



**Fellside Gardens
Consett**

millerhomes

the place to be®

- 04 Living in Consett
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 28 The Miller Difference
- 32 Useful Contacts
- 34 How to Find Us

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.

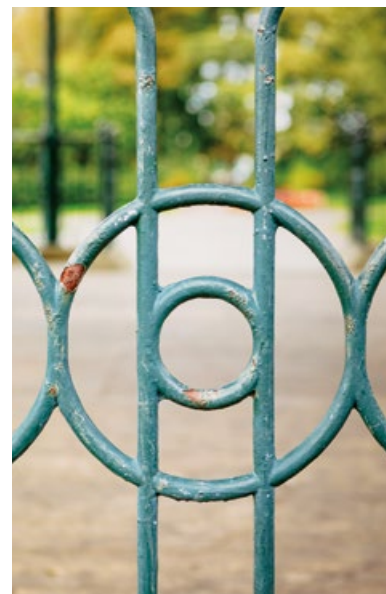




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

A little over a mile from the A692 and one and a half miles from the A691, Fellside Gardens is within 20 minutes' drive of Durham, and Newcastle can be reached in 35 minutes. Hourly buses between Castleside and Durham, via Consett and Lanchester, stop outside the development, and National Cycle Route 14 passes less than 600 yards to the south, providing routes to Hartlepool and Gateshead.

Shops within around ten minutes' walk include Delves Village Store, open seven days a week, Knitsley Farm Shop with its butcher, deli, bakery and café, and two food takeaways. There are Lidl and B&M stores on the edge of the village, and Consett, around 25 minutes' walk away, has a partly pedestrianised town centre with local shops, pubs, cafés and restaurants. Larger stores such as Morrisons, Aldi, Tesco Extra, B&Q and Matalan can be found around nearby Hermiston Retail Park, while the village of Lanchester, three miles away and accessible by a pleasant footpath, offers butchers, bakers and hardware stores, pubs and restaurants set in picturesque, leafy streets.

