



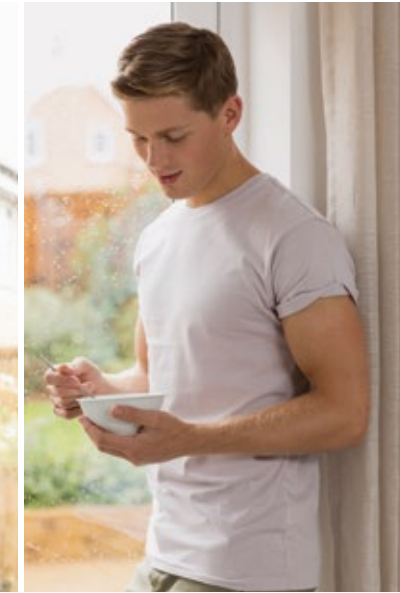
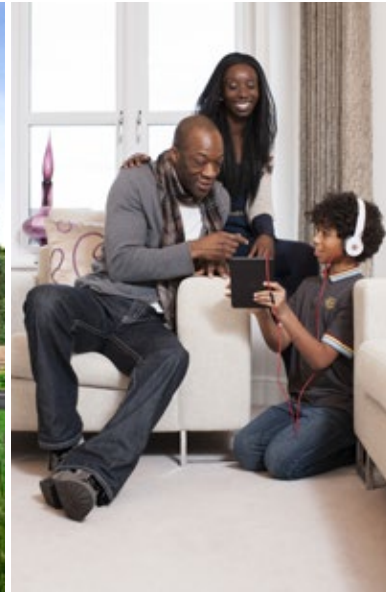
**Applewood  
Mirfield**

**millerhomes**

*the place to be®*

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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 Applewood.





# Plot Information

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**\***  
Discount Market Value Plots:  
Discounted by a minimum of 20% against the market value. Please speak to Development Sales Manager regarding criteria

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.

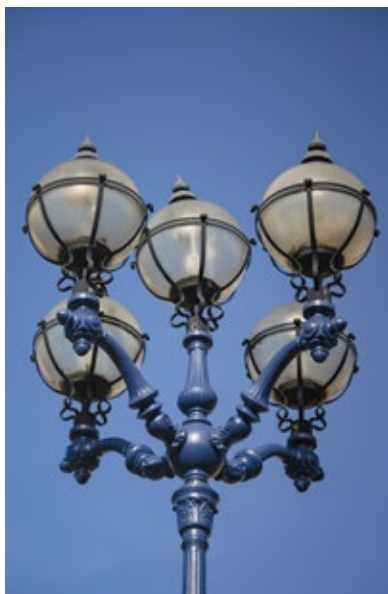
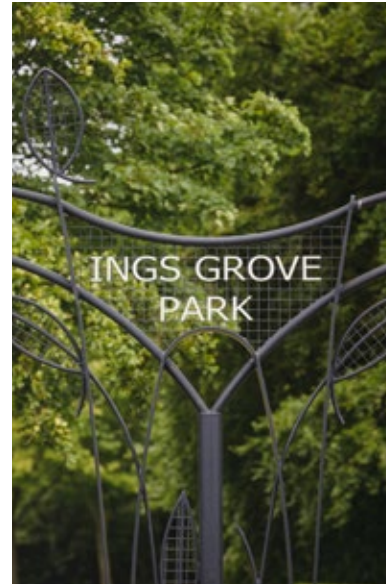
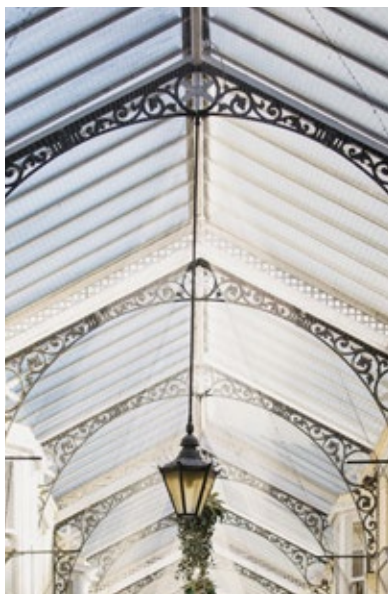
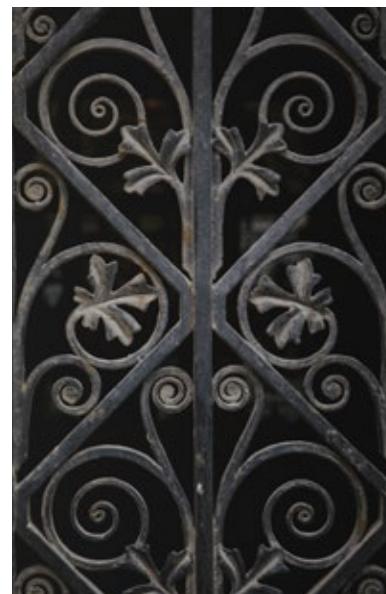




Mirfield is only five miles from Huddersfield and 12 miles from Leeds, with the M62, three and a half miles away, offering easy access to Manchester and the east midlands. Frequent train services between Leeds and Manchester stop at Mirfield. Leeds is around 35 minutes away by rail, while Huddersfield is just a 15 minute trip. In addition, there is one direct train per day between Bradford and London King's Cross.

Bus services between Brighouse and Huddersfield run approximately once an hour, stopping a few yards from the development. A wider range of bus services pass through the town centre, and a spur of National Cycle Route 66, linking Huddersfield, Bradford and Leeds, starts near the development.

There is a large Lidl supermarket nearby, and some local shops, including convenience stores, half a mile away around Calder Road. Mirfield's attractive and lively town centre, ten minutes' walk from Applewood, offers a full range of shops, from traditional butchers, bakers and hardware stores to pharmacies, fashion and specialist shops. There is also a large Co-op with post office services, and an assortment of food takeaways. The selection of restaurants and pubs ranges from fine dining to cafés and pleasant bars, including the delightful Flowerpot, a rustic pub and riverside beer garden, a short stroll from the development.





# Welcome home

Set between open countryside and the beautiful River Calder, and a short walk from the shops and amenities of Mirfield, this attractive selection of modern, energy efficient three, four and five bedroom homes combines a peaceful, open setting with excellent local schools and shops. Fronted by an attractive open green space with a play park, the homes offer a perfect base for Huddersfield, Leeds and the North. Welcome to Applewood...

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# Driffield

**Overview**

The ground floor layout creates an inspiring open-plan living area in which the dual aspect windows and french doors create an open, airy ambience and the thoughtfully self-contained kitchen and integrated staircase maximise the sense of space. Upstairs, the principal bedroom includes a useful cupboard.

**Ground Floor**

**Kitchen/Dining**  
4.39m x 2.83m  
14'5" x 9'4"

**Living**  
2.95m x 4.02m  
9'8" x 13'2"

**WC**  
1.34m x 1.41m  
4'5" x 4'8"

**First Floor**

**Principal Bedroom**  
4.39m x 3.26m  
14'5" x 10'9"

**Bedroom 2**  
1.98m x 3.58m  
6'6" x 11'9"

**Bathroom**  
2.31m x 1.70m  
7'7" x 5'7"

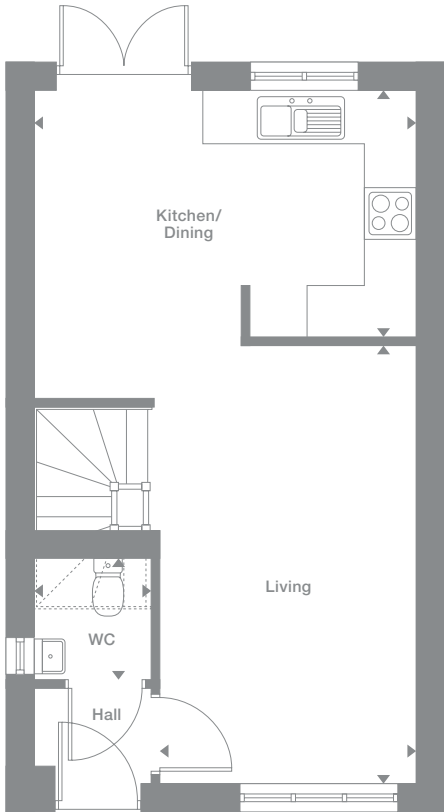
**Floor Space**

768 sq ft

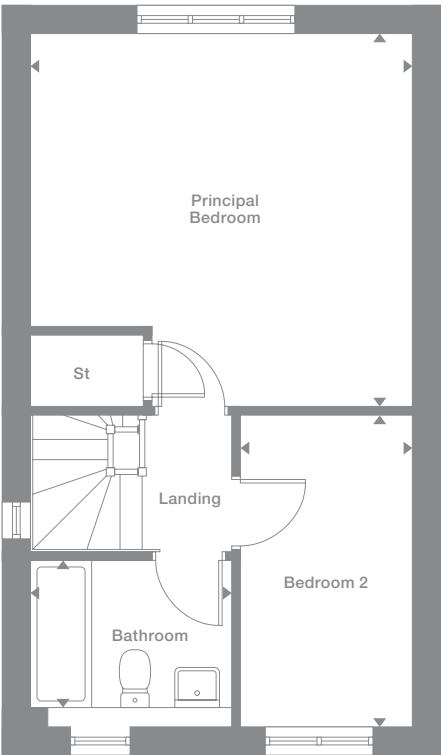
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



All of our Driffield properties are 'discount market value' homes. This means that they are discounted by a minimum of 20% against the market value and can only be sold to a person or persons meeting strict qualifying criteria. This includes, but is not limited to, the purchaser(s) having a connection to the local area and not having a house hold income of more than £40,000 where there is a single adult forming the household or £80,000 where there are two or more adults forming the household. The homes will have a restriction registered on the title at HM Land Registry to ensure the discount (as a percentage of current market value) and certain other restrictions (including qualifying criteria) are passed on at each subsequent title transfer. There are a total of four Driffield properties at our Applewood development.

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# Stretton

**Overview**

A well-proportioned, welcoming lounge opens on to a light-filled kitchen and dining room featuring french doors that add a focal point to the dining area. A thoughtfully designed laundry keeps the social space free, and the principal bedroom is en-suite with a built-in cupboard.

