



Wensleydale Park Blyth

millerohomes

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.



the place to be[®]

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Plot information >

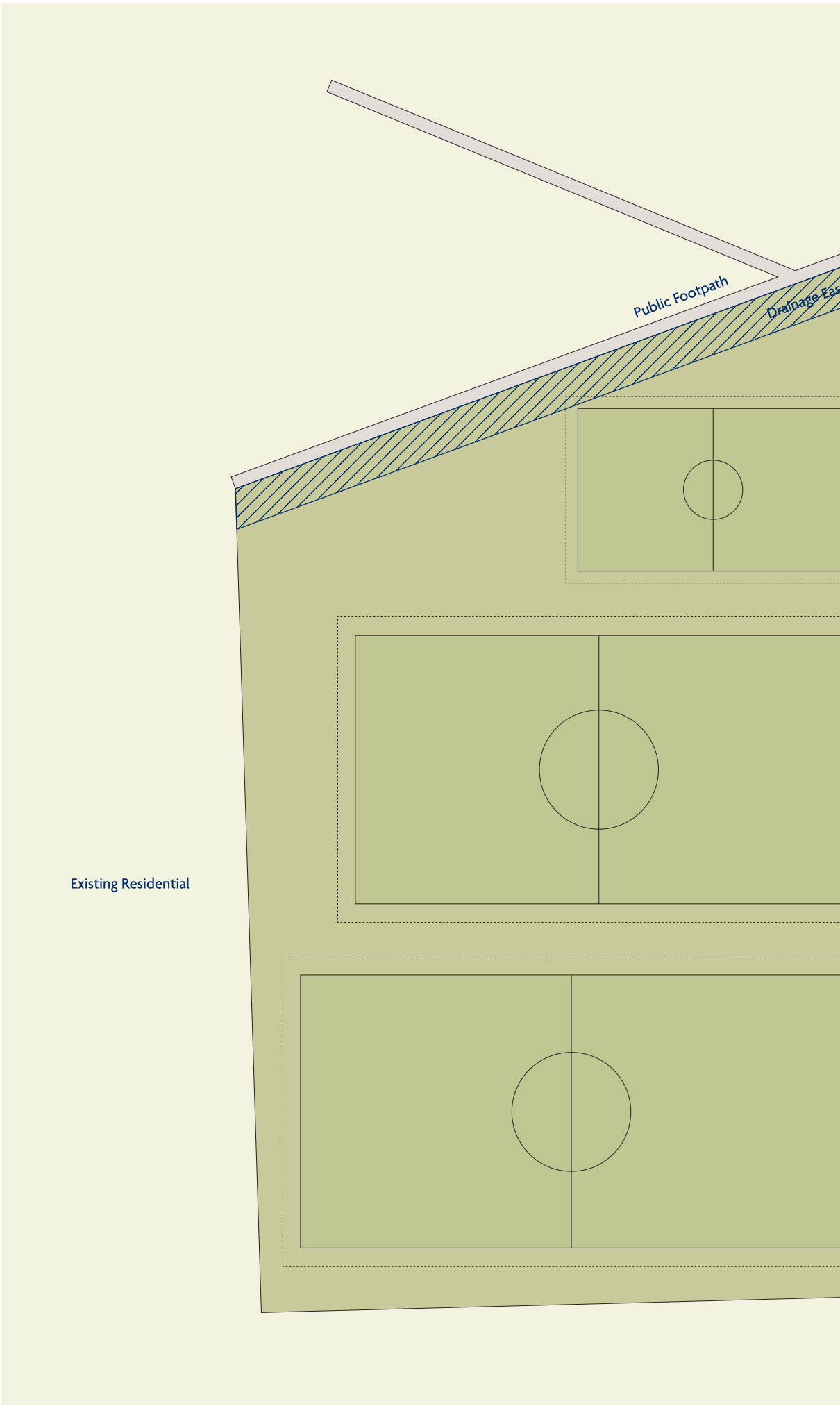
Plot information

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- Affordable Housing**

* Plots 1 - 11 are affordable housing units and are available for sale to eligible customers at 80% of the market value. Please ask the Sales Adviser for details

- POS Public open space
- Shared Drive
 - Bin Collection Point

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.





Existing Tree Belt

ement

Potential Future Facilities

Parking For Sports Facilities

LIGHTHOUSE GROVE

Existing Residential

WOODSIDE

Existing Residential

DENT STREET

Existing Residential

BRINKBURN AVENUE

DUNE WALK

Drainage Easement

BLIDA CLOSE

PIONEER WAY

ARK RISE

Ball Catch Fence

Existing Residential

GORDON ROAD



Welcome to Wensleydale Park

Less than half a mile from Blyth Harbour and the attractive green expanse of Ridley Park, this beautifully landscaped development of superb contemporary two, three and four bedroom homes is laid out around tree-lined, traffic calmed streets and bounded to the north by mature woodland and to the east by playing fields. Just fifteen minutes walk from the town centre, yet with a wonderfully fresh, open ambience, Wensleydale Park is a prestigious addition to a sought-after residential neighbourhood.



We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in Blyth

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 Wensleydale Park.









