



**Brookland Park
Acklam**

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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Affordable
Housing

BCP

S/S

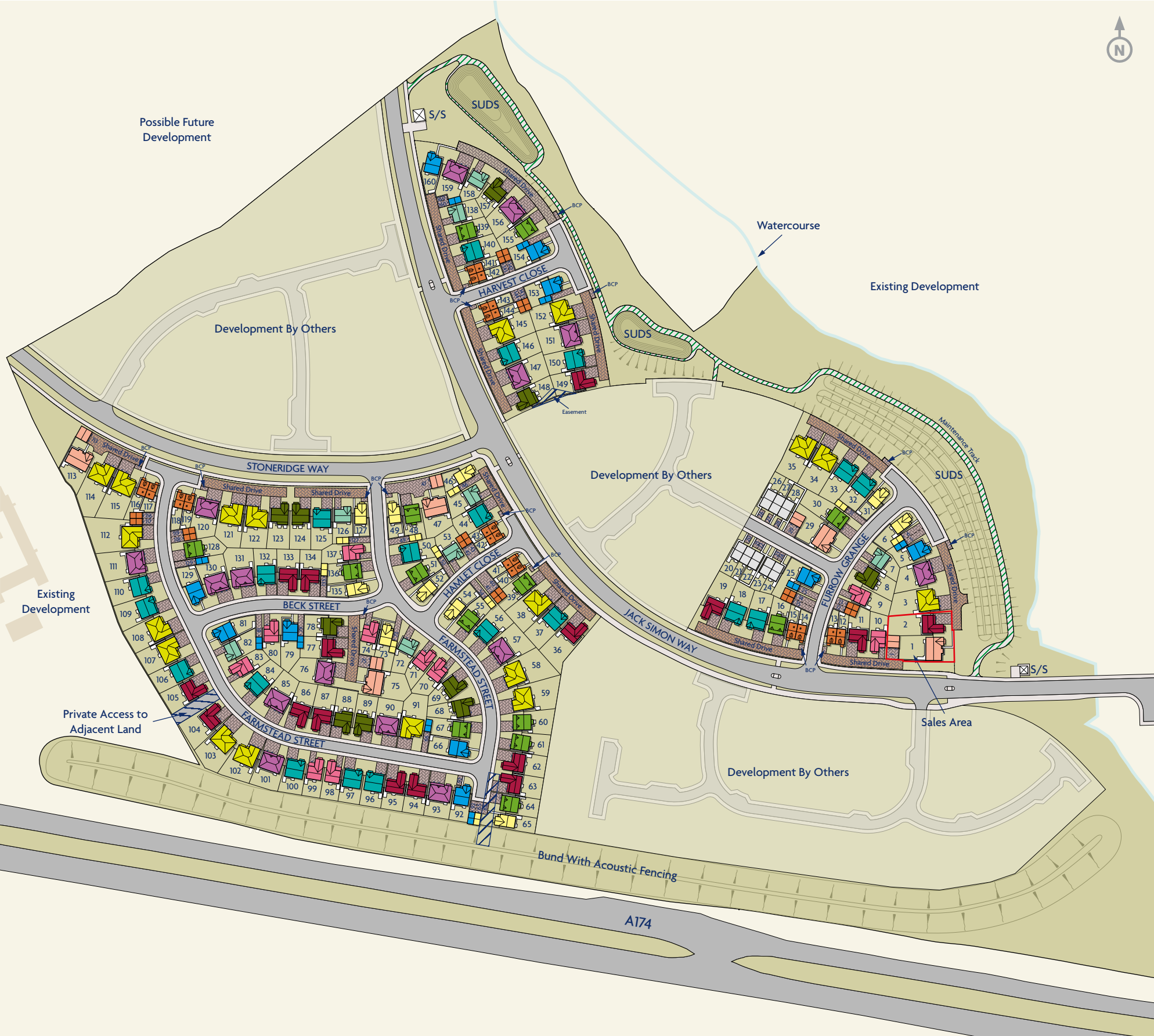
SUDS

Batter

Easement

Grasscrete

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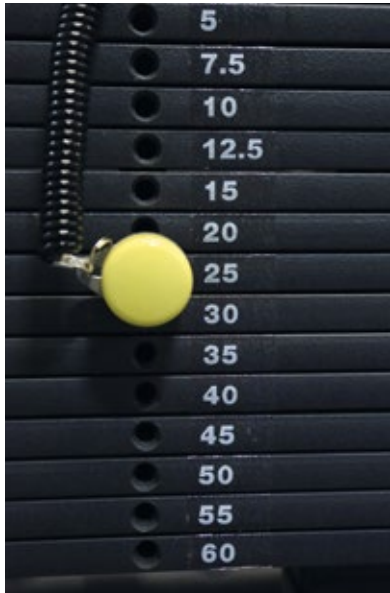




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Located on the southern edge of Middlesbrough, Brookland Park is ideally situated for travel throughout the north-east. Buses into the town centre pass around 500 yards from the development, and Middlesbrough train station, which is less than three miles away, offers local services as well as travel to Newcastle, Gateshead Metro-centre and Carlisle.

Shops at The Oval, around half a mile away, include a pharmacy, a hairdresser, a Co-op food store and a post office. Within approximately a mile, there is also a small precinct in Acklam with a convenience store, bakeries, a newsagent, an off-licence, food takeaways and other services, and the Parkway Shopping Centre, with Tesco Extra, Iceland, Superdrug and other stores. The development is also convenient for the Pavilion Shopping Park, where there is a recycling centre, and for Teesside Shopping Park as well as the traditional shops and malls of Middlesbrough town centre.



An outstandingly advantageous location, less than a mile from the intersection of the A19 and A174, makes this superb selection of energy efficient three, four and five bedroom homes a perfect base for travel throughout Teesside. Less than five miles from Middlesbrough town centre and eight from the North Yorks Moors National Park, with local shops, services and leisure amenities in easy reach, it perfectly balances its peaceful setting with urban convenience. Welcome to Brookland Park...

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Tolkien

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge
3.19m max x 4.27m max
10'6" x 14'0"

Dining
1.81m x 2.53m
5'11" x 8'4"

Kitchen
2.32m x 3.06m
7'7" x 10'1"

WC
0.85m x 1.63m
2'10" x 5'4"

First Floor

Bedroom 2
4.14m max x 2.60m max
13'7" x 8'6"

Bedroom 3
2.13m x 2.73m
7'0" x 9'0"

Bathroom
2.13m x 1.91m
7'0" x 6'3"

Second Floor

Master Bedroom
3.19m x 2.86m
1.18 HGT. L.
10'6" x 9'5"

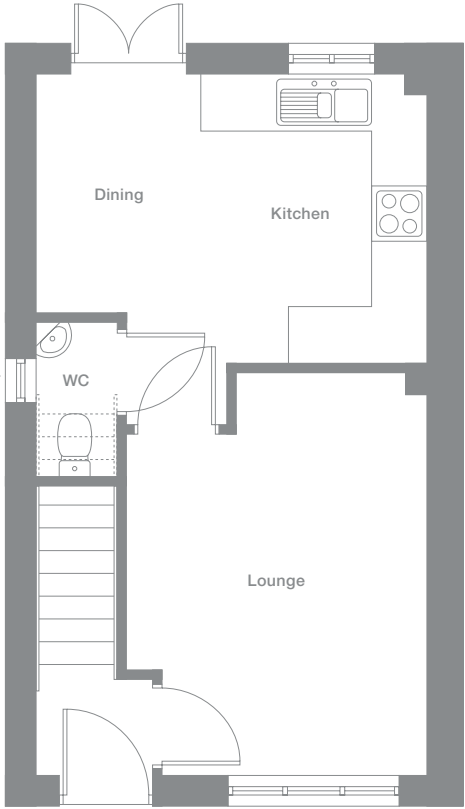
En-Suite
2.08m max x 1.82m
1.32 HGT. L.
6'10" x 6'0"

Floor Space

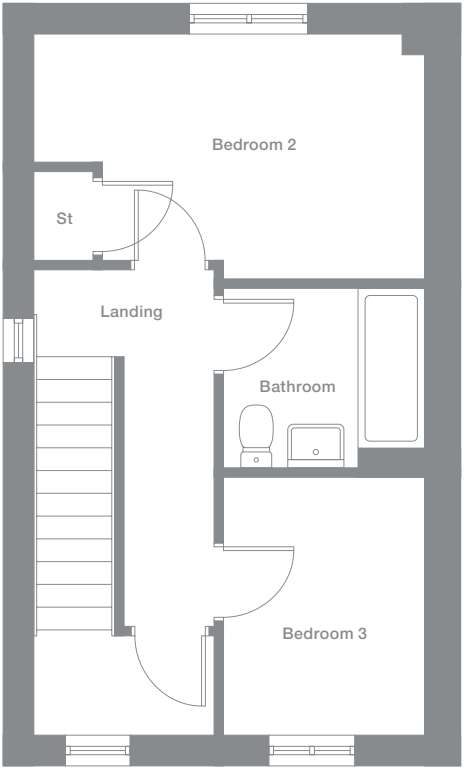
892 sq ft



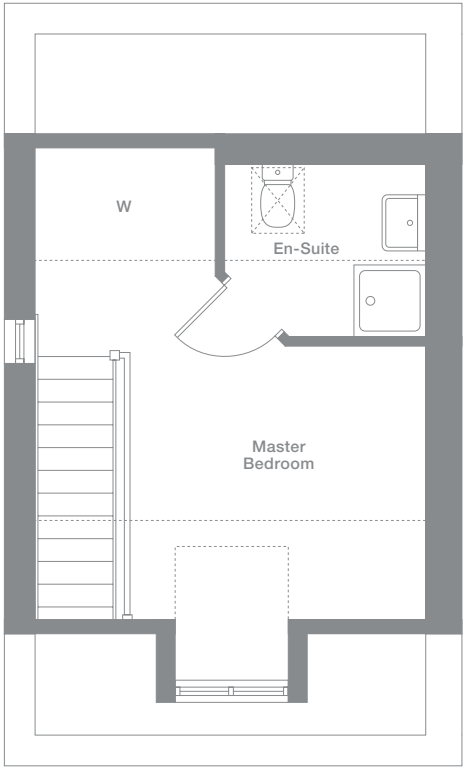
Ground Floor



First Floor



Second Floor



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† End terrace only

Tweed

Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

Ground Floor

Lounge
3.14m max x 3.26m max
10'4" x 10'9"