**Ground Floor**

**Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"

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

**Laundry**  
1.08m x 1.96m  
3'7" x 6'5"

**WC**  
1.08m x 1.78m  
3'7" x 5'10"

**First Floor**

**Principal Bedroom**  
2.81m x 3.26m  
9'3" x 10'9"

**En-Suite**  
1.60m x 2.03m  
5'3" x 6'8"

**Bedroom 2**  
2.31m x 3.06m  
7'7" x 10'1"

**Bedroom 3**  
2.67m x 2.11m  
8'9" x 6'11"

**Bathroom**  
2.31m x 1.90m  
7'7" x 6'3"

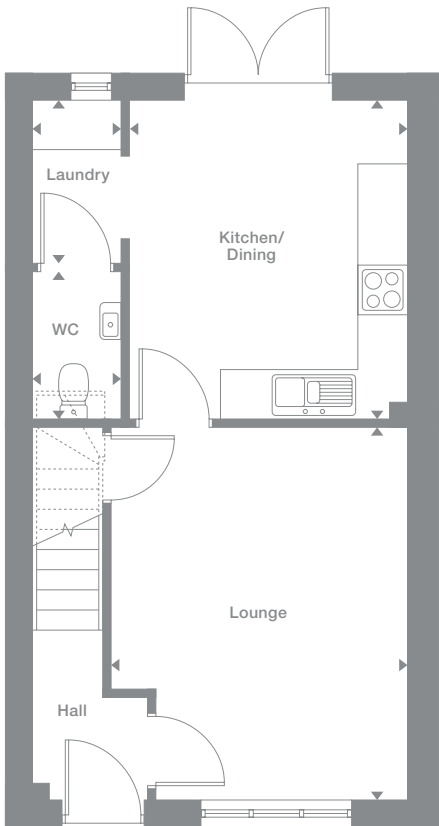
**Floor Space**

819 sq ft

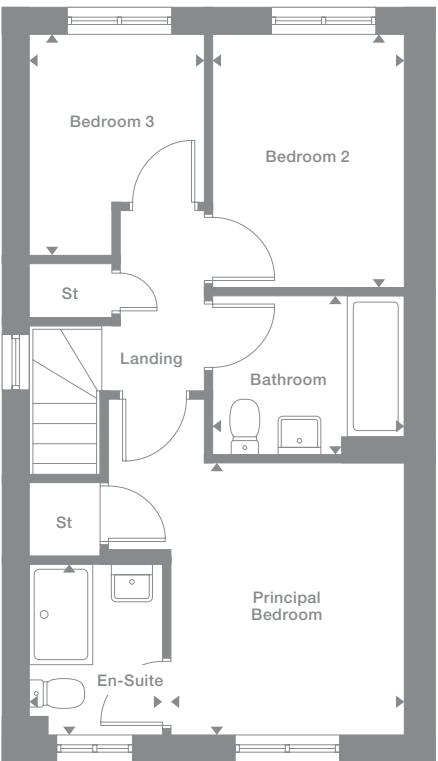
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Tolkien

## Overview

The lounge adjoins a practical, attractive kitchen and dining room where french doors bring appeal and flexibility to family mealtimes. One of the three bedrooms includes a useful cupboard, and the charming en-suite principal bedroom features a private staircase and an en-suite shower room.

## Ground Floor

**Kitchen**  
2.32m x 3.06m  
7'7" x 10'1"

**Lounge**  
3.19m x 4.27m  
10'6" x 14'0"

**Dining**  
1.81m x 2.53m  
5'11" x 8'4"

**WC**  
0.85m x 1.63m  
2'10" x 5'4"

## First Floor

**Bedroom 2**  
4.14m x 2.60m  
13'7" x 8'6"

**Bedroom 3**  
2.13m x 2.73m  
7'0" x 9'0"

**Bathroom**  
2.13m x 1.91m  
7'0" x 6'3"

## Second Floor

**Principal Bedroom**  
3.19m x 2.86m  
10'6" x 9'5"

**En-Suite**  
2.18m x 1.82m  
7'2" x 6'0"

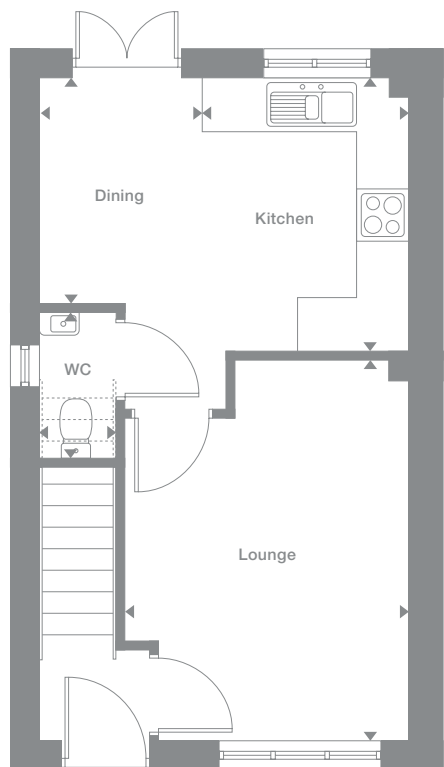
## Floor Space

886 sq ft

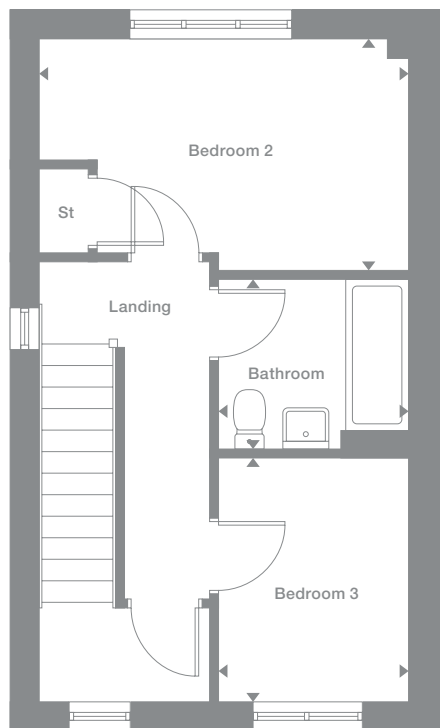
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



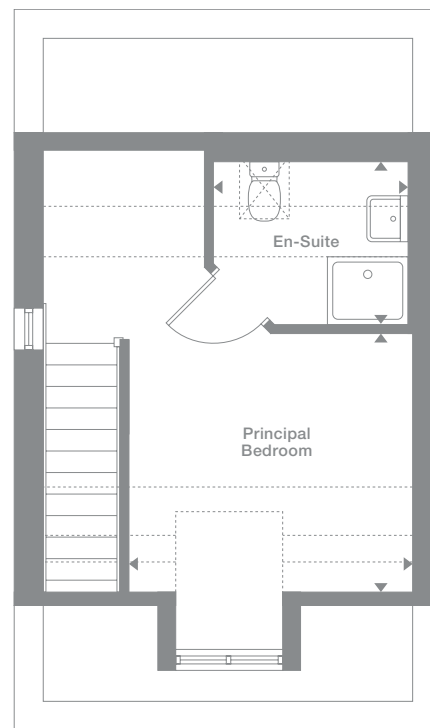
Ground Floor



First Floor



Second Floor



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# Harrison

## Overview

The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via french doors, adding both flexibility and a focal point to the dining area. There is a practical dedicated laundry area, and the twin-windowed principal bedroom includes a useful cupboard.

## Ground Floor

**Lounge**  
3.60m x 4.49m  
11'10" x 14'9"

**Kitchen/Dining**  
3.37m x 4.66m  
11'1" x 15'4"

**Laundry**  
1.08m x 2.91m  
3'7" x 9'7"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

## First Floor

**Principal Bedroom**  
4.55m x 2.75m  
14'11" x 9'0"

**Bedroom 2**  
2.15m x 4.30m  
7'1" x 14'2"

**Bedroom 3**  
2.30m x 3.27m  
7'7" x 10'9"

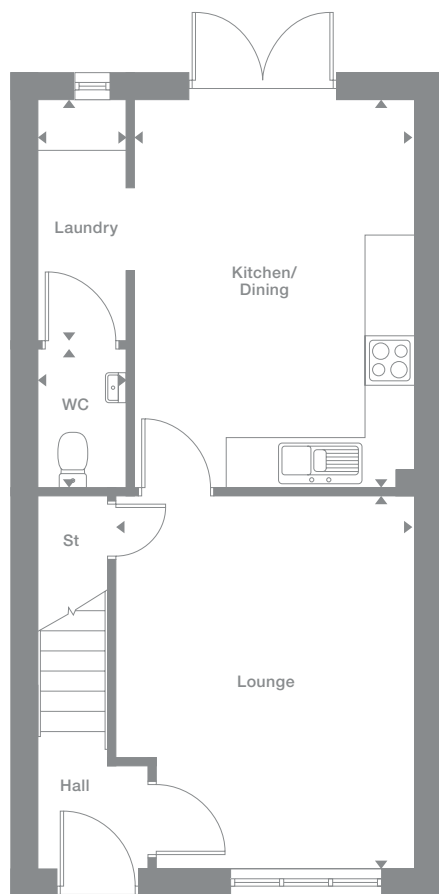
**Bathroom**  
1.94m x 2.00m  
6'5" x 6'7"

## Floor Space

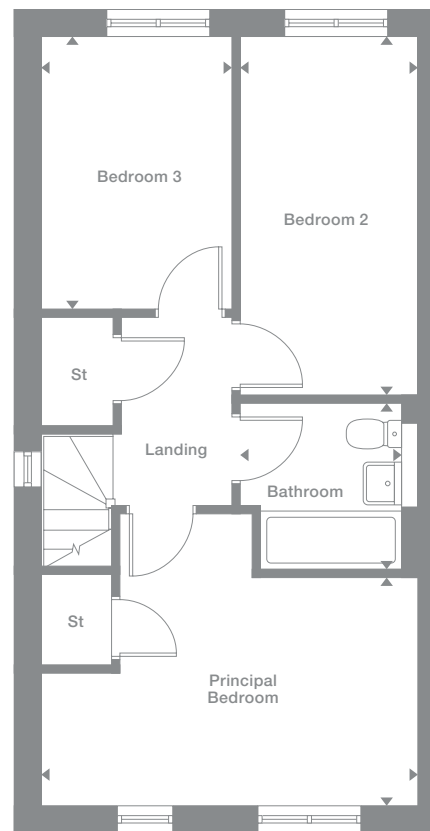
907 sq ft



## Ground Floor



## First Floor



All of our Harrison properties are 'discount market value' homes. This means that they are discounted by a minimum of 20% against the market value and can only be sold to a person or persons meeting strict qualifying criteria. This includes, but is not limited to, the purchaser(s) having a connection to the local area and not having a house hold income of more than £40,000 where there is a single adult forming the household or £80,000 where there are two or more adults forming the household. The homes will have a restriction registered on the title at HM Land Registry to ensure the discount (as a percentage of current market value) and certain other restrictions (including qualifying criteria) are passed on at each subsequent title transfer. There are a total of two Harrison properties on our Applewood development.

