

Phase 2

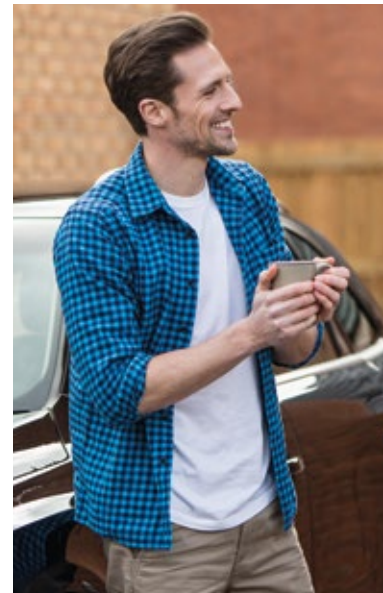


**Dales View
Brailsford**

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.



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Plot Information

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- Affordable Housing**



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.

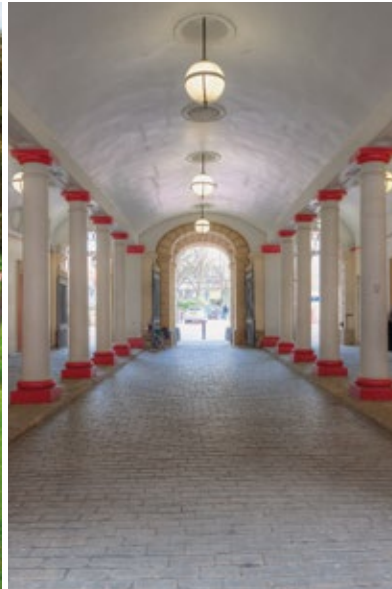
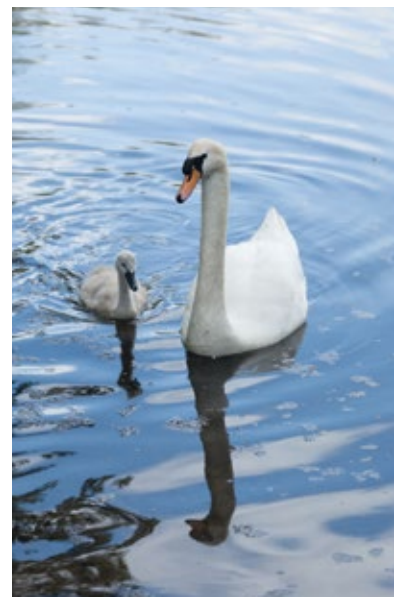
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Dales View.



Buses between Uttoxeter and Derby via Ashbourne, running almost hourly from Monday to Saturday with a reduced Sunday service, stop opposite the Rose and Crown pub a few minutes' walk from Dales View. Bus trips into Derby or Ashbourne take less than 20 minutes. The development is approximately 10 minutes' drive from Ashbourne and quarter of an hour from Derby city centre.

Many community activities take place in the Brailsford and Ednaston Village Institute, a few minutes' walk from Dales View. There are recycling receptacles for glass bottles and jars, metal cans and plastic bottles in the car park of the Rose and Crown pub in the main street, less than half a mile from Dales View.

Dales View is less than six miles from Ashbourne, home of the ancient Shrove-tide Football game. The town is known as the Gateway to the Peak District, and the National Park and Dovedale National Nature Reserve present an enormous variety of environments to explore. Courses in water-sports such as sailing and wind-surfing can be found at Carsington Water, just 20 minutes' drive from Dales View. For indoor activities, Ashbourne Leisure centre offers a modern 30-station gym, squash courts, swimming pool and sports halls.



In peaceful rural surroundings just seven miles from the centre of Derby, the village of Brailsford offers a wonderful place to rediscover a natural pace of life and enjoy the changing seasons as part of a mature, welcoming community. A short stroll from the local shop and the picturesque village pub, Dales View is a prestigious selection of two, three, four and five bedroom homes combining modern, energy efficient design with attractive streetscapes that harmonise with the ambience of the village.

Welcome to Dales View...

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Hopton

Overview
 The attractive detailing of the entrance demonstrates how style and practical design come together perfectly throughout the Hopton. French doors add a bright, open appeal to the living area, and the storage provided includes a useful cupboard in the master bedroom.

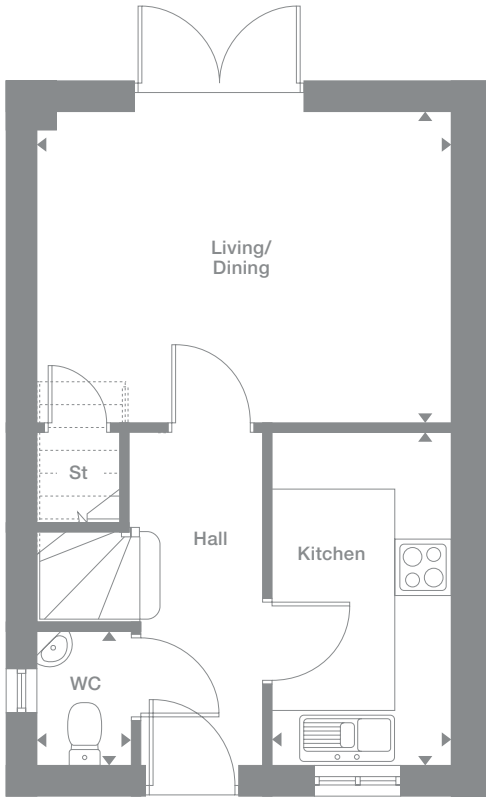
- Ground Floor**
 Living/Dining
 4.390m x 3.315m
 14'5" x 10'11"
- Kitchen**
 1.912m x 3.540m
 6'3" x 11'7"
- WC**
 0.995m x 1.457m
 3'3" x 4'9"
- First Floor**
 Master Bedroom
 4.390m max x 3.430m max
 14'5" x 11'3"
- Bedroom 2**
 2.287m max x 3.425m max
 7'6" x 11'3"
- Bathroom**
 2.010m x 1.695m
 6'7" x 5'7"

