



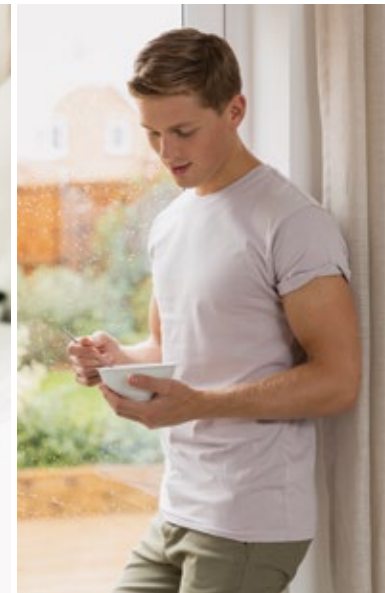
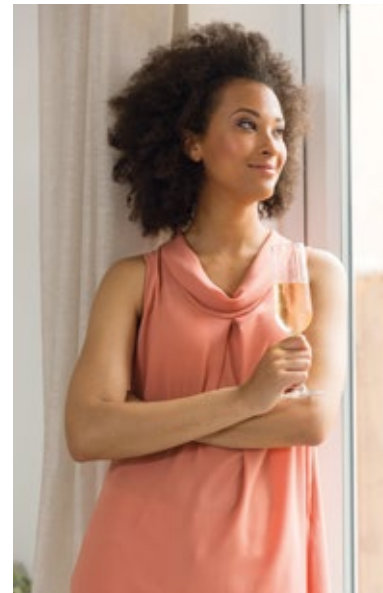
Gateway Buildings

**Kedleston Grange
Allestree**

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.



Living in Allestree	02
Welcome home	08
Floor plans	10
How to find us	28

Plot Information

- Gateway Building 1

See Pages 10-17
- Gateway Building 2

See Pages 18-21
- Gateway Building 3

See Pages 10-17



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.

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 being a pleasant place to live. So here's some useful information about the area around Kedleston Grange.



The pleasant, almost rural setting of Kedleston Grange contrasts with the convenience of its location. Just a short walk from the main campus of the University of Derby, the development is around a mile from the A38 Queensway, offering easy access to destinations throughout the Midlands, and two and a half miles from the rich assortment of theatres, cinemas, galleries, restaurants and nightlife in and around Derby city centre. Frequent bus services linking Allestree with Derby stop in Allestree Lane, around ten minutes walk from the development, and direct rail services from Derby operate to Sheffield, Bristol, Cardiff, Birmingham and other destinations including London St Pancras, just over an hour and a half away.



The area has an excellent choice of shops, takeaways, hairdressers and other services. A Co-op Food and a Premiere convenience store, both around five minutes' walk away, provide most daily essentials, and a small precinct a little further on at Blenheim Parade includes a Tesco Express, a newsagent, a delicatessen, a pharmacy and another Co-op. Park Farm Shopping Centre, less than a mile away, incorporates more than 50 retailers, from national chains to local independent traders and a post office. It is also the site of Allestree Library, a Choices Health Club with a well-equipped gym, a large medical practice and an optician. There is a second medical practice and a dental surgery adjacent to the Centre.



On the edge of the sought after suburb of Allestree, with countryside stretching to the west and the magnificent Kedleston Park a short walk away, this exciting selection of energy efficient two, three, four and five bedroom homes and one and two bedroom apartments has been conceived to create a diverse, beautifully landscaped and highly desirable new neighbourhood combining excellent transport links and amenities with a real sense of place. Welcome to Kedleston Grange.

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.



Overview
This striking, contemporary apartment is designed to offer practical, easy living without compromising style. The sheltered entrance opens on to an entrance passageway that broadens into a bright, inviting open plan living area featuring an ergonomic kitchen, effectively maximising the sense of space and light.

