



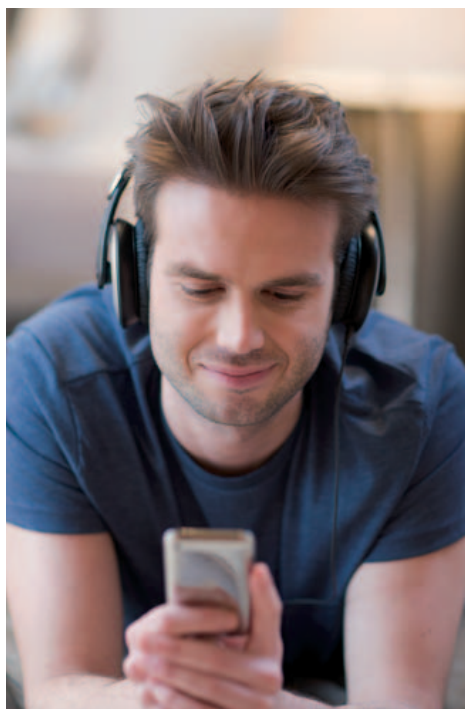
**Birkacre Park  
Chorley**

**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*<sup>®</sup>

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- 04 Living in Chorley
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## 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.

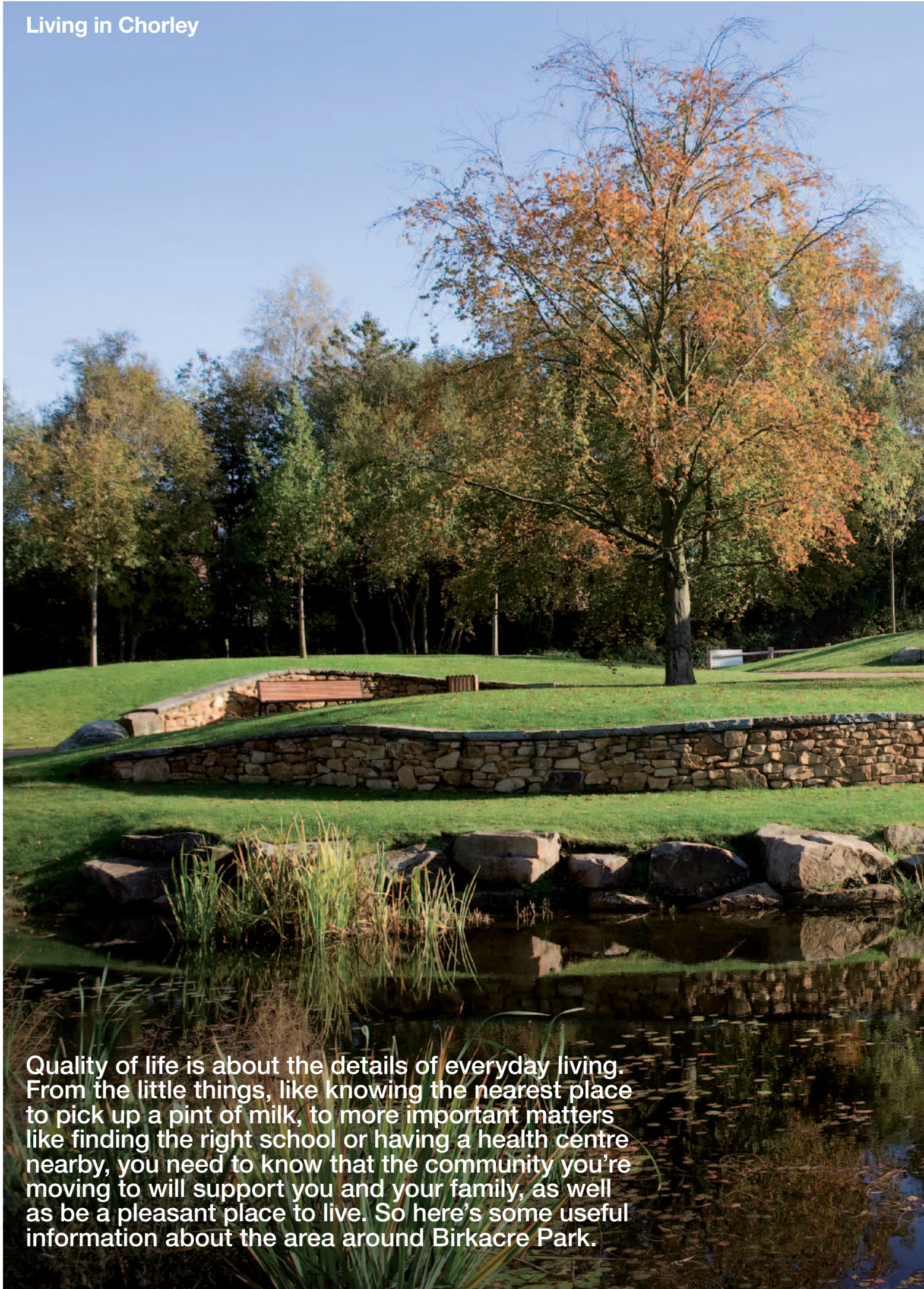
### Be Happy

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**

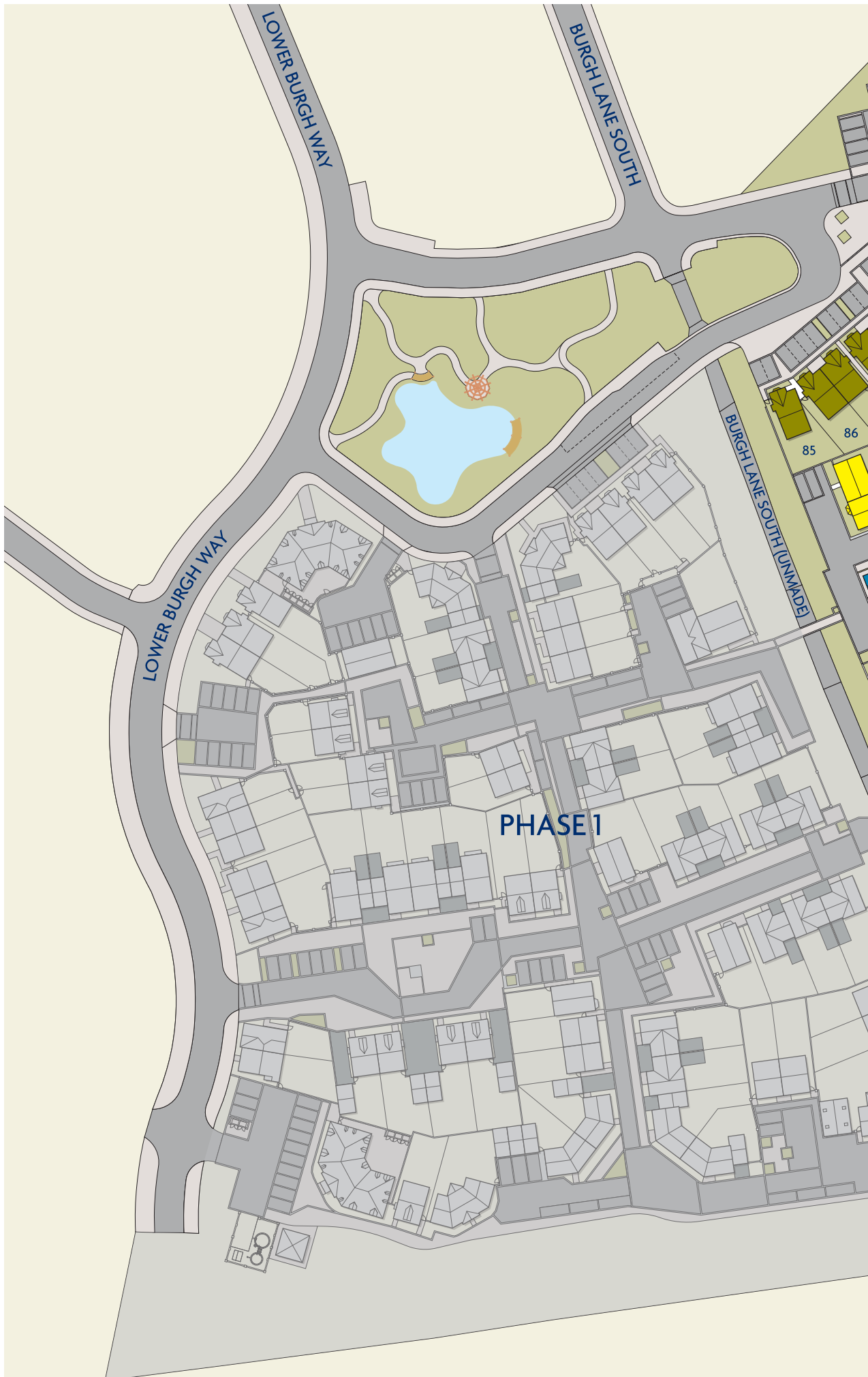
