



**Imperial Gardens
Southwell**

the place to be®

millerhomes

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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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 Imperial Gardens.

Half an hour's drive from Nottingham, Southwell has a convenient location that contrasts with its peaceful, market town ambience. Trains between Newark and Matlock call at Fiskerton, three miles away, reaching Nottingham in under half an hour and Derby in just over an hour. From Newark, there are direct services to London King's Cross. Half-hourly buses between Southwell and Nottingham pass Imperial Gardens, and other bus services link Southwell with Mansfield and Newark.

Within half a mile of Imperial Gardens, beautiful historic streets and buildings provide the setting for an outstanding choice of shops. Family butchers, grocers, ironmongers, a delicatessen and fashion boutiques are interspersed with convenience stores, confectioners, pharmacies, a post office, traditional pubs and restaurants, and food takeaways. The independent shops are complemented by a large Co-op supermarket, a Saturday market selling local produce, and fresh fish stalls on Wednesdays and Fridays.



Listed amongst the Sunday Times ‘Best Places to Live’ in 2017, Southwell presents a very special blend of heritage and amenity. Introducing an impressive selection of energy efficient two, three, four and five bedroom homes and two bedroom bungalows into a beautifully landscaped setting with its own playground, this exciting new neighbourhood is just ten minutes walk from the picturesque streets and shops of the town centre and only fourteen miles from Nottingham. Welcome to Imperial Gardens...

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Beckford

Overview

The bright living and dining room, enhanced by french doors that introduce a focal point and help to maximise the benefits of the garden, is complemented by a practical, ergonomic kitchen that keeps cooking and household management separate from the social space.

Ground Floor

Living/Dining
4.065m max x 4.791m max
13'4" x 15'9"

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 x 3.041m
13'4" x 10'0"

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

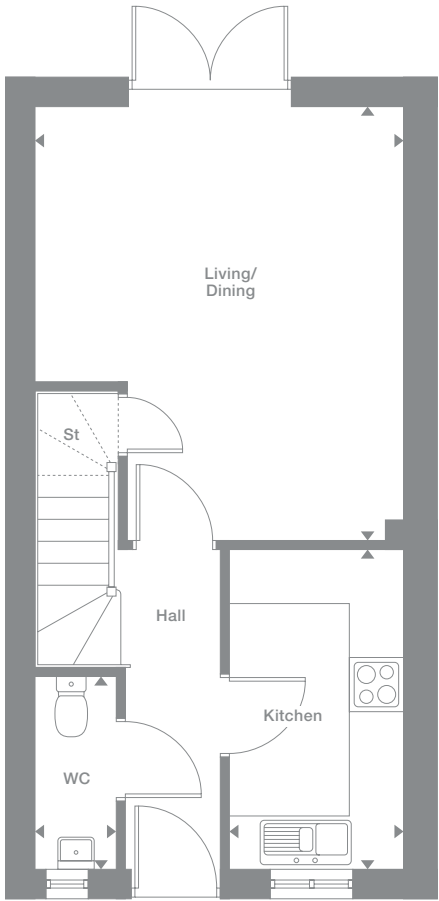
38, 39*,
40, 41*,
42, 43*,
44, 45*,
60, 61*

Floor Space

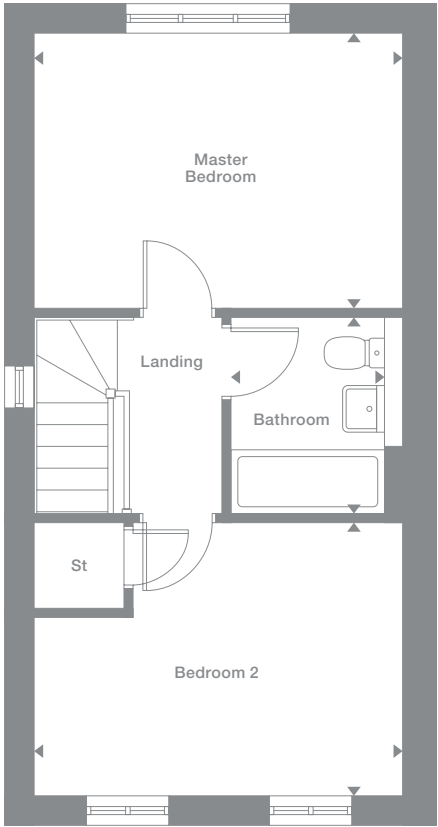
737 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Fairfield

Overview

From the sheltered porch to the french doors opening out to the garden, this instantly inviting bungalow is also an enormously practical home. En-suite facilities add a dash of luxury to the master bedroom, and the second bedroom could become a superb private study.

Ground Floor

- Living/Dining
4.332m x 5.775m
14'3" x 18'11"
- Kitchen
3.468m max X 3.890m max
11'5" x 12'9"
- Master Bedroom
3.457m max x 4.054m max
11'4" x 13'4"
- En-Suite
1.423m max x 3.304m max
4'8" x 10'10"
- Bedroom 2
3.682m x 3.032m
12'1" x 9'11"
- Bathroom
1.700m x 2.327m
5'7" x 7'8"

Plots

- 5*, 17*,
18*, 19,
20*, 21,
22, 23,
31*, 32,
33, 34,
35

Floor Space

950 sq ft



Ground Floor



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* Plots are a mirror image of plans shown above

Overview

Both the family kitchen and the lounge are dual aspect, with a stylish bay window in the lounge and french doors in the family area filling the rooms with natural light. A separate laundry and a dual aspect, en-suite master bedroom add convenience to comfort.

