



**Birkacre Park
Chorley**

millerhomes

the place to be®



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

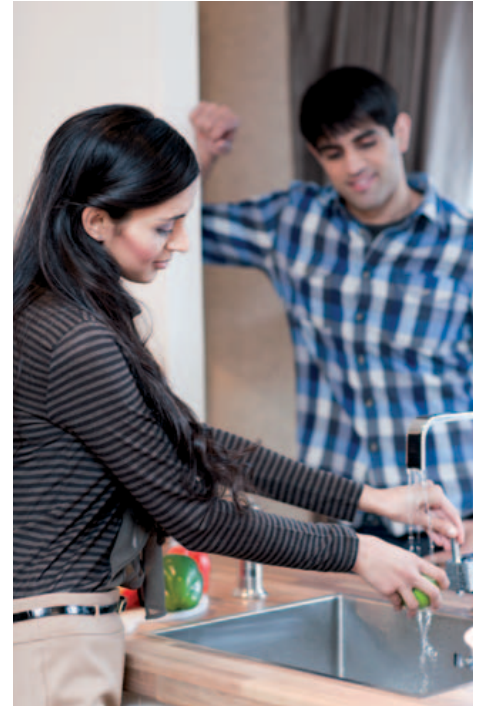


the place to be®

- 01 Welcome home
- 04 Living in Chorley
- 06 Plot information
- 10 Floor plans
- 24 Specification
- 26 How to find us

Welcome to Birkacre Park

Set in a loop of the River Yarrow on the southern edge of Chorley, flanked on one side by Yarrow Valley Country Park and on the other by Duxbury Park Golf Club, Birkacre Park is only around a mile from the lively amenities of Chorley town centre. With a delightful village green and pond marking the entrance to a peaceful, beautifully landscaped new neighbourhood, this superb development offers the best of all worlds.



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.

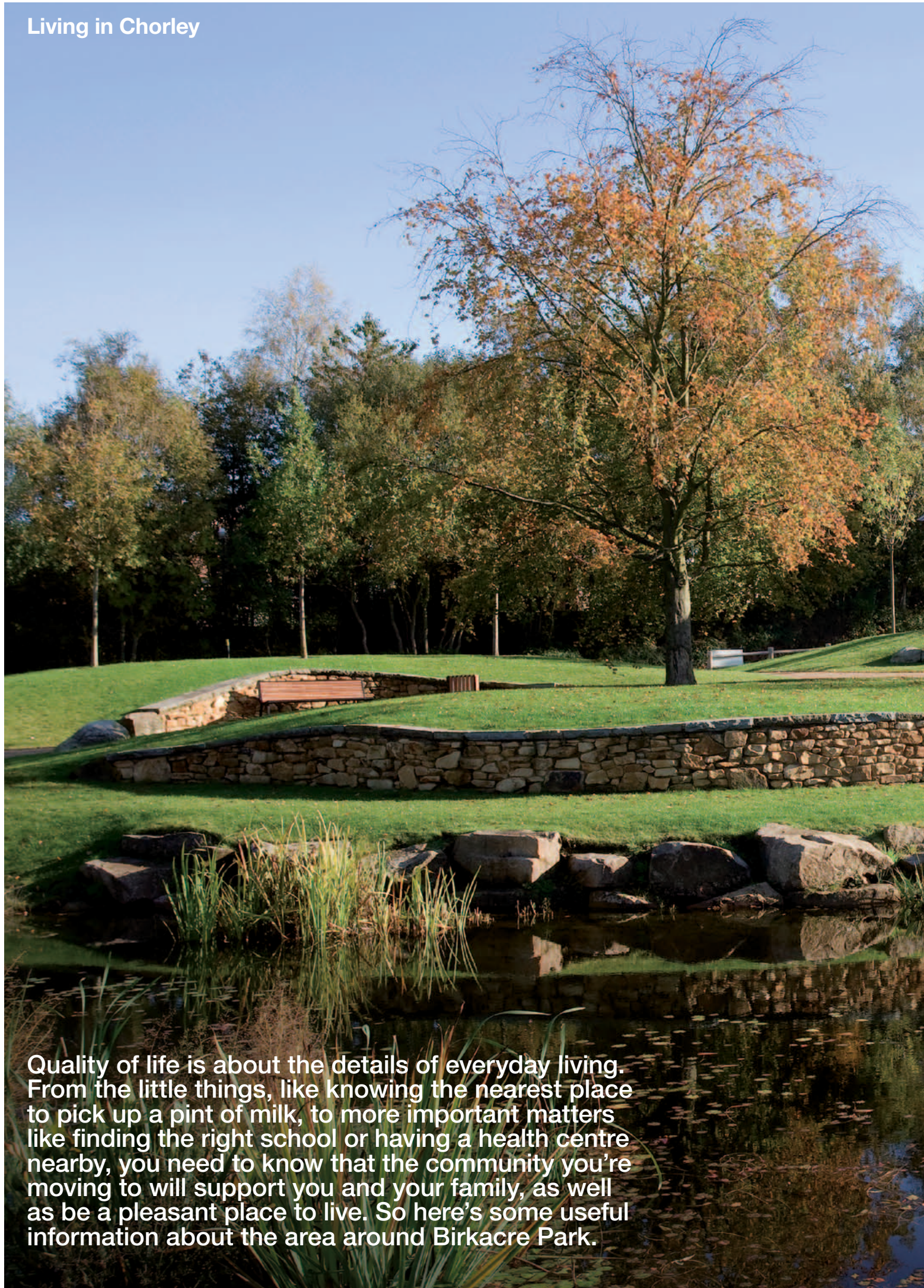
Be Happy

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, 98% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Streetscene of Birkacre Park Phase 1







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 Birkacre Park.



Leisure & Recreation

Situated in the beautiful Lancashire countryside, Next Generation really does have something for everybody. The club incorporates sports facilities, recreational facilities, studio classes and has a function room available for any occasion. A superb undulating parkland golf course at Duxbury Park, in the grounds of the old Duxbury Hall, is virtually adjacent to Birkacre Park.

Shopping

The thoroughfares of Spendmore Lane in Coppull and the town centre of Chorley offer an excellent choice of food and drink shops, supermarkets and convenience stores within walking distance of Birkacre Park. And just 15 miles away, the vibrant city centre of Preston offers most high-street names and major national stores, complemented by Victorian arcades, speciality shops in quaint traditional streets and a variety of open-air markets.

Health Care

There are a number of medical practices within a mile-and-a-half of Birkacre Park. There is also a wide choice of dentists and pharmacists in both Coppull and Chorley.

Transport

Set between the M6 and the M61, Birkacre Park is exceptionally convenient for travelling to Liverpool, Manchester and the whole North West. John Lennon International Airport and the Liverpool ferry ports are just around 20 miles away, and there are regular services from Chorley Railway Station, a mile-and-a-half from the development, to Blackpool, Preston, Manchester and Manchester Airport.

Outdoor Activities

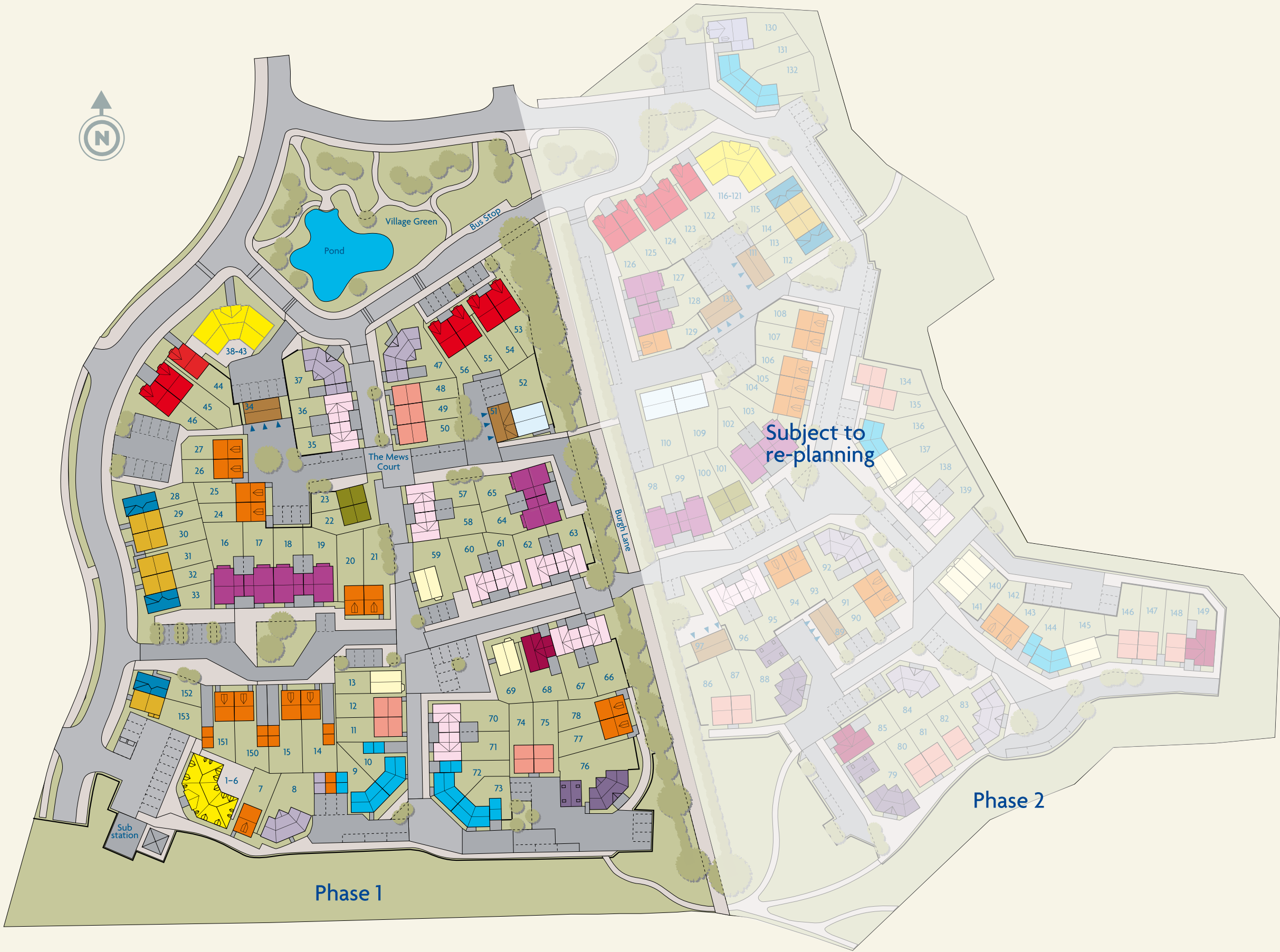
Virtually backing onto the development and entered from nearby Birkacre Road, the 50-hectare Yarrow Valley Country Park includes picnic areas, restored mill waterways and lakes, and a network of paths for walking, cycling and riding through an area rich in wildlife. Among the many other outdoor attractions in easy reach, Astley Park, near Chorley town centre, offers varied woodland walks and sports facilities with the Jacobean Astley Hall, a popular exhibition venue, at its centre. Around 20 minutes' drive away, the impressive Cuerden Valley Park presents 650 acres of mixed landscapes, habitats and activities suitable for all abilities and ages.

Birkacre Park
Plot information

Set in a loop of the River Yarrow on the southern edge of Chorley, flanked on one side by Yarrow Valley Country Park and on the other by Duxbury Park Golf Club, Birkacre Park is only around a mile from the lively amenities of Chorley town centre. With a delightful village green and pond marking the entrance to a peaceful, beautifully landscaped new neighbourhood, this superb development offers the best of all worlds.

The Eaves Apartments
The Twain
The Rydal
The Nevis
The Rydal Special
The Darwin
The Kipling
The Paver
The Westminster
The Winchester
The Tarporley
The Buchan
The Golding
The Fielding
The Chantrey
The Croft
The Croft Special

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.



3 bed home

The Nevis

Key features

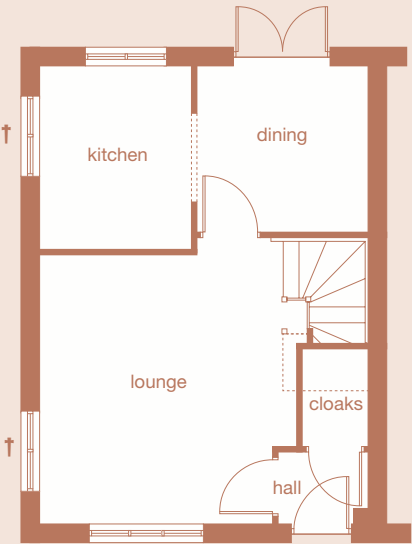
French doors
feature arched kitchen entrance
wardrobe to master bedroom

The entrance hall, which opens onto a spacious lounge featuring an open-plan staircase, helps give this superb home a bright, welcoming ambience throughout. The dining-room, with its attractive archway into the kitchen and French doors opening out to the garden, perfectly blends style with convenience to create a delightful setting for relaxed, leisurely meals, and makes aperitifs on the patio a tempting prospect on summer evenings.