Education & Health

The local primary school is the well-regarded Croftway Primary, established in 2003 through a merger between two schools close to each other, Crofton and Kingsway. The area between the two original schools now provides a new sports facility. For secondary education, the Blyth School Community College takes pupils from throughout the town. Blyth Health Centre, around three-quarters of a mile away, includes a choice of three medical practices and there are four dental surgeries in Blyth, the nearest less than half a mile away.

Shopping

There is a newsagent and convenience store in Wensleydale Terrace and another, with an off-licence, in Plessey Road, both a few minutes walk from Wensleydale Park, and the town centre has a pleasant, open high street shopping area with a mixture of local traders and high street names. The thrice-weekly open-air market is held in a recently renovated area with new seating and lighting and a spectacular water feature. A good selection of national chain stores can also be found under one roof in the Keel Row Shopping Centre.

Leisure & Recreation

Recently refurbished, the Blyth Sports Centre at Bolam Park includes a 33m pool and separate learners' pool, a re-equipped lifestyle gym with computerised user programmes, sports hall, squash courts, and a spa, sauna and steam room, and it offers a range of classes and children's activities. Blyth golf club has a tree-lined 18-hole course reckoned to be one of the most challenging in Northumberland, complemented by full clubhouse facilities.

Transport

Blyth has frequent bus links with Newcastle, a journey time of less than an hour, and buses run from the bus station in the town centre along Wensleydale Terrace, close to the development. The train station at Cramlington, around five miles away, offers direct services to Newcastle, taking around 20 minutes, and to the Gateshead Metro Centre. The A189 is around five miles drive from Wensleydale Park, and the A1 around four miles further.

Arts & Entertainment

The Phoenix Theatre, in the town centre, includes a bar, gallery and 300 seat auditorium attracting audiences from throughout the area. It presents a variety of drama and musicals, rock and comedy. Blyth's various waterfront attractions include The Kings Head, an entertainment complex with a nightclub, disco and beer garden, and the Quay, a lively weekend venue, and there are pubs and restaurants to cater for most tastes.

Useful Contacts

The Phoenix Theatre
37a Beaconsfield Street
01670 367 228

Plessey News
207 Plessey Road
01670 353 393

DK News
113 Wensleydale Terrace
01670 352 848

Blyth Sports Centre
Bolam Park
01670 542 222

Croftway
Primary School
William Street
01670 353 258

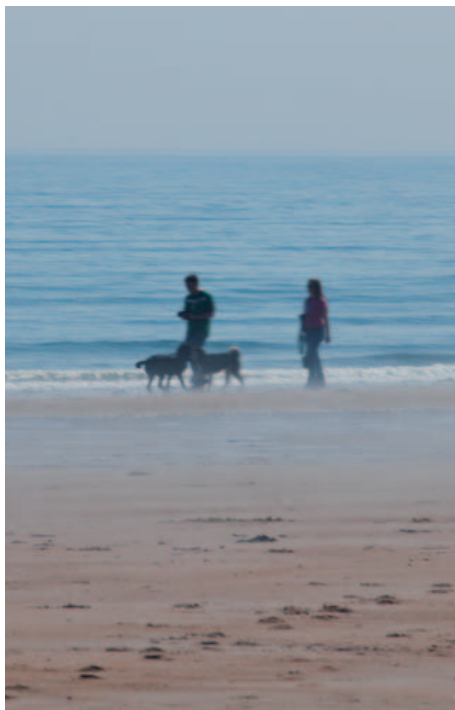
Blyth School
Community College
Chase Farm Drive
01670 798 100

Waterloo
Medical Group
Blyth Health Centre
Thoroton Street
01670 396 560

Marine Medical Group
Blyth Health Centre
Thoroton Street
01670 544 125

Dr Can Den Bos
and Partners
Blyth Health Centre
Thoroton Street
01670 356 344

Horizon Dental Clinic
58 Beaconsfield Street
01670 352 136





Yare

2 Bed

Overview

With its integrated staircase and stylish arch leading through to a comfortable dining area with french doors, the ground floor of the Yare is cleverly designed to take maximum advantage of natural light.

Total Floor Space

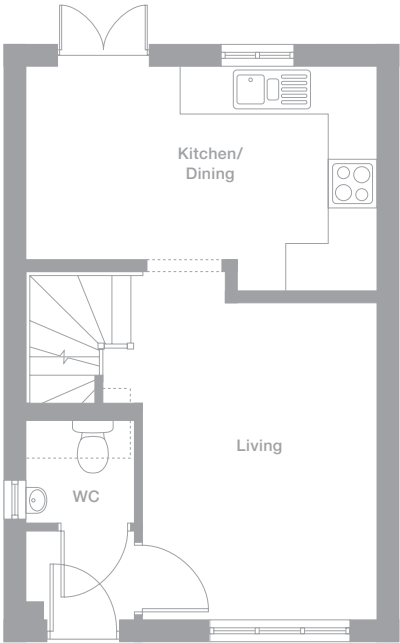
61m² (656 sq ft)