Dimensions
Kitchen/Living
5.74m x 3.04m
18'10" x 10'0"

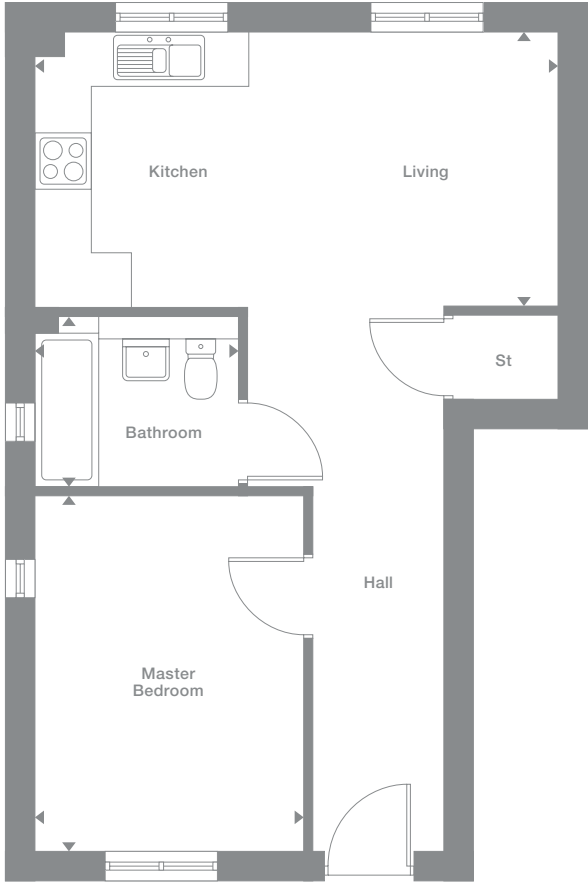
Master Bedroom
3.91m x 2.94m
12'10" x 9'8"

Bathroom
1.89m x 2.22m
6'3" x 7'4"

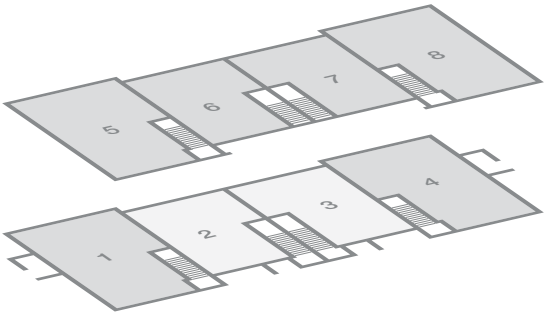
Floor Space
492 sq ft

† Window positions may vary. Please see Development Sales Manager for details

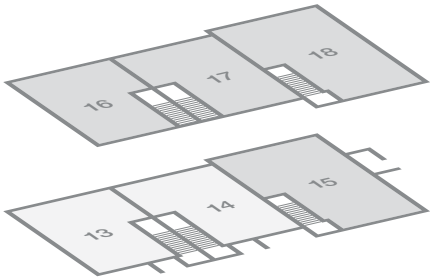
Plots 2, 3, 13, 14



Gateway Building 1



Gateway Building 3



Photography represents typical Miller Homes' interiors and exteriors. 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.

Howe

Overview

Standing sentinel at the entrance to Kedleston Grange, and entered via a sheltered porch, this attractive two-bedroom apartment features a light filled dual aspect living area with an open plan layout that offers immense flexibility, perfect for convivial entertaining or quiet, relaxed evenings at home.

Dimensions

Kitchen/Living
4.84m x 5.13m
15'11" x 17'5"

Master Bedroom
3.26m x 3.99m
10'9" x 13'1"

