



**Holmebank Gardens
Honley**

millerhomes

the place to be®

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

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



Plot Information

- Overmont**
See Page 08
- Kingston**
See Page 10
- Tiverton**
See Page 12
- Eaton**
See Page 14
- Oakwood**
See Page 16
- Sherwood**
See Page 18
- Cedarwood**
See Page 20
- Castleford**
See Page 22
- Thetford**
See Page 24
- Affordable Housing**

- Sub-Station S/S
- Visitor Parking V
- Bin Collection Point
- Gas Governor G/G
- Local Area of Play L.A.P.
- Drainage Easement
- Bollard Lighting

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.



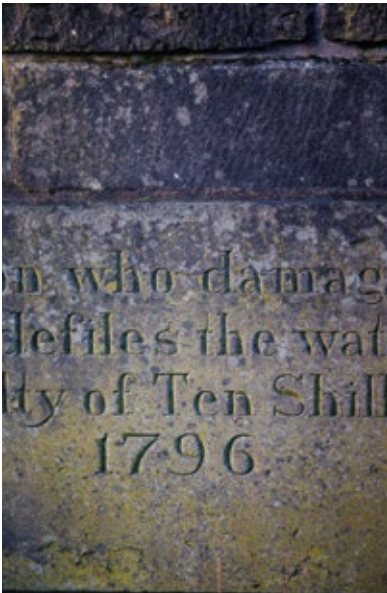
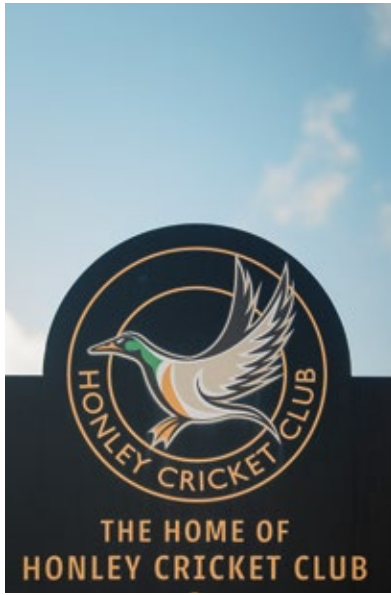


Living in
Honley

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 Holmebank Gardens

Holmebank Gardens peaceful rural setting, buffered by mature trees along the River Holme, contrasts with its convenience, a short walk from the village centre and 200 yards from the A616. The homes are less than 15 minutes' drive from Huddersfield, with Leeds, Sheffield and Manchester all within around an hour's drive. Trains from Brockholes Station, less than half a mile away, reach Huddersfield in ten minutes and Sheffield in a little over an hour. Good local bus services run along both New Mill Road and Woodhead Road, on the east and west sides of the development.

A convenience store a few minutes' walk away in Brockholes complements the superb selection of shops in the village, where the Co-op food store, off-licence, pharmacy, hardware store and other specialists are interspersed with hairdressers, food takeaways, cafés, restaurants and traditional pubs. Independent local traders include Taylors Foodstore, offering fresh local produce and an international selection of food and drink, and Lamb2Ewe, a family butcher with a focus on high quality and ethical farming.



Welcome home

In beautiful Yorkshire countryside, amidst the magnificent Pennine Hills, the picturesque village of Honley is a welcoming, traditional community where excellent independent local shops and services are complemented by good transport connections. This attractive tree-lined development brings an exciting selection of energy efficient two, three, four and five bedroom homes into a peaceful setting just two minutes' drive from the A616 and a pleasant fifteen minute stroll from the village centre.

Welcome to Holmebank Gardens...

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Overmont

Overview

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

Ground Floor

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

Kitchen/Dining
3.31m x 3.83m
11'0" x 12'7"

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

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

First Floor

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

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

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

Study
2.04m x 2.17m
6'8" x 7'2"

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

Floor Space

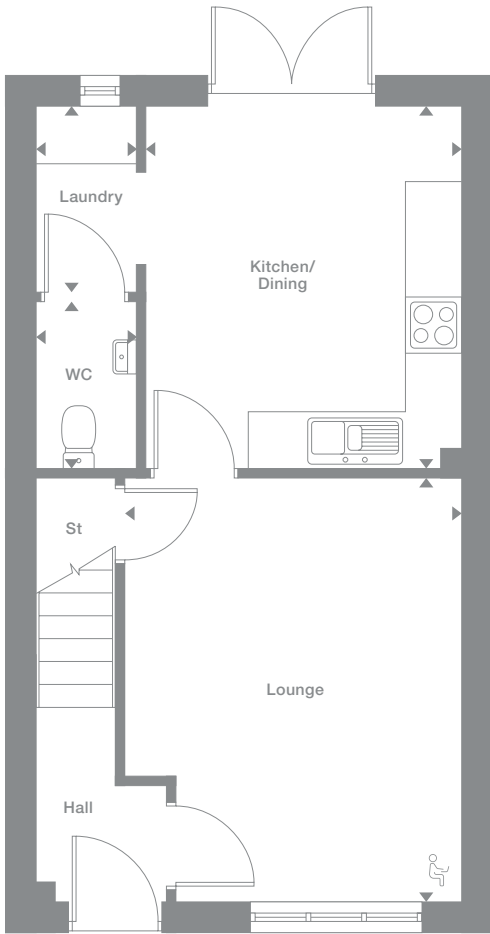
819 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

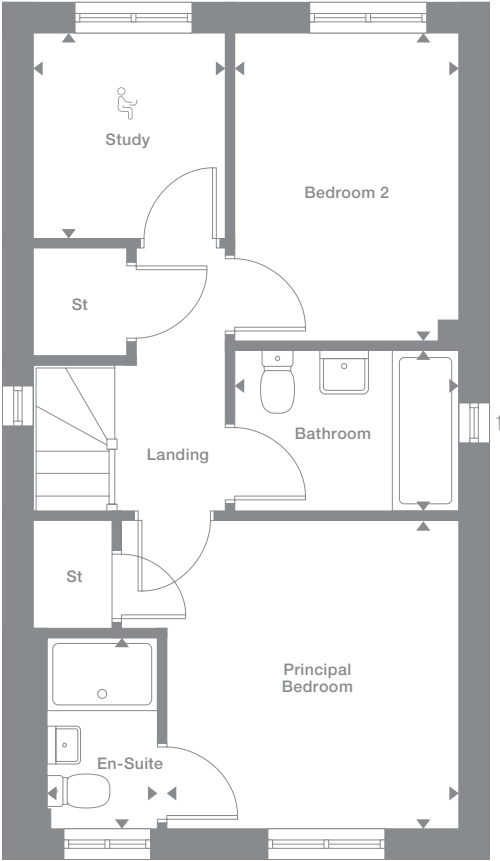
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Kingston