Set between the M6 and the M61, Birkacre Park is exceptionally convenient for travelling to Liverpool, Manchester and the whole North West. John Lennon International Airport and the Liverpool ferry ports are just around 20 miles away, and there are regular services from Chorley Railway Station, a mile-and-a-half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

## Plot information

- Buchan
- Chantry
- Crompton
- Darwin
- Esk
- Hurston
- 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

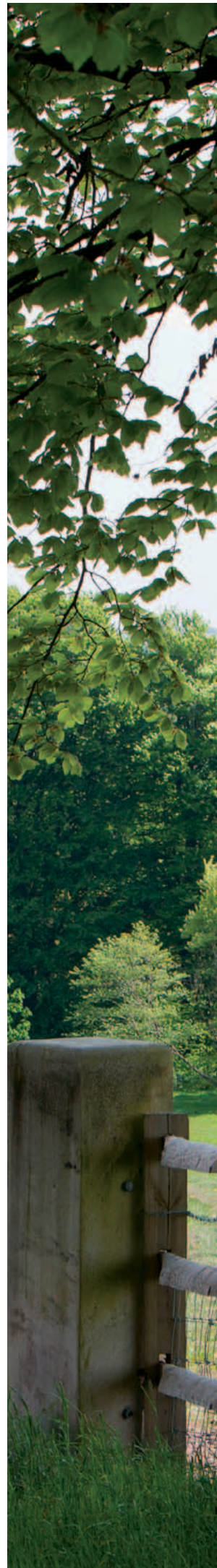
Chorley All Saints  
C of E Primary School  
and Nursery  
Moor Road  
01257 262 489