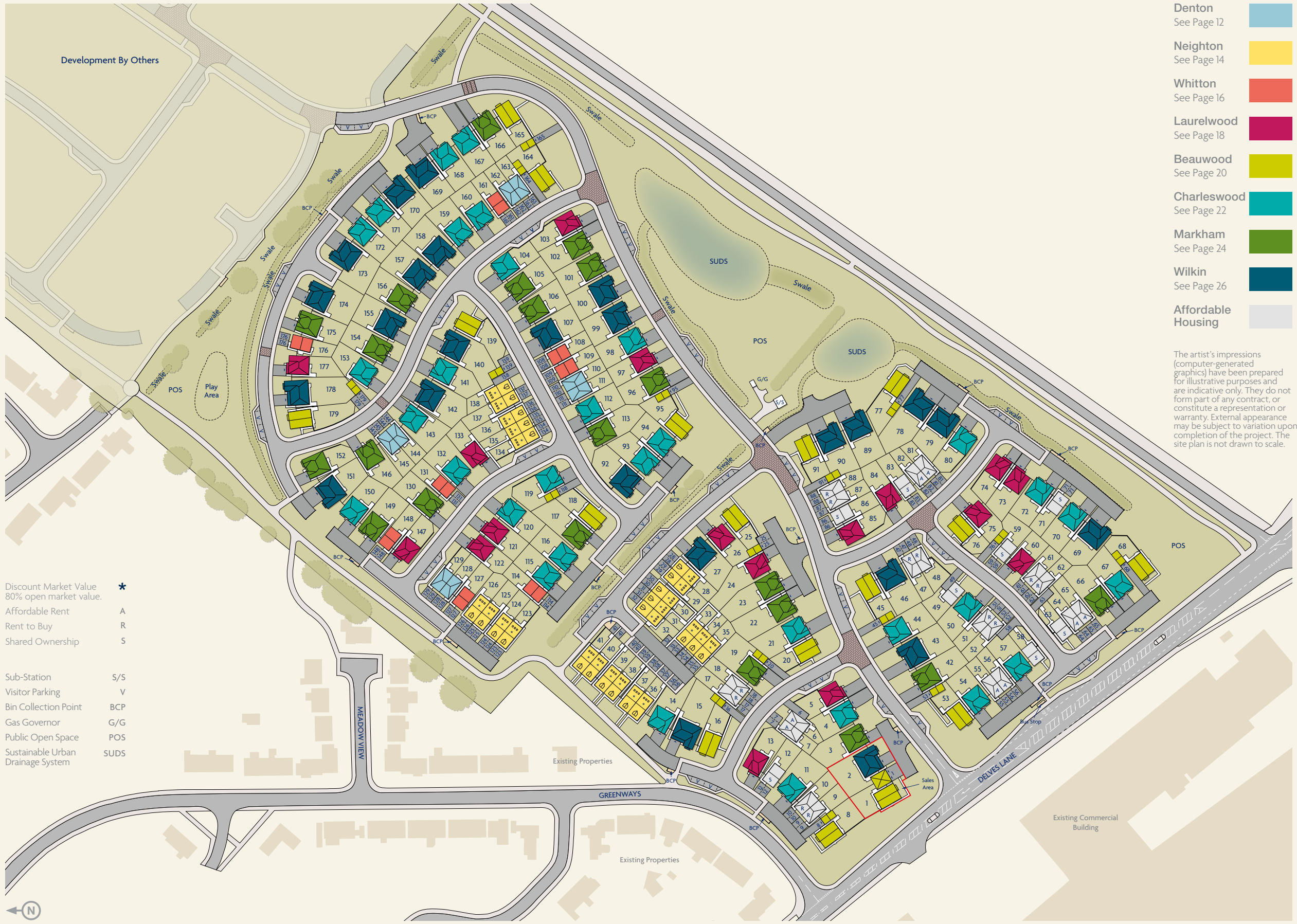


Welcome
home

Beside open countryside and woodland on the edge of Delves Lane, a pleasant village with good local amenities, and only a short walk from Consett town centre, this prestigious selection of energy efficient three, four and five bedroom homes brings an attractive new neighbourhood into a superb setting. Just 20 minutes drive from Durham and around half an hour from Newcastle, it offers a delightful blend of community and tranquillity. Welcome to Fellside Gardens...

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.





- Denton**
See Page 12
- Neighton**
See Page 14
- Whitton**
See Page 16
- Laurelwood**
See Page 18
- Beauwood**
See Page 20
- Charleswood**
See Page 22
- Markham**
See Page 24
- Wilkin**
See Page 26
- Affordable Housing**

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- Discount Market Value 80% open market value. *
- Affordable Rent A
- Rent to Buy R
- Shared Ownership S
- Sub-Station S/S
- Visitor Parking V
- Bin Collection Point BCP
- Gas Governor G/G
- Public Open Space POS
- Sustainable Urban Drainage System SUDS

Denton

Overview
French doors add a fresh, open appeal to a welcoming, light-filled kitchen and dining room that features a separate laundry area adjoining a WC. With three bedrooms, a family bathroom and generous storage space upstairs, there is the option of creating an impressive home office.

Ground Floor	First Floor
Lounge 3.58m x 4.45m 11'9" x 14'8"	Principal Bedroom 4.53m x 2.71m 14'10" x 8'11"
Kitchen/Dining 3.35m x 4.74m 11'0" x 15'7"	Bedroom 2 2.15m x 4.38m 7'1" x 14'5"
Laundry 1.08m x 2.99m 3'7" x 9'10"	Bedroom 3 2.28m x 3.34m 7'6" x 11'0"
WC 1.08m x 1.65m 3'7" x 5'5"	Bathroom 1.92m x 2.00m 6'4" x 6'7"

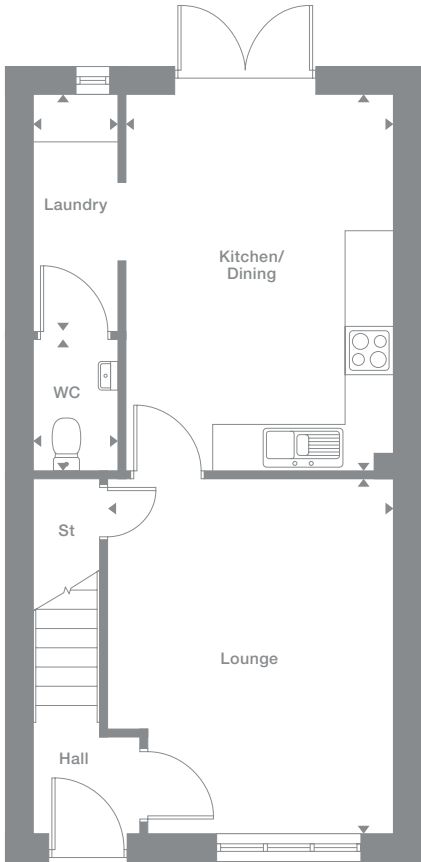
Floor Space
907 sq ft

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

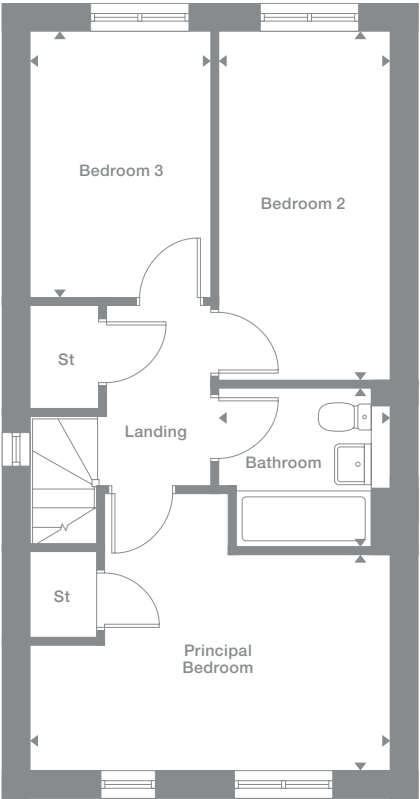
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



your home
your choice...

Neighton

Overview
The long hallway leads past the family bathroom into a light, airy open-plan living area incorporating french doors, creating a wonderfully adaptable space for relaxed socialising. Upstairs, two of the three bedrooms share a dual-access en-suite shower room, and one has a charming dormer window.

