



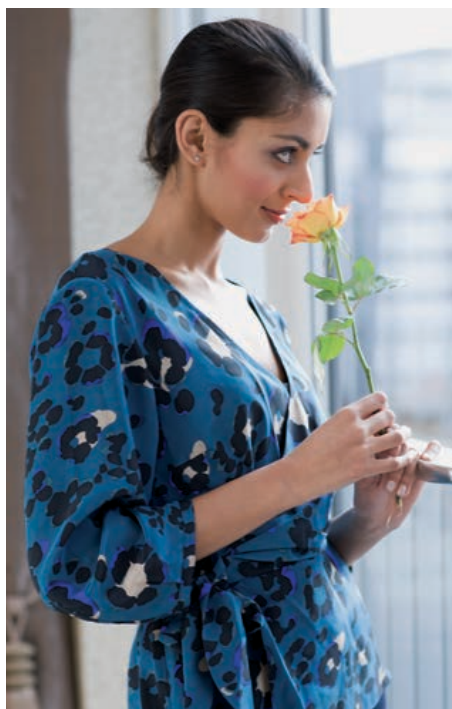
Acklam Woods
Acklam

millershomes

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
- 02 Living in Acklam
- 08 Floor plans
- 18 Specification
- 20 How to find us

Plot information >

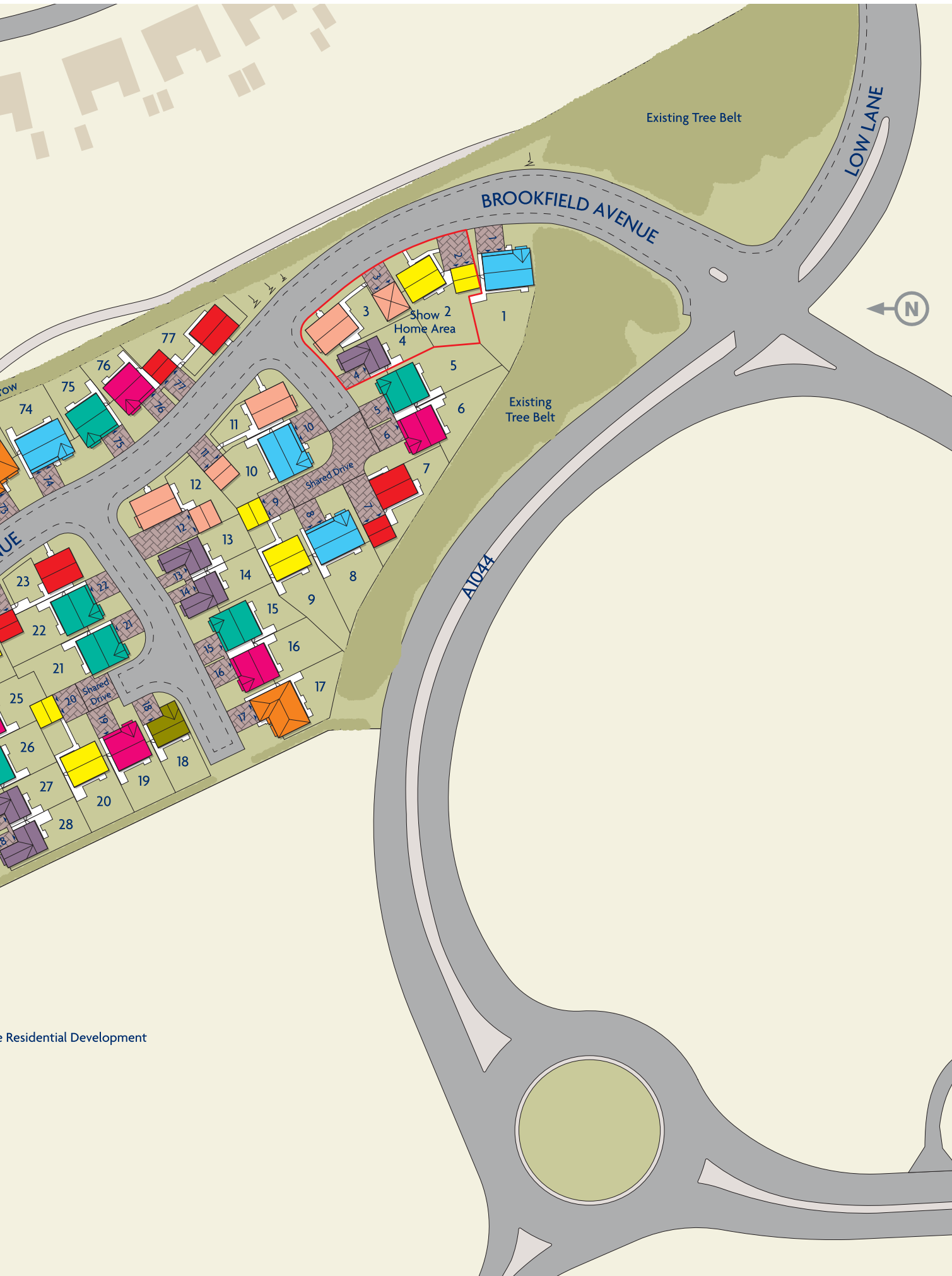
Plot information

- Tweed
See Page 08
- Orwell
See Page 09
- Glenmuir
See Page 10
- Buchan
See Page 12
- Buchan DA
See Page 13
- Crompton
See Page 14
- Stevenson
See Page 15
- Buttermere
See Page 16
- Jura
See Page 17



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.

Future



Residential Development

Welcome to Acklam Woods

On the southern edge of Middlesbrough, with the expanse of the North York Moors National Park just a few miles away, Acklam Woods is a beautiful development of contemporary, energy-efficient three, four and five bedroom homes bordered by mature trees and open green space. Fast, easy access to the A174, convenient local shops and amenities and good public transport links with the vibrant town centre make this an ideal base for the whole of Teesside.



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 2013, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in Acklam

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 Acklam Woods.





Transport

Acklam Woods is convenient for the A174 and the A19 and has good public transport links with the town centre, including frequent bus services from Trimdon Avenue and The Oval. Middlesbrough Station provides rail services to Durham, Darlington, Newcastle and beyond including connections to London.

Arts & Entertainment

Local live entertainment venues include the Middlesbrough Theatre, midway between Acklam Woods and the town centre, where the programme ranges from children's shows to drama, comedy and rock music. There is an 11-screen Cineworld and a number of excellent museums in the town centre, including an outstanding gallery of modern art. Middlesbrough's annual events include a Mela festival and an international animation festival.