Ground Floor

- Lounge
3.080m max x 5.543m
10'1" x 18'2"
- Family
2.935m x 2.513m
9'8" x 8'3"
- Kitchen/Dining
2.935m x 3.030m
9'8" x 9'11"
- WC
1.027m x 1.430m
3'4" x 4'8"
- Laundry
2.040m x 1.920m
6'8" x 6'4"

First Floor

- Master Bedroom
3.400m x 3.120m
11'2" x 10'3"
- En-Suite
1.777m max x 2.060m max
5'10" x 6'9"
- Bedroom 2
2.992m x 3.317m
9'10" x 10'11"
- Bedroom 3
2.600m x 2.330m
8'6" x 7'8"
- Bathroom
1.905m max x 2.093m
6'3" x 6'10"

Plots

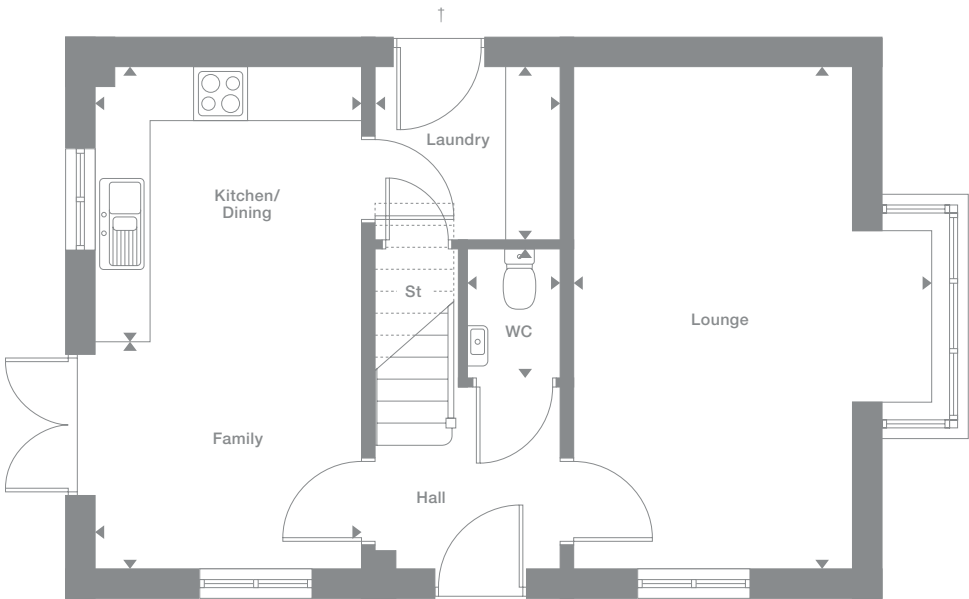
7, 10, 24*,
30*, 62

Floor Space

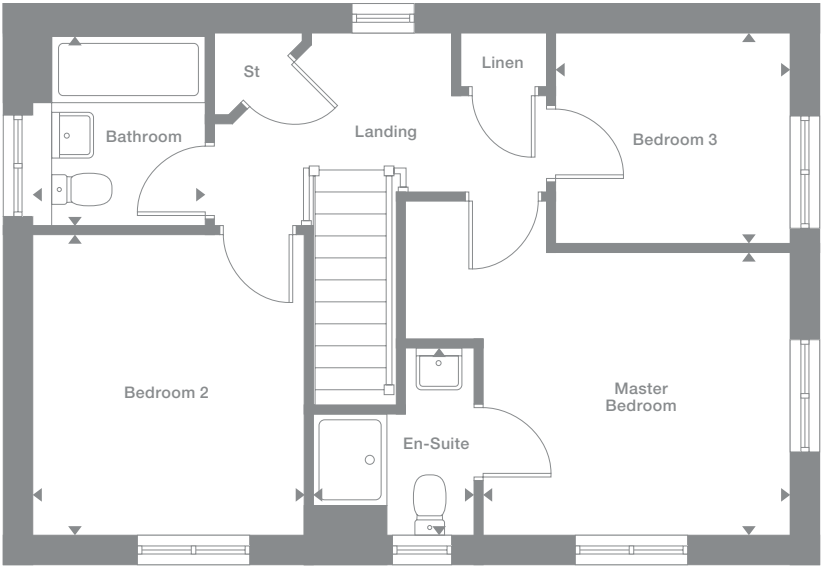
1,016 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

† Laundry room door to Plot 7 only

Pebworth

Overview

French doors in both the lounge and the dual aspect family kitchen have the effect of integrating the garden with the living space and making alfresco dining a tempting summer option. The master bedroom has luxurious en-suite facilities.

Ground Floor

- Lounge**
3.152m x 4.050m
10'4" x 13'3"
- Kitchen**
3.260m x 3.260m
10'8" x 10'8"
- Family/Dining**
3.260m x 3.966m
10'8" x 13'0"
- WC**
1.185m x 1.920m
3'11" x 6'4"

First Floor

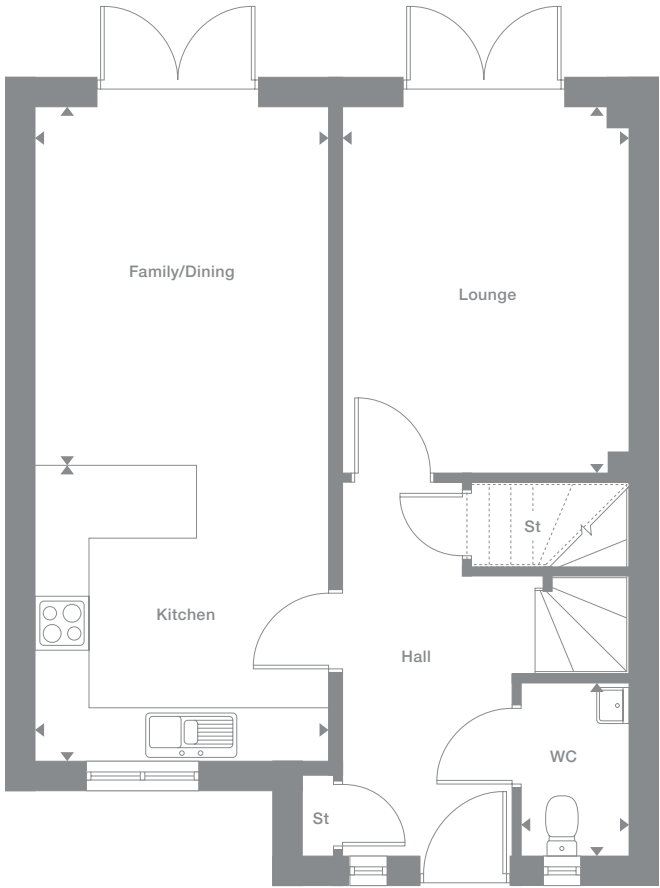
- Master Bedroom**
3.452m max x 3.750m max
11'4" x 12'4"
- En-Suite**
3.017m max x 1.715m max
9'11" x 5'8"
- Bedroom 2**
3.452m max x 3.383m max
11'4" x 11'1"
- Bedroom 3**
3.612m max x 3.090m max
11'10" x 10'2"
- Bathroom**
1.904m x 2.242m
6'3" x 7'4"