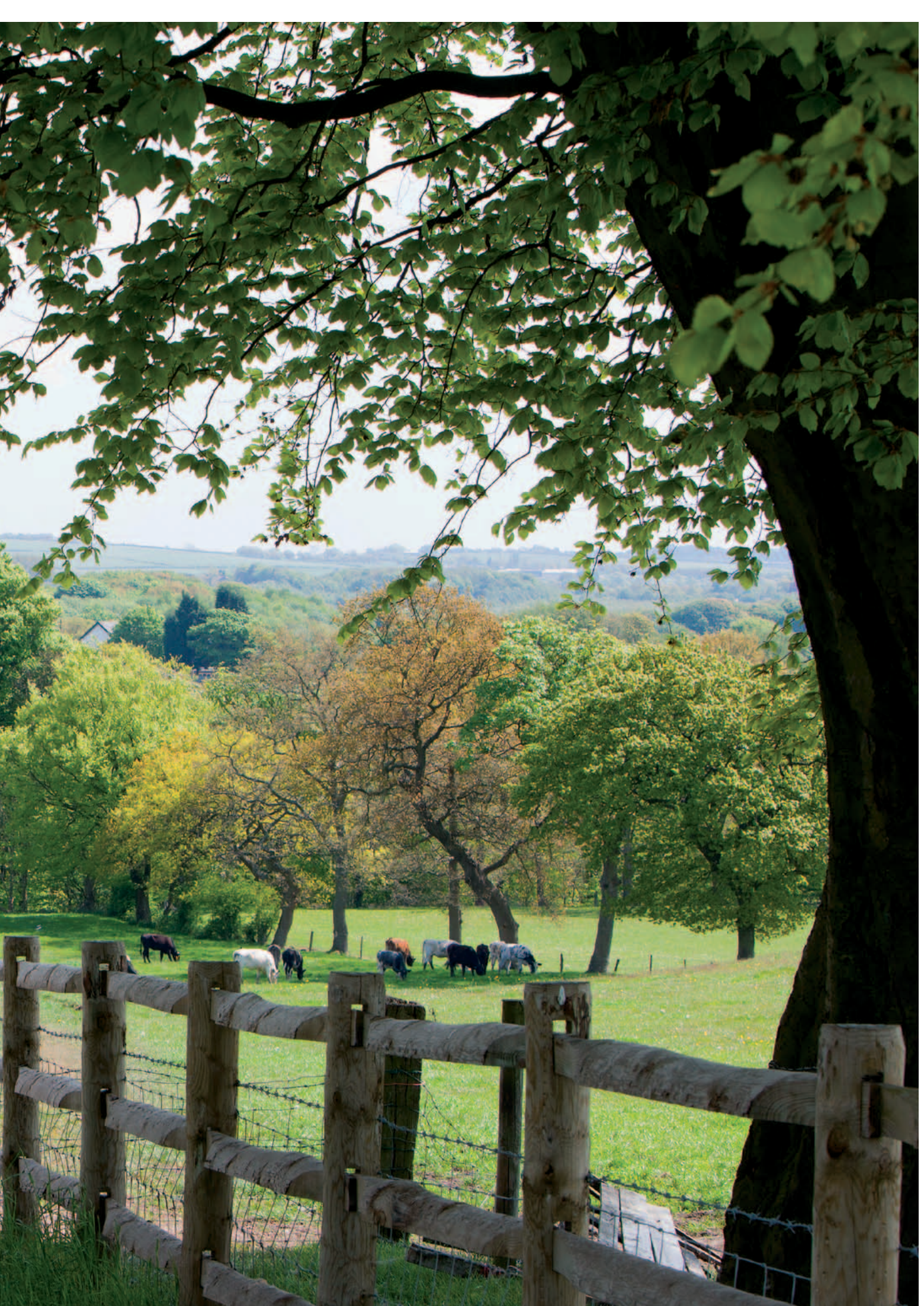
Holy Cross  
RC High School  
(sports and  
science college)  
Burgh Lane  
01257 262 093

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.

## Key Features

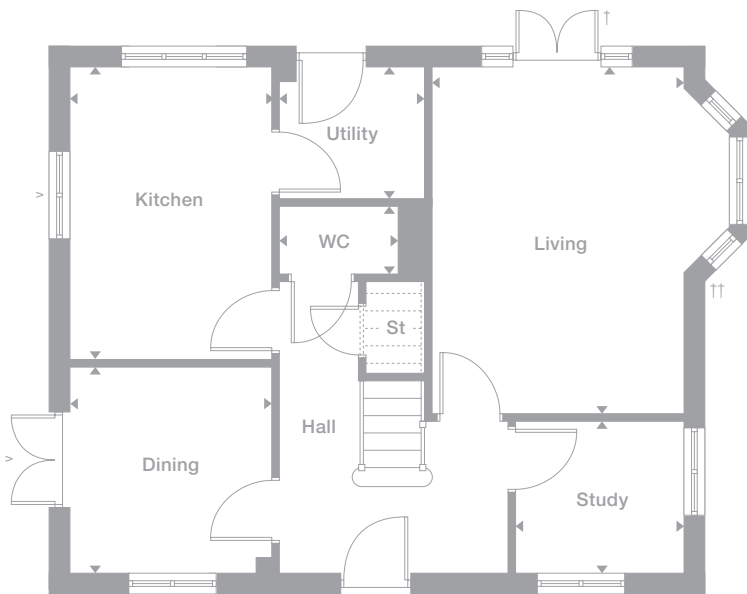
French Doors  
Master Bed En-Suite  
Separate Dining Room  
Downstairs WC  
Utility

## Total Floor Space

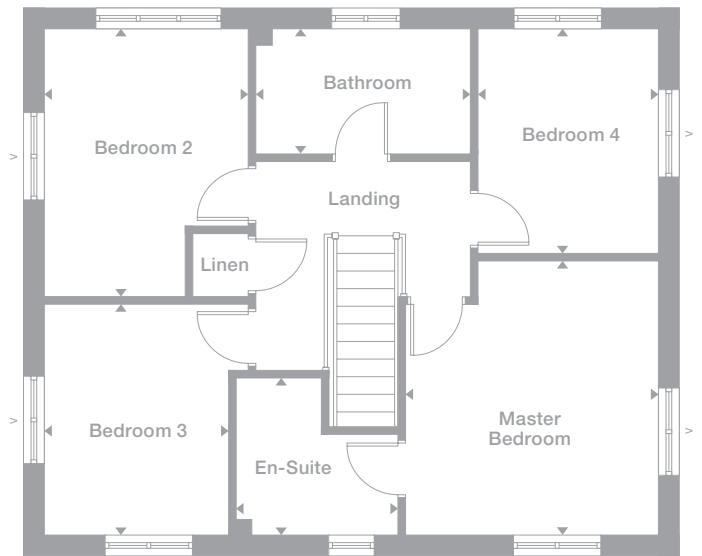
1,264 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

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

### First Floor

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

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\* 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.

## Key Features

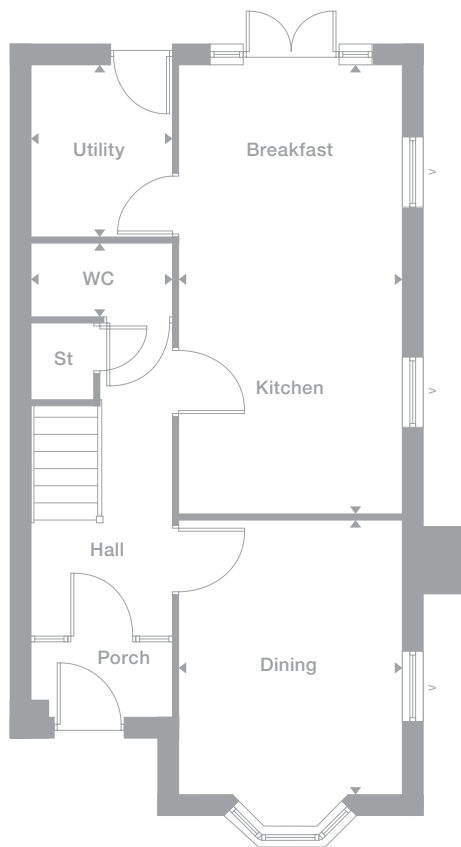
French Doors  
First Floor Lounge  
Bay Fronted Lounge  
Breakfast/Kitchen  
Master Bed En-Suite  
Downstairs WC  
Downstairs Storage  
Utility