Leisure & Recreation

Hemlington Lake and Recreation Centre includes a gym, a skate park, outdoor pitches, a play area, a large fishing lake and some superb woodland walks set in thirty-nine acres of beautiful parkland. Middlesbrough Municipal Golf Centre's 18-hole course is complemented by a pitch and putt course and full clubhouse facilities, and Acklam Sports Centre includes a swimming pool, tennis and badminton courts, a gym, a sports hall and outdoor pitches. All three facilities are within fifteen minutes walk of Acklam Woods. For long-distance rambling, the North York Moors National Park is just a few miles away.

Shopping

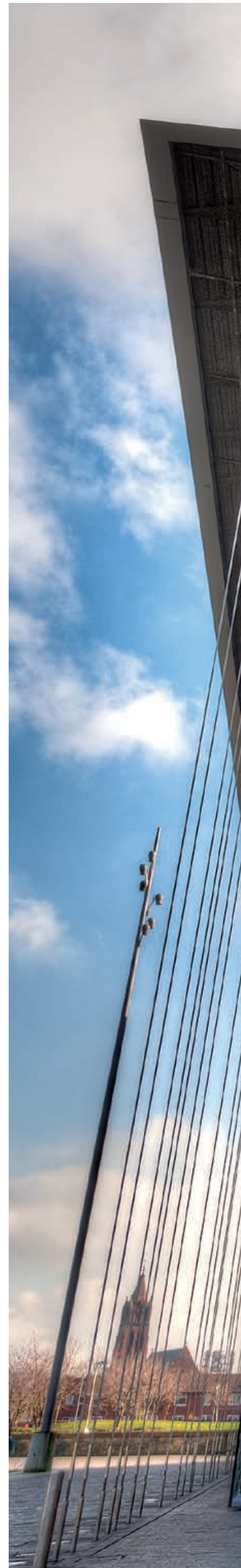
The nearby shopping area at The Oval includes a large Co-operative store, a pharmacist and a post office. There is a second selection of local shops at Trimdon Avenue, around half a mile away, with a Spar general store, a greengrocer, food takeaways, a newsagent and hairdressers. The centre of town offers a diverse mixture of high street names and local speciality shops, many of them housed in one of the town's four large malls.

Recycling Facilities

There is a recycling site at the Viewley Centre, around fifteen minutes walk from Acklam Woods, with facilities for metal cans, glass, aerosols, paper, shoes and textiles. In addition, Middlesbrough Council's recycled refuse collections accepts glass, cans, paper and cardboard packaging.

Education & Health

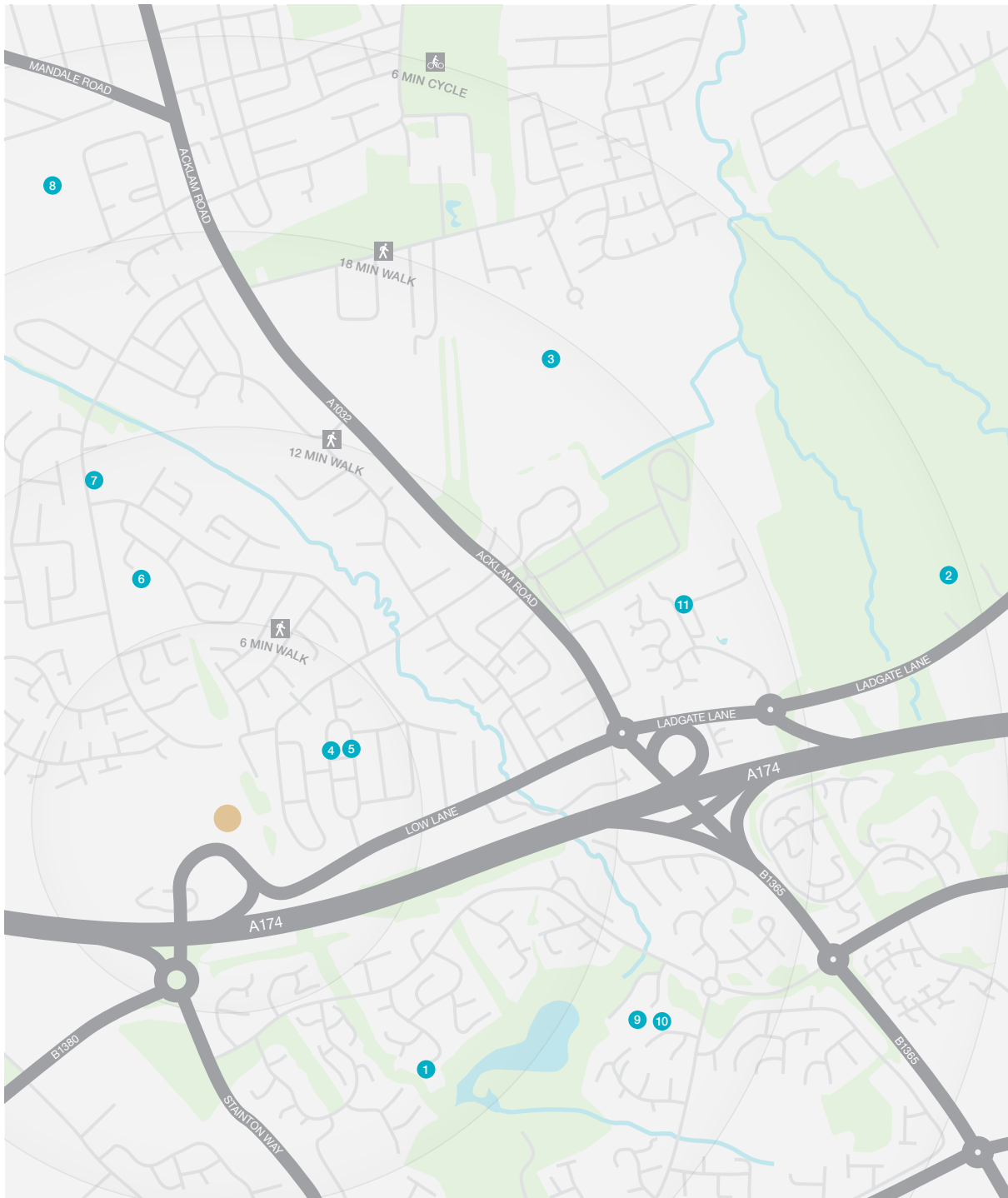
The choice of schools within easy reach includes Acklam Whin Primary and St Clare's RC Primary, both of which offer some nursery places, and Acklam Grange, a secondary specialising in maths and computing. There is a medical practice and a dental surgery at the Viewley Centre, close to Hemlington Lake.