Please note: elevational treatments may vary

Ground Floor



Ground Floor

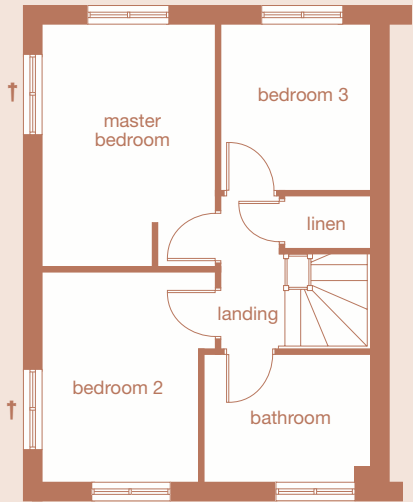
room dimensions:

lounge	3.950m x 4.053m	13'0" x 13'4"
dining	2.660m x 2.470m	8'9" x 8'1"
kitchen	2.280m x 2.745m	7'6" x 9'0"
cloakroom	0.990m x 1.470m	3'3" x 4'10"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

† Please note: these windows feature only on certain plots.

First Floor



First Floor

room dimensions:

master bedroom	2.652m x 3.036m	8'8" x 10'0"
bedroom 2	2.410m x 3.162m	7'11" x 10'4"
bedroom 3	2.288m x 2.520m	7'6" x 8'3"
bathroom	2.530m x 1.887m	8'4" x 6'2"

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

3 bed home
The Kipling

- Key features**
- downstairs cloakroom
 - single garage
 - dual French doors to rear garden
 - en-suite to master bedroom

The shape of the Kipling, with its gently angled frontage, is reflected in a succession of fascinating interiors, from the striking pentagonal hallway to the delightful bathroom. The lounge and the kitchen/dining/family room both have windows at either end, bringing an exceptionally light, open ambience to the whole of the ground floor, and the twin French doors bring a fresh dynamic to the living space by softening the barrier between house and garden.



Please note: elevational treatments may vary

Ground Floor



Ground Floor

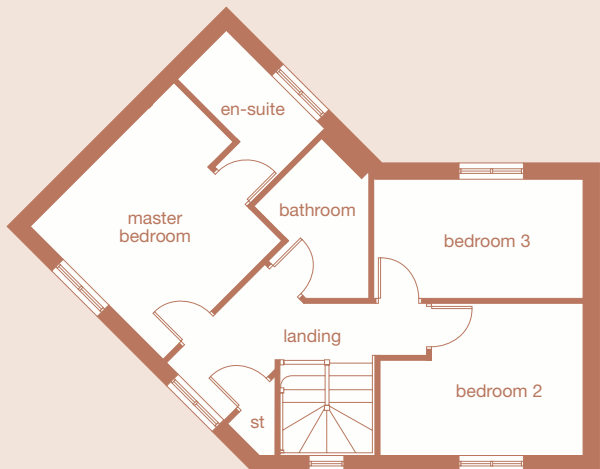
room dimensions:

lounge	3.220m x 4.964m	10'11" x 16'3"
dining/family	3.350m x 2.639m	11'0" x 8'8"
kitchen	3.650m x 2.325m	12'0" x 7'8"
cloakroom	1.445m x 1.489m	4'9" x 4'11"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

Please note: plots 9 & 10 have a detached single garage and plots 131, 132 & 136 have parking spaces only.

First Floor



First Floor

room dimensions:

master bedroom	3.400m x 2.950m	11'2" x 9'8"
en-suite	2.486m x 1.275m	8'2" x 4'2"
bedroom 2	3.710m x 2.710m	12'2" x 8'11"
bedroom 3	3.810m x 2.160m	12'6" x 7'1"
bathroom	2.180m x 2.130m	7'2" x 7'0"

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home
The Paver

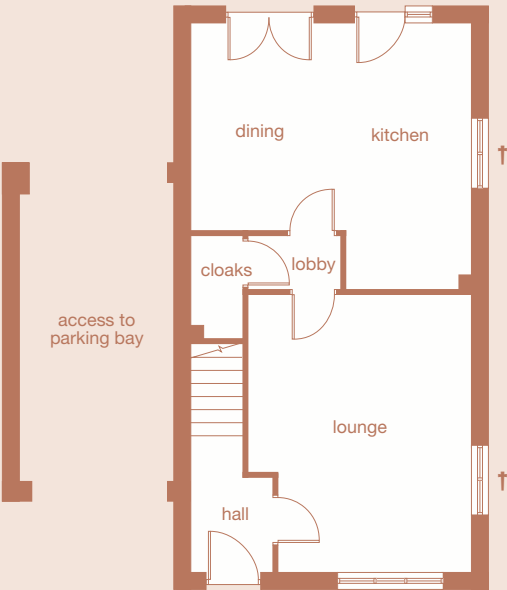
- Key features
downstairs cloakroom
two en-suite shower rooms
dressing-room
French doors

With an entrance hall opening onto a bright, dual-aspect lounge leading through to a second lobby, forming an entrance vestibule to the spacious dining-kitchen, the Paver incorporates a most unusual and stimulating range of public rooms. With the luxury of a dressing area and en-suite in the master bedroom and a second en-suite bedroom that could be used as a really special guest suite, this is a home of great flexibility and style.



Please note: elevational treatments may vary

Ground Floor



Ground Floor

room dimensions:

kitchen/dining	4.420m x 4.745m	14'6" x 15'7"
lounge	4.610m x 3.745m	15'2" x 12'4"
cloakroom	1.698m x 0.850m	5'7" x 2'10"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.
† Please note: these windows feature only on certain plots.

First Floor



First Floor

room dimensions:

master bedroom	3.249m x 2.989m	10'8" x 9'10"
en-suite 1	1.657m x 1.585m	5'5" x 5'2"
dressing	1.657m x 1.565m	5'5" x 5'1"
bedroom 2	3.294m x 2.755m	10'10" x 9'1"
en-suite 2	1.657m x 1.557m	5'5" x 5'1"
bedroom 3	3.759m x 2.489m	12'4" x 8'2"
bedroom 4	2.407m x 2.157m	7'11" x 7'1"
bathroom	2.489m x 1.975m	8'2" x 6'6"

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home

The Tarporley

Key features

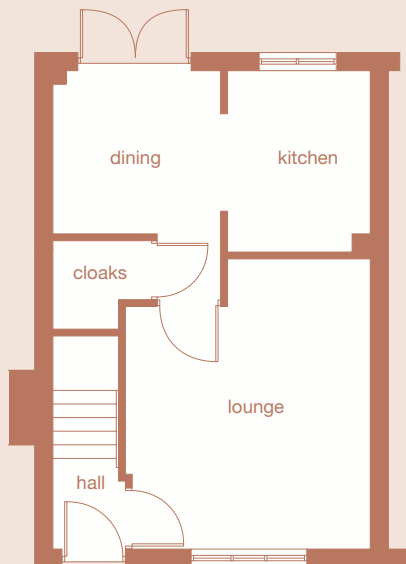
fitted wardrobes
French doors to dining area

A spacious, welcoming family home, the Tarporley has a host of attractive features. The subtle division between kitchen and dining area brings open-plan convenience, allowing you to chat to guests while fetching the coffee yet keeping the household chores out of the way. In the superb master bedroom, that occupies the whole top floor, the en-suite shower room makes queuing for the bathroom during the morning rush a thing of the past.

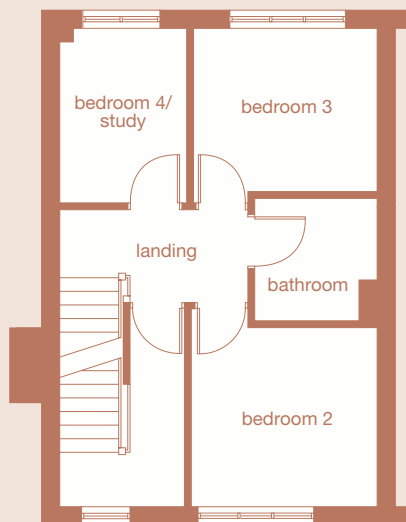


Please note: elevational treatments may vary

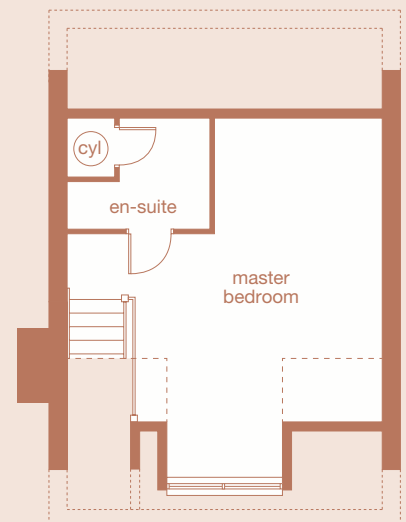
Ground Floor



First Floor



Second Floor



Ground Floor

room dimensions:

lounge	4.490m x 3.867m	14'9" x 12'8"
dining	2.510m x 2.540m	8'3" x 8'4"
kitchen	2.810m x 2.210m	9'3" x 7'3"
cloakroom	1.354m x 1.472m	4'5" x 4'10"

Second Floor

room dimensions:

master bedroom	4.851m x 4.100m	15'1" x 13'5"
en-suite	1.677m x 2.194m	5'6" x 7'2"

First Floor

room dimensions:

bedroom 2	3.126m x 2.867m	10'3" x 9'5"
bedroom 3	2.185m x 2.859m	7'2" x 9'5"
bedroom 4/study	2.299m x 1.892m	7'6" x 6'2"
bathroom	1.907m x 1.897m	6'3" x 6'3"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

5 bed home
The Golding

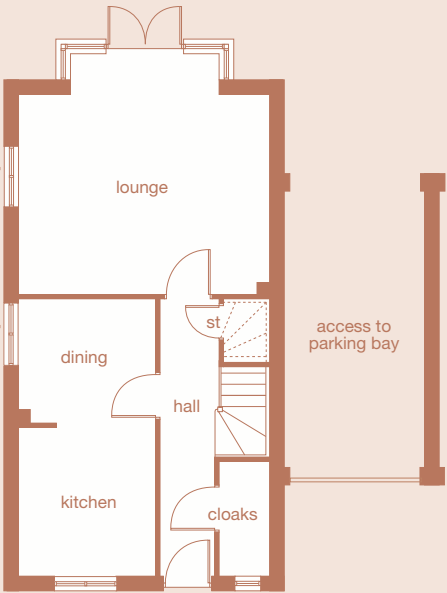
Key features

bay window with French doors
dressing area, fitted wardrobes and
en-suite to master bedroom

The wonderfully bright lounge of
the Golding which includes a really
special bay window with central French
doors, makes it immediately clear that
this is a dwelling of real distinction.
With a separate study on the first floor
and a second floor given over entirely
to a dormer master bedroom with
a luxurious dressing area leading
through to en-suite facilities, it is also
a stimulating and character-filled home.



Ground Floor First Floor Second Floor



Ground Floor

room dimensions:

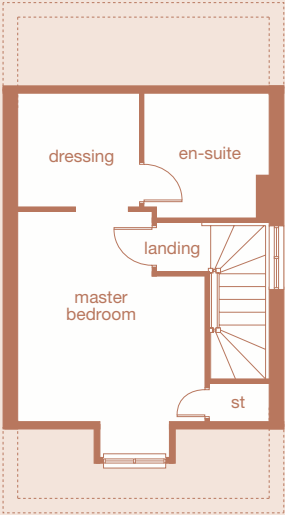
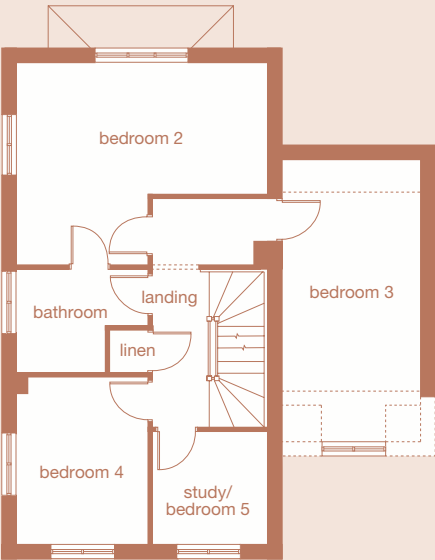
lounge	4.750m x 4.519m	into bay	15'7" x 14'10"
dining	2.590m x 2.305m		8'6" x 7'7"
kitchen	2.590m x 2.805m		8'6" x 9'2"
cloakroom	0.910m x 2.140m		3'0" x 7'0"

First Floor

room dimensions:

bedroom 2	4.750m	max	3.744m	max	15'7" x 12'3"
bedroom 3	2.590m	max	5.279m	max	8'6" x 17'4"
bedroom 4	2.510m	max	3.178m	max	8'3" x 10'5"
study/bedroom 5	2.140m	max	2.140m		7'0" x 7'0"
bathroom	2.510m	max	1.932m		8'3" x 6'4"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.
† Please note: these windows feature only on certain plots.



