



2 bed apartments
4 & 5 bed homes
Scholar's Way, St. Helens

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Scholar's Way Plot information

On the northern edge of St. Helens, close to open farmland yet less than a mile and a half from the bustling town centre, this attractive development brings high quality contemporary houses and apartments into a pleasant and peaceful neighbourhood. Less than half a mile from the A580, these homes also provide an excellent base for travel throughout the North West.

Rutherford Apartments
see page 02

Cannon Apartments
see page 06

The Cair

The Eden see page 11

The Helmsdale see page 12

The Ness see page 13

The Avon see page 14

The Deveron see page 15

* Please note: Plots 1-6 are affordable housing.

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Come in. Make yourself at home.
Buying a new home is a big deal.
We know. At Miller Homes we help
thousands of homebuyers like you
to make the move every year. Maybe
this will be your first home. Maybe
you're making a new start in the area.
Or maybe you're moving up to a family
home. Whatever your circumstances,
we're here to make the process of buying
a home easy, and even enjoyable.
So, if you're ready, we'd like to show
you around your new place.

- 01 Welcome home
- 02 Floor plans
- 16 Specification
- 18 Location
- 20 Other developments

2 bed apartments
Rutherford Apartments
Ground Floor

Plots†

- The Tummel – 1*, 6
- The Tay – 2*, 5
- The Wye – 3
- The Alyn – 4

†Plots 1-6 are affordable housing.

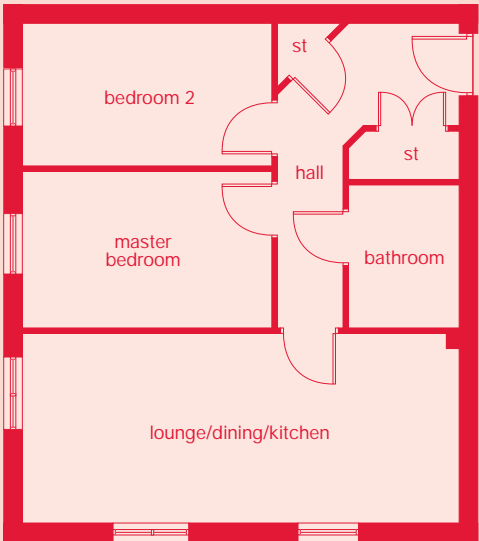
Key features

- private courtyard parking
- open-plan design
- generous cupboard space
- full gas central heating

While all of these impressive apartments share a crisp, contemporary design that includes expertly planned and well-equipped kitchens ready for serious cookery, the layouts and details vary to give each home its own individual character. The four corner apartments feature dual-aspect windows that create a bright and welcoming social space in which it will be a pleasure to entertain.



Ground Floor – The Tummel



Ground Floor – The Tummel

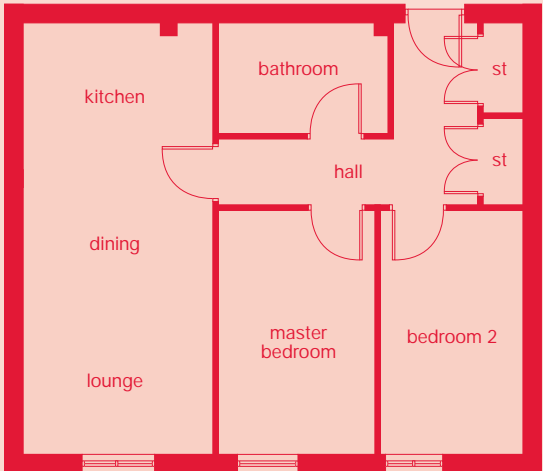
room dimensions:

lounge/dining/kitchen	2.988m x 6.925m	9'10" x 22'9"
master bedroom	2.499m x 3.938m	8'2" x 12'11"
bedroom 2	2.263m x 3.938m	7'5" x 12'11"
bathroom	1.763m x 2.288m	5'9" x 7'6"

*Plots are a mirror-image of plans shown above.

Please note: Rutherford apartments are for the over 55yrs.