Kitchen/Family
4.71m x 2.99m max
15'6" x 9'10"

WC
1.08m max x 1.45m max
3'7" x 4'9"

First Floor

Master Bedroom
4.00m max x 3.80m max
13'2" x 12'6"

En-Suite
2.24m x 2.01m
7'5" x 6'7"

Bedroom 2
3.77m max x 3.32m
12'5" x 10'11"

Bedroom 3
3.01m x 2.22m
9'11" x 7'4"

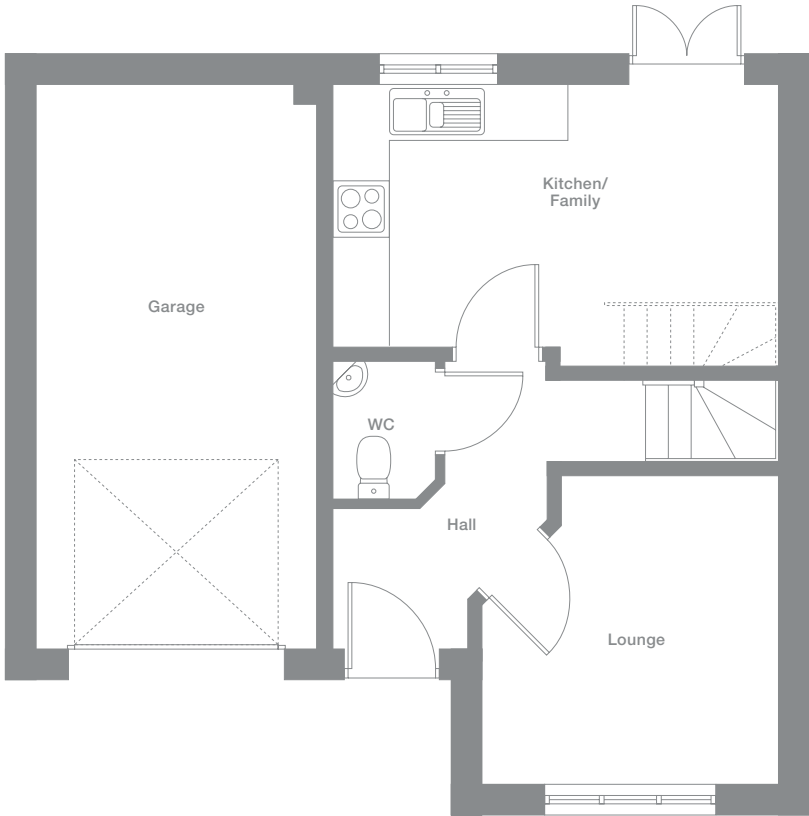
Bathroom
2.41m x 2.22m max
7'11" x 7'4"

Floor Space

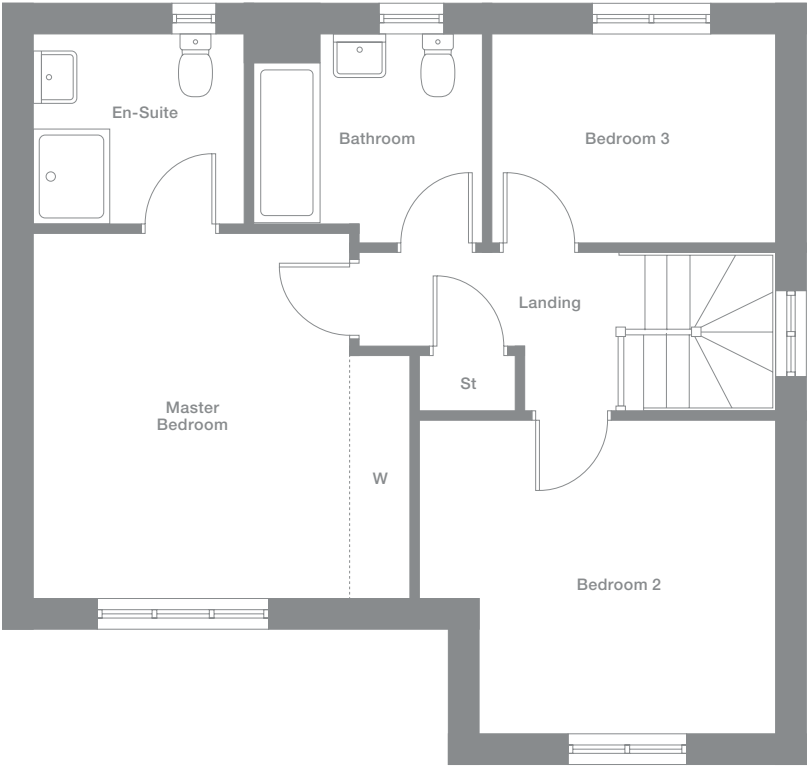
907 sq ft



Ground Floor



First Floor



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Larkin Alt

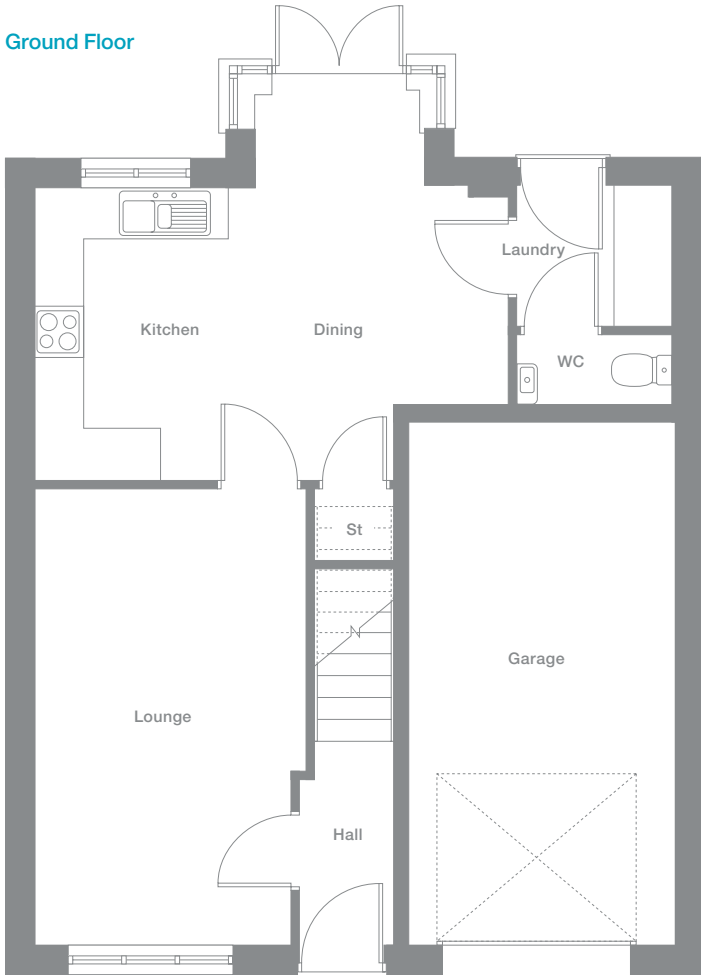
Overview
The lounge opens on to a superb kitchen featuring a dining area that extends into a delightful rear bay window incorporating french doors. The laundry room helps separate household management from leisure space, and the luxurious master bedroom suite includes a dedicated dressing area.

Ground Floor	First Floor
Lounge 3.11m max x 5.21m 10'3" x 17'1"	Master Bedroom 4.09m max x 3.41m 13'5" x 11'2"
Dining 3.19m max x 3.62m max 10'6" x 11'11"	En-Suite 2.03m x 2.11m 6'8" x 6'11"
Kitchen 2.22m x 2.49m 7'4" x 8'2"	Dressing 2.04m x 1.23m 6'8" x 4'1"
WC 1.78m x 0.85m 5'10" x 2'9"	Bedroom 2 3.11m max x 3.44m 10'3" x 11'4"
Laundry 1.78m x 1.60m 5'10" x 5'3"	Bedroom 3 2.39m max x 3.40m 7'10" x 11'2"
	Bathroom 2.65m max x 1.70m 8'9" x 5'7"

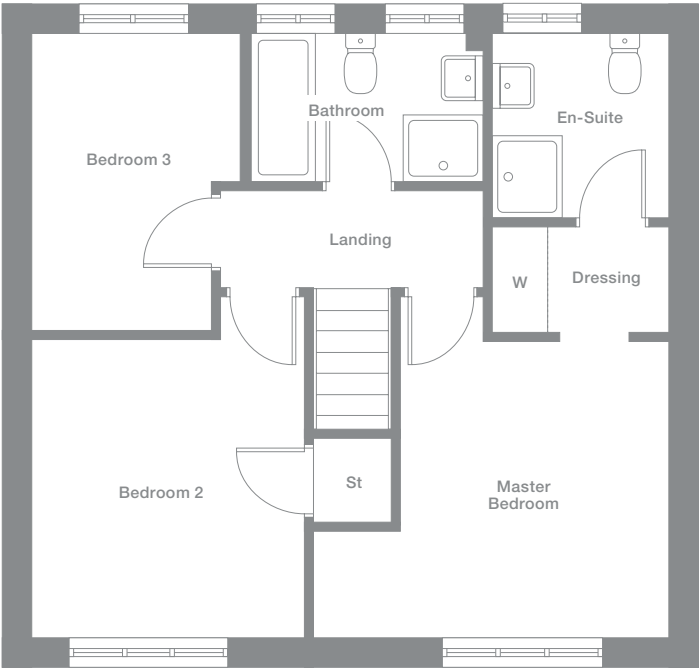
Floor Space
1,042 sq ft



Ground Floor



First Floor



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Malory

Overview

The bay window and broad canopy create a distinguished first impression of this comfortable home. The elegant lounge is complemented by a flexible, light-filled kitchen and dining room featuring french doors, and the en-suite master bedroom provides a relaxing private retreat with a touch of opulence.