Living in Acklam

When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride of Acklam Woods.



- 1 Hemlington Lake and Recreation Centre
Cass House Road
01642 596 546
 - 2 Middlesbrough Municipal Golf Centre
Ladgate Lane
01642 315 533
 - 3 Acklam Sports Centre
Hall Drive
01642 822 357
 - 4 Brookfield Gardens Sub Post Office
7a Centre Court
01642 592 917
 - 5 The Oval Pharmacy
5 Centre Court
01642 284 087
 - 6 Acklam Whin Primary School
Carlbury Avenue
01642 813 938
 - 7 St Clare's RC Primary
Trimdon Avenue
01642 815 412
 - 8 Acklam Grange Secondary School
Lodore Grove
01642 277 700
 - 9 Hemlington Medical Centre
The Viewley Centre
01642 514 350
 - 10 Hemsley & McCrory Dentist
The Viewley Centre
01642 598 339
 - 11 Nature's World
Ladgate Lane
01642 594 895
- Linthorpe Recycling Site
Bank Street Car Park
TS5 6JF

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle



Tweed

3 Bed

Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

Key Features

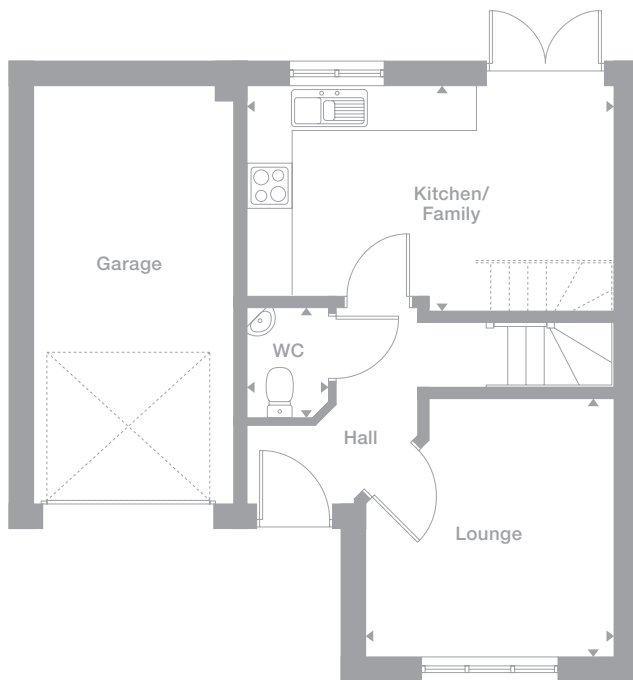
French Doors
Master Bed En-Suite
Downstairs WC
Garage

Total Floor Space

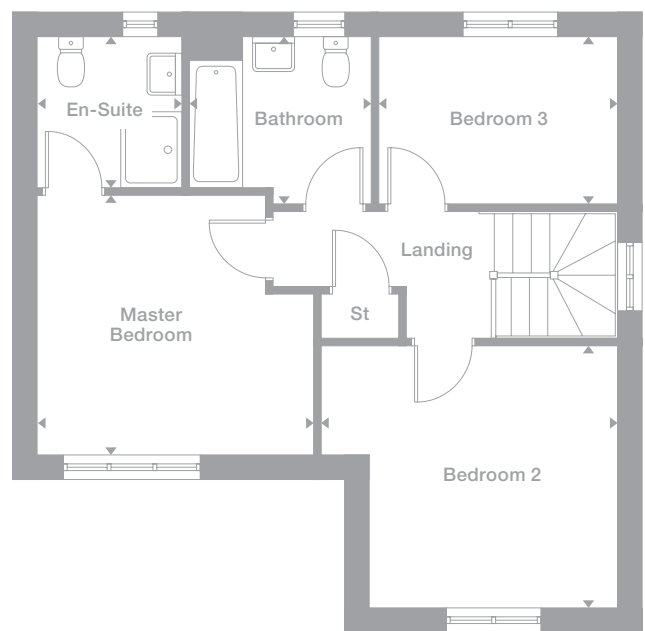
892 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.29m max x 3.41m max
10'10" x 11'3"

Kitchen/Family
4.86m x 2.99m max
16'0" x 9'10"

WC
1.08m max x 1.45m max
3'7" x 4'9"

First Floor

Master Bedroom
3.66m max x 3.43m max
12'0" x 11'3"

En-Suite
1.91m x 2.01m
6'4" x 6'7"

Bedroom 2
3.92m max x 3.47m
12'10" x 11'5"

Bedroom 3
3.16m x 2.22m
10'4" x 7'4"

Bathroom
2.41m x 2.22m max
7'11" x 7'4"