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# Darwin

**Overview**

Both the lounge and the beautifully planned kitchen and dining room incorporate french doors as well as front facing windows, creating a bright, open ambience and maximising the benefits of the garden. A gallery landing leads to three bedrooms, one of them en-suite.

**Ground Floor**

- Kitchen**  
2.55m x 2.43m  
8'5" x 8'0"
- Lounge**  
3.08m x 5.45m  
10'1" x 17'11"
- Dining**  
2.55m x 3.02m  
8'5" x 9'11"
- WC**  
1.91m x 0.95m  
6'3" x 3'1"

**First Floor**

- Principal Bedroom**  
3.13m x 3.44m  
10'4" x 11'3"
- En-Suite**  
1.93m x 1.69m  
6'4" x 5'7"
- Bedroom 2**  
2.59m x 3.49m  
8'6" x 11'6"
- Bedroom 3**  
2.59m x 1.85m  
8'6" x 6'1"
- Bathroom**  
2.04m x 1.70m  
6'9" x 5'7"

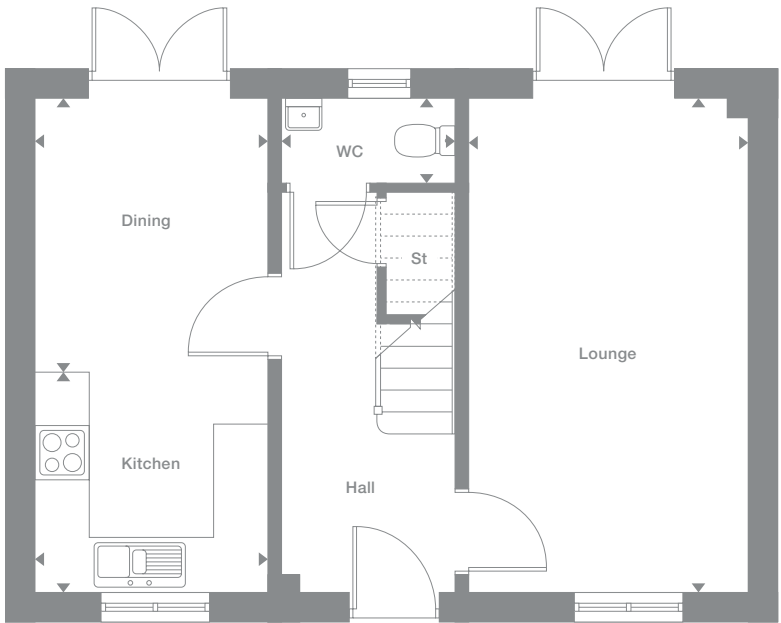
**Floor Space**

921 sq ft

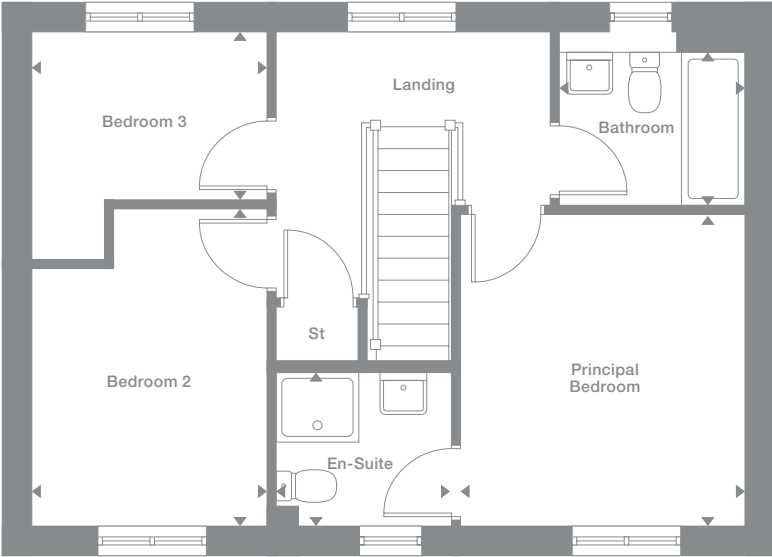
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Darwin DA

**Overview**

With a dual aspect lounge dominated by a stylish bay window, and a dual aspect kitchen with french doors in the dining area, this is a particularly light and airy family home. Dual aspect windows also transform the en-suite principal bedroom into a special retreat.

**Ground Floor**

**Kitchen**  
2.55m x 3.06m  
8'5" x 11'0"

**Lounge**  
3.98m x 5.45m  
13'1" x 17'11"

**Dining**  
2.55m x 2.93m  
8'5" x 7'10"

**WC**  
1.91m x 0.95m  
6'3" x 3'1"

**First Floor**

**Principal Bedroom**  
3.13m x 3.31m  
10'4" x 10'10"

**En-Suite**  
1.93m x 1.69m  
6'4" x 5'7"

**Bedroom 2**  
2.59m x 3.49m  
8'6" x 11'6"

**Bedroom 3**  
2.59m x 1.85m  
8'6" x 6'1"

**Bathroom**  
1.69m x 2.04m  
5'7" x 6'9"

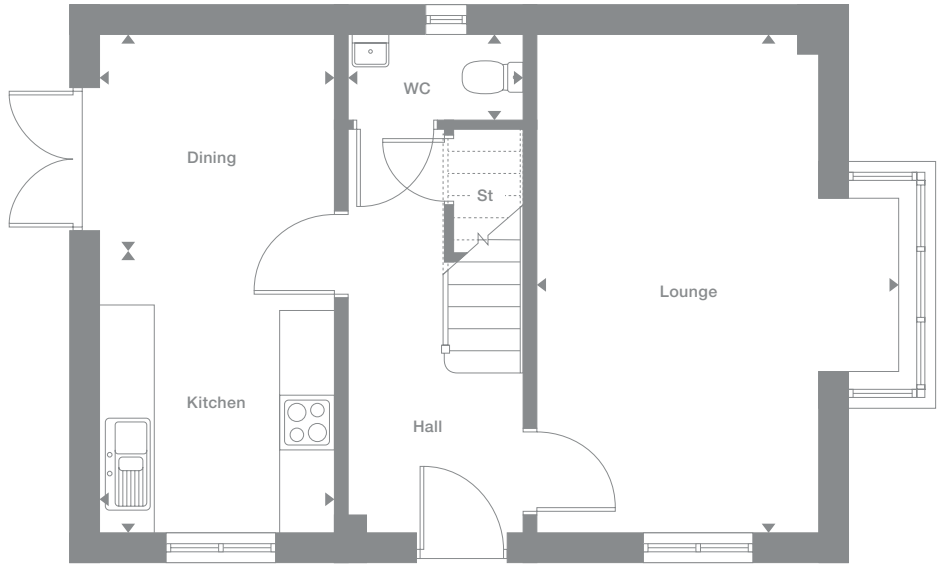
**Floor Space**

940 sq ft

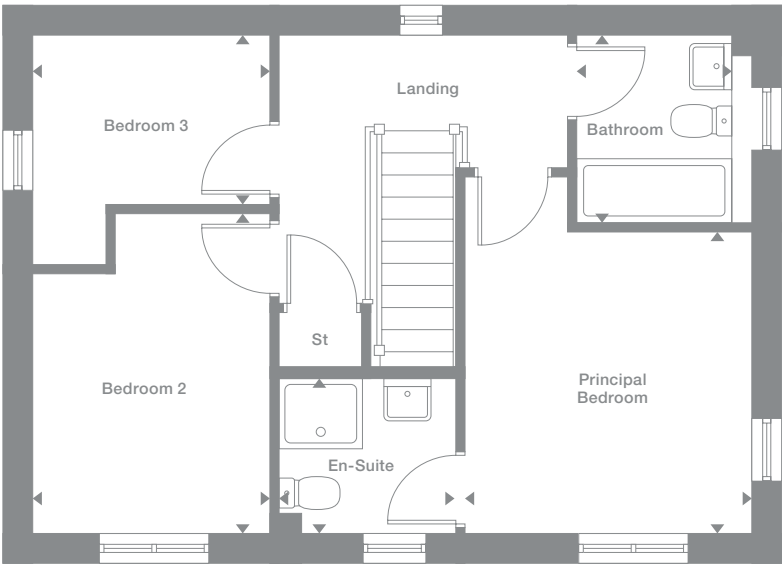
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**Ground Floor**



**First Floor**



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# Kipling

## Overview

The angled frontage and welcoming hallway introduce a superb family home. French doors complement a front-facing bay window in the impressive lounge and the kitchen and dining room present a superb backdrop for entertaining. The en-suite principal bedroom delivers both impeccable style and convenience.