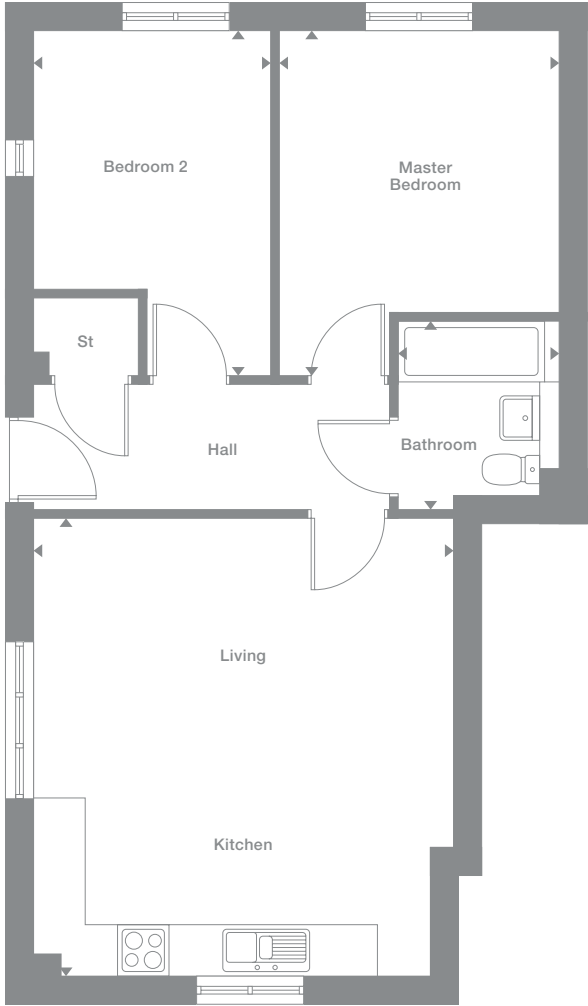
Bedroom 2
2.74m x 3.99m
9'0" x 13'1"

Bathroom
1.88m x 2.02m
6'2" x 6'8"

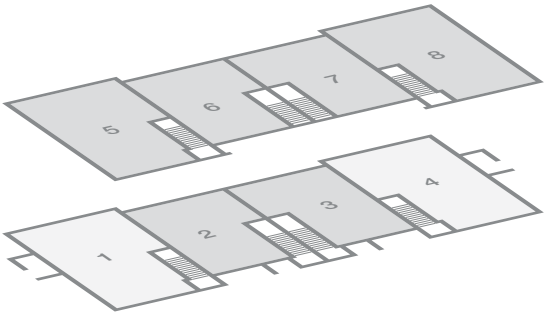
Floor Space

641 sq ft

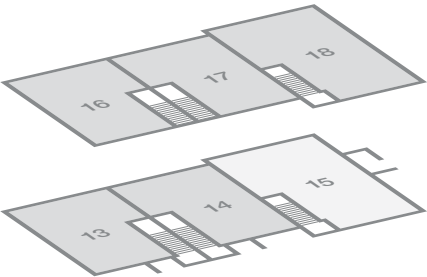
Plots 1, 4, 15



Gateway Building 1



Gateway Building 3



Photography represents typical Miller Homes' interiors and exteriors. 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.

Scarsdale

Overview

Accessed by a private staircase, this immensely convenient and comfortable apartment focuses on a twin-windowed open plan living area in which the L-shaped layout helps to introduce a degree of differentiation between the well-planned kitchen and the leisure area, without any loss of convenience.

Dimensions

Kitchen/Living
5.74m x 4.03m
18'10" x 13'3"

Master Bedroom
4.48m x 3.78m
14'9" x 12'5"

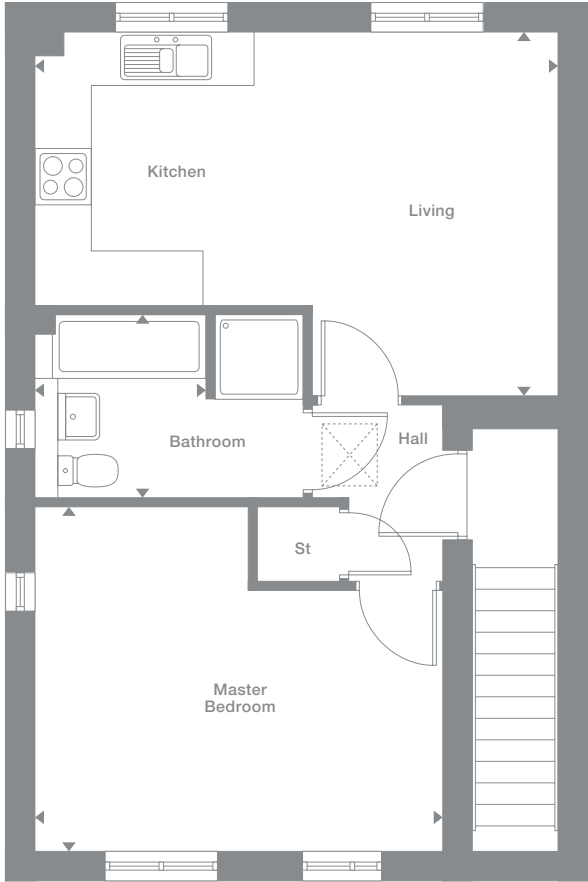
Bathroom
2.95m x 2.04m
9'8" x 6'8"