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3 Bed

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Garage

Total Floor Space

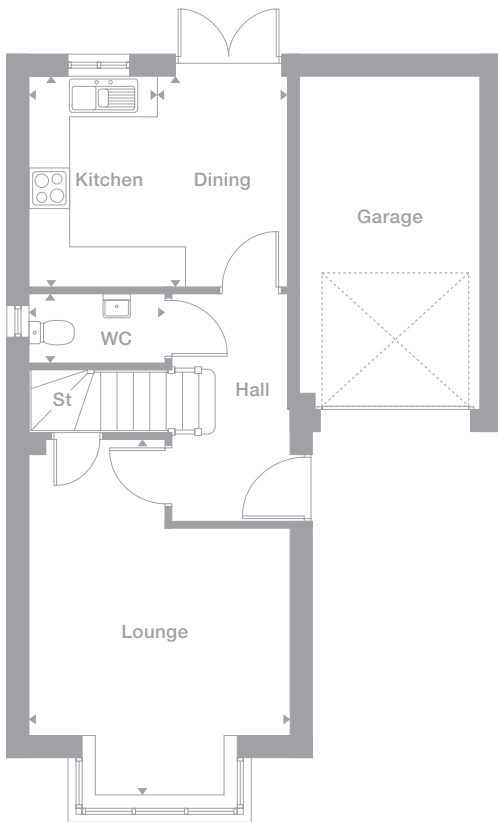
968 sq ft

Orwell

Overview

The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

Ground Floor



Room Dimensions

Ground Floor

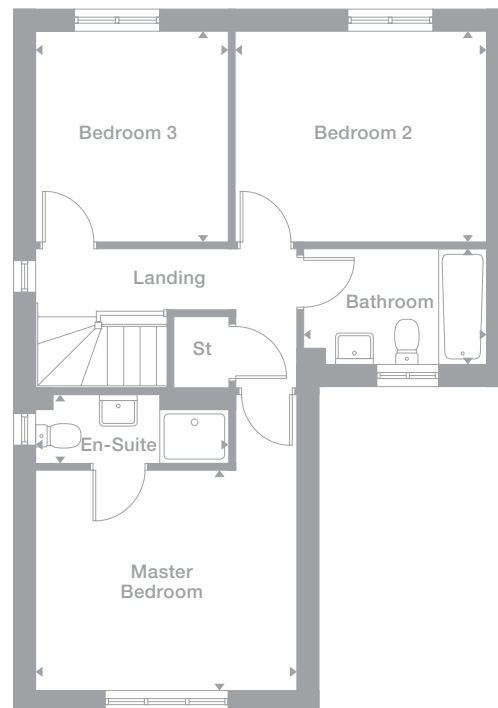
Lounge
3.85m max x 5.25m max
12'8" x 17'3"

Dining
1.90m x 3.10m
6'3" x 10'2"

Kitchen
1.90m x 3.10m
6'3" x 10'2"

WC
2.00m x 1.02m
6'7" x 3'4"

First Floor



First Floor

Master Bedroom
3.85m max x 3.24m min
12'8" x 10'8"

En-Suite
2.84m max x 1.01m max
9'4" x 3'4"

Bedroom 2
3.69m x 3.10m
12'1" x 10'2"

Bedroom 3
2.83m x 3.10m
9'4" x 10'2"

Bathroom
2.68m x 1.70m
8'10" x 5'7"

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Glenmuir

4 Bed

Overview

The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

Key Features

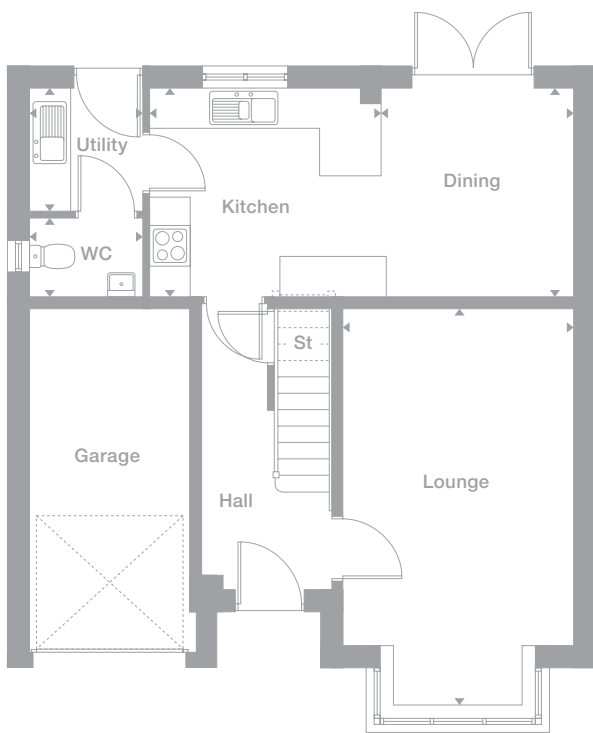
French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Garage
Utility

Total Floor Space

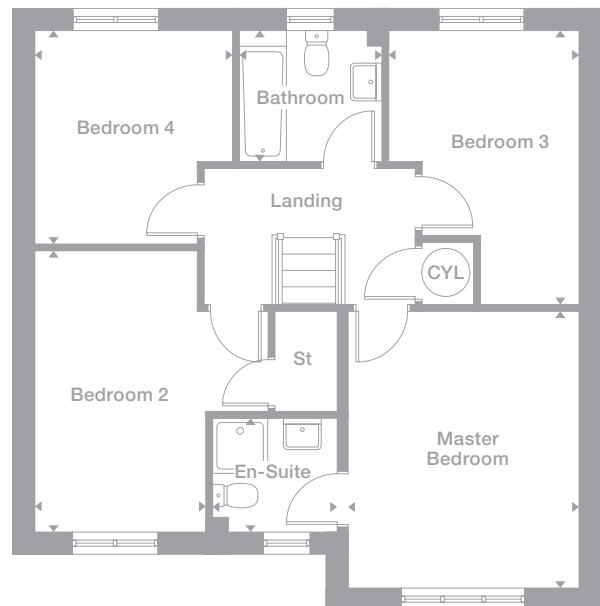
1,234 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.39m x 5.86m max 11'2" x 19'3"	WC 1.66m x 1.17m 5'5" x 3'10"
Dining 2.83m x 3.07m 9'4" x 10'1"	Utility 1.66m x 1.81m 5'5" x 5'11"
Kitchen 3.41m x 3.07m 11'2" x 10'1"	

First Floor

Master Bedroom 3.39m x 4.07m 11'2" x 13'4"	Bedroom 3 2.79m max x 4.03m max 9'2" x 13'3"
En-Suite 1.84m x 1.68m 6'0" x 5'6"	Bedroom 4 2.91m max x 3.13m max 9'7" x 10'4"
Bedroom 2 2.52m max x 4.14m max 8'3" x 13'7"	Bathroom 2.10m x 1.92m 6'11" x 6'4"

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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.

Buchan

4 Bed

Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

Key Features

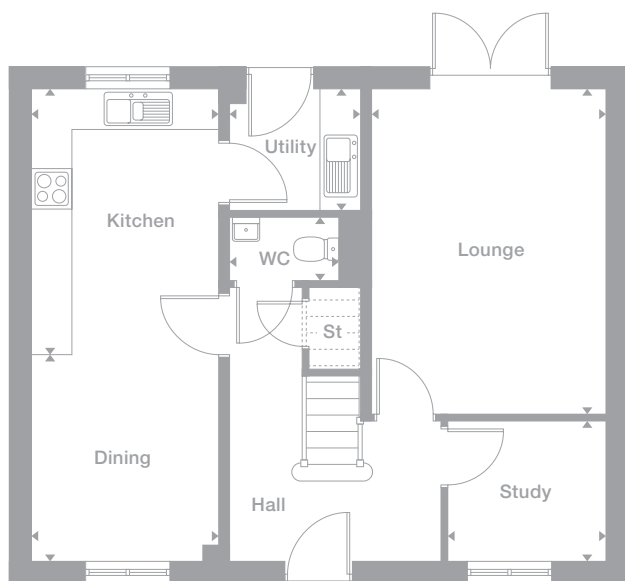
French Doors
Master Bed En-Suite
Downstairs WC
Utility
Study