Overview

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

Ground Floor

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

First Floor

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

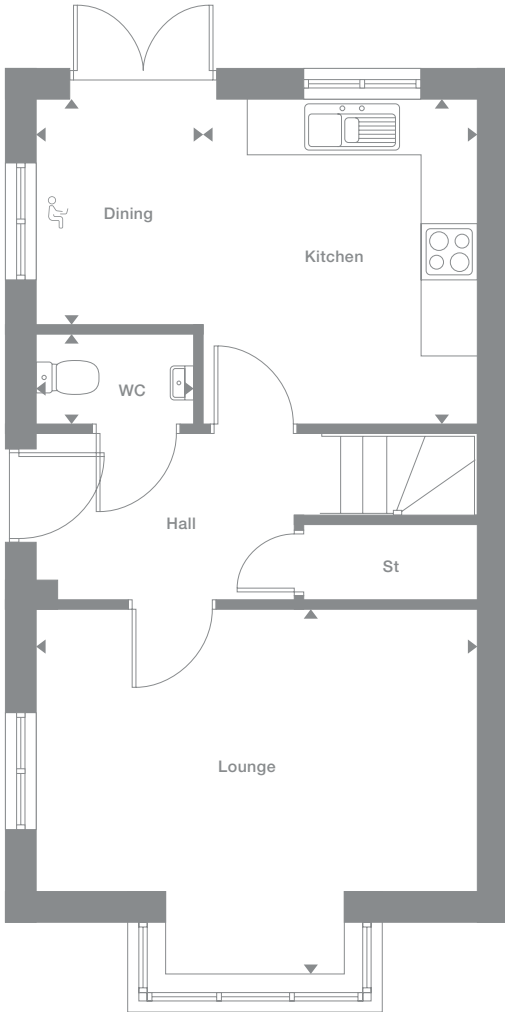
Floor Space

869 sq ft

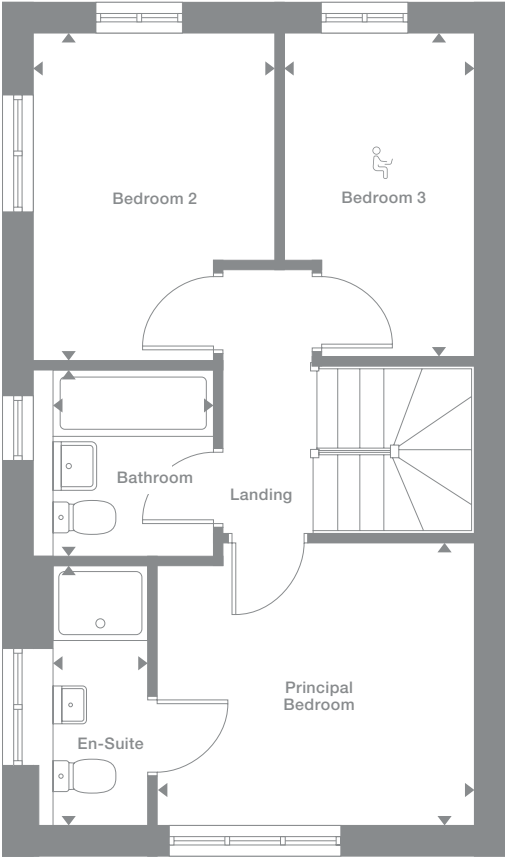


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Ground Floor



First Floor



Office space area

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Tiverton

Overview

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

Ground Floor

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

First Floor

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

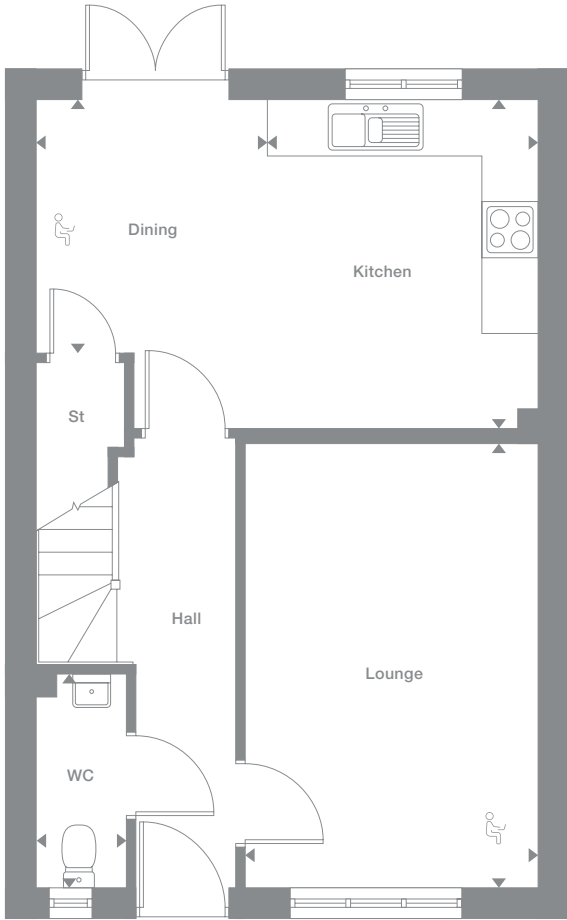
Floor Space

972 sq ft

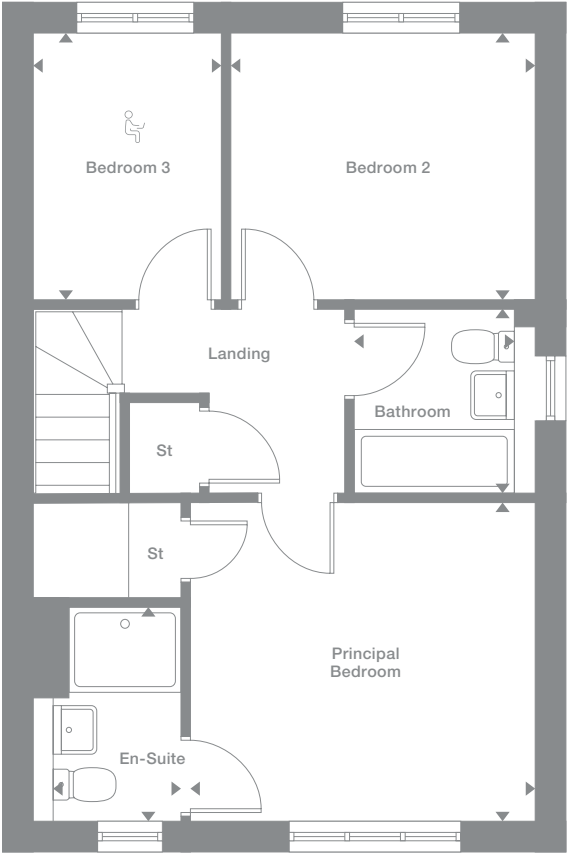
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Ground Floor