Plots
 6, 7, 8*

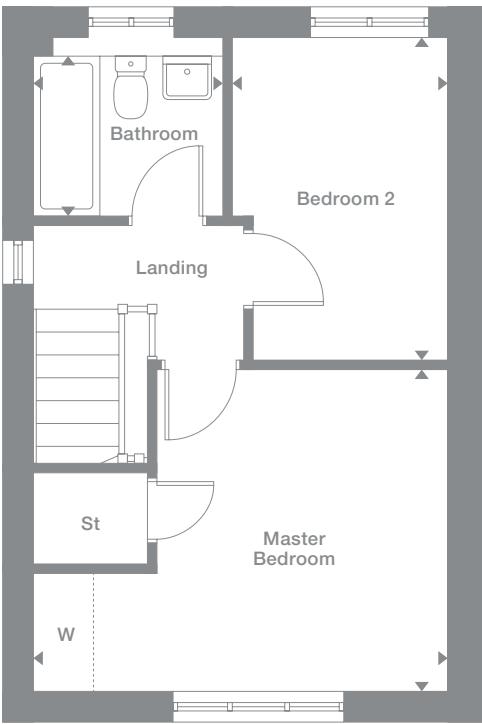
Floor Space
 657 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above



Denby

Overview
 Premium features like the french doors that bring an airy, natural appeal to the lounge, the expertly designed kitchen and dining room, and the beautifully fitted bathroom with its separate shower make this a prestigious and practical home.

Plots
 29*, 30

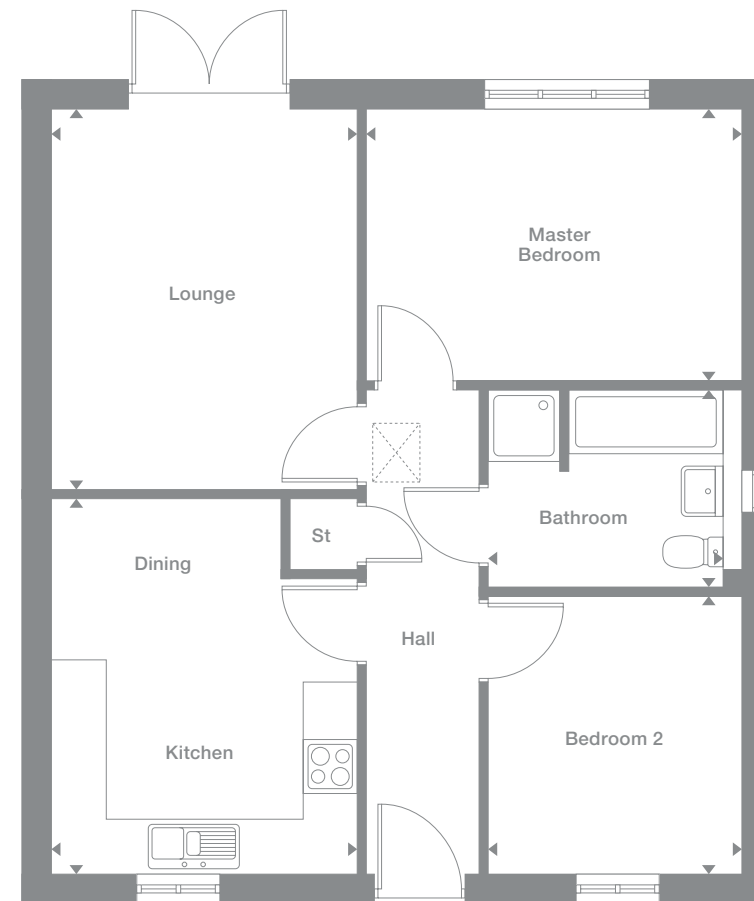
Floor Space
 698 sq ft

Ground Floor
Lounge
 3.375m x 4.195m
 11'1" x 13'9"
Kitchen/Dining
 3.375m max x 4.136m max
 11'1" x 13'7"
Master Bedroom
 4.139m x 3.000m
 13'7" x 9'10"
Bedroom 2
 2.803m x 3.059m
 9'2" x 10'0"
Bathroom
 2.599m x 2.182m
 8'6" x 7'2"



Please note: Denby and Fairfield housetypes are attached as shown above

Ground Floor



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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.

Fairfield

Overview
 With the attractive rooflines of its dropped gable design complementing a practical entrance canopy, the Fairfield has an immediate appeal that is enhanced by a wealth of premium features, including french doors that transform the living room into a wonderfully flexible space.

Ground Floor
 Living/Dining
 4.065m max x 5.015m max
 13'4" x 16'5"
 Kitchen
 1.932m x 3.540m
 6'4" x 11'7"
 WC
 0.897m x 2.137m
 2'11" x 7'0"

First Floor
 Master Bedroom
 4.065m max x 3.265m
 13'4" x 10'9"
 Bedroom 2
 4.065m max x 3.030m max
 13'4" x 9'11"
 Bathroom
 1.700m x 2.167m
 5'7" x 7'1"