Second Floor

room dimensions:

master bedroom	3.557m	max	3.965m	††	11'8" x 13'0"
en-suite	2.327m	max	2.338m	††	7'8" x 7'8"
dressing	2.323m	max	2.128m		7'7" x 6'11"

††Minimum ceiling height 1.194m.

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home

The Westminster

- Key features**
- open-plan family kitchen
 - French doors
 - downstairs cloakroom
 - two en-suite shower rooms

The lounge of the Westminster is complemented by a ground-floor family/dining-room that merges into the spacious kitchen to provide a bright, informal focus for family life. The many practical and stylish features include an exceptionally large first-floor landing, the perfect setting for favourite plants and pictures, and an ingenious dual-door shower room that adds en-suite convenience to the fourth bedroom.



Please note: elevational treatments may vary

Ground Floor

Ground Floor

room dimensions:

family/dining	5.316m _{max} x 4.455m	17'6" x 14'8"
kitchen	2.445m x 2.455m	8'0" x 8'0"
cloakroom	1.015m x 1.501m	3'4" x 4'11"

First Floor

First Floor

room dimensions:

lounge	3.458m x 5.316m _{max}	14'4" x 17'6"
bedroom 4	2.447m x 3.199m	8'1" x 10'6"
en-suite 2	1.159m x 2.447m	3'10" x 8'1"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

† Please note: plot 153 has additional outlined space of 2.500m x 0.870m (8'3" x 2'10") to all floors.

Second Floor

Second Floor

room dimensions:

master bedroom	2.434m x 4.180m	8'0" x 13'9"
en-suite 1	0.870m x 2.352m	2'10" x 7'9"
bedroom 2	2.349m x 2.765m	7'9" x 9'1"
bedroom 3	1.860m _{max} x 3.460m	6'1" x 11'4"
bathroom	1.698m x 2.001m	5'7" x 6'4"

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

Birkacre Park - The Westminster

0800 840 8525

millermillerhomes

the place to be®

4 bed home

The Winchester

Key features

- French doors
- two en-suite shower rooms
- fitted wardrobes

The broad hallway and bright, spacious gallery landings of the Winchester are typical of the generous design found throughout the accommodation. With dual-aspect windows in the dining room, lounge and all of the bedrooms, the interior has an exceptionally light ambience, and the second en-suite bedroom offers an opportunity to create a particularly welcoming guest suite. The fourth bedroom, a potentially impressive home office, adds yet another layer of flexibility.

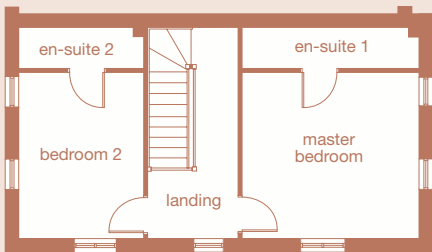
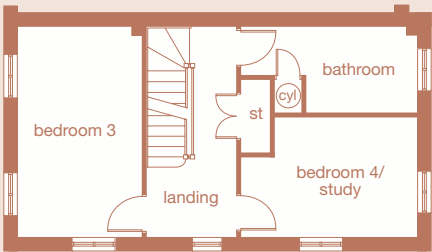
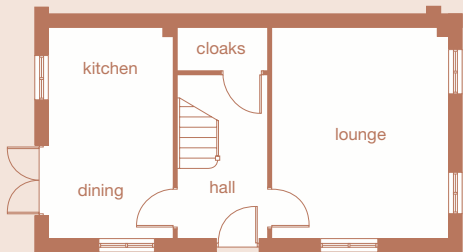


Please note: elevational treatments may vary

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

lounge	3.737m x 4.450m	12'3" x 14'7"
kitchen/dining	2.362m x 4.450m	8'8" x 14'7"
cloakroom	1.895m x 0.910m	6'3" x 3'0"

First Floor

room dimensions:

bedroom 3	2.632m x 4.450m	8'8" x 14'7"
bedroom 4/study	2.517m x 3.737m	8'3" x 12'3"
bathroom	1.832m x 3.737m	6'1" x 12'3"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

Second Floor

room dimensions:

master bedroom	3.737m x 3.490m _{max}	12'3" x 11'6"
en-suite 1	0.860m x 3.737m	2'10" x 12'3"
bedroom 2	2.632m x 3.487m	8'8" x 11'6"
en-suite 2	0.857m x 2.632m	2'10" x 8'8"

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

4 bed home
The Croft †

Key features

two en-suite shower rooms
elegant double doors from hallway

The striking shape of this innovative home creates a succession of exciting interiors. From the hallway, stylish double doors lead into a superb, light-filled lounge and a pentagonal dining-room. To the rear, the bright, convivial family/kitchen divides subtly into separate living and working areas without losing its magnificent sense of space. And upstairs, two of the bedrooms have en-suite facilities, raising the sense of luxury to an even higher level.

4/5 bed home
The Croft Special †

Key features

separate double garage
studio space above garage

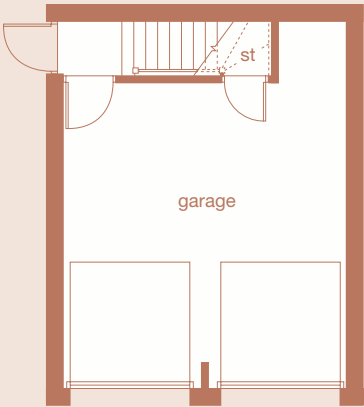
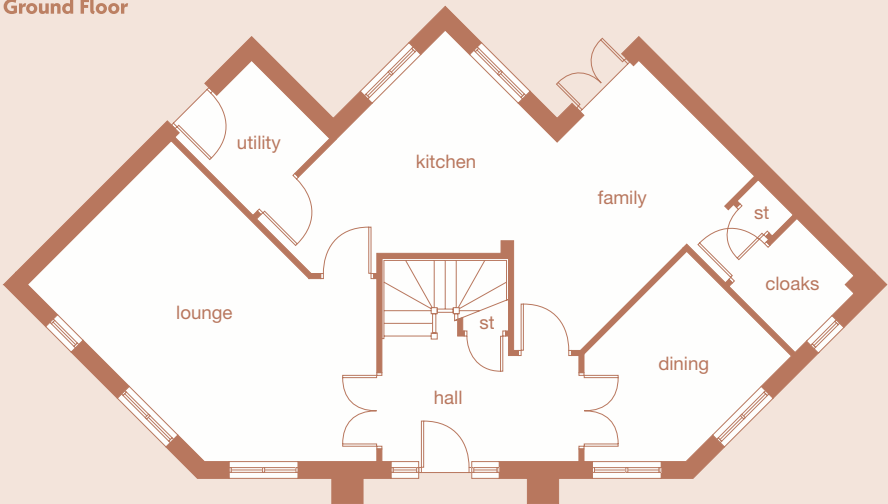
Combining all the qualities of the Croft house type with a delightful studio space above the separate double garage, the Croft Special represents modern residential design at its flexible best.

†Please note: the Croft and Croft Special are the same house type. The Croft Special has an additional double garage with studio space above.

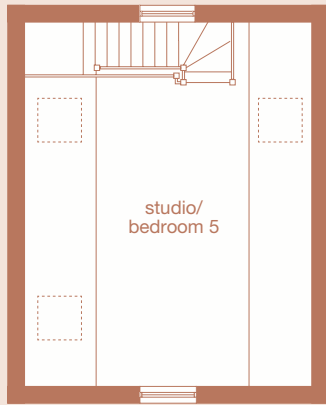
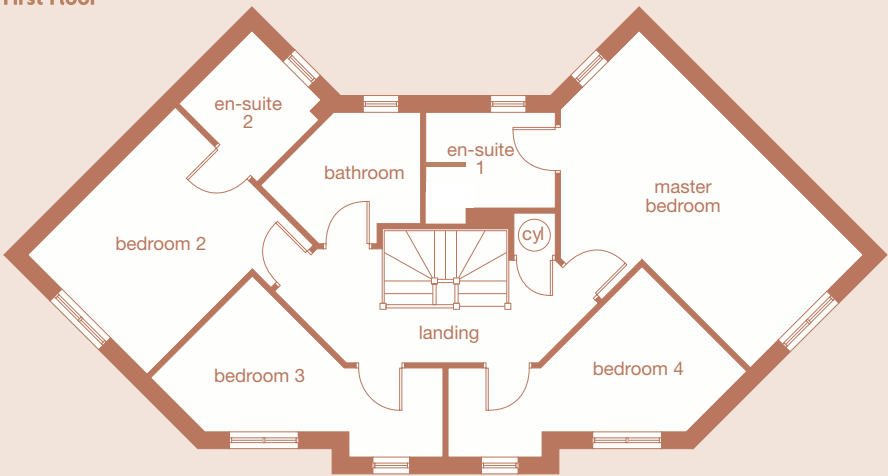
The Croft & Croft Special

Studio Garage (Croft Special Only)

Ground Floor



First Floor





Please note: elevational treatments may vary

The Croft

The Croft Special

Ground Floor

room dimensions:

lounge	3.450m x 4.249m	11'4" x 13'11"
dining	2.500m x 2.444m	8'2" x 8'0"
kitchen	3.830m x 4.573m	12'7" x 15'0"
family	2.750m x 4.243m	9'0" x 13'11"
utility	1.800m x 1.800m	5'11" x 5'11"
cloakroom	1.550m x 1.600m	5'1" x 5'3"

Ground Floor

room dimensions:

lounge	3.450m x 4.249m	11'4" x 13'11"
dining	2.500m x 2.444m	8'2" x 8'0"
kitchen	3.830m x 4.573m	12'7" x 15'0"
family	2.750m x 4.243m	9'0" x 13'11"
utility	1.800m x 1.800m	5'11" x 5'11"
cloakroom	1.550m x 1.600m	5'1" x 5'3"
garage	5.170m x 6.599m	17'0" x 21'8"

First Floor

room dimensions:

master bedroom	2.663m x 5.400m	8'9" x 17'9"
en-suite 1	1.560m x 2.220m	5'2" x 7'4"
bedroom 2	2.860m x 3.575m	9'5" x 11'9"
en-suite 2	1.725m x 1.915m	5'8" x 6'4"
bedroom 3	2.462m x 2.254m	8'1" x 7'5"
bedroom 4	2.462m x 2.454m	8'1" x 8'0"
bathroom	1.873m x 2.080m	6'2" x 6'10"

First Floor

room dimensions:

master bedroom	2.663m x 5.400m	8'9" x 17'9"
en-suite 1	1.560m x 2.220m	5'2" x 7'4"
bedroom 2	2.860m x 3.575m	9'5" x 11'9"
en-suite 2	1.725m x 1.915m	5'8" x 6'4"
bedroom 3	2.462m x 2.254m	8'1" x 7'5"
bedroom 4	2.462m x 2.454m	8'1" x 8'0"
bathroom	1.873m x 2.080m	6'2" x 6'10"
studio/bedroom 5	5.170m x 6.599m	17'0" x 21'8"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

†† Please note: plot 84 does not have a garage and has two allocated parking spaces instead.

