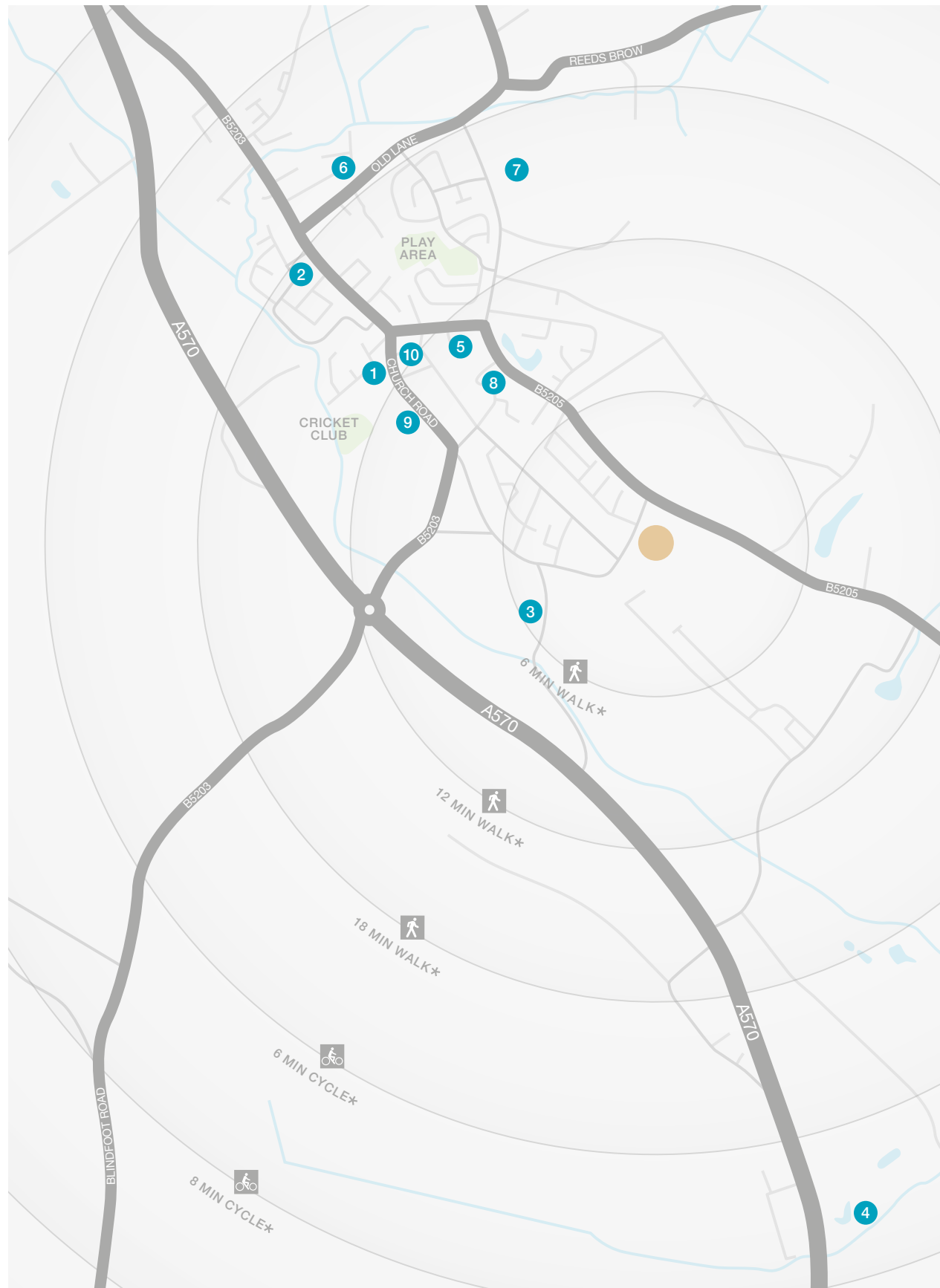




Rainford has three primary schools, the two nearest being Rainford C of E Primary and Corpus Christi RC Primary, and a secondary school with sixth form provision, Rainford High. All three schools are within walking distance, and all are assessed as Good by Ofsted. Less than half a mile from Dial House Place, Rainford Health Centre provides GP services, and there is a second GP surgery at Kenneth Mcrae Medical Centre, just a little further away. A dental surgery can be found beside the shops in the village centre.



Useful Contacts



- 1 Well Pharmacy
36 Church Road
01744 882 112
- 2 Rainford Post Office
93 Ormskirk Road
01744 885 921
- 3 The Star Inn
11 Church Road
01744 882 639
- 4 Berrington Hall Golf Club
St Helens Road
01744 885 808
- 5 Rainford C of E Primary School
Cross Pit Lane
01744 883 281
- 6 Corpus Christi RC Primary School
Old Lane
01744 678 102
- 7 Rainford High School
Higher Lane
01744 885 914
- 8 Rainford Health Centre
17 Higher Lane
01744 882 855
- 9 Kenneth Mcrae Medical Centre
32 Church Road
01744 882 606
- 10 Rainford Orthodontic Practice
13 Church Road
01744 882 222

* 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

How to find us

From Liverpool
 Leave Liverpool by the A580 for St Helens. Three miles after passing under the M57, at a roundabout take the first exit joining the B5203 for Rainford. Take the second exit at the junction with the A570 and, 600 yards on facing the Derby Arms, turn right into Church Lane. After 500 yards, turn left into Rookery Lane. Quarter of a mile on, the development is on the right.

From Manchester
 Follow the M62 to junction 10, then join the M6 for Preston. At M6 junction 23 leave the motorway and take the first roundabout exit, joining the A580 westbound. After five and a half miles, at Windle Island traffic lights turn right into the A570 northbound. A mile and a quarter on, turn left into Pasture Lane. One hundred and seventy yards after passing the Star Inn turn right, and after quarter of a mile the development is on the right.

Sat Nav
 WA11 8BL

Development Opening Times
 7 days
 10.30am - 5.30pm

03300 299 701
 millerhomes.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 location of affordable housing is indicative and the tenure of homes may be subject to change.



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.



Dial House Place