



**The Landings
Coppull**

millerhomes

the place to be®

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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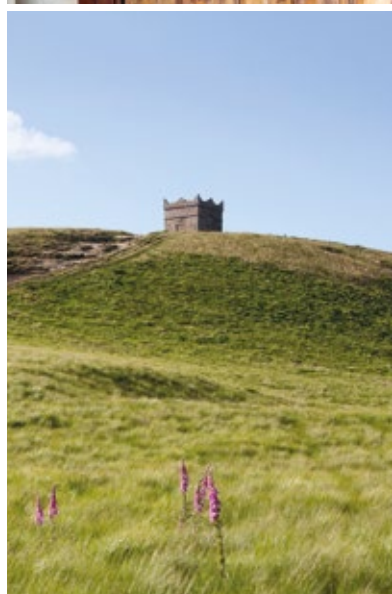
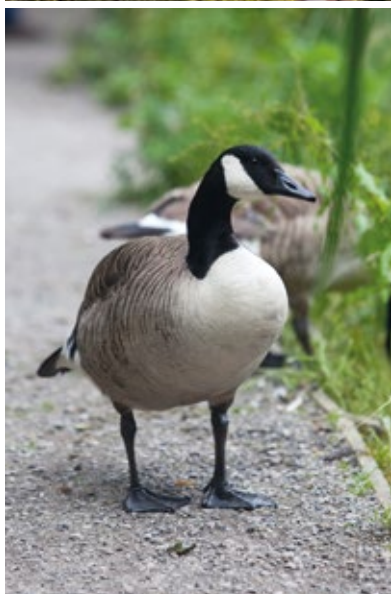
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



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

The elaborate Coppull Mill, a Grade II listed building, was an important part of Lancashire's cotton industry. Today the building houses a number of small businesses. The mill's offices have been converted into a family-friendly pub with bar meals and a garden, and the adjacent lake is popular with walkers and anglers.

The Landings is less than three miles from Chorley railway station, where services run to Manchester Victoria and Blackpool North, all around 45 minutes, as well as to Preston, a fifteen-minute journey. Stagecoach bus services operate between Coppull and Chorley around twice an hour, and the more frequent Arriva service between Wigan and Chorley also passes through Coppull. Rail services between Liverpool and Blackpool stop at Euxton Balshaw Lane station, just over three miles away.



Alongside the imposing Coppull Mill, a beautiful 1906 building transformed into an enterprise centre, The Landings is a small, peaceful development of modern, energy efficient two, three and four bedroom homes with open farmland and woods to the north and west and a delightful lake to the south. A few minutes walk from Coppull's main shopping area, with easy access to the M6, these homes present a rare opportunity to combine convenience with a distinctive, almost rural setting. Welcome to The Landings...

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Nevis

Overview

An entrance canopy and brickwork detailing give the frontage of the Nevis a classic appeal that introduces a comfortable, stylish interior. Feature french doors give the flexible L-shaped living room a particularly light, airy ambience.

Ground Floor

Living/Dining
5.040m max x 3.912m max
16'6" x 12'10"

Kitchen
2.584m x 2.944m
8'6" x 9'8"

WC
0.930m x 1.924m
3'1" x 6'4"

First Floor

Master Bedroom
2.618m x 3.693m max
8'7" x 12'1"

Bedroom 2
2.618m x 3.162m
8'7" x 10'4"

Bedroom 3
2.329m x 2.501m
7'8" x 8'2"

Bathroom
2.329m x 1.700m
7'8" x 5'7"

Plots

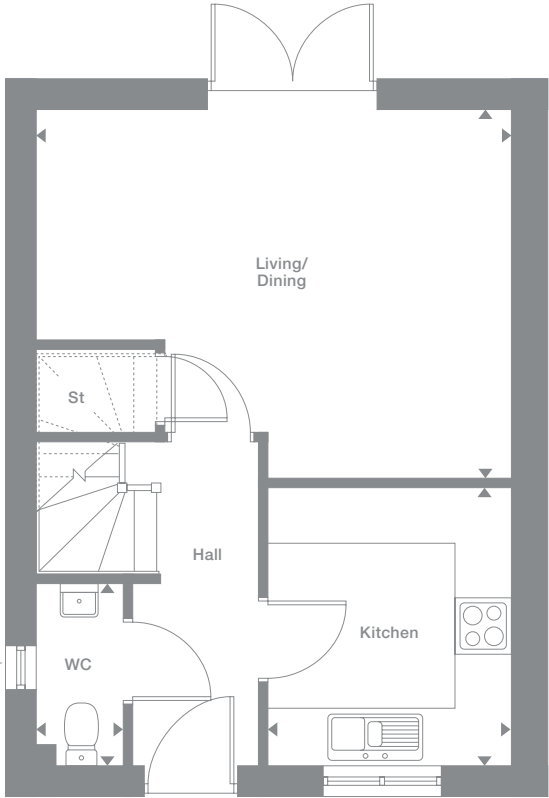
54, 55,
56*, 57*,
58, 59*,
60, 61*

Floor Space

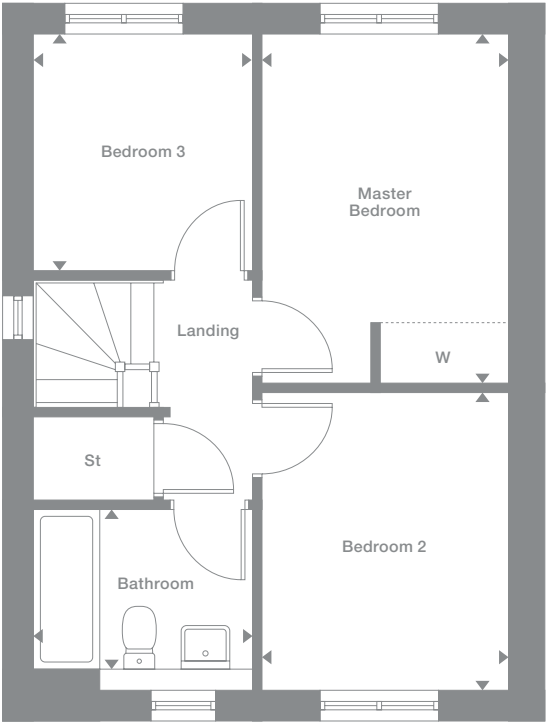
754 sq ft



Ground Floor



First Floor



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* Plots are a mirror image † End terrace only of plans shown above

Tolkien

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge
3.192m max x 4.272m max
10'6" x 14'0"

Dining
1.816m x 2.536m
5'11" x 8'4"

Kitchen
2.324m x 3.065m
7'7" x 10'1"

WC
0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2
4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3
2.135m x 2.734m
7'0" x 9'0"

Bathroom
2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom
3.166m x 2.915m
10'5" x 9'7"

En-Suite
2.082m x 1.909m
6'10" x 6'3"