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

2 bed apartments

The Eaves apartments

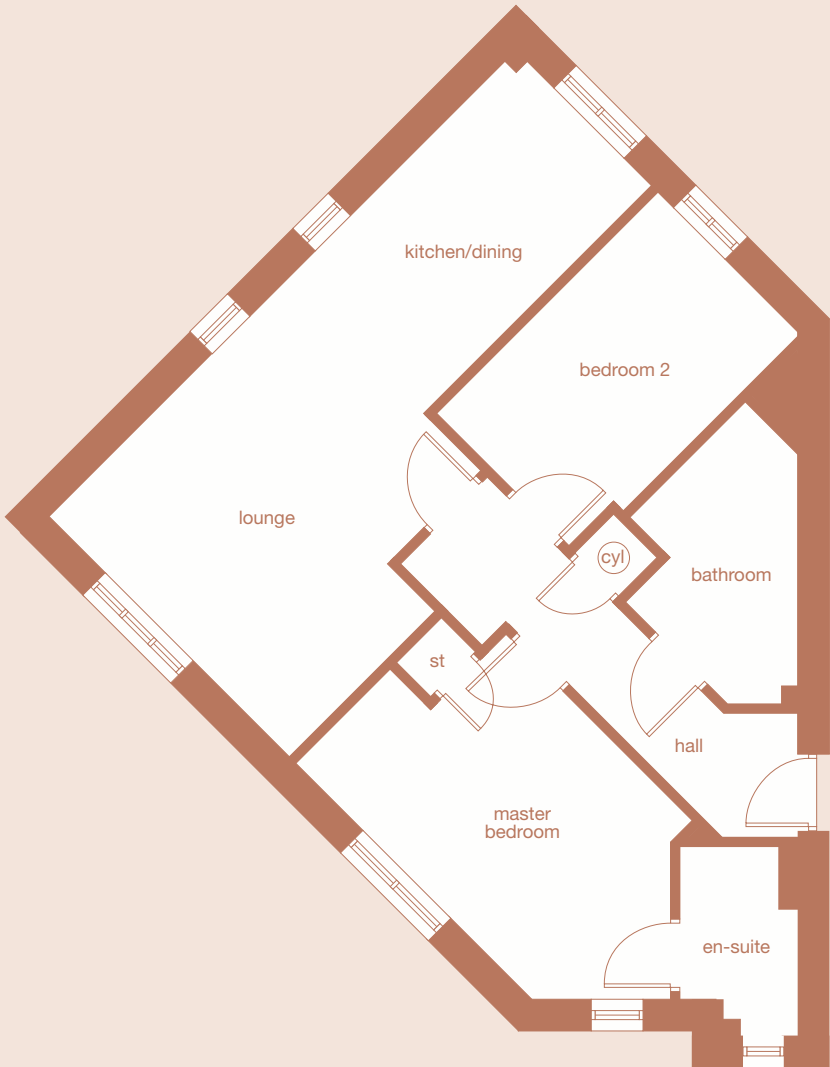
Key features

- private courtyard parking
- wardrobes and en-suite to master bedroom
- French windows on upper floors
- triple-aspect windows

The elegant frontage of this attractive building is reflected in the unusually angled interiors of the master bedroom and the delightful bathroom. The long L-shaped living area is lit by windows on three sides to create an exceptionally bright, welcoming space, and the French windows in all except the ground floor apartments add a stylish focal point to the room.



Ground Floor



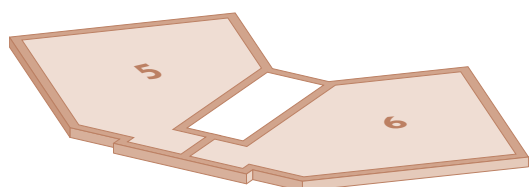
Ground Floor

room dimensions:

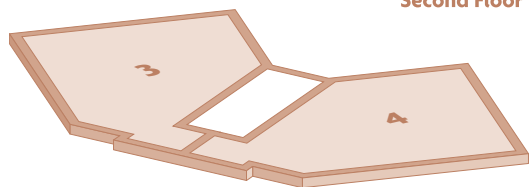
lounge	4.155m x 4.153m	13'8" x 13'8"
kitchen/dining	3.927m x 2.378m	12'11" x 7'10"
master bedroom	4.981m x 2.975m	16'4" x 9'9"
en-suite	2.316m x 1.428m	7'7" x 4'4"
bedroom 2	3.827m x 2.445m	12'7" x 8'0"
bathroom	2.686m x 2.593m	8'10" x 8'6"

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

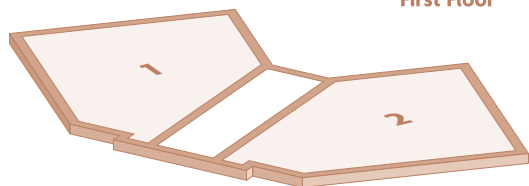
All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.



Second Floor



First Floor



Ground Floor

First & Second Floors



First & Second Floors

room dimensions:

lounge	4.155m x 4.153m	13'8" x 13'8"
kitchen/dining	3.927m x 2.400m	12'11" x 7'10"
master bedroom	4.981m x 2.975m	16'4" x 9'9"
en-suite	2.300m x 1.890m	7'6" x 6'2"
bedroom 2	3.827m x 2.737m	12'7" x 9'0"
bathroom	2.686m x 2.593m	8'10" x 8'6"

Please note: reduced ceiling height to second floor.

Some plots are a mirror-image of plans shown above, please ask the sales adviser for more details.

All plans on this leaflet are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section on the folder for more information. Photography and CGIs represent typical interiors and exteriors of Miller Homes' former showhomes.

Specification
Birkacre Park

	Apartments	Housetypes
Kitchen		
① a choice of fully integrated kitchen units and worktops (subject to build programme)	✓	✓
stainless steel single electric oven	✓	✓
stainless steel 1½ electric oven	○	○
② stainless steel 4-ring gas hob	✓	✓
stainless steel chimney-style extractor	✓	✓
stainless steel splashback	✓	○
stainless steel 1½ bowl sink and monobloc tap to kitchen	✓	✓
stainless steel single bowl and monobloc tap to utility (where applicable)	-	✓
integrated fridge-freezer (4 beds & above)	-	✓
integrated fridge-freezer (3 beds & below)	○	○
plumbing for washing-machine	✓	✓
plumbing for dishwasher	✓	✓
integrated washing-machine	○	○
integrated washer/dryer	○	○
integrated dishwasher	○	○
integrated microwave	○	○
choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	○	✓
upstand to worktop in lieu of ceramic wall tiles	✓	○
ceramic-tiled floor by 'Porcelanosa' to kitchen/utility floor areas	○	○
strip-lights under wall units	✓	✓
③ downlighters to kitchen	✓	✓
Bathroom and en-suite		
white sanitaryware by 'Ideal Standard'	✓	✓
chrome brassware by 'Bristan'	✓	✓
④ complete shower in enclosure or over bath	✓	✓
electric shaver point to en-suite	✓	✓
matching bathroom accessories	○	○
chrome-effect towel rail in lieu of radiator	○	○
choice of ceramic wall tiles by 'Porcelanosa' (subject to build programme)	✓	✓
ceramic tiling by 'Porcelanosa' to splashbacks above hand-basins in wc	✓	✓
full-height ceramic tiling by 'Porcelanosa' to shower enclosures (where available)	✓	✓
downlighters to bathroom and en-suites	-	✓
Safety and security		
fully installed burglar-alarm system	○	✓
mains-powered smoke detectors	✓	✓
window locks to all windows (except upper floor escape windows)	✓	✓
multi-point locking systems to front & rear doors	-	✓
double-locking front door	✓	-
telephone door-entry system	✓	-

- ✓ yes
○ optional extra
- not available



	Apartments	Housetypes
Electrical		
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom (4 beds & above)*	-	✓
Sky+ ready digital TV aerial point to lounge, kitchen and master bedroom (3 beds & below)	-	○
digital wiring only TV aerial point to lounge, kitchen and master bedroom (3 beds & below)*	-	✓
Sky+ ready digital TV aerial point to lounge and master bedroom	✓	-
BT sockets to lounge, master bedroom and home office	✓	✓
extra TV sockets (pre-roof)	-	○
extra BT sockets (pre-roof)	○	○
General		
uPVC double-glazed windows (unless planning prevents)	✓	✓
uPVC French doors (unless planning prevents)	-	✓
low-maintenance dry-roofing systems	✓	✓
sound-reducing upper floor systems (minimises squeaking floorboards)	✓	✓
NHBC 10-year warranty	✓	✓
gas central heating throughout	✓	✓
⑤ thermostatically controlled radiators to all rooms (except where room stat fitted)	✓	✓
choice of fire surround	-	○
living flame or real fire	-	○
loft insulation	✓	✓
Decorative		
smooth-finish ceiling	✓	✓
wardrobes to match internal door finish to master bedroom	✓	✓
all woodwork painted White	✓	✓
all internal walls painted White	✓	✓
semi-solid 2 panel style internal doors	-	✓
timber-effect veneered internal doors	✓	○
⑥ chrome-effect internal and external ironmongery	✓	✓
External		
front porch light	-	✓
outside water tap	-	✓
front garden turfed	-	✓
landscaping to approved scheme	✓	✓
garage doors (house-type specific)	-	✓
electrically operated garage doors (where fitted)	-	○
doorbell and chimes	-	✓
external patio light	-	○
double socket and light to garage (house-type specific and plot specific)	-	✓
topsoil to rear garden	-	✓
turf to rear garden	-	○

* Subject to kitchen layout & housetype

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.

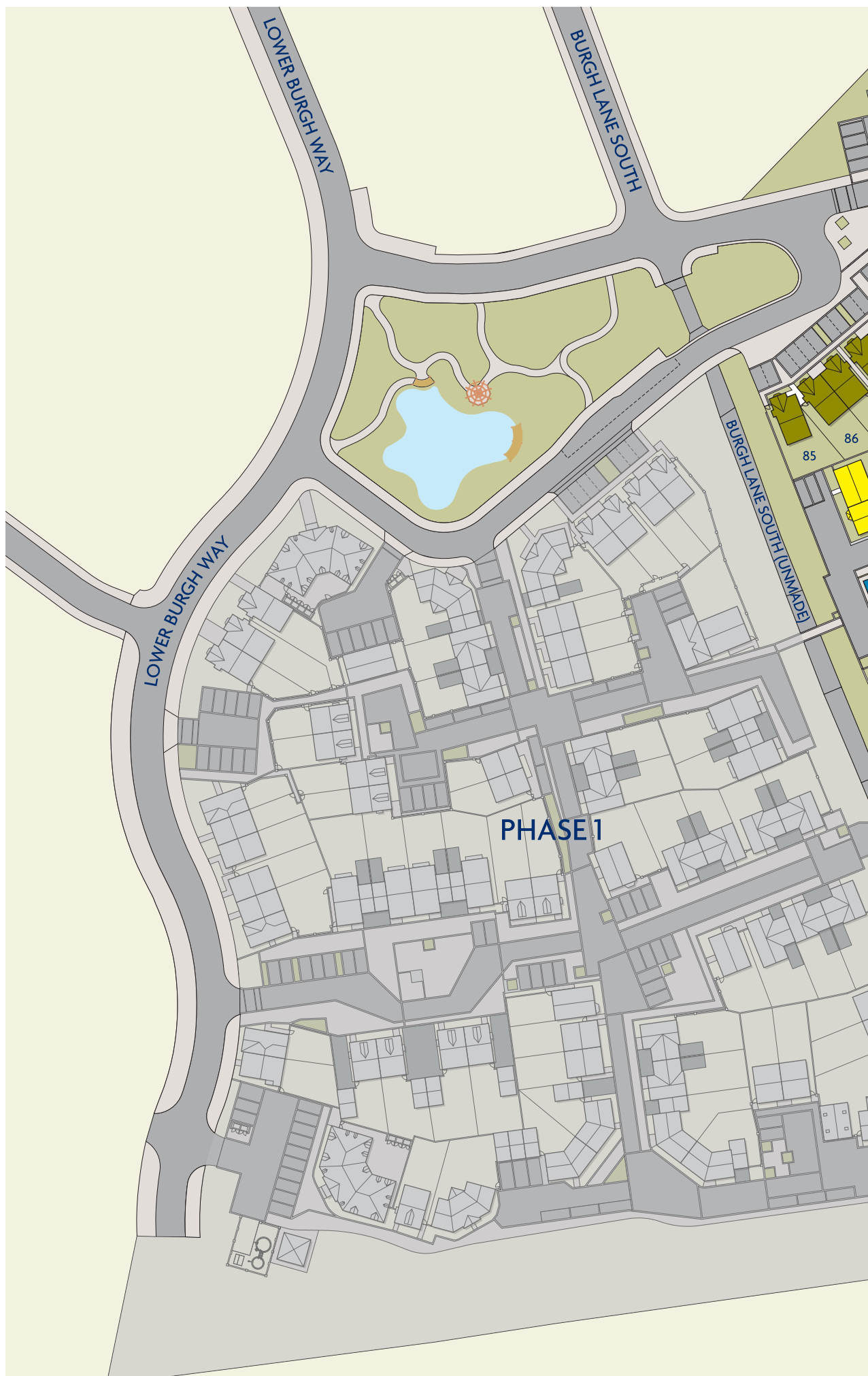
Please refer to the 'Important Notice' section at the back of this brochure for more information.

Photography represents typical Miller Homes' fittings and options.



Plot information

	Buchan
	Chantry
	Crompton
	Darwin
	Esk
	Hurstons
	Jerome
	Kipling
	Orwell
	Rolland
	Twain
	Yare
	Eaves Apt



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.