Total Floor Space

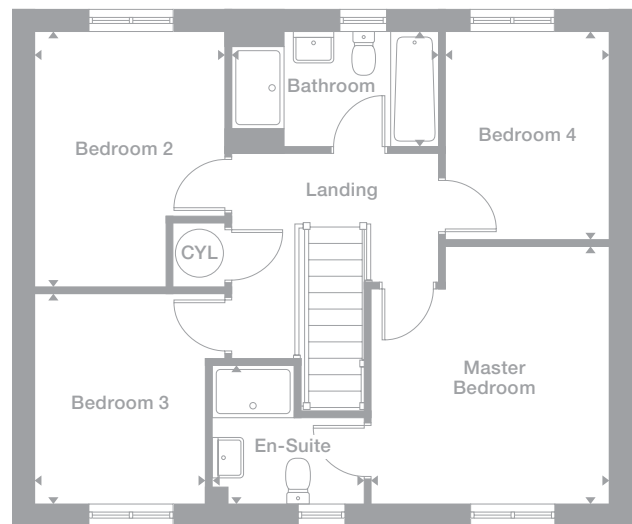
1,264 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.45m x 4.79m 11'4" x 15'9"	WC 1.62m x 0.94m 5'4" x 3'1"
Dining 2.76m x 3.04m 9'1" x 10'0"	Utility 1.93m x 1.79m 6'4" x 5'11"
Kitchen 2.76m x 3.90m 9'1" x 12'10"	Study 2.32m x 2.06m 7'7" x 6'9"

First Floor

Master Bedroom 3.50m max x 3.79m max 11'6" x 12'5"	Bedroom 3 2.51m min x 3.09m 8'3" x 10'2"
En-Suite 2.23m max x 2.04m max 7'4" x 6'8"	Bedroom 4 2.41m x 3.06m 7'11" x 10'1"
Bedroom 2 2.80m max x 3.76m max 9'2" x 12'4"	Bathroom 3.04m max x 1.70m max 10'0" x 5'7"

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4 Bed

Buchan DA

Key Features

French Doors
Master Bed En-Suite
Downstairs WC
Utility
Study

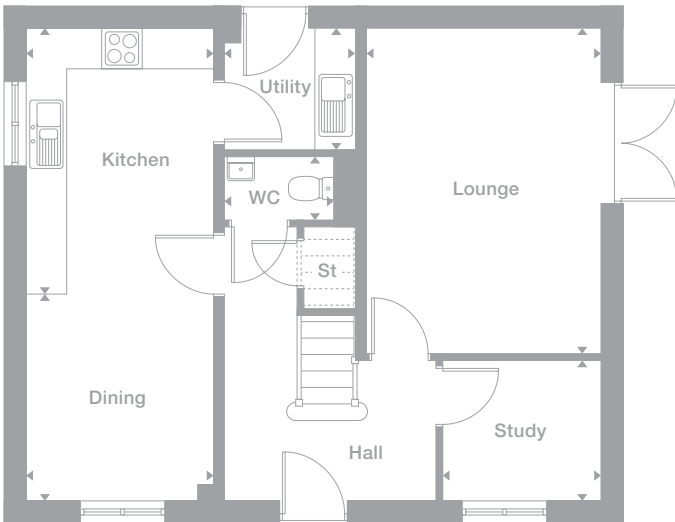
Total Floor Space

1,264 sq ft

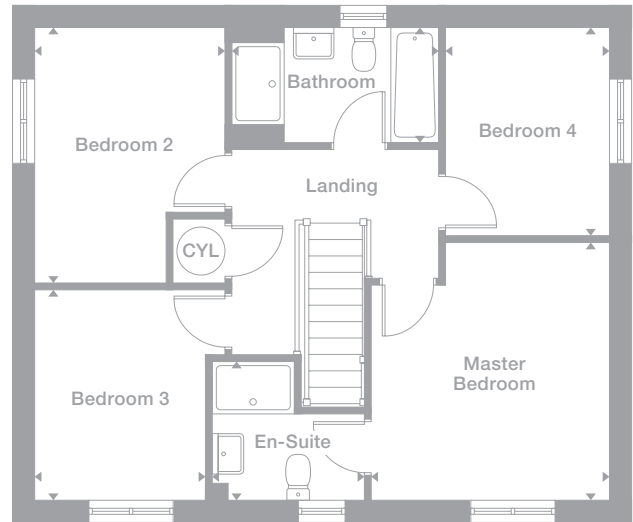
Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.45m x 4.79m 11'4" x 15'9"	WC 1.62m x 0.94m 5'4" x 3'1"
Dining 2.76m x 3.04m 9'1" x 10'0"	Utility 1.93m x 1.79m 6'4" x 5'11"
Kitchen 2.76m x 3.90m 9'1" x 12'10"	Study 2.32m x 2.06m 7'7" x 6'9"

First Floor

Master Bedroom 3.50m max x 3.79m max 11'6" x 12'5"	Bedroom 3 2.51m min x 3.09m 8'3" x 10'2"
En-Suite 2.23m max x 2.04m max 7'4" x 6'8"	Bedroom 4 2.41m x 3.06m 7'11" x 10'1"
Bedroom 2 2.80m max x 3.76m max 9'2" x 12'4"	Bathroom 3.04m max x 1.70m max 10'0" x 5'7"

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Crompton

4 Bed

Overview

The elegant bay window and stylish double doors give the living room a classic, timeless appeal, while the cleverly shared en-suite shower room is an imaginative addition to the luxury of this superb family home.