Plots

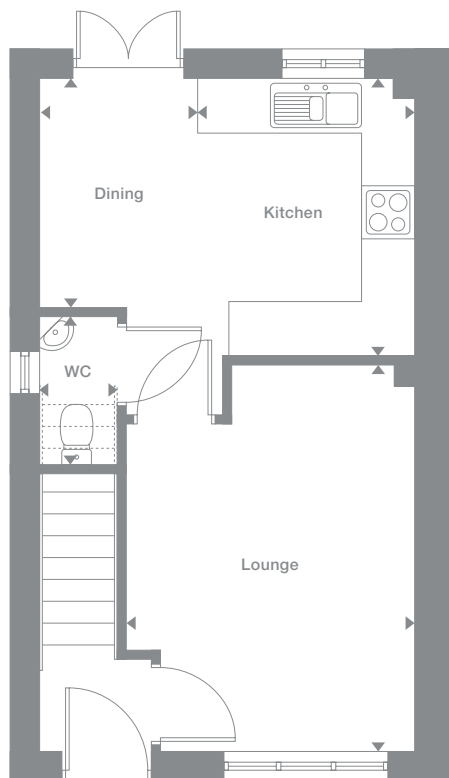
66, 67*, 70,
71*, 72, 73*

Floor Space

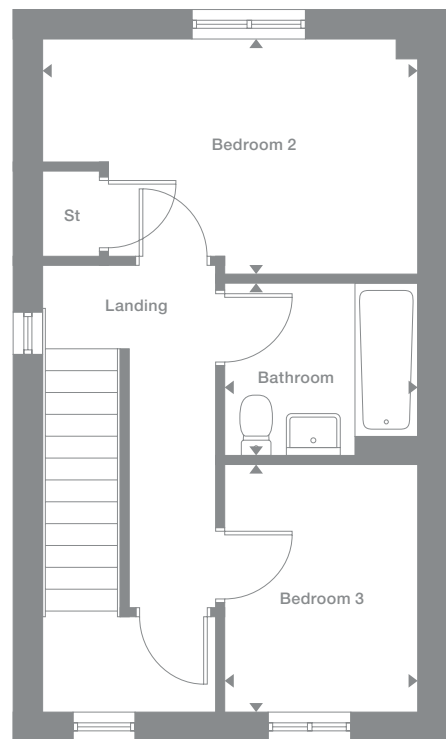
897 sq ft



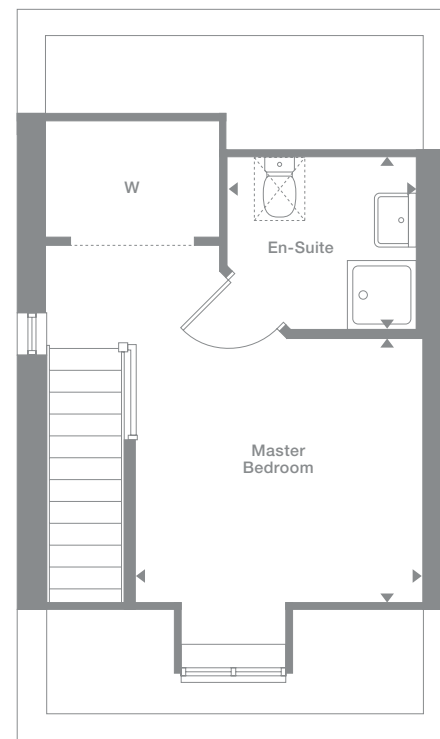
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above

Darwin

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Ground Floor

- Lounge**
3.080m x 5.450m
10'1" x 17'11"
- Dining**
2.556m x 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- WC**
1.914m x 0.949m
6'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.440m max
10'4" x 11'3"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

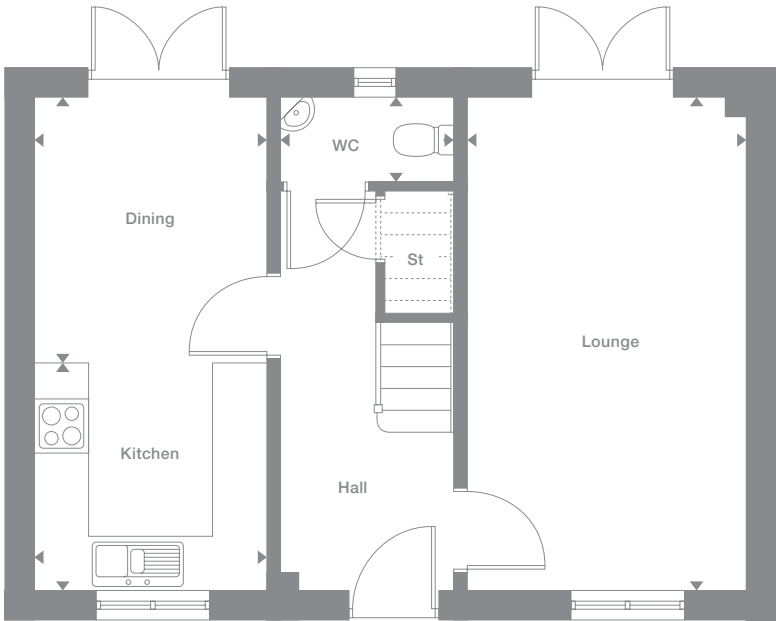
1*, 5

Floor Space

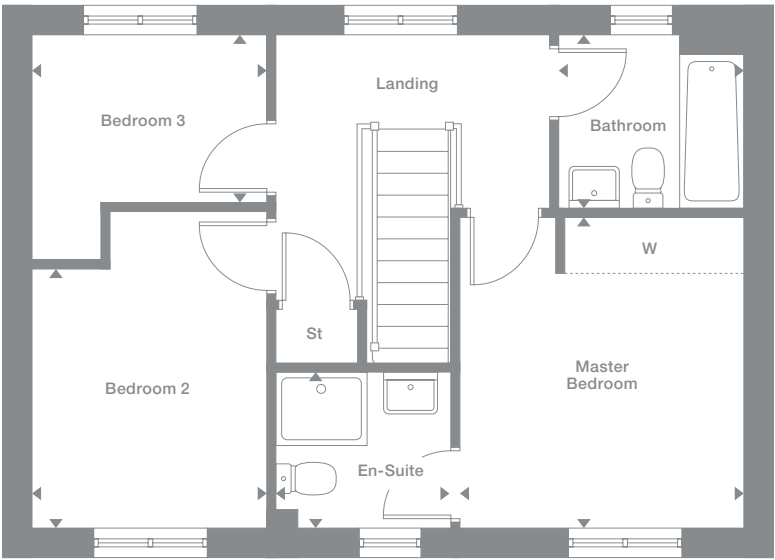
921 sq ft



Ground Floor



First Floor



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Darwin DA

Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the dining kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor

- Lounge**
3.980m max x 5.450m
13'1" x 17'11"
- Dining**
2.556m x 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- WC**
1.914m x 0.949m
6'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.440m max
10'4" x 11'3"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m max x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