## Total Floor Space

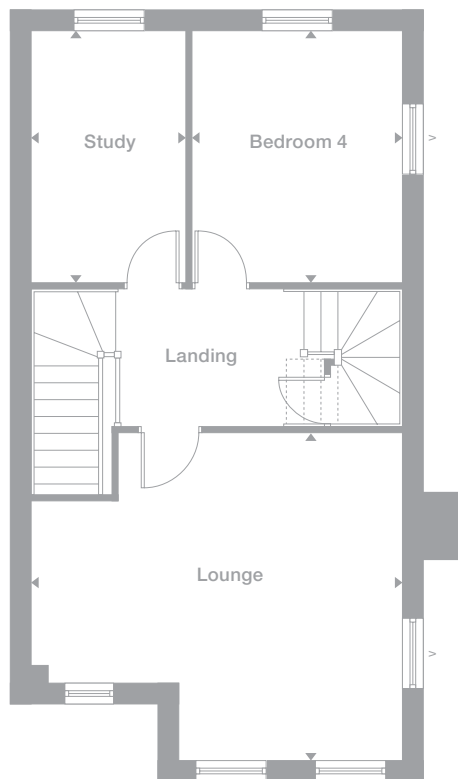
1,455 sq ft



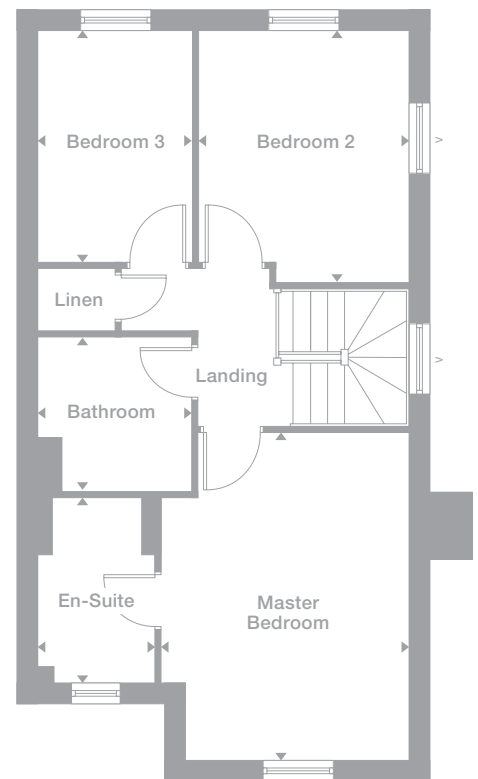
## Ground Floor



## 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"

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\* 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

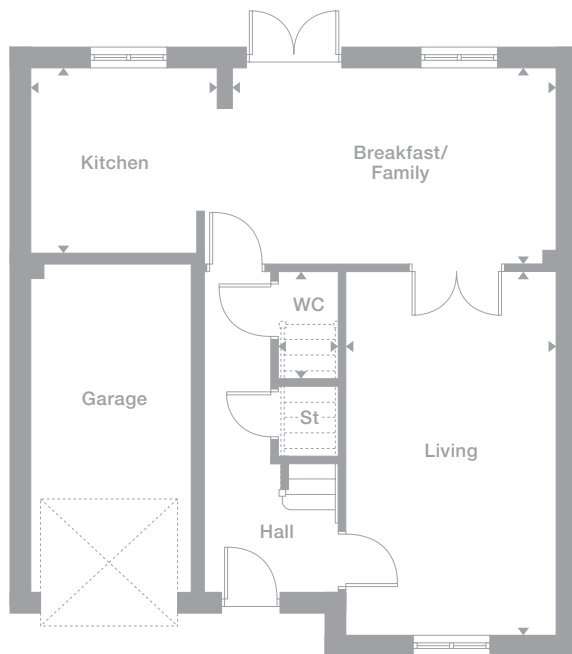
1,329 sq ft

### Key Features

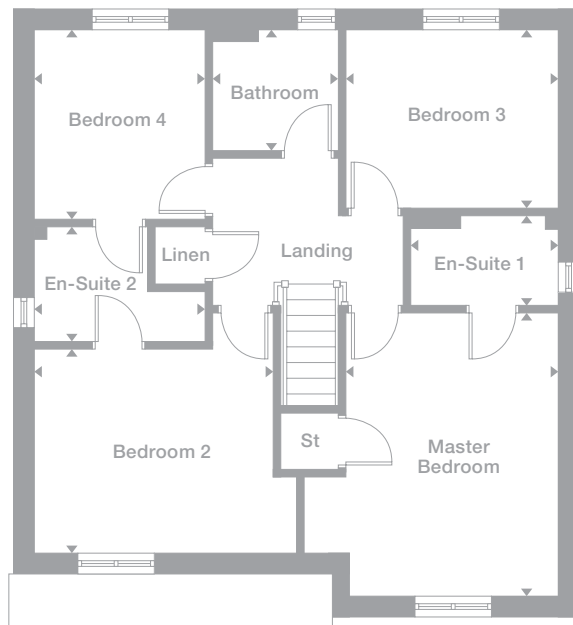
French Doors  
Breakfast/Family Room  
Downstairs & Upstairs Storage  
2 En-Suites  
Downstairs WC  
Integrated Single Garage



### 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"

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#### First Floor

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

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

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

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

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

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

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

\* 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.