Ground Floor	First Floor
Living/Kitchen/Dining 4.36m x 4.93m 14'4" x 16'2"	Bedroom 2 2.97m x 4.93m 9'9" x 16'2"
Principal Bedroom 4.04m x 3.32m 13'3" x 10'11"	Bedroom 3 2.86m x 4.93m 9'5" x 16'2"
Bathroom 2.60m x 2.21m 8'6" x 7'3"	En-Suite 1.52m x 2.27m 5'0" x 7'6"

Floor Space
930 sq ft

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

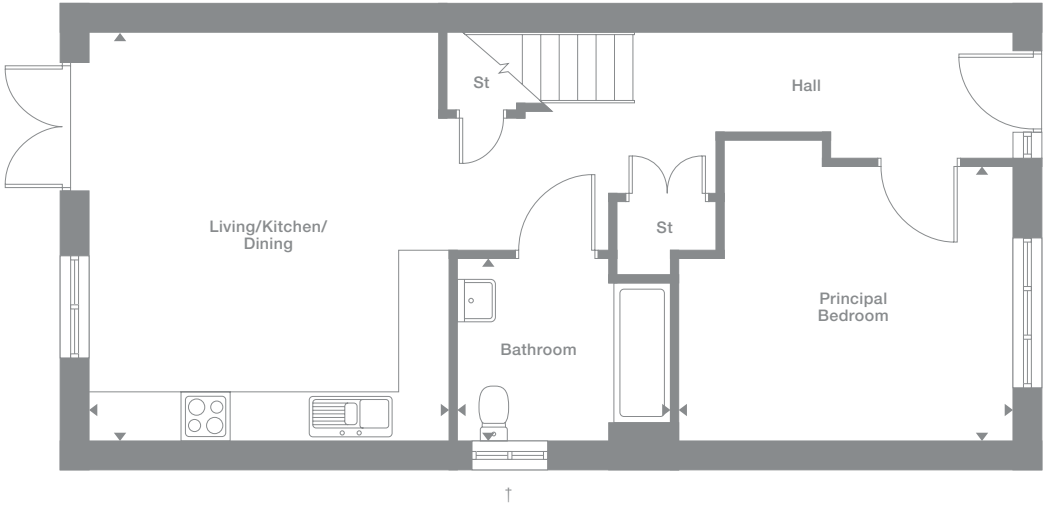
Denotes 1,800mm height ceiling line

↑ Windows only applicable to some plots. Please see Development Sales Manager for details

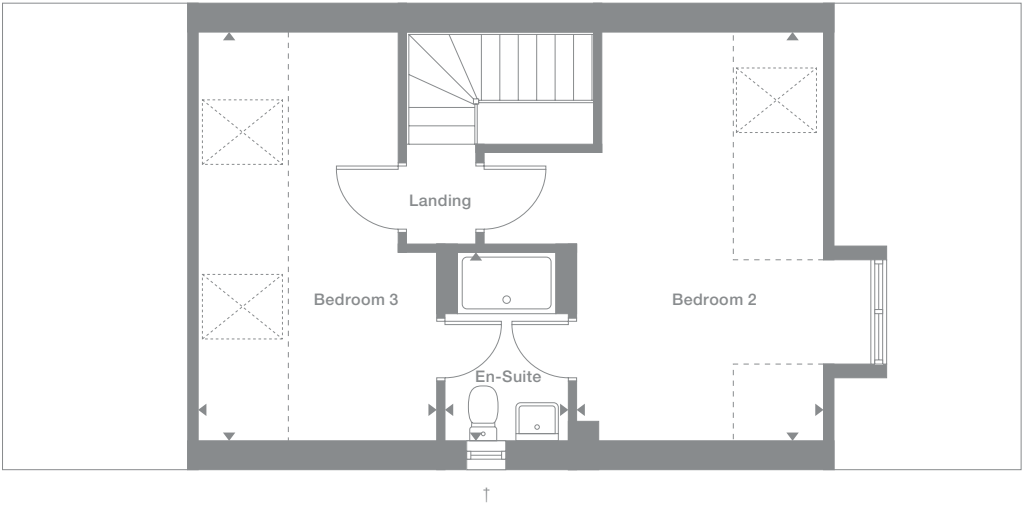
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview
The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

Ground Floor	First Floor
Lounge 2.96m x 4.73m 9'9" x 15'6"	Principal Bedroom 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 11'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