Key Features

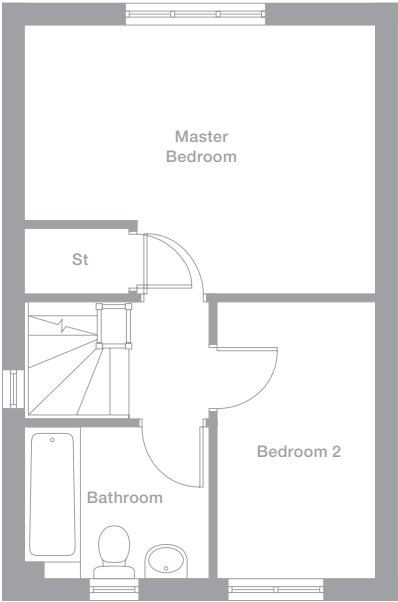
- French Doors
- Kitchen/Dining Room
- Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
2.95m max x 3.96m
9'8" x 13'0"

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

WC
1.34m x 1.26m
4'5" x 4'2"

First Floor

Master Bedroom
4.39m x 3.36m max
14'5" x 11'0"

Bedroom 2
2.01m x 3.48m
6'7" x 11'5"

Bathroom
2.27m x 1.91m
7'6" x 6'3"

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No gable windows to mid terrace units

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Photo Voltaic panels shown are indicative, quantities and locations to be confirmed by Sales Adviser



3 Bed

Key Features

French Doors
Kitchen/Dining Room
Master Bed En-Suite
Downstairs WC

Tolkien

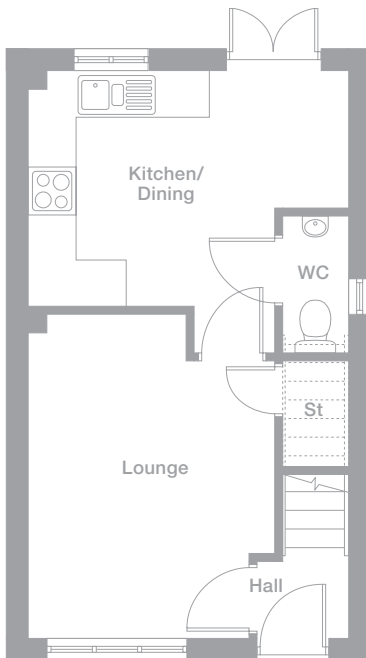
Overview

The Tolkien features an en-suite master bedroom of truly unusual appeal. Entered via a vestibule on the first floor, it incorporates a private staircase that ascends to a charming, character-filled dormer windowed retreat.

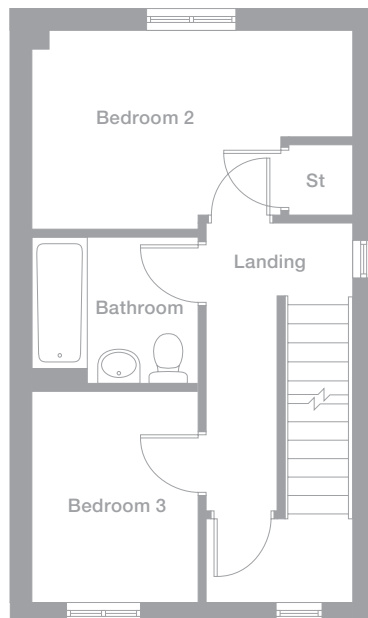
Total Floor Space

82.9m² (892 sq ft)

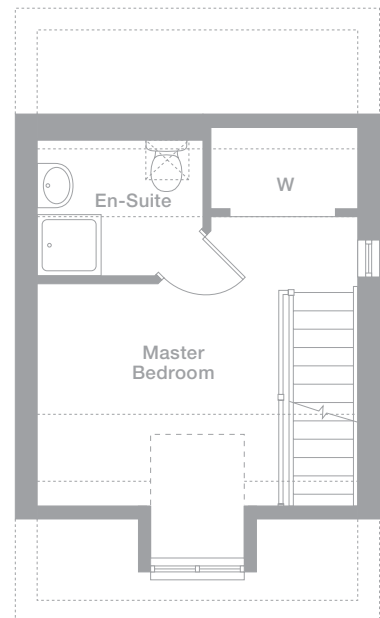
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.18m max x 4.25m max
10'5" x 14'0"

Kitchen/Dining
4.14m x 3.07m max
13'7" x 10'1"

WC
0.85m x 1.80m
2'10" x 5'11"

First Floor

Bedroom 2
4.14m max x 2.59m max
13'7" x 8'6"

Bedroom 3
2.13m inc. w/robes x 2.72m
7'0" x 8'11"

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

Second Floor

Master Bedroom
3.13m excl. stairs x
2.89m min to 1.19 H.L.
10'4" x 9'6"

En-Suite
2.14m x 1.80m
to 1.19 H.L.
7'0" x 5'11"

No gable windows to mid terrace units.
Semi detached units may have gable windows depending on handing and garage positions

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Carron

3 Bed

Overview

The sheltered entrance and angled hallway immediately distinguish the Carron as a home of real character, while the separate dining room and large en-suite master bedroom add style and luxury to the comfortable accommodation.

