



## Romans Crossing Longridge

millerohomes

*the place to be®*



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










*the place to be*<sup>®</sup>


- 01 Welcome home
- 02 Living in Longridge
- 08 Floor plans
- 14 Specification
- 16 How to find us

Plot information >



# Plot information

-  **Buttermere**  
See Page 08
-  **Stevenson**  
See Page 09
-  **Crompton**  
See Page 10
-  **Travers**  
See Page 11
-  **Orwell**  
See Page 12
-  **Darwin**  
See Page 13
-  **Affordable Housing**

 Optional Conservatory  
(dependant on build stage)



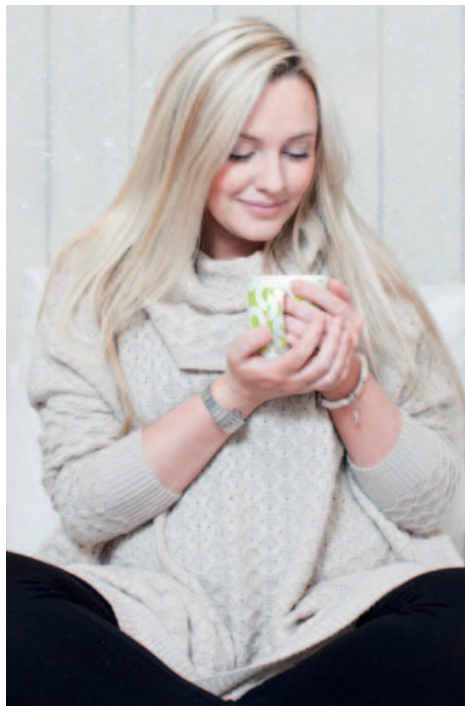
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## Welcome to Romans Crossing

Located on the southern edge of Longridge, a small town of traditional Victorian streetscapes with a strong sense of community, this development is an attractive neighbourhood of quality three, four and five bedroom homes offering an opportunity to enjoy contemporary, energy efficient living in a semi-rural setting. This is a chance to enjoy both countryside and convenience just eight miles from the centre of Preston.



### We care about you

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

### Be Happy

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



## Living in Longridge

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 Romans Crossing.













**Transport**

Bus services between Longridge and Preston stop close to the entrance to Romans Crossing. Preston is on the West Coast Main Line, with hourly rail services to London Euston and direct links with Glasgow, Edinburgh, Liverpool and Manchester. Junction 31A of the M6 is only around four miles away.

**Arts & Entertainment**

The Palace in Longridge first screened films in 1912, and was returned to use as a cinema and live entertainment venue around fifteen years ago. It beautifully combines a traditional, old fashioned picture house ambience with modern digital equipment. The Civic Hall is also used as a venue for occasional events. The rural ambience is reflected in the annual Goosnargh and Longridge Annual Show, with its classes for cattle, sheep, heavy horses and vintage farm machinery. A wider selection of venues can be found in Preston, including a multiplex cinema and the Guildhall and Charter Theatre.

**Shopping**

There is a convenience store in Mardale Road, around a five minute walk from Romans Crossing, and a wide selection of major and independent retailers in the town centre including a post office, off licence, pharmacist, ironmonger, Co-op supermarket, clothing and gift shops, food takeaways and other speciality traders. There is also a farmers market held at the heritage centre once a month.

**Education & Health**

Local primary schools include Longacre C of E Primary, Barnacre Road Primary and St Wilfrid's RC Primary, all within a fifteen-minute walk of the development and all assessed as good in their most recent Ofsted reports. The town offers two secondary schools, Longridge High and St Cecilia's RC High, which are even closer. There is also a private school, Stoneyhurst College that has a good reputation. Stonebridge Surgery is staffed by five GPs with full nursing as well as other support, and there is a second medical practice located in Berry Lane and a Community Hospital in St Wilfrid's Terrace. There are two dental surgeries and an optician in Berry Lane.