## Ground Floor

- Kitchen**  
3.65m x 2.32m  
12'0" x 7'8"
- Lounge**  
3.32m x 4.96m  
10'11" x 16'3"
- Dining**  
3.35m x 2.63m  
11'0" x 8'8"
- WC**  
1.45m x 1.49m  
4'9" x 4'11"
- Garage (optional)**  
2.95m x 5.62m  
9'8" x 18'5"

## First Floor

- Principal Bedroom**  
2.87m x 3.54m  
9'5" x 11'8"
- En-Suite**  
2.46m x 1.21m  
8'1" x 4'0"
- Bedroom 2**  
3.70m x 2.71m  
12'2" x 8'11"
- Bedroom 3**  
4.39m x 2.16m  
14'5" x 7'1"
- Bathroom**  
3.27m x 1.95m  
10'9" x 6'5"

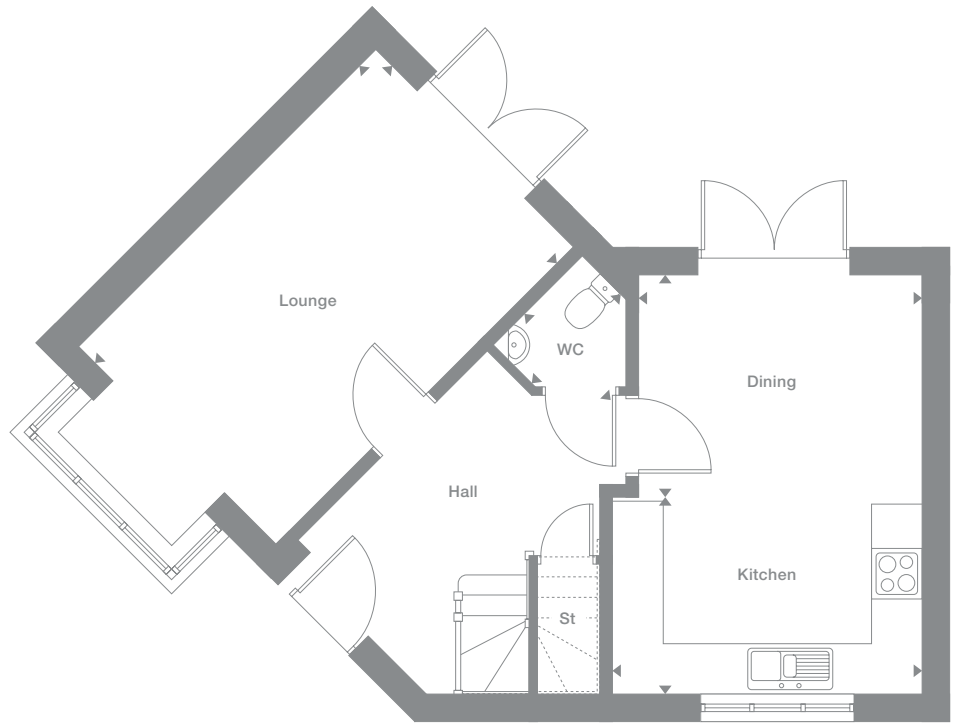
## Floor Space

1,027 sq ft

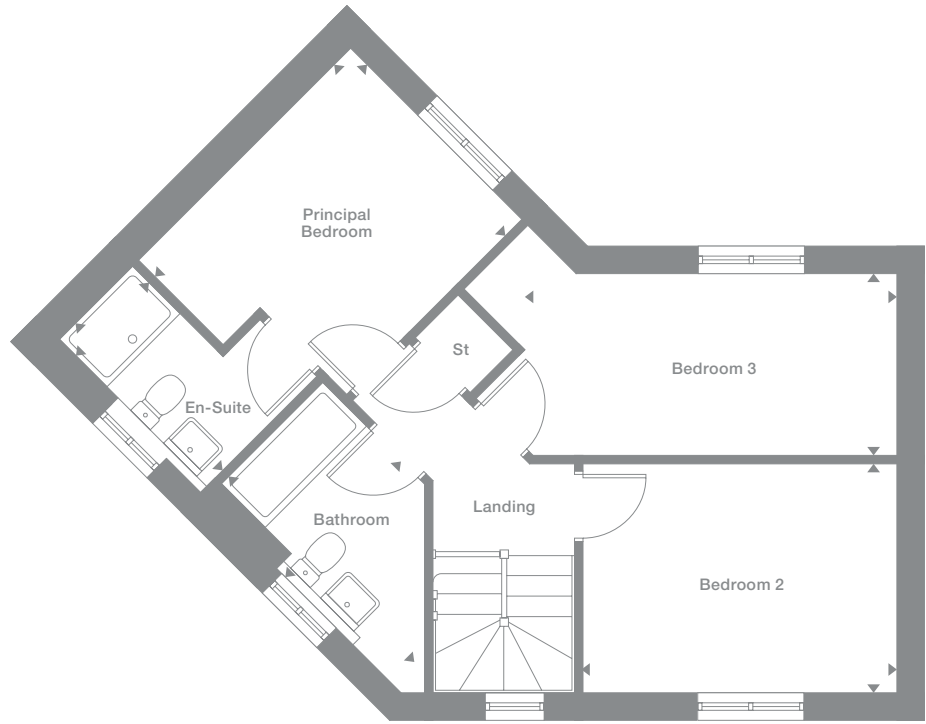
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Malory

**Overview**

Distinguished by its practical entrance canopy and elegant bay window, the exterior presents a timeless appeal that reflects the quality and style found throughout this exciting home, from the garden access that enhances the dining area and the ergonomic kitchen to the en-suite principal bedroom.

**Ground Floor**

- Kitchen**  
1.84m x 3.69m  
6'1" x 12'1"
- Lounge**  
3.85m x 5.25m  
12'8" x 17'3"
- Dining**  
1.95m x 3.69m  
6'5" x 12'1"
- WC**  
2.00m x 1.09m  
6'7" x 3'7"

**First Floor**

- Principal Bedroom**  
3.85m x 4.35m  
12'8" x 14'4"
- En-Suite**  
2.45m x 1.21m  
8'1" x 4'0"
- Bedroom 2**  
3.38m x 3.74m  
11'1" x 12'3"
- Bedroom 3**  
3.47m x 3.54m  
11'5" x 11'7"
- Bathroom**  
2.80m x 2.15m  
9'2" x 7'1"

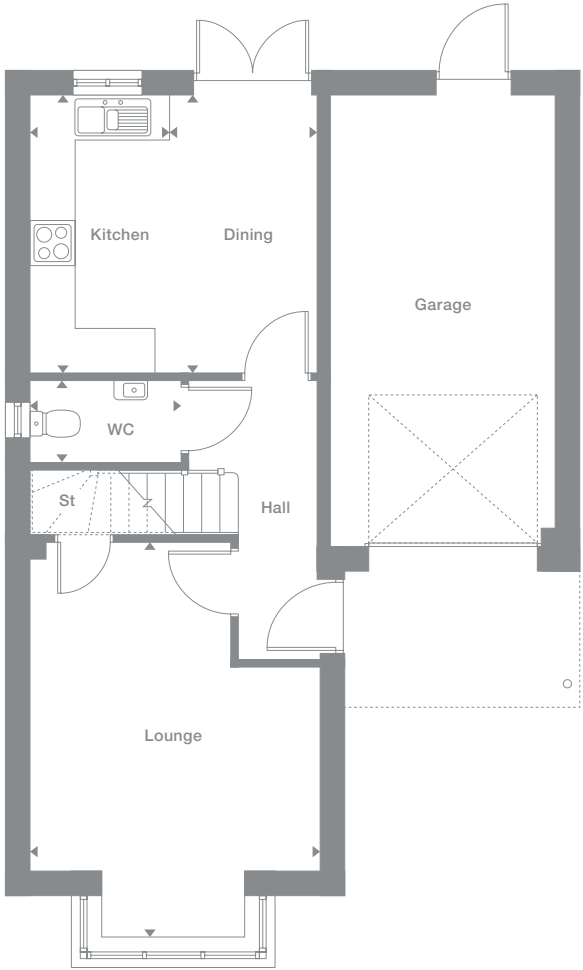
**Floor Space**

1,068 sq ft

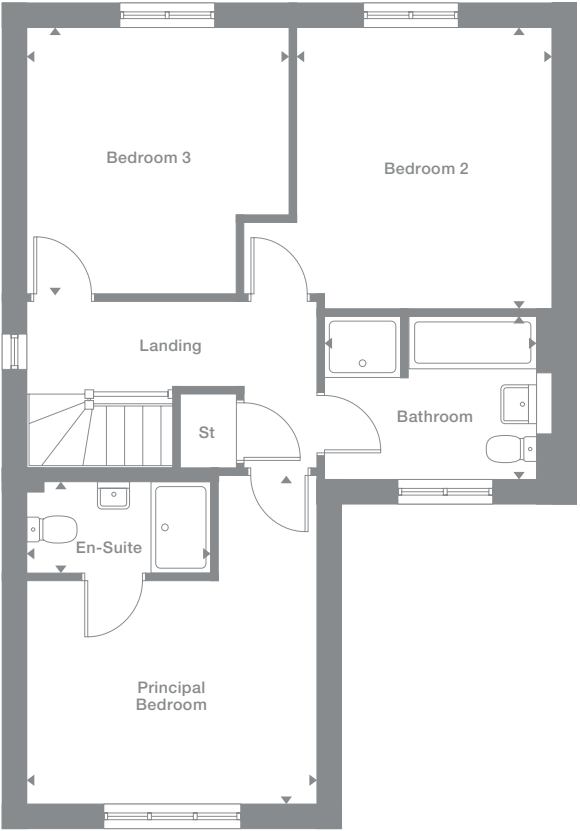
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Buchan

**Overview**

A striking hall opens on to a beautifully proportioned lounge with french windows, a light, inspiring social space that complements a dining kitchen with windows to front and rear. With a laundry, a study and four bedrooms, one en-suite, this is an exceptional family home.