Entertainment

Chorley has a wide choice of pubs and wine bars, and the surrounding area offers a good range of nightlife and entertainment, including the Worden Arts and Crafts Centre with its varied programme of live events in a modern venue on the southern edge of Leyland. The Camelot Theme Park, around two-and-a-half miles away, combines a working farm with thrilling rides and jousting tournaments, and there is also a Vue multiscreen cinema and a Hollywood Bowl at Middlebrook Leisure Park in nearby Horwich.

Education

Birkacre Park has an excellent selection of schools within easy walking distance, and the area operates a School Sport Partnership designed to raise standards of fitness and activity throughout primary and secondary schools.

Useful Contacts

Regent House Surgery
21 Regent Road
01257 264 842

Library House Surgery
Avondale Road
01257 262 081

Coppull Dental Practice
207 Spendmore Lane
01257 792 534

David Lloyd
Moss Lane
Whittle le Woods
Chorley
01257 235 100

Duxbury Park Golf Club
Duxbury Hall Road
01257 265 380

St Gregory's
RC Primary School
Eaves Green Road
01257 263 865

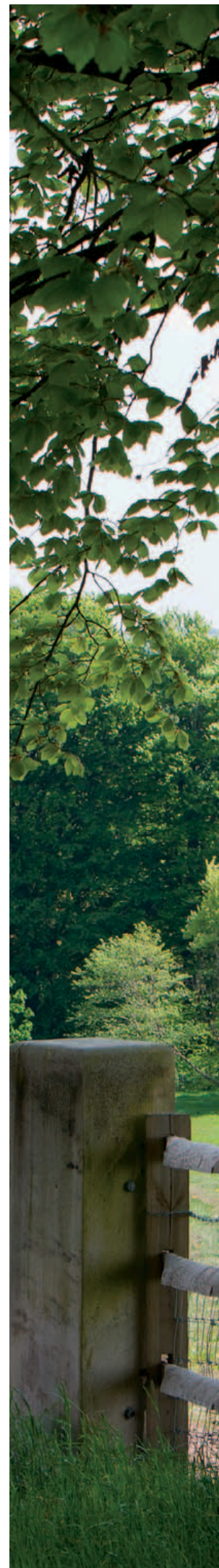
Chorley All Saints
C of E Primary School
and Nursery
Moor Road
01257 262 489

Holy Cross
RC High School
(sports and
science college)
Burgh Lane
01257 262 093

Chorley Southlands
High School
Clover Road
01257 414 455

Parkland's High School
Southport Road
01257 264 596

Yarrow Valley
Country Park
Birkacre Road
01257 279 538





Buchan

4 Bed

Plots
125, 129, 131*, 148

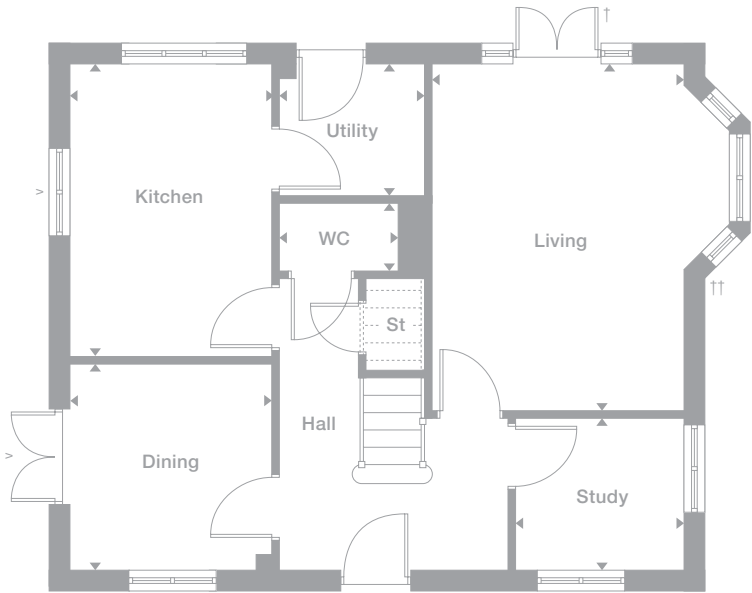
Overview
A strikingly spacious hall opens on to a lounge where french doors set between glazed panels create a bright, welcoming ambience, while the separate utility room leaves the beautifully equipped kitchen free for serious cookery.

Total Floor Space
1,264 sq ft

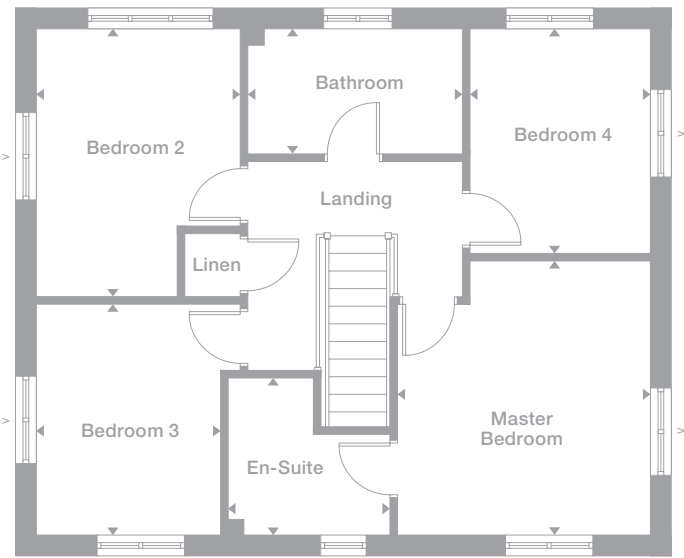
Key Features
French Doors
Master Bed En-Suite
Separate Dining Room
Downstairs WC
Utility



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living	Utility
3.450m x 4.790m	1.937m x 1.800m
11'4" x 15'9"	6'4" x 5'11"
Dining	Study
2.763m x 2.853m	2.310m x 2.060m
9'1" x 9'4"	7'7" x 6'9"
Kitchen	
2.763m x 3.997m	
9'1" x 13'1"	
WC	
1.613m x 0.945m	
5'4" x 3'1"	

First Floor

Master Bedroom	Bedroom 4
3.500m x 3.800m max	3.150m x 3.050m
11'6" x 12'6"	10'4" x 10'0"
En-Suite	Bathroom
2.235m x 2.180m max	2.295m x 1.700m
7'4" x 7'2"	7'6" x 5'7"
Bedroom 2	
2.805m x 3.670m max	
9'2" x 12'0"	
Bedroom 3	
2.515m x 3.180m	
8'3" x 10'5"	

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

† French doors to Plots 125 and 148 only

†† Plots 125, 129 and 131 to have bay window

> Plots 129 and 131 to have dual aspect elevation

Chantrey

4 Bed

Plots
85, 86, 87*, 88, 89*, 90*

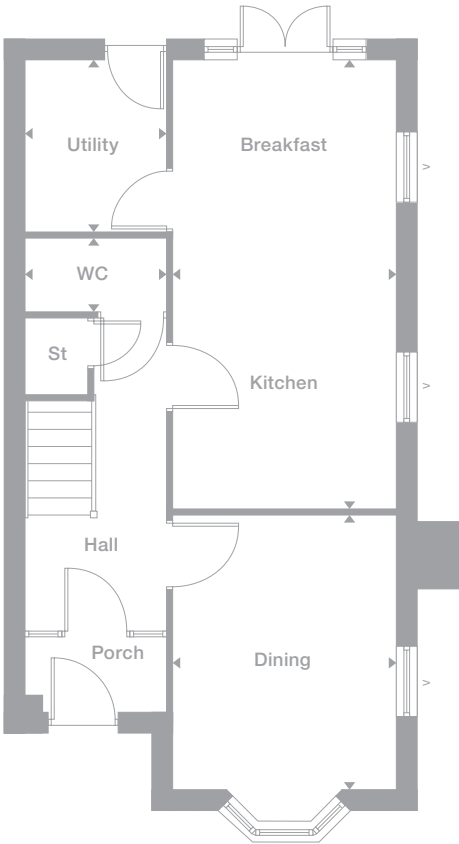
Overview
This house features an elegant bay-windowed formal lounge, French doors set between additional glazed windows, and a most unusual dual staircase, which bring real character to this exceptional home.

Total Floor Space
1,455 sq ft

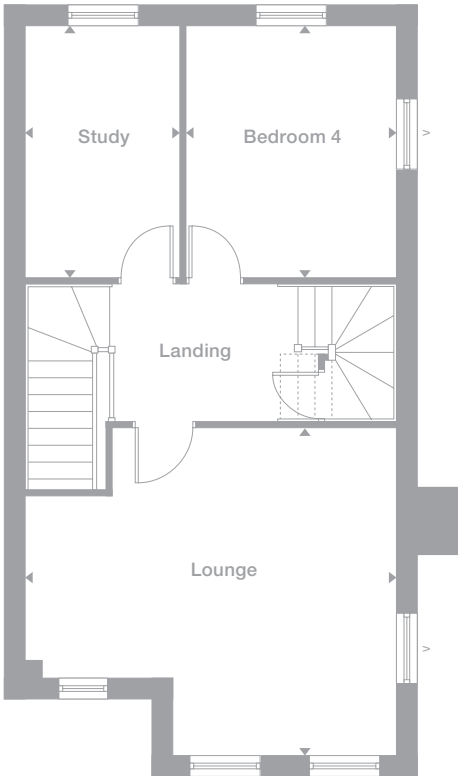
Key Features
French Doors
First Floor Lounge
Bay Fronted Lounge
Breakfast/Kitchen
Master Bed En-Suite
Downstairs WC
Downstairs Storage
Utility



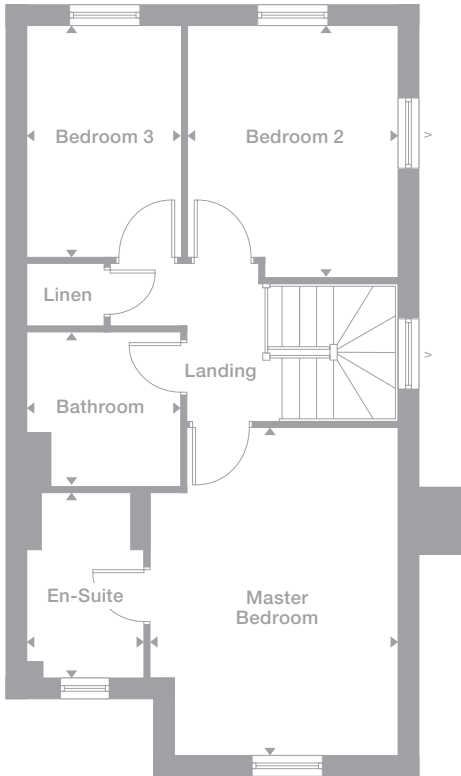
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen/Breakfast
5.897m x 2.900m
19'4" x 9'6"

Dining
3.560m x 2.900m
11'8" x 9'6"

Utility
1.867m x 2.221m
6'1" x 7'3"

WC
0.970m x 1.867m
3'1" x 6'1"

First Floor

Lounge
4.850m max x 4.274m max
15'10" x 13'11"

Bedroom 4
2.747m x 3.296m
9'0" x 10'9"

Study
2.010m x 3.296m
6'7" x 10'9"

Second Floor

Master Bedroom
3.247m max x 4.274m max
10'6" x 14'0"

En-Suite
1.510m x 2.419m
4'11" x 7'11"

Bedroom 2
2.747m x 3.010m
9'2" x 9'10"

Bedroom 3
2.010m x 3.010m
6'7" x 9'10"

Bathroom
2.030m x 2.000m
6'7" x 6'6"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

> Windows to Plot 85 only

Crompton

4 Bed

Plots
113, 114*, 115, 149*, 154

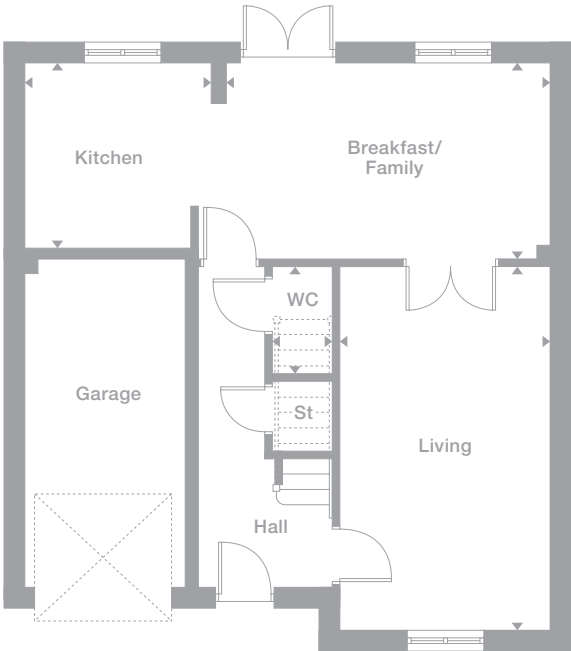
Overview
As well as the en-suite facilities in the master bedroom, the Crompton has a second en-suite shower room with dual access from bedrooms two and four, an ingenious arrangement that really maximises convenience.