### Leisure & Recreation

The local area provides lots of options for places to dine and socialise including restaurants, delis and traditional pubs. There are also a variety of social clubs and pubs in the town. The local countryside offers opportunities for walkers and cyclists, and local heritage trails provide an excellent way to get to know the area. Longridge is on the southern edge of the Forest of Bowland, a vast area of wild landscapes and diverse bird and animal life and even the town's golf course is set in an area of outstanding natural beauty.

### Useful Contacts

The Palace Cinema  
Market Place  
01772 785 600

Longridge Golf Club  
Fell Barn, Jeffrey Hill  
01772 783 291

Longridge C of E  
Primary School  
Berry Lane  
01772 782 378

St Wilfrid's RC  
Primary School  
St Wilfrid's Terrace  
01772 782 394

Barnacre Road  
Primary School  
Barnacre Road  
01772 783 555

Longridge High School  
Preston Road  
01772 782 316

St Cecilia's RC  
High School  
Chapel Hill  
01772 783 074

Stonebridge Surgery  
Preston Road  
01772 783 271

Berry Lane  
Dental Surgery  
Berry Lane  
01772 782 066

Drakes Dental Care  
Berry Lane  
01772783 582







# Buttermere

# 5 Bed

## Plots

2\*, 4, 25, 27, 32\*,  
33\*, 38, 41\*, 43\*, 54\*

## Overview

The contemporary open plan kitchen/breakfast area is the perfect setting for family meals and entertaining guests. With three out of the five bedrooms featuring an en-suite, the Buttermere truly is a prestigious home of the highest quality.

## Key Features

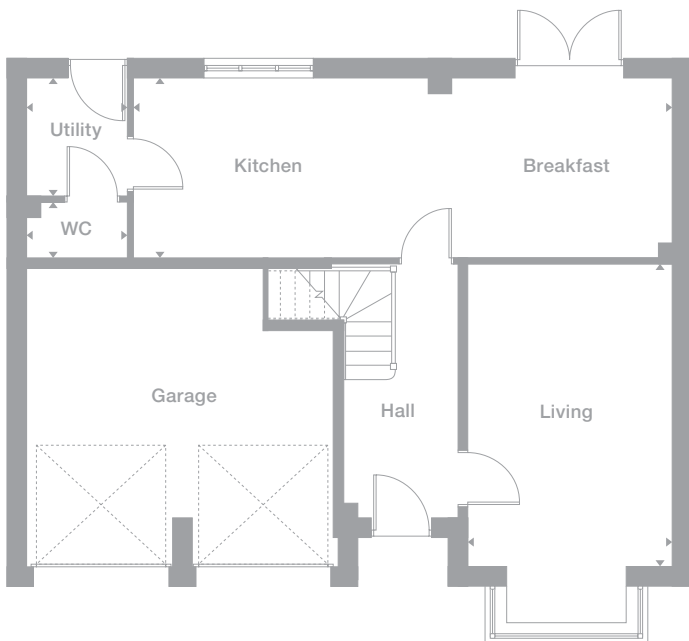
French Doors  
Feature Bay Window  
Downstairs WC  
3 En-Suites  
Double Garage  
Utility

## Total Floor Space

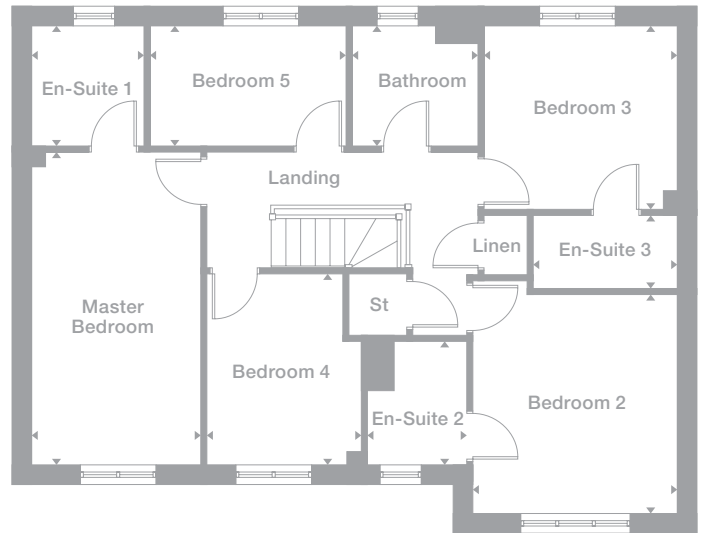
1,502 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