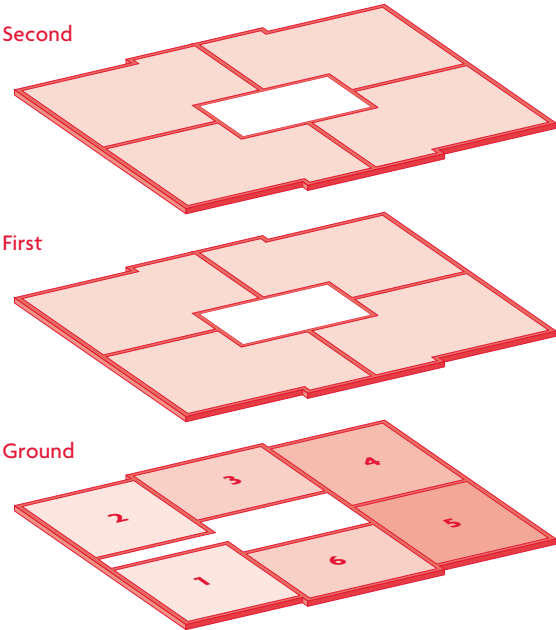
Ground Floor – The Tay



Ground Floor – The Tay

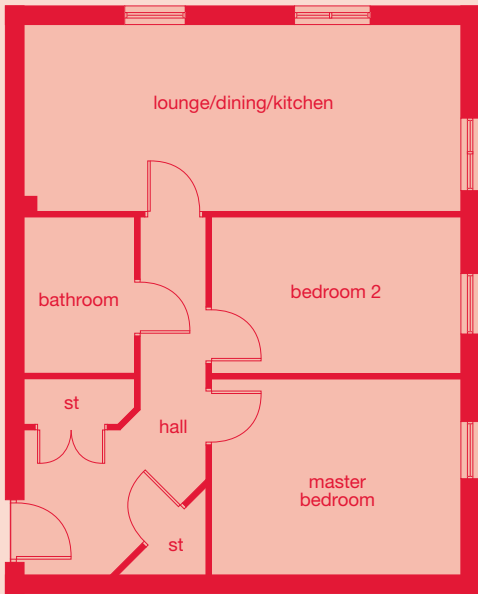
room dimensions:

lounge/dining/kitchen	3.013m x 6.842m	9'11" x 22'5"
master bedroom	2.499m x 3.855m	8'2" x 12'8"
bedroom 2	2.263m x 3.855m	7'5" x 12'8"
bathroom	1.763m x 2.675m	5'9" x 8'9"



Ground Floor – The Wye

Ground Floor – The Alyn



Ground Floor – Wye Plot 4

room dimensions:

lounge/dining/kitchen	2.912m x 6.925m	9'7" x 22'9"
master bedroom	3.137m x 3.938m	10'4" x 12'11"
bedroom 2	2.499m x 3.938m	8'2" x 12'11"
bathroom	1.763m x 2.525m	5'9" x 8'3"

Ground Floor – Alyn Plot 5

room dimensions:

lounge/dining/kitchen	2.912m x 6.925m	9'7" x 22'9"
master bedroom	3.137m x 3.938m	10'4" x 12'11"
bedroom 2	2.499m x 3.938m	8'2" x 12'11"
bathroom	1.763m x 2.525m	5'9" x 8'3"

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2 bed apartments
Connon apartments

Plots
37, 38, 39*, 40*

- Key features
private courtyard parking
open-plan design
en-suite shower room
generous cupboard space
full gas central heating

The apartments flanking the entrance corridor incorporate an unusual self contained kitchen, a wonderfully practical arrangement and a perfect complement to the superb living area which, like that of the other two ground-floor homes, features stylish double doors and dual aspect windows. And all four apartments have en-suite master bedrooms within which additional telephone and digital TV points have been installed to add a little extra flexibility.



Please note: elevational treatments may vary

Ground Floor - The Tyne

Ground Floor - The Dulnain



The Tyne - Plots 37 & 40
room dimensions:

Table with 3 columns: Room Name, Metric Dimensions, Imperial Dimensions. Rows include lounge/dining, kitchen, master bedroom, en-suite, bedroom 2, and bathroom.

The Dulnain - Plots 38 & 39*
room dimensions:

Table with 3 columns: Room Name, Metric Dimensions, Imperial Dimensions. Rows include lounge/dining, kitchen, master bedroom, en-suite, bedroom 2, and bathroom.

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2 bed apartments
Rutherford Apartments
First and Second Floors

Plots
The Dulnain – 7, 8*, 9, 10*
The Dee – 11, 12*, 13, 14*

Key features
private courtyard parking
open-plan design
en-suite shower room
lift
dormer windows to upper floor
full gas central heating

With their elegant double doors and dual-aspect windows, the light, spacious living areas of these immensely inviting homes represent apartment living at its practical and stylish best. The cleverly arranged kitchen, featuring a smart stainless steel gas hob, electric oven and glass canopy extractor, is set into an alcove to offer open-plan convenience without encroaching on the leisure space. On the second floor, the charming dormer windows add real character to the rooms.



First Floor – The Dulnain



First Floor – The Dulnain

room dimensions:

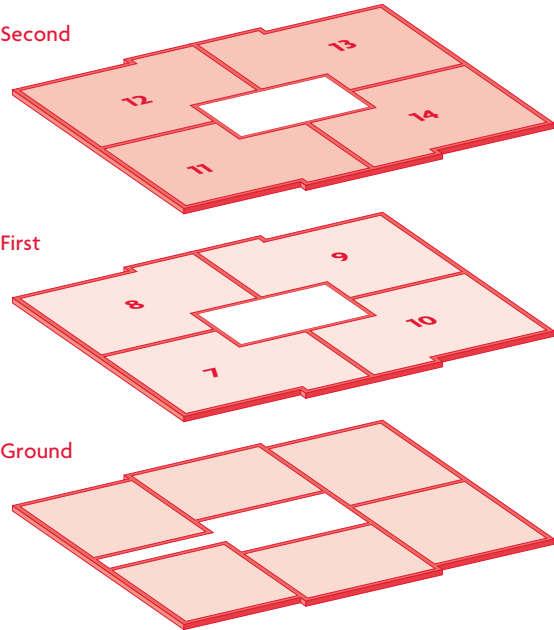
lounge/dining/kitchen	5.680m x 6.950m	18'8" x 22'10"
master bedroom	4.769m x 3.998m	15'8" x 13'1"
en-suite	1.775m x 1.574m	5'10" x 5'2"
bedroom 2	5.262m x 2.995m	17'3" x 9'10"
bathroom	1.975m x 2.123m	6'6" x 7'0"

*Plots are a mirror-image of plans shown above.

Please note: Rutherford apartments are for the over 55yrs.