Ground Floor

- Lounge
3.85m max x 5.25m max
12'8" x 17'3"
- Dining
1.95m x 3.69m
6'5" x 12'1"
- Kitchen
1.85m x 3.69m
6'1" x 12'1"
- WC
2.00m x 1.02m
6'7" x 3'4"

First Floor

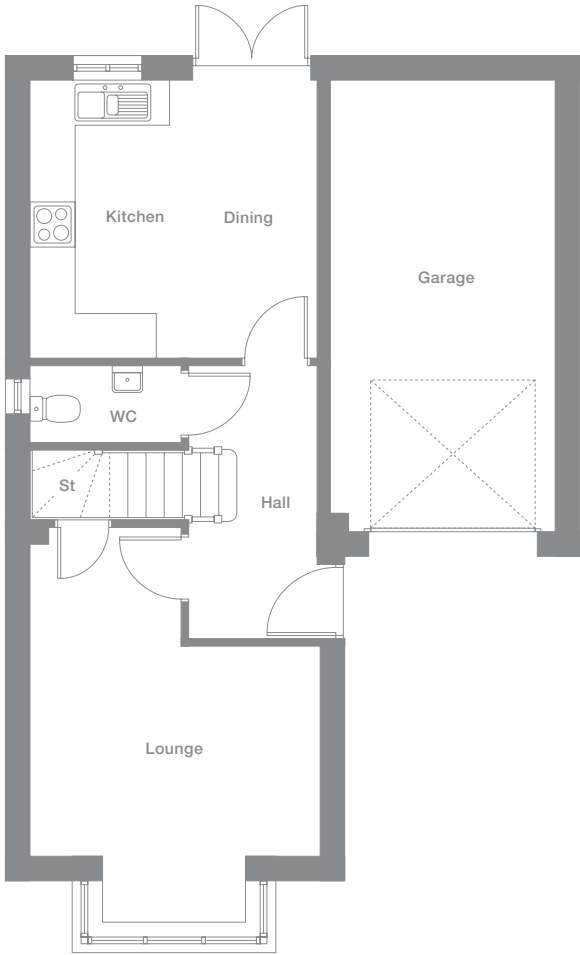
- Master Bedroom
3.85m max x 3.24m
12'8" x 10'8"
- En-Suite
2.84m max x 1.01m max
9'4" x 3'4"
- Bedroom 2
3.69m x 3.10m
12'1" x 10'2"
- Bedroom 3
2.83m x 3.10m
9'4" x 10'2"
- Bathroom
2.68m x 1.70m
8'10" x 5'7"

Floor Space

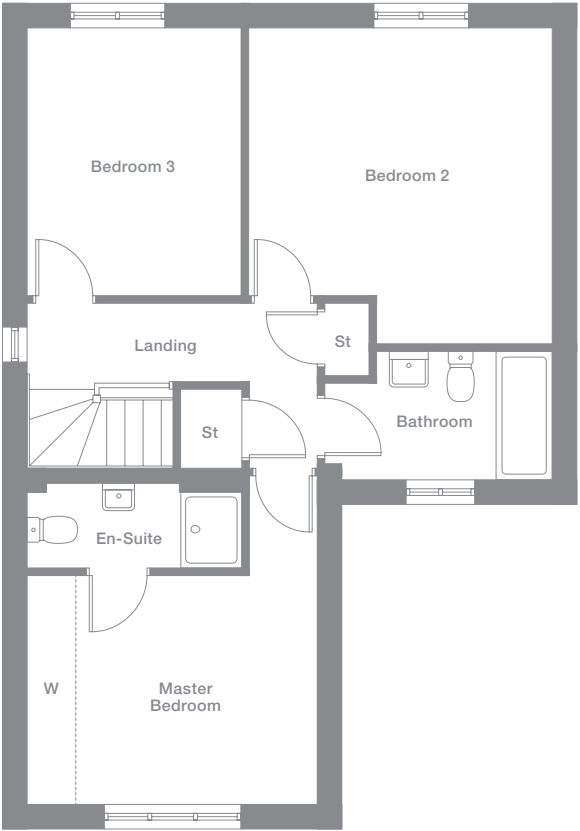
1,068 sq ft



Ground Floor



First Floor



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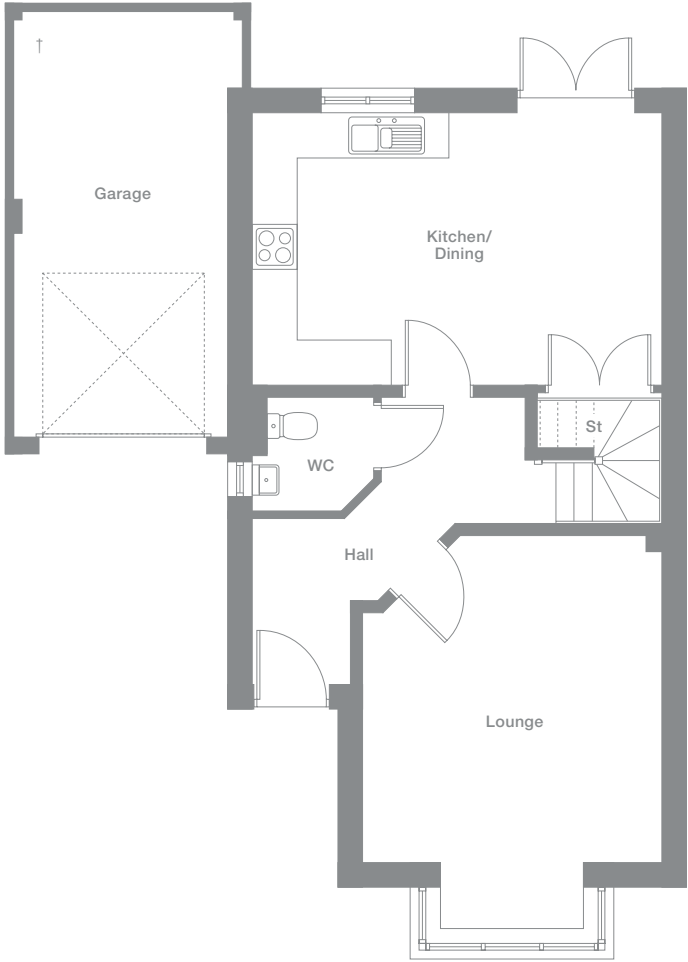
Overview
Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish bay window.

Ground Floor	First Floor
Lounge 3.96m max x 5.23m max 13'0" x 17'2"	Master Bedroom 3.96m max x 2.67m 13'0" x 8'9"
Kitchen/Dining 5.42m x 3.61m 17'10" x 11'10"	En-Suite 1.79m x 1.61m 5'11" x 5'4"
WC 1.61m max x 1.51m max 5'4" x 4'11"	Bedroom 2 3.55m x 2.64m 11'8" x 8'8"
	Bedroom 3 1.78m x 3.67m 5'10" x 12'1"
	Bedroom 4 2.51m max x 2.56m max 8'3" x 8'5"
	Bathroom 2.51m max x 2.17m max 8'3" x 7'1"

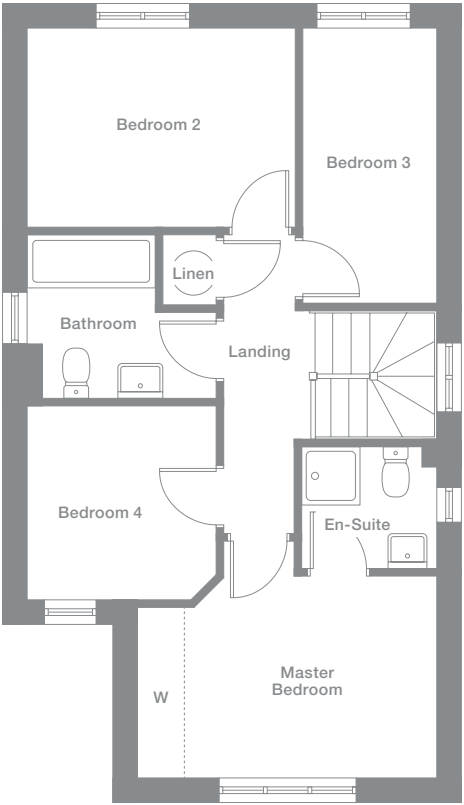
Floor Space
1,105 sq ft



Ground Floor



First Floor



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† Garage position may vary

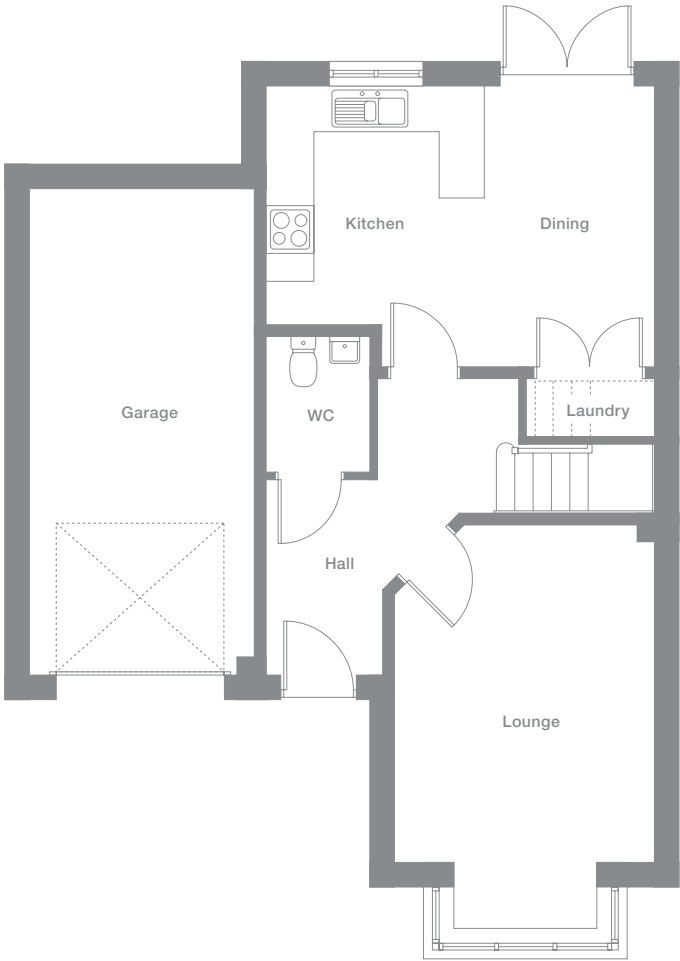
Overview
The invitingly angled hallway opens on to an impressive bay-windowed lounge and, to the rear, a bright, airy kitchen and dining room with french doors and a thoughtfully planned Laundry cupboard. Four bedrooms, one en-suite, are accessed from a generously sized landing.