**Ground Floor**

- Kitchen**  
2.76m x 3.63m  
9'1" x 11'11"
- Lounge**  
3.45m x 4.79m  
11'4" x 15'9"
- Laundry**  
1.93m x 1.79m  
6'54" x 5'11"
- Dining**  
2.76m x 3.32m  
9'1" x 10'11"
- Study**  
2.32m x 2.06m  
7'7" x 6'9"
- WC**  
1.93m x 0.95m  
6'4" x 3'1"

**First Floor**

- Principal Bedroom**  
3.50m x 3.74m  
11'6" x 12'3"
- En-Suite**  
2.23m x 2.04m  
7'4" x 6'8"
- Bedroom 2**  
2.75m x 3.76m  
9'0" x 12'4"
- Bedroom 3**  
2.51m x 3.09m  
8'3" x 10'2"
- Bedroom 4**  
2.45m x 3.11m  
8'0" x 10'3"
- Bathroom**  
3.05m x 1.70m  
10'0" x 5'7"

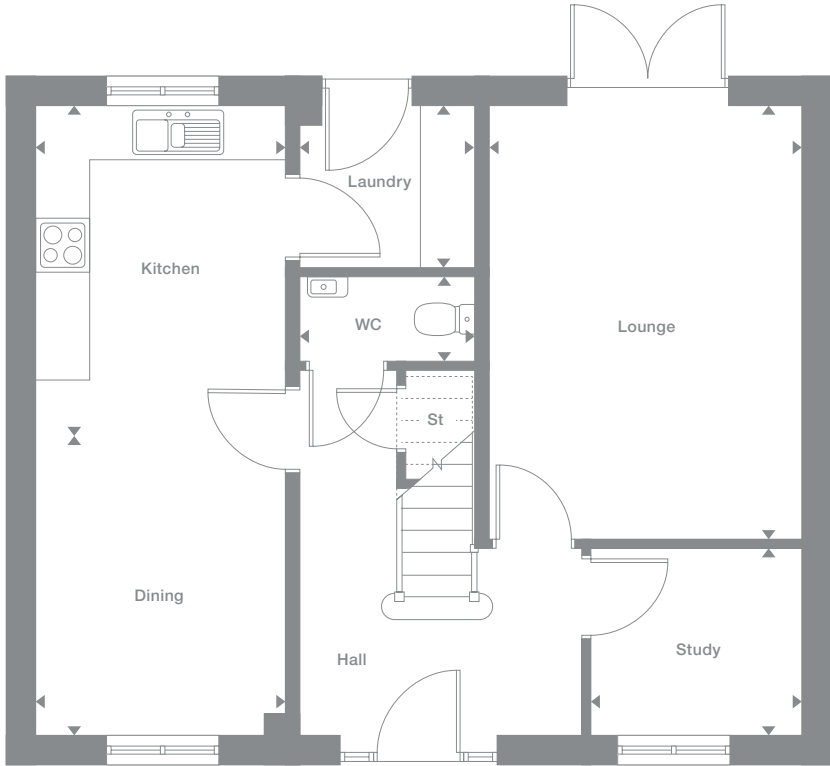
**Floor Space**

1,264 sq ft

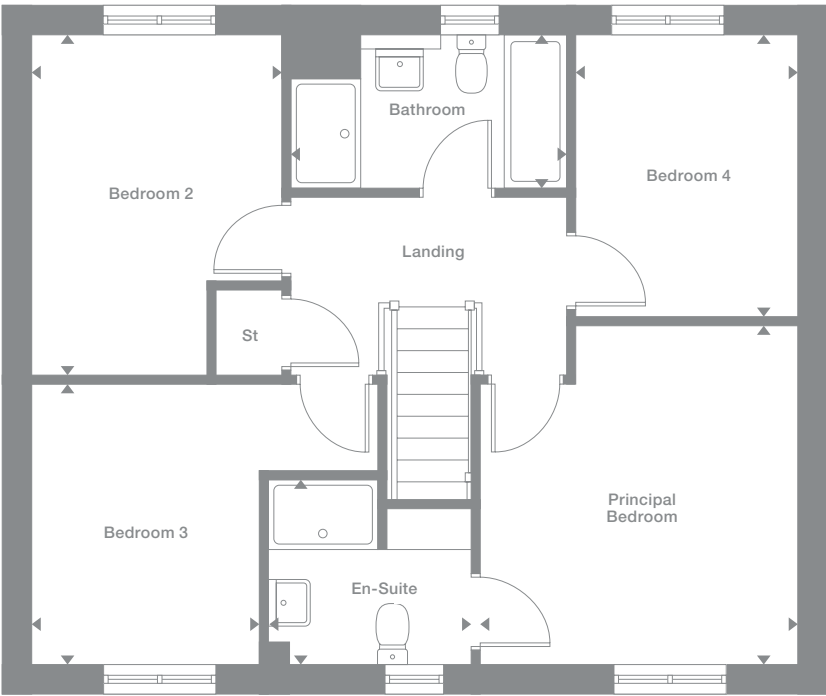
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Buchan DA

**Overview**  
 The delightful dual aspect dining room, featuring attractive french doors, provides a convivial setting for entertaining as well as a natural family hub. With dual aspect outlooks in the study and two of the bedrooms, including the principal suite, this is a bright, inviting home.

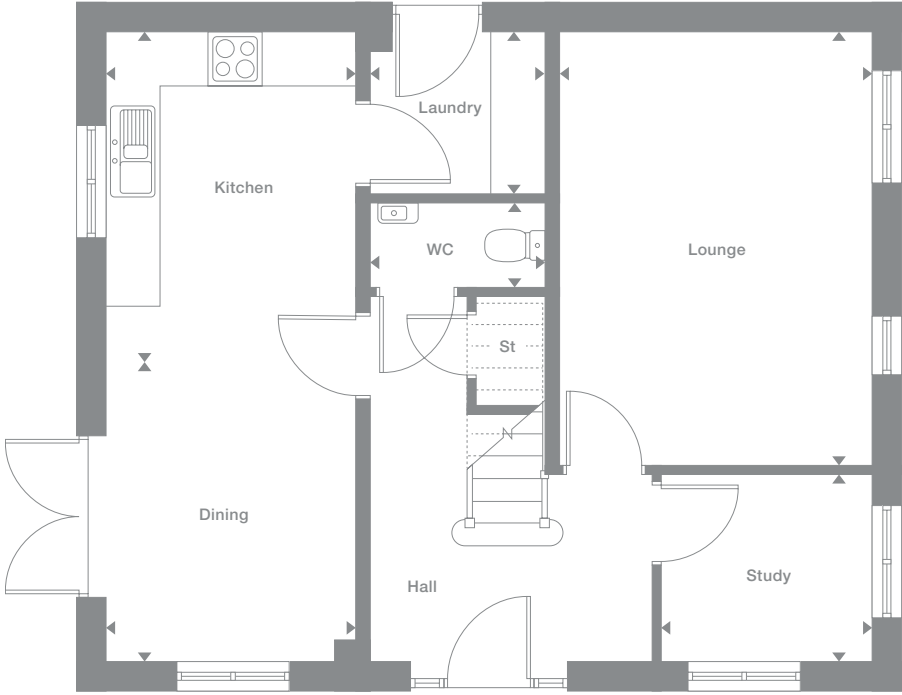
- Ground Floor**
- Kitchen**  
2.76m x 3.63m  
9'1" x 11'11"
- Lounge**  
3.45m x 4.79m  
11'4" x 15'9"
- Laundry**  
1.93m x 1.79m  
6'54" x 5'11"
- Dining**  
2.76m x 3.32m  
9'1" x 10'11"
- Study**  
2.32m x 2.06m  
7'7" x 6'9"
- WC**  
1.93m x 0.95m  
6'4" x 3'1"
- First Floor**
- Principal Bedroom**  
3.50m x 4.06m  
11'6" x 13'4"
- En-Suite**  
2.88m x 2.04m  
9'6" x 6'8"
- Bedroom 2**  
2.75m x 3.76m  
9'0" x 12'4"
- Bedroom 3**  
2.51m x 3.09m  
8'3" x 10'2"
- Bedroom 4**  
2.45m x 2.79m  
8'0" x 9'2"
- Bathroom**  
3.05m x 1.70m  
10'0" x 5'7"

**Floor Space**  
1,264 sq ft

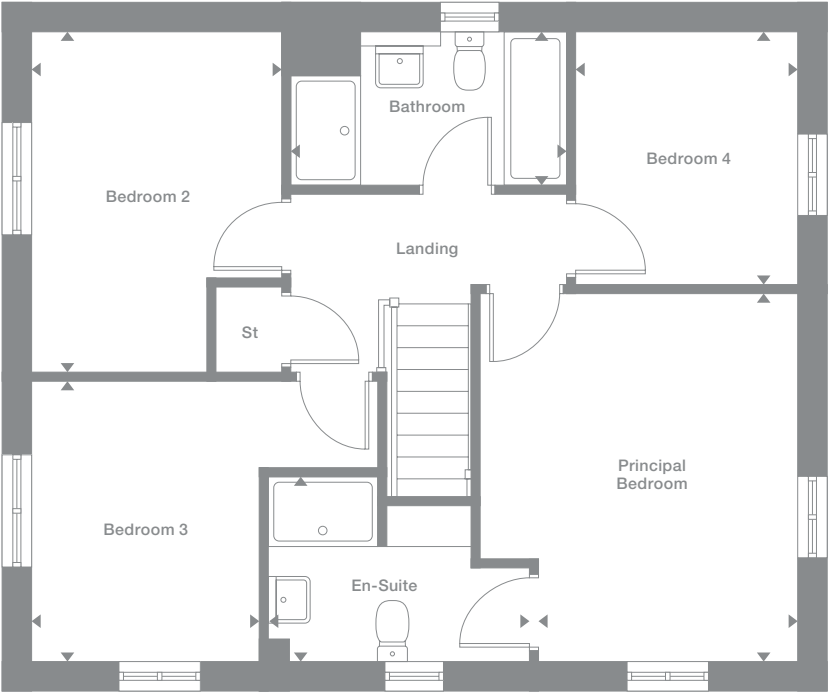
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Fenwick

**Overview**  
 From the canopied courtyard entrance to the superb gallery landing, this is an impressive, distinguished home. The bay windowed lounge presents an elegant complement to the kitchen and dining room, a bright social space with garden access, and one of the four bedrooms is en-suite.

