



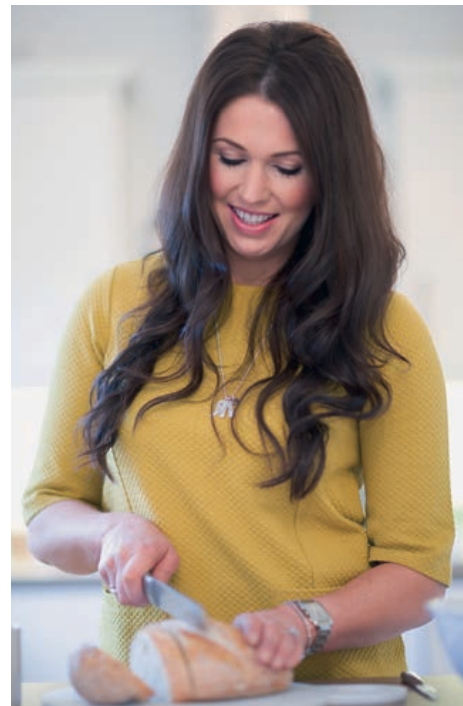
**Millers Green
Heysham**

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[®]

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Plot information >

Plot information

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The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.



Existing Development



Village Green

Phase 3

Welcome to Millers Green

The quiet, tree-lined streets, footpaths and green recreational areas of Millers Green offer a welcome change from the pace of city life. Bordered by farmland to the west, and within walking distance of the seafront and the picturesque village centre of Heysham, these stylish modern homes have the added appeal of open space and fresh air.



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 Heysham

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 Millers Green.





Recreation

Millers Green has access to an exceptional choice of both land and water-based activities. Close to beaches, sailing and water-sport facilities, it is also convenient for some of England's finest scenery including the Yorkshire Dales and the Lake District with their superb resources for the walker, climber or cyclist. There is an area of protected natural habitat with a wonderful diversity of flora and fauna just a few minutes away, offering endless opportunities for bird watching or just enjoying the atmospheric woodlands, while the more organised local sporting amenities include a swimming pool, floodlit sports pitches and a fine 18-hole golf course.

Entertainment

Heysham Heritage Centre presents both permanent and changing exhibitions that give a good introduction to the Anglo-Viking history of the area, and there are many fine old buildings in the village, including a 16th-century pub with a beer garden. Nearby Morecambe provides an assortment of more modern entertainments, such as clubs and discos, a multi-screen cinema, 10-pin bowling, futuristic laser adventures at Morecambe Megazone and live music at The Platform and The Dome.

Shopping

Millers Green is close to shopping areas on Heysham Road and in the village centre which cater for all everyday needs. The short trip into Morecambe or Lancaster, around four miles away, opens up a comprehensive choice of high-street names, specialist stores and a traditional covered market open four days a week.

Education and Health

There are a number of primary schools all within around a mile of Millers Green. Heysham High School Sports college is less than two miles away.

The nearby Health Centre in Middleton Way is staffed by three doctors offering a comprehensive GP service, and there are several other medical practices, a dental surgery and a pharmacy in easy reach.

Transport

The M6 gives easy access from Millers Green to Manchester, Preston and Liverpool, and there is a train station at Heysham Port, around a mile from the development, with services to Lancaster and the national network. Ferry services operate from the port to Ireland and the Isle of Man.

Useful Contacts

Heysham St Peter's
C of E Primary School
School Road
01524 852 155

Trumacar Community
Primary School
Combermere Road
01524 851 043

St Patrick's RC
Primary School
Littledale Avenue
01524 851 766

Mossgate Primary School
Kingsway
01524 850 736

Heysham High School
Sports College
Limes Avenue
01524 416 830

Morecambe High School
Dallam Avenue
01524 410 207

Heysham Health Centre
Middleton Way
01524 853851

Oasis Dental Care Ltd
75 Yorkshire Street
01524 410 070

Lloyds Pharmacy
408 Heysham Road
01524 852 136

Heysham Golf Club
Trumacar Park,
Middleton Road
01524 851 011

Heysham Community
Swimming Pool
Osborne Road
01524 420 763

Morecambe Superbowl
Central Drive
01524 400 974

Happy Mount Park
Marine Road East
01524 582 833

Strawberry Gardens Medical
Practice
Heysham Primary
Care Centre
Middleton Way
01524 518 500