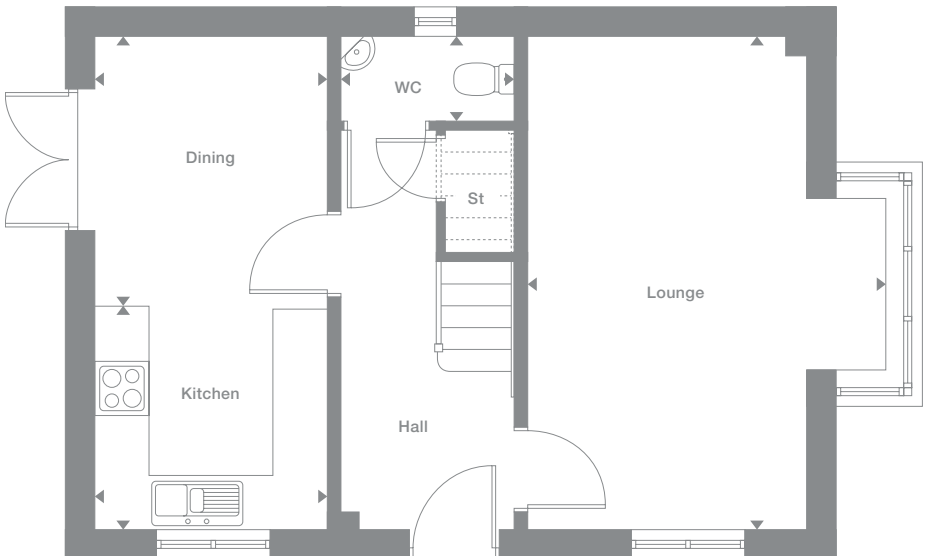
11*

Floor Space

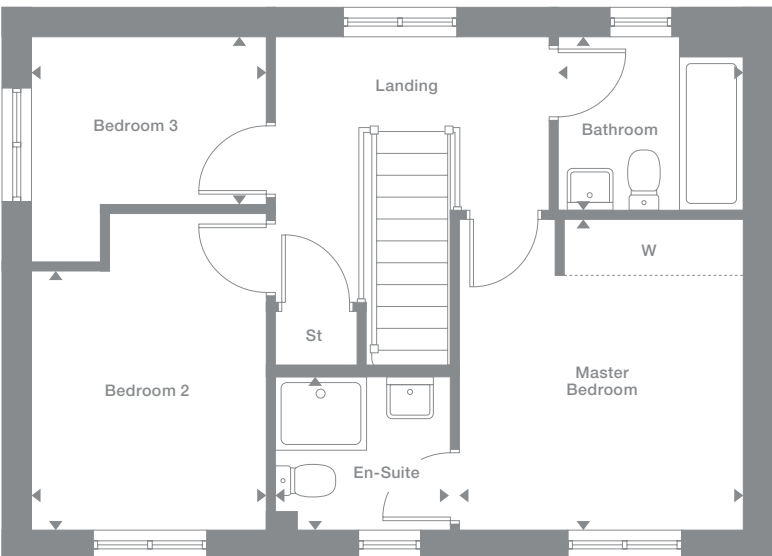
940 sq ft



Ground Floor



First Floor



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Orwell

Overview

The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

Dining
1.950m x 3.107m
6'5" x 10'2"

Kitchen
1.852m x 3.107m
6'1" x 10'2"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m max x 3.147m
12'8" x 10'4"

En-Suite
2.844m max x 1.017m max
9'4" x 3'4"

Bedroom 2
3.694m x 3.107m
12'1" x 10'2"

Bedroom 3
2.838m x 3.107m
9'4" x 10'2"

Bathroom
2.682m x 1.700m
8'10" x 5'7"

Plots

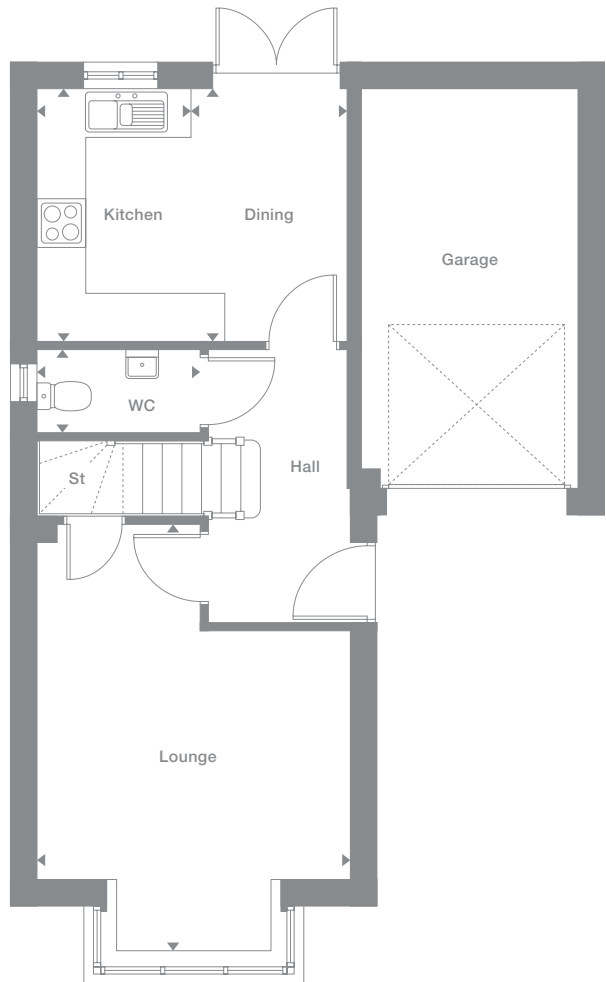
8, 13*, 16,
19, 30,
36, 47

Floor Space

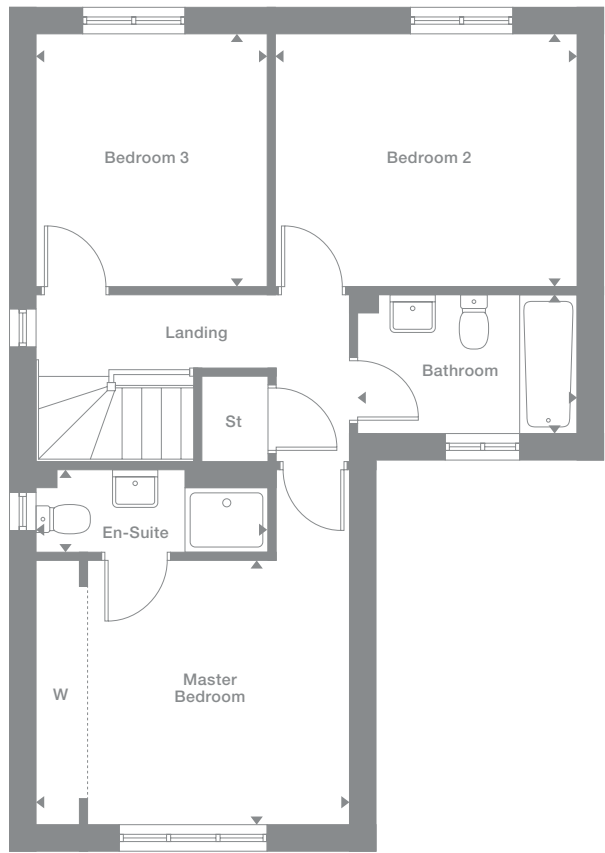
967 sq ft



Ground Floor



First Floor



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Kipling

Overview

The arrangement of the entrance hall and superb staircase instantly demonstrates the inviting character of the Kipling. French doors from both the living room and the dining area add a fascinating interplay between the interior and garden.