Key Features

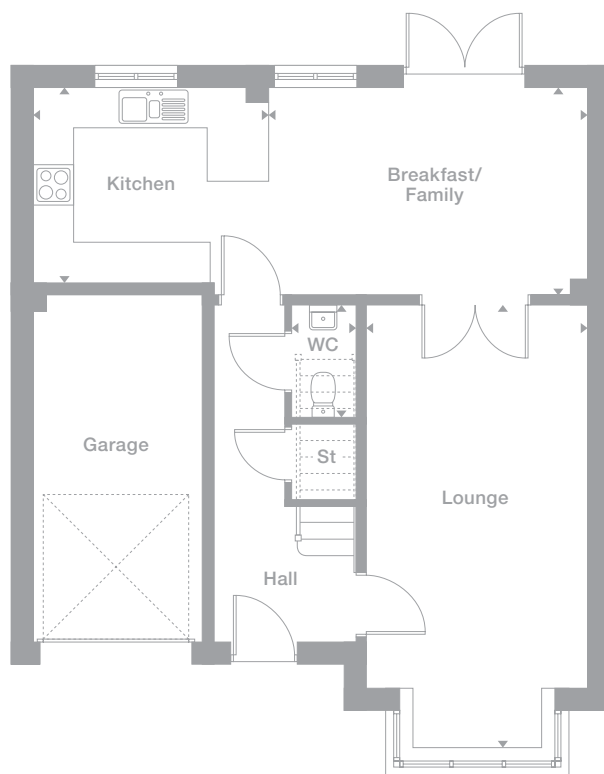
French Doors
Feature Bay Window
Downstairs WC
2 En-Suites
Garage

Total Floor Space

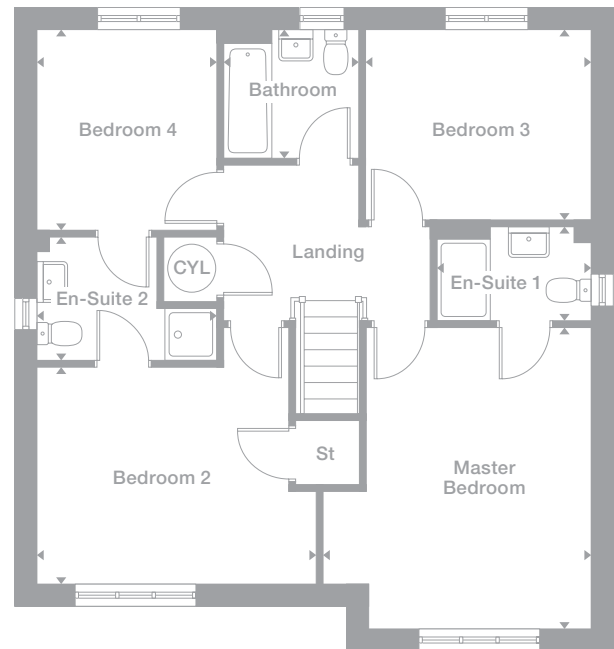
1,349 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.26m x 6.52m max
10'9" x 21'5"

Kitchen
3.46m x 2.88m
11'4" x 9'5"

Breakfast/Family
4.70m x 3.05m
15'5" x 10'0"

WC
0.94m x 1.65m
3'1" x 5'5"

First Floor

Master Bedroom
3.97m max x 4.43m
13'0" x 14'7"

Bedroom 3
3.34m x 2.80m
10'11" x 9'3"

En-Suite 1
2.27m max x 1.40m max
7'6" x 4'7"

Bedroom 4
2.65m x 2.96m
8'9" x 9'9"

Bedroom 2
4.11m max x 3.19m
13'6" x 10'6"

Bathroom
1.98m x 1.90m
6'6" x 6'3"

En-Suite 2
2.64m max x 1.82m max
8'8" x 6'0"

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4 Bed

Key Features

French Doors
 Feature Bay Window
 Master Bed En-Suite
 Downstairs WC
 Utility
 Study

Total Floor Space

1,409 sq ft

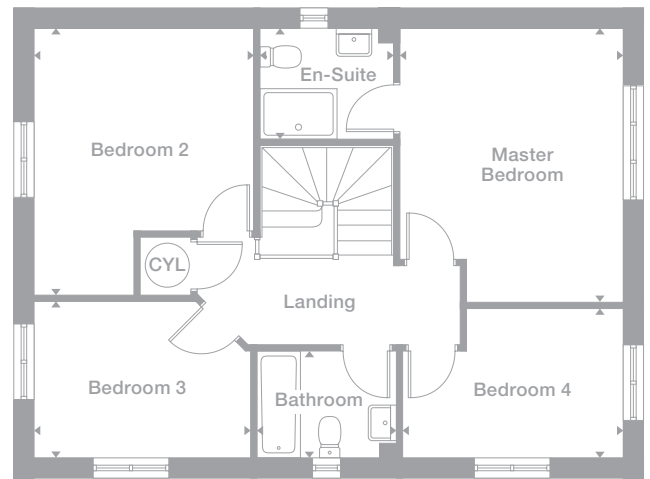
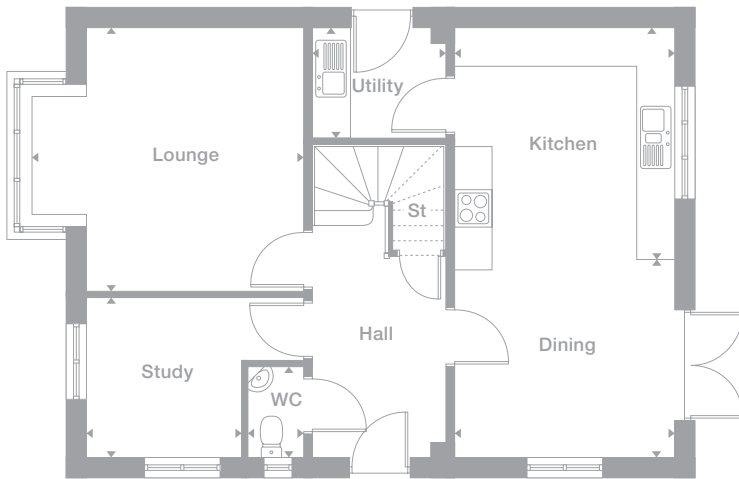
Stevenson

Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

Ground Floor

First Floor



Room Dimensions

Ground Floor

Lounge
 4.36m max x 4.21m
 14'4" x 13'10"

Dining
 3.51m x 3.16m
 11'6" x 10'5"

Kitchen
 3.51m x 3.70m
 11'6" x 12'2"

WC
 0.90m x 1.45m
 2'11" x 4'9"

Utility
 2.12m x 1.76m
 7'0" x 5'9"

Study
 2.46m min x 2.55m
 8'1" x 8'5"

First Floor

Master Bedroom
 3.57m max x 4.35m max
 11'9" x 14'3"

En-Suite
 2.12m x 1.76m
 7'0" x 5'9"

Bedroom 2
 3.51m max x 4.26m max
 11'7" x 14'0"

Bedroom 3
 3.46m max x 2.50m max
 11'4" x 8'3"