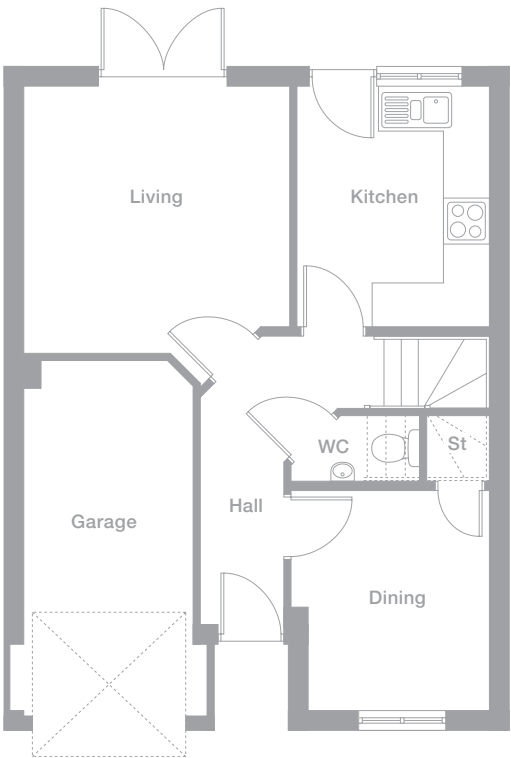
Total Floor Space
88.8m² (956 sq ft)

Key Features

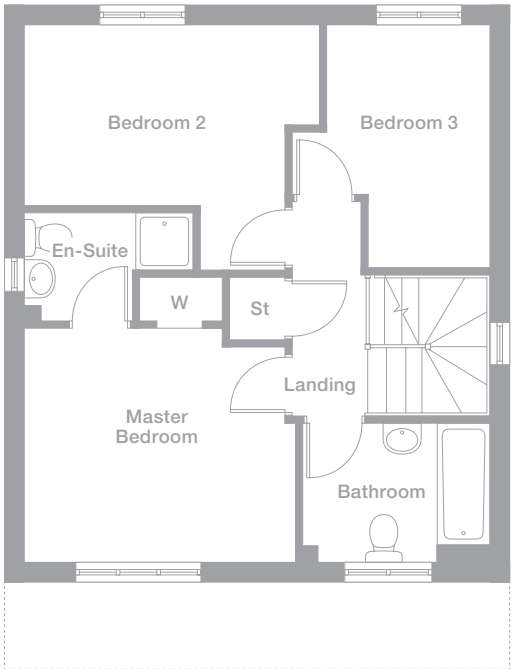
- French Doors
- Separate Dining Room
- Master Bed En-Suite
- Downstairs WC
- Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.69m x 3.61m max
12'1" x 11'10"

Dining
2.73m max x 3.03m
9'0" x 10'0"

Kitchen
2.62m x 3.31m
8'8" x 10'10"

WC
1.80m max x 0.90m max
5'11" x 2'11"

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First Floor

Master Bedroom
3.74m max x 3.22m max
excl. w/robes
12'3" x 10'7"

En-Suite
2.33m max x 1.51m
7'8" x 4'11"

Bedroom 2
4.07m max x 2.48m
13'4" x 8'2"

Bedroom 3
2.24m x 3.36m max
7'4" x 11'0"

Bathroom
2.57m x 1.88m
8'5" x 6'2"

No gable windows to mid terrace units.
Semi detached units may have gable windows depending on handing and garage positions



3 Bed

Key Features

French Doors
Living/Dining Room
Master Bed En-Suite
Downstairs WC

Hawthorne

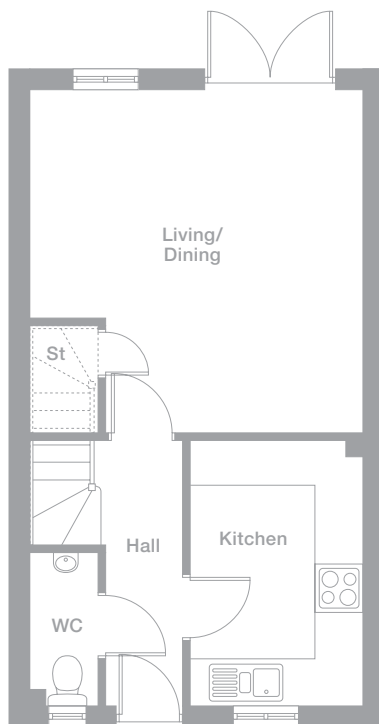
Overview

Impressively light and spacious, the subtly L-shaped living and dining room offers a flexibility that will make it a special pleasure to plan and furnish. The third bedroom could become a superb home office.