The Platform
Station Buildings
Marine Road Central
01524 382 803

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

www.mymillerhome.com



4 Bed

Greene

Plots

25, 27*, 29, 31, 32, 42, 45

Key Features

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

Total Floor Space

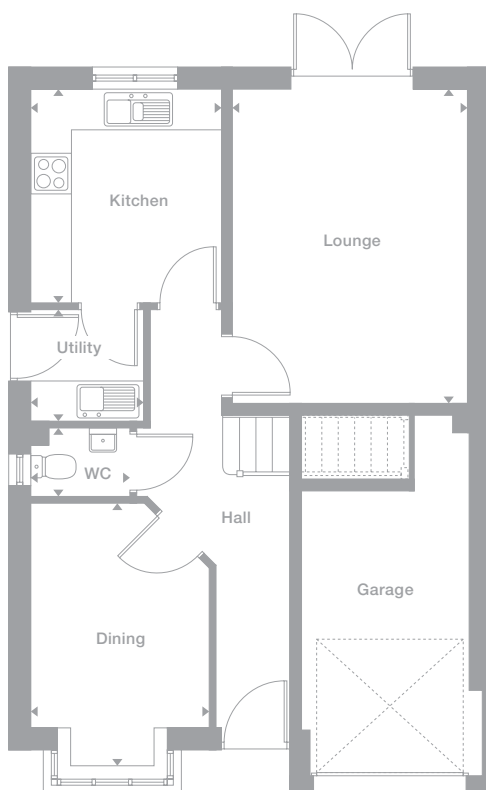
1,072 sq ft

Overview

An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.



Ground Floor

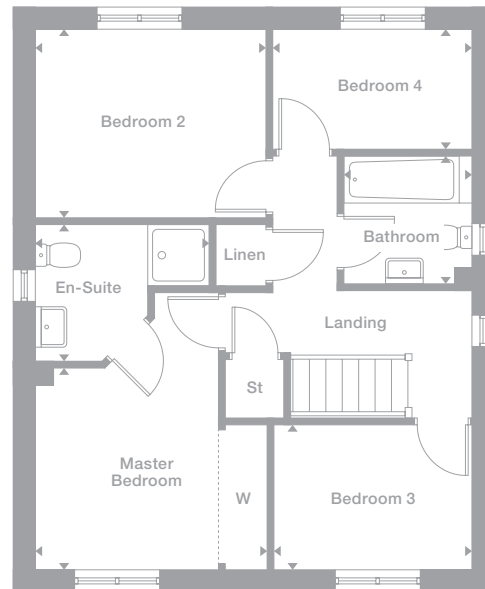


Room Dimensions

Ground Floor

Lounge 3.470m x 4.617m 11'5" x 15'2"	Utility 1.657m x 1.652m 5'5" x 5'5"
Dining 2.621m max x 3.908m max 8'7" x 12'10"	WC 1.460m x 1.007m 4'9" x 3'4"
Kitchen 2.800m x 3.147m 9'2" x 10'4"	

First Floor



First Floor

Master Bedroom 3.409m max x 2.972m 11'2" x 9'9"	Bedroom 4 2.937m x 1.778m 9'8" x 5'10"
En-Suite 2.559m max x 2.010m max 8'5" x 6'7"	Bathroom 1.888m x 1.881m 6'2" x 6'2"
Bedroom 2 3.390m x 2.782m 11'1" x 9'2"	
Bedroom 3 2.918m x 2.135m 9'7" x 7'0"	

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* Plots are a mirror image of plans shown above

Blyton

4 Bed

Plots

47, 48*, 52*

Overview

The fabulous L-shaped family kitchen and dining room of the Blyton provides a wonderfully flexible social space, while the four bedrooms accessed via a bright gallery landing ensure that peace and privacy is always an option.