Plots
26, 27*, 36

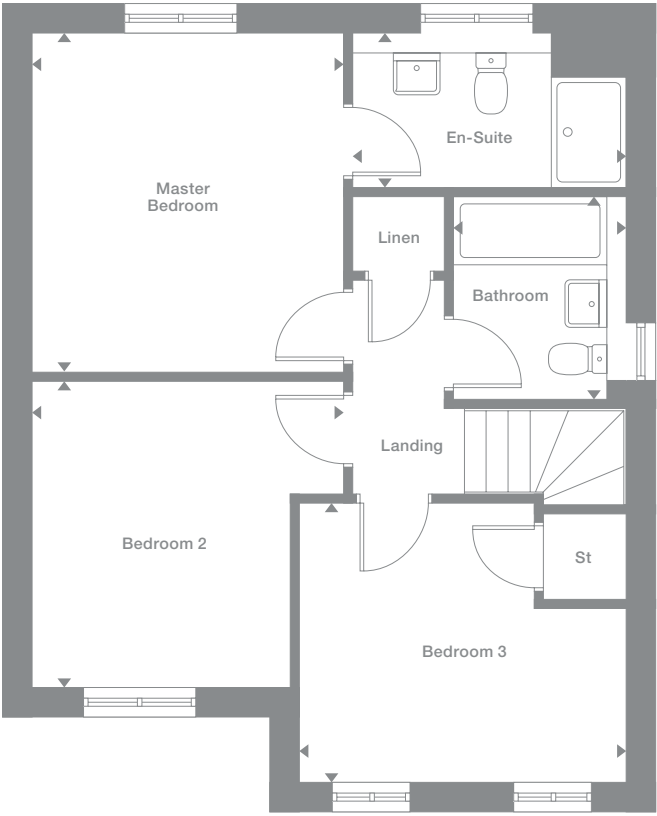
Floor Space
1,102 sq ft



Ground Floor



First Floor



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Overview
With four dual aspect rooms, including a superb kitchen and a magnificent lounge that both feature french doors, this is an exceptionally bright, welcoming home. One bedroom is en-suite, and the dual aspect bedroom has a useful cupboard.

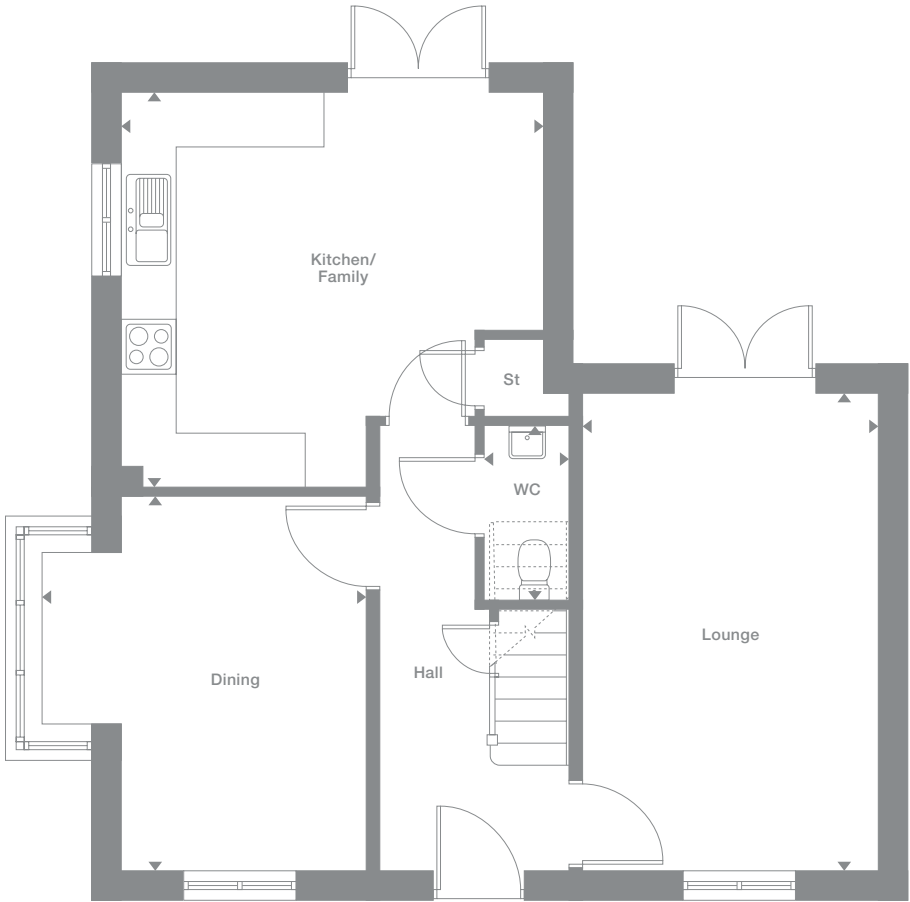
Ground Floor	First Floor
Lounge 3.268m x 5.275m 10'9" x 17'4"	Master Bedroom 4.642m max x 2.714m max 15'3" x 8'11"
Dining 3.588m max x 4.134m 11'9" x 13'7"	En-Suite 2.471m max x 1.245m 8'1" x 4'1"
Kitchen/Family 4.642m max x 4.358m max 15'3" x 14'4"	Bedroom 2 4.756m max x 2.647m 15'7" x 8'8"
WC 0.937m x 1.933m 3'1" x 6'4"	Bedroom 3 3.496m max x 2.885m 11'6" x 9'6"
	Bedroom 4 2.339m x 2.297m 7'8" x 7'6"
	Bathroom 2.696m x 1.700m 8'10" x 5'7"