Floor Space

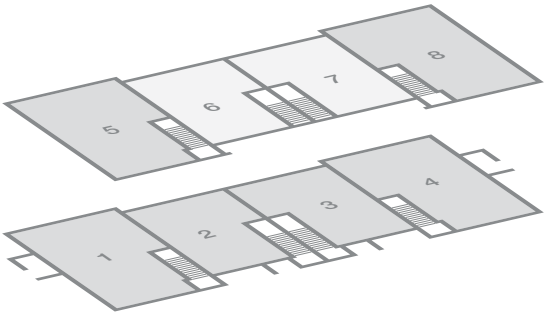
559 sq ft

† Window positions may vary. Please see Development Sales Manager for details

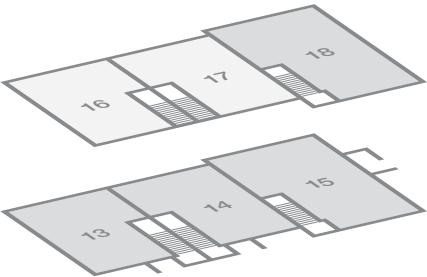
Plots 6, 7, 16, 17



Gateway Building 1



Gateway Building 3



Photography represents typical Miller Homes' interiors and exteriors. 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.

Amber

Overview

With its dual aspect, open plan living area presenting a wonderfully adaptable social space, and its en-suite master bedroom, this superb home brings a dash of luxury to apartment living. The second bedroom, which also includes dual aspect outlooks, could become an attractive home office.

Dimensions

Kitchen/Living
4.84m x 5.31m
15'11" x 17'5"

Master Bedroom
3.04m x 3.83m
10'0" x 12'7"

En-Suite
1.95m x 1.19m
6'5" x 3'11"

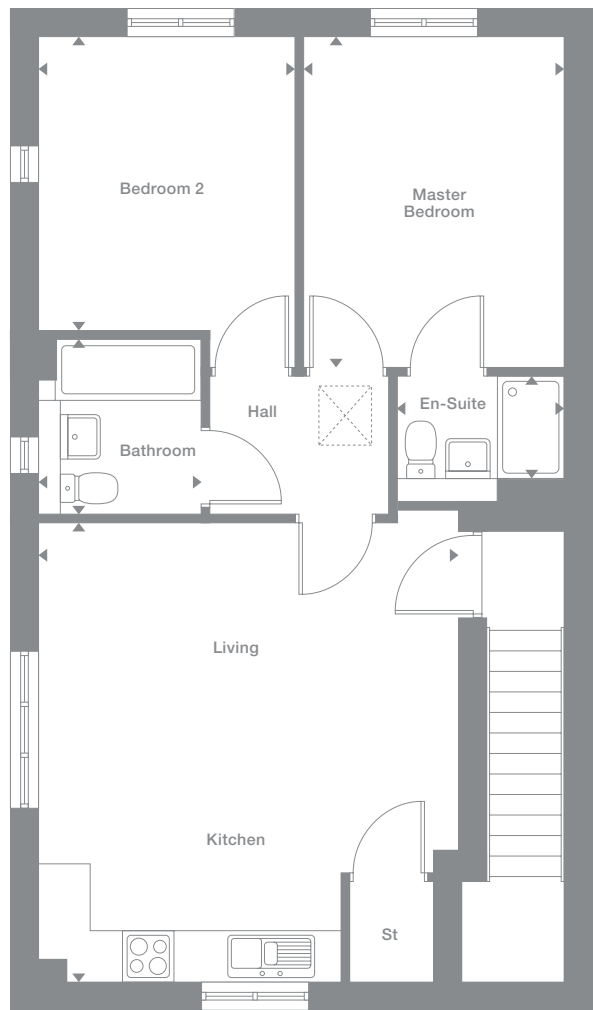
Bedroom 2
2.96m x 3.40m
9'9" x 11'2"