Ground Floor	First Floor
Lounge 5.33m max x 3.40m 17'5" x 11'2"	Master Bedroom 3.40m x 3.21m min 11'2" x 10'7"
Kitchen/Dining 5.09m max x 3.72m max 16'8" x 12'3"	En-Suite 2.28m x 1.21m 7'5" x 4'0"
WC 1.35m x 1.80m 4'5" x 5'11"	Bedroom 2 3.89m max x 3.17m max 12'9" x 10'5"
Laundry 1.68m x 0.76m 5'5" x 2'7"	Bedroom 3 4.25m max x 2.42m max 14'0" x 7'8"
	Bedroom 4 2.44m min x 3.17m 8'0" x 10'5"
	Bathroom 2.20m x 2.04m 7'3" x 6'8"

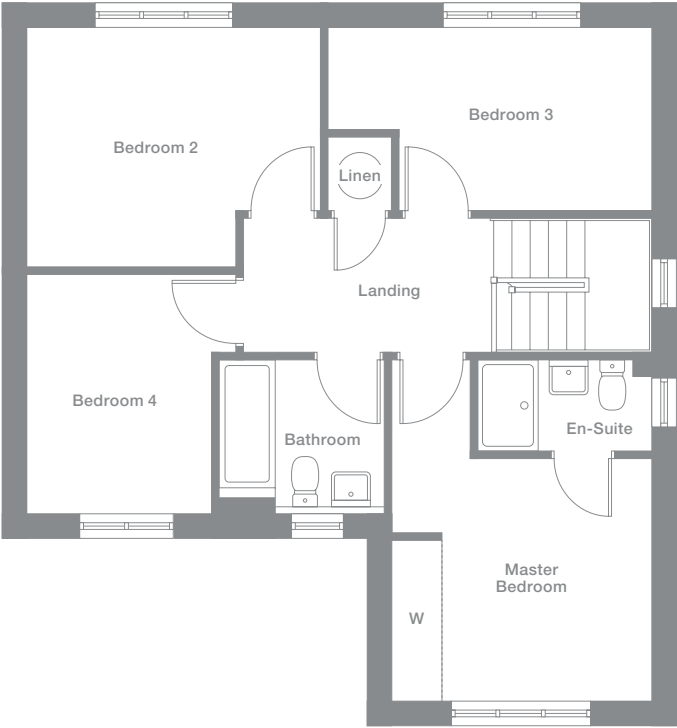
Floor Space
1,181 sq ft



Ground Floor



First Floor



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Fenwick

Overview

The sheltered entrance provides an attractive introduction to a flexible, light-filled family home incorporating a bay windowed lounge and a striking kitchen with bi-folding doors that slide away to open up the dining area to the garden. Upstairs, two of the four bedrooms are en-suite.

Ground Floor

Lounge

3.85m max x 5.48m max
12'8" x 18'0"

Dining

2.25m x 3.26m
7'5" x 10'9"

Kitchen

3.35m x 3.26m
11'0" x 10'9"

WC

0.90m x 1.95m
3'0" x 6'5"

Laundry

1.90m x 1.95m
6'3" x 6'5"

First Floor

Master Bedroom

3.85m max x 3.29m
12'8" x 10'10"

En-Suite 1

2.79m x 1.21m
9'2" x 4'0"

Bedroom 2

3.81m max x 4.58m max
12'6" x 15'4"

En-Suite 2

2.58m x 1.21m
8'6" x 4'0"

Bedroom 3

2.79m x 3.18m
9'2" x 10'5"

Bedroom 4

2.99m x 2.00m
9'10" x 6'7"

Bathroom

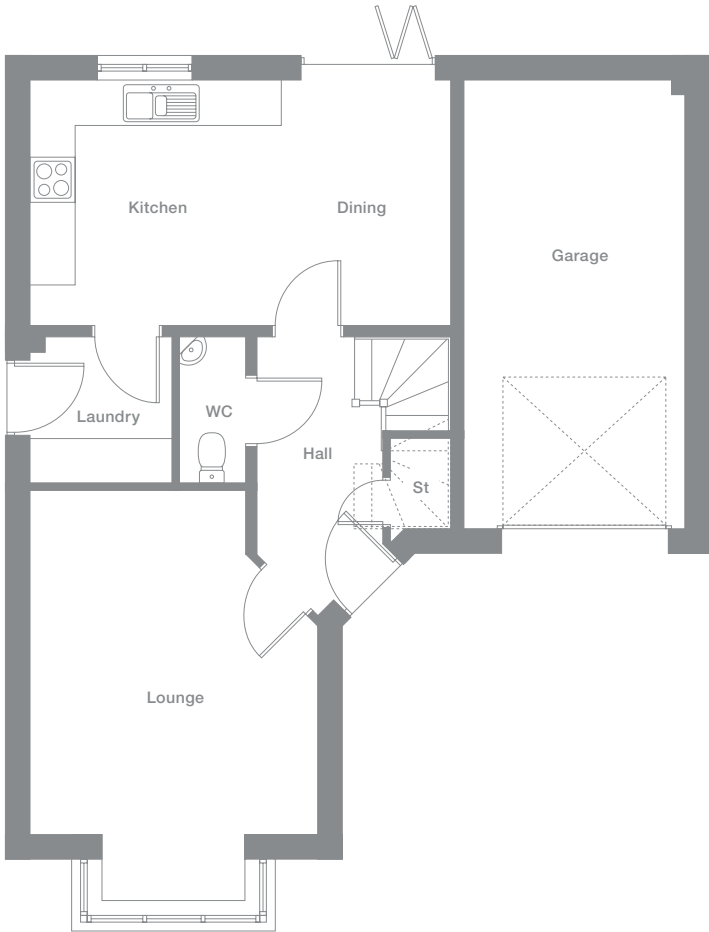
2.79m max x 2.07m max
9'2" x 6'9"

Floor Space

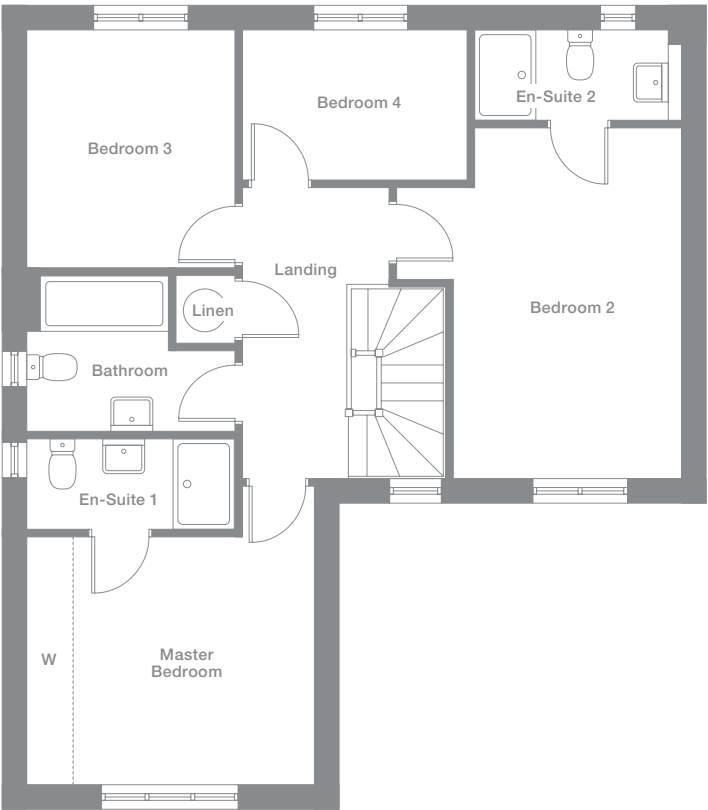
1,288 sq ft



Ground Floor



First Floor



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Mitford

Overview

The elegant bay window and light-filled gallery landing illustrate the unmistakable quality of this superb home. The kitchen features bi-fold doors that dramatically open the space to the garden, and a separate laundry room keeps the room free for creative cooking.