Plots
4*, 25

Floor Space
1,290 sq ft



Ground Floor



First Floor



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Whittington

Overview
The family kitchen, with its central french doors, provides a natural hub for family life, while the lounge and formal dining room are perfect for convivial entertaining. A laundry room helps keep household management under control, and one of the four bedrooms is en-suite.

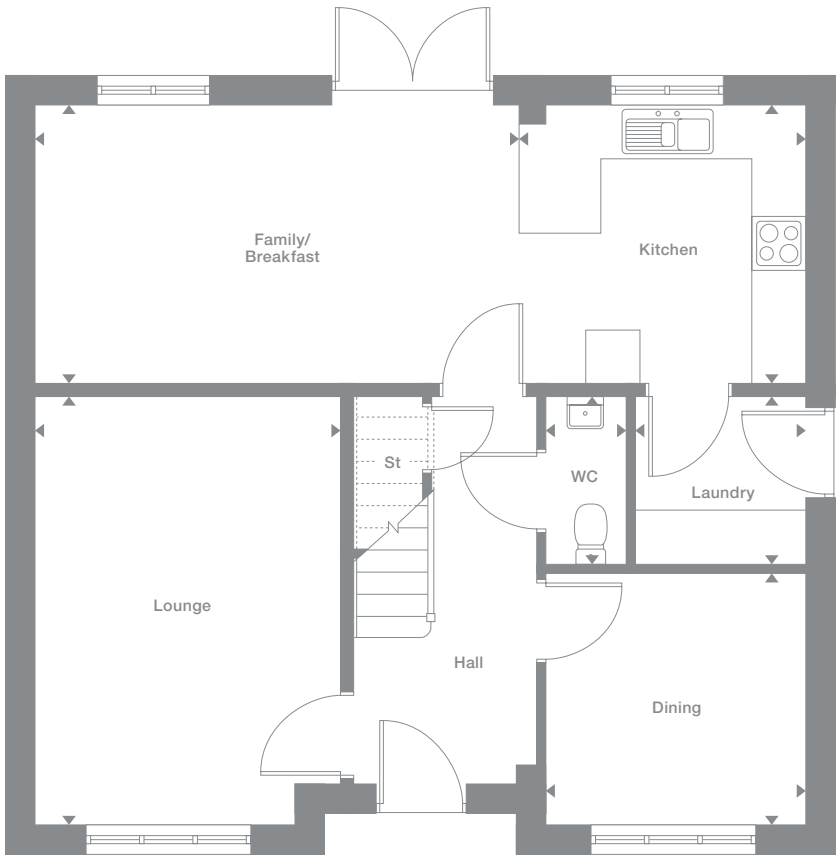
Ground Floor	First Floor
Lounge 3.380m max x 4.728m max 11'1" x 15'6"	Master Bedroom 3.952m max x 4.300m max 13'0" x 14'1"
Kitchen 3.160m x 3.078m 10'4" x 10'1"	En-Suite 2.569m max x 1.385m 8'5" x 4'7"
Family/Breakfast 5.355m x 3.078m 17'7" x 10'1"	Bedroom 2 3.437m max x 4.041m 11'3" x 13'3"
Dining 2.880m x 2.783m 9'5" x 9'2"	Bedroom 3 2.739m x 3.562m 9'0" x 11'8"
Laundry 1.887m x 1.852m 6'2" x 6'1"	Bedroom 4 2.680m max x 3.821m 8'10" x 12'6"
WC 0.900m x 1.852m 2'11" x 6'1"	Bathroom 2.910m max x 1.913m 9'7" x 6'3"