Total Floor Space
1,329 sq ft

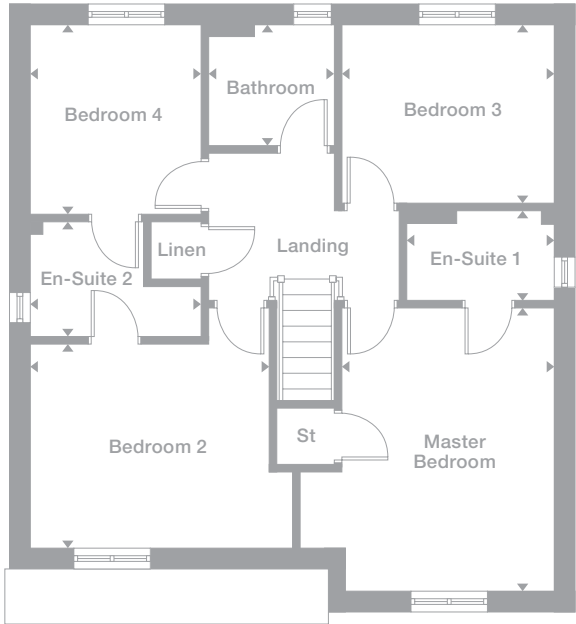
Key Features
French Doors
Breakfast/Family Room
Downstairs & Upstairs Storage
2 En-Suites
Downstairs WC
Integrated Single Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.264m x 5.629m
10'9" x 18'6"

Kitchen
2.900m x 2.880m
9'6" x 9'5"

Breakfast/Family
5.034m x 3.050m
16'6" x 10'0"

WC
0.919m x 1.650m
3'0" x 5'5"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

First Floor

Master Bedroom
3.314m x 4.429m
10'10" x 14'6"

En-Suite 1
2.314m x 1.400m
7'7" x 4'7"

Bedroom 2
3.731m x 3.199m
12'3" x 10'6"

En-Suite 2
2.680m max x 1.800m max
8'10" x 5'11"

Bedroom 3
3.314m x 2.800m
10'10" x 9'2"

Bedroom 4
2.680m x 2.965m
8'10" x 9'9"

Bathroom
1.970m x 1.900m
6'6" x 6'3"

* Plots are a mirror image of plans shown above

Darwin

3 Bed

Plots
96*, 99, 100, 103, 143,
144*, 145

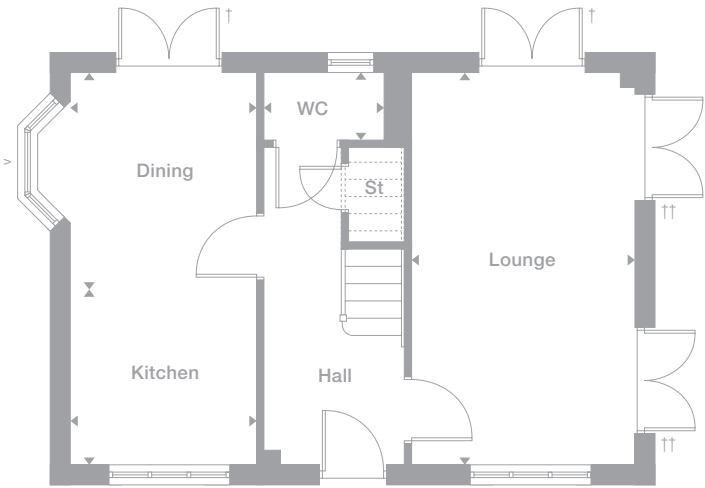
Overview
With French windows opening out from the living and dining rooms this is a home in which the garden becomes a constant pleasure, and a special delight when eating outdoors becomes a tempting option.

Total Floor Space
921 sq ft

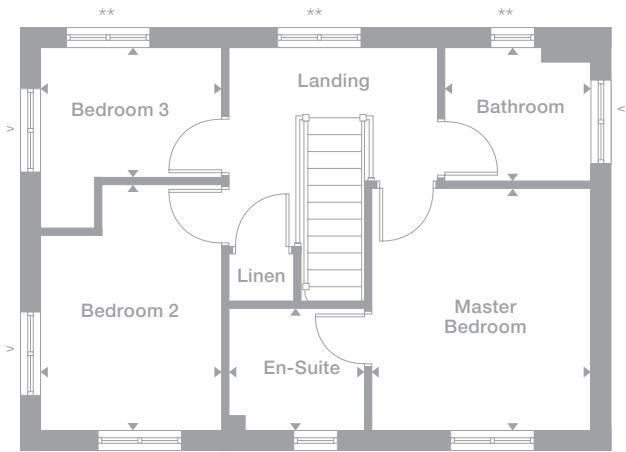
Key Features
French Doors
Dining/Kitchen
Under Stair Storage
Large Through Lounge
Master Bed En-Suite
Downstairs WC
Garage (Plot 103 has Parking Spaces Only)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Kitchen/Dining
2.565m x 5.450m
8'5" x 17'11"

WC
1.637m x 0.938m
5'4" x 3'1"

First Floor

Master Bedroom
3.130m x 3.450m max
10'3" x 11'4"

En-Suite
1.905m x 1.760m
6'3" x 5'9"

Bedroom 2
2.615m x 3.500m
8'7" x 11'6"

Bedroom 3
2.615m x 2.570m
8'7" x 8'5"

Bathroom
2.084m x 1.900m
6'10" x 6'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

> Bay window and first floor windows to Plots 96, 100, 103, 144, 145

** Windows to Plots 99 and 143 only

† French doors to Plots 99 and 143 only

†† French door positions to Plots 96, 100, 103, 144, 145

Esk

4 Bed

Plots

116, 142

Overview

An invitingly angled hall leads to a bright, beautifully designed kitchen and dining area, a natural focal point for family life. The bedroom above the front door would make an idea office or study.

Total Floor Space

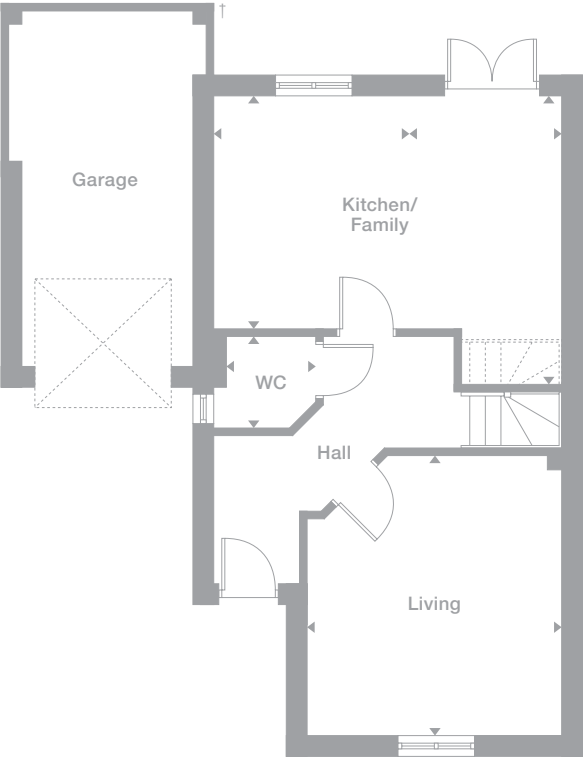
1,086 sq ft

Key Features

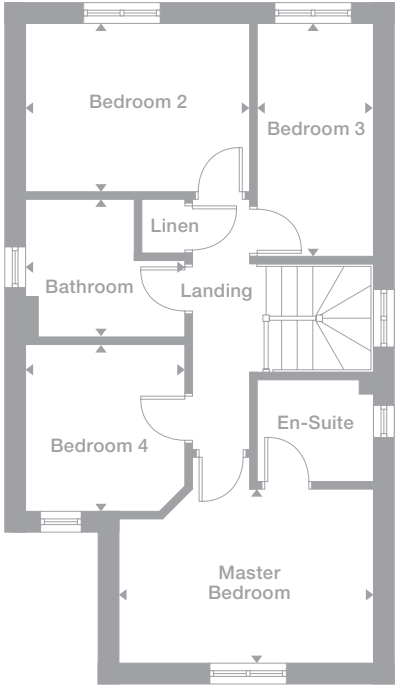
- French Doors
- Kitchen/Family Room
- Master Bed En-Suite
- Downstairs WC
- Attached Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

- Living
3.966m max x 4.331m max
13'0" x 14'3"
- Kitchen/Family
5.429m x 3.614m
17'10" x 11'10"
- WC
1.610m max x 1.404m max
5'3" x 4'7"

First Floor

- Master Bedroom
3.966m max x 2.678m
13'0" x 8'9"
- En-Suite
1.839m x 1.603m
6'0" x 5'3"
- Bedroom 2
3.494m x 2.641m
11'6" x 8'8"
- Bedroom 3
1.835m x 3.664m
6'0" x 12'0"
- Bedroom 4
2.520m max x 2.555m max
8'3" x 8'5"
- Bathroom
2.520m max x 2.170m
8'3" x 7'1"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

† Garage position varies

Hurston

3 Bed

Plots
104, 105*, 106, 107*, 108,
109*, 110, 137, 138*, 139

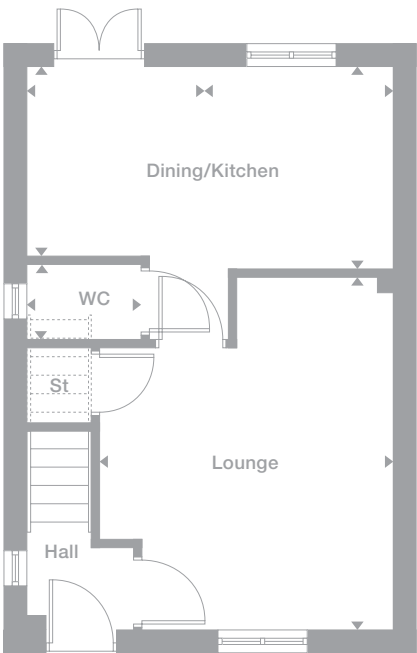
Overview
From the charming entrance canopy to the luxurious retreat of the en-suite master bedroom, the Hurston blends timeless architecture with a wealth of practical contemporary details to create a home with real comfort and style.

Total Floor Space
771 sq ft

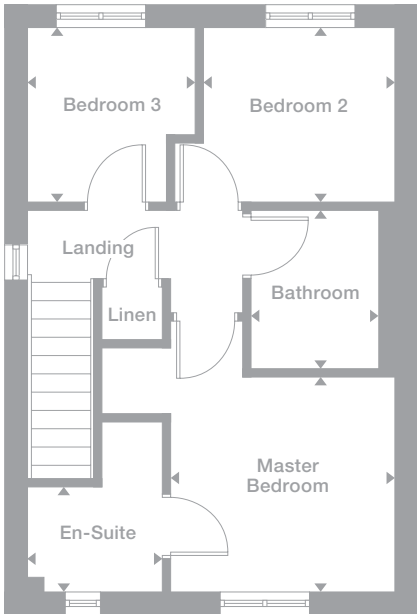
Key Features
French Doors
Under Stair Storage
Dining/Kitchen
Master Bed En-Suite
Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.865m max x 4.660m max
12'8" x 15'3"

Dining/Kitchen
4.820m x 2.670m max
15'10" x 8'9"

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

First Floor

Master Bedroom 2.965m x 2.840m min 9'9" x 9'4"	Bedroom 3 2.200m x 2.290m 7'3" x 7'6"
En-Suite 1.755m x 1.400m 5'9" x 4'7"	Bathroom 1.700m x 2.100m 5'7" x 6'11"
Bedroom 2 2.520m x 2.290m 8'3" x 7'6"	

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Jerome

5 Bed

Plots
123, 141, 147*

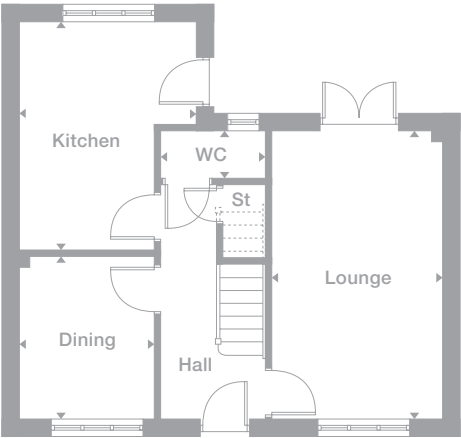
Overview
Behind the elegant elevation of the Jerome there are fresh delights at every turn, from the magnificent dual-aspect living room to the delightful dormer bedrooms that share the second floor with an additional shower room.