Ground Floor

Lounge
3.320m x 4.964m
10'11" x 16'3"

Dining
3.350m x 2.639m
11'0" x 8'8"

Kitchen
3.651m x 2.325m
12'0" x 7'8"

WC
1.450m max x 1.496m max
4'9" x 4'11"

First Floor

Master Bedroom
2.878m x 3.548m max
9'5" x 11'8"

En-Suite
2.464m x 1.210m
8'1" x 4'0"

Bedroom 2
3.708m x 2.711m
12'2" x 8'11"

Bedroom 3
4.399m x 2.160m
14'5" x 7'1"

Bathroom
3.273m max x 1.956m max
10'9" x 6'5"

Plots

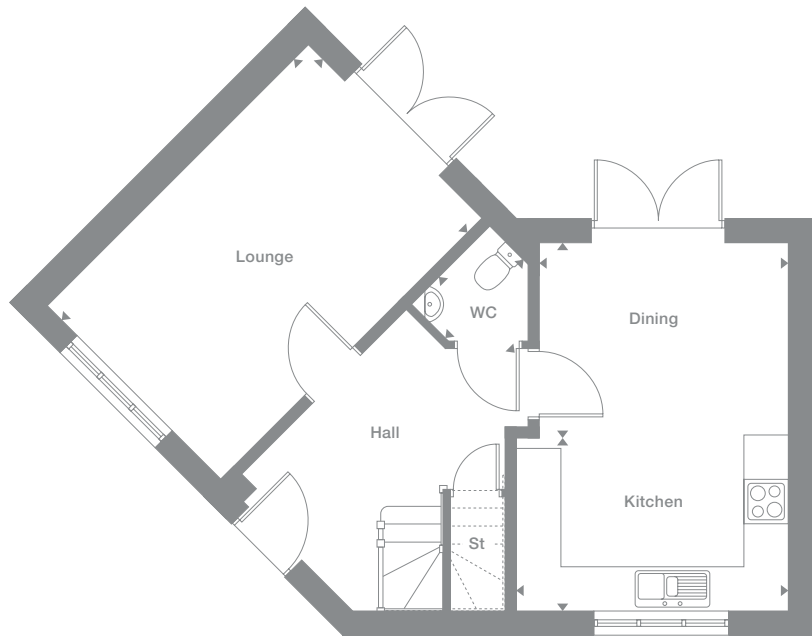
50*, 51,
62*, 63,
74*, 75

Floor Space

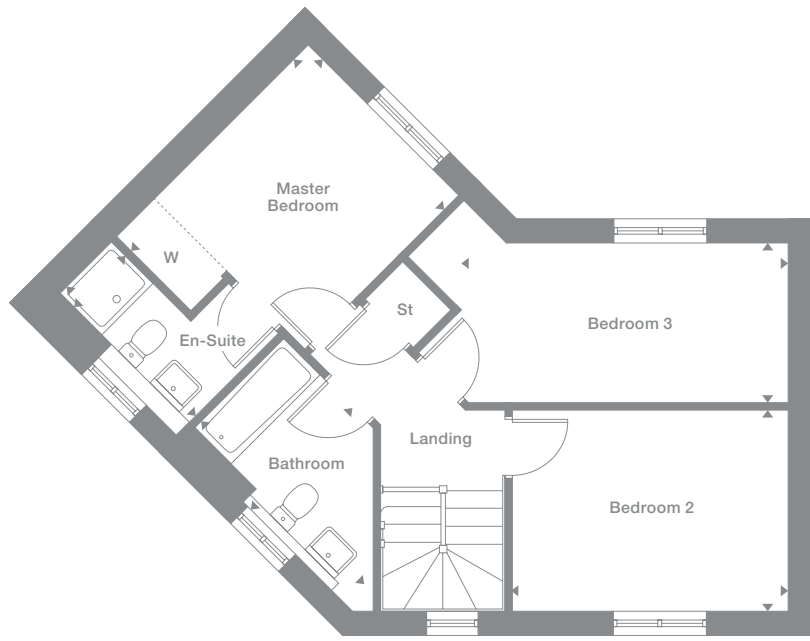
1,027 sq ft



Ground Floor



First Floor



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Greene

Overview

An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.

Ground Floor

- Lounge**
3.470m x 4.617m
11'5" x 15'2"
- Dining**
2.621m max x 3.908m max
8'7" x 12'10"
- Kitchen**
2.800m x 3.147m
9'2" x 10'4"
- Utility**
1.657m x 1.652m
5'5" x 5'5"
- WC**
1.460m x 1.007m
4'9" x 3'4"

First Floor

- Master Bedroom**
3.409m max x 2.972m
11'2" x 9'9"
- En-Suite**
1.499m max x 2.010m max
4'11" x 6'7"
- Bedroom 2**
3.390m x 2.782m
11'1" x 9'2"
- Bedroom 3**
2.918m x 2.135m
9'7" x 7'0"
- Bedroom 4**
2.937m x 1.778m
9'8" x 5'10"
- Bathroom**
1.888m x 1.881m
6'2" x 6'2"