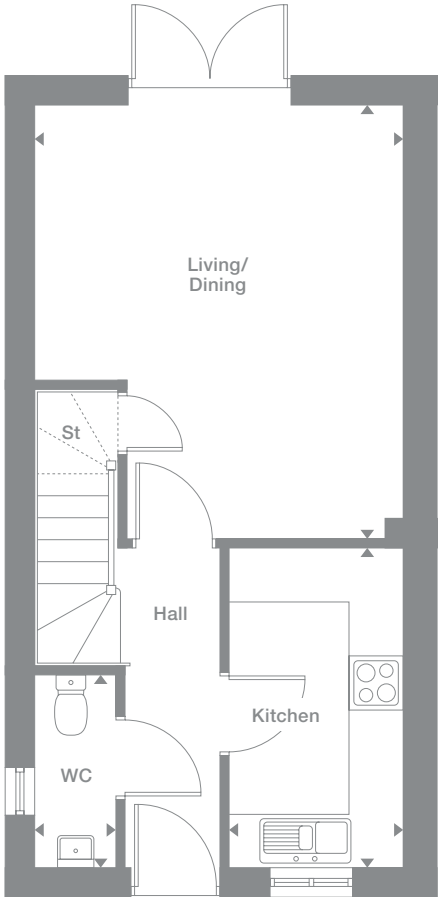
Plots
 28*, 31

Floor Space
 819 sq ft

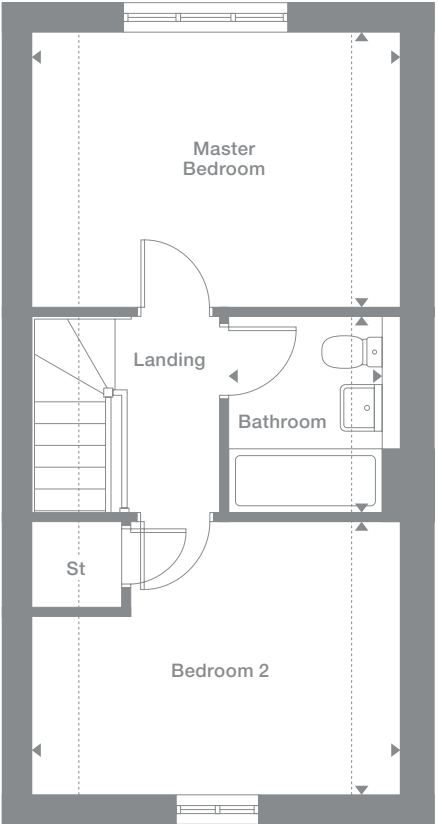


Please note: Denby and Fairfield housetypes are attached as shown above

Ground Floor



First Floor



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Beeley

Overview

With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

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**
2.826m x 3.212m
9'3" x 10'6"
- En-Suite**
1.595m x 2.060m
5'3" 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"

Plots

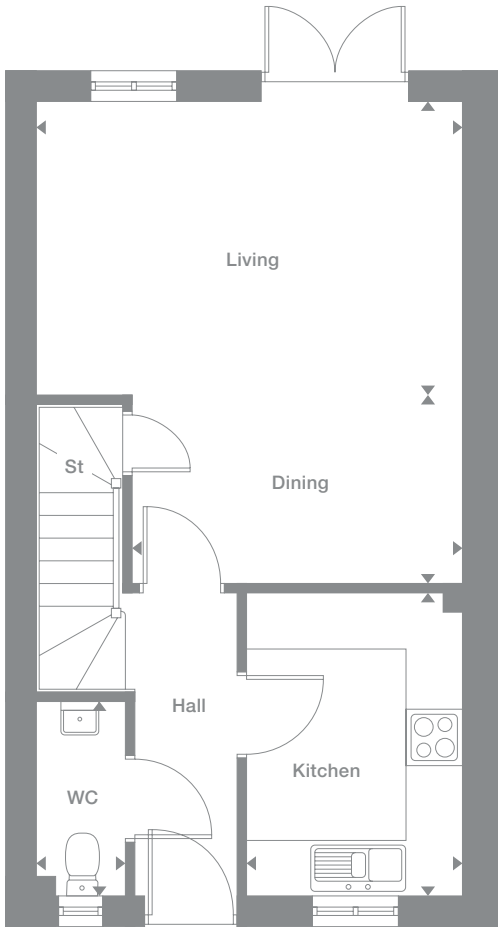
- 4, 5*,
- 32, 33*,
- 34, 35*

Floor Space

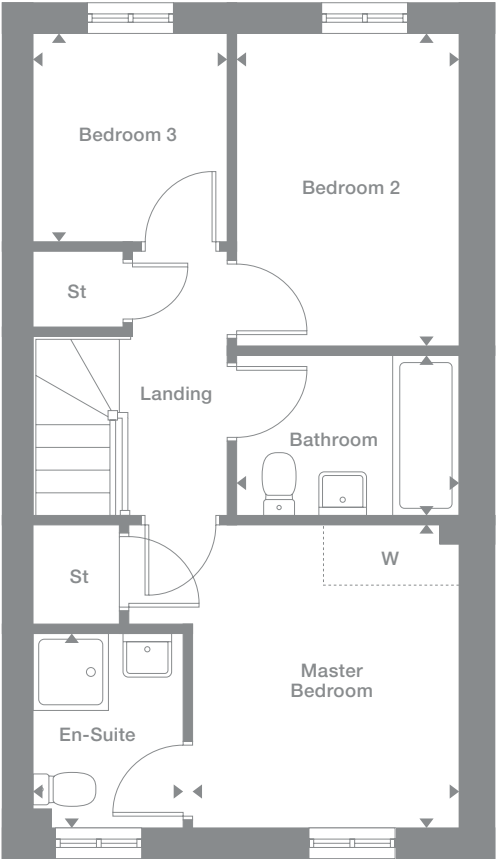
819 sq ft



Ground Floor



First Floor



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Castleton

Overview

Front-facing windows are accompanied by french doors in both the kitchen/dining room and the lounge, filling the rooms with natural light. The three bedrooms, one of them with an en-suite shower room, are reached via a bright feature landing.

Ground Floor

- Lounge**
3.080m x 5.450m
10'1" x 17'11"
- Dining**
2.556m x 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- 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 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