Ground Floor

- Lounge
3.65m x 5.44m max
12'0" x 17'10"
- Dining
3.22m x 3.88m
10'7" x 12'9"
- Kitchen
3.92m x 2.99m
12'10" x 9'10"
- WC
2.08m x 1.08m
6'10" x 3'7"
- Laundry
2.08m x 1.66m
6'10" x 5'5"
- Study
2.08m x 2.06m
6'10" x 6'9"

First Floor

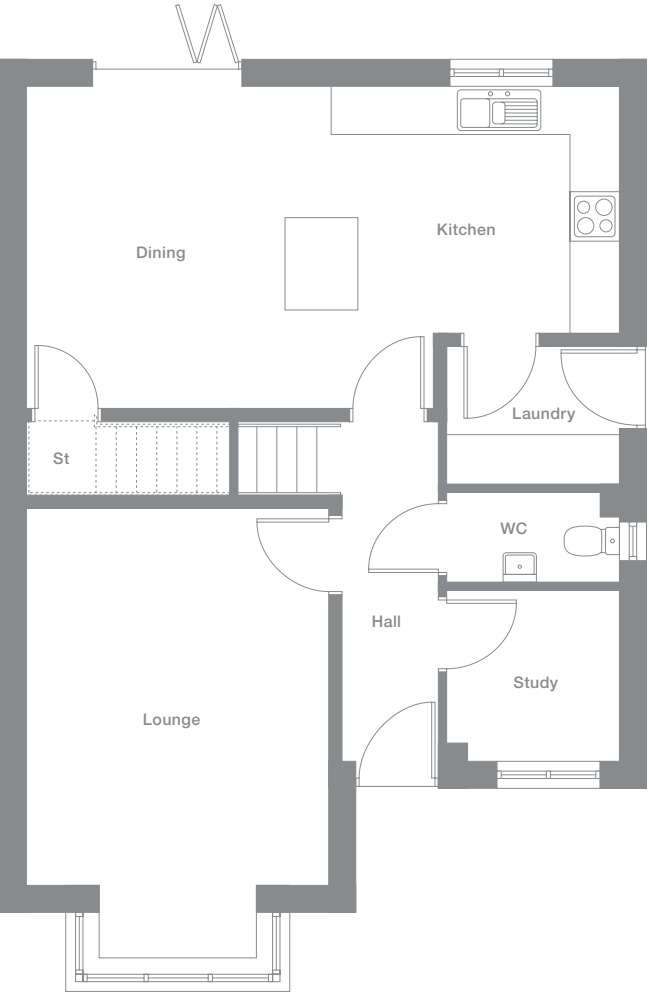
- Master Bedroom
3.65m max x 4.60m max
12'0" x 15'1"
- En-Suite
1.61m max x 2.07m max
5'4" x 6'10"
- Bedroom 2
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3
3.26m x 2.75m
10'8" x 9'1"
- Bedroom 4
2.08m x 3.14m
6'10" x 10'4"
- Bathroom
2.55m max x 2.04m max
8'5" x 6'8"

Floor Space

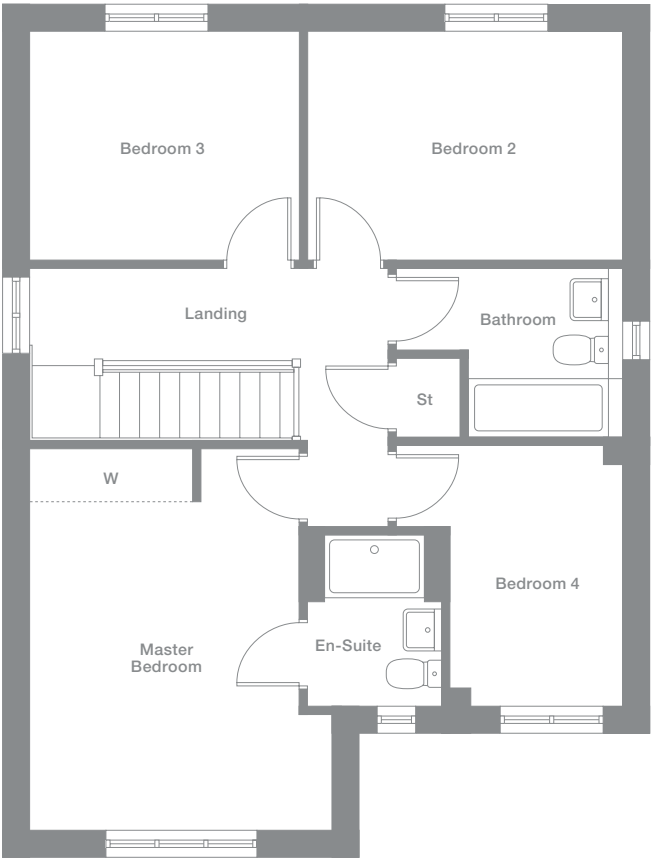
1,388 sq ft



Ground Floor



First Floor



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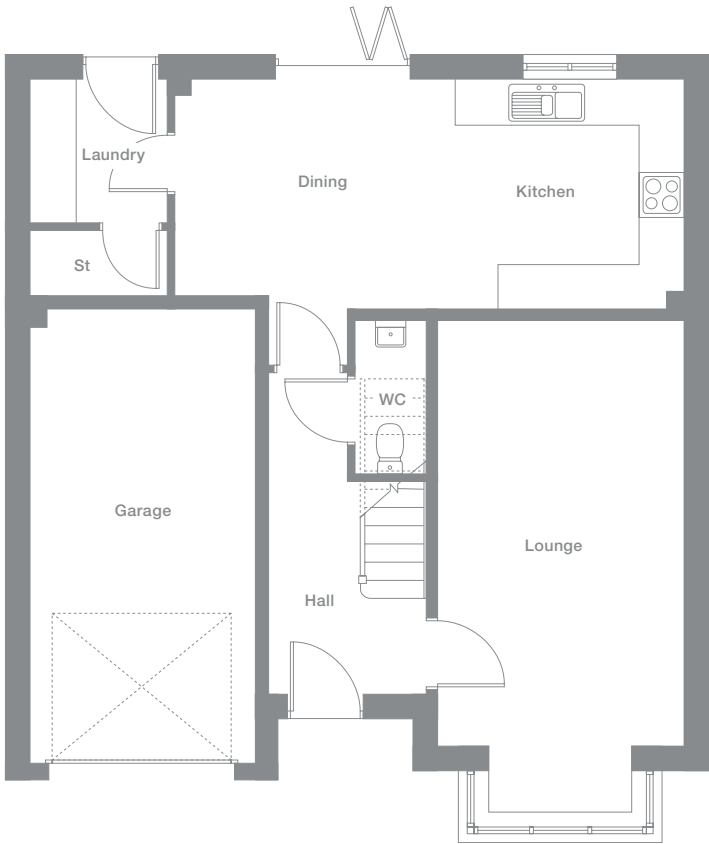
Overview
From the stylish, bay-windowed lounge to the two en-suite bedrooms, this is an immensely practical and attractive home. Complemented by a separate laundry room, the kitchen that forms a natural hub for everyday life features a light, relaxing family area with bi-folding doors.

Ground Floor	First Floor
Lounge 3.26m x 6.51m max 10'9" x 21'5"	Master Bedroom 3.26m x 4.43m 10'9" x 14'7"
Kitchen 3.03m x 3.06m max 9'11" x 10'0"	En-Suite 1 2.27m max x 1.40m max 7'6" x 4'7"
Dining 3.71m max x 3.06m max 12'2" x 10'0"	Bedroom 2 4.59m max x 3.19m 15'1" x 10'6"
WC 0.93m x 2.02m 3'1" x 6'8"	En-Suite 2 3.10m max x 1.80m max 10'2" x 5'11"
Laundry 1.81m x 1.90m max 5'11" x 6'3"	Bedroom 3 3.34m x 2.80m 10'11" x 9'3"
	Bedroom 4 3.10m max x 2.97m 10'2" x 9'9"
	Bathroom 2.01m x 1.70m 6'7" x 5'7"