Plots

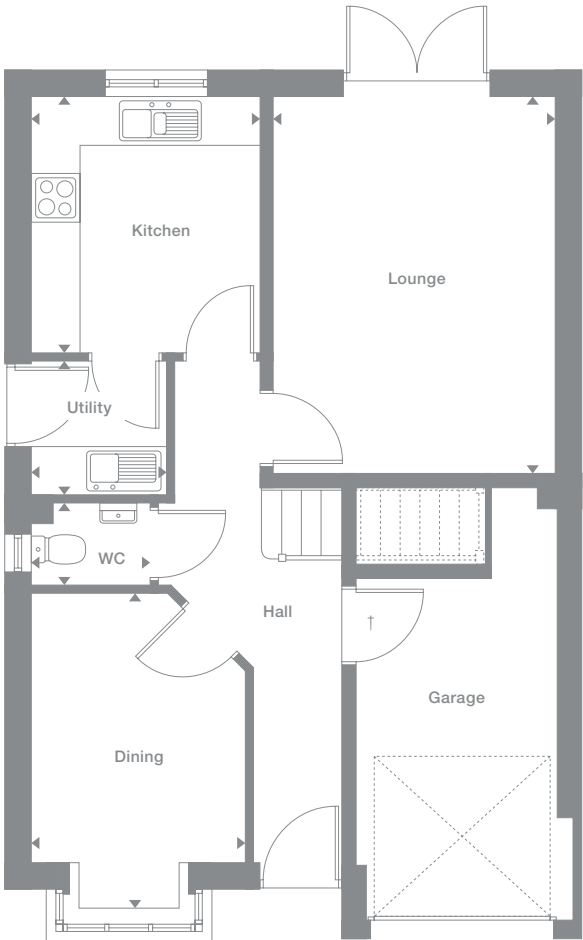
- 4*, 7*,
12, 27*,
28*, 33,
46*, 53*

Floor Space

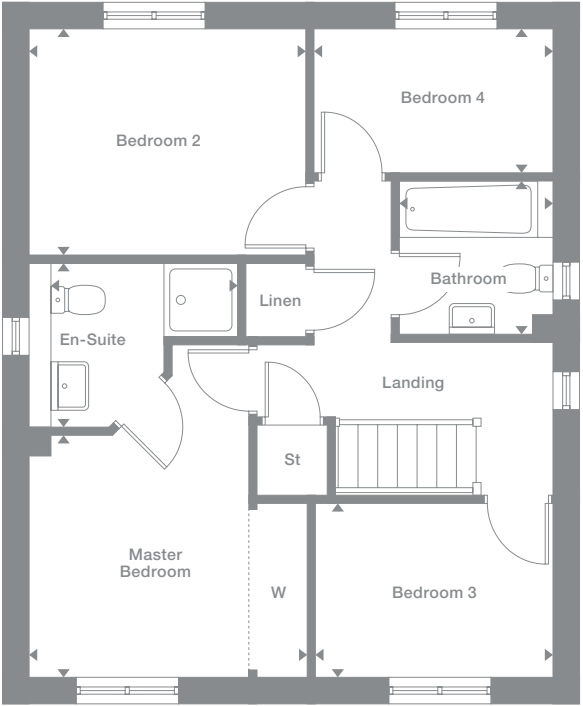
1,071 sq ft



Ground Floor



First Floor



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† Optional personnel door

Rolland

Overview

With its dormer window and door canopy, the Rolland has an instant charm that is exemplified by its exciting en-suite master bedroom, a retreat of immense character that is entered via its own private staircase.

Ground Floor

Lounge
3.872m max x 3.766m
12'8" x 12'4"

Dining
2.568m x 2.478m
8'5" x 8'2"

Kitchen
2.252m x 3.571m
7'5" x 11'9"

WC
1.500m x 1.000m
4'11" x 3'3"

First Floor

Bedroom 2
2.872m x 3.082m
9'5" x 10'1"

Bedroom 3
2.517m x 2.218m
8'3" x 7'3"

Bedroom 4
2.210m max x 2.218m max
7'3" x 7'3"

Bathroom
1.700m x 1.944m
5'7" x 6'5"

Second Floor

Master Bedroom
3.873m x 4.245m
1.235 HGT. L.
12'8" x 13'11"

En-Suite
2.464m x 1.623m
1.402 HGT. L.
8'1" x 5'4"

Plots

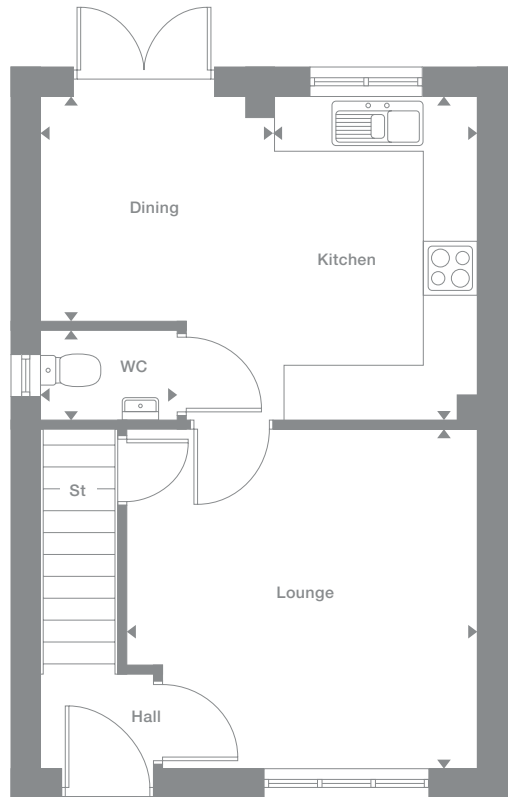
2, 9, 10*,
17, 18*, 20,
21*, 34, 35*,
38, 39*, 44,
45*, 48, 49*

Floor Space

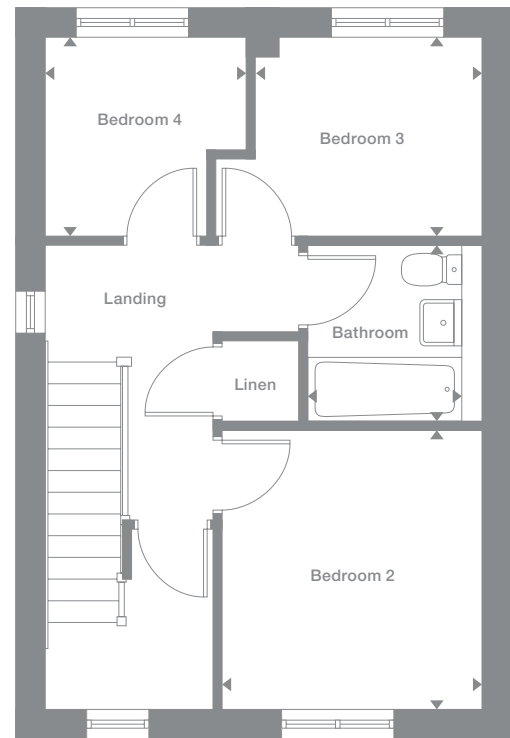
1,091 sq ft



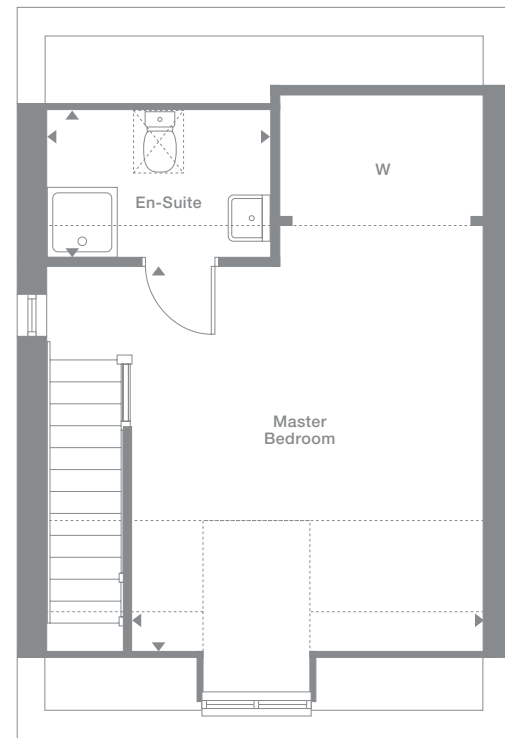
Ground Floor



First Floor



Second Floor



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Travers

Overview

The inviting entrance hall of the Travers provides a striking introduction to a family home with real character. The spacious gallery landing leads to four bedrooms, two of which include en-suite shower rooms.