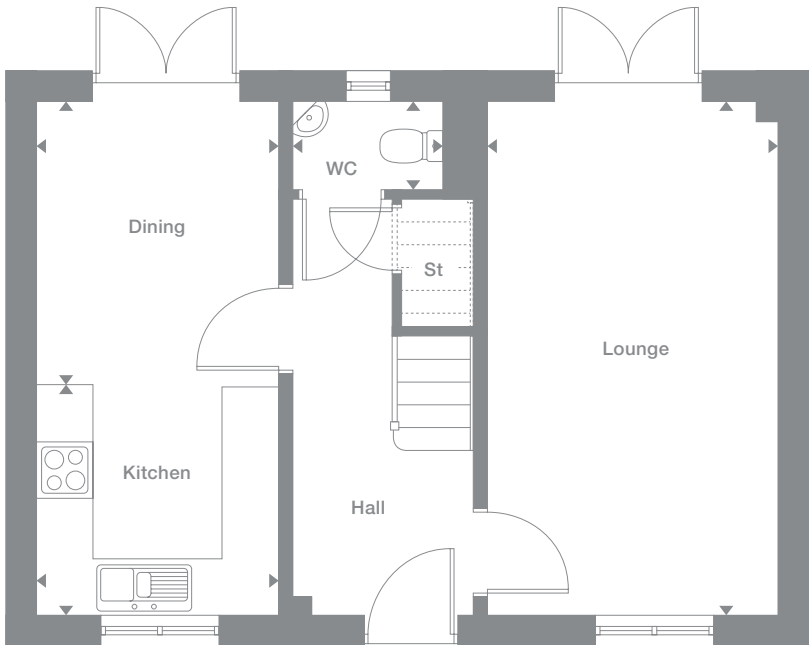
3, 16

Floor Space

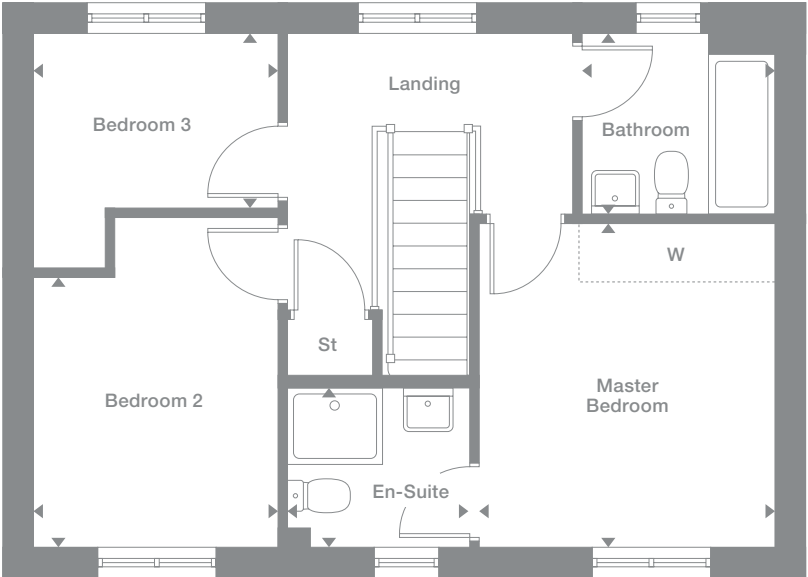
921 sq ft



Ground Floor



First Floor



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Milton

Overview

The magnificent triple-aspect lounge, with its dramatic central bay window and french doors, presents an unforgettable social space. A second pair of french doors adds a focal point to the kitchen/dining room, perfect for alfresco dining when the weather beckons.

Ground Floor

- Lounge**
3.673m max x 5.450m
12'1" x 17'11"
- Dining**
2.556m x 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- 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 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

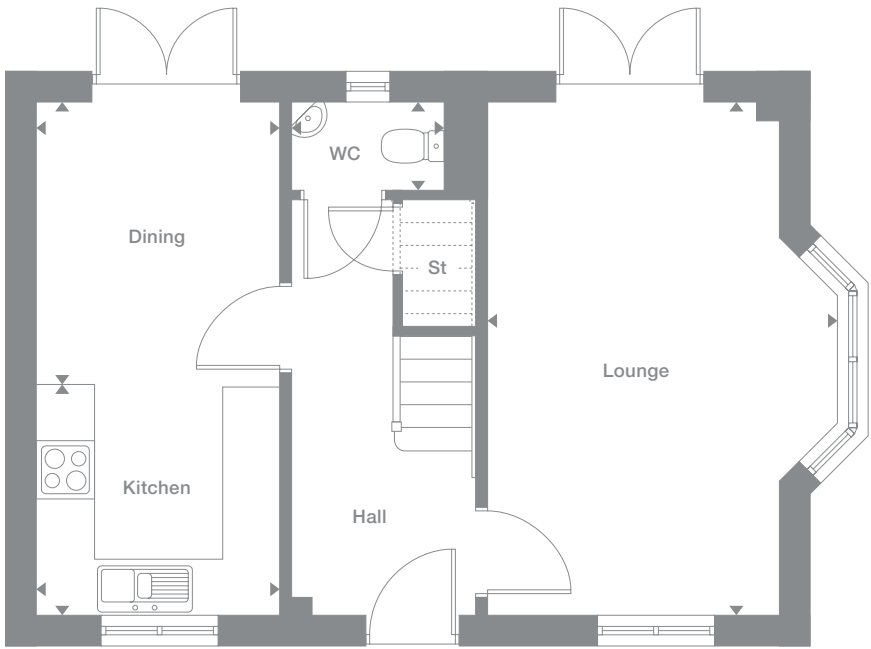
9

Floor Space

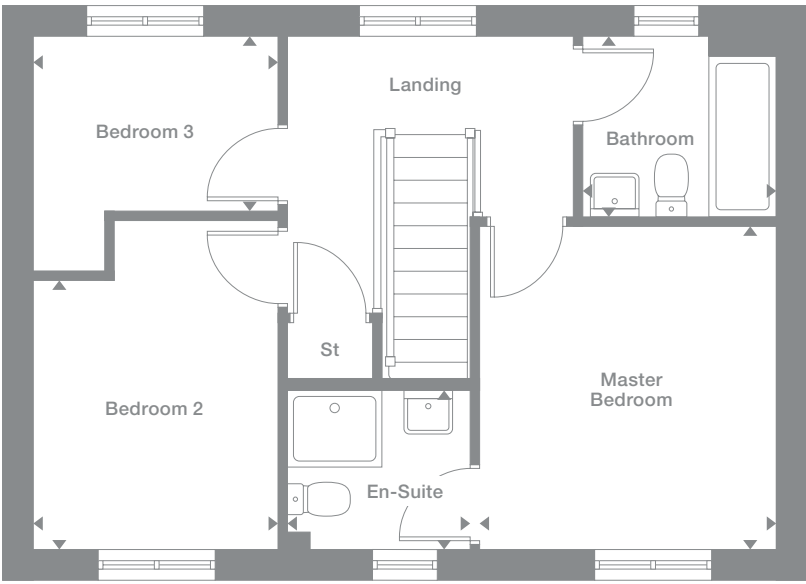
933 sq ft



Ground Floor



First Floor



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Stanton

Overview

Dual aspect outlooks in the lounge, the kitchen and dining room and the second bedroom make this an exceptionally bright, welcoming home. The feature bay window adds a focal point to the lounge, while french doors in the dining area make alfresco dining a tempting option.