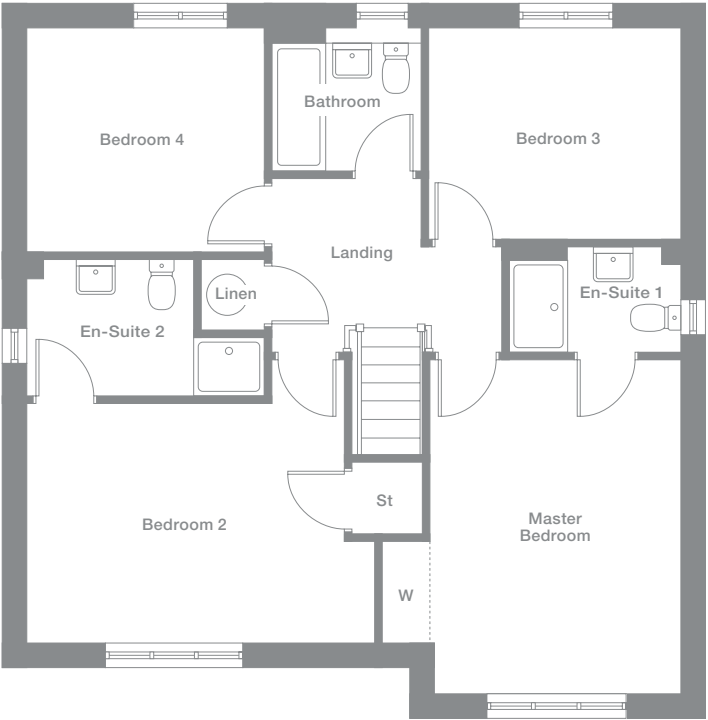
Floor Space
1,400 sq ft



Ground Floor



First Floor



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Buttermere

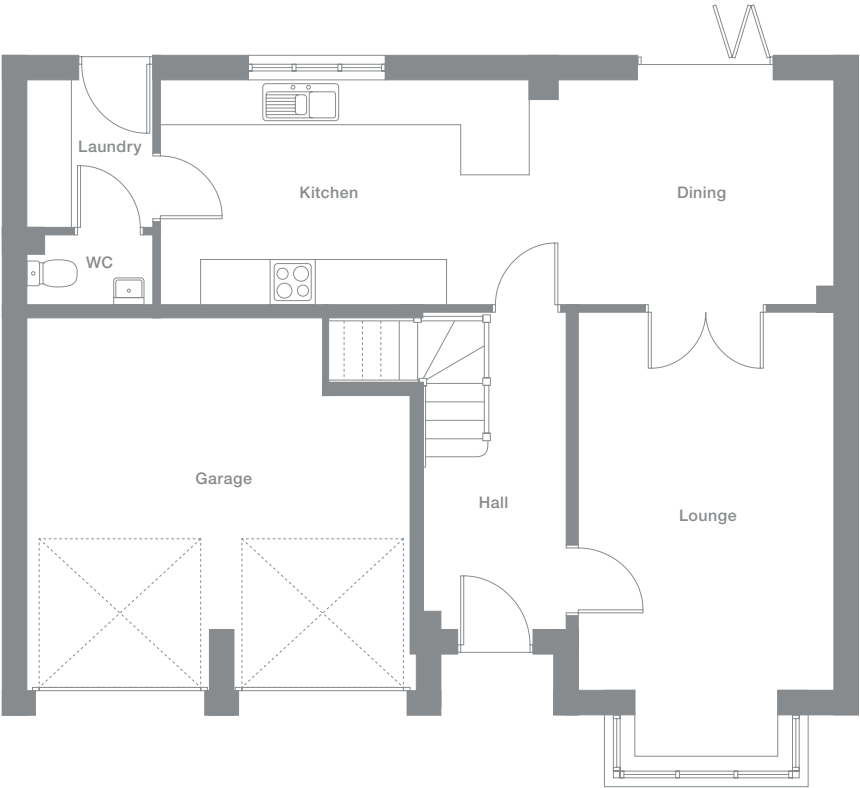
Overview
With its spectacular contemporary kitchen and impressive dining area, where bi-fold doors slide away to merge the room with the garden, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
Lounge
3.39m x 5.92m max
11'2" x 19'5"
Kitchen
4.88m x 2.97m
16'0" x 9'9"
Dining
4.03m x 2.97m
13'3" x 9'9"
WC
1.67m x 0.92m
5'6" x 3'0"
Laundry
1.67m x 1.96m
5'6" x 6'5"
- First Floor**
Master Bedroom
2.80m max x 5.18m
9'2" x 17'0"
En-Suite 1
1.85m x 2.00m
6'1" x 6'7"
Bedroom 2
3.39m x 3.64m
11'2" x 11'11"
En-Suite 2
1.64m max x 2.05m max
5'5" x 6'9"
Bedroom 3
3.20m x 3.05m
10'6" x 10'0"
En-Suite 3
2.38m x 1.21m
7'10" x 4'0"
Bedroom 4
2.55m max x 3.17m max
8'5" x 10'5"
Bedroom 5
3.25m x 2.00m
10'8" x 6'7"
Bathroom
2.08m x 2.00m
6'10" x 6'7"

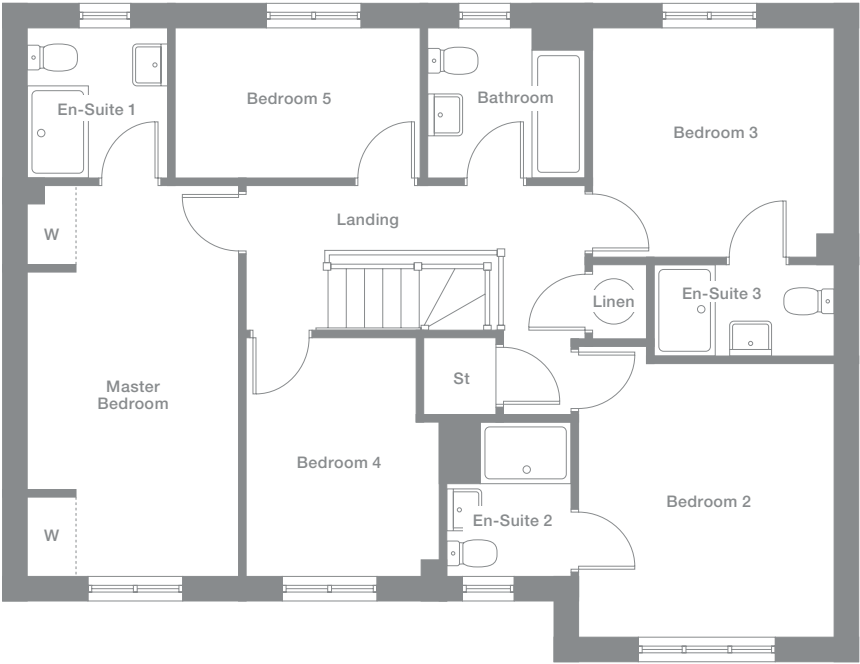
Floor Space
1,509 sq ft



Ground Floor



First Floor



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Jura

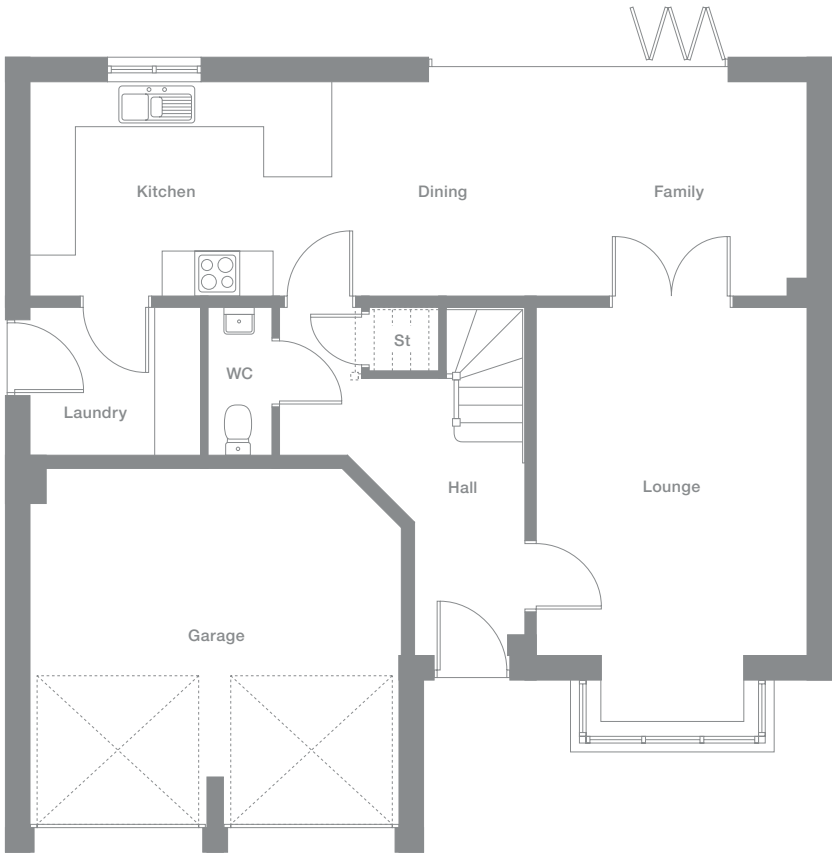
Overview
Arranged around a striking L-shaped hall and superb gallery landing, the Jura includes a wealth of premium features. A breathtaking family and dining space, with spectacular bi-folding doors, complements the superbly-equipped kitchen. Two of the five bedrooms are en-suite.

Ground Floor	First Floor
Lounge 3.58m x 5.49m max 11'9" x 18'0"	Master Bedroom 4.89m max x 4.27m max 16'1" x 14'0"
Dining 3.14m x 2.85m 10'4" x 9'4"	En-Suite 1 2.17m x 1.97m 7'2" x 6'6"
Kitchen 3.98m x 2.85m 13'1" x 9'4"	Bedroom 2 3.06m x 3.57m 10'1" x 11'9"
Family 3.14m x 2.85m 10'4" x 9'4"	En-Suite 2 2.24m max x 1.86m max 7'4" x 6'1"
WC 0.85m x 1.95m 2'9" x 6'5"	Bedroom 3 3.71m x 2.91m 12'2" x 9'7"
Laundry 2.25m x 1.95m 7'5" x 6'5"	Bedroom 4 3.28m x 2.91m max 10'9" x 9'7"
	Bedroom 5 3.63m max x 2.63m max 11'11" x 8'8"
	Bathroom 2.60m max x 1.87m 8'6" x 6'2"

Floor Space
1,679 sq ft



Ground Floor



First Floor



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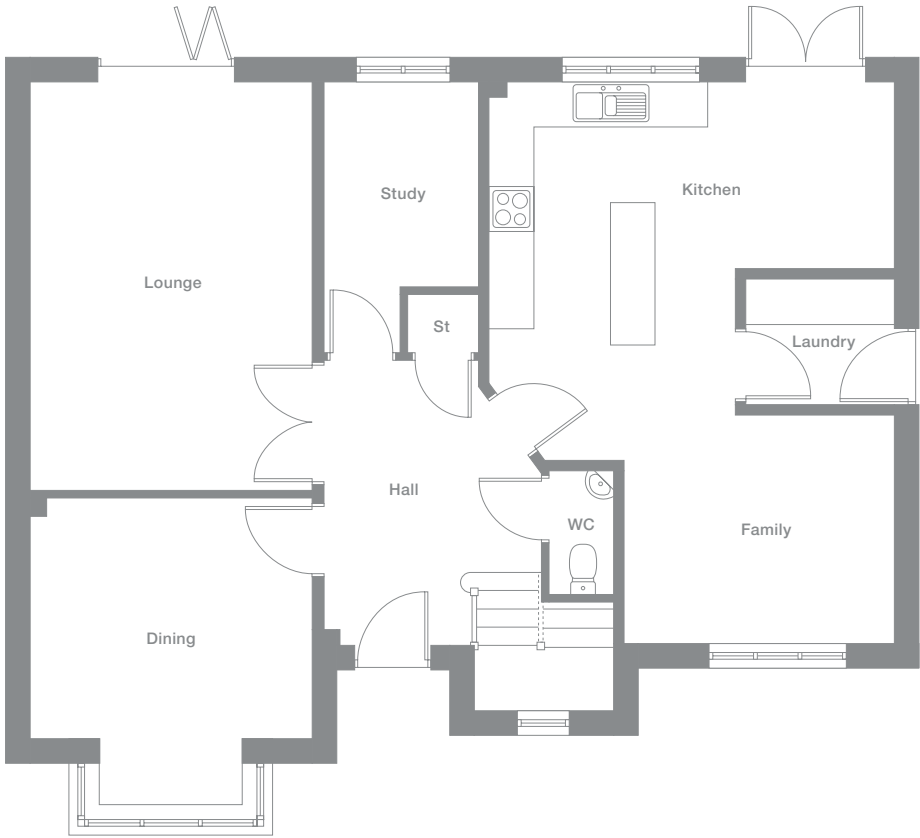
Please note: Plots may be a mirror image of the plans shown above.