Bathroom
1.88m x 2.02m
6'2" x 6'8"

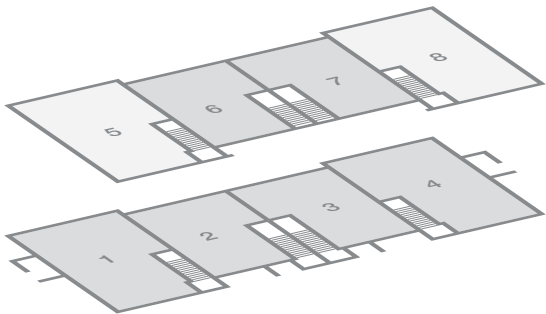
Floor Space

699 sq ft

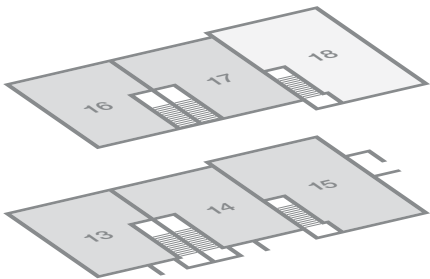
Plots 5, 8, 18



Gateway Building 1



Gateway Building 3



Photography represents typical Miller Homes' interiors and exteriors. 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.

Cutler

Overview

This striking, contemporary apartment is designed to offer practical, easy living without compromising style. The sheltered entrance opens on to an entrance passageway that broadens into a bright, inviting open plan living area featuring an ergonomic kitchen, effectively maximising the sense of space and light.

Dimensions

Kitchen/Living
5.96m x 4.17m
19'7" x 13'8"

Master Bedroom
4.43m x 3.06m
14'6" x 10'0"

Bedroom 2
4.12m x 2.63m
13'6" x 8'8"

Bathroom
2.35m x 1.91m
7'9" x 6'3"

Floor Space

665 sq ft
(Ground floor)

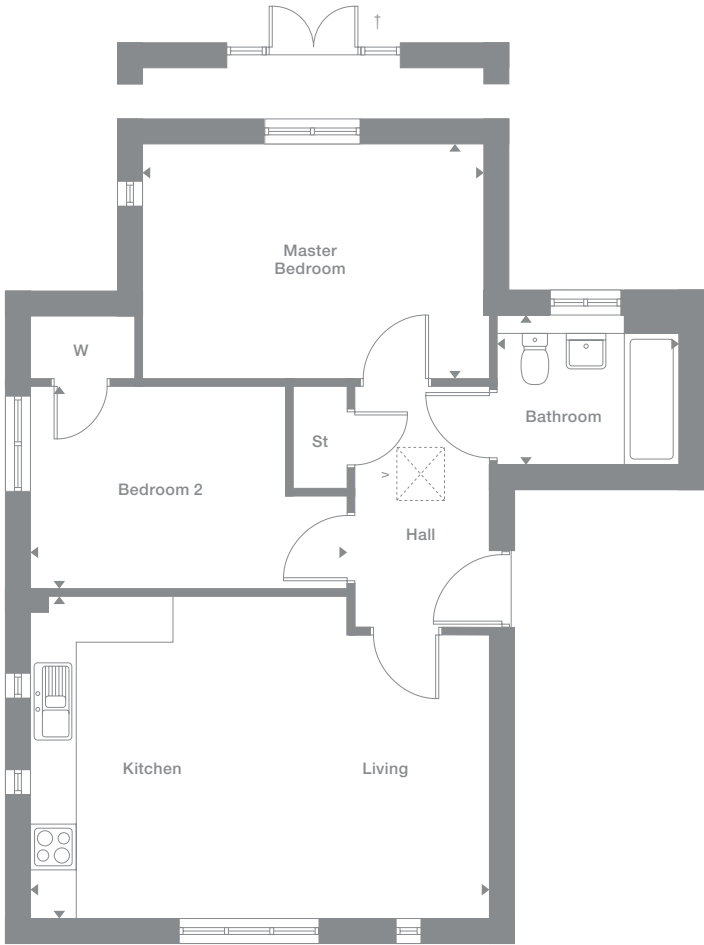
661 sq ft
(First floor)