Total Floor Space
1,468 sq ft

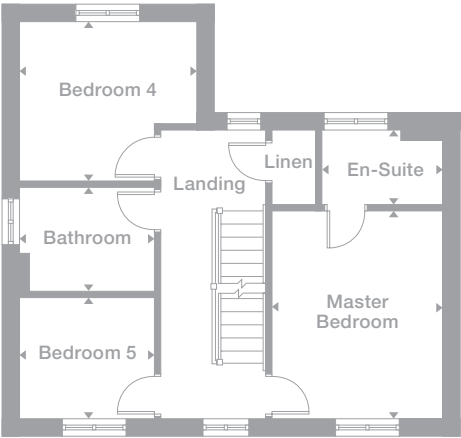
Key Features
French Doors
Separate Dining Room
Large Through Lounge
Master Bed En-Suite
Upstairs Shower Room
Downstairs WC
Garage



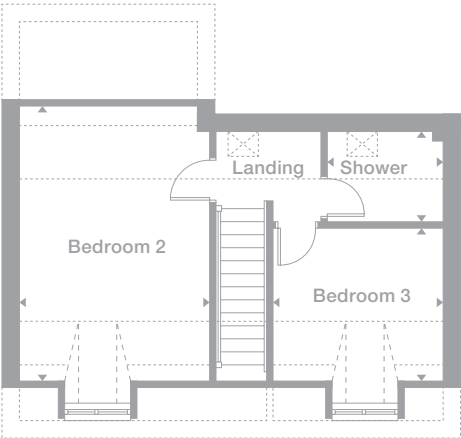
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.150m x 5.350m
10'4" x 17'7"

Dining
2.495m x 3.025m
8'2" x 9'11"

Kitchen
3.300m max x 4.250m
10'10" x 13'11"

WC
1.905m x 0.900m
6'3" x 2'11"

First Floor

Master Bedroom
3.150m x 3.850m
10'4" x 12'8"

En-Suite
2.255m x 1.400m
7'5" x 4'7"

Bedroom 4
3.300m max x 2.890m
10'10" x 9'9"

Bedroom 5
2.495m x 2.260m
8'2" x 7'5"

Bathroom
2.495m x 1.935m
8'2" x 6'4"

Second Floor

Bedroom 2
3.530m max x 5.049m
to 1200 H.L.
11'7" x 16'7"

Bedroom 3
3.150m x 2.837m
to 1200 H.L.
10'4" x 9'4"

Shower
2.155m x 1.700m
to 1612 H.L.
7'1" x 5'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Kipling

3 Bed

Plots
91, 92*, 119, 120*, 121, 122*,
135*, 136*, 140*, 146

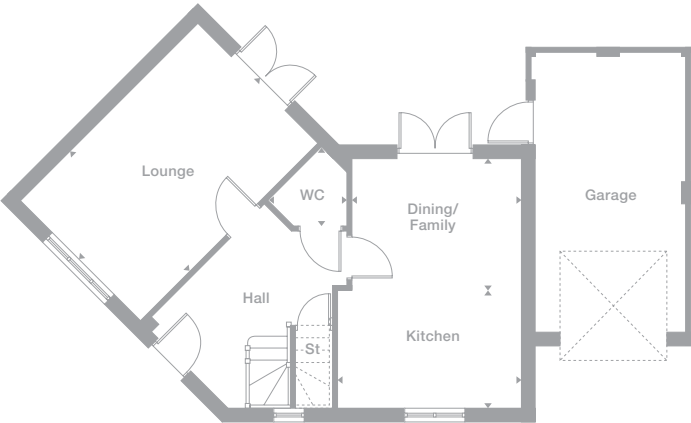
Overview
The Kipling's gently angled frontage is reflected in a variety of fascinating interiors, including the pentagonal hallway and a fascinating bathroom, and windows to front and rear give the downstairs rooms a light, open ambience.

Total Floor Space
1,029 sq ft

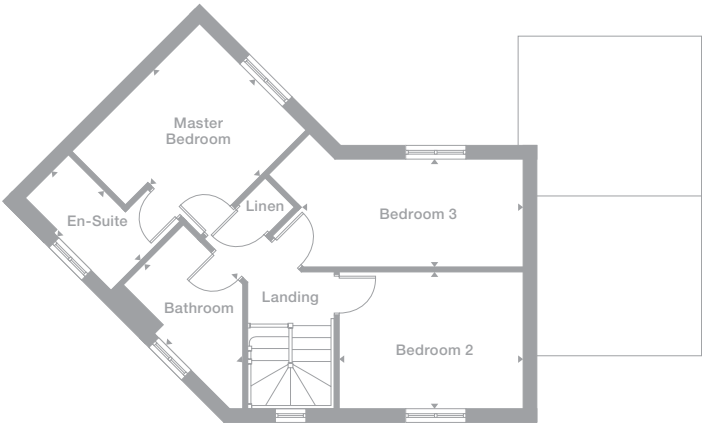
Key Features
French Doors
Dining/Family/Kitchen
Through Lounge
Master Bed En-Suite
Downstairs WC
Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.220m x 4.964m
10'11" x 16'3"

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

Kitchen
3.650m x 2.325m
12'0" x 7'8"

WC
1.445m max x 1.489m
4'9" x 4'11"

First Floor

Master Bedroom
2.971m x 3.588m max
9'9" x 11'9"

En-Suite
2.477m x 1.276m
8'2" x 4'2"

Bedroom 2
3.700m x 2.704m
12'2" x 8'10"

Bedroom 3
4.439m x 2.160m
14'7" x 7'1"

Bathroom
3.253m max x 1.926m
10'8" x 6'4"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Orwell

3 Bed

Plots
101, 102*, 117*, 118, 130*

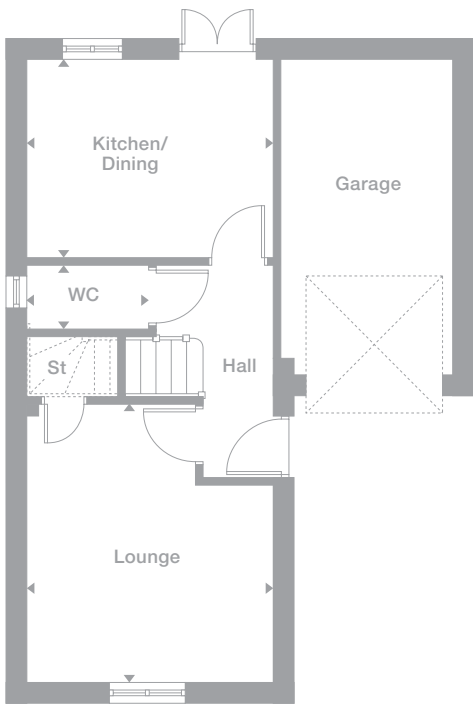
Overview
The sheltered courtyard entrance of the Orwell opens on to an immensely comfortable family home featuring a generously sized living room in which the subtle L-shape will add an exciting dynamic to layout and furnishing.

Total Floor Space
948 sq ft

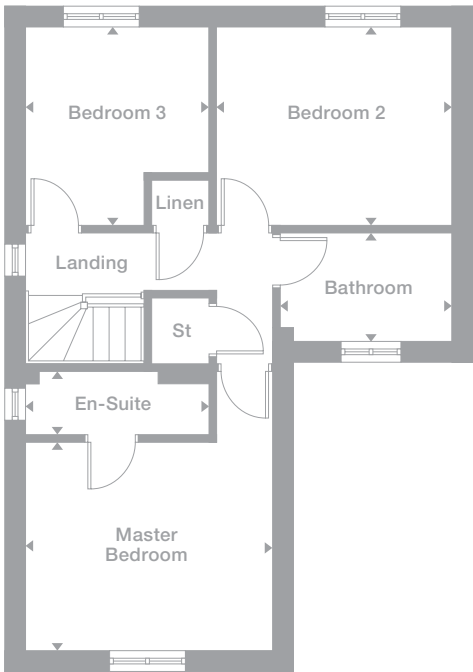
Key Features
French Doors
Kitchen/Dining
Master Bed En-Suite
Downstairs WC
Integral Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.850m max x 4.350m
12'8" x 14'3"

Kitchen/Dining
3.805m x 3.100m
12'6" x 10'2"

WC
1.915m x 1.013m
6'3" x 3'4"

First Floor

Master Bedroom
3.850m x 3.240m
12'8" x 10'8"

En-Suite
2.850m x 1.010m
9'4" x 3'4"

Bedroom 2
3.675m x 3.100m
12'1" x 10'2"

Bedroom 3
2.850m max x 3.100m max
9'4" x 10'2"

Bathroom
2.675m x 1.700m
8'9" x 5'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Rolland

4 Bed

Plots
93*, 94*, 95, 126*, 127, 132, 133*, 134*

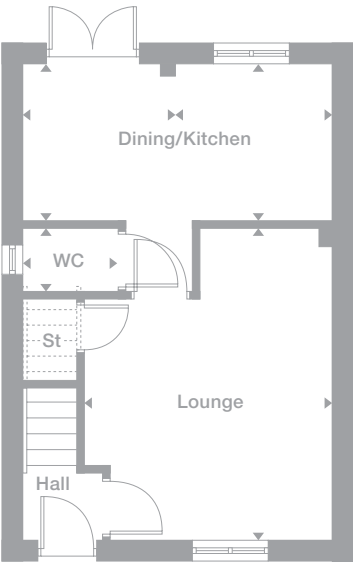
Overview
Entered via a vestibule on the first floor, the en-suite master bedroom of the Rolland includes a private staircase ascending into a charming dormer space with enormous character and a real sense of relaxed seclusion.

Key Features
French Doors
Under Stair Storage
Dining/Kitchen
Master Bed En-Suite
Downstairs WC

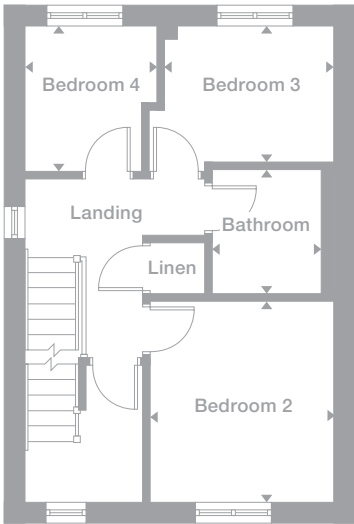
Total Floor Space
1,086 sq ft



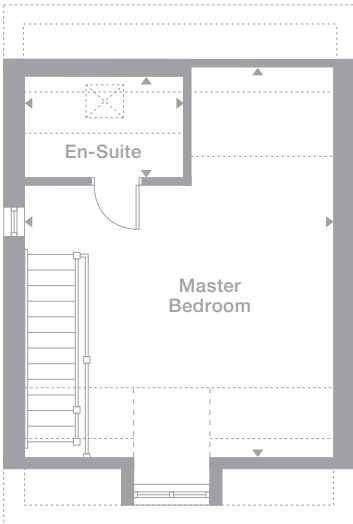
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.865m max x 4.860m max
12'8" x 15'11"

Dining/Kitchen
4.820m x 2.470m
15'10" x 8'1"

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

First Floor

Bedroom 2
2.865m x 3.144m max
9'5" x 10'4"

Bedroom 3
2.639m x 2.134m
8'8" x 7'0"

Bedroom 4
2.081m max x 2.274m
6'10" x 7'6"

Bathroom
1.700m x 1.952m
5'7" x 6'5"

Second Floor

Master Bedroom
3.808m excl. stairs x
4.243m to 1.200 H.L.
12'6" x 13'11"

En-Suite
2.466m x 1.554m
to 1.310 H.L.
8'1" x 5'1"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Twain

2 Bed

Plots
97*, 98, 124*, 128

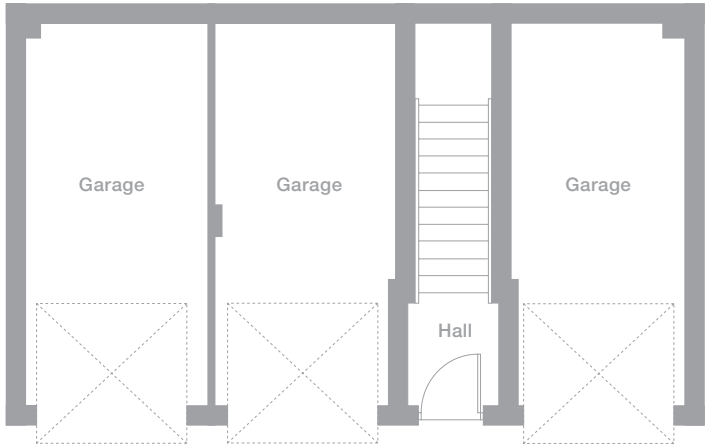
Overview
With its superbly designed and equipped kitchen, the open-plan living space of the Twain is designed to maximise convenience and fit the contemporary urban lifestyle. The second bedroom could become a superb home office.