Key Features

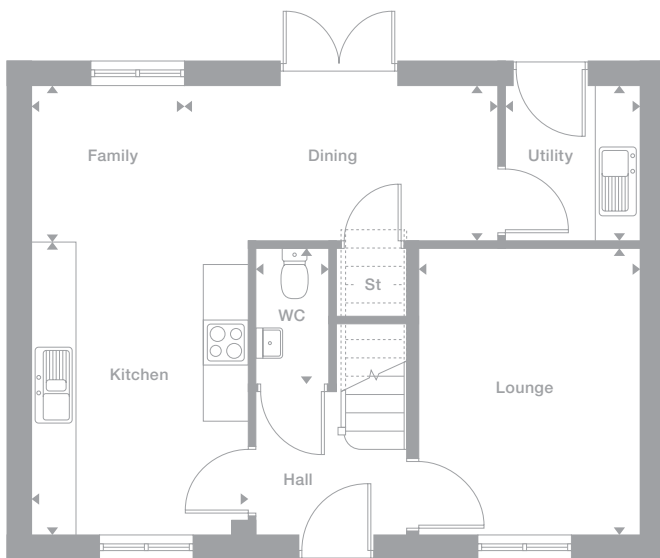
French Doors
Master Bed Wardrobe
Downstairs WC
Utility
Separate Lounge
Kitchen with Family Area

Total Floor Space

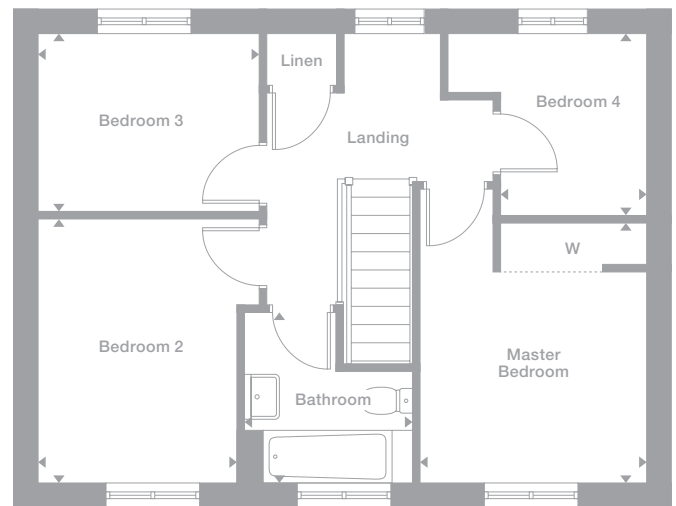
1,034 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
2.950m x 3.806m
9'8" x 12'6"

Dining
4.178m x 2.060m
13'9" x 6'9"

Family
2.000m x 2.060m
6'7" x 6'9"

Kitchen
2.870m x 3.899m
9'5" x 12'10"

Utility
1.793m x 2.060m
5'11" x 6'9"

WC
0.989m x 1.800m
3'3" x 5'11"

First Floor

Master Bedroom
3.007m x 3.456m
9'10" x 11'4"

Bedroom 2
2.641m x 3.507m
8'8" x 11'6"

Bedroom 3
2.941m x 2.359m
9'8" x 7'9"

Bedroom 4
1.946m x 2.410m
6'5" x 7'11"

Bathroom
2.230m x 2.271m max
7'4" x 7'5"

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* Plots are a mirror image of plans shown above