Please note: elevational treatments may vary.



Second Floor – The Dee



Second Floor – The Dee

room dimensions:

lounge/dining/kitchen	5.692m max X 6.975m max	18'8" x 22'11"
master bedroom	4.025m max X 4.226m max	13'2" x 13'10"
en-suite	1.574m x 1.775m	5'2" x 9'10"
bedroom 2	2.995m max X 5.275m max	9'10" x 17'4"
bathroom	1.975m x 2.150m	6'6" x 7'1"

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2 bed apartments
Connon Apartments
First and Second Floors

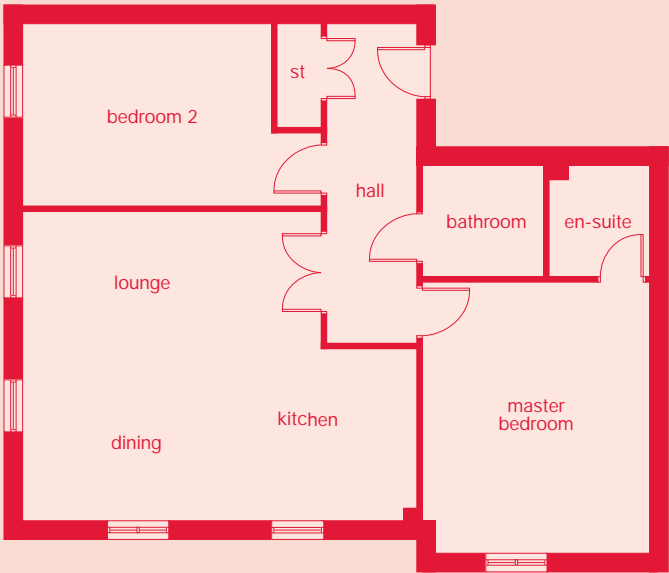
Plots
The Dulnain – 41,42*,43,44*
The Dee – 45,46*,47,48*

- Key features**
- private courtyard parking
 - open-plan design
 - en-suite shower room
 - lift
 - dormer windows to upper floor
 - full gas central heating

Entered from a communal stairwell with a central lift, a real advantage when there is heavy shopping to carry, each apartment has a shared entrance lobby that helps to reinforce the sense of individuality and security. With their superb natural light, the spacious living areas offer endless scope for imaginative layout and décor, and the second bedrooms that offer ideal accommodation for guests could also be used to create a useful home office.



First Floor – The Dulnain

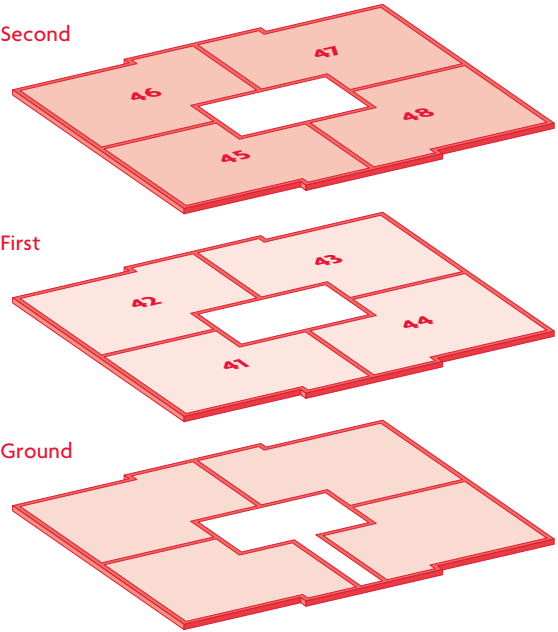


First Floor – The Dulnain

room dimensions:

lounge/dining	5.392m x 5.262m	17'8" x 17'3"
kitchen	3.042m x 1.663m	10'0" x 5'5"
master bedroom	4.779m x 3.988m	15'8" x 13'1"
en-suite	1.787m x 1.975m	5'10" x 6'6"
bedroom 2	5.262m max x 3.282m	17'3" x 10'9"
bathroom	2.123m x 1.975m	7'0" x 6'6"

*Plots are a mirror-image of plans shown above.



Second Floor – The Dee



Second Floor – The Dee

room dimensions:

lounge/dining/kitchen	5.692m max X 6.975m max	18'8" x 22'11"
master bedroom	4.025m max X 4.226m max	13'2" x 13'10"
en-suite	1.574m x 1.775m	5'2" x 9'10"
bedroom 2	2.995m max X 5.275m max	9'10" x 17'4"
bathroom	1.975m x 2.150m	6'6" x 7'1"

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4 bed home
The Cairn

Plots
34*,35

Key features
twin French doors
two bathrooms

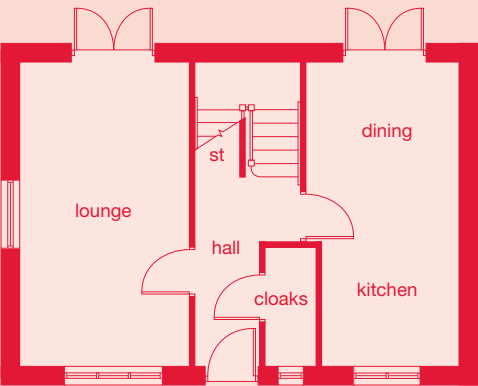
The richly detailed frontage with its inviting entrance surmounted by a charming fanlight makes it clear that this is a home of great distinction, and the impression is reinforced by the twin French doors that help integrate the garden with the light, airy interior. A feature staircase with bright half landings leads to two dormer bedrooms of unusual charm and character, with a second bathroom set between them to add a dash of luxurious convenience.