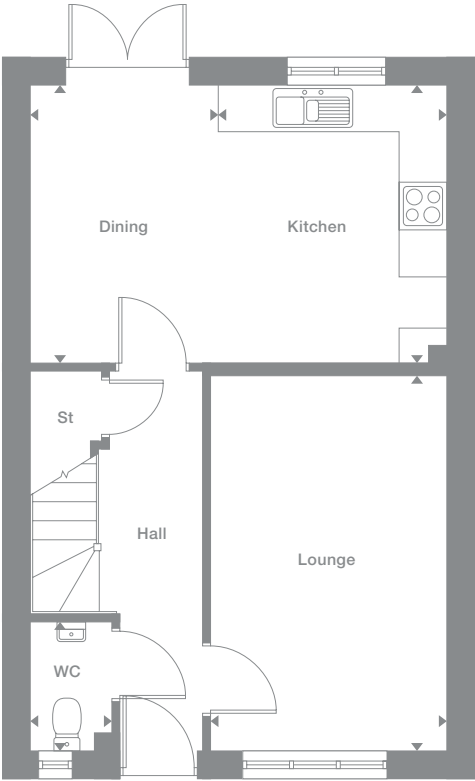
Floor Space
947 sq ft

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

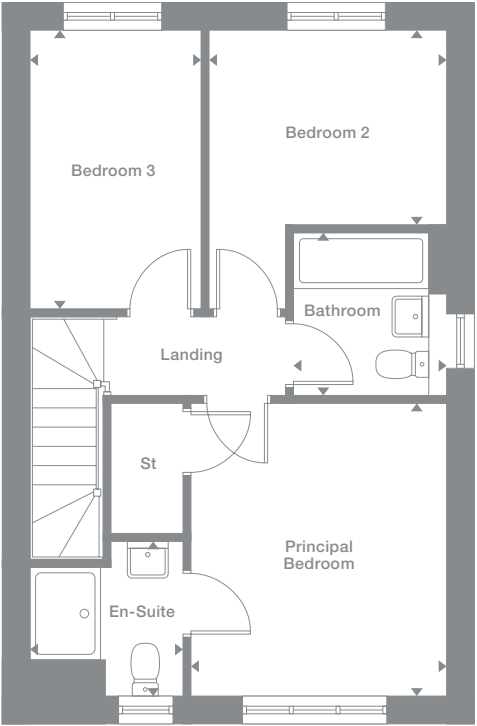
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Laurelwood

Overview
The lounge shares the ground floor with a bright kitchen and dining area featuring french doors opening to the garden. The downstairs WC is accessed via a self contained laundry room, while upstairs there are four bedrooms, one of them en-suite, and a family bathroom.

Ground Floor	First Floor
Lounge 3.27m x 4.82m 10'9" x 15'10"	Principal Bedroom 4.27m x 3.00m 14'0" x 9'10"
Kitchen 2.95m x 3.26m 9'8" x 10'9"	En-Suite 1.83m x 2.27m 6'0" x 7'5"
Laundry 1.75m x 1.76m 5'9" x 5'9"	Bedroom 2 3.70m x 2.82m 12'2" x 9'3"
Dining 2.69m x 3.26m 8'10" x 10'9"	Bedroom 3 3.13m x 2.61m 10'3" x 8'7"
WC 1.75m x 1.41m 5'9" x 4'8"	Bedroom 4 3.70m x 2.82m 12'2" x 9'3"
	Bathroom 1.70m x 2.09m 5'7" x 6'10"

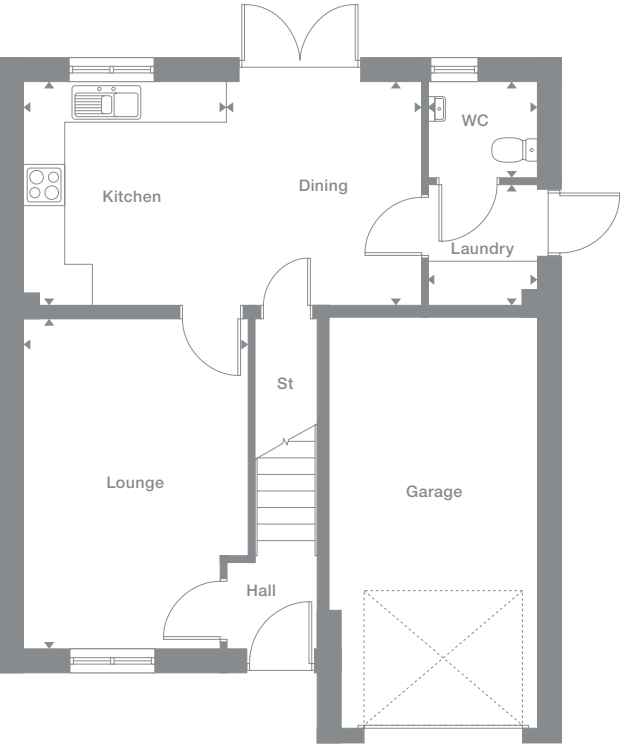
Floor Space
1,144 sq ft

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

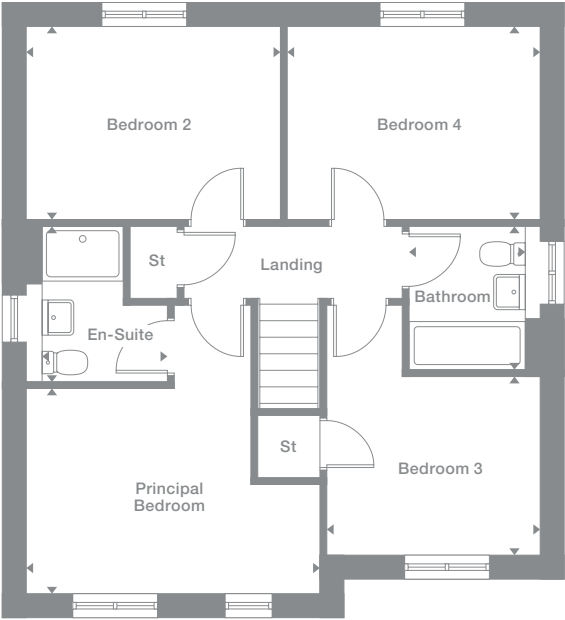
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