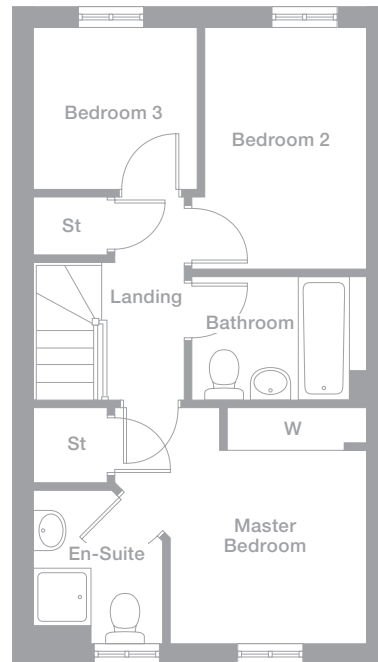
Total Floor Space

76m² (818 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.51m max x 4.70m max
14'10" x 15'5"

Kitchen
2.33m x 3.62m
7'8" x 11'11"

WC
0.93m x 2.06m
3'1" x 6'9"

First Floor

Master Bedroom
2.66m min x 3.22m
8'9" x 10'7"

En-Suite
1.75m x 2.06m
5'9" x 6'9"

Bedroom 2
2.20m x 3.30m
7'3" x 10'10"

Bedroom 3
2.21m x 2.20m
7'3" x 7'3"

Bathroom
2.17m x 1.70m
7'1" x 5'7"

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Nevis

3 Bed

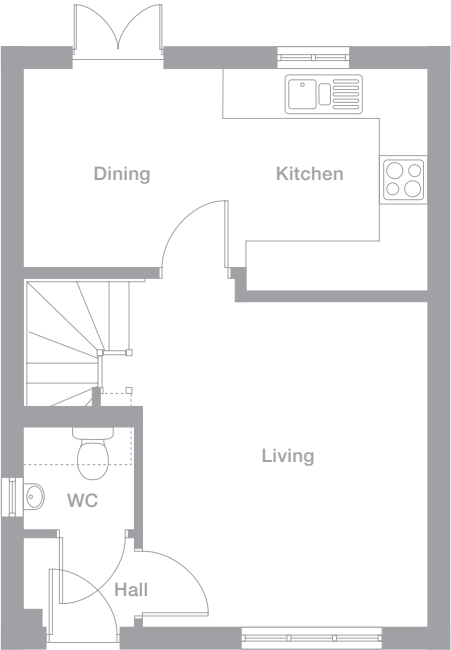
Overview
The staircase opening directly from the living space adds a contemporary, stylish appeal to the room, and brings an open, light feel that is amplified in a superb dining area opening out to the garden.

Total Floor Space
70.02m² (753 sq ft)

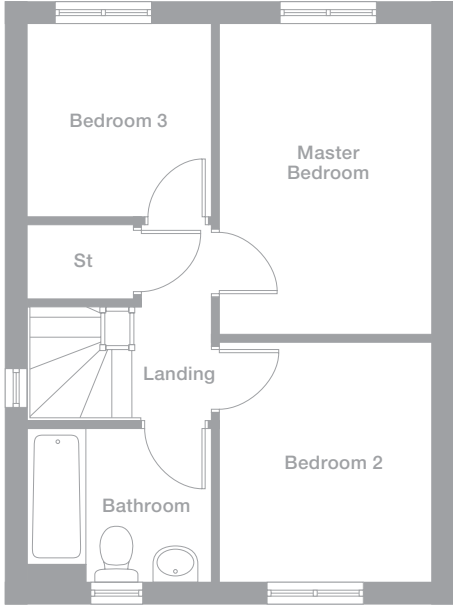
Key Features
French Doors
Kitchen/Dining Room
Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.60m max x 4.05m
11'10" x 13'4"

Kitchen/Dining
5.04m x 2.74m max
16'6" x 9'0"

WC
1.34m x 1.26m
4'5" x 4'2"

First Floor

Master Bedroom
2.65m x 3.98m
incl. w'robe
8'8" x 13'1"

Bedroom 2
2.65m x 2.86m
8'8" x 9'5"

Bedroom 3
2.28m x 2.52m
7'6" x 8'3"

Bathroom
2.28m x 1.88m
7'6" x 6'2"

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3 Bed

Key Features

French Doors
Feature Bay Window
Kitchen/Dining Room
Master Bed En-Suite
Downstairs WC
Garage

Orwell

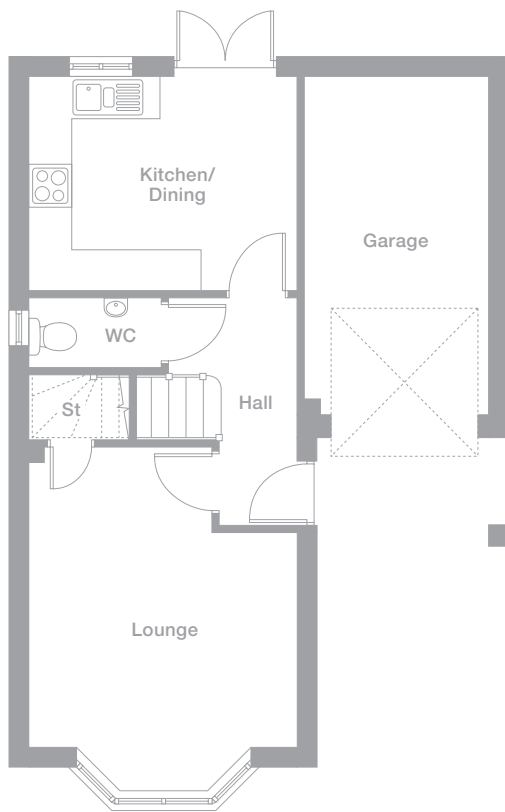
Overview

The courtyard entrance with its broad sheltering canopy lends an immediate, classic appeal that is carried throughout the interior, from the elegant bay-windowed living room and expertly designed kitchen to the luxurious master bedroom suite.