First Floor



Office space area

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Overview

A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

Ground Floor

- Lounge**
3.92m x 5.54m
12'11" x 18'2"
- Kitchen/Dining**
2.93m x 2.65m
9'8" x 8'9"
- Laundry**
2.09m x 1.92m
6'10" x 6'4"
- Family**
2.93m x 2.88m
9'8" x 9'6"
- WC**
1.08m x 1.44m
3'7" x 4'9"

First Floor

- Principal Bedroom**
3.40m x 3.12m
11'2" x 10'3"
- En-Suite**
1.77m x 2.06m
5'10" x 6'9"
- Bedroom 2**
2.99m x 3.31m
9'10" x 10'11"
- Bedroom 3**
2.60m x 2.33m
8'6" x 7'8"
- Bathroom**
1.70m x 2.13m
5'7" x 7'0"

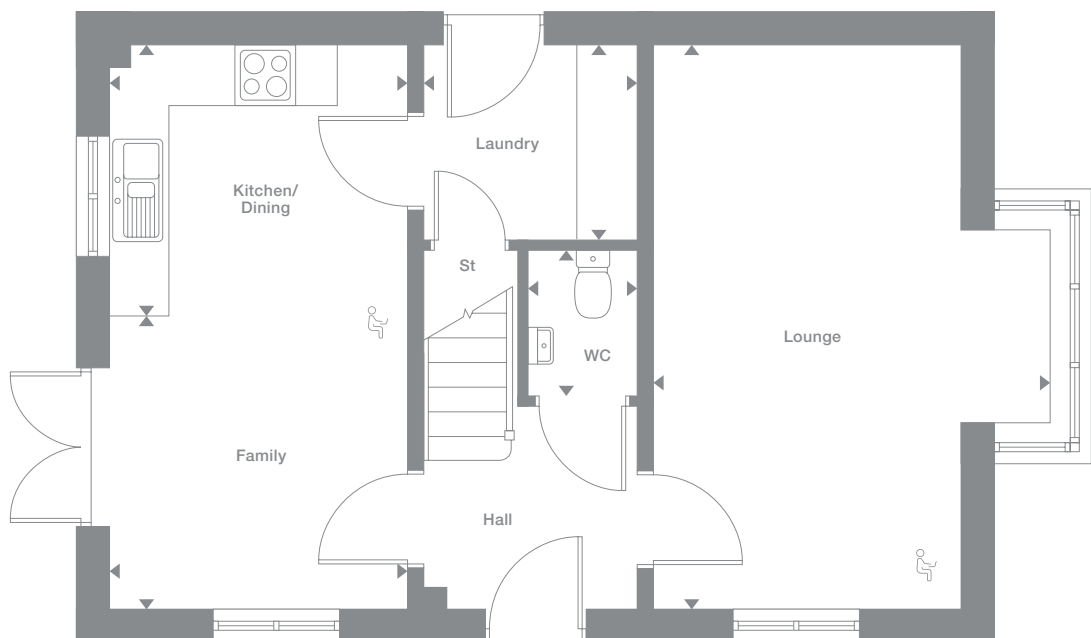
Floor Space

1,016 sq ft

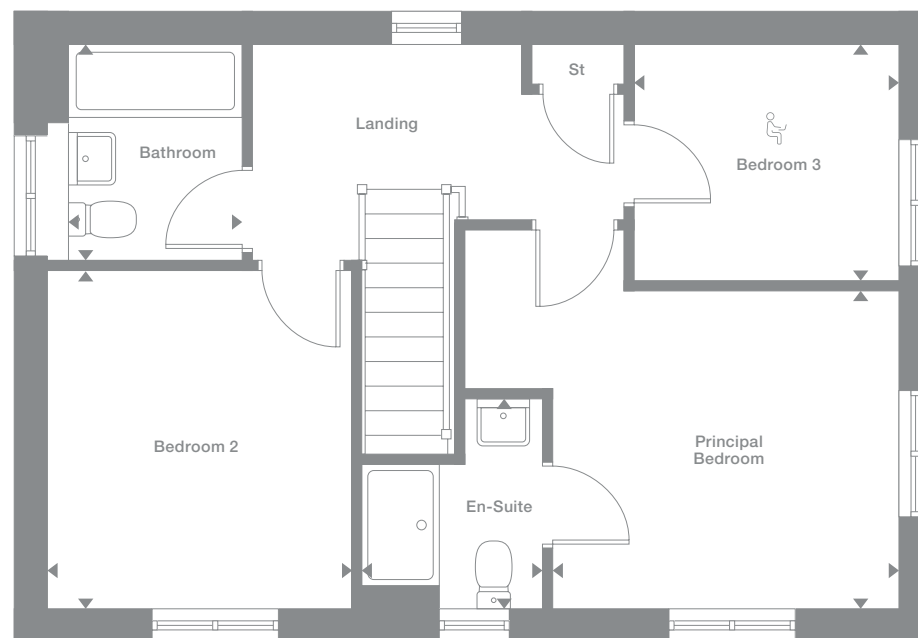
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Ground Floor



First Floor



Office space area

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Oakwood

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m x 1.30m
7'11" x 4'3"
- 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**
2.56m x 2.00m
8'5" x 6'7"