Total Floor Space
603 sq ft

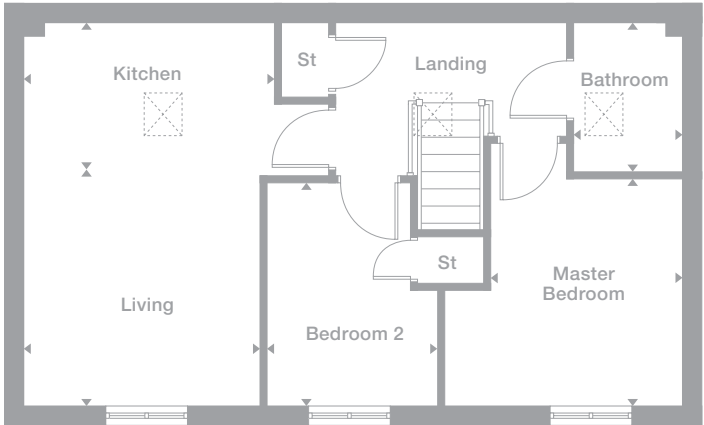
Key Features
Generous Kitchen Area
Kitchen/Living Room
Single Garage
Other Garages Belong to Other Properties



Ground Floor



First Floor



Room Dimensions

First Floor

Living 3.359m x 3.269m 11'0" x 10'9"	Bedroom 2 2.412m max x 3.169m 7'11" x 10'5"
Kitchen 3.545m x 2.161m 11'8" x 7'1"	Bathroom 1.534m x 2.108m 5'0" x 6'11"
Master Bedroom 3.363m max x 3.221m 11'0" x 10'7"	

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Yare

2 Bed

Plots

111*, 112

Overview

The cleverly designed staircase opening directly from the living room, and the archway leading through to the dining area with its French doors, give the Yare a welcoming atmosphere of light and space.

Total Floor Space

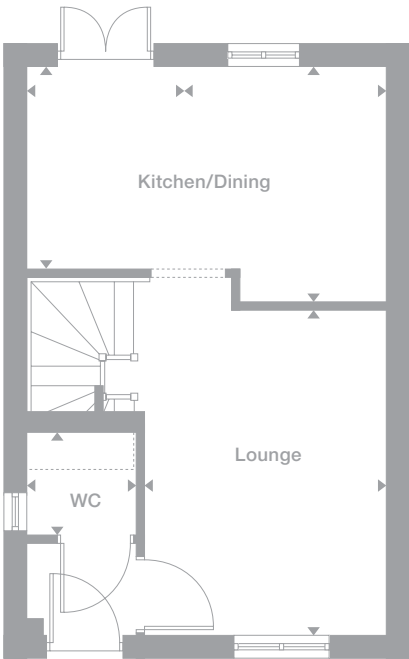
657 sq ft

Key Features

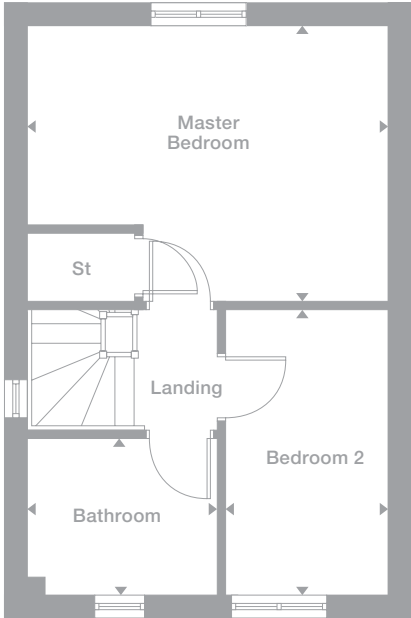
- French Doors
- Kitchen/Dining
- Spacious Master Bedroom
- Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
2.950m max x 3.963m
9'8" x 13'0"

Kitchen/Dining
4.390m x 2.835m max
14'5" x 9'4"

WC
1.340m x 1.288m
4'5" x 4'2"

First Floor

Master Bedroom
4.390m x 3.360m
14'5" x 11'0"

Bedroom 2
2.015m x 3.488m
6'7" x 11'5"

Bathroom
2.275m x 1.911m
7'6" x 6'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Eaves Apt

2 Bed

Plots
79, 80*, 81, 82*, 83, 84*

Overview
Each apartment features an open plan living area lit by windows on three sides to create an exceptionally bright, welcoming space that is made even more impressive on the upper floors by stylish French windows.

Total Floor Space
726 sq ft

Key Features
French Windows to Upper Floors
Private Country Yard Parking
Living/Dining/Kitchen
Master Bed En-Suite
Triple Aspect Windows



Ground Floor



First & Second Floor



Room Dimensions

Ground Floor

Living
4.155m x 4.153m
13'8" x 13'8"

Kitchen/Dining
3.927m x 2.378m
12'11" x 7'10"

Master Bedroom
4.981m x 2.975m
16'4" x 9'9"

En-Suite
2.316m x 1.428m
7'7" x 4'4"

Bedroom 2
3.827m x 2.445m
12'7" x 8'0"

Bathroom
2.686m x 2.593m
8'10" x 8'6"

First & Second Floor

Living
4.155m x 4.153m
13'8" x 13'8"

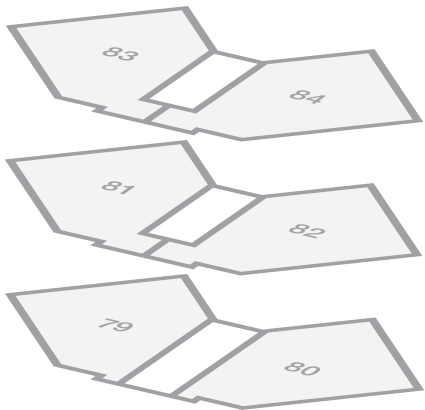
Kitchen/Dining
3.927m x 2.400m
12'11" x 7'10"

Master Bedroom
4.981m x 2.975m
16'4" x 9'9"

En-Suite
2.300m x 1.890m
7'6" x 6'2"

Bedroom 2
3.827m x 2.737m
12'7" x 9'0"

Bathroom
2.686m x 2.593m
8'10" x 8'6"



Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



Building Quality

The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.

Specification

	Buchan	Chantry	Crompton	Darwin	Esk	Hurston	Jerome	Kipling	Orwell	Rolland	Twain	Yare	Eaves Apt
Kitchens													
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chunky cladding to base units and panel framing to wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pan drawer type base units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square 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 5-burner gas or electric ceramic hob	○	○	○	○	○	○	○	○	○	○	○	○	○
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel double multi-function fan oven	○	○	○	○	○	○	○	○	○	○	○	○	○
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○	○	○	○	○
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Integrated washing machine (Washer/dryer to apartments)	○	○	○	○	○	○	○	○	○	○	○	○	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	✓
Downlighters to underside of wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○	○	○	○	○

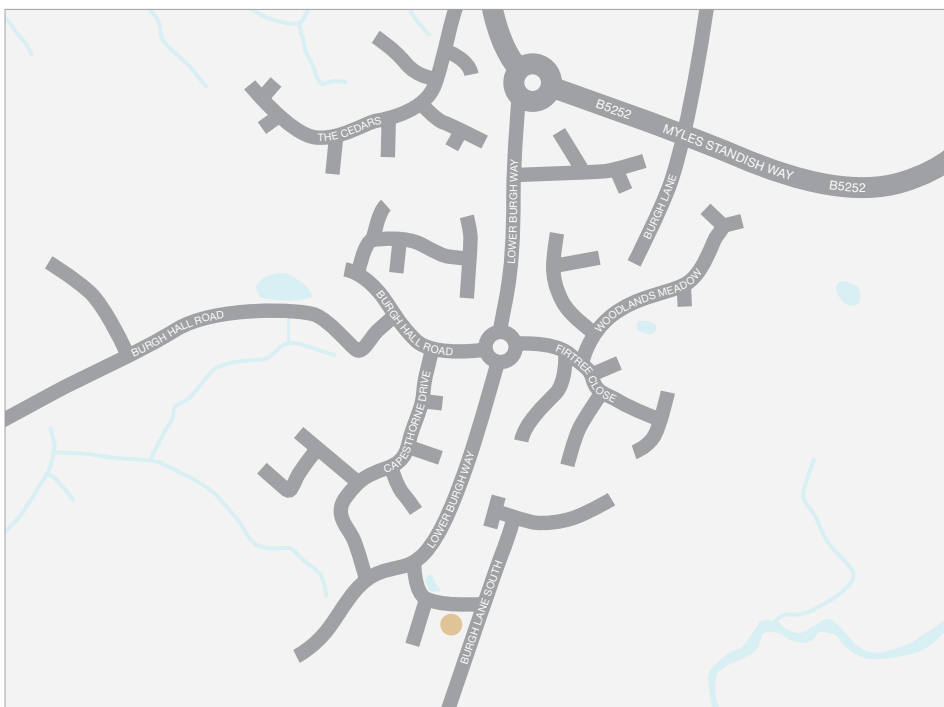
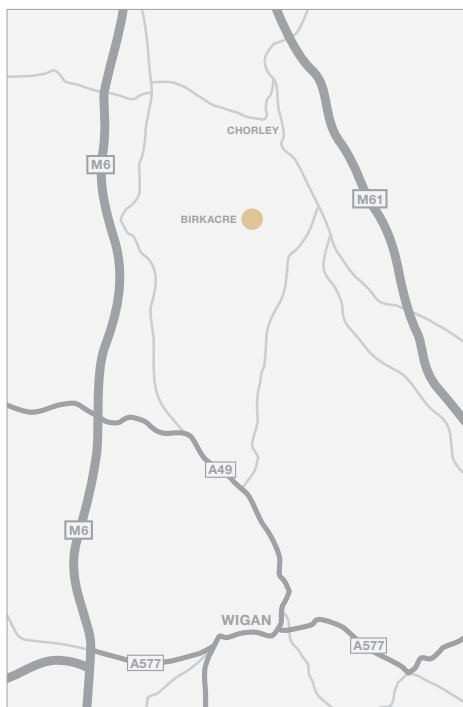
- ✓ Standard
- Optional Extra
- Not Available

	Buchan	Chantry	Crompton	Darwin	Esk	Hurston	Jerome	Kipling	Orwell	Rolland	Twain	Yare	Eaves Apt
Electrical													
Mains wired (with battery back-up) smoke and carbon dioxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (Plot Specific)	✓	-	✓	✓	✓	-	✓	✓	✓	✓	✓	-	-
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Intruder alarm (Plot Specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Telephone Door Entry	-	-	-	-	-	-	-	-	-	-	-	-	✓
Heating													
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where roomstat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior													
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Up-and-over steel garage door (Plot Specific)	✓	-	✓	✓	✓	-	✓	✓	✓	-	✓	-	-
Outside cold water tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Decorative													
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded white/groove pattern internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Timber effect door with chrome lever on rose door handles	-	-	-	-	-	-	-	-	-	-	-	-	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white/white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted gloss white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wardrobe to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping													
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
1,800mm high, larch lap/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 - Monday
10.30am - 5.30pm
Telephone: 0800 840 8525



From the M6 Southbound

Leave the M6 at junction 30 to join the M61 following signs for Manchester. After four and a quarter miles, leave the M61 at junction 8 and take the third exit at the roundabout, signposted for Southport and Chorley. At the next roundabout take the second exit to join the A6 following signs for Chorley and Manchester. Stay on the A6 Bolton Road following signs for Bolton and Adlington through a succession of nine roundabouts, and at the tenth stay on the A6, still signposted for Manchester, as it becomes Bolton Road. Carry on for around three-quarters of a mile, passing Albany Science College on the left, and move into the right-hand lane as you approach the traffic lights to turn right into Myles Standish Way (B5252). Pass through the roundabout at the entrance to Holy Cross Catholic High School, then at the next roundabout take the first exit into Lower Burgh Way. Take the second exit at the next roundabout, and Birkacre Park is straight ahead.

Sat Nav: PR7 3TR Lower Burgh Way

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

the place to be®

This brochure is printed on Regency Satin. Regency Satin is Carbon Balanced and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference.

Please recycle this brochure and help make that difference.

www.millerhomes.co.uk