† French doors to
ground floor only

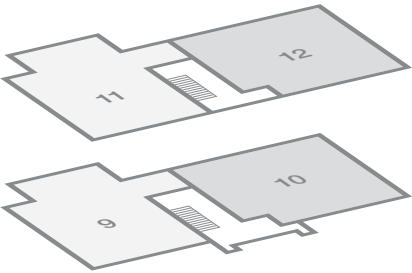
> Loft hatch to
first floor only



Plots 9, 11



Gateway Building 2



Photography represents typical Miller Homes' interiors and exteriors. 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.

Derwent

Overview
Standing sentinel at the entrance to Kedleston Grange, and entered via a sheltered porch, this attractive two-bedroom apartment features a light filled dual aspect living area with an open plan layout that offers immense flexibility, perfect for convivial entertaining or quiet, relaxed evenings at home.

Dimensions
Kitchen/Living
6.40m x 4.03m
21'0" x 13'3"

Master Bedroom
3.23m x 3.67m
10'7" x 12'1"

Bedroom 2
2.22m x 3.67m
7'4" x 12'1"

Bathroom
2.30m x 2.06m
7'7" x 6'9"

Floor Space
636 sq ft
(Ground floor)

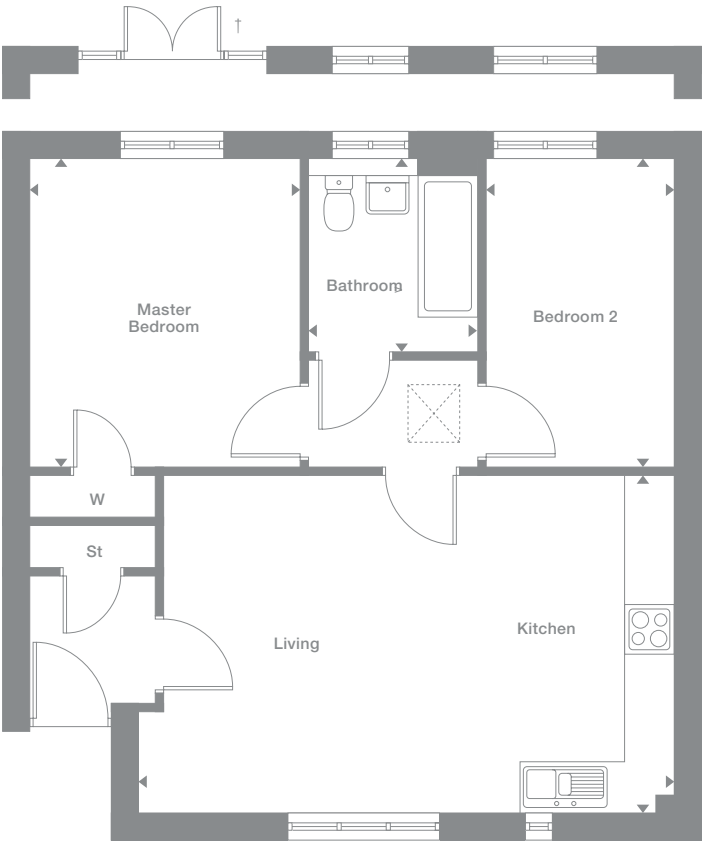
631 sq ft
(First floor)

† French doors to ground floor only

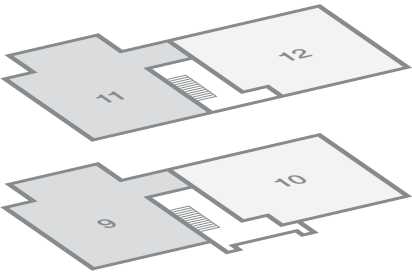
> Loft hatch to first floor only



Plots 10, 12



Gateway Building 2



Photography represents typical Miller Homes' interiors and exteriors. 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.