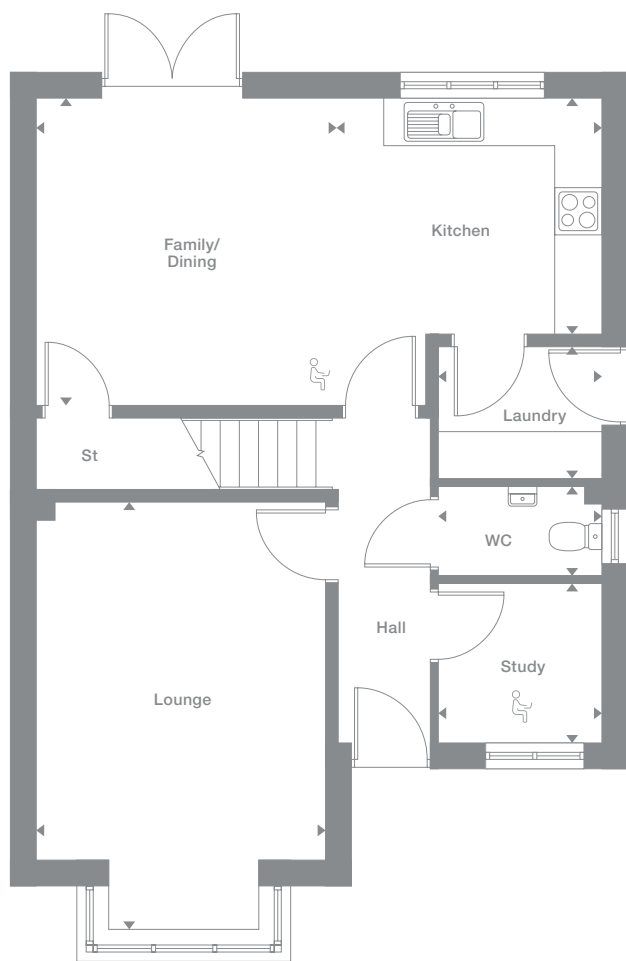
Floor Space

1,388 sq ft

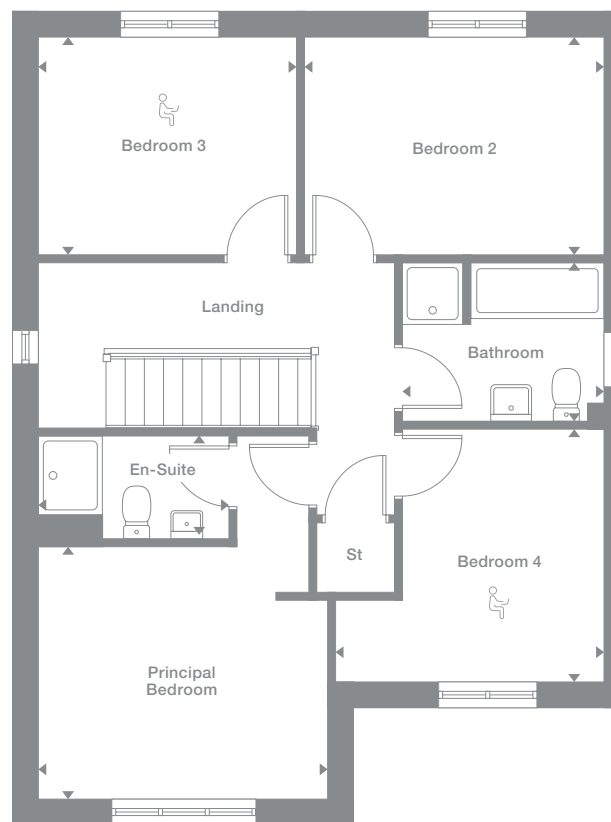
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Ground Floor



First Floor



Office space area

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Sherwood

Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

Ground Floor

- Lounge**
3.19m x 5.04m
10'6" x 16'7"
- Kitchen**
3.22m x 3.16m
10'7" x 10'4"
- Laundry**
1.87m x 1.26m
6'2" x 4'2"
- Dining**
2.20m x 3.16m
7'3" x 10'4"
- Family**
3.15m x 2.62m
10'4" x 8'7"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.78m x 3.09m
15'9" x 10'2"
- Dressing**
2.80m x 1.63m
9'2" x 5'4"
- En-Suite 1**
2.80m x 1.18m
9'2" x 3'10"
- Bedroom 2**
3.69m x 3.09m
12'2" x 10'2"
- En-Suite 2**
1.98m x 2.15m
6'6" x 7'1"
- Bedroom 3**
2.74m x 3.37m
9'0" x 11'1"
- Bedroom 4**
3.14m x 2.60m
10'4" x 8'6"
- Bathroom**
2.48m x 2.60m
8'2" x 8'6"