- Lounge**
4.10m x 4.09m
13'5" x 13'5"
- Kitchen**
3.48m x 3.96m
11'5" x 13'0"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Dining**
3.48m x 2.83m
11'5" x 9'4"
- Study/Family**
3.42m x 2.61m
11'3" x 8'7"
- WC**
1.07m x 1.55m
3'6" x 5'1"

First Floor

- Principal Bedroom**
3.53m x 3.41m
11'7" x 11'2"
- En-Suite**
2.04m x 1.76m
6'8" x 5'9"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.42m x 3.39m
8'0" x 11'2"
- Bedroom 4**
3.56m x 3.28m
11'8" x 10'9"
- Bathroom**
3.14m x 1.70m
10'4" x 5'7"

Floor Space

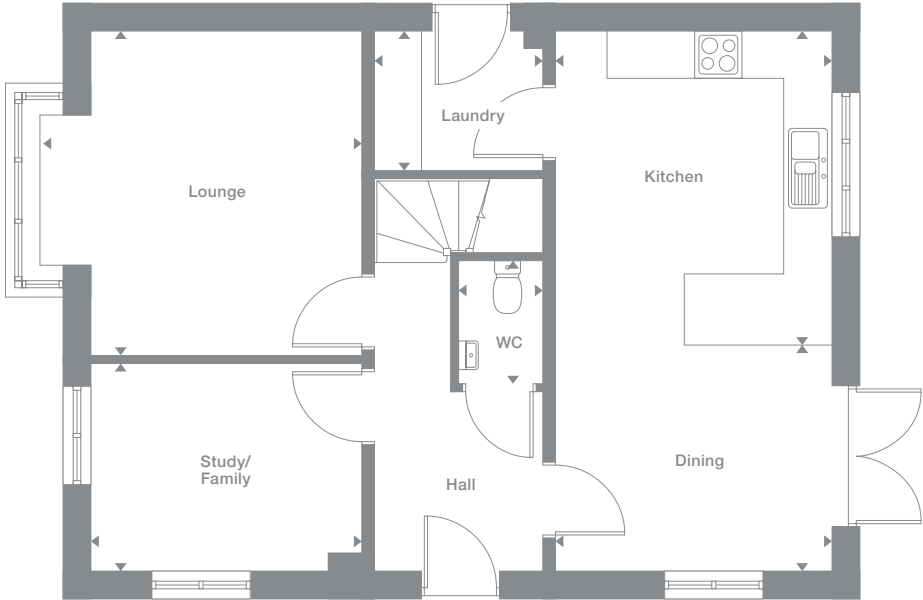
1,379 sq ft

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

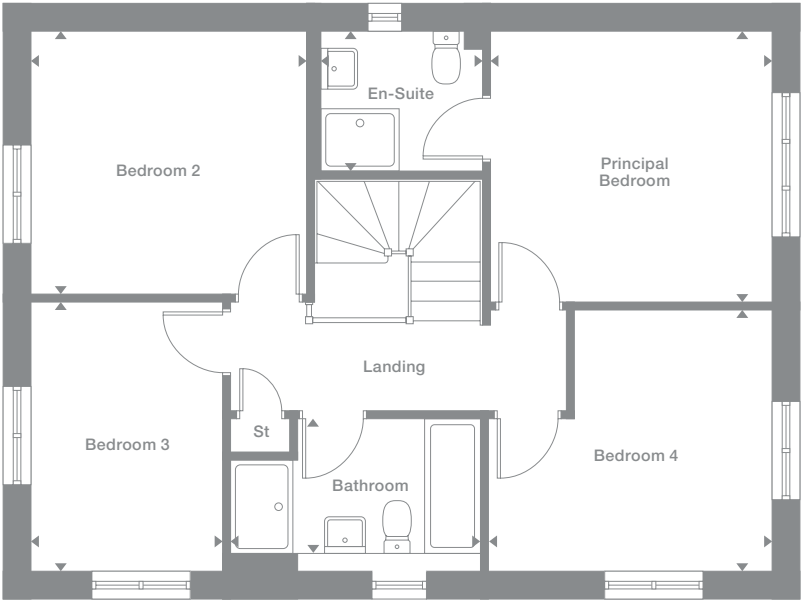
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Ground Floor



First Floor



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Charleswood

Overview

From the striking bay-windowed lounge to the four bedrooms, one a sumptuous en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

Ground Floor

- Lounge
3.17m x 4.58m
10'5" x 15'0"
- Kitchen
3.16m x 2.86m
10'5" x 9'5"
- Laundry
1.85m x 1.50m
6'1" x 4'11"
- Dining
2.08m x 2.86m
6'10" x 9'5"
- Family
3.14m x 2.86m
10'4" x 9'5"
- WC
1.80m x 1.50m
5'11" x 4'11"