Please note: Elevational style and material may vary depending on plot location. Please see Development Sales Manager for details

Rosebury

Overview
Distinguished by features like the bay-windowed dining room, bi-fold doors linking the lounge and garden, a bright half-landing and the truly outstanding kitchen with its contemporary island layout, garden access and adjoining family room, the Rosebury draws instant, lasting admiration.

Ground Floor

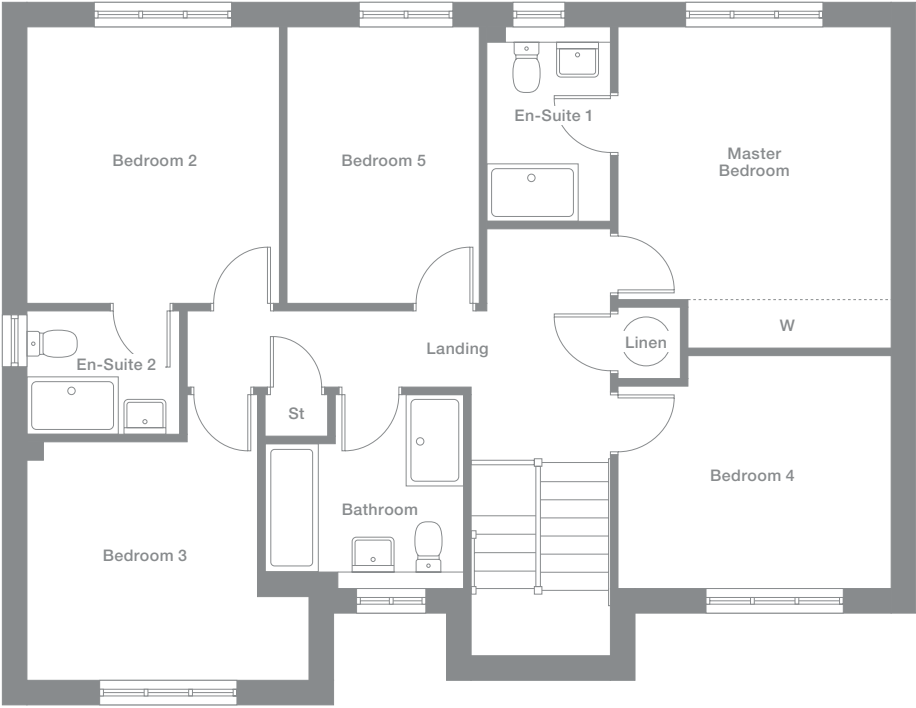


Ground Floor	First Floor
Lounge 3.75m x 5.42m 12'4" x 17'9"	Master Bedroom 3.60m max x 4.27m max 11'10" x 14'0"
Dining 3.75m x 4.06m max 12'4" x 13'4"	En-Suite 1 1.63m x 2.37m 5'4" x 7'10"
Kitchen 5.34m max x 5.01m max 17'6" x 16'5"	Bedroom 2 3.35m x 3.69m 11'0" x 12'2"
Family 3.55m x 3.05m 11'8" x 10'0"	En-Suite 2 2.02m x 1.63m 6'8" x 5'4"
WC 0.85m x 1.63m 2'10" x 5'4"	Bedroom 3 3.06m x 3.16m 10'0" x 10'4"
Laundry 1.95m x 1.65m 6'5" x 5'5"	Bedroom 4 3.60m max x 3.07m max 11'10" x 10'1"
Study 2.04m x 2.73m 6'9" x 8'11"	Bedroom 5 2.54m x 3.69m 8'4" x 12'2"
	Bathroom 2.64m max x 2.35m max 8'8" x 7'9"

Floor Space

1,991 sq ft

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.

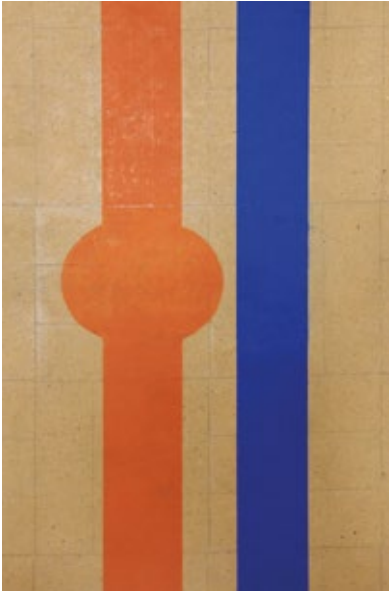
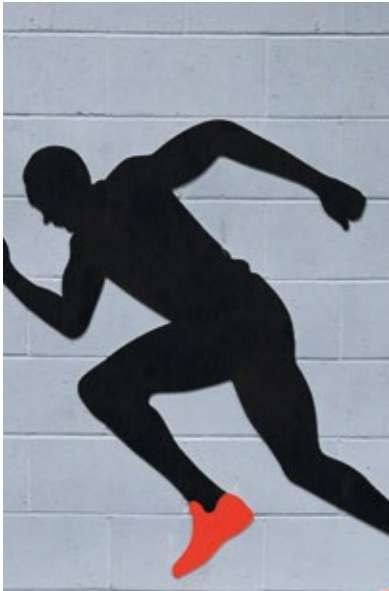
For your future

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.



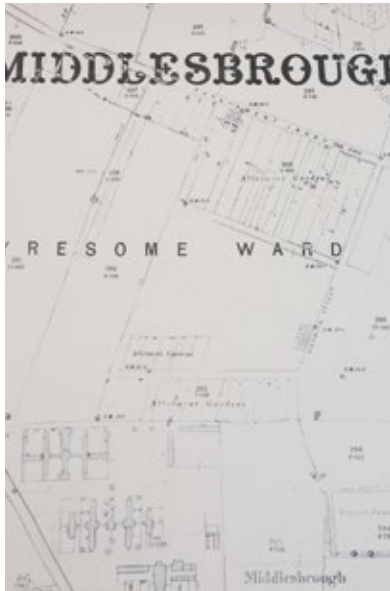
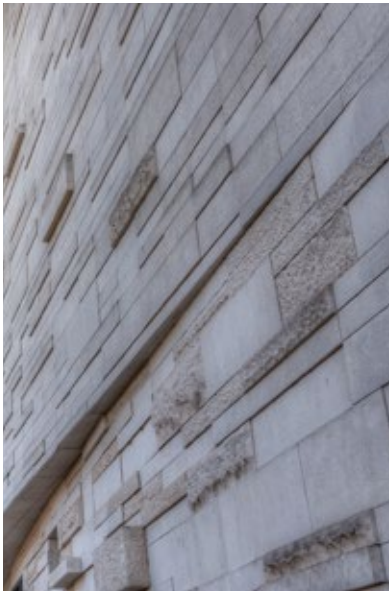
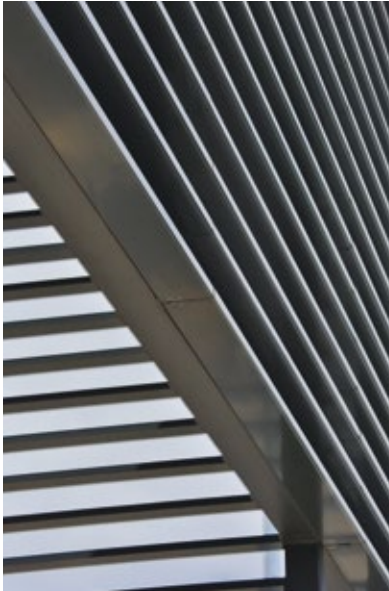
Leisure and cultural activities range from live drama, music and comedy at venues like Middlesbrough Theatre, the Town Hall and the Empire to several excellent museums and galleries, including the highly respected Institute of Modern Art. Middlesbrough has two cinemas and a wide choice of pubs, clubs, restaurants and nightclubs.

Sport and fitness amenities include the Rainbow Centre, beside the Parkway Shopping Centre, with a swimming pool, gym, squash courts, sports hall and sauna, and cycling studios at the Neptune Centre. Three miles away, Middlesbrough Sports Village offers an athletics stadium, gym, skatepark, velodrome and sports pitches. The municipal golf course, one of two nearby courses, is just one and a half miles from the development.