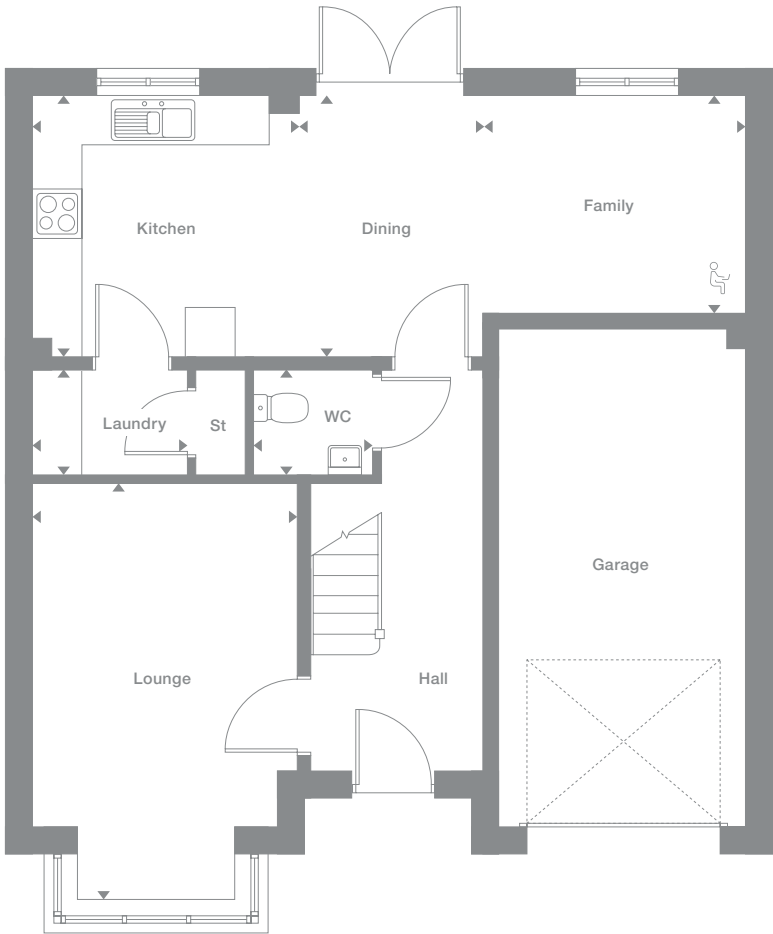
Floor Space

1,400 sq ft

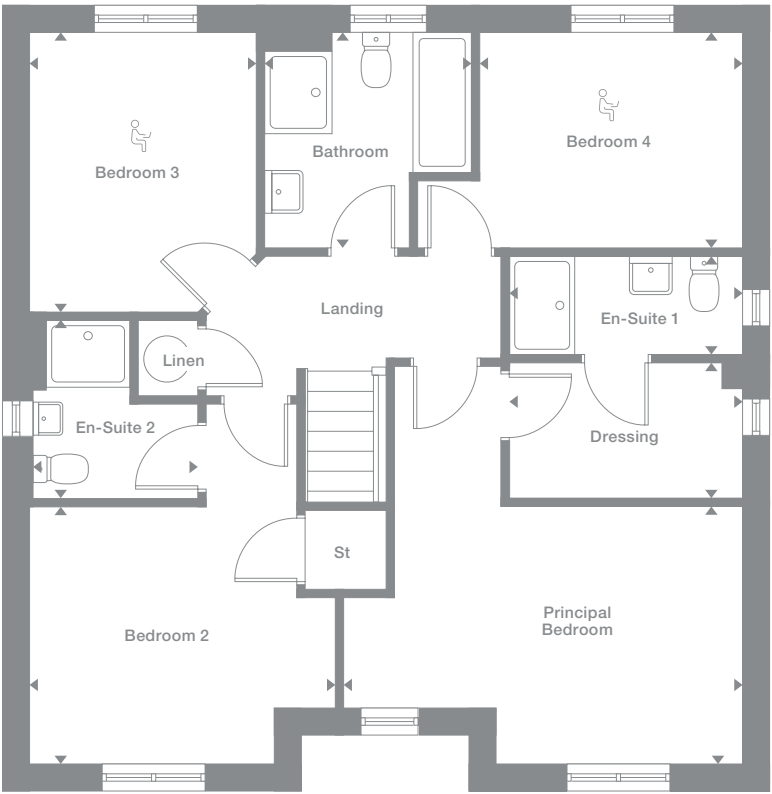


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Ground Floor



First Floor



Office space area

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Cedarwood

Overview

From the classic façade to the private study and the magnificent, broad kitchen/dining with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

Ground Floor

- Lounge**
3.40m x 4.36m
11'2" x 14'4"
- Kitchen**
3.36m x 3.26m
11'0" x 10'8"
- Laundry**
2.30m x 1.74m
7'7" x 5'9"
- Dining**
2.70m x 2.96m
8'10" x 9'9"
- Family**
2.52m x 2.96m
8'3" x 9'9"
- Study**
2.49m x 2.23m
8'2" x 7'4"
- WC**
0.95m x 1.97m
3'1" x 6'6"

First Floor

- Principal Bedroom**
3.40m x 3.19m
11'2" x 10'6"
- Dressing**
2.36m x 2.29m
7'9" x 7'6"
- En-Suite 1**
2.36m x 1.34m
7'9" x 4'5"
- Bedroom 2**
2.49m x 3.38m
8'2" x 11'1"
- En-Suite 2**
2.24m x 1.40m
7'4" x 4'7"
- Bedroom 3**
2.49m x 3.65m
8'2" x 12'0"
- Bedroom 4**
3.03m x 2.50m
10'0" x 8'2"
- Bathroom**
2.00m x 1.89m
6'7" x 6'3"

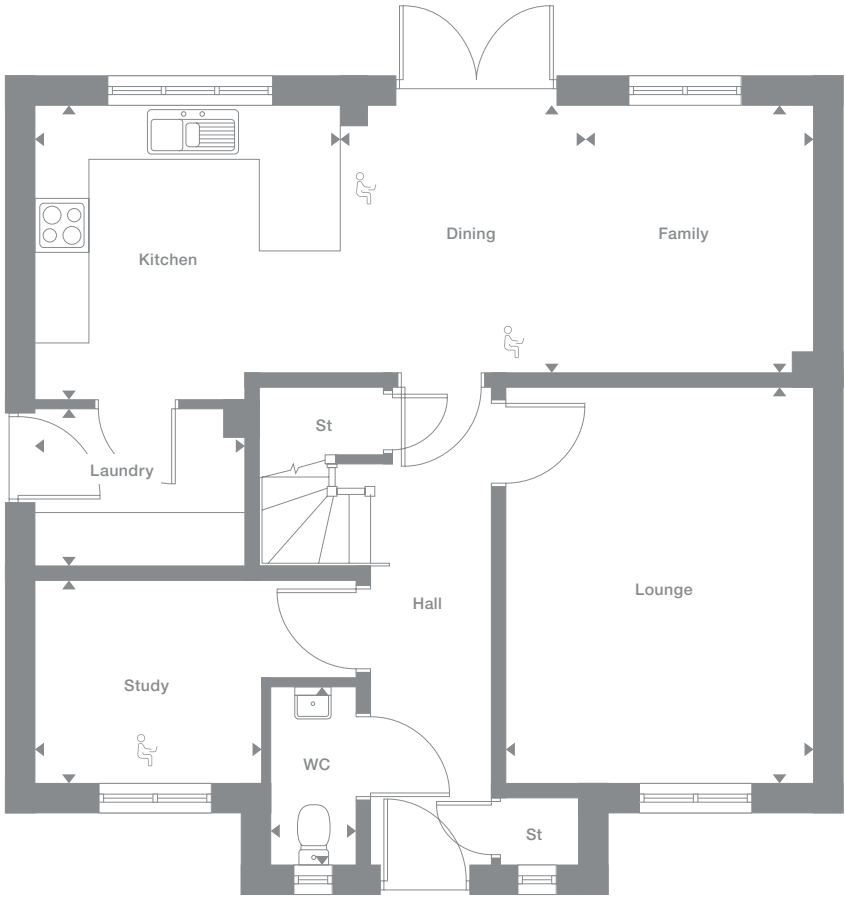
Floor Space

1,448 sq ft



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Ground Floor



First Floor



Office space area

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Castleford

Overview

Double doors from the entrance hall open on to a breathtaking family kitchen with a spacious conservatory-style dining area, extending into the garden and incorporating french doors. With a bay windowed lounge, a separate study and two en-suite bedrooms, this is an outstanding residence.

Ground Floor

- Lounge**
3.51m x 5.59m
11'6" x 18'4"
- Kitchen**
3.03m x 3.06m
10'0" x 10'0"
- Laundry**
2.06m x 1.78m
6'9" x 5'10"
- Dining**
3.85m x 4.74m
12'8" x 15'7"
- Family**
2.58m x 3.06m
8'6" x 10'0"
- Study**
3.15m x 2.03m
10'4" x 6'8"
- WC**
1.00m x 1.78m
3'3" x 5'10"

First Floor

- Principal Bedroom**
3.51m x 2.85m
11'6" x 9'4"
- En-Suite 1**
1.42m x 2.26m
4'8" x 7'5"
- Bedroom 2**
2.91m x 2.56m
9'7" x 8'5"
- En-Suite 2**
1.74m x 1.66m
5'9" x 5'5"
- Bedroom 3**
3.51m x 2.60m
11'6" x 8'6"
- Bedroom 4**
2.77m x 2.60m
9'1" x 8'6"
- Bedroom 5**
2.98m x 1.80m
9'9" x 5'11"
- Bathroom**
1.91m x 2.56m
6'4" x 8'5"