Bedroom 4
 3.51m max x 2.41m max
 11'6" x 7'11"

Bathroom
 2.24m x 1.70m
 7'4" x 5'7"

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Buttermere

5 Bed

Overview

With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

Key Features

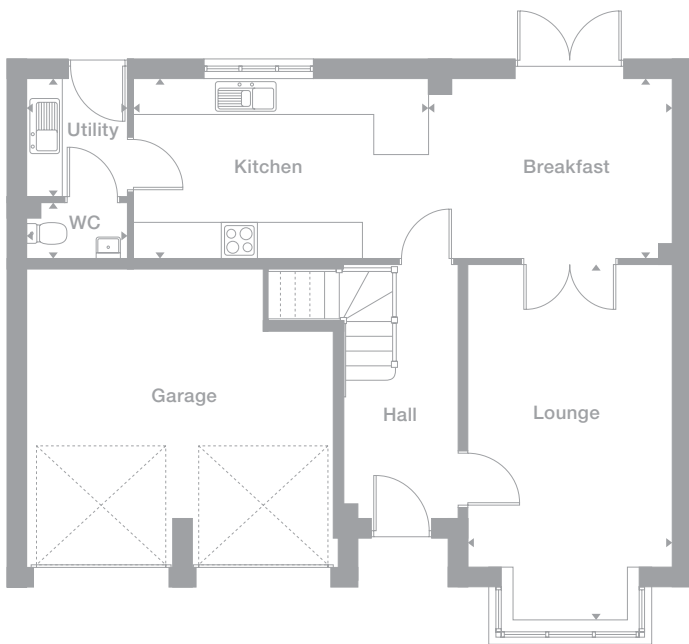
French Doors
 Feature Bay Window
 Downstairs WC
 3 En-Suites
 Double Garage
 Utility

Total Floor Space

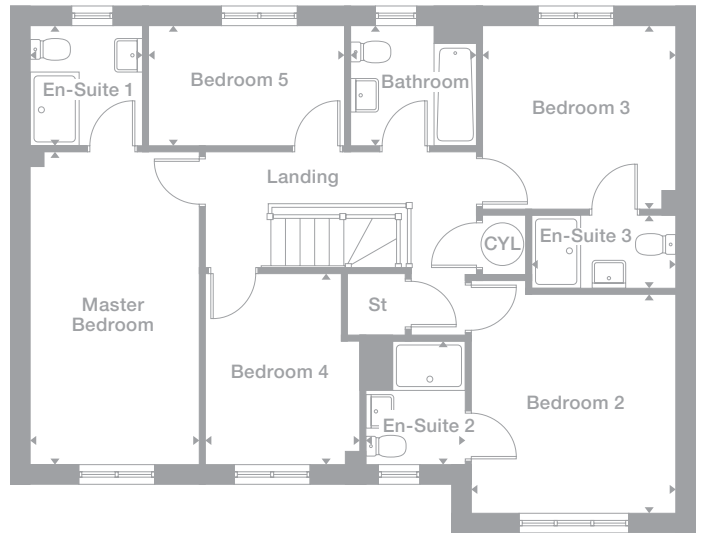
1,510 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.39m x 5.91m max 11'2" x 19'5"	WC 1.67m x 0.92m 5'6" x 3'0"
Kitchen 4.88m x 2.98m 16'0" x 9'9"	Utility 1.67m x 1.96m 5'6" x 6'5"
Breakfast 4.03m x 2.98m 13'3" x 9'9"	

First Floor

Master Bedroom 2.80m x 5.18m 9'2" x 17'0"	En-Suite 2 1.64m max x 2.05m max 5'5" x 6'9"	Bedroom 4 2.55m max x 3.17m max 8'5" x 10'5"
En-Suite 1 1.85m x 2.00m 6'1" x 6'7"	Bedroom 3 3.20m x 3.05m 10'6" x 10'0"	Bedroom 5 3.25m x 2.00m 10'8" x 6'7"
Bedroom 2 3.39m x 3.64m min 11'2" x 11'11"	En-Suite 3 2.38m x 1.21m 7'10" x 4'0"	Bathroom 2.08m x 2.00m 6'10" x 6'7"