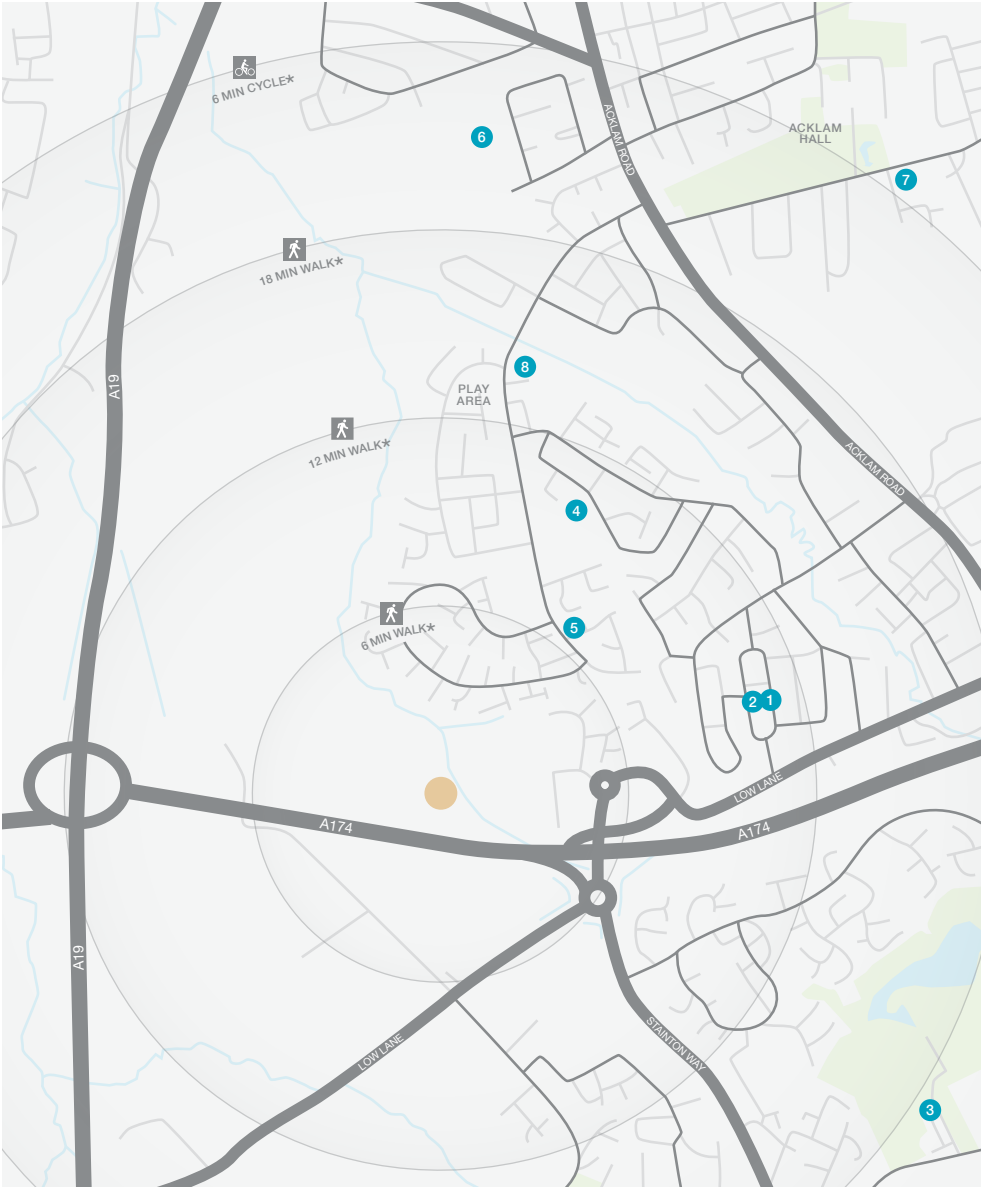


Outdoor leisure options include nearby Hemlington Lake and Recreation Centre, a large park with woodlands, a fishing lake, a skatepark, football pitches, a running circuit and a play area. There are several other parks, gardens and playgrounds around the town, and for more adventurous walkers the North Yorks Moors National Park is just eight miles from Brookland Park.

The development is within walking distance of a choice of primary and secondary schools, including Acklam Whin Primary School, rated 'good' by Ofsted, and St Clare's RC Primary School, assessed as 'outstanding'. For secondary education, Acklam Grange and Outwood Academy are both recognised as good overall with outstanding features. GP services at the Bluebell Medical Centre are around ten minutes' walk away, and the James Cook University Hospital provides a round-the-clock A&E department.



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 Post Office
Brookfield Gardens
The Oval
0345 611 2970

2 The Oval Pharmacy
5 The Oval
01642 284 087

3 Hemlington Lake and
Recreation Centre,
Cass House Road
07419 742 284

4 Acklam Whin
Primary School,
Carlbury Avenue
01642 813 938

5 St Clare's RC Primary
Trimdon Avenue
01642 815 412

6 Acklam Grange
School,
Lodore Grove
01642 277 700

7 Outwood Academy
Acklam,
Hall Drive
01642 818 200

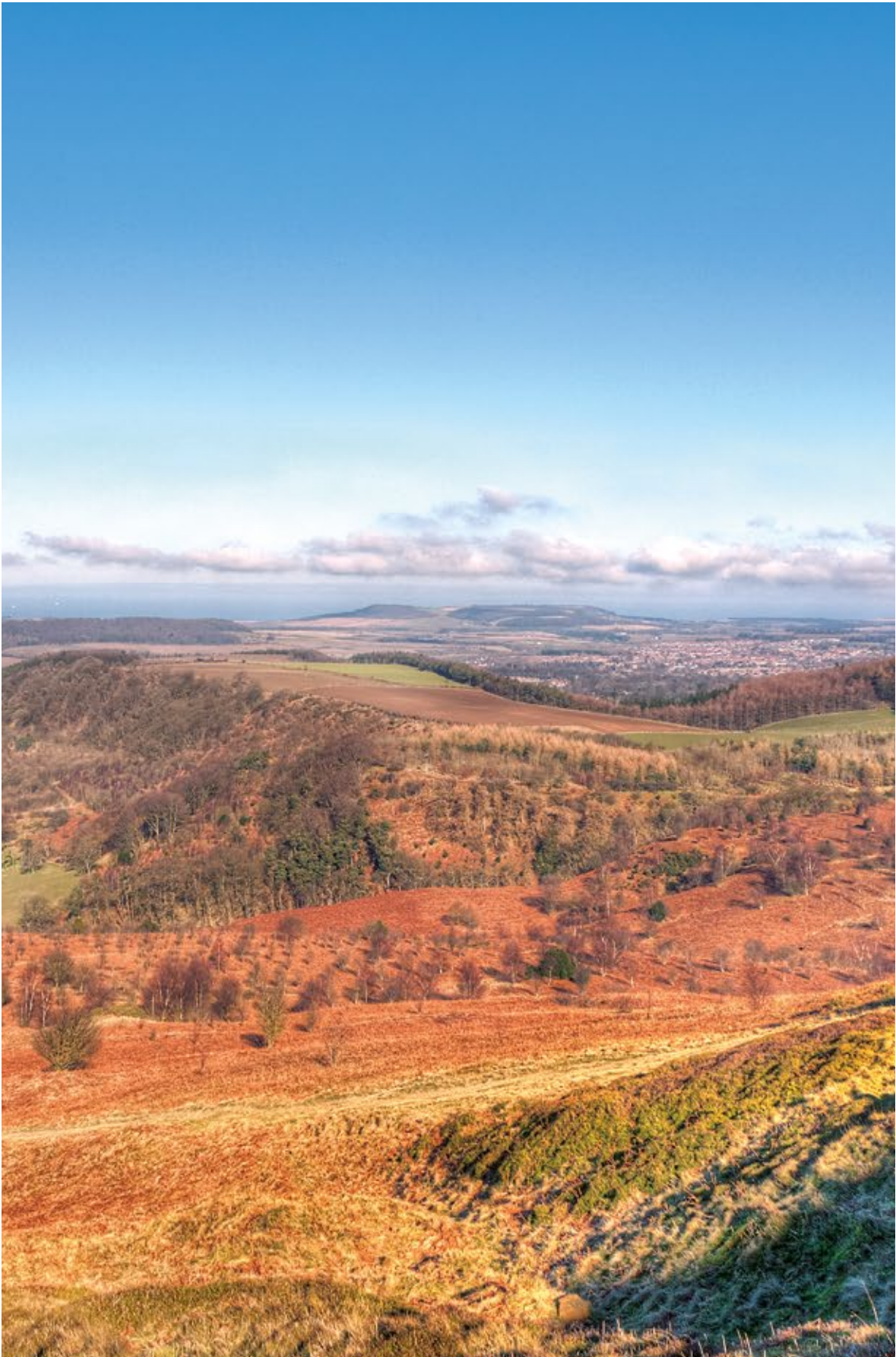
8 Bluebell Medical
Centre,
Trimdon Avenue
01642 827 697

Middlesbrough
Sports Village,
Alan Peacock Way
0300 456 0550

Rainbow
Leisure Centre,
Parkway Centre
0300 456 0552

* 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
10.30am - 5.30pm
03331 228 675



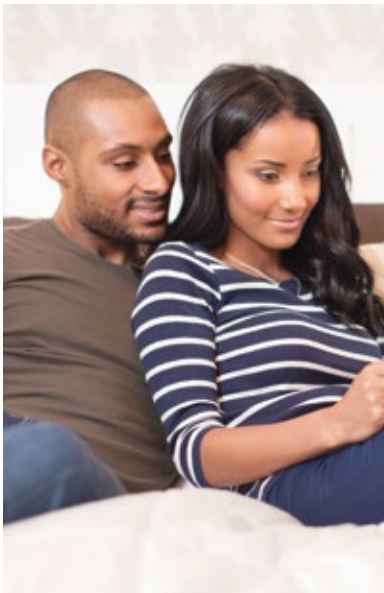
From the A19
Leave the A19 at its junction with the A174, following signs for Whitby. After half a mile, bear left and follow signs for Whitby and Redcar. Stay in the left hand lane, and turn left at the traffic lights. At the roundabout take the second exit then follow signs for Brookland Park.

From the A174 Westbound
Stay on the A174 through Ormsby and carry straight on past the next turn-off for Middlesbrough Centre (A172). Around a mile further on, bear left to leave the A174 following signs for Hemlington, then bear right at the fork in the road. Turn right at the T-junction to cross over the A174, then at the Blue Bell roundabout take the first exit, onto Low Lane (A1044). Half a mile on, go straight ahead at the traffic lights then at the roundabout take the second exit and follow signs for Brookland Park.

Sat Nav: TS5 8UJ

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.

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