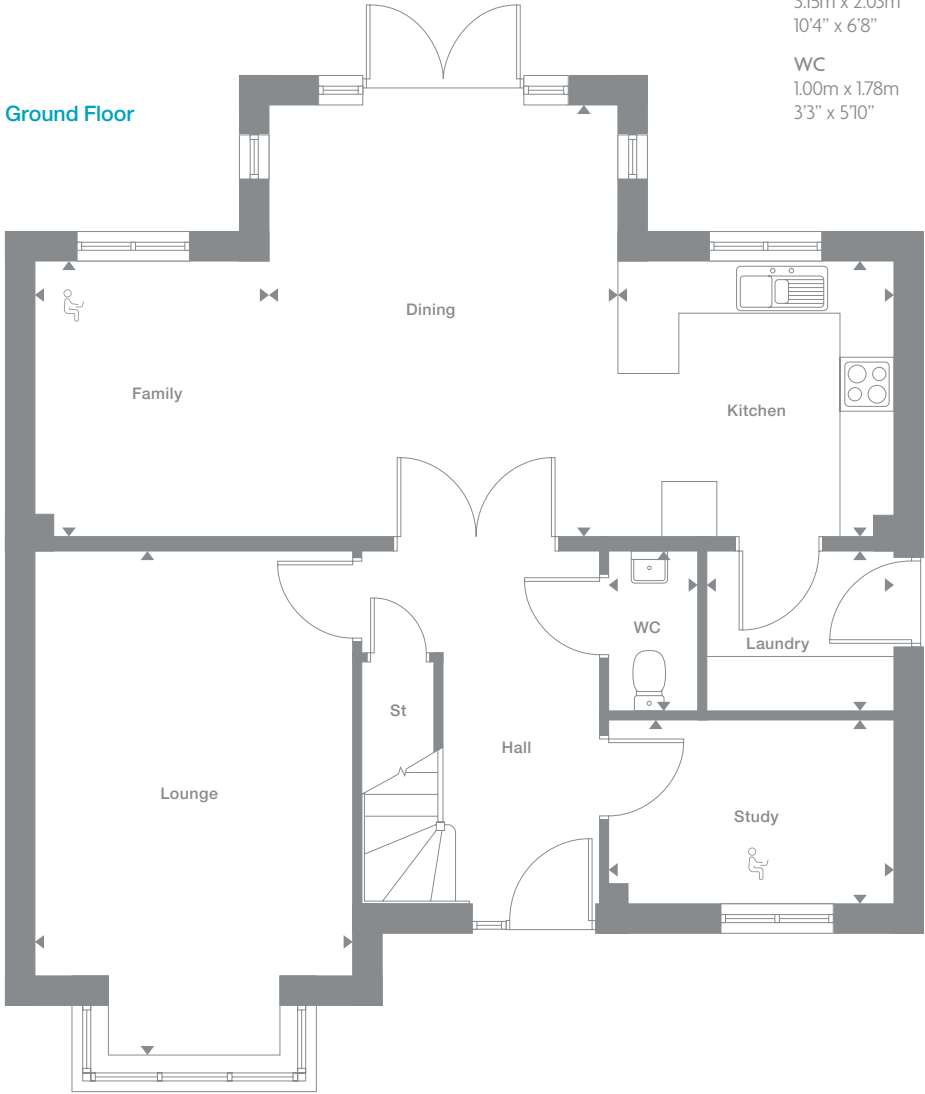
Floor Space

1,601 sq ft

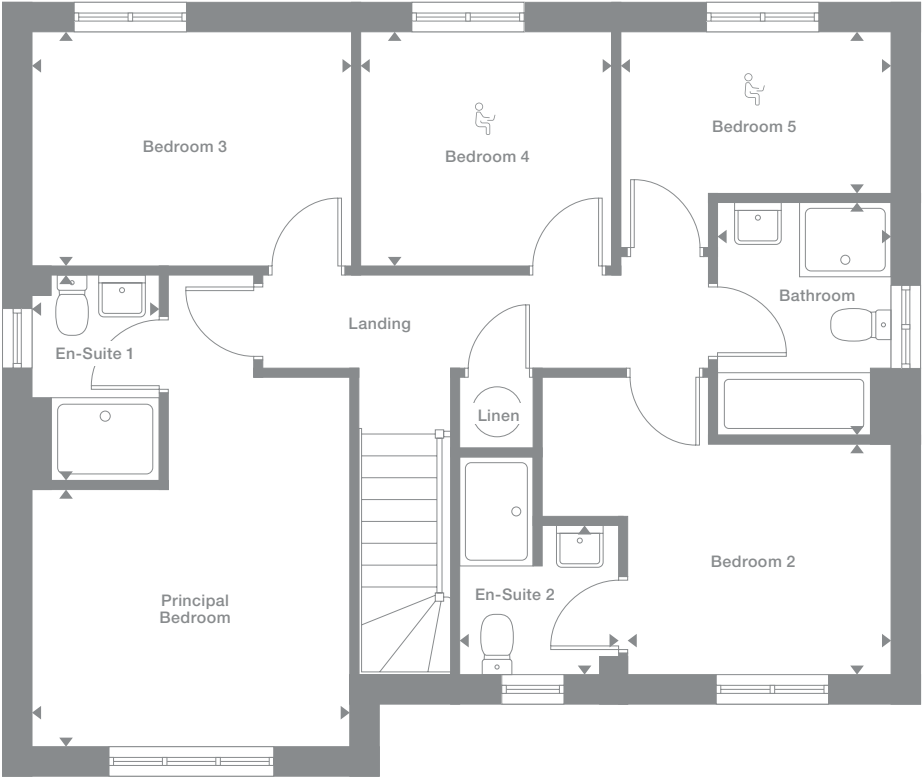


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Ground Floor



First Floor



Office space area

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Thetford

Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

Ground Floor

Lounge
3.85m x 5.35m
12'8" x 17'7"

Kitchen
4.18m x 2.85m
13'9" x 9'4"

Laundry
1.92m x 1.85m
6'4" x 6'1"

Dining
4.07m x 2.85m
13'5" x 9'4"

Family
4.07m x 2.44m
13'5" x 8'0"

WC
1.92m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.85m x 3.15m
12'8" x 10'4"

Dressing
1.67m x 2.21m
5'6" x 7'3"

En-Suite 1
2.50m x 1.18m
8'2" x 3'10"

Bedroom 2
3.03m x 3.34m
9'11" x 11'0"

En-Suite 2
2.01m x 1.86m
6'7" x 6'1"

Bedroom 3
3.77m x 2.95m
12'5" x 9'8"

Bedroom 4
3.26m x 2.95m
10'8" x 9'8"

Bedroom 5
4.27m x 2.51m
14'0" x 8'3"