First Floor

- Principal Bedroom
5.11m x 3.03m
16'9" x 9'11"
- En-Suite
2.57m x 1.43m
8'5" x 4'8"
- Dressing
1.87m x 1.35m
6'1" x 4'5"
- Bedroom 2
3.17m x 3.52m
10'5" x 11'7"
- Bedroom 3
4.52m x 2.55m
14'10" x 8'5"
- Bedroom 4
3.77m x 2.96m
12'4" x 9'9"
- Bathroom
1.83m x 2.22m
6'0" x 7'4"

Floor Space

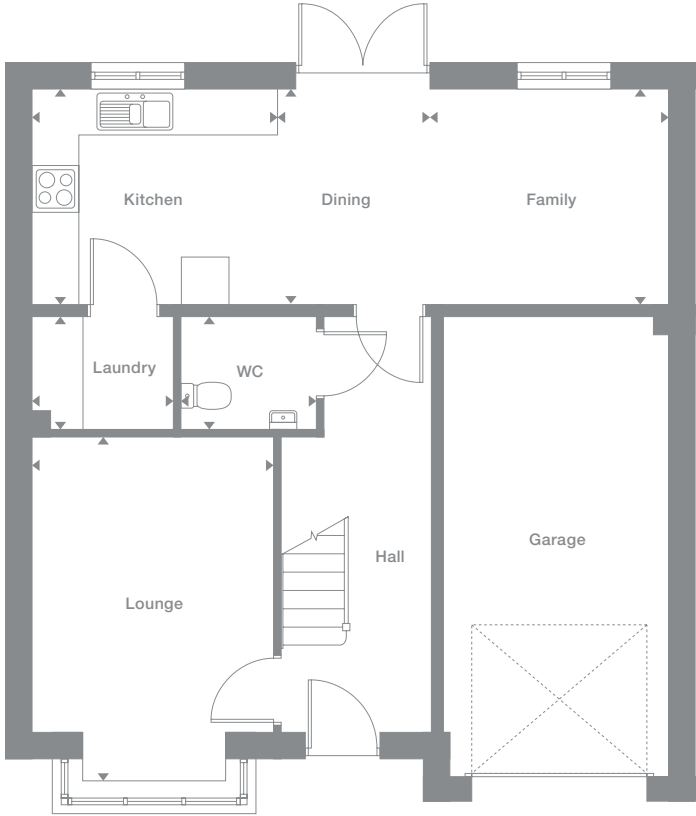
1,378 sq ft

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

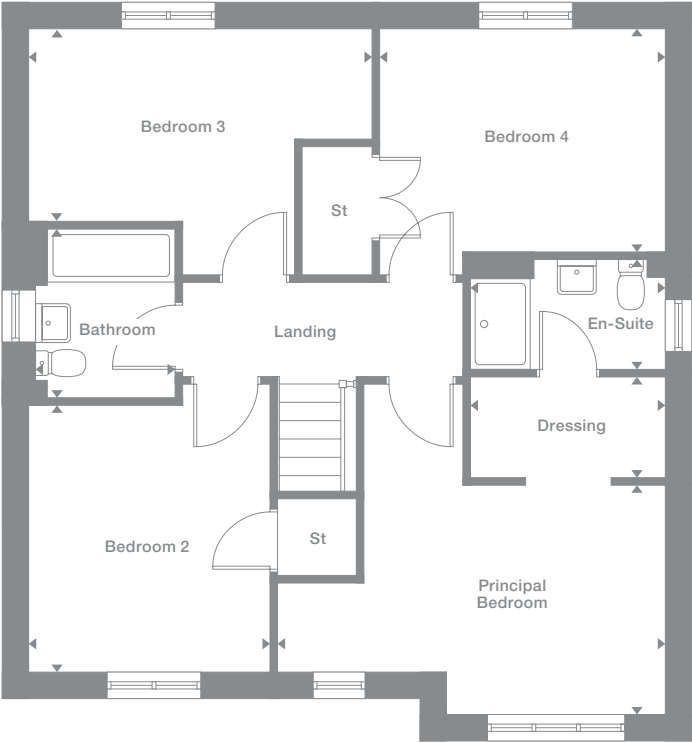
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Ground Floor



First Floor



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Markham

Overview
Twin windows and french doors fill the kitchen, dining and family room with light, complementing a bright bay-windowed lounge. There is a laundry and a downstairs WC, the bathroom includes separate shower, two of the four bedrooms are en-suite and one has a dressing area.