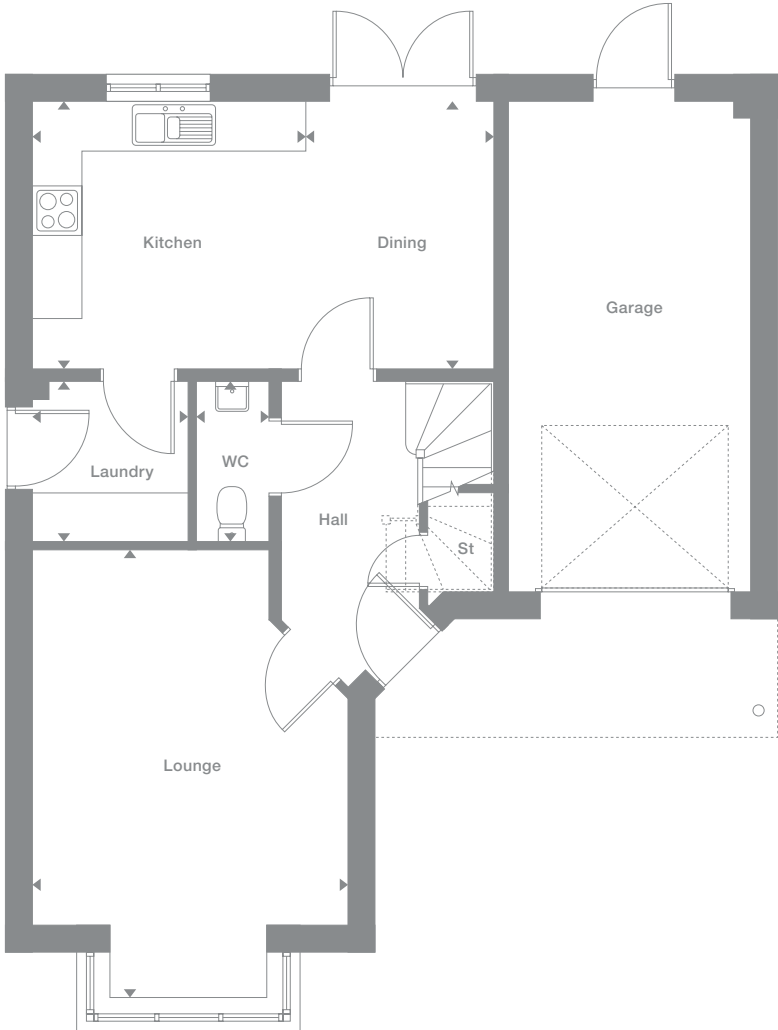
<b>Ground Floor</b>	<b>First Floor</b>
<b>Kitchen</b> 3.34m x 3.26m 11'0" x 10'9"	<b>Principal Bedroom</b> 3.05m x 4.36m 10'0" x 14'4"
<b>Lounge</b> 3.85m x 5.48m 12'8" x 18'0"	<b>En-Suite</b> 2.46m x 1.52m 8'1" x 5'0"
<b>Dining</b> 2.26m x 3.26m 7'5" x 10'9"	<b>Bedroom 2</b> 3.85m x 3.44m 12'8" x 11'4"
<b>Laundry</b> 1.90m x 1.95m 6'3" x 6'5"	<b>Bedroom 3</b> 3.10m x 4.06m 10'2" x 13'4"
<b>WC</b> 0.90m x 1.95m 3'0" x 6'5"	<b>Bedroom 4</b> 2.78m x 2.27m 9'2" x 7'6"
	<b>Bathroom</b> 2.70m x 2.32m 8'10" x 7'8"

**Floor Space**  
1,288 sq ft

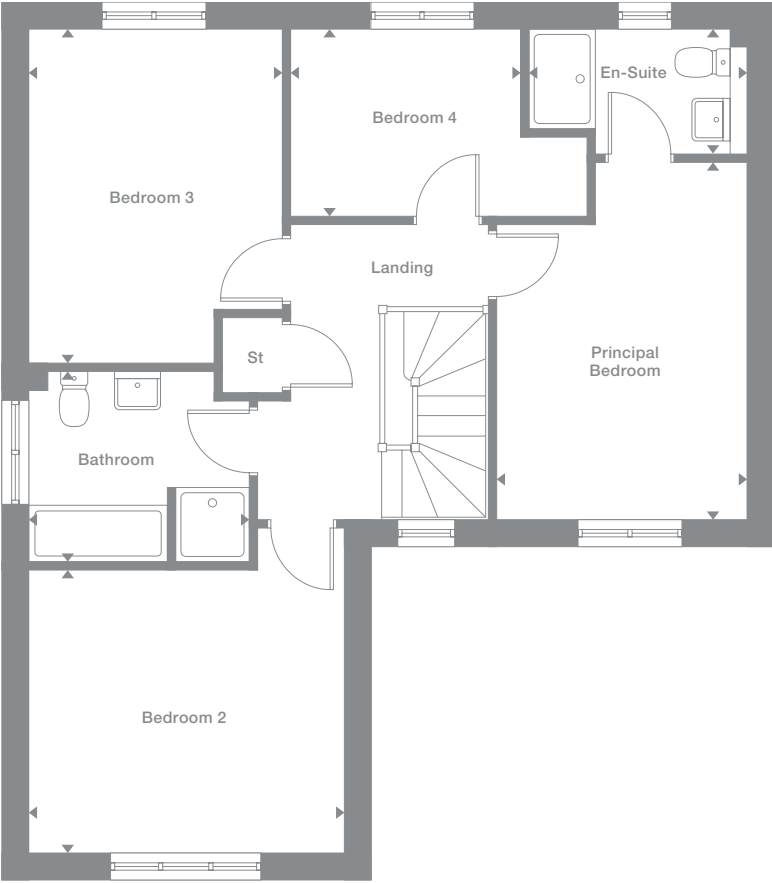


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

## Ground Floor



## First Floor



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↑XXXXXXXXXX >XXXXXXXXXX



# Mitford

**Overview**

A bay window adds distinction to the elevation while bringing a classic, stylish appeal to the lounge. The family kitchen and dining room incorporates french doors, perfect for barbecues, and the study and four bedrooms, one of them en-suite, means privacy is always an option.

**Ground Floor**

- Kitchen**  
3.76m x 2.99m  
12'4" x 9'10"
- Lounge**  
3.65m x 5.44m  
12'0" x 17'10"
- Family/Dining**  
3.38m x 3.88m  
11'1" x 12'9"
- Laundry**  
2.08m x 1.66m  
6'10" x 5'5"
- Study**  
2.08m x 2.06m  
6'10" x 6'9"
- WC**  
2.08m x 1.08m  
6'10" x 3'7"

**First Floor**

- Principal Bedroom**  
3.65m x 4.60m  
12'0" x 15'1"
- En-Suite**  
2.00m x 1.99m  
6'7" x 6'7"
- Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"
- Bedroom 3**  
3.26m x 2.74m  
10'8" x 9'0"
- Bedroom 4**  
3.40m x 3.18m  
11'2" x 10'5"
- Bathroom**  
2.55m x 2.00m  
8'5" x 6'7"

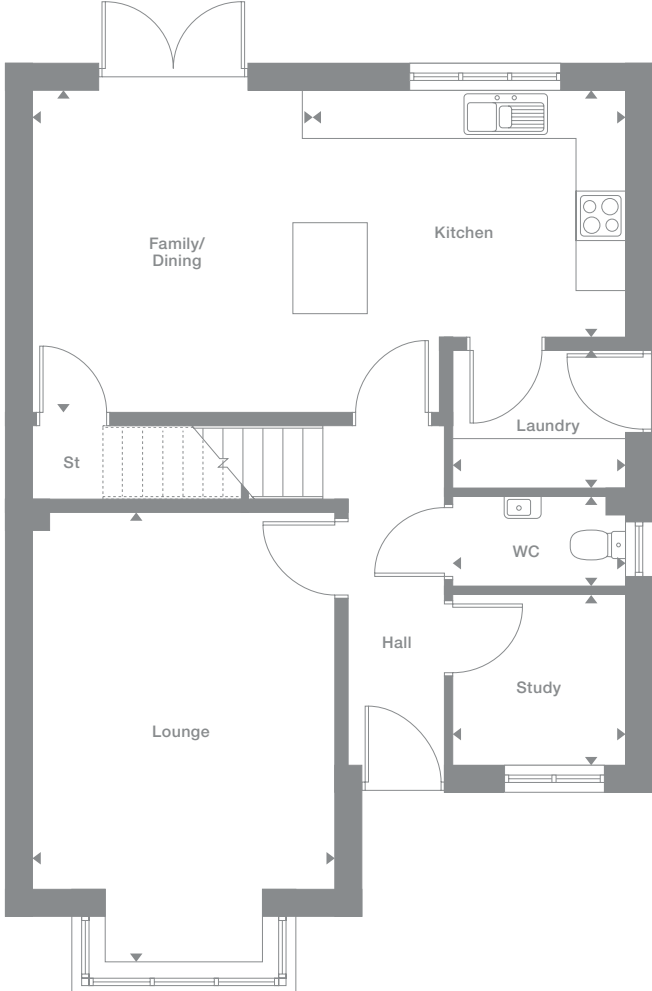
**Floor Space**

1,388 sq ft

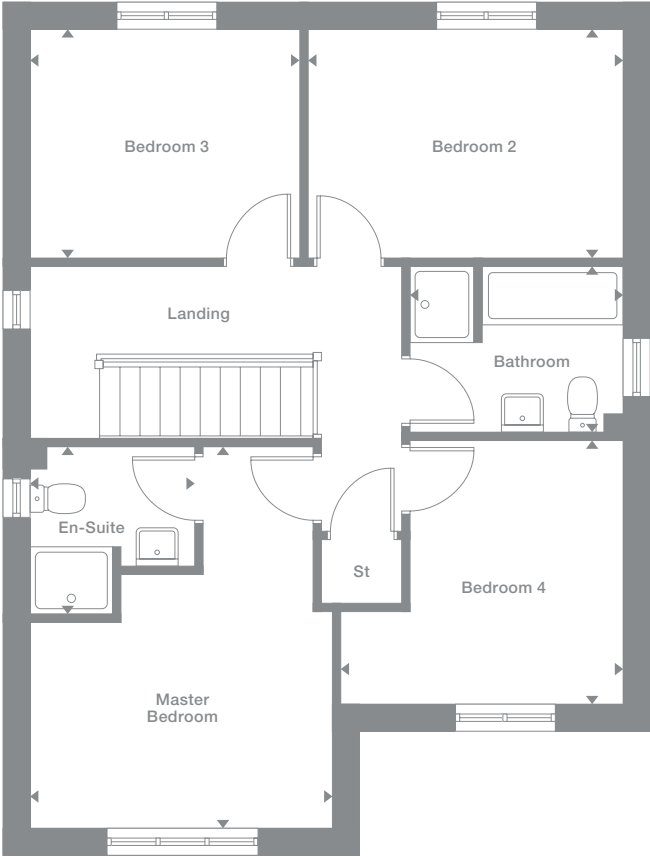
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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## Overview

The long, bay-windowed lounge makes an instant impression of quality that is reinforced by the light, open kitchen and dining room, a delightfully informal, practical family space. There is a separate laundry, two of the four bedrooms are en-suite and one incorporates a useful cupboard.