**Living**  
3.391m x 5.611m min  
11'2" x 18'5"

**Kitchen/Breakfast**  
8.914m x 2.980m  
29'3" x 9'11"

**WC**  
1.673m x 0.927m  
5'6" x 3'0"

**Utility**  
1.673m x 1.960m  
5'6" x 6'5"

### First Floor

**Master Bedroom**  
2.806m x 5.184m  
9'2" x 17'0"

**En-Suite 1**  
1.897m x 2.042m  
6'1" x 6'7"

**Bedroom 2**  
3.391m x 3.643m  
11'2" x 11'11"

**En-Suite 2**  
1.648m max x 2.055m max  
5'5" x 9'0"

**Bedroom 3**  
3.201m x 3.053m  
10'6" x 10'0"

**En-Suite 3**  
2.388m x 1.210m  
7'10" x 4'0"

**Bedroom 4**  
2.556m max x 3.173m max  
8'5" x 10'5"

**Bedroom 5**  
3.285m x 2.042m  
10'8" x 6'7"

**Bathroom**  
2.118m x 2.042m  
6'10" x 6'7"

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

## 4 Bed

## Stevenson

### Plots

1\*, 24\*, 30\*, 31\*,  
34\*, 35, 53, 56, 57

### Key Features

Feature Staircase  
Understair Storage  
Master Bed En-Suite  
Downstairs WC  
Utility  
Study

### Total Floor Space

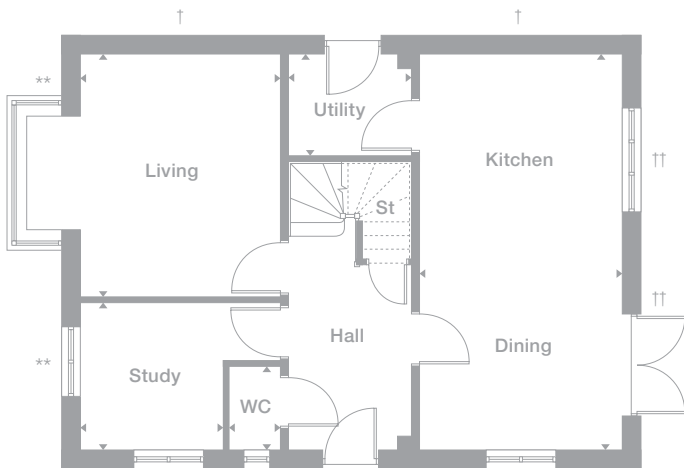
1,401 sq ft

### Overview

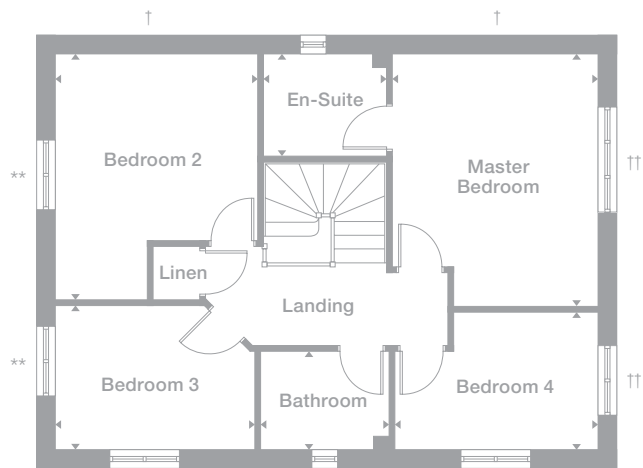
With its dual front exterior, this is a substantial and traditional family home of unmistakable quality. Its focal point is the airy, spacious and beautifully equipped kitchen and dining room, which provides a convivial space for the whole family to enjoy.



### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Living  
4.054m min x 4.216m  
13'4" x 13'10"

Kitchen/Dining  
3.517m x 6.864m  
11'6" x 22'6"

WC  
0.900m x 1.450m  
2'11" x 4'9"

Utility  
1.760m x 2.126m  
5'9" x 7'0"

Study  
2.556m min x 2.469m  
8'5" x 8'1"

#### First Floor

Master Bedroom  
3.574m max x 4.352m max  
11'9" x 14'3"

En-Suite  
2.126m x 1.790m  
7'0" x 5'9"

Bedroom 2  
3.519m max x 4.266m max  
11'7" x 14'0"

Bedroom 3  
3.462m max x 2.505m max  
11'4" x 8'3"

Bedroom 4  
3.514m max x 2.419m max  
11'6" x 7'11"

Bathroom  
2.243m x 1.700m  
7'4" x 5'7"

Plots 30, 35 and 56 elevational treatments will vary

\* Plots are a mirror image of plans shown above

\*\* Bay window and windows to Plots 1, 24, 31, 34 and 53

† French doors and windows to Plots 30, 35 and 56

†† French doors and windows to Plots 1, 24, 31, 34, 53 and 57

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# Crompton

4 Bed

## Plots

3\*, 26\*, 28, 37\*, 39,  
40\*, 45, 48\*, 50\*

## Overview

The magnificent bay-windowed ground floor with its superb contemporary kitchen/breakfast and family room makes entertaining effortless. In addition the four spacious bedrooms and two en-suites mean this family home is second to none.

## Key Features

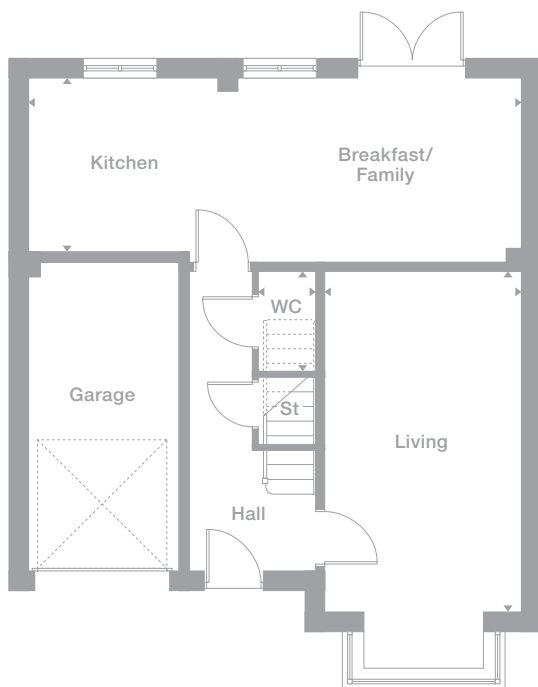
French Doors  
Feature Bay Window  
Downstairs WC  
2 En-Suites  
Garage

## Total Floor Space

1,341 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living  
3.264m x 6.222m max  
10'9" x 20'5"

Kitchen/Breakfast/Family  
8.164m x 3.050m min  
26'9" x 10'0"

WC  
0.946m x 1.650m  
3'11" x 5'5"

### First Floor

Master Bedroom  
4.436m x 3.264m  
14'7" x 10'9"

Bedroom 3  
3.340m max x 2.807m max  
10'11" x 9'3"

En-Suite 1  
2.275m x 1.400m  
7'6" x 4'7"

Bedroom 4  
2.961m max x 2.658m max  
9'9" x 8'9"

Bedroom 2  
4.115m max x 3.193m min  
13'6" x 10'6"

Bathroom  
1.980m x 1.907m  
6'6" x 6'3"

En-Suite 2  
2.658m max x 1.825m max  
8'9" x 6'0"