Ground Floor

Lounge
3.850m max x 5.715m max
12'8" x 18'9"

Dining
2.608m x 2.864m
8'5" x 9'5"

Kitchen
3.352m x 3.358m
11'2" x 11'0"

WC
0.957m x 1.617m
3'2" x 5'4"

Utility
1.900m x 1.867m
6'3" x 6'2"

First Floor

Master Bedroom
3.850m max x 5.147m max
12'8" x 16'11"

En-Suite 1
2.135m x 1.707m
7'0" x 5'7"

Bedroom 2
2.645m x 3.790m
8'8" x 12'5"

En-Suite 2
2.528m x 1.217m
8'4" x 4'0"

Bedroom 3
2.792m x 2.937m
9'2" x 9'8"

Bedroom 4
2.994m x 1.921m
9'10" x 6'4"

Bathroom
2.792m max x 2.070m max
9'2" x 6'9"

Plots

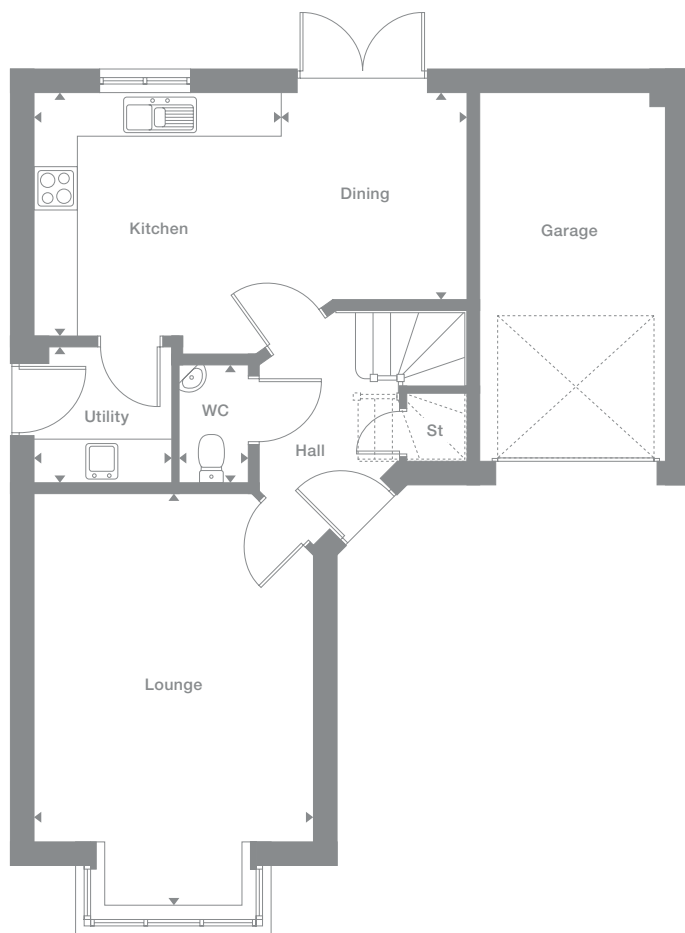
22, 25,
31*, 37*

Floor Space

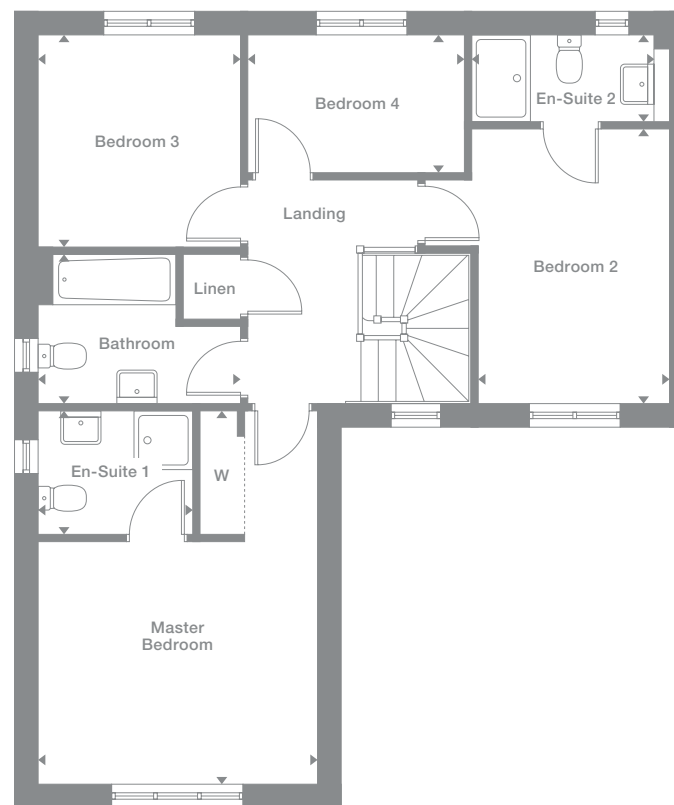
1,265 sq ft



Ground Floor



First Floor



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Buchan

Overview
 Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

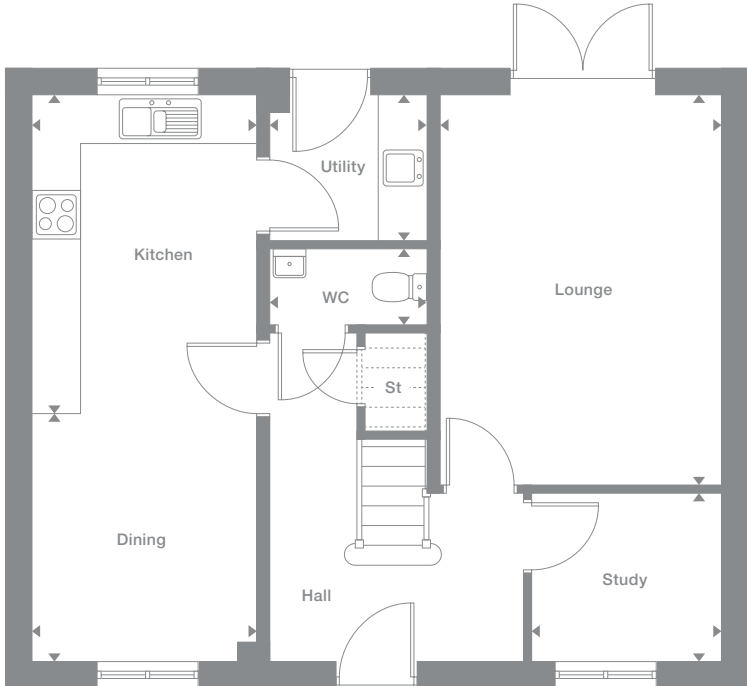
- Ground Floor**
 Lounge
 3.450m x 4.797m
 11'4" x 15'9"
- Dining
 2.763m x 3.320m
 9'1" x 10'11"
- Kitchen
 2.763m x 3.630m
 9'1" x 11'11"
- WC
 1.937m x 0.945m
 6'4" x 3'1"
- Utility
 1.937m x 1.799m
 6'4" x 5'11"
- Study
 2.323m x 2.060m
 7'7" x 6'9"
- First Floor**
 Master Bedroom
 3.507m max x 3.793m max
 11'6" x 12'5"
- En-Suite
 2.238m max x 2.044m max
 7'4" x 6'8"
- Bedroom 2
 2.805m max x 3.762m max
 9'2" x 12'4"
- Bedroom 3
 2.519m x 3.095m
 8'3" x 10'2"
- Bedroom 4
 2.411m x 3.064m
 7'11" x 10'1"
- Bathroom
 3.048m max x 1.700m max
 10'0" x 5'7"