Ground Floor	First Floor
Lounge 3.25m x 5.08m 10'8" x 16'8"	Principal Bedroom 4.75m x 3.01m 15'7" x 9'11"
Kitchen 3.15m x 3.38m 10'4" x 11'1"	En-Suite 1 2.89m x 1.18m 9'6" x 3'10"
Laundry 2.27m x 1.40m 7'6" x 4'7"	Dressing 2.89m x 1.62m 9'6" x 5'4"
Dining 2.21m x 3.38m 7'3" x 11'1"	Bedroom 2 3.66m x 2.61m 12'0" x 8'7"
Family 3.14m x 3.26m 10'4" x 10'9"	En-Suite 2 1.11m x 2.27m 3'8" x 7'6"
WC 1.80m x 1.40m 5'11" x 4'7"	Bedroom 3 2.82m x 4.32m 9'3" x 14'2"
	Bedroom 4 3.16m x 3.29m 10'5" x 10'10"
	Bathroom 2.31m x 3.06m 7'7" x 10'1"

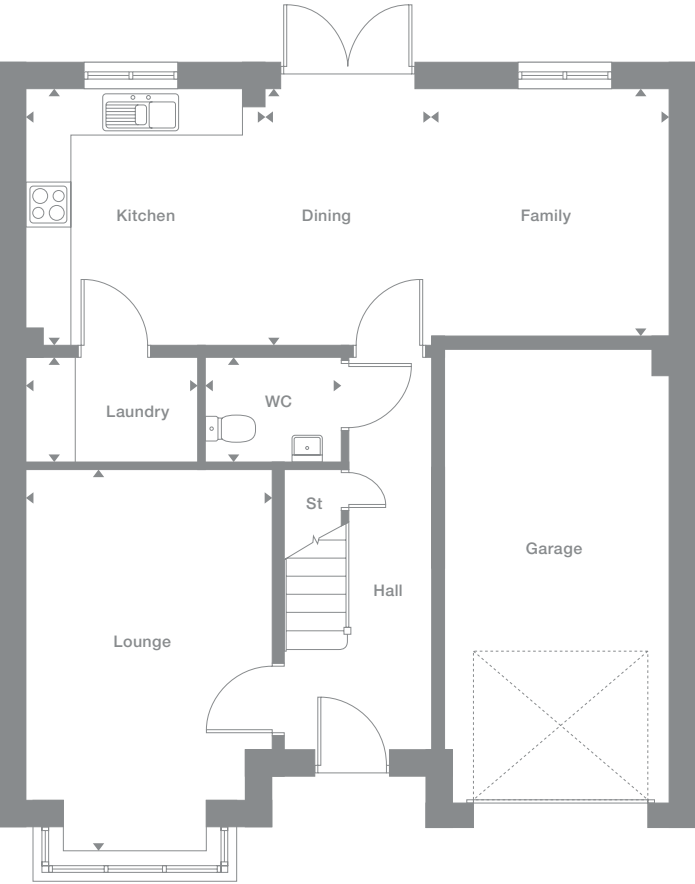
Floor Space
1,492 sq ft

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

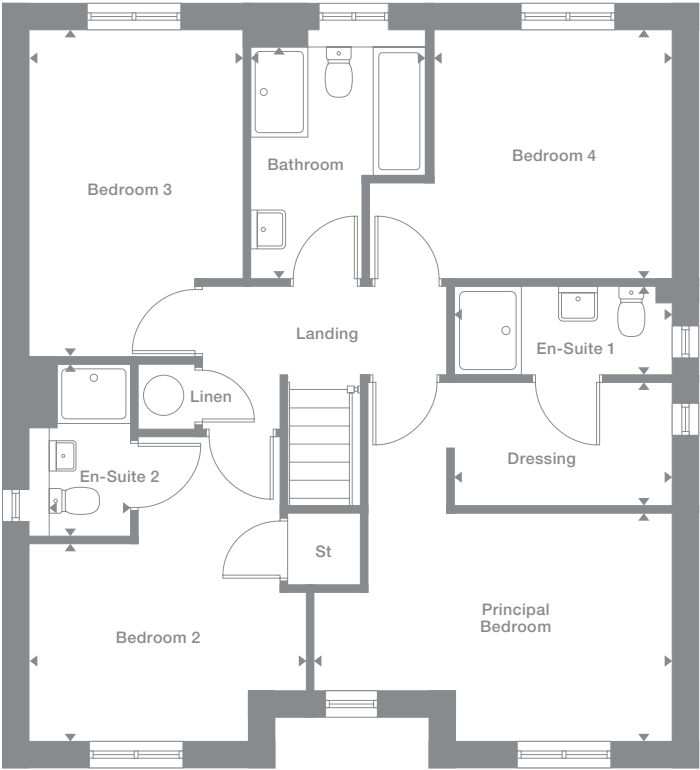
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