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

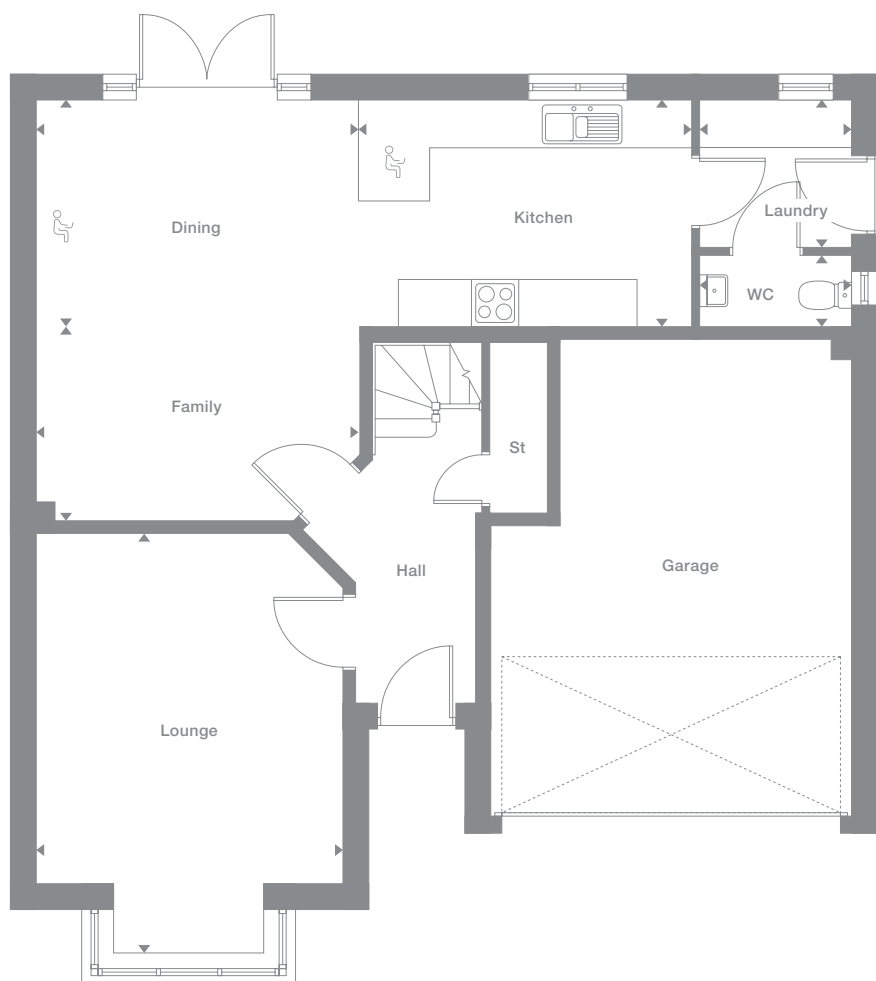
Floor Space

1,671 sq ft

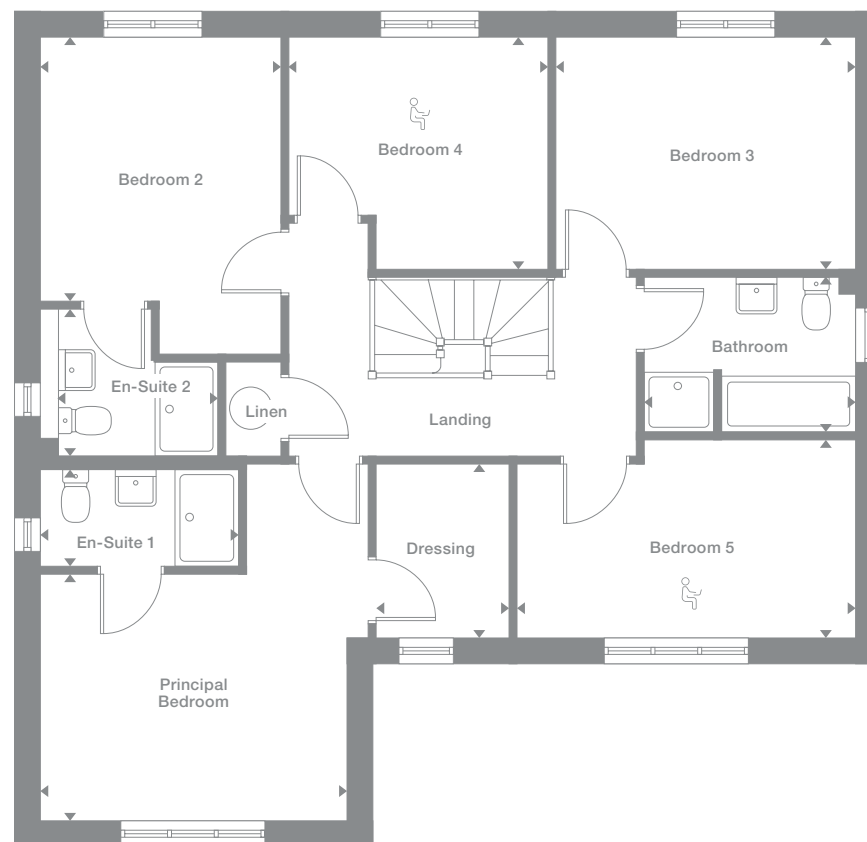
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Ground Floor



First Floor



Office space area

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The Miller Difference

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.

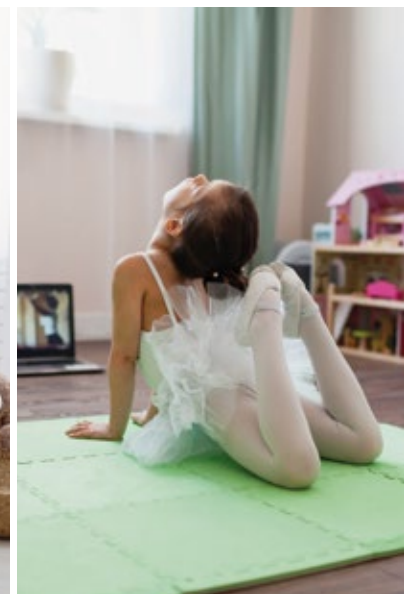
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

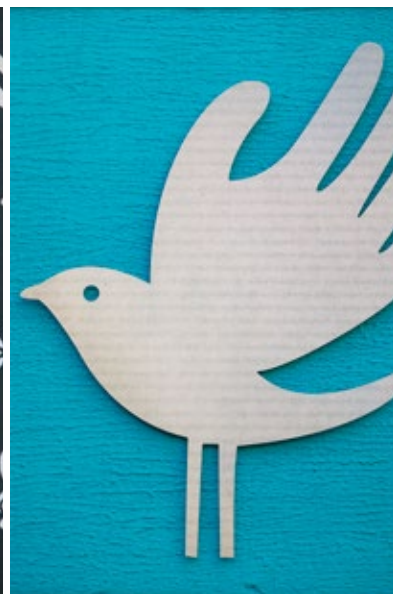
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home
your way...