Plots
3*, 37*, 63*

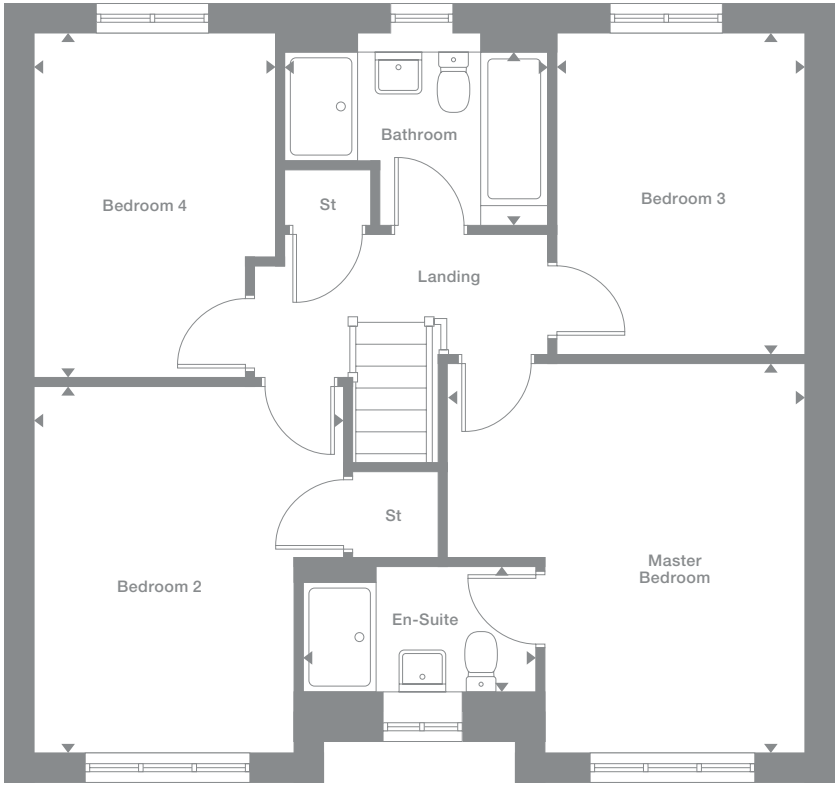
Floor Space
1,432 sq ft



Ground Floor



First Floor



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Astwood

Overview

The broad kitchen and breakfast room, with its french doors opening out to the garden and its separate laundry room, provides an adaptable focal point for relaxing with the family. With two en-suite bedrooms, this is an immensely comfortable home filled with practical features.

Ground Floor

Lounge
3.352m max x 5.228m
11'0" x 17'2"

Kitchen
3.182m x 3.475m
10'5" x 11'5"

Family/Breakfast
5.168m x 3.475m
16'11" x 11'5"

Dining
2.853m x 2.900m
9'4" x 9'6"

Laundry
1.860m x 1.785m
6'1" x 5'10"

WC
0.900m x 1.785m
2'11" x 5'10"

First Floor

Master Bedroom
3.825m max x 4.475m
12'7" x 14'8"

En-Suite 1
1.694m x 2.090m max
5'7" x 6'10"

Bedroom 2
3.409m max x 3.216m
11'2" x 10'7"

En-Suite 2
2.373m max x 1.816m
7'9" x 5'11"

Bedroom 3
2.724m x 3.835m
8'11" x 12'7"

Bedroom 4
2.530m max x 3.635m
8'4" x 11'11"

Bathroom
2.910m x 2.000m
9'7" x 6'7"

Plots

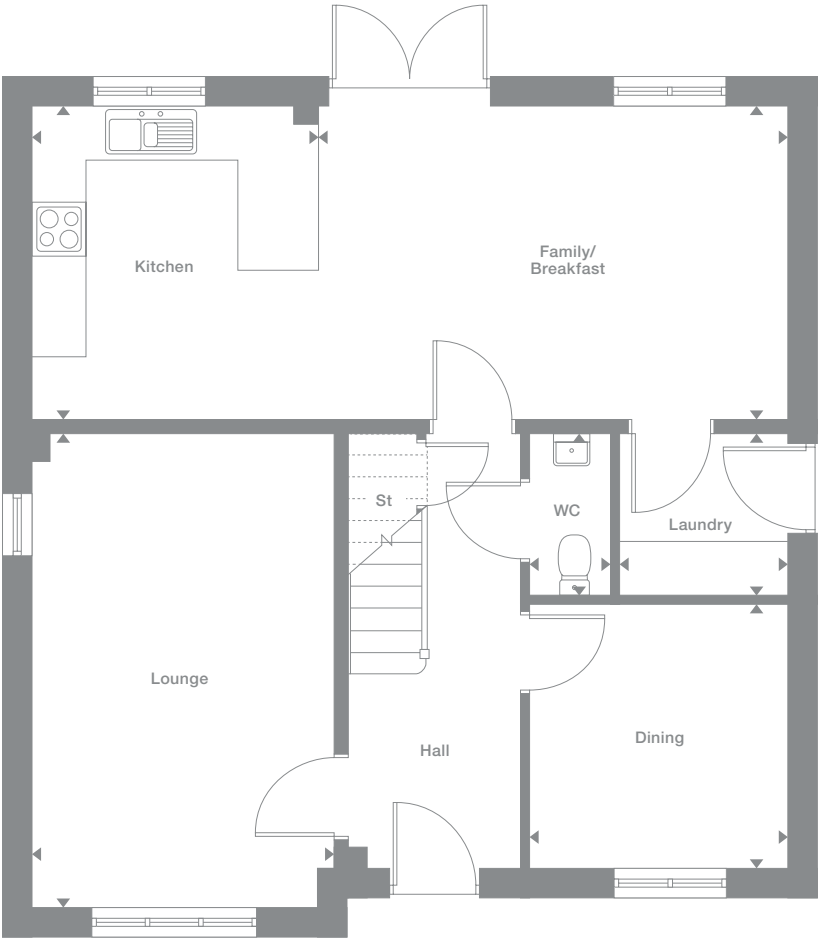
2*, 6,
8*, 9,
28*, 29,
64*, 65*

Floor Space

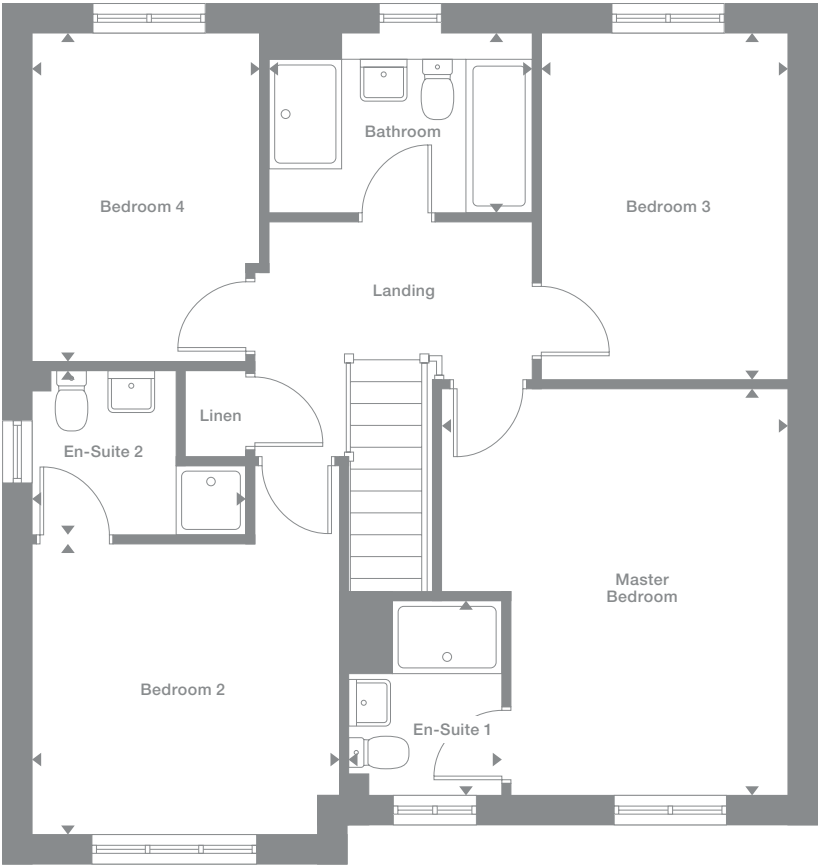
1,541 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above
† Additional window to Plots 2 and 65 only