Ground Floor

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

Dining
2.382m x 3.298m
7'10" x 10'10"

Kitchen
4.620m x 2.152m
15'2" x 7'11"

WC
1.075m x 1.500m
3'6" x 4'11"

First Floor

Master Bedroom
2.711m x 3.497m max
8'11" x 11'6"

En-Suite
2.403m max x 1.680m
7'11" x 5'6"

Bedroom 2
3.137m max x 3.440m
10'4" x 11'3"

Bedroom 3
2.594m x 1.860m
8'6" x 6'1"

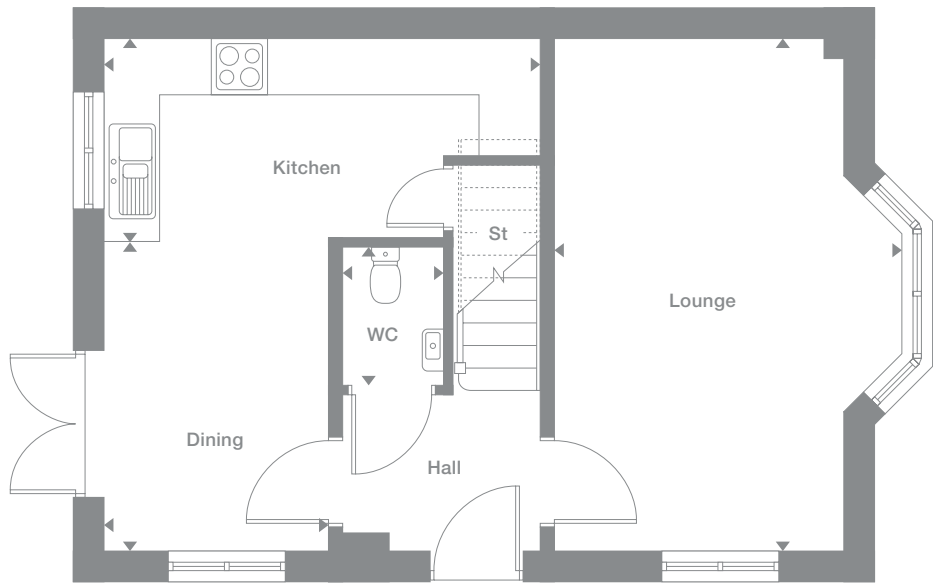
Bathroom
2.048m x 1.917m
6'9" x 6'3"

Plots
2, 15*

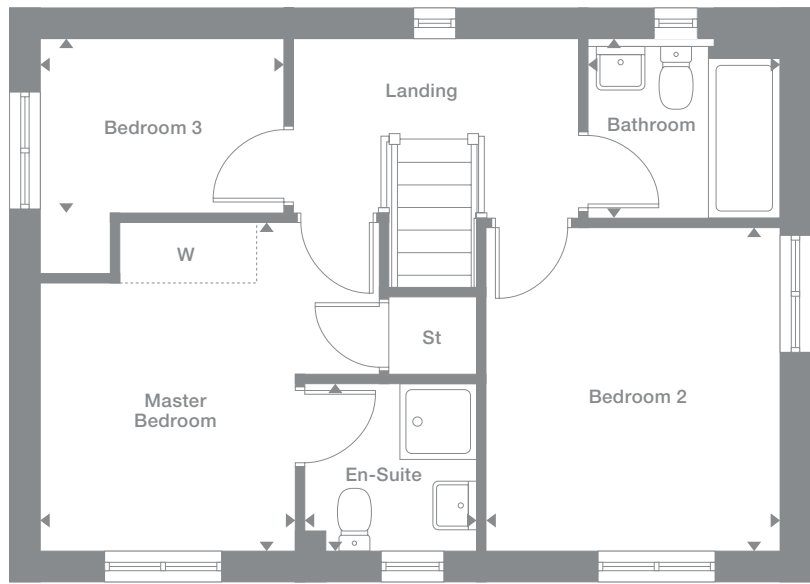
Floor Space
933 sq ft



Ground Floor



First Floor



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Birchwood

Overview

With its striking hall and staircase, dual aspect lounge and light-filled triple aspect kitchen and breakfast room, this is a home that makes an unforgettable impression. It includes twin french doors, dining room, a separate utility room and a dual aspect, en-suite master bedroom.

Ground Floor

- Lounge**
3.315m x 6.296m
10'11" x 20'8"
- Dining**
3.026m x 2.700m
9'11" x 8'10"
- Kitchen/Breakfast**
3.456m x 5.842m
11'4" x 19'2"
- Utility**
1.750m x 1.760m
5'9" x 5'9"
- WC**
1.750m x 1.203m
5'9" x 3'11"

First Floor

- Master Bedroom**
3.456m x 3.892m
11'4" x 12'9"
- En-Suite**
2.085m max x 2.318m max
6'10" x 7'7"
- Bedroom 2**
3.372m x 3.168m
11'1" x 10'5"
- Bedroom 3**
3.372m x 3.035m
11'1" x 9'11"
- Bedroom 4**
3.036m x 2.296m
10'0" x 7'6"
- Bathroom**
2.690m x 1.927m
8'10" x 6'4"