Plots
 32*, 52*

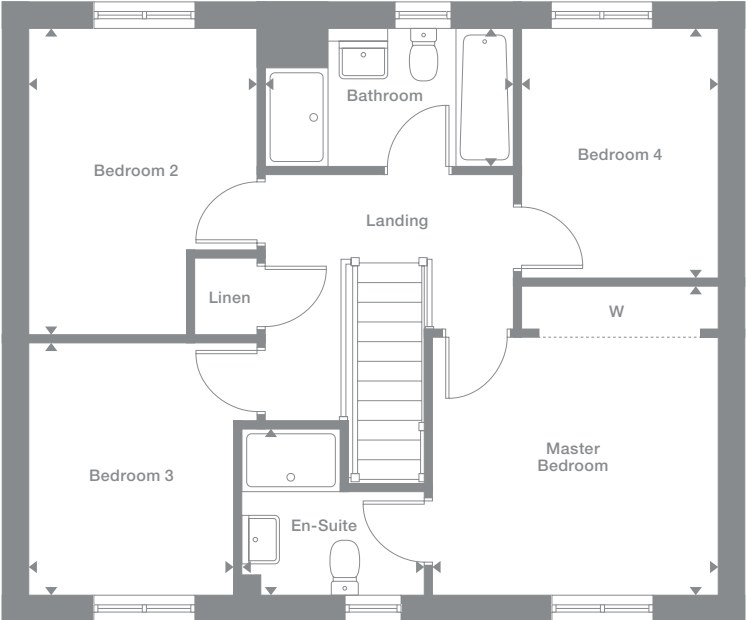
Floor Space
 1,264 sq ft



Ground Floor



First Floor



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Tressel

Overview

The elegant bay window brings a classic, timeless appeal to the lounge and french doors keep the breakfast area light and airy, while a second en-suite shower room adds flexibility to the luxury of this superb family home.

Ground Floor

Lounge
3.264m x 6.519m max
10'9" x 21'5"

Kitchen
3.052m x 3.060m
10'0" x 10'0"

Breakfast/Family
3.207m x 3.060m max
10'6" x 10'0"

Utility
1.812m x 1.904m
5'11" x 6'3"

WC
0.946m x 2.028m
3'1" x 6'8"

Store
1.812m x 0.880m
5'11" x 2'11"

First Floor

Master Bedroom
3.264m x 4.436m
10'9" x 14'7"

En-Suite 1
2.275m max x 1.400m max
7'6" x 4'7"

Bedroom 2
4.115m max x 3.193m
13'6" x 10'6"

En-Suite 2
2.498m max x 1.806m
8'2" x 5'11"

Bedroom 3
3.336m max x 2.807m
10'11" x 9'3"

Bedroom 4
2.498m x 2.980m
8'2" x 9'9"

Bathroom
2.144m max x 1.794m
7'0" x 5'11"

Plots

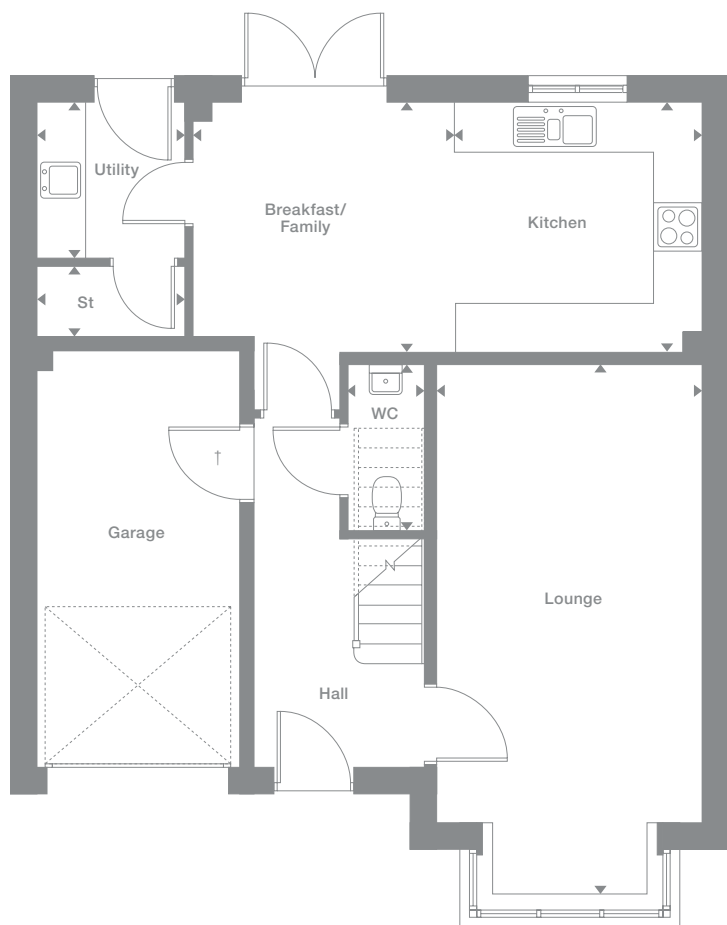
3, 6*,
14, 15,
23, 24,
26, 29

Floor Space

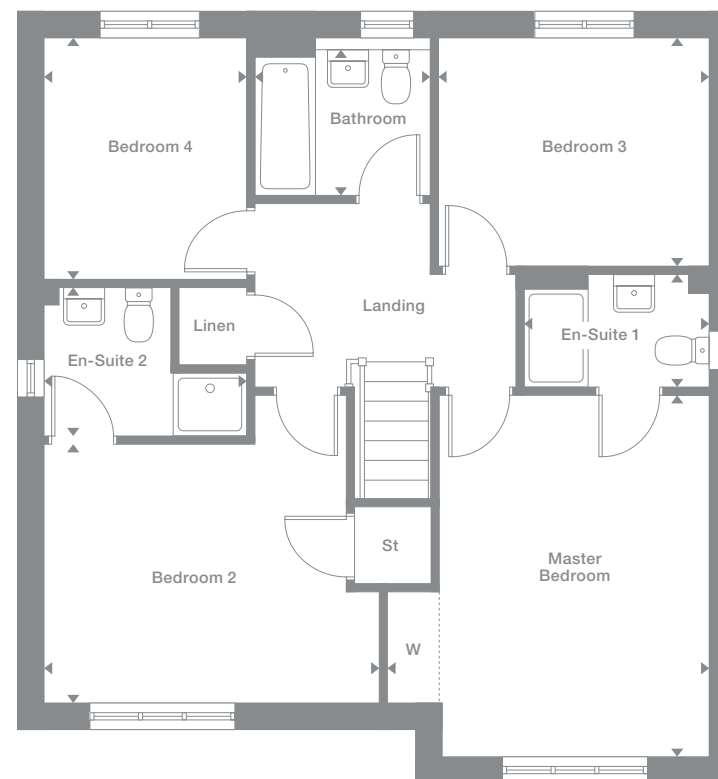
1,349 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

* Plots are a mirror image of plans shown above

† Optional personnel door

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

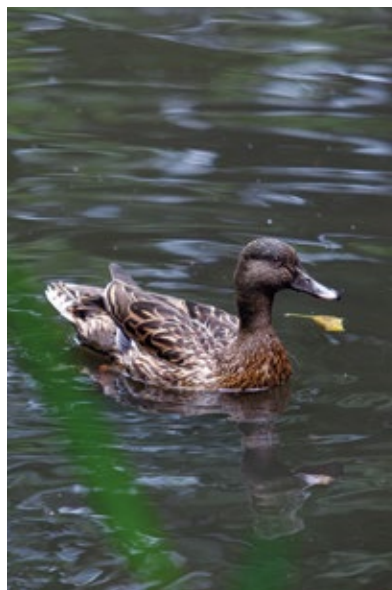
For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



Local activities around Coppull include motocross racing at Croston Lane, and there is a floodlit BMX track in the village. For more sedate outdoor activities, Yarrow Valley Country Park, with its wide range of woodlands, waterways and an adventure playground, is around half a mile from The Landings. Springfield Park Leisure Centre, less than ten minutes walk away, hosts local gymnastics, free-running, trampoline, bowling and badminton clubs, and nearby golf venues include Glendale Duxbury 18-hole championship course.