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Travers

### Plots

36\*, 42, 44, 46\*

### Key Features

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

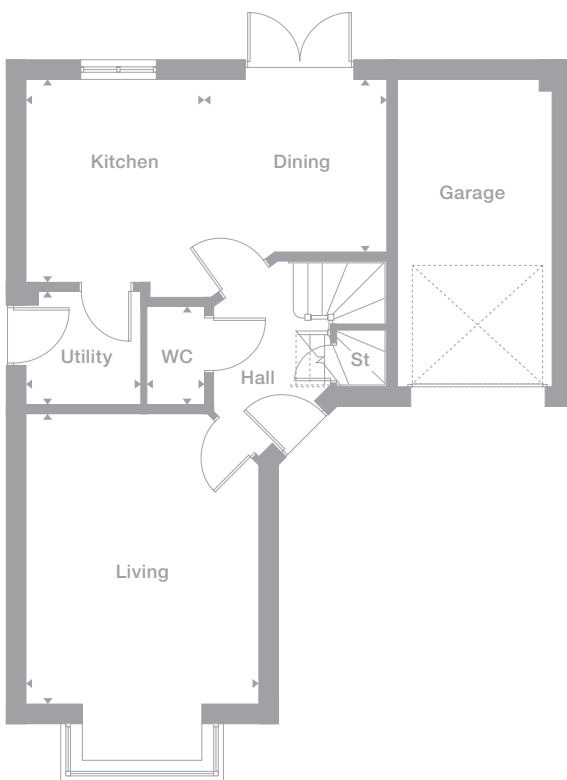
### Total Floor Space

1,258 sq ft

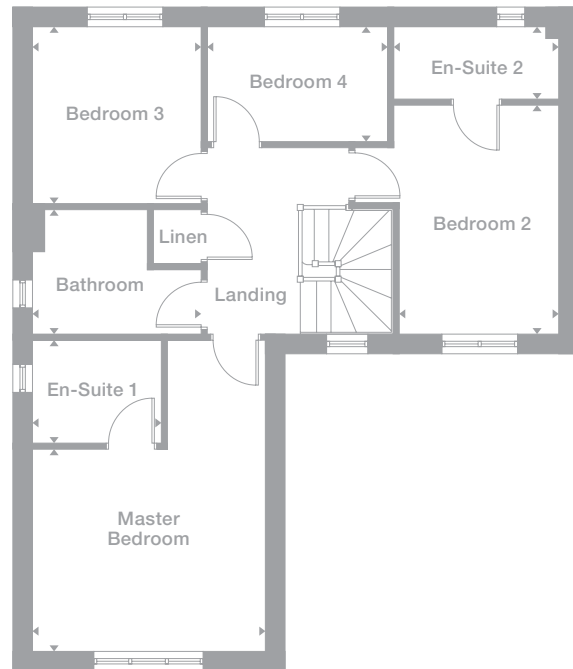
### Overview

The inviting entrance hall of the Travers provides a striking introduction to a family home with real character. Upstairs the spacious gallery landing allows access to the four bedrooms, two of which benefit from an en-suite.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

**Living**  
5.408m max x 3.850m  
17'9" x 12'8"

**Kitchen**  
3.400m x 3.358m min  
11'2" x 11'0"

**Dining**  
2.864m x 2.563m min  
9'5" x 8'5"

**WC**  
1.617m x 0.957m  
5'4" x 3'2"

**Utility**  
1.900m max x 1.867m  
6'3" x 6'2"

#### First Floor

**Master Bedroom**  
5.147m x 3.850m min  
16'11" x 12'8"

**En-Suite 1**  
2.135m x 1.707m  
7'0" x 5'7"

**Bedroom 2**  
3.780m min x 2.645m  
12'5" x 8'8"

**En-Suite 2**  
2.780m x 1.217m  
8'11" x 4'0"

**Bedroom 3**  
2.937m max x 2.792m max  
9'8" x 9'2"

**Bedroom 4**  
2.994m max x 1.921m max  
9'10" x 6'4"

**Bathroom**  
2.792m max x 2.070m max  
9'2" x 6'9"

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\* Plots are a mirror image of plans shown above

# Orwell

# 3 Bed

## Plots

49\*, 51\*, 52, 55, 58\*

## Overview

The beautiful bay-windowed front introduces the stylish architecture of the Orwell. With space downstairs for friends and family to spend time together, the master bedroom and en-suite provides a relaxing retreat at the end of a busy day.