Plots

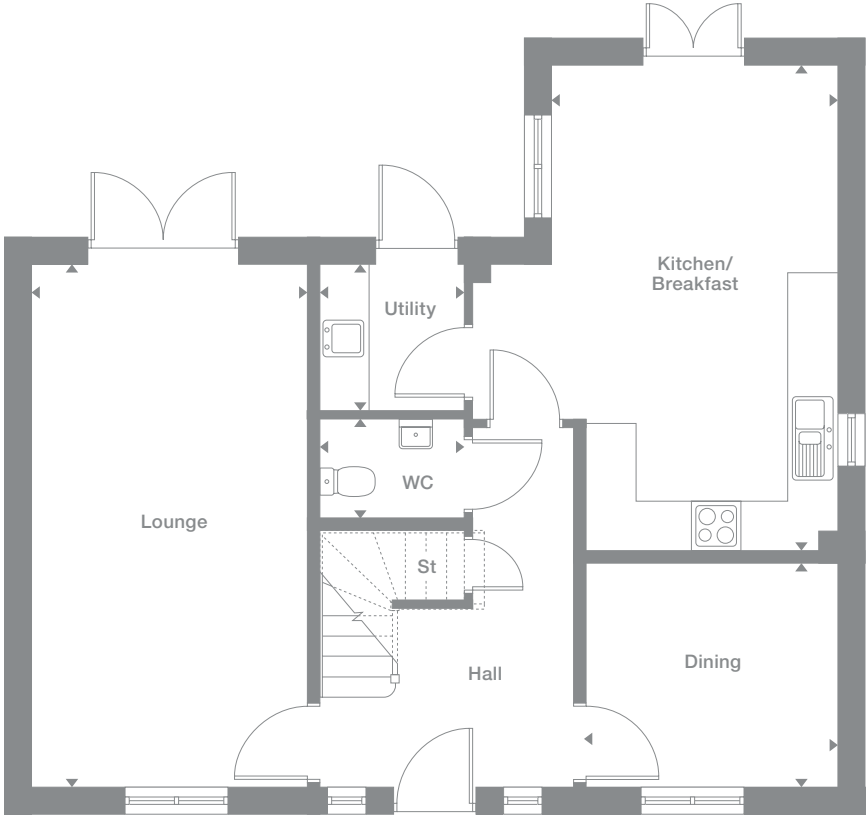
10*, 11, 13*, 14

Floor Space

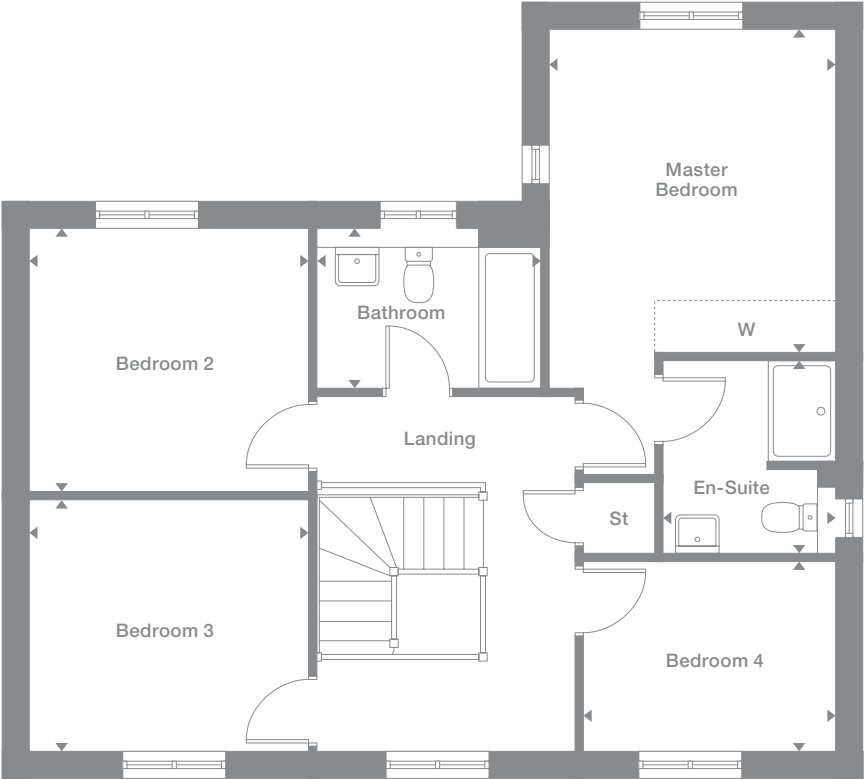
1,493 sq ft



Ground Floor



First Floor



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Thornbridge

Overview

The double doors linking the lounge and dining room open to create a dramatic setting for social gatherings, while the family kitchen includes a conservatory-style breakfast area. Two of the five bedrooms are en-suite, and one incorporates a luxurious dressing area.

Ground Floor

- Lounge**
3.560m x 5.312m
11'8" x 17'5"
- Dining**
3.560m x 2.660m
11'8" x 8'9"
- Family/Breakfast**
2.714m x 5.629m
8'11" x 18'6"
- Kitchen**
3.966m x 3.717m
13'0" x 12'2"
- Utility**
2.332m x 1.683m
7'8" x 5'6"
- Study**
3.521m x 2.422m
11'7" x 7'11"
- WC**
1.096m x 1.683m
3'7" x 5'6"

First Floor

- Master Bedroom**
3.623m x 4.041m
11'11" x 13'3"
- En-Suite 1**
2.442m max x 1.585m max
8'0" x 5'2"
- Dressing**
2.442m max x 2.253m
8'0" x 7'5"
- Bedroom 2**
3.526m x 2.680m
11'7" x 8'10"
- En-Suite 2**
1.435m max x 2.680m max
4'8" x 8'10"
- Bedroom 3**
3.592m x 2.857m
11'9" x 9'4"
- Bedroom 4**
2.970m x 2.403m
9'9" x 7'11"
- Bedroom 5**
2.690m x 2.680m
8'10" x 8'10"
- Bathroom**
2.563m x 2.342m
8'5" x 7'8"