Please note: elevational treatments may vary.



Ground Floor

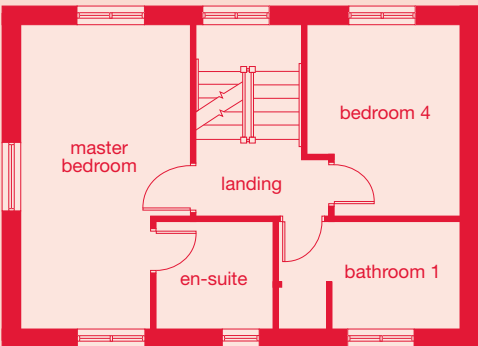


Ground Floor
room dimensions:

lounge	5.500m x 3.050m	18'1" x 10'0"
dining/kitchen	5.500m x 2.765m max	18'1" x 9'1"
cloakroom	2.134m x 0.900m	7'0" x 2'11"

* Plot is a mirror-image of plans shown above.

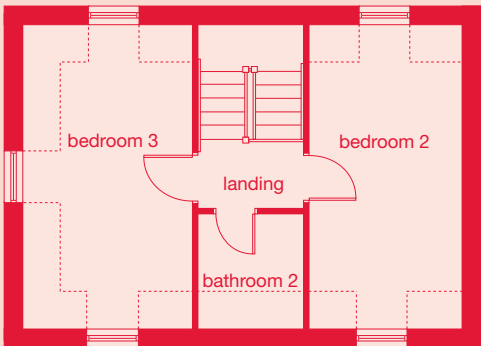
First Floor



First Floor
room dimensions:

master bedroom	5.475m max x 3.050m max	18'0" x 10'0"
en-suite	2.130m x 1.951m	7'0" x 6'5"
bedroom 4	3.479m x 2.765m	11'5" x 9'1"
bathroom 1	3.269m x 1.951m	10'9" x 6'5"

Second Floor



Second Floor
room dimensions:

bedroom 2	5.500m max x 2.765m max	18'1" x 9'1"
bedroom 3	5.500m max x 3.050m max	18'1" x 10'0"
bathroom 2	1.946m max x 1.835m	6'5" x 6'0"

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4 bed home
The Eden

Plots
52*, 53, 54*, 55

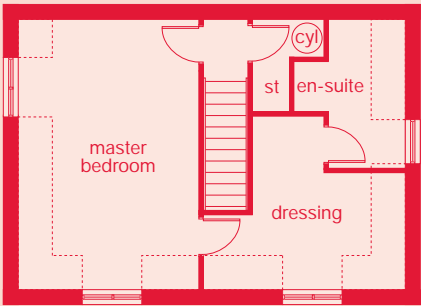
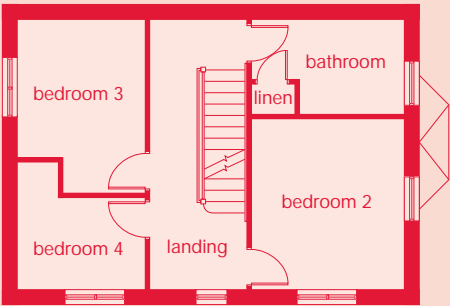
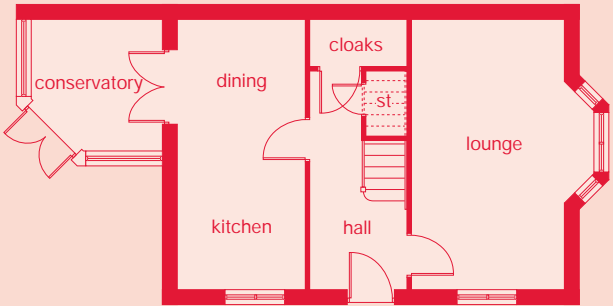
Key features
conservatory
dressing room
dormer windows

The bright, dual-aspect lounge of this impressive home is complemented on the ground floor by a most unusual kitchen dining-room. Feature double doors lead into a conservatory opening on to the garden, producing a wonderful setting for leisurely, relaxed meals. And the master bedroom suite that occupies the top floor combines its delightful dormer windows with a separate dressing room and en-suite shower room to create a sumptuous and relaxing retreat.

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

lounge	3.080m x 5.450m	10'1" x 17'11"
dining/kitchen	2.565m x 5.450m	8'7" x 17'11"
cloakroom	1.637m x 0.938m	5'4" x 3'1"

*Plots are a mirror-image of plans shown above.