## Key Features

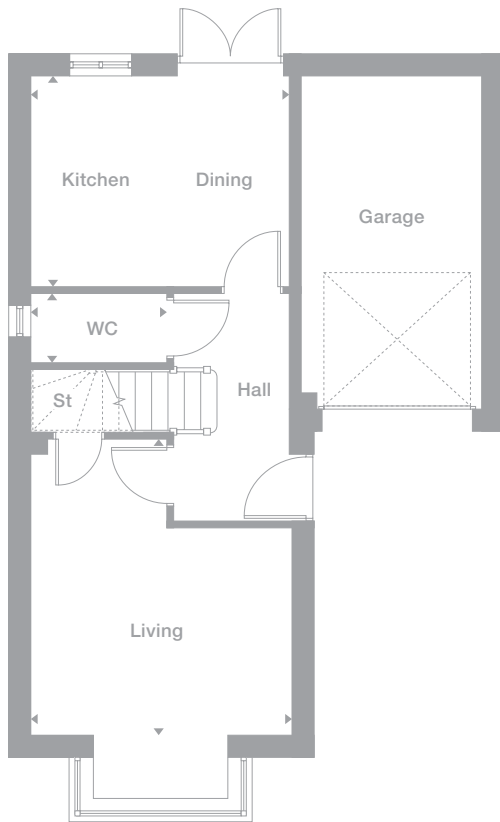
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Downstairs WC  
Garage

## Total Floor Space

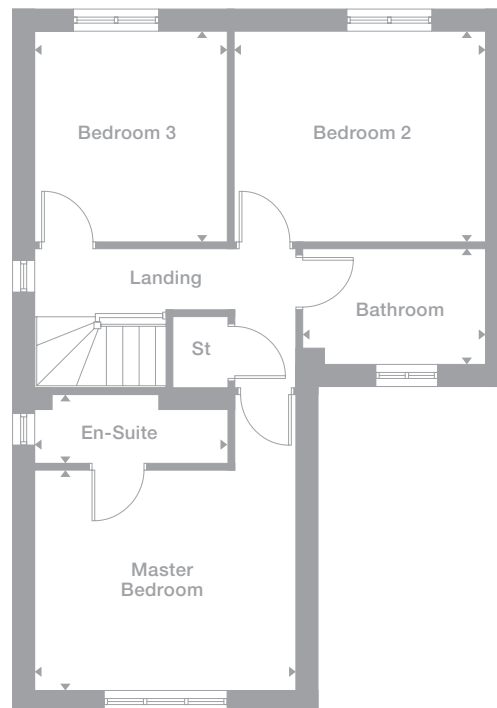
960 sq ft



## Ground Floor



## First Floor



## Room Dimensions

### Ground Floor

Living  
3.850m max x 4.950m  
12'8" x 16'3"

Kitchen/Dining  
3.805m x 3.107m  
12'6" x 10'2"

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

### First Floor

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

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

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

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

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

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\* Plots are a mirror image of plans shown above





## 3 Bed

## Darwin

### Plots

23, 29\*, 47

### Key Features

French Doors to Living  
French Doors to Dining  
Master Bed En-Suite  
Downstairs WC