Plots

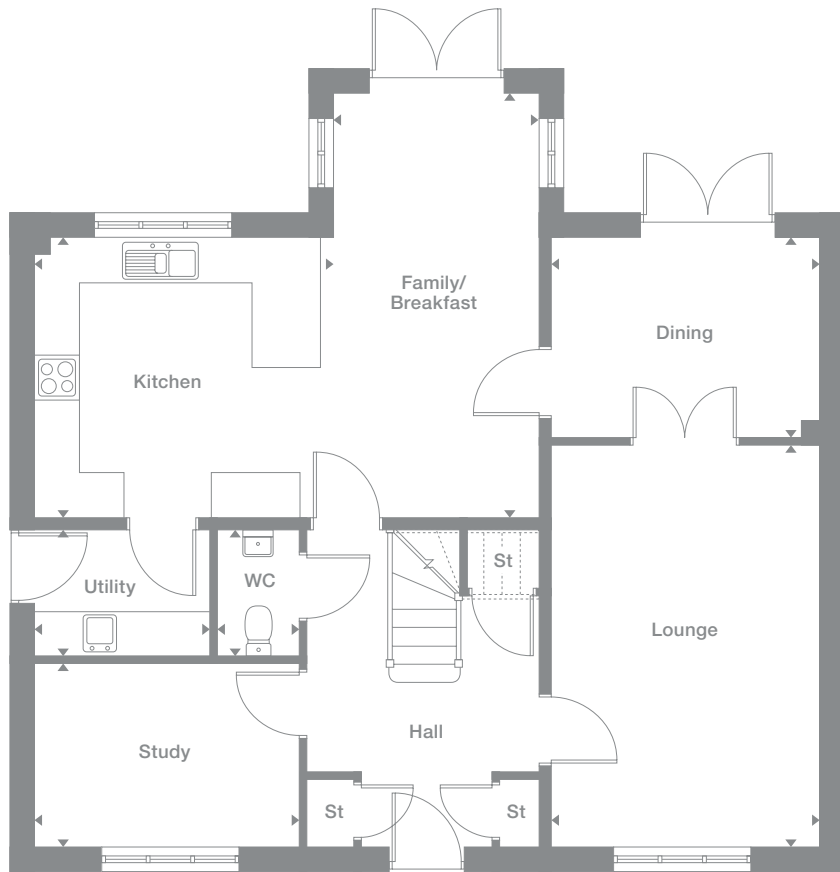
1*, 12

Floor Space

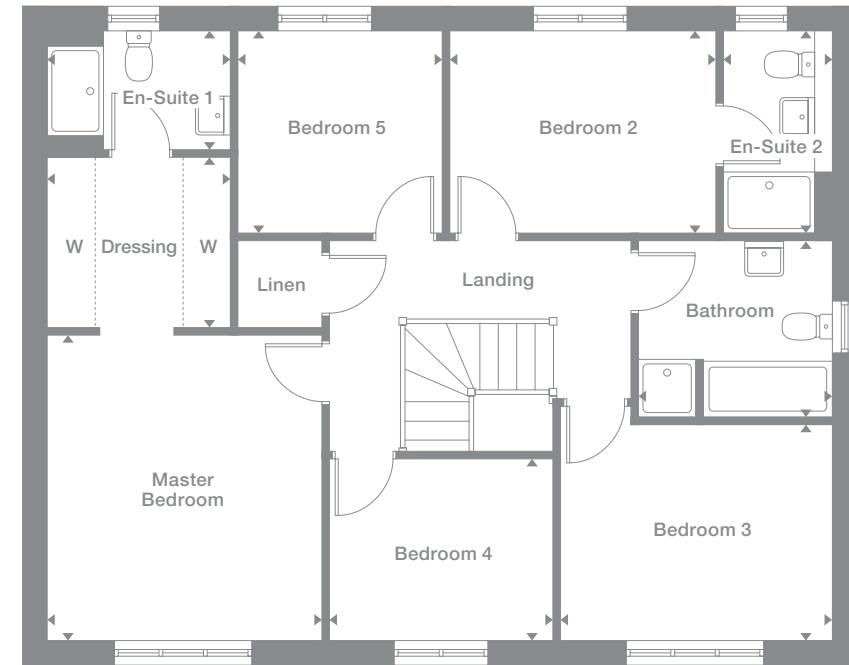
1,860 sq ft



Ground Floor



First Floor



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Specification

	Hopton	Denby	Fairfield	Beeley	Castleton	Milton	Stanton	Birchwood	Thornbridge
Kitchens									
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	-	-	-	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	-	-
Stainless steel double fan oven	-	-	-	-	-	-	-	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms									
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	-	✓	-	-	-	-	-	-
Lever operated chrome bath mixer taps to bath	-	✓	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	-	-	-	-	-	-	✓
Bar style chrome shower mixer valve to shower enclosure	-	✓	-	-	-	-	-	-	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	-	-	-	-	-	✓
En-Suites (where applicable)									
Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	-	-	-	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	-	-	-	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	-	-	-	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	-	-	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve	-	-	-	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	-	-	-	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-	-	-	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	✓	✓	✓	✓	✓	✓

✓ Standard
- Not Available

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.

Specification

- ✓ Standard
- Not Available

	Hopton	Denby	Fairfield	Beeley	Castleton	Milton	Stanton	Birchwood	Thornbridge
Electrical									
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	-	-	-	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet to master bedroom	-	-	-	-	-	-	-	✓	✓
Heating									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓
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 (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative									
Stop chamfer moulded spindles and newels to staircase	✓	-	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	-	✓	✓	✓	✓	✓	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	-	-	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800 high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓

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

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

“We are so impressed with the exceptional customer service and quality of our home that we’ve recommended Miller Homes to a friend.”

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

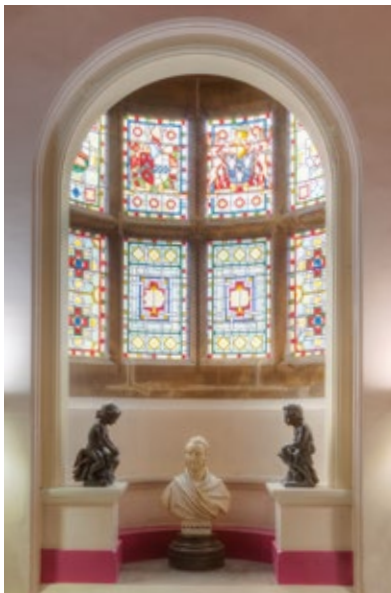
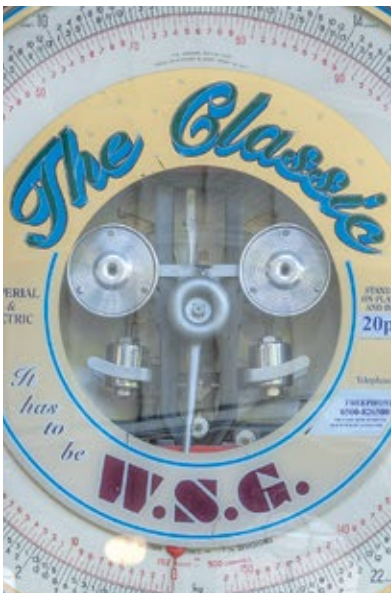
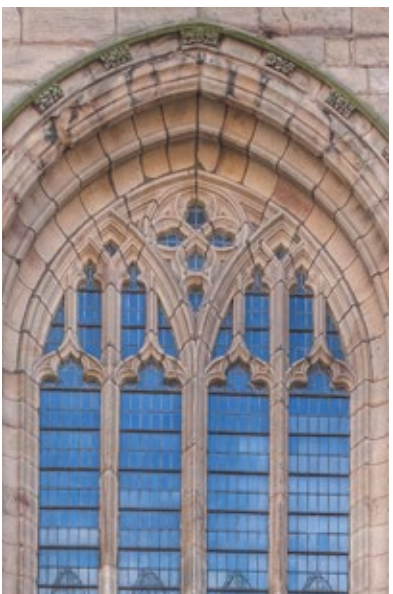
For your future

For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.