Honley's active, welcoming community life is reflected in a newsletter and website covering local issues, and in the wide range of community groups. The library is run by volunteers, and the spectrum of village activities ranges from local history groups and youth organisations to fitness classes and sports, including a cricket club. The Honley Players amateur dramatic society present shows in the delightful Southgate Theatre, and the popular Honley Agricultural Show is normally held in late spring.



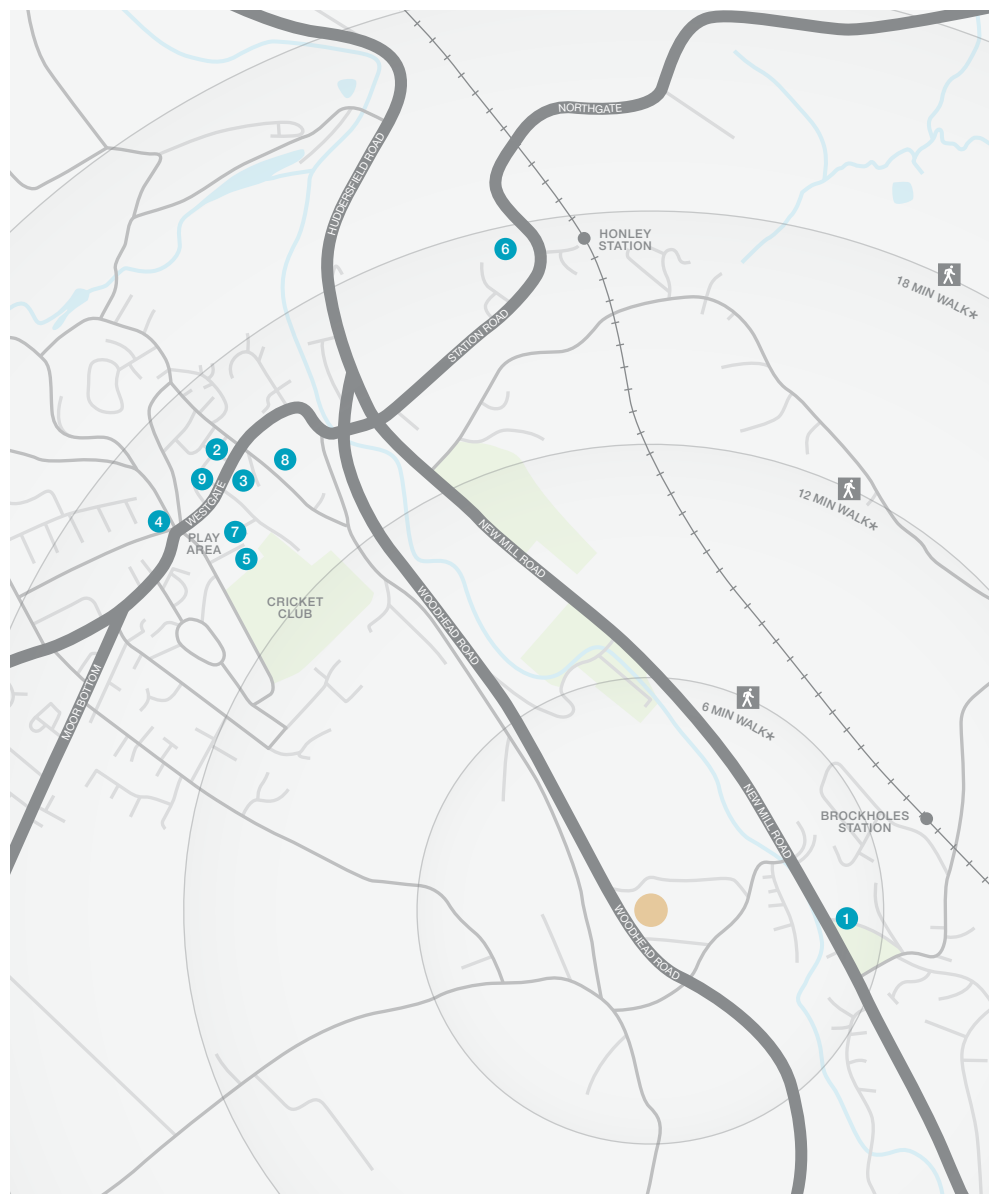
One of the most inspiring aspects of Honley life, however, is the setting itself. The breathtakingly beautiful Pennines provide an endlessly fascinating resource for exploration and leisure. The wealth of woodland and waterside paths, perfect for walking, running or cycling, is complemented by charming hamlets and villages. Holmfirth, the famous setting for Last of the Summer Wine, can be reached in around an hour via pleasant wooded paths and Meltham Golf Club is just three miles away.



Honley CE Junior, Infant and Nursery School offers daycare from age two as well as primary education. The school's two sites, one for Early Years and Key Stage 1 and the other covering Daycare and Key Stage 2, are both within 20 minutes' walk. Honley High School, assessed by Ofsted as 'Good', is less than two miles away. Health care in the village includes a dentist, an optician and a full-time surgery with five GPs.



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 Brockholes Convenience Store
15 Brockholes Lane
01484 766 676
 - 2 Medicare Chemists
8-10 Westgate
01484 661 818
 - 3 Honley Post Office
Nisa Local,
13-15 Westgate
0345 611 2970
 - 4 Honley Library
West Avenue
01484 414 868
 - 5 Honley CE Junior, Infant and Nursery School
School Street
01484 508 001
 - 6 Honley High School
Station Road
01484 506 484
 - 7 Honley Surgery
Marsh Gardens
01484 303 366
 - 8 The Honley Dental Practice
12 Southgate
01484 664 692
 - 9 Valli Opticians
30 Westgate
01484 667 406
- Meltham Golf Club
Thick Hollins Drive
01484 850 227

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03330 600 451

From Huddersfield
From Queensgate or Castlegate, join the A616 for Holmfirth via the A6024, and at Lockwood Bar follow the A616 left into Bridge Street. After two and a quarter miles, move into the right hand lane and turn right for Honley via the A6024. Go straight on at the traffic lights and, half a mile on, the entrance to the development is on the left.

From the M1 northbound
Leave the M1 at junction 37 and follow signs for Manchester via the A628 through a series of roundabouts. Four miles on, at Hoylandswaine Roundabout take the third exit, for Huddersfield. Stay on the A629 for five miles, then at The Sovereign at Shepley pub turn left into the A635. After two miles, at New Mill Crossroads turn right, for Honley. After passing the Rock Inn, take the next left into Smithy Place. At the crossroads turn right, and the development is on the right.

Sat Nav: HD9 6PR



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.



Registered Developer

the place to be®

Why Miller Homes?

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

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



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk for development opening times or call 03330 600 451

Sat Nav: HD9 6PR

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