3 Bed

Orwell

Plots

30*, 35*, 39*, 46, 54

Key Features

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

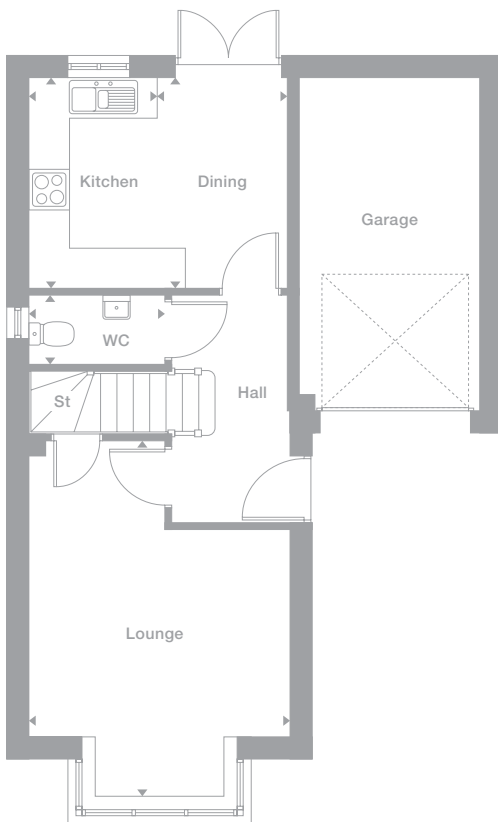
Total Floor Space

967 sq ft

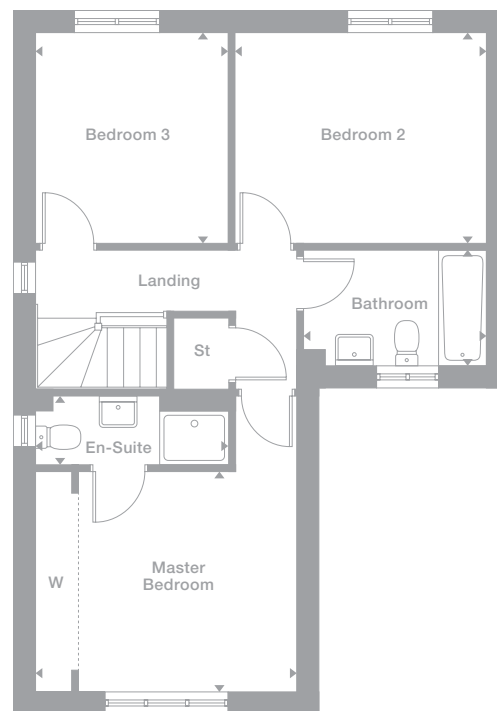
Overview

The attractive entrance and bay window mark the Orwell out as a home of real distinction. The sheltered corner entrance is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
 3.850m max x 5.257m max
 12'8" x 17'3"

Dining
 1.905m x 3.107m
 6'3" x 10'2"

Kitchen
 1.900m x 3.107m
 6'3" x 10'2"

WC
 2.006m x 1.020m
 6'7" x 3'4"

First Floor

Master Bedroom
 3.850m max x 3.247m
 12'8" x 10'8"

En-Suite
 2.844m max x 1.017m max
 9'4" x 3'4"

Bedroom 2
 3.694m x 3.107m
 12'1" x 10'2"

Bedroom 3
 2.838m x 3.107m
 9'4" x 10'2"

Bathroom
 2.682m x 1.700m
 8'10" x 5'7"

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Carron

3 Bed

Plots

26*, 28*, 33, 34,
40*, 41, 51*, 53

Overview

The sheltered porch and distinctive hallway reflect the individual style and character of the Carron, and the approach is carried through into details like the angled living room entrance and the attractive shapes of the bedrooms.

Key Features

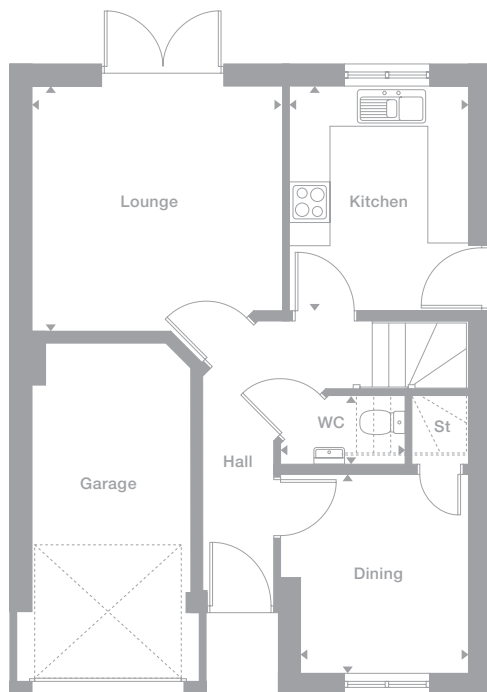
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Integral Garage
Separate Dining Room