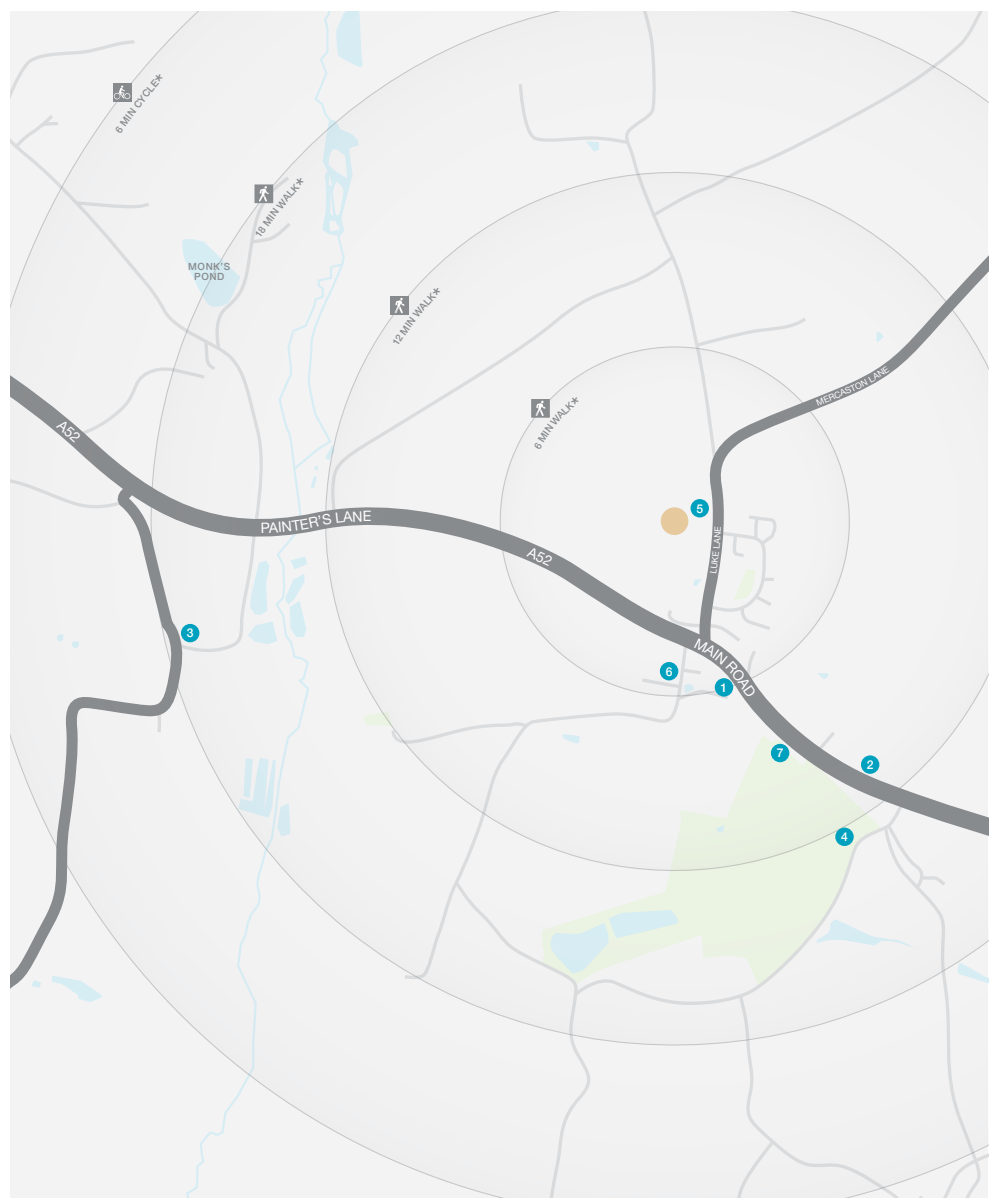


Brailsford Stores, a general store, stationer, newsagent and off-licence that incorporates a post office, is just 400 yards from Dales View. There is a good mixture of shops in the picturesque town centre of Ashbourne, while Derby, a short journey away, offers an exciting mix of high street shops, local specialist retailers, indoor and outdoor markets and covered malls.

Brailsford C of E School, rated good by Ofsted, is adjacent to the development. Children from Brailsford normally move on to Queen Elizabeth's Grammar School in Ashbourne. The village medical centre is just a few minutes' walk away, and there is a choice of dentists in Ashbourne.



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 Brailsford Stores & Post Office, Main Road 01335 360 221
- 2 The Rose and Crown Main Street 01335 361 499
- 3 The Yew Tree Ednaston 01335 360 433
- 4 Brailsford Golf Course Pools Head Lane 01335 360 096
- 5 Brailsford C of E Primary School, Luke Lane 01335 360 393
- 6 Brailsford and Hulland Medical Practice, The Green 01335 360 328
- 7 Brailsford & Ednaston Village Institute, Main Road 01335 360 387

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10am - 5pm
03331 307 941

From Derby & the East
From central Derby, follow the A52 towards Markeaton Park then at the Markeaton Island roundabout take the second exit to stay on the A52, signposted for Ashbourne. Carry straight on for six miles, passing through Mackworth Village and Kirk Langley. Once in Brailsford, look out for the post office and general store on the left, then a little over 150 yards on turn right, signposted for Mercaston and Hlland. Around 100 yards on, turn left into Dales View then right at the T-junction.

From Stoke-on-Trent and the West
Travel east by the A52 following signs for Ashbourne and Derby. Cross the River Dove at the Derbyshire border and continue to follow signs for Derby. Six and a half miles after the border, on entering Brailsford take the first left turn, signposted for Mercaston and Hlland. Around 100 yards on, turn left into Dales View then right at the T-junction.

Sat Nav: DE6 3BY



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?

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.

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.

www.millerhomes.co.uk

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