The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own

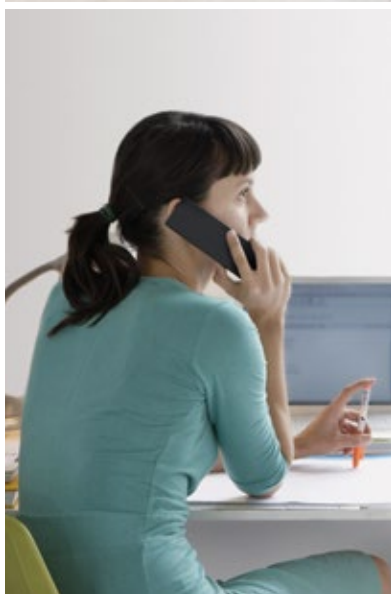
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

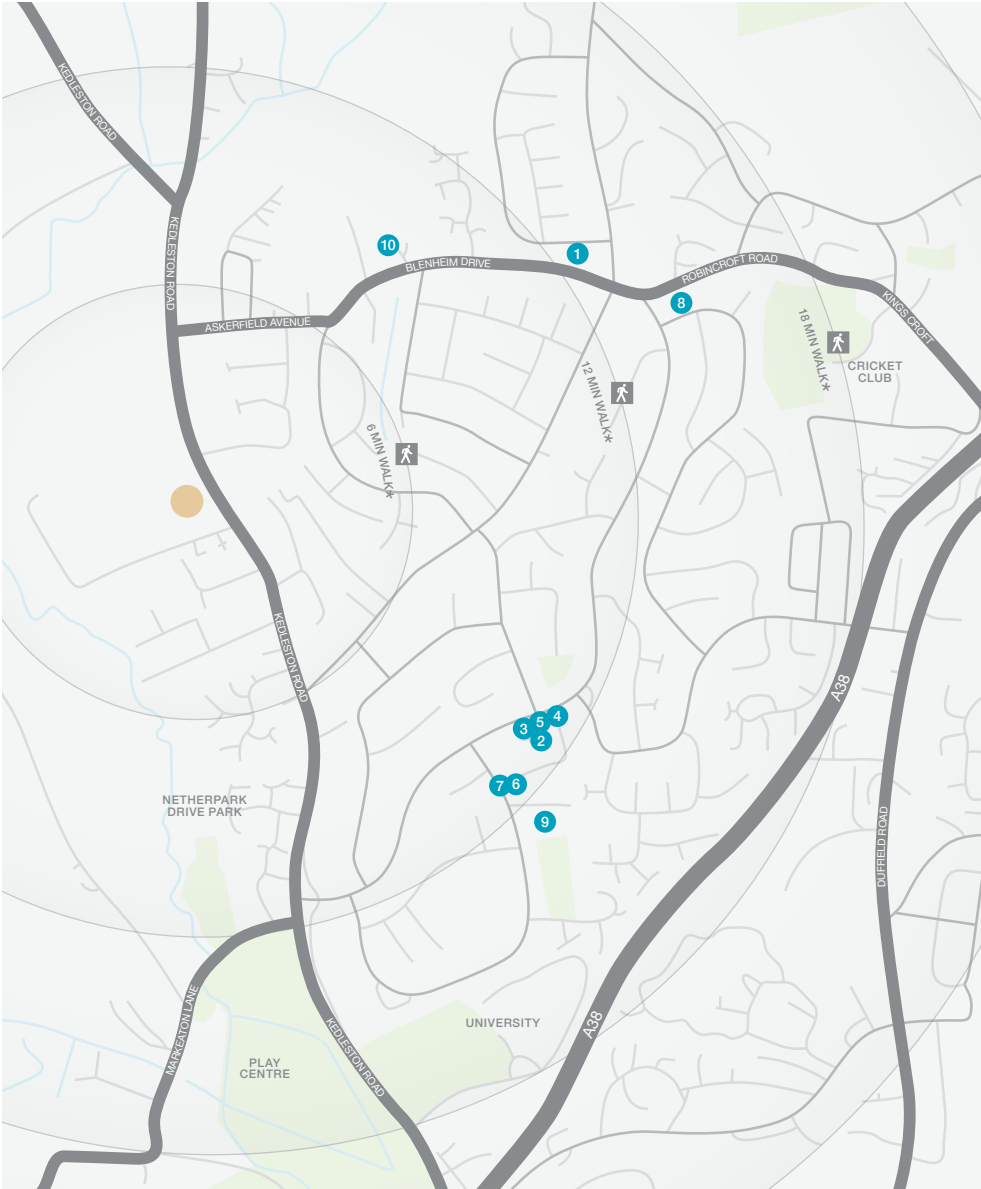


Allestree's two primary schools are both within a short walk of Kedleston Grange. The nearest, Portway Junior School, is assessed by Ofsted as 'Good', and Lawn Primary, located beside the Park Farm Centre, is acclaimed by Ofsted as 'Outstanding'. For secondary education, Allestree Woodlands School is just 600 yards from the development.

The excellent choice of nearby pubs includes the delightful, traditional Joiners Arms at Quarndon Village, around ten minutes' walk away, and there are several restaurants in easy reach. The area is also particularly rich in green spaces and outdoor leisure amenities. The magnificent Kedleston Park, north west of the development, offers endless opportunities for walking through ancient woodlands and beside the lake with its fascinating wildlife. The Park includes the spectacular Kedleston Hall, an 18C Adam mansion, as well as a golf club with a challenging par 72 course. Allestree Park, to the west, also has a lake, woodlands and a golf course, and the popular, family-friendly Markeaton Park lies to the south.



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.



- 1 Traditional Pharmacy
1 Blenheim Parade
01332 559 407
- 2 Park Farm Centre
Post Office
Park Farm Centre
01332 550 045
- 3 Allestree Library
Park Farm Centre
01332 559 761
- 4 Choices Health Club
Park Farm Drive
01332 553 845
- 5 Park Farm Medical Centre
3 Park Farm Centre
01332 559 402
- 6 Macklin Street Park
Farm Surgery
Park Farm Drive
01332 551021