Total Floor Space

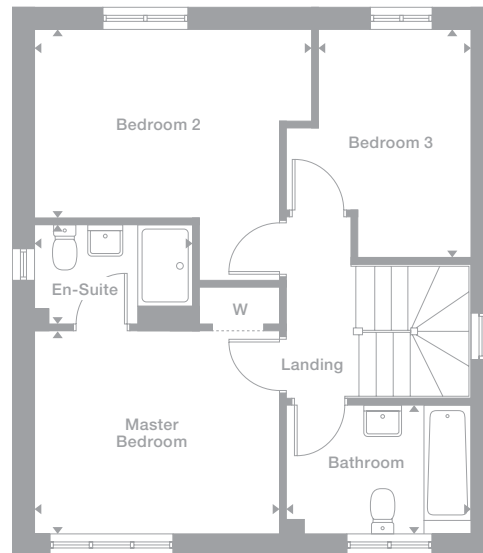
957 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.697m x 3.617m max
12'2" x 11'10"

Dining
2.464m x 2.935m
8'1" x 9'8"

Kitchen
2.629m x 3.312m
8'8" x 10'10"

WC
1.839m max x 1.011m max
6'0" x 3'4"

First Floor

Master Bedroom
3.606m x 2.995m
11'10" x 9'10"

En-Suite
2.330m max x 1.460m max
7'8" x 4'9"

Bedroom 2
4.074m max x 2.784m
13'4" x 9'2"

Bedroom 3
2.252m x 3.369m max
7'5" x 11'1"

Bathroom
2.720m x 1.896m
8'11" x 6'3"

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* Plots are a mirror image of plans shown above

3 Bed

Darwin DA

Plots
44, 50*

Key Features

French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Dining Kitchen

Total Floor Space

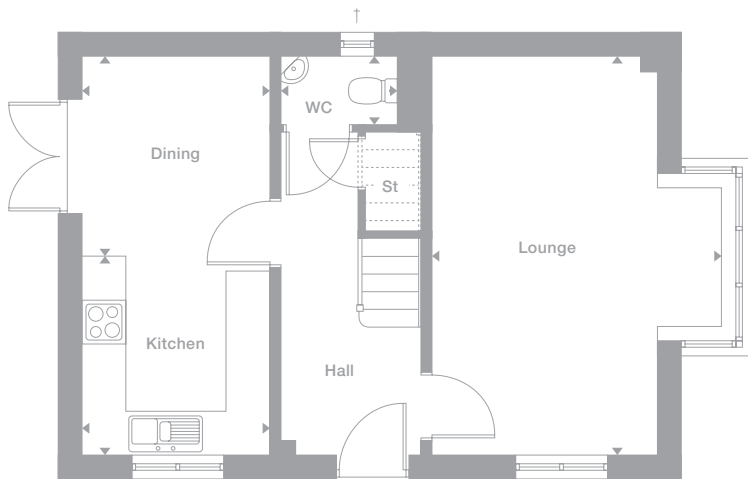
921 sq ft

Overview

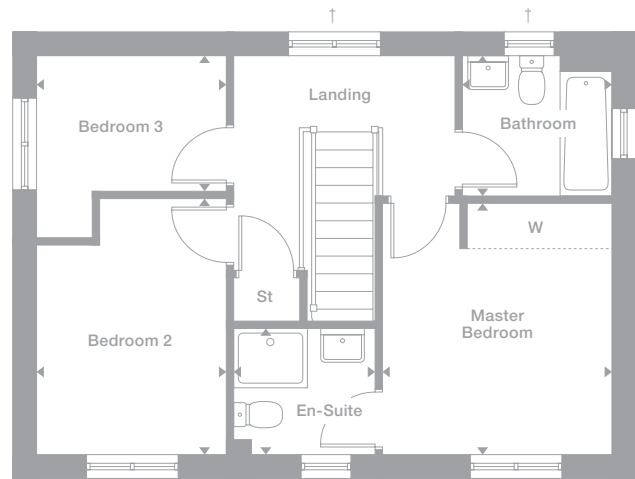
The dual aspect lounge of the Darwin DA incorporates a striking panoramic bay window, creating an attractive focal point while filling the room with welcoming natural light, and french doors add flexibility to the thoughtfully practical dining room layout.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.673m max x 5.450m
12'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

En-Suite
1.933m x 1.730m
6'4" x 5'8"

Bedroom 2
2.594m x 3.498m max
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