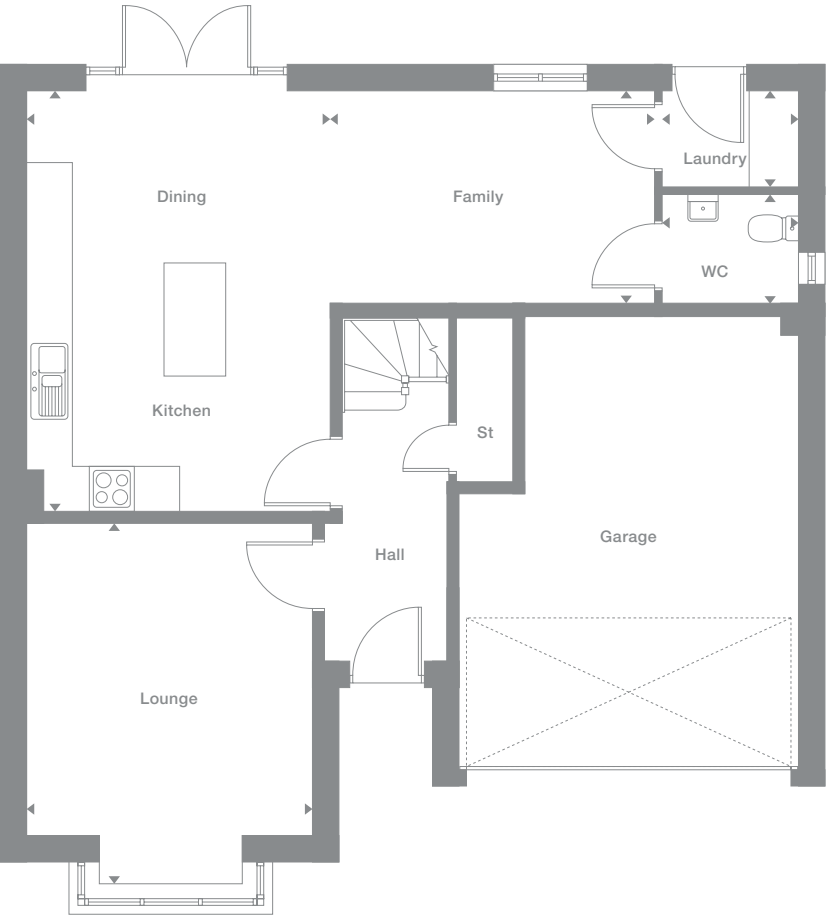
First Floor



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Overview
A bay window lights the lounge, and french doors enhance the L-shaped family kitchen and dining room. The gallery landing leads to five bedrooms, and a bathroom with separate shower complements the downstairs WC. Premium features include a laundry, two en-suites and a dressing room.

Ground Floor



Ground Floor	First Floor
Lounge 3.78m x 4.78m 12'5" x 15'8"	Principal Bedroom 3.78m x 3.12m 12'5" x 10'3"
Kitchen/Dining 4.01m x 5.56m 13'2" x 9'0"	En-Suite 1 2.46m x 1.18m 8'1" x 3'10"
Laundry 1.80m x 1.27m 5'11" x 4'2"	Dressing 1.67m x 2.17m 5'6" x 7'2"
Family 4.29m x 2.81m 14'1" x 9'3"	Bedroom 2 3.03m x 3.65m 9'11" x 12'0"
WC 1.80m x 1.45m 5'11" x 4'9"	En-Suite 2 1.96m x 1.51m 6'5" x 4'11"
	Bedroom 3 3.96m x 2.91m 13'0" x 9'7"
	Bedroom 4 2.99m x 2.91m 9'10" x 9'7"
	Bedroom 5 4.24m x 2.47m 13'11" x 8'1"
	Bathroom 2.67m x 1.95m 8'9" x 6'5"

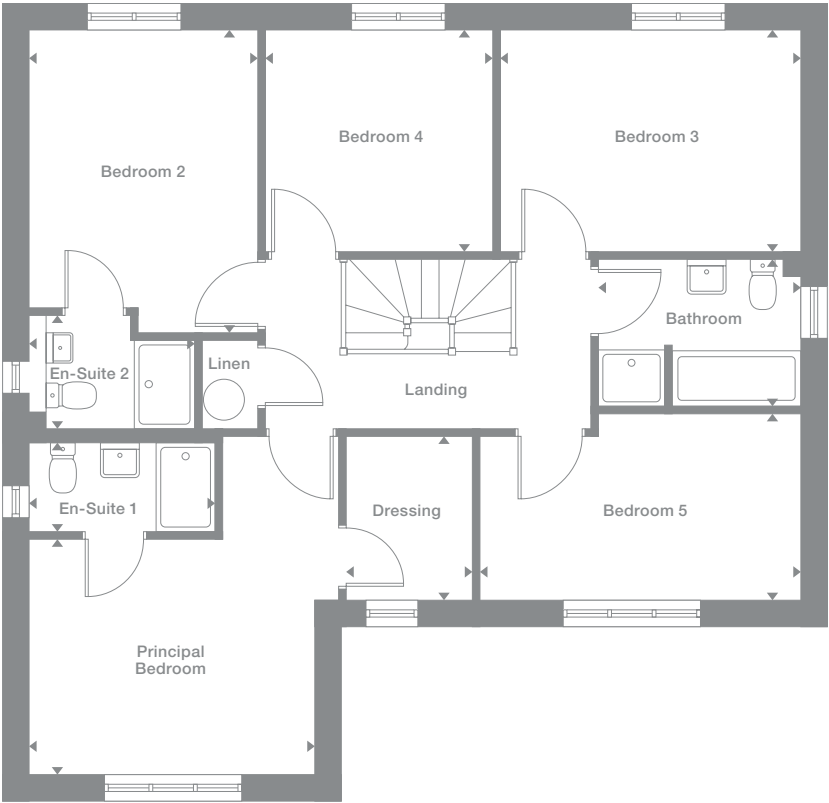
Floor Space
1,640 sq ft

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

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First Floor



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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.