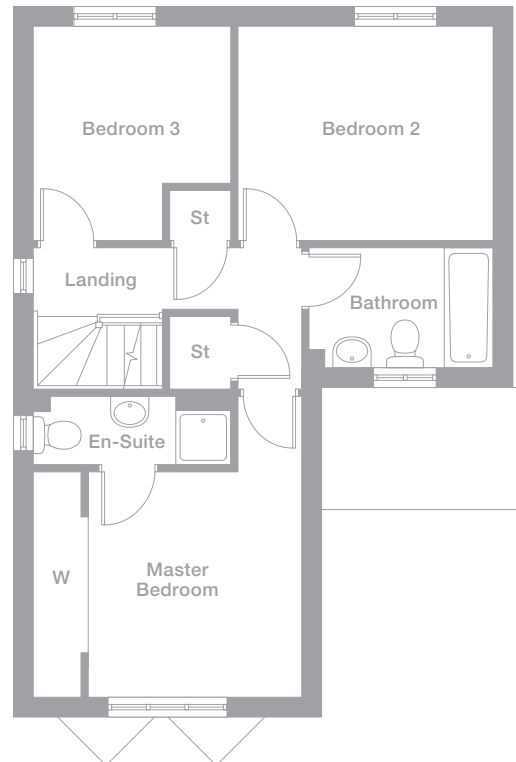
Total Floor Space

89m² (959 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.85m max
x 4.91m into bay
12'8" x 16'3"

Kitchen/Dining
3.80m x 3.10m
12'6" x 10'2"

WC
1.91m x 1.01m
6'3" x 3'4"

First Floor

Master Bedroom
3.85m incl w/robe
x 3.24m min
12'8" x 10'8"

En-Suite
2.85m x 1.01m
9'4" x 3'4"

Bedroom 2
3.67m x 3.10m
12'1" x 10'2"

Bedroom 3
2.85m max x 3.10m max
9'4" x 10'2"

Bathroom
2.67m x 1.70m
8'9" x 5'7"

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Crompton

4 Bed

Overview

A strikingly spacious hall and landing make a powerful first impression, while the imaginative dual access shower room shared between bedrooms two and four adds enormously to the practicality of this superb family home.

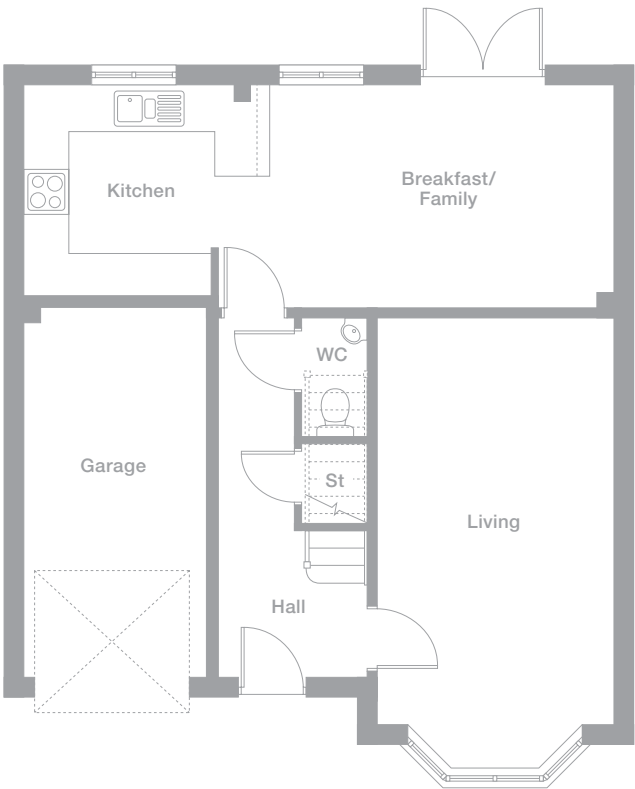
Total Floor Space
124.58m² (1,341 sq ft)

Key Features

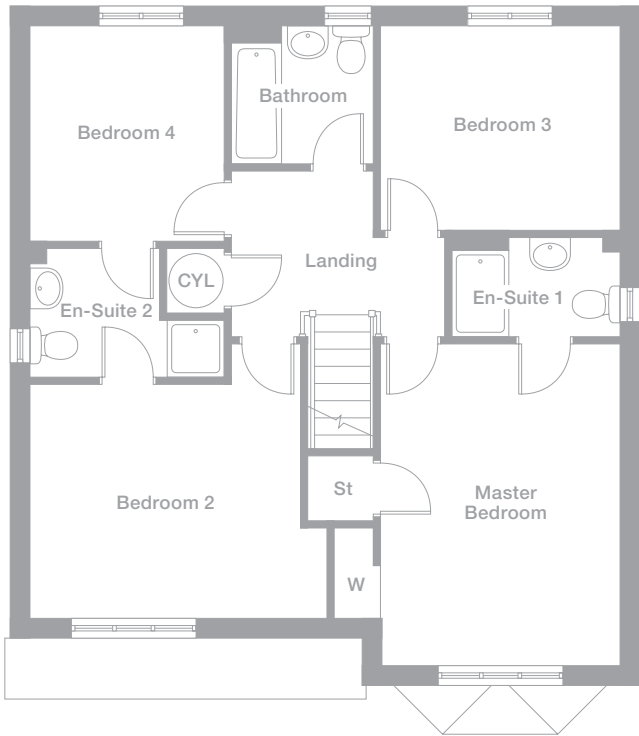
- French Doors
- Feature Bay Window
- Open Plan Area
- Master Bed En-Suite
- Downstairs WC
- Bed 2 & 4 En-Suite
- Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