↑ Window to plot 44 only

Note: Plot 50 is semi-detached, please speak to Sales Advisor for details

* Plots are a mirror image of plans shown above

> Window to plot 50 only

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Darwin

3 Bed

Plots

43, 49

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Key Features

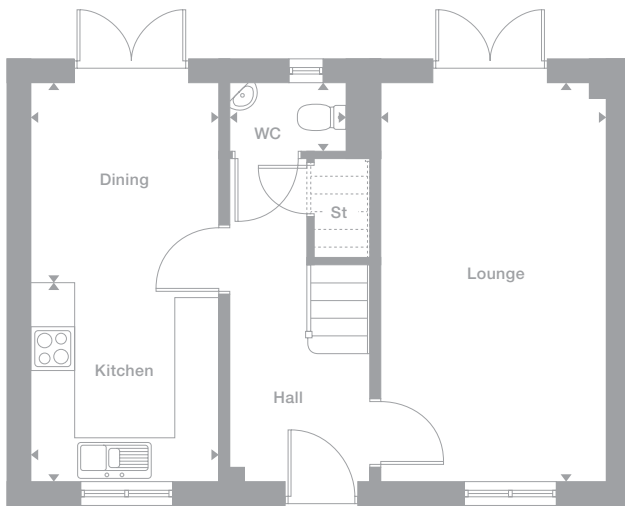
French Doors
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Dining Kitchen

Total Floor Space

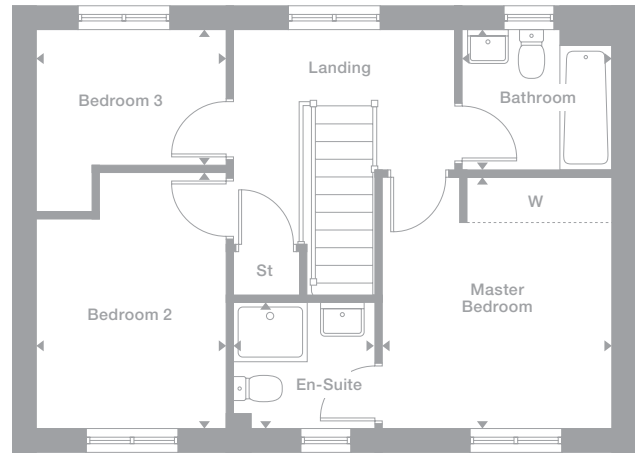
921 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

En-Suite
1.933m x 1.730m
6'4" x 5'8"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

Bedroom 2
2.594m x 3.498m max
8'6" x 11'6"

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3 Bed

Hawthorne

Plots

22, 23*, 24*, 36, 37*, 38*

Key Features

French Doors
Dual Aspect Windows
Master Bed En-Suite
Master Bed Wardrobe
Downstairs WC
Separate Kitchen
Living/Dining Room

Total Floor Space

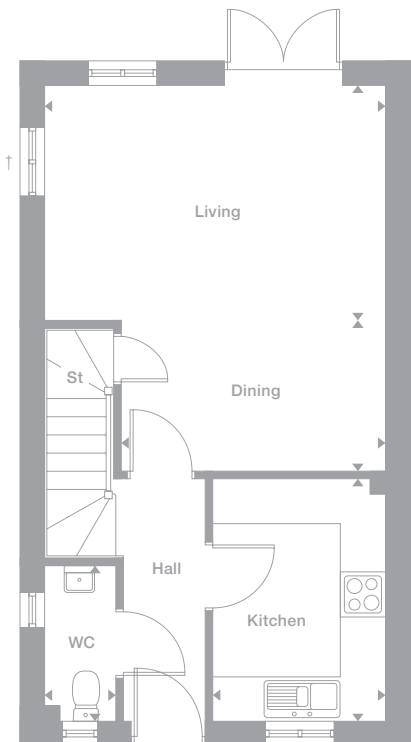
819 sq ft

Overview

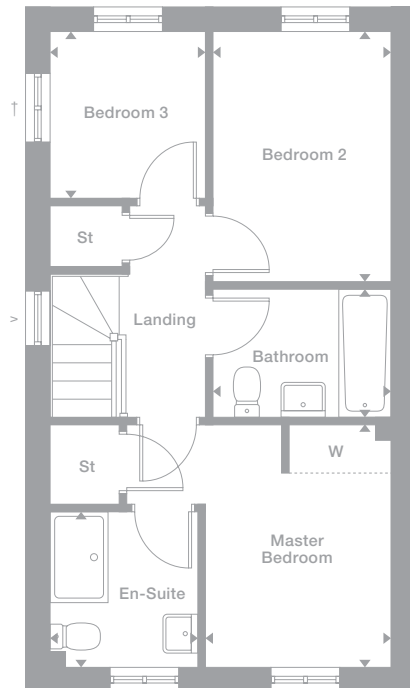
Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.461m x 3.212m max
8'1" x 10'6"