## Ground Floor

**Kitchen**  
3.04m x 3.36m  
10'0" x 11'0"

**Lounge**  
3.26m x 6.21m  
10'9" x 20'5"

**Family/Dining**  
3.71m x 3.36m  
12'2" x 11'0"

**Laundry**  
1.81m x 2.88m  
5'11" x 9'5"

**WC**  
0.94m x 1.61m  
3'1" x 5'4"

## First Floor

**Principal Bedroom**  
5.29m x 3.08m  
17'4" x 10'1"

**En-Suite 1**  
2.11m x 1.90m  
6'11" x 6'3"

**Bedroom 2**  
3.26m x 3.35m  
10'9" x 11'0"

**En-Suite 2**  
2.17m x 1.81m  
7'2" x 5'11"

**Bedroom 3**  
3.26m x 3.46m  
10'9" x 11'4"

**Bedroom 4**  
3.11m x 2.96m  
10'2" x 9'9"

**Bathroom**  
2.06m x 2.82m  
6'9" x 9'3"

## Floor Space

1,408 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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# Herbert

## Overview

The kitchen and dining room, with its feature french doors and separate laundry, is an adaptable, inviting setting for family life. With a well proportioned lounge, a private study, and two en-suite bedrooms, this is a perfect home for lively social gatherings and convivial entertaining.

## Ground Floor

- Kitchen**  
3.06m x 3.14m  
10'0" x 10'4"
- Lounge**  
3.45m x 4.46m  
11'4" x 14'8"
- Family/Dining**  
5.63m x 3.14m  
18'6" x 10'4"
- Laundry**  
1.92m x 1.87m  
6'4" x 6'2"
- Study**  
2.91m x 2.49m  
9'7" x 8'2"
- WC**  
0.90m x 1.87m  
2'11" x 6'2"

## First Floor

- Principal Bedroom**  
4.03m x 4.45m  
13'3" x 14'7"
- En-Suite 1**  
2.05m x 2.77m  
6'9" x 9'1"
- Bedroom 2**  
3.51m x 3.14m  
11'6" x 10'4"
- En-Suite 2**  
2.41m x 1.21m  
7'11" x 4'0"
- Bedroom 3**  
2.91m x 3.53m  
9'7" x 11'7"
- Bedroom 4**  
2.41m x 3.20m  
7'11" x 10'6"
- Bathroom**  
3.16m x 1.84m  
10'4" x 6'1"

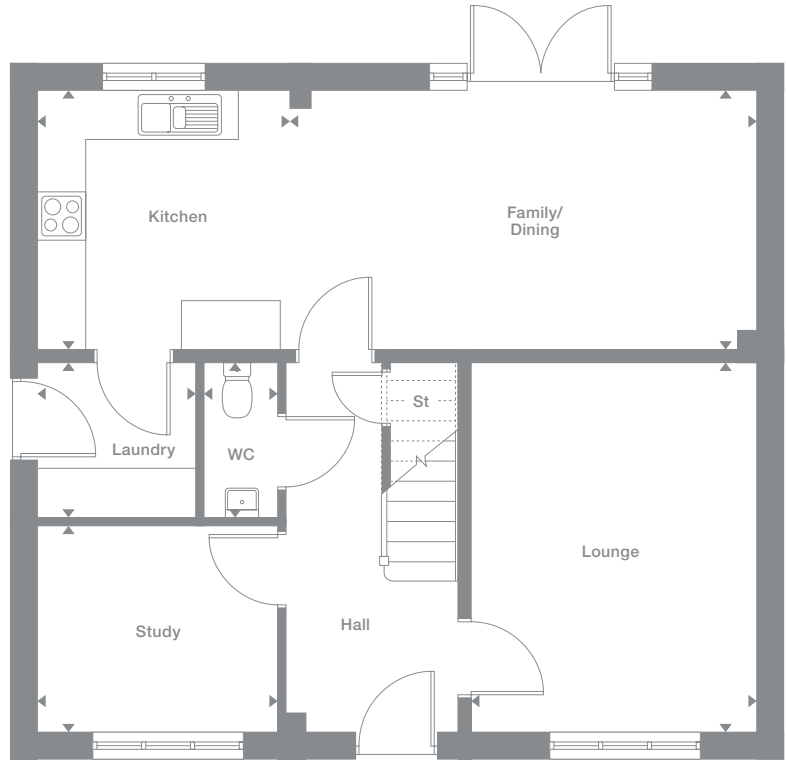
## Floor Space

1,450 sq ft

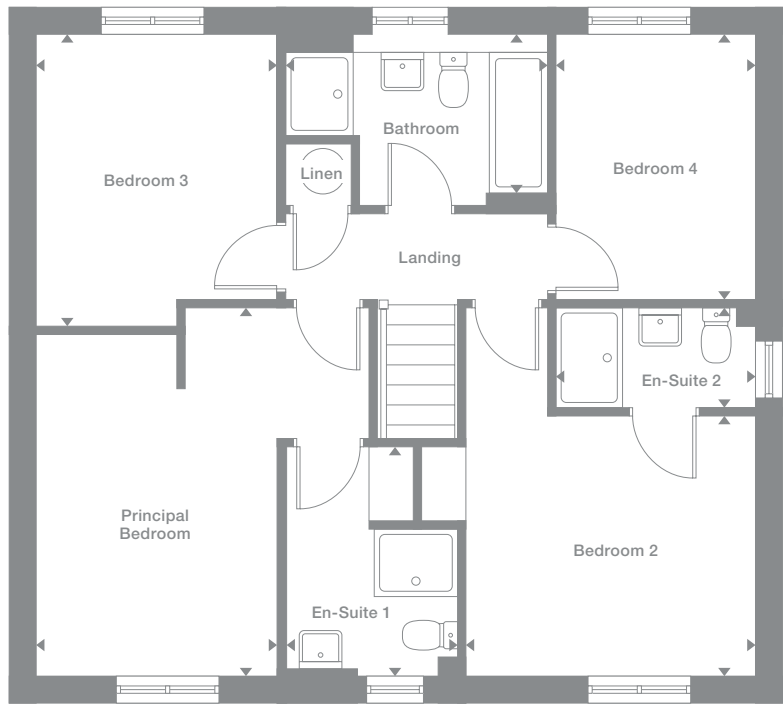
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Butterwick

**Overview**

Featuring a striking bay windowed lounge and a breathtaking, beautifully planned kitchen with a superb dining area opening via french doors to the garden, this is an exceptionally prestigious home. Five bedrooms, two of them en-suite, ensure the highest standards of privacy and comfort.

**Ground Floor**

- Lounge**  
3.39m x 5.92m  
11'2" x 19'5"
- Breakfast**  
4.03m x 2.97m  
13'3" x 9'9"
- Kitchen**  
4.88m x 2.97m  
16'0" x 9'9"
- Laundry**  
1.67m x 1.96m  
5'6" x 6'5"
- WC**  
1.67m x 0.92m  
5'6" x 3'0"

**First Floor**

- Principal Bedroom**  
3.38m x 3.69m  
11'1" x 12'1"
- En-Suite 1**  
1.64m x 2.14m  
5'5" x 7'0"
- Bedroom 2**  
3.70m x 2.80m  
12'2" x 9'2"
- En-Suite 2**  
1.25m x 2.00m  
4'1" x 6'7"
- Bedroom 3**  
3.48m x 2.80m  
11'5" x 9'2"
- Bedroom 4**  
3.21m x 3.05m  
10'7" x 10'0"
- Bedroom 5**  
3.10m x 2.00m  
10'2" x 6'7"
- Bathroom**  
2.24m x 2.29m  
7'5" x 7'6"

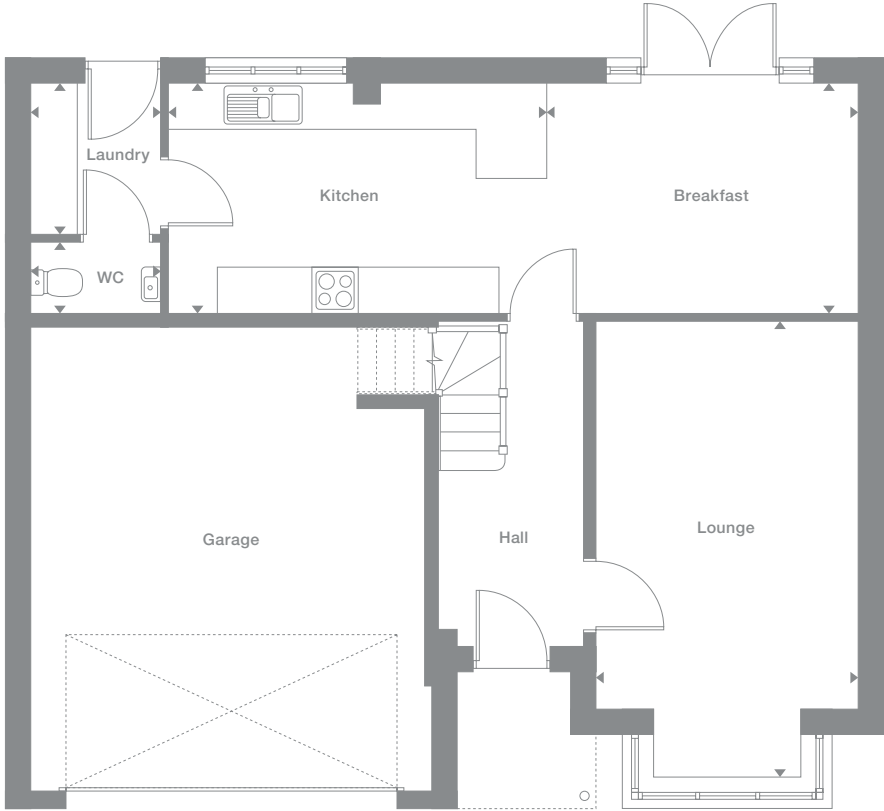
**Floor Space**

1,509 sq ft

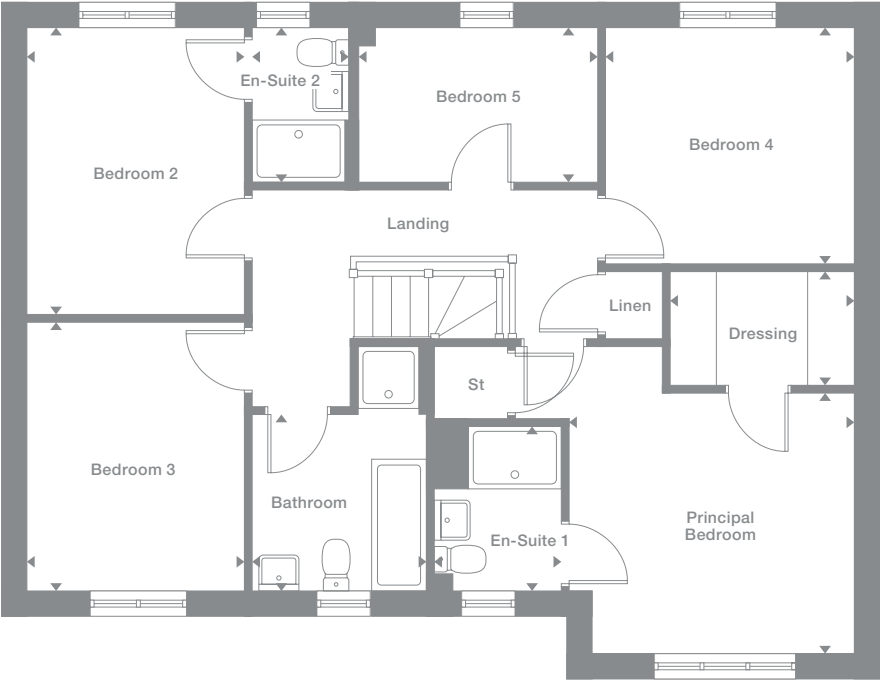
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# The Miller Difference

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.