- Living
3.26m x 5.62m min
10'9" x 18'6"
- Kitchen
2.90m max x 2.88m
9'6" x 9'5"
- Breakfast/Family
5.03m x 3.05m
16'6" x 10'0"
- WC
0.91m x 1.65m
3'0" x 5'5"

First Floor

- Master Bedroom
3.31m x 4.42m
10'10" x 14'6"
- Bedroom 4
2.68m x 2.96m
8'10" x 9'9"
- En-Suite 1
2.31m x 1.40m
7'7" x 4'7"
- En-Suite 2
2.68m max x 1.81m max
8'10" x 5'11"
- Bedroom 2
3.73m x 3.18m min
12'3" x 10'6"
- Bathroom
1.97m x 1.90m
6'6" x 6'3"
- Bedroom 3
3.31m x 2.80m
10'10" x 9'2"

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4 Bed

Key Features

French Doors
Kitchen/Dining Room
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Garage
Utility

Glenmuir

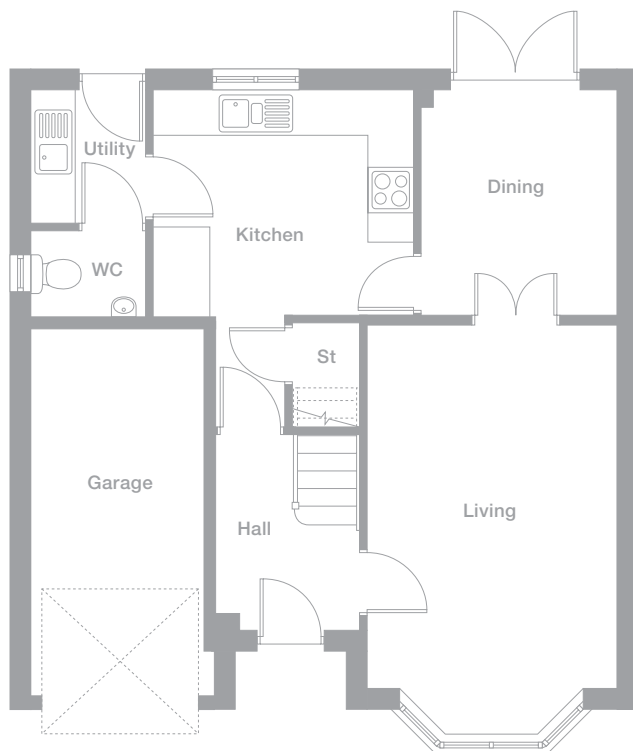
Overview

The beautifully planned kitchen and dining room of the Glenmuir blends outstanding practicality with an enormously light, open ambience to create a natural hub for family life as well as a delightful setting for entertaining.

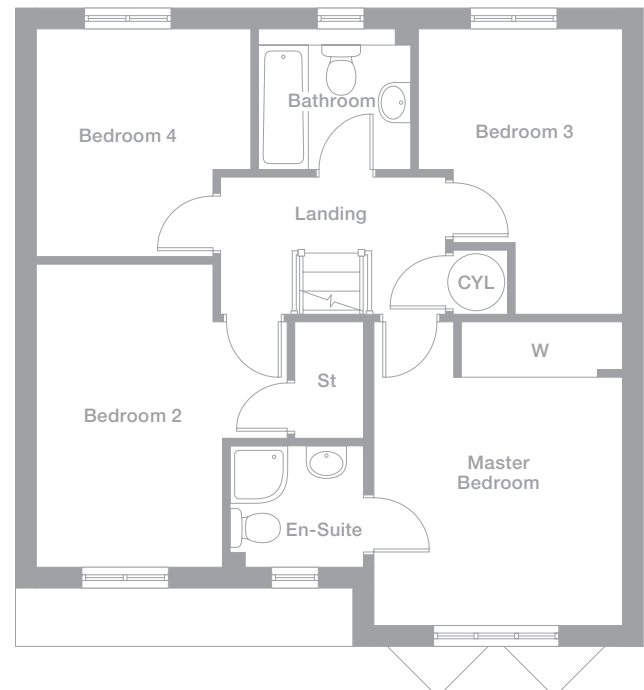
Total Floor Space

113.79m² (1,224 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.39m x 5.58m max 11'2" x 18'4"	Utility 1.54m x 1.81m 5'1" x 5'11"
Dining 3.06m x 3.07m 10'0" x 10'1"	WC 1.54m x 1.17m 5'1" x 3'10"
Kitchen 3.19m x 3.07m 10'6" x 10'1"	