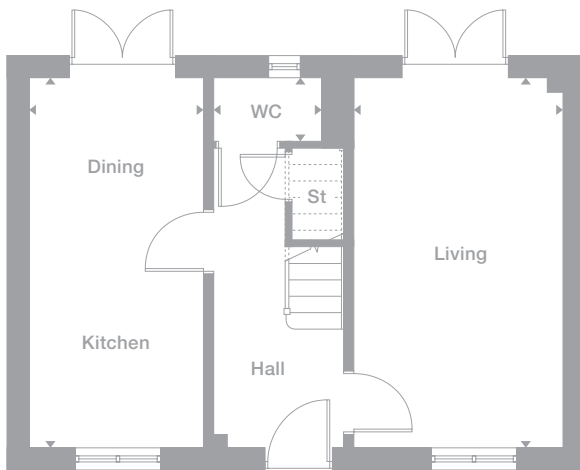
### Total Floor Space

921 sq ft

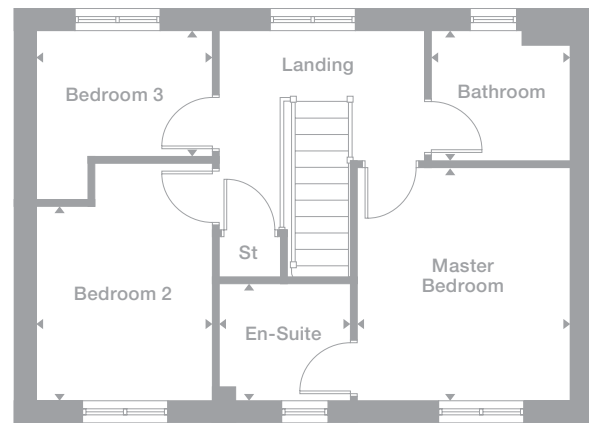
### Overview

The dual fronted design of the Darwin allows the living room and kitchen/dining room to fill with a light, airy ambience while the french doors integrate the garden with the interior in ways that maximise enjoyment of both.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

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

Kitchen/Dining  
2.556m x 5.450m  
8'5" x 17'11"

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

#### First Floor

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

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

Bedroom 2  
2.863m x 2.594m min  
9'5" x 8'6"

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

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

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# Specification

	High 1 Crompton Travers Orwell Darwin	High 2 Buttermere Stevenson
<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	✓	✓
Upward bi-fold opening wall 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/glass chimney hood and splashback to hob - 60cm (High 1), 90cm (High 2)	✓	✓
Stainless steel 4-burner electric ceramic hob	✓	-
Stainless steel 5-burner electric ceramic hob	-	✓
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	✓	✓
Integrated washing machine	✓	✓
Plumbing and electrics for dishwasher	✓	-
Integrated dishwasher	○	✓
Delta downlighters to underside of wall units	✓	✓
LED downlighters to ceiling	✓	✓
Ceramic floor tiles	○	○

## Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite	✓	✓
Soft close toilet seats	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓
Chrome look electric shower - Darwin and Orwell	✓	-
Bar style chrome shower mixer valve - Travers, Crompton, Stevenson and Buttermere	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓
Shaver point to master bed en-suite	✓	✓
Drum type low energy light to ceiling to en-suite and WC's, LED downlighters to main bathroom	✓	-
LED downlighters to ceilings of main bathroom and master bedroom en-suite - drum type fitting to remaining en-suites and WC's	-	✓
Full height ceramic tiling to shower area	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓
Ceramic floor tiles	○	○

## 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 master bed en-suite	✓	✓

- ✓ Standard
- Optional Extra
- Not Available

### Electrical

Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓
Power and lighting to garages within plot curtilage	✓	✓
TV socket to lounge, kitchen and master bedroom	✓	✓
BT socket	✓	✓
PIR operated porch light	✓	✓
Front doorbell and chime	✓	✓
Intruder alarm	○	○
Brushed stainless steel sockets and switches	○	○

### 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	✓	✓
White finished staircase handrail	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓
Groove patterned smooth internal door with chrome lever on rose door handles. 4 panel 'ladder style'	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓
Walls painted in soft white/white emulsion	✓	✓
Woodwork painted white	✓	✓
Integrated wardrobe to master bedroom	-	-
Fitted wardrobe system to master bedroom - mirror finish	✓	✓
Fitted wardrobe system to bedroom 2	○	○

### Landscaping

Turf to front garden	✓	✓
1,800mm high, larch lap/close board boundary and divisional fencing to rear garden	✓	✓

Conservatories are optional depending on plot and build stage, please refer to site plan and Sales Adviser on development for full details.



#### 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.

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.