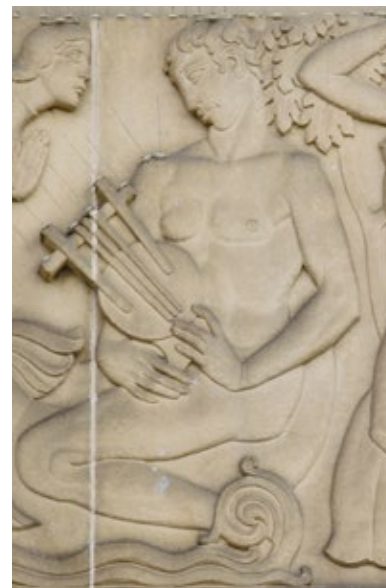


In addition to outdoor leisure opportunities such as walks alongside the River Calder, boat trips on the canal and exploring the local woodlands, Dewsbury District Golf Course and Ladywood Lakes Fishery are both less than a mile away and there is a gym in the town centre. Other local attractions include Dewsbury Country Park, The Ponderosa, a zoo dedicated to animal welfare, and the Mirfield Show, a popular family fun day held every August. The New Picture House community cinema in Dewsbury, three miles away, is due to reopen after some refurbishment, and Huddersfield offers a choice of entertainments and nightlife, including theatres and a cinema.

The two nearest schools, Hopton Primary and Crowlees Junior and Infant School, are both within fifteen minutes' walk, and are both rated Outstanding by Ofsted. The town also has two secondaries, Castle Hall and The Mirfield Free Grammar School. Mirfield Health Centre, with seven doctors and an adjacent pharmacy, and the large Wood Dental practice, are both located in the town centre.



THE  
RAILWAY  
TRADITIONAL PUB  
CASK ALES  
WINES & SPIRITS  
MEALS  
ALL DAY COFFEE  
BOOZE  
& GRUB



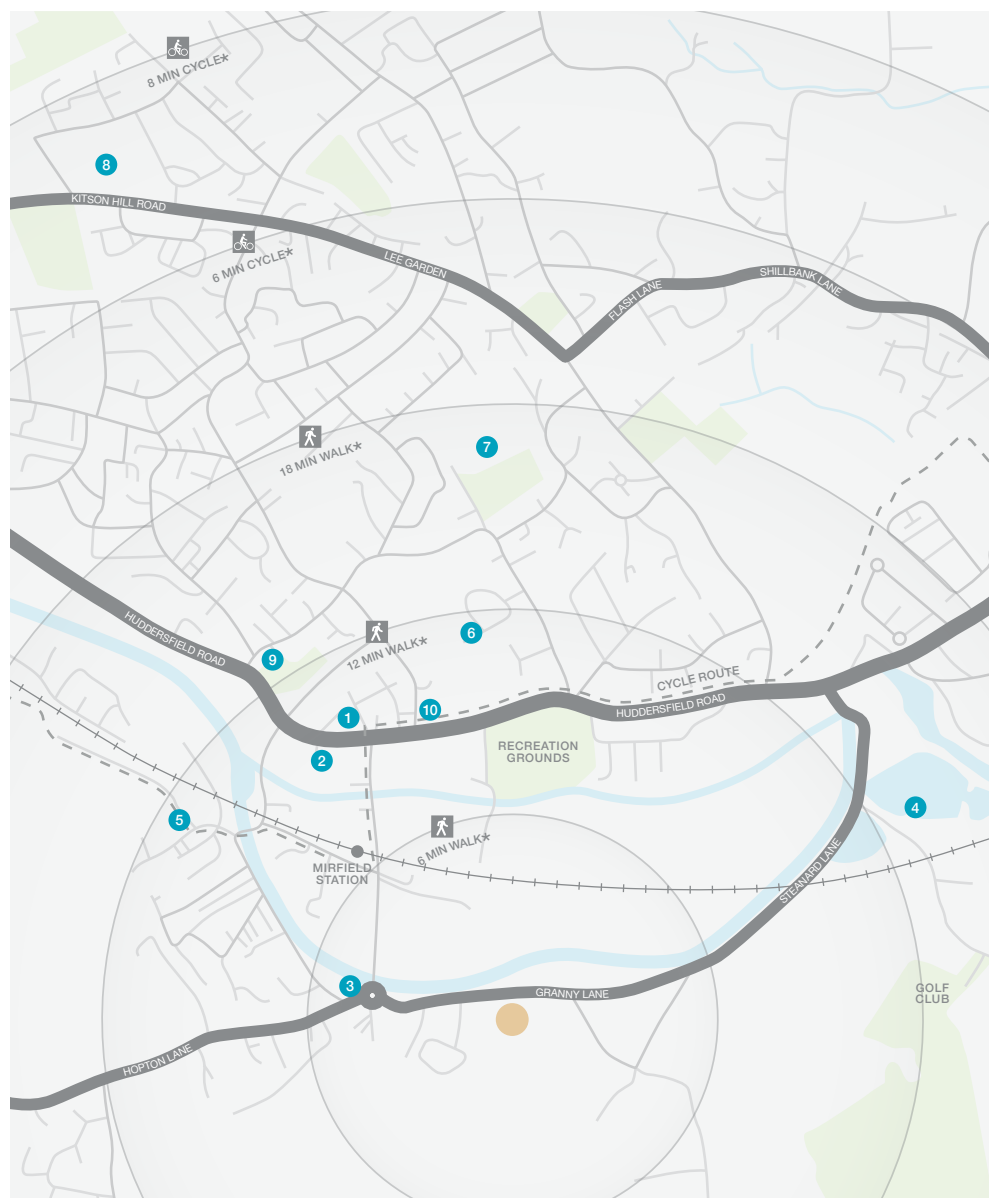
Artisan freshly  
Brewed Ground  
Coffee to  
take away





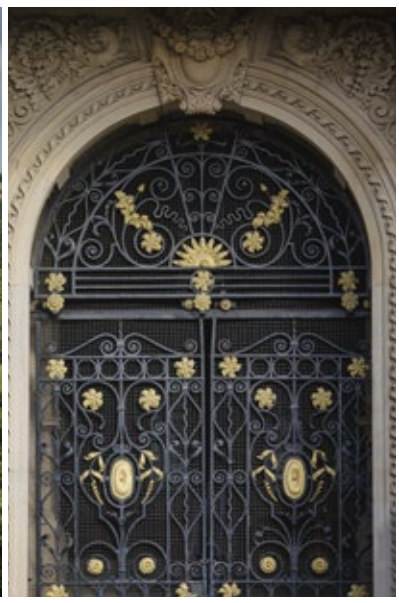
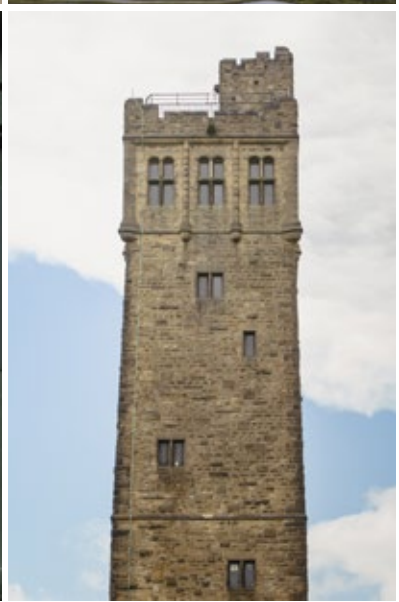
# Useful Contacts

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 Boots Pharmacy  
142 Huddersfield Road  
01924 8AN
- 2 Mirfield Post Office  
Co-op Food,  
Huddersfield Road  
01924 490 969
- 3 The Flowerpot  
65 Calder Road  
01924 496 939
- 4 Ladywood Lakes Fishery  
Sands Lane  
07792 731 170
- 5 Hopton Primary School  
Woodend Road  
01924 489 736
- 6 Crowlees Junior  
and Infant School  
Springfield Park  
01924 494 970
- 7 Castle Hall Academy  
Richard Thorpe Avenue  
01924 520 500
- 8 The Mirfield Free  
Grammar School  
Kitson Hill Road  
01924 483 660
- 9 Mirfield Health Centre  
Doctor Lane  
01924 483 440
- 10 Wood Dental  
98 Huddersfield Road  
01924 499 171

\* 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

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03301 730 983

**From the M62 junction 25**  
From junction 25, join the A644 for Huddersfield. One mile on, at Cooper Bridge Roundabout, take the first exit to stay on the A644 then, 300 yards on, bear right into Huddersfield Road. Carry straight on for a mile and a half, into Mirfield, and after passing a Co-op on the right, turn right at the lights. Pass the railway station and at the mini-roundabout turn left. After 350 yards, Applewood is on the right.

**From the M1 junction 40**  
From junction 40, join the A638 for Dewsbury. In Dewsbury, follow signs for Huddersfield. Pass the Princess of Wales Shopping Centre on the right, and carry straight on through Ravensthorpe, following signs for Mirfield and Huddersfield. Once in Mirfield, pass the fire station on the left then take the next left turn and carry on past the railway station. Turn left at the mini-roundabout, and after 350 yards, Applewood is on the right.

Sat Nav: WF14 8LD



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®



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.

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