Honeybourne

Overview

From the twin bay windows to the striking bi-fold doors and rooflights in the magnificent kitchen, from the dining room's french doors to the two en-suite bedrooms and the dual-aspect master bedroom's sumptuous dressing area, this is a home of outstanding quality.

Ground Floor

- Lounge**
3.833m max x 6.289m max
12'7" x 20'8"
- Dining**
3.733m x 3.529m
12'3" x 11'7"
- Kitchen**
6.456m x 6.085m
21'2" x 20'0"
- Laundry**
2.325m x 1.674m
7'8" x 5'6"
- Study/Family**
3.411m x 3.964m max
11'2" x 13'0"
- WC**
0.993m x 1.674m
3'3" x 5'6"

First Floor

- Master Bedroom**
3.411m x 4.437m
11'2" x 14'7"
- Dressing**
2.500m max x 2.560m
8'2" x 8'5"
- En-Suite 1**
3.411m max x 1.700m max
11'2" x 5'7"
- Bedroom 2**
3.889m max x 2.623m
12'9" x 8'7"
- En-Suite 2**
2.753m max x 1.439m max
9'0" x 4'9"
- Bedroom 3**
2.934m x 3.109m
9'8" x 10'2"
- Bedroom 4**
3.748m max x 2.532m
12'4" x 8'4"
- Bedroom 5**
3.094m x 2.320m
10'2" x 7'7"
- Bathroom**
2.753m max x 2.011m max
9'0" x 6'7"