## Key Features

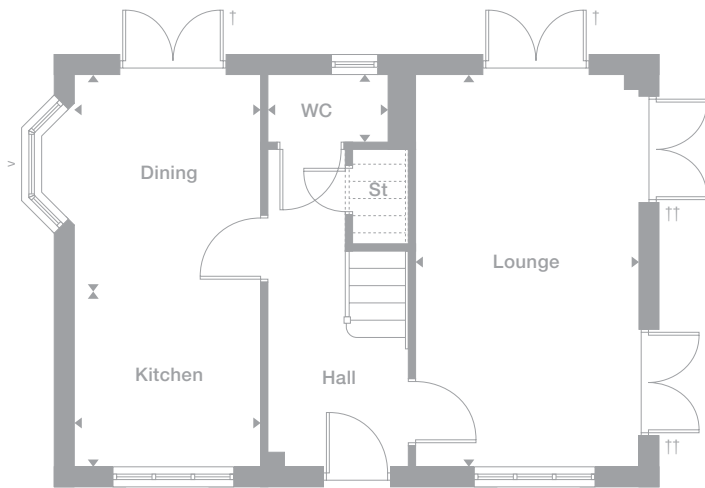
French Doors  
Dining/Kitchen  
Under Stair Storage  
Large Through Lounge  
Master Bed En-Suite  
Downstairs WC  
Garage (Plot 103 has Parking Spaces Only)

## Total Floor Space

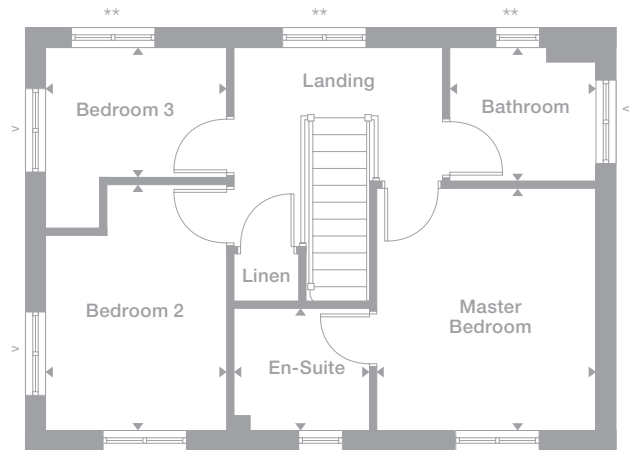
921 sq ft



## 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"

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\* 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.

## Key Features

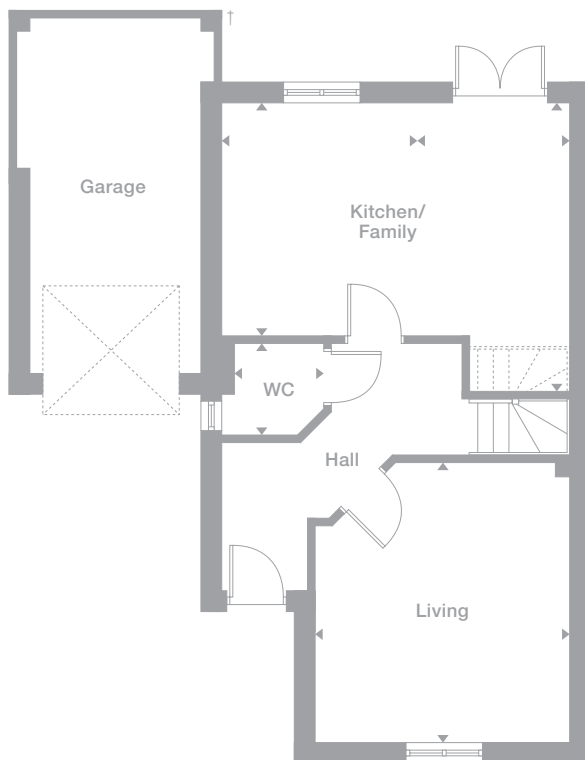
French Doors  
Kitchen/Family Room  
Master Bed En-Suite  
Downstairs WC  
Attached Garage

## Total Floor Space

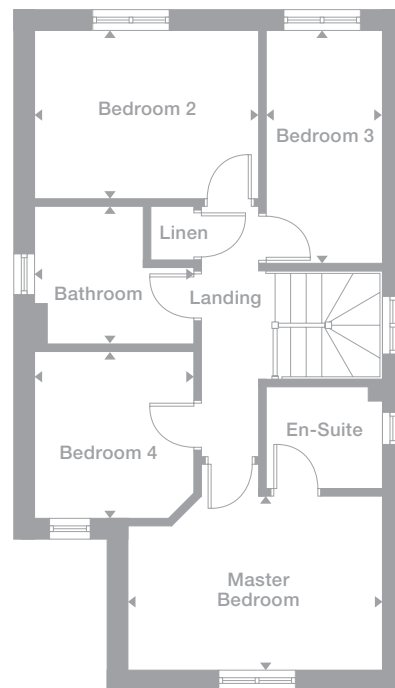
1,086 sq ft



## 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"

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† 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.

## Key Features

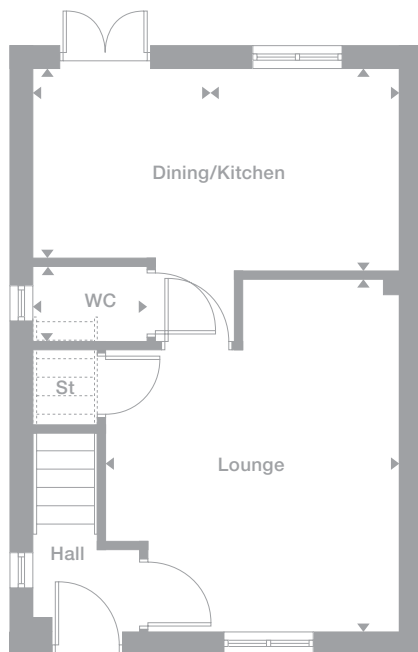
French Doors  
Under Stair Storage  
Dining/Kitchen  
Master Bed En-Suite  
Downstairs WC

## Total Floor Space

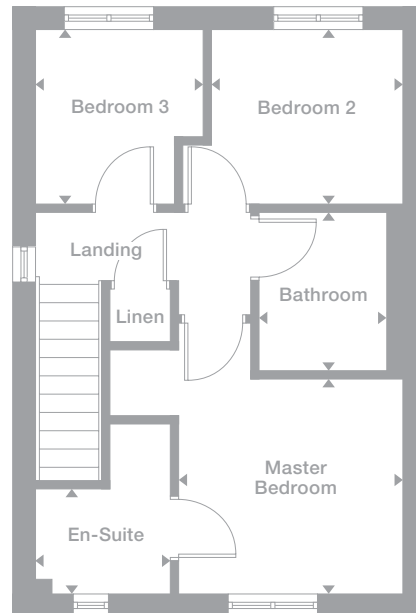
771 sq ft



## 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"

En-Suite  
1.755m x 1.400m  
5'9" x 4'7"

Bedroom 2  
2.520m x 2.290m  
8'3" x 7'6"

Bedroom 3  
2.200m x 2.290m  
7'3" x 7'6"

Bathroom  
1.700m x 2.100m  
5'7" x 6'11"

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\* 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.