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5 Bed

Key Features

Double French Doors
Downstairs WC
2 En-Suites
Double Garage
Utility

Total Floor Space

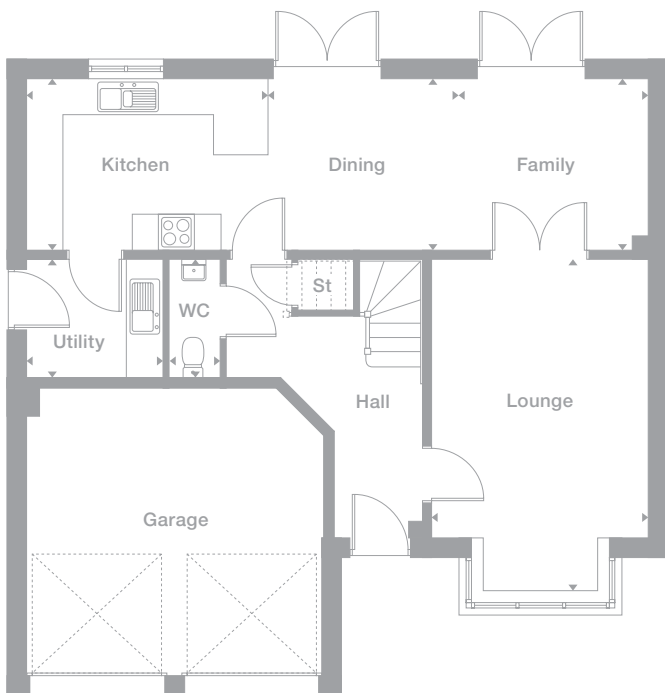
1,679 sq ft

Jura

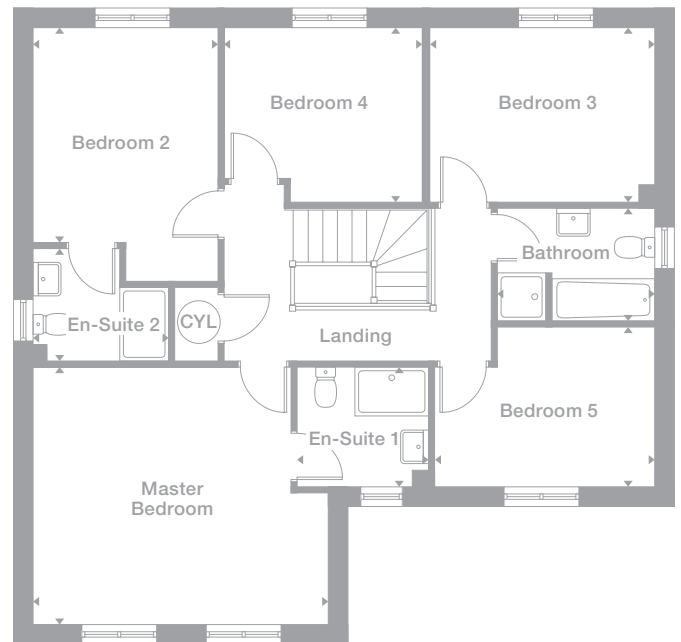
Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.58m x 5.49m max 11'9" x 18'0"	WC 0.85m x 1.95m 2'9" x 6'5"
Dining 3.14m x 2.85m 10'4" x 9'4"	Utility 2.25m x 1.95m 7'5" x 6'5"
Kitchen 3.99m x 2.85m 13'1" x 9'4"	
Family 3.14m x 2.85m 10'4" x 9'4"	

First Floor

Master Bedroom 4.89m max x 4.27m max 16'1" x 14'0"	Bedroom 3 3.71m x 2.91m 12'2" x 9'7"
En-Suite 1 2.17m x 1.97m 7'2" x 6'6"	Bedroom 4 3.28m x 2.91m max 10'9" x 9'7"
Bedroom 2 3.06m x 4.22m max 10'1" x 13'10"	Bedroom 5 3.63m max x 2.63m max 11'11" x 8'8"
En-Suite 2 2.24m max x 1.86m max 7'4" x 6'1"	Bathroom 2.60m max x 1.87m 8'6" x 6'2"

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Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
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 single multi-function 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	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
Delta downlighters to underside of wall units	○
3 spot LED track light to ceiling	✓
LED downlighters to ceiling	○
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

Bathrooms

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

- ✓ Standard
- Optional Extra
- Not Available

Electrical

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

Heating

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

Exterior

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

Decorative

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

Landscaping

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

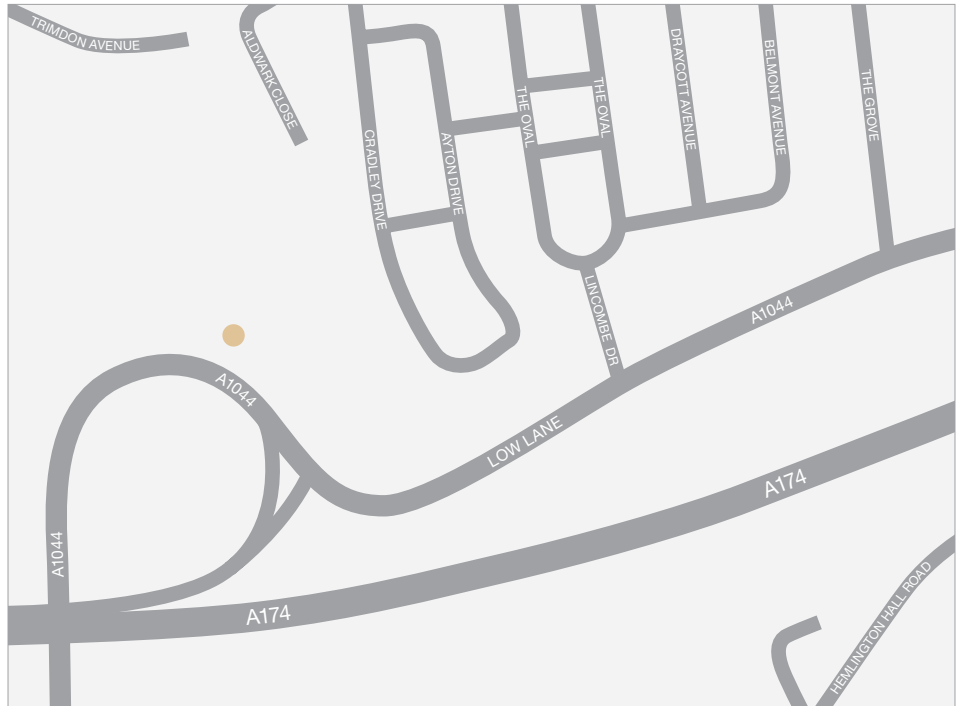
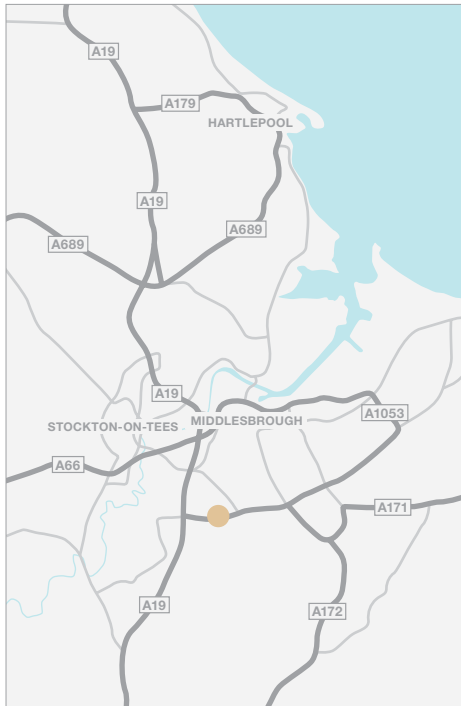
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

How to find us

We are open Thursday - Sunday

10.30am - 5.30pm, Monday 12.30pm - 5.30pm

Telephone: 0800 840 8517



From the A66/A19 Southbound

Cross the River Tees and pass through the junction with the A66. Stay on the A19 through the next junction (do not follow signs for Acklam via the A1130) then exit at the next junction, signposted for Whitby, and bear left to join the A174. Around half a mile on, following signs for Acklam and the B1380, bear left to leave the A174. Move into the right hand lane and the entrance to Acklam Woods is straight ahead.

From the A19 Northbound

Around four and a half miles after passing the exit for Yarm via the A67, leave the A19 at the junction with the A174 and take the third exit at the roundabout, following signs for Whitby. Around half a mile on, following signs for Acklam and the B1380, bear left to leave the A174. Move into the right hand lane and the entrance to Acklam Woods is straight ahead.

Sat Nav: TS5 8EF

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.



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The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

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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.

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