Plots

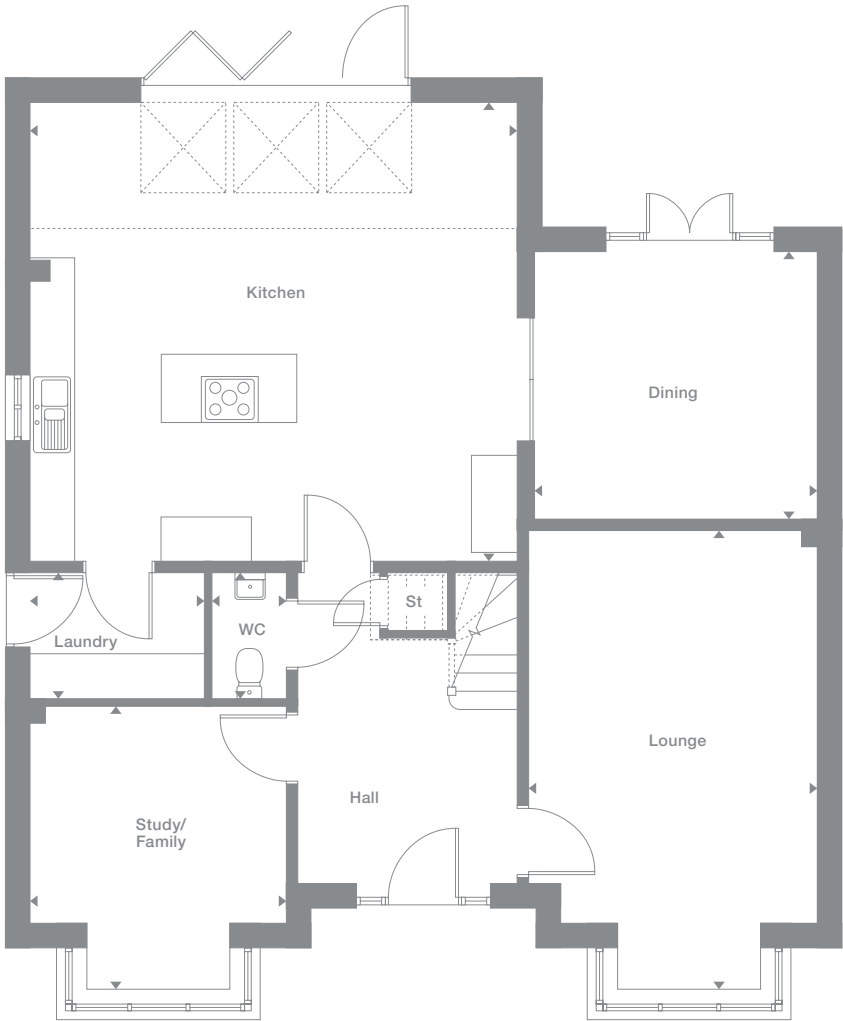
1*, 66*, 67*

Floor Space

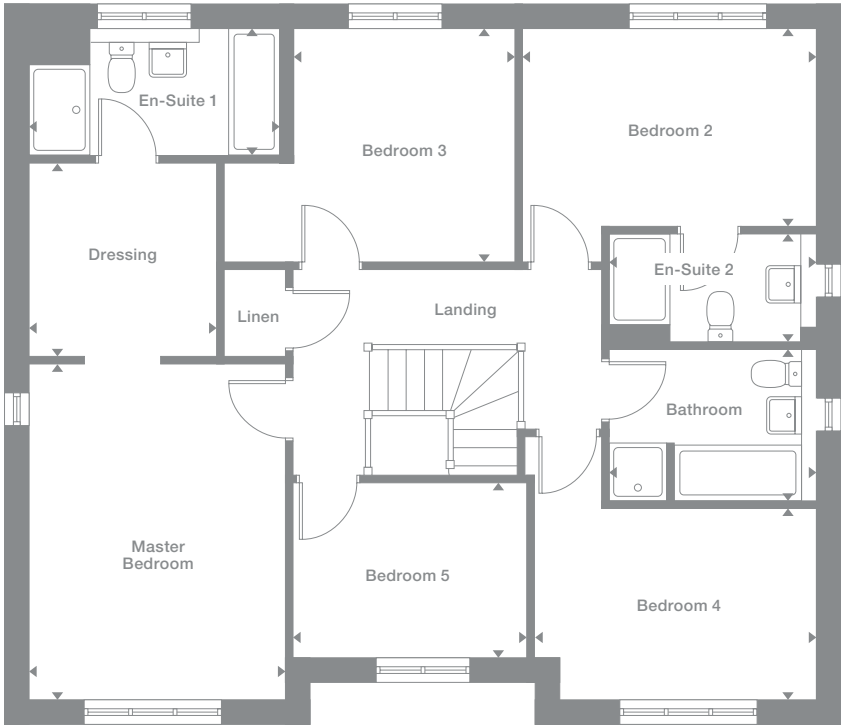
2,130 sq ft



Ground Floor



First Floor



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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 Development Sales Manager 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

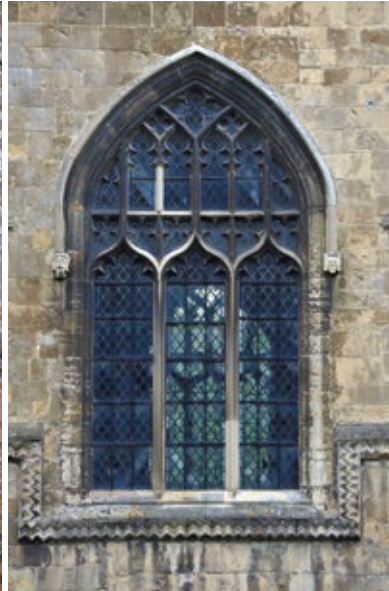
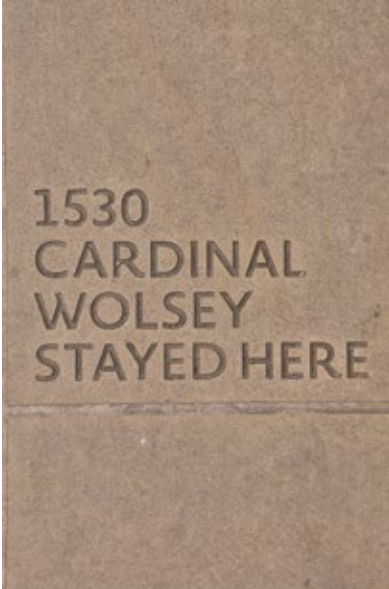
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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



In addition to the celebrated attractions of the town, from the stately Minster and Prebendal Houses to the historic Workhouse and half-timbered Saracen's Head hotel, there is a choice of sporting and leisure activities. Southwell has a racecourse and a golf club, and there is a second golf centre at Norwood Park that is entered, like the prestigious Norwood Park events venue, via a driveway opposite Imperial Gardens. The town has rugby, cricket and football clubs and a leisure centre with swimming pools and a fitness suite. The surrounding area offers excellent opportunities for walking and cycling around the local countryside, exploring Heritage Trails, and visiting attractions like the Museum of Timekeeping, White Post Farm for family days out or Eden Hall Spa in Newark for personal pampering.