There is a newsagent and convenience store and a post office around 500 yards from The Landings. The village's main shopping area, along the unfortunately-named Spendmore Lane, includes a large Co-op food store, a pharmacy, a baker and delicatessen, newsagents, off-licence, hot food takeaways, hairdressers and other speciality shops and services. There is also a Spar grocery around half a mile from the development.

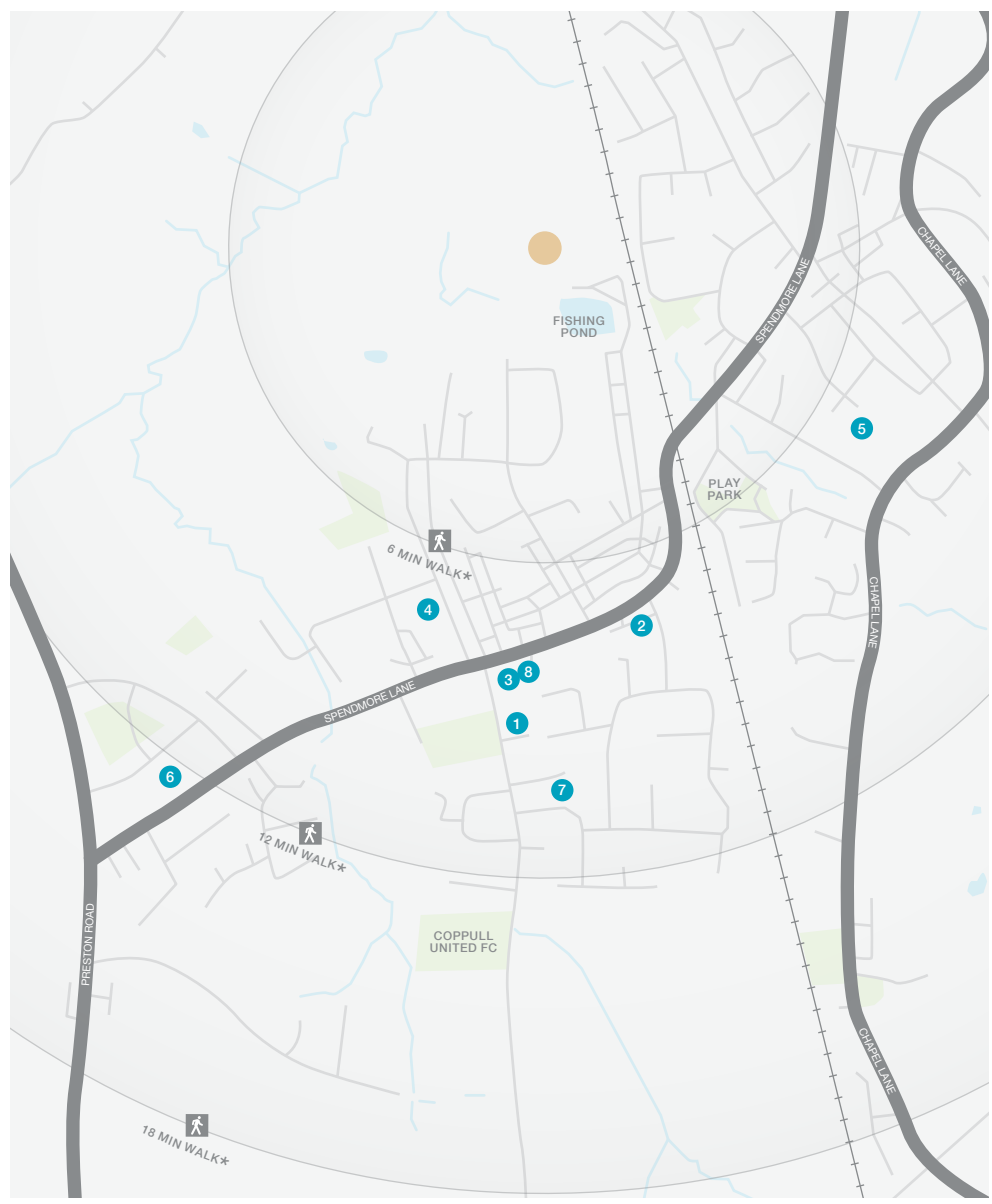


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

There are three primary schools and a choice of nursery provision within Coppull, and a school bus runs from the village to both Southlands and Holy Cross high schools in Chorley. The village library is open five days a week, including Saturday mornings, and Coppull Medical

Practice's surgery is less than three quarters of a mile away. There is also a dentist in the village.

Chorley Recycling Centre, which accepts glass, plastic bottles, paper and cardboard, packaging, garden waste, textiles and electrical items, is around a mile and quarter from The Landings



- 1 Springfield Park Leisure Centre, Springfield Road North, 01257 471 481
 - 2 Coppull Post Office 165 Spondmore Lane 01257 791 415
 - 3 Lloyds Pharmacy 209 Spondmore Lane 01257 791 322
 - 4 Coppull Primary School and Childrens' Centre, Park Road 01257 791 237
 - 5 Coppull Parish C of E Primary School, Roe Hey Drive 01257 791 669
 - 6 St Oswald's RC Primary School, Spondmore Lane 01257 791 379
 - 7 Coppull Medical Practice, Acreswood Surgery 5 Acreswood Close 01257 791 796
 - 8 Coppull Dental Practice, 207 Spondmore Lane 01257 792 534
- Southlands High School, Clover Road, Chorley 01257 414 455
- Holy Cross RC High School, Myles Standish Way, Chorley 01257 262 093

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 371 193

From the M6 Northbound
Leave the M6 at junction 27. Take the first roundabout exit then the first right, for Wrightington, then first right again across the M6. After one mile, at the mini-roundabout turn left then at a second mini-roundabout, one and a half miles on, turn right into the B5251. Half a mile on, turn left immediately after passing a church. Take the second right then first left into Mill Lane. The development is straight ahead.

From the M6 Southbound
Leave the M6 at junction 28 for Leyland. Turn right at the T-junction, then take the first right turn to join the A49 for five and three quarter miles. On entering Coppull, at the first mini-roundabout turn left into the B5251. Half a mile on, turn left immediately after passing a church. Take the second right then first left into Mill Lane. The development is straight ahead.

Sat Nav: PR7 5BW



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



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

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

the place to be®

Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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