### Key Features

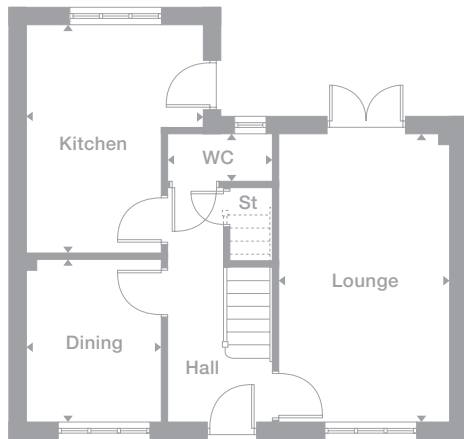
French Doors  
Separate Dining Room  
Large Through Lounge  
Master Bed En-Suite  
Upstairs Shower Room  
Downstairs WC  
Garage

### Total Floor Space

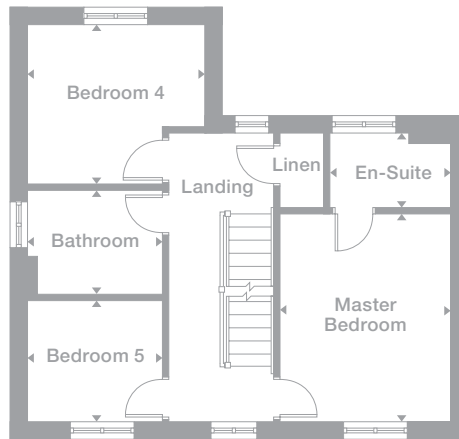
1,468 sq ft



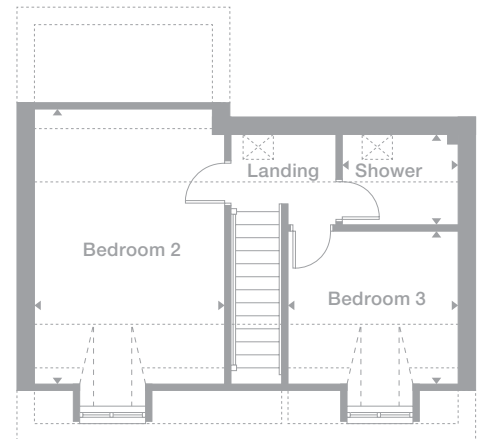
### Ground Floor



### 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"

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\* 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

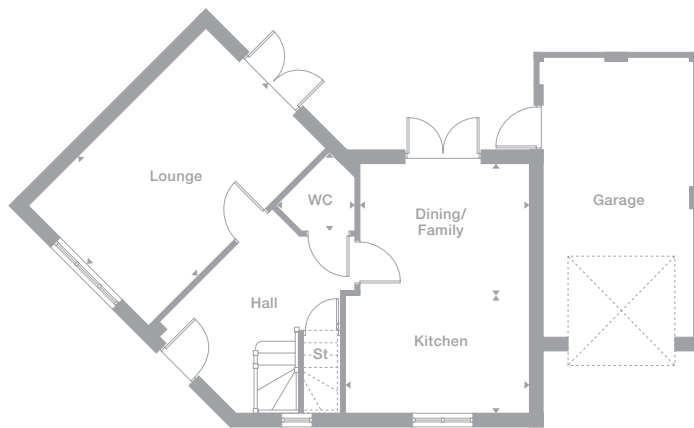
1,029 sq ft

### Key Features

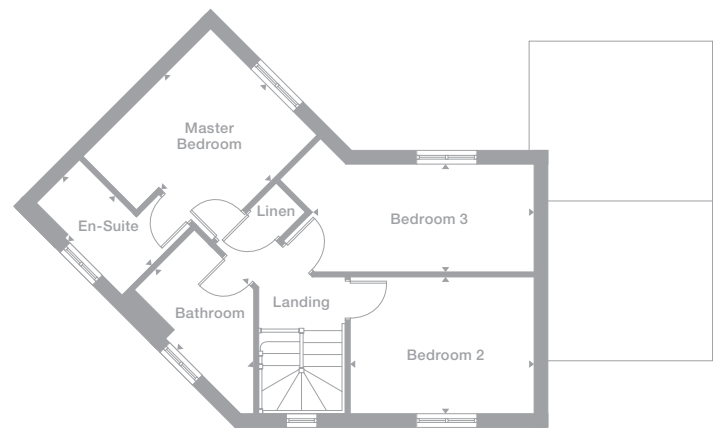
French Doors  
Dining/Family/Kitchen  
Through Lounge  
Master Bed En-Suite  
Downstairs WC  
Garage



### 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"

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\* 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