En-Suite
1.960m x 2.060m
6'5" x 6'9"

Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"

† End terrace only

> Optional dual aspect window

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Specification

	Greene	Gissing	Blyton	Orwell	Carron	Darwin DA	Darwin	Hawthorne
Kitchens and Utilities								
Electrolux stainless steel chimney style extractor hood	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓
Electrolux/Zanussi Stainless steel 4 ring Gas Hob	✓	✓	✓	✓	✓	✓	✓	✓
No washing machine but a plumbed space will be provided	✓	✓	✓	✓	✓	✓	✓	✓
Integrated Washing machine	○	○	○	○	○	○	○	○
Fridge freezer fitted as standard 50:50 split	✓	✓	✓	✓	✓	✓	✓	✓
Downlights on 4 beds	✓	-	✓	-	-	-	-	-
Three spot track ceiling light provided up to 3 beds	-	✓	✓	✓	✓	✓	✓	✓
White plastic switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ sink and monobloc tap to Kitchen	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electric point only provided for Dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
Microwave included	○	○	○	○	○	○	○	○
All kitchen furniture ranges to be selected from Symphony Group (soft closure to all doors & drawers)	✓	✓	✓	✓	✓	✓	✓	✓
40mm bullnosed edge work surface, 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓
Floors fitted	○	○	○	○	○	○	○	○
Window cills only will be tiled in plain white tiles. Worktops will be fitted with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓
LED Lights under wall units	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms								
Shaver point fitted	○	○	○	○	○	○	○	○
1 complete shower fitted (where there is a dedicated showering facility in an en-suite, showers will not be fitted over baths) (houses without an en-suite will have a shower fitted over the bath and a bath screen)	✓	✓	✓	✓	✓	✓	✓	✓
Grohe brassware	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Cube sanitaryware from the Concept range	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled shower area and half tiling to appliance walls	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlighters to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓
150mm splash backs above basins to cloaks	✓	✓	✓	✓	✓	✓	✓	✓
Floors fitted	○	○	○	○	○	○	○	○
Electrical								
Two TV sockets to be fitted as standard this will be in the lounge and one other bedroom	✓	✓	✓	✓	✓	✓	✓	✓
IT area to smallest bedroom	○	○	○	○	○	○	○	○
Telephone sockets provided to lounge/master bed	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	✓	✓	✓	✓	✓
Sky + ready digital TV aerial point. (No provision for cable or Sky connection external companies to fit)	-	-	-	-	-	-	-	-
Front porch light ready fitted with PIR	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chimes ready fitted	✓	✓	✓	✓	✓	✓	✓	✓
Door entry systems	-	-	-	-	-	-	-	-
Double socket and batten light will be provided to garages within plot boundary	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

	Greene	Gissing	Blyton	Orwell	Carron	Darwin DA	Darwin	Hawthorne
Security								
Intruder alarm – wiring only	○	○	○	○	○	○	○	○
Pre-finished black GRP front doors fitted with 3 point locking system	✓	✓	✓	✓	✓	✓	✓	✓
Double point locking with a door entry system	✓	✓	✓	✓	✓	✓	✓	✓
Heating								
All windows will be PVCu double glazed	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to Bathroom	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel rails to En-suite	✓	✓	✓	✓	✓	✓	✓	✓
Décor								
Smooth ceiling finishes	✓	✓	✓	✓	✓	✓	✓	✓
French doors (where local ground conditions permit)	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	○	○	○	○	○	○	○	○
Wardrobes fitted to one bedroom	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork finished white	✓	✓	✓	✓	✓	✓	✓	✓
Walls finished white (Crown)	✓	✓	✓	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	✓	✓	✓	✓	✓
'Cambridge' style hollow core 2-panel' style fitted as standard (where there is no requirement for fire doors)	✓	✓	✓	✓	✓	✓	✓	✓
Flush oak effect veneered doors	-	-	-	-	-	-	-	-
Chrome lever handle door furniture	✓	✓	✓	✓	✓	✓	✓	✓
144mm skirting and 57mm architrave ovolo	✓	✓	✓	✓	✓	✓	✓	✓
External								
Single 1800mm fencing panel immediately adjacent to the property and the remainder will be 450mm high post and one rail fence. External boundaries with communal areas to be 1800mm solid fencing	✓	✓	✓	✓	✓	✓	✓	✓
Turfing to front garden only	✓	✓	✓	✓	✓	✓	✓	✓
Water butts fitted as standard	○	○	○	○	○	○	○	○
Outside cold water tap to be fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓
Garage doors pre-finished in black	✓	-	✓	✓	✓	✓	✓	✓