- 7 Allestree Dental Practice
Park Farm Drive
01332 559 124
- 8 Portway Junior School
Robincroft Road
01332 550 113
- 9 Lawn Primary School
Norbury Close
01332 550 178
- 10 Allestree Woodlands
School
Blenheim Drive
01332 551 921

* 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



How to find us

Please see
millerhomes.co.uk
for development
opening times
or call 03301 734878

**From Derby
City Centre**
Leave Derby City
Centre by the A6
King Street, then
join Kedleston Road
following signs for
Quarndon and the
University. Carry on
across the junction
with the A38 Ring
Road, staying on
Kedleston Road,
and approximately
a mile after passing
the entrance to
the University of
Derby on the right,
Kedleston Grange
is on the left.

**From M1
junction 25**
From junction 25,
join the A52 Brian
Clough Way
westbound for
Nottingham and
Derby. Stay on the
Brian Clough Way
for around seven
and a half miles, and
at Pentagon Island
follow the sign for
the City Centre, then
move into the right
lane for City Centre
North. Go through
the Underpass and
take the left lane for
the A6 and Matlock.
Carry on into King
Street, then follow
the directions above.

Sat Nav: DE22 2NF



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.

a better place®



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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

Why Miller Homes?

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.



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk
for development opening
times or call 03301 734878

Sat Nav: DE22 2NF

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

millerhomes.co.uk

millerhomes

the place to be®