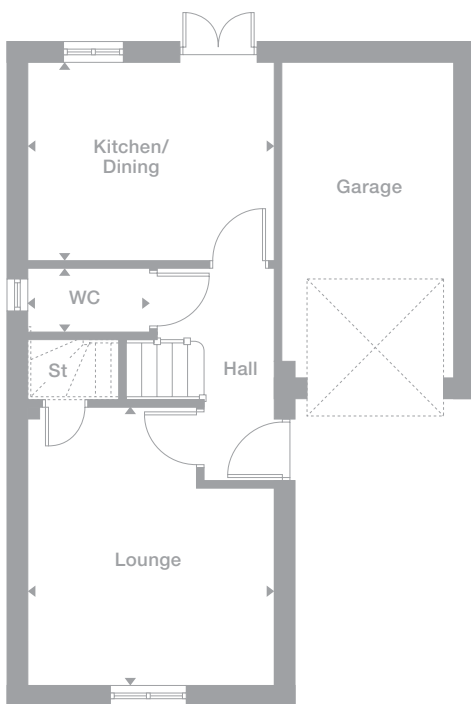
948 sq ft

### Key Features

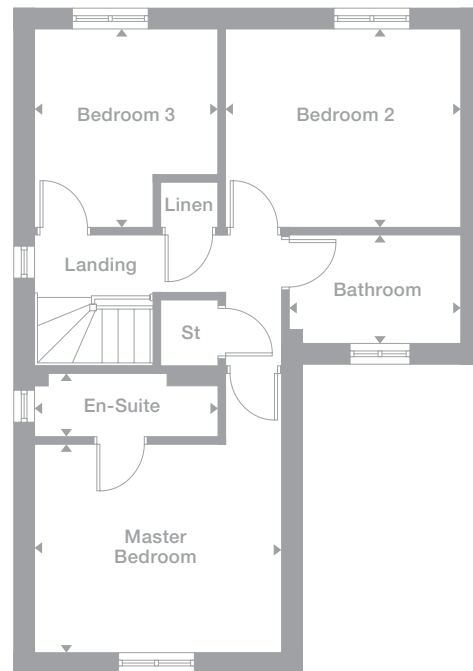
French Doors  
Kitchen/Dining  
Master Bed En-Suite  
Downstairs WC  
Integral Garage



### 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

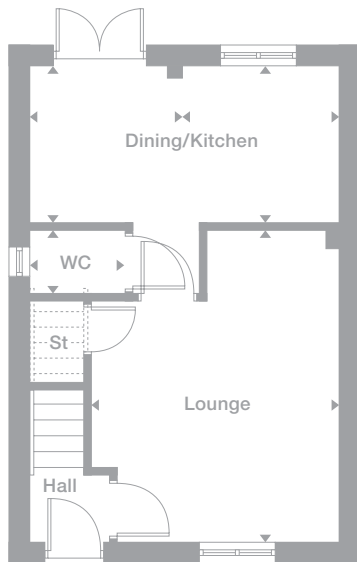
French Doors  
Under Stair Storage  
Dining/Kitchen  
Master Bed En-Suite  
Downstairs WC



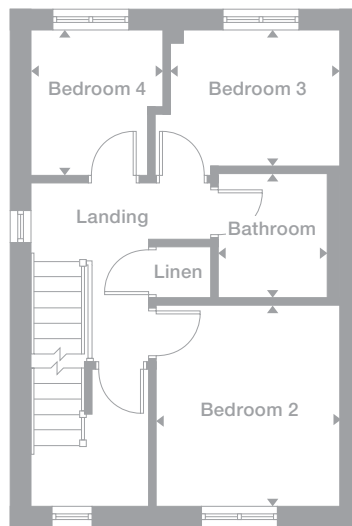
## Total Floor Space

1,086 sq ft

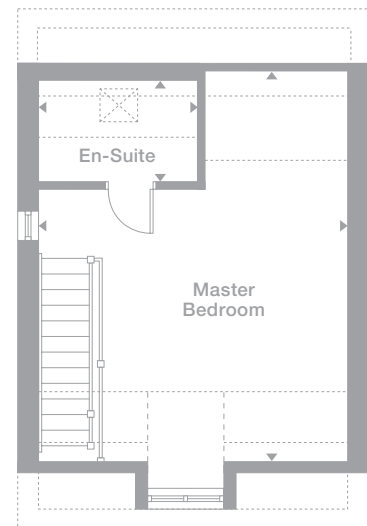
## Ground Floor



## 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"

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\* 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

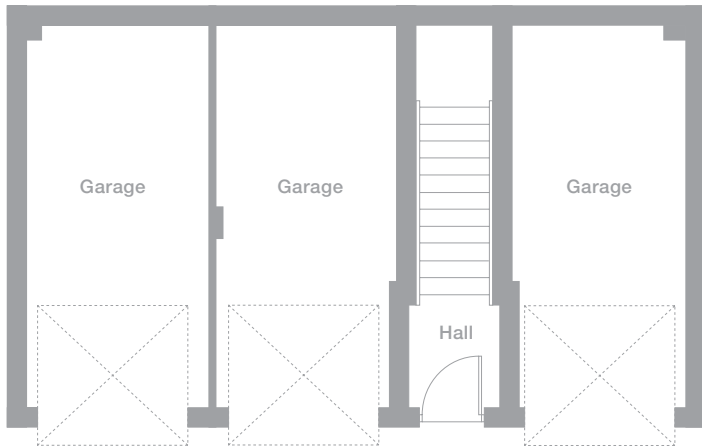
603 sq ft

### Key Features

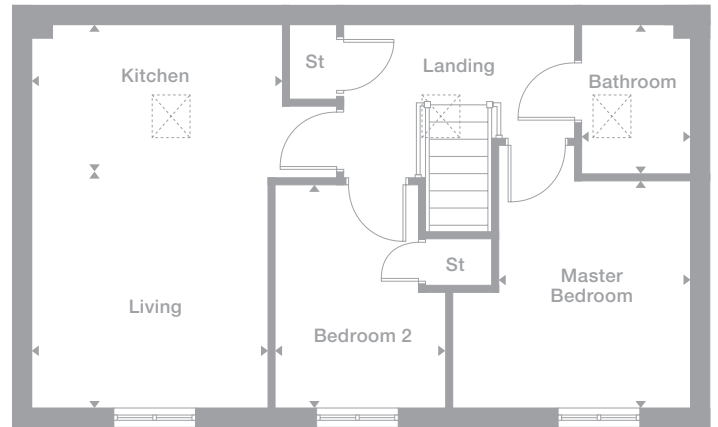
Generous Kitchen Area  
Kitchen/Living Room  
Single Garage  
Other Garages Belong to Other Properties



### Ground Floor



### First Floor



### Room Dimensions

#### First Floor

Living  
3.359m x 3.269m  
11'0" x 10'9"

Kitchen  
3.545m x 2.161m  
11'8" x 7'1"

Master Bedroom  
3.363m max x 3.221m  
11'0" x 10'7"

Bedroom 2  
2.412m max x 3.169m  
7'11" x 10'5"

Bathroom  
1.534m x 2.108m  
5'0" x 6'11"

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\* 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.