First Floor

room dimensions:

bedroom 2	3.130m x 3.450m	10'3" x 11'4"
bedroom 3	2.565m x 2.776m	8'5" x 9'1"
bedroom 4	2.565m x 1.850m	8'7" x 6'1"
bathroom	2.110m x 1.925m	6'10" x 6'3"

Second Floor

room dimensions:

master bedroom	5.450m max x 3.650m max	17'11" x 12'0"
dressing	4.100m max x 3.521m max	13'5" x 11'7"
en-suite	2.984m max x 1.545m max	9'9" x 5'1"

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5 bed home
The Helmsdale

Plots
19, 20, 23*, 26, 36, 50, 51

Key features
integral double garage
bay window

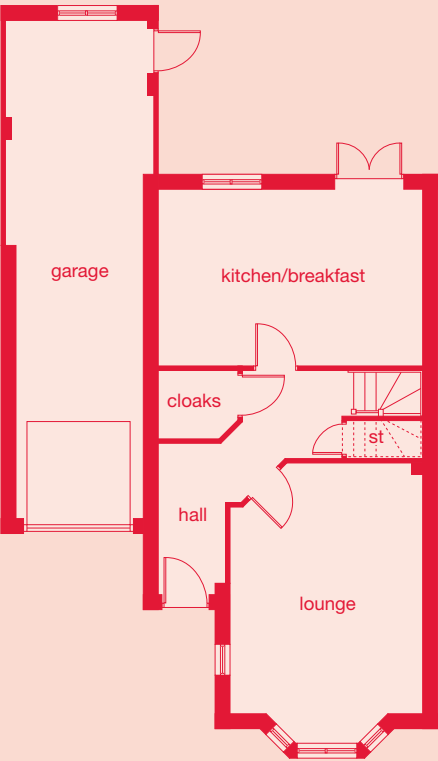
A substantial residence of the highest quality, the Helmsdale incorporates a wealth of premium features. The inclusion of a second en-suite bedroom presents an opportunity to create a luxurious and welcoming guest suite. With the potential to become an informal sitting room, a home office or a playroom, bedroom 5 set above the large garage adds enormous flexibility to the accommodation.



Please note: elevational treatments may vary.



Ground Floor

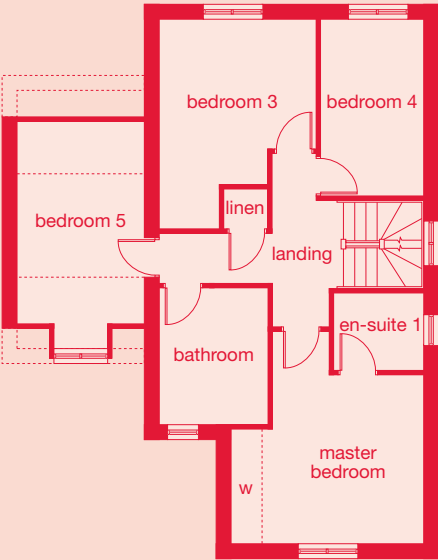


Ground Floor room dimensions:

lounge	3.966m x 5.728m max	13'0" x 18'9"
kitchen/breakfast	5.429m x 3.614m	17'10" x 11'10"
cloakroom	1.610m x 1.404m	5'3" x 4'7"

*Plot is a mirror-image of plans shown above.

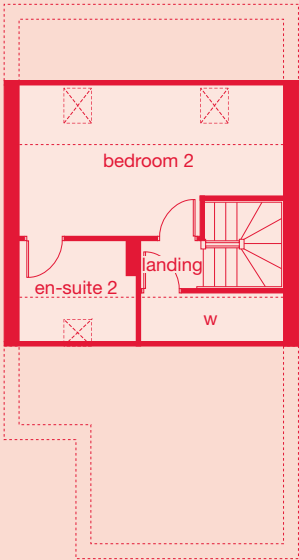
First Floor



First Floor room dimensions:

master bedroom	3.966m max x 4.375m max	13'0" x 14'4"
en-suite 1	1.839m x 1.603m	6'0" x 5'3"
bedroom 3	3.225m x 4.328m	10'7" x 14'2"
bedroom 4	2.104m x 3.664m	6'11" x 12'0"
bedroom 5	2.582m max x 4.054m max	8'6" x 13'4"
bathroom	2.225m x 2.800m	7'4" x 9'2"

Second Floor



Second Floor room dimensions:

bedroom 2	5.429m max x 3.041m max	17'10" x 10'0"
en-suite 2	2.397m max x 2.037m max	7'10" x 6'8"

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4 bed home

The Ness

Plots

15*, 16, 24*, 25, 27*, 28, 30*, 31

Key features

French doors

en-suite to master bedroom & bedroom 2

Featuring a traditional bay window, an ornamented entrance and dormers, the classic frontage of this distinguished home demonstrates the lavish attention to detail that makes the interior such a delight. The approach is reflected in details like the side windows that flank the French doors, the bright, spacious gallery landing, the sumptuous en-suite facilities and the large fitted wardrobe/storage area to the dormer-windowed master bedroom, bringing new pleasures at every turn.