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.



Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.

Make Our House Your Home

When you reserve your home our Choices Adviser will contact you to make an appointment for you to visit our Choices Centre. Then you can start to make the choices that will turn our house into your dream home. From the type of kitchen units you'd like, to the surfaces you prepare dinner on, from what kind of fridge to how cool you want your lighting to be, the choice is yours.



It's Your Choice
Visit the Choices Centre
to see the wide range
of options available to
personalise your home.

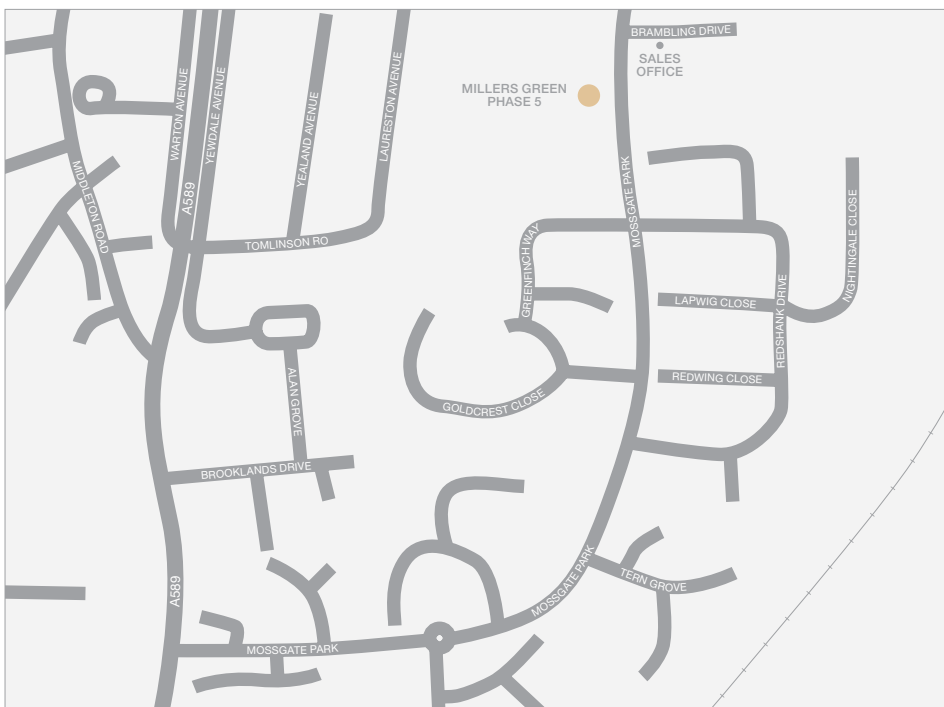
CHOICES
helping to make our house your home

How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 840 8553



From the M6

Leave the M6 at junction 34 to join the A683, following signs for Lancaster. After around two miles, follow the one-way system through Caton Road and Bulk Road, and cross the river at Greyhound Bridge Road. At the next junction, bear left into Morecambe Road (A589), then, at the first roundabout, take the third exit to stay on Morecambe Road. Take the first exit at the next roundabout to enter the A683, following signs for Heysham. At the next two roundabouts, take the second exit to stay on the A683, and leave the third roundabout by the third exit to enter Middleton Way. Turn right onto Mossgate Park and continue forward taking the fifth turning on your right to join Brambling Drive.

Sat Nav: LA3 2LH

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[®]

a better place^{*}

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.

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®

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