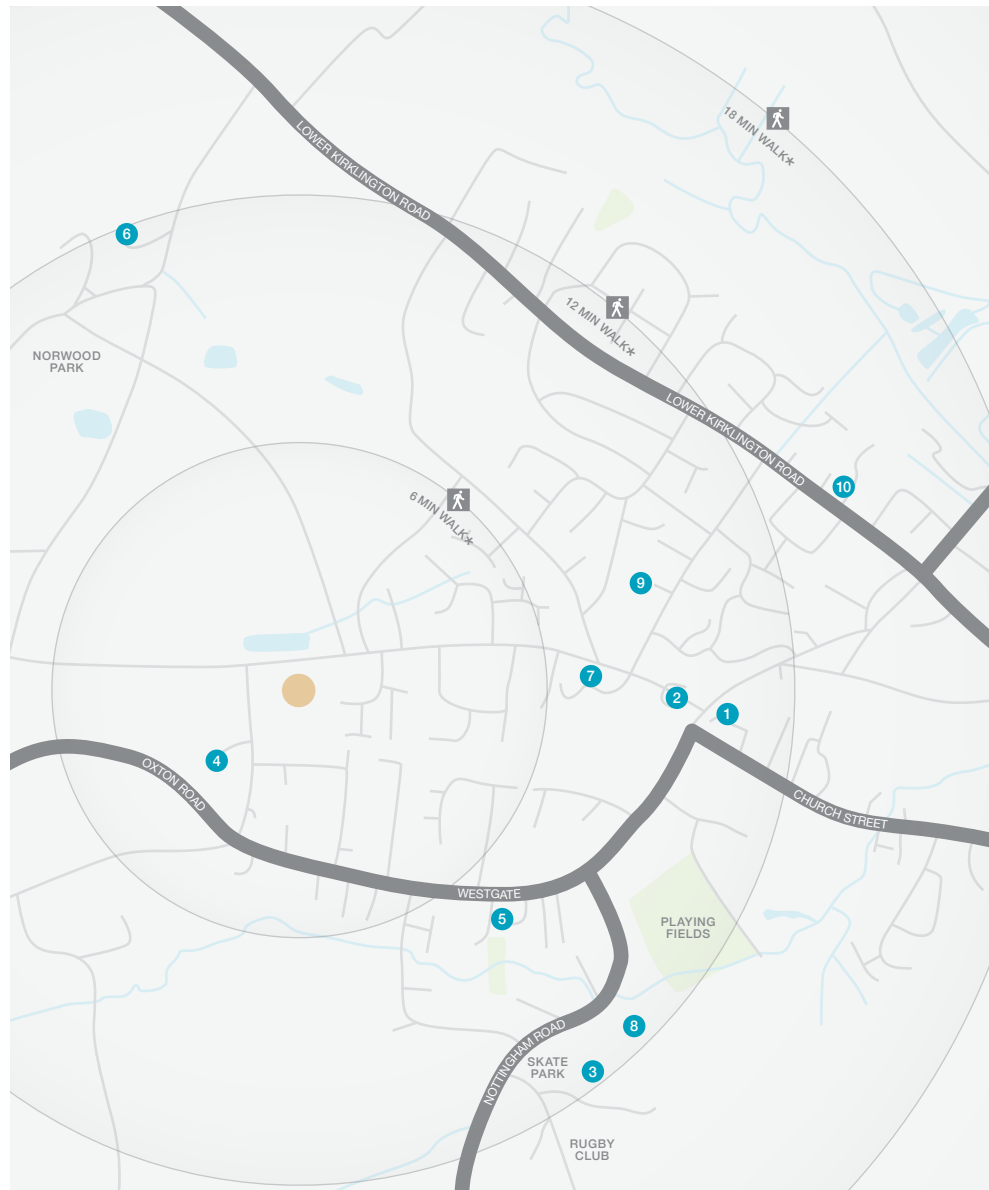


The choice of entertainment is similarly wide, from musical evenings in the library to a comedy club that meets in the Saracen's Head and chamber concerts in the magnificent Great Hall of the Archbishop's Palace. Annual events include a music festival, a Family Funday and a folk festival.

The nearby Busy Bees Nursery was awarded 'Outstanding' status by Ofsted in 2015. There are two infant schools for children up to seven, and Lowe's Wong Junior School covers ages seven to 11, with pupils normally moving up to the Minster School, a C of E Academy that was also assessed as 'Outstanding' by Ofsted. All the schools are within ten minutes walk. There is also a large full-time medical centre, a dental centre and an optician in the town.

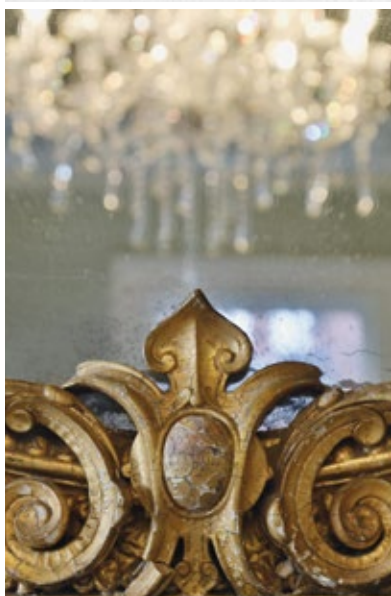
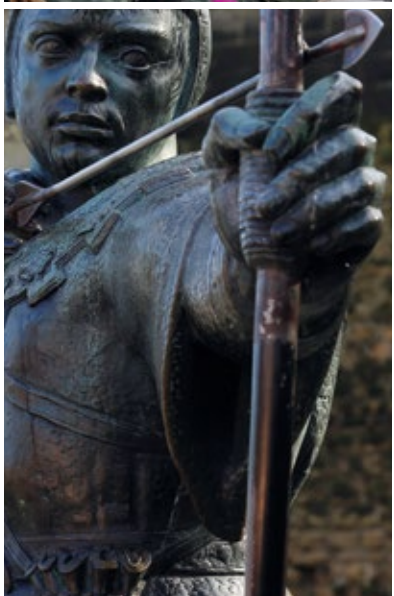


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Lloyds Pharmacy
2-3 King Street
01636 812 241
- 2 Southwell Post Office
11 Queen Street
01636 813 189
- 3 Southwell
Leisure Centre,
Nottingham Road
01636 813 000
- 4 Busy Bees
at Southwell,
17 Allenby Road
01636 816 606
- 5 Holy Trinity C
of E Infant School,
Westgate
01636 812 067
- 6 Norwood Park Golf
Centre,
Kirklington Road
01636 816 626
- 7 Lowe's Wong School
Queen Street
01636 812 207
- 8 The Minster School
Nottingham Road
01636 814 000
- 9 Southwell
Medical Centre,
The Ropewalk
01636 813 561
- 10 The Minster
Dental Care,
Lower Kirkington
Road,
01636 814 248

* 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

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 625 580

From Nottingham and the South
Follow the A612 and Southwell Road into the town. After passing the 'Southwell' sign take the next left into Halloughton Road. Follow the bend to the right, then turn left at the T-junction. After quarter of a mile, as the road curves right, turn right into Allenby Road. At the T-junction turn right into Halam Road. After 200 yards, Imperial Gardens is on the right.

From the A1
From the junction with the A46 follow signs for Leicester. After one and a half miles, at a roundabout take the third exit, joining the A617. At the second traffic lights after Averham turn left for Southwell. In Southwell, bear right at the Old Coach House then, at the mini-roundabout, turn left into Westgate. Half a mile on, turn right into Allenby Road, then at the T-junction turn right into Halam Road. After 200 yards, Imperial Gardens is on the right.

Sat Nav: NG25 0PB



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**
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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.

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