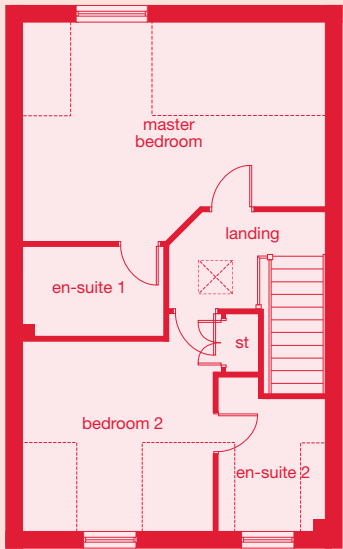
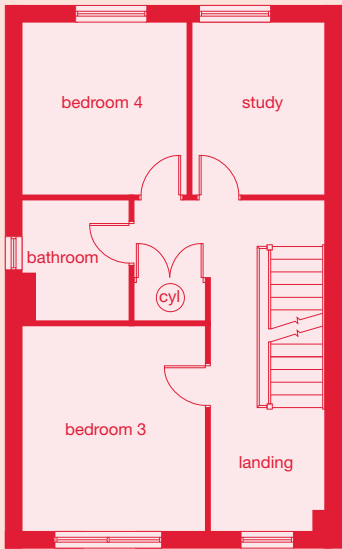
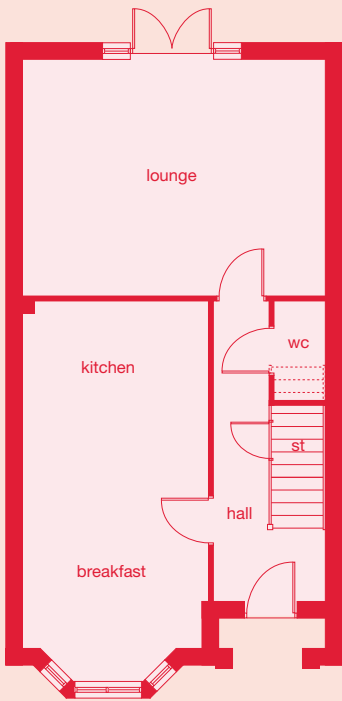
Please note: elevational treatments may vary



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

lounge	5.537m x 4.377m	18'2" x 14'3"
kitchen/breakfast	6.980m x 3.387m	22'11" x 11'1"
wc	0.912m x 1.801m	3'0" x 5'11"

First Floor

room dimensions:

bedroom 3	3.392 m x 3.776m	11'2" x 12'5"
bedroom 4	3.062m x 3.179m	10'1" x 10'5"
study	2.375m x 3.179m	7'10" x 10'5"
bathroom	1.976m x 2.200m	6'6" x 7'3"

Second Floor

room dimensions:

master bedroom	5.535m x 4.029m max	18'2" x 13'3"
en-suite 1	2.617m x 1.642m	8'7" x 5'5"
bedroom 2	3.512m x 3.430m	11'6" x 11'3"
en-suite 2	2.833m max x 1.940m	9'3" x 6'4"

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* Plot is a mirror image of the plans shown above.

4 bed home
The Avon

Plot
32

- Key features**
cloakroom
bay window
utility room
study
French doors

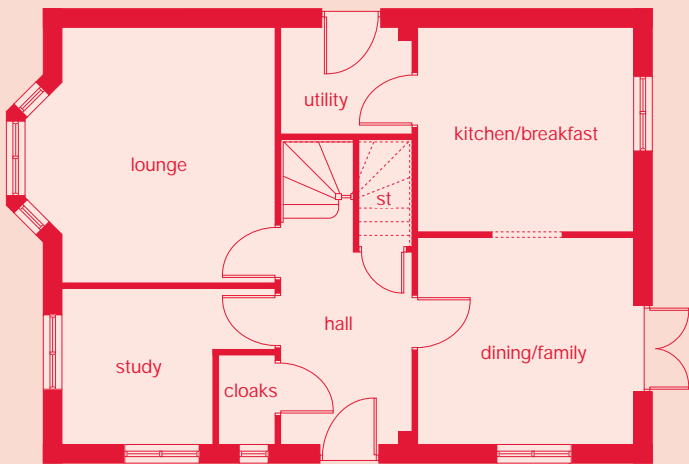
With its separate utility room to keep the household management out of the way, and its feature archway, the large kitchen of the Avon and its adjoining garden dining-room form a natural focal point for family life. The sunny dual-aspect study provides an ideal quiet space for homework or relaxed reading, and further dual-aspect windows in two of the bedrooms give this spacious home an exceptionally light, airy ambience.



Please note: elevational treatments may vary.



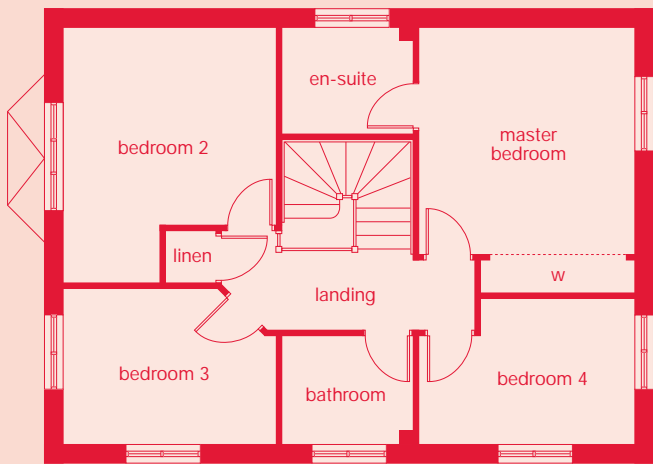
Ground Floor



Ground Floor
room dimensions:

lounge	4.055m max X 4.216m	13'4" x 13'10"
dining/family	3.517m x 3.391m	11'6" x 11'2"
kitchen/breakfast	3.517m x 3.373m	11'6" x 11'1"
utility	2.126m x 1.760m	7'0" x 5'9"
study	2.462m x 2.548m	8'1" x 8'4"
cloakroom	0.900m x 1.450m	2'11" x 4'9"

First Floor



First Floor
room dimensions:

master bedroom	3.516m x 4.380m max	11'6" x 14'4"
en-suite	2.126m x 1.760m	7'0" x 5'9"
bedroom 2	3.512m x 4.263m max	11'6" x 14'0"
bedroom 3	3.458m x 2.501m	11'4" x 8'2"
bedroom 4	3.515m max x 2.384m max	11'6" x 7'10"
bathroom	2.233m x 1.749m	7'4" x 5'9"