### Key Features

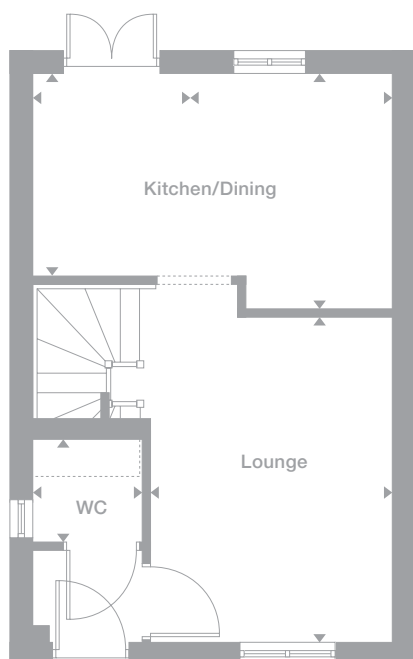
French Doors  
Kitchen/Dining  
Spacious Master Bedroom  
Downstairs WC

### Total Floor Space

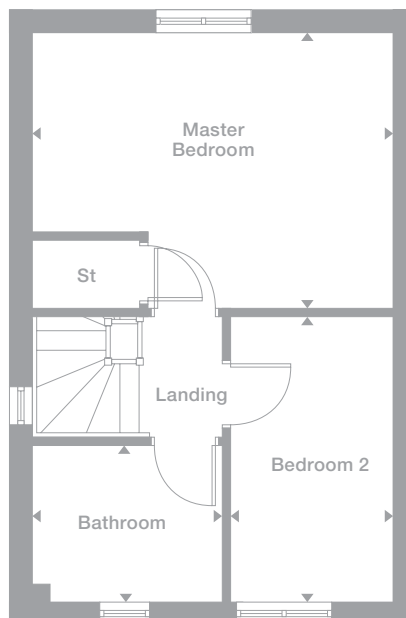
657 sq ft



### 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.

### Key Features

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

### Total Floor Space

726 sq ft



### 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"

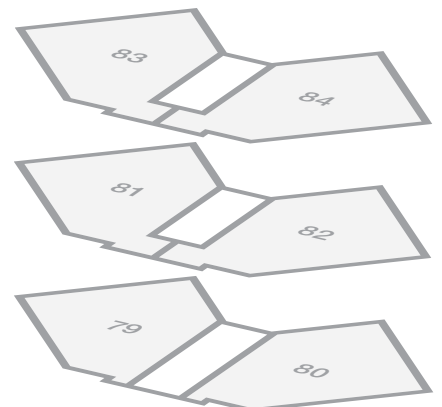
Kitchen/Dining  
3.927m x 2.400m  
12'11" x 7'10"

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"



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\* 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
<b>Kitchens</b>													
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
<b>Electrical</b>													
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	-	-	-	-	-	-	-	-	-	-	-	-	✓
<b>Heating</b>													
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Exterior</b>													
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
<b>Decorative</b>													
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	○	○	○	○	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>													
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-

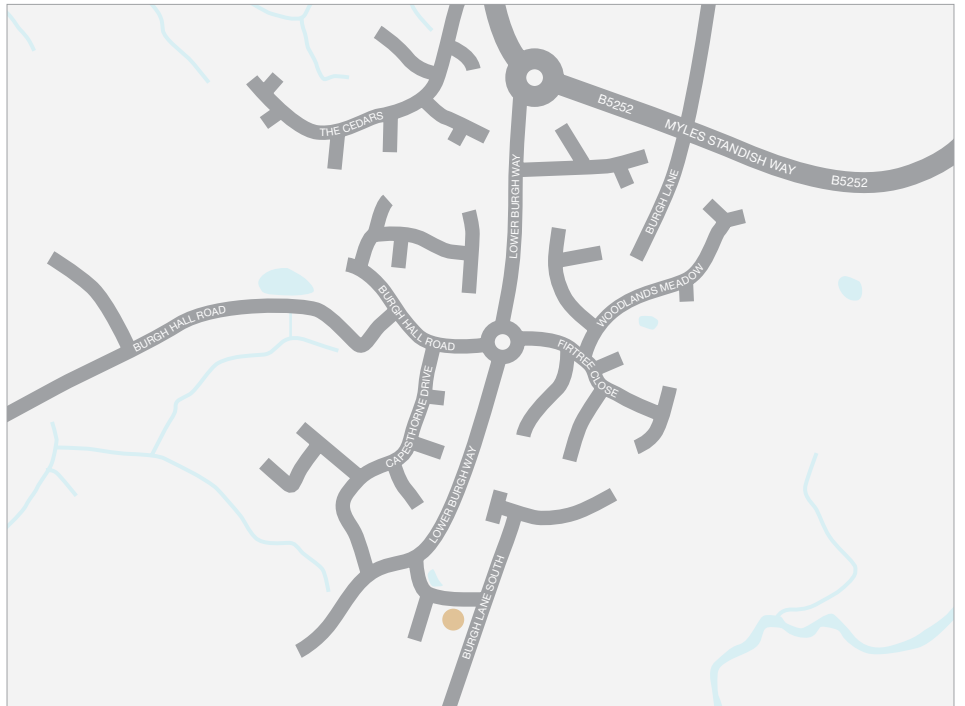
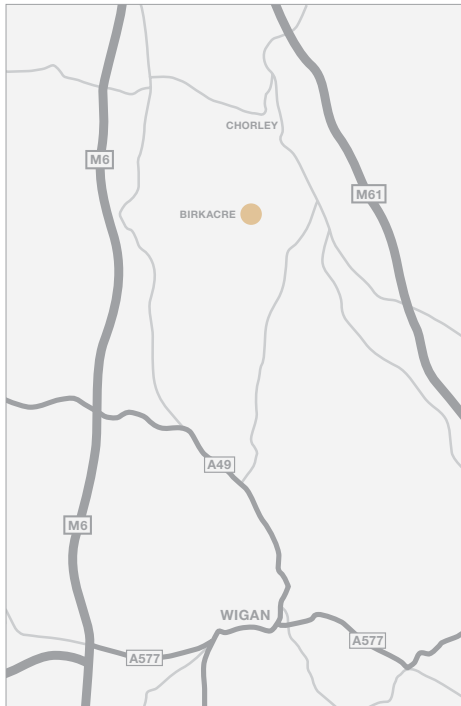
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section 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](http://www.mymillerstreet.co.uk)

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## 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®*

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