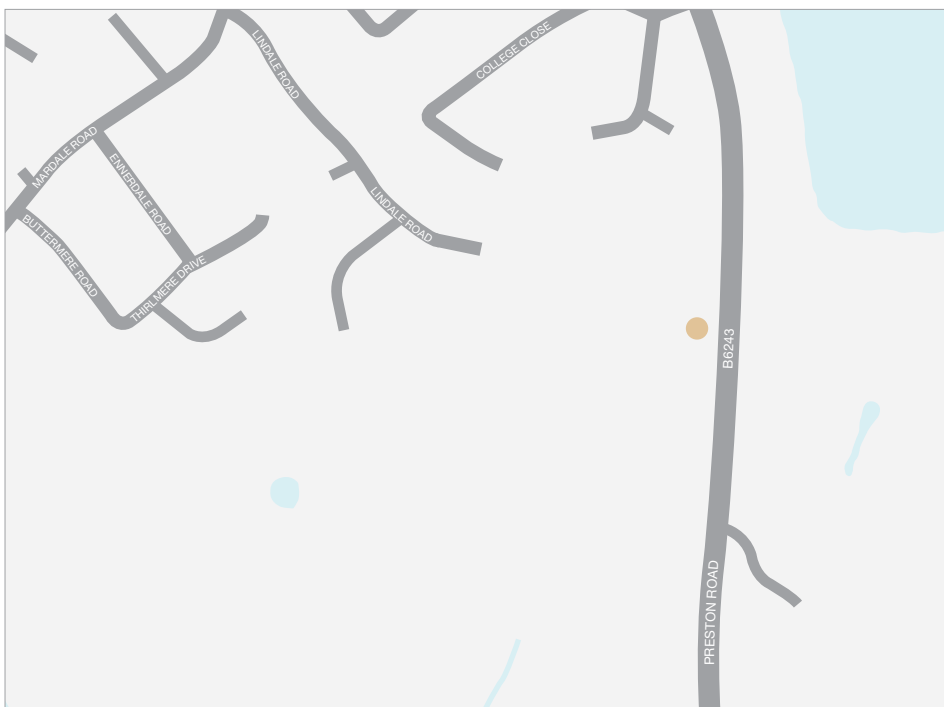
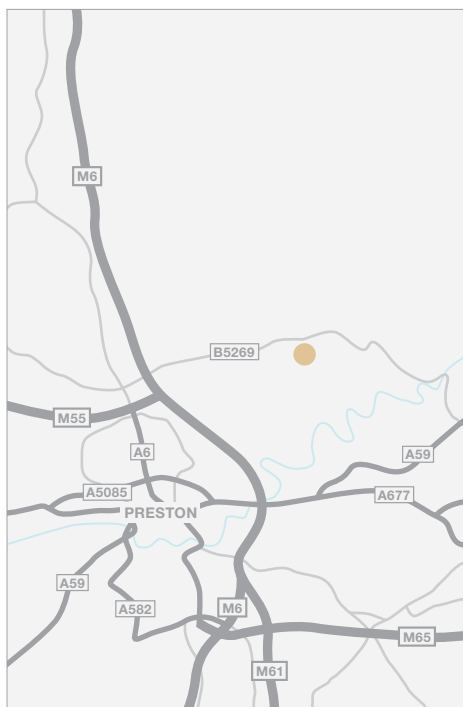


## How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0808 274 9625



### From the M6 Northbound

Stay on the M6 through junction 31, ignoring the turn-off for Preston and Blackburn, then around three miles on at junction 31A leave the motorway and take the first exit at the roundabout to join the B6242, signposted for Longridge. Pass under the motorway and at the next roundabout take the third exit, staying on the B6241. Half a mile on, take the first exit at the roundabout to join the B6243 for three miles, and shortly after passing Spout Farm Nursery on the right, the entrance to Romans Crossing is on the left.

### From the M6 Southbound

Leave the M6 at junction 31 and follow signs to re-join the motorway heading north. Stay on the M6 through junction 31, ignoring the turn-off for Preston and Blackburn, then around three miles on at junction 31A leave the motorway and take the first exit at the roundabout to join the B6242, signposted for Longridge. Pass under the motorway and at the next roundabout take the third exit, staying on the B6241. Half a mile on, take the first exit at the roundabout to join the B6243 for three miles, and shortly after passing Spout Farm Nursery on the right, the entrance to Romans Crossing is on the left.

Sat Nav: PR3 3BD

### 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*<sup>®</sup>

#### 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)

## 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.

**millershomes**

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