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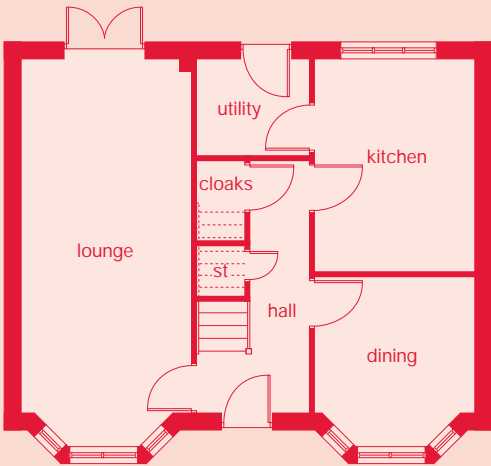
5 bed home
The Deveron

Plots
17, 18, 21*, 22, 29, 33, 49

Key features
twin bay windows
en-suite shower room
dormer windows

With a striking lounge that extends from an elegant bay window to French doors, and a second bay window in the dining-room, this magnificent residence is a beautiful backdrop for entertaining of all sorts, from intimate dinner and conversation to large, lively gatherings. The two charming dormer bedrooms are joined on the top floor by a second shower room that brings virtually en-suite convenience, adding practical appeal to enormous character.

Ground Floor



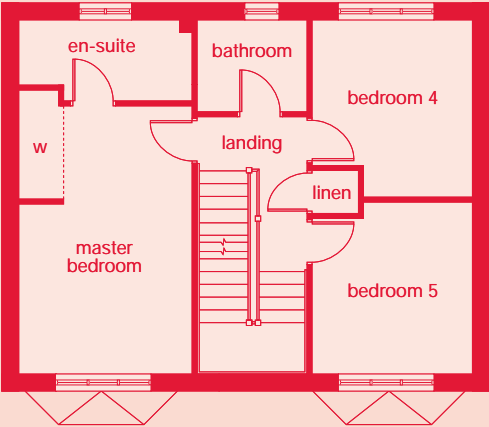
Ground Floor

room dimensions:

lounge	7.193m max X 3.150m	23'7" x 10'4"
kitchen	2.900m x 3.965m	9'6" x 13'0"
dining	2.900m x 3.158m max	9'6" x 10'4"
utility	1.750m x 2.050m	5'9" x 6'9"
cloakroom	1.475m x 0.850m	4'10" x 2'9"

*Plot is a mirror-image of plans shown above.

First Floor

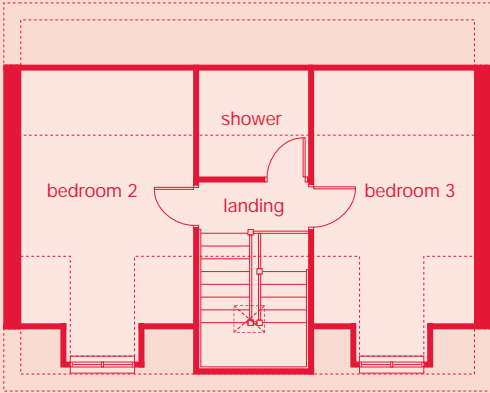


First Floor

room dimensions:

master bedroom	5.000m x 3.150m	16'5" x 10'4"
en-suite	1.500m max X 3.150m	4'11" x 10'4"
bedroom 4	3.300m x 2.950m	10'10" x 9'8"
bedroom 5	2.925m x 3.200m	9'7" x 10'6"
bathroom	1.700m x 2.050m	5'7" x 6'9"

Second Floor



Second Floor

room dimensions:

bedroom 2	4.612m max X 3.200m	15'2" x 10'6"
bedroom 3	4.612m max X 2.950m	15'2" x 9'8"
shower	1.830m x 2.050m	6'0" x 6'9"

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Make yourself at home in Windle.

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 be a pleasant place to live. So here's some useful information about the area around Scholar's Way.

Entertainment

With a good choice of pubs and restaurants nearby, and the busy town centre offering a wider choice, the development has easy access to a range of amenities for evenings out. Venues in St. Helens include a Cineworld 12-screen multiplex, the Theatre Royal with its varied programme of drama, comedy and music, and a lively selection of bars and clubs such as the exciting Chicago Rock Café with its live music, dancing, bars and restaurants.

Cineworld
Chalon Way West
0871 220 8000

Theatre Royal
Corporation Street
01744 756000

Shopping

There is a useful local shopping area in Greenfield Road, just five minutes from the development, which includes a Tesco supermarket, a greengrocer, a chemist and a post office. There is also a Co-op convenience store in nearby Millbrook Lane.

Tesco
64-68 Greenfield Road
01744 249143

Laura's Rose Bowl
55 Greenfield Road
01744 733793

Ashcroft Pharmacy
97 Greenfield Road
01744 256674

Education

There is a choice of primary schools within half a mile of the development and the local secondary school, Cowley Language College, a community school with an outstanding choice of extra-curricular activities, is less than 500 yards away.