First Floor

Master Bedroom 3.39m x 4.18m incl w/robe 11'2" x 13'9"	Bedroom 3 2.79m max x 3.90m max 9'2" x 12'10"
En-Suite 1.83m x 1.68m 6'0" x 5'6"	Bedroom 4 2.91m max x 3.09m 9'7" x 10'2"
Bedroom 2 2.52m min x 4.18m 8'3" x 13'9"	Bathroom 2.09m x 1.90m 6'10" x 6'3"

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Greene

4 Bed

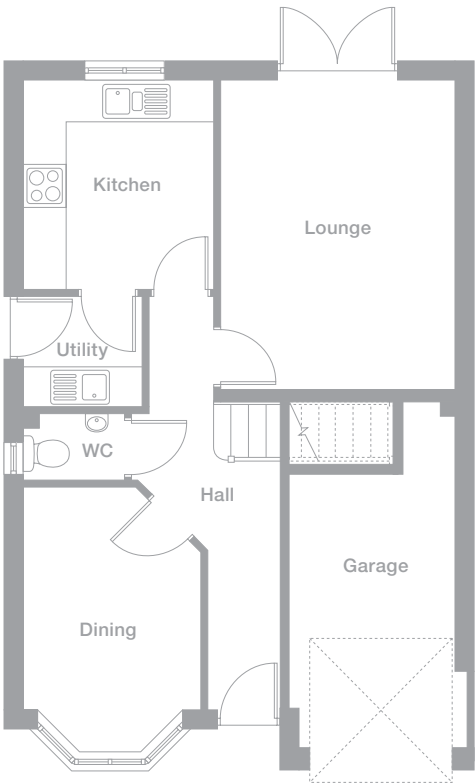
Overview
With an attractive bay window adding a note of classic style to the dining room, and french doors softening the barrier between living room and garden, the Greene is an immensely welcoming family home.

Total Floor Space
99.66m² (1,072 sq ft)

- Key Features**
- French Doors
 - Feature Bay Window
 - Master Bed En-Suite
 - Downstairs WC
 - Garage
 - Utility



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	Utility
3.47m x 4.61m	1.75m x 1.64m
11'5" x 15'2"	5'9" x 5'5"
Dining	WC
2.62m max x 3.88m max	1.47m x 1.00m
8'7" x 12'9"	4'10" x 3'3"
Kitchen	
2.80m x 3.14m	
9'2" x 10'4"	

First Floor

Master Bedroom	Bedroom 3
3.40m incl w'robe x 2.97m	2.91m x 2.12m
11'2" x 9'9"	9'7" x 7'0"
En-Suite	Bedroom 4
1.64m min x 1.99m max	2.93m x 1.77m
5'5" x 6'7"	9'7" x 5'10"
Bedroom 2	Bathroom
3.39m x 2.78m	1.93m x 1.88m
11'1" x 9'2"	6'4" x 6'2"

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Keeping you informed

From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Straight PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
3 spot LED track light to ceiling	✓
LED downlighters to ceiling	○
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom WC only	✓
Soft close toilet seats	○
Lever operate chrome monobloc mixer taps	✓
Chrome look electric shower (to all 3 bed units with en-suite only)	✓
Bar style chrome shower mixer valve	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓
Ceramic floor tiles	○

Electrical

Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
TV socket to lounge, kitchen and master bedroom	○
BT socket	✓
PIR operated porch light	✓
Front doorbell and chime	✓
Intruder alarm	○

- ✓ Standard
- Optional Extra
- Not Available

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

Exterior

Double glazed PVCu windows	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
House numbers ready fitted	✓
Outside cold water tap	○

Decorative

Stop chamfer moulded spindles and newels to staircase	✓
Ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded smooth internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white/white emulsion	✓
Woodwork painted satin white	✓
Integrated wardrobe to master bedroom	○

Landscaping

Turf to front garden	✓
1,800mm high fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓
1,800mm high close board boundary fencing	○

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

How to find us

We are open Thursday - Sunday

10.30am - 5.30pm / Monday 12.30pm -5.30pm

Telephone: 0800 840 8486



From Newcastle

Leave Newcastle by the A1058 Coast Road, then join the A19 following signs for Morpeth. After five miles, at the Moor Farm roundabout take the fifth exit to join the A189, signposted for Ashington and Blyth. Carry straight on for two miles, then exit the A189 at the sign for Seaton Delaval and the A192, and 300 yards on at the roundabout take the third exit to join the A1061 signposted for Blyth. Stay on the A1061 for three miles, taking the second exit at two roundabouts, then at the third roundabout take the second exit again to enter Links Road (B1329). Half a mile on turn left into Gordon Road. Wensleydale Park is on the end of Gordon Road, on the right.

Sat Nav: NE24 3ED

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 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 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 Sales Adviser and confirmed with solicitors.



the place to be®

How Green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

www.mymillerstreet.co.uk

Why Miller?

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.

millerhomes

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