Bleak Hill Primary School
Hamilton Road
01744 678190

Rivington Primary School
Tennis Street North
01744 678493

St Thomas of Canterbury
RC Primary School
Rainford Road
01744 621380

Cowley Language College
Hard Lane
01744 687030

Health care

The wide selection of GPs and medical facilities within a 15 minute walk of the development include health centres in Atherton Street towards the town centre and Broadway to the west, where there is also a dental surgery.

Lingholme Health Centre
Atherton Street
01744 611501

Eccleston Medical Centre
Broadway
01744 454454

The Corner Dental Surgery
146 Duke Street
01744 23677

Sport and leisure

The development is just a few minutes walk from the comprehensive Ruskin Leisure Centre, where the floodlit grass and synthetic outdoor pitches are complemented by modern changing facilities, function and games rooms, a health and fitness suite incorporating a swimming pool, a fully air-conditioned 50-station gym, saunas, spa, a steam room and an aerobics studio. There is a second swimming pool and leisure centre nearby at Queens Park, and a third in Ashcroft Street in the town centre, both within a few minutes walk of the development. And a little to the north of the A580, around a mile from the development, the prestigious new North West National Golf and Country Club is nearing completion. With a challenging and beautifully landscaped parkland course, superb hospitality and dining and a separate nine-hole Academy course, the facilities are scheduled to open in 2008.

Ruskin Leisure Gym
Ruskin Drive
01744 454494

Queens Park Leisure Centre
Boundary Road
01744 677465

Parr Swimming Pool
Ashcroft Street
01744 677236

North West National Golf
and Country Club
Fairways House, St. Helens Road
01744 882277

Outdoor activities

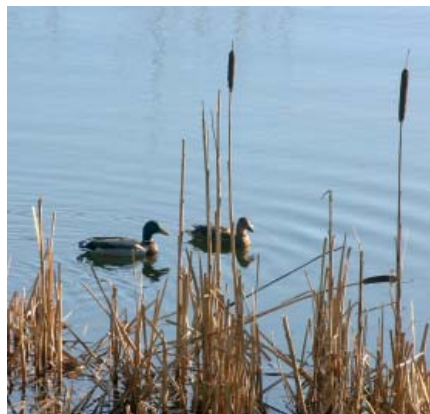
Around quarter of a mile from open farmland, the development is also in easy reach of recreational areas such as Queens Park and Victoria Park, both of which have children's play areas, and there is also a small lake in Victoria Park. Sankey Valley Park, around three miles to the west, is a seven-mile long linear park with a network of footpaths and cycle trails. A recognised site of Special Scientific Interest incorporating a visitor centre and a nature reserve at Stanley Bank, Sankey Valley Park offers endless scope for exploration. And, for more exotic wildlife, the vast Knowsley Safari Park is just around three miles to the east.

Sankey Valley Park
Blackbrook Road
01744 677772

Knowsley Safari Park
Prescot
0151 430 9009

Transport

Just yards from the A580, Scholar's Way has easy access to the M57 and M6 motorways, and both Liverpool and Manchester are within easy commuting range either by road or by rail from St. Helens station, less than a mile and a half away. Rainford Road, adjacent to the development, is on a number of local bus routes into the town centre and around the area, and John Lennon Airport is less than ten miles away.



Consider these...

Why not drop into one of our other developments across the North West.



**2 bed apartments
3, 4 & 5 bed homes**
Saxon Park
off Liverpool Road
Great Sankey
Warrington WA5 1DS
01925 423 692



**1 & 2 bed apartments
2, 3, 4 & 5 bed homes**
Woodland Park
Anyon Street
Darwen BB3 3AA
0845 676 0204



**2 bed apartments
3 & 4 bed homes**
Urban Space
Warrington WA1 3QU
0845 676 0218



**1 & 2 bed apartments
3, 4 & 5 bed homes**
Willowfields
Derby Road, Wesham
Kirkham PR4 3AJ
0845 676 0213



**2 bed apartments
3 bed homes**
Bridgewater Park
Brownbill Bank
Netherley L27 7AE
0800 840 8522



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Lower Burgh Way
Chorley PR7 3QQ
0800 840 8525



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Belmont Grove, Anfield
Liverpool L6 4EJ
0800 840 8526



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3 bed homes**
The Foundry
Jubits Lane
St. Helens WA9 4TY
0800 840 8531



**2 bed apartments
3 & 4 bed homes**

Millers Green
Heysham, Middleton Road
LA3 2WW
0845 676 0205



**2 bed apartments
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Unity Quarter
Former Kersal High School
off Oaklands Road, Salford
M7 3GP
0845 676 0220



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Farnworth BL4 9AU
0845 676 0217



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Leigh Road
Westhoughton
Bolton BL5 2JN
0800 840 8523



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3, 4 & 5 bed homes**

Whittle-le-Park
Buckshaw Village
Chorley PR7 7DX
0800 840 8524

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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 Sales Adviser 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 show homes 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 Sales Adviser and confirmed with solicitors.

Miller Homes (North West) Ltd
Hawthorn House Woodlands Park
Ashton Road Newton-Le-Willows WA12 0HF
t: 0870 336 4700 f: 01925 228 570

How to find us.
We are open Thursday – Monday
10:30am – 5:30pm
Telephone: 0800 840 8532



How to find us

Approach St. Helens on the A580 (East Lancashire Road).
At the traffic lights at the junction with the A570, turn
southwards on to Rainford Road. The development is
on the left, around half a mile on.

Satellite Navigation Reference

WA10 6BX



● Scholar's Way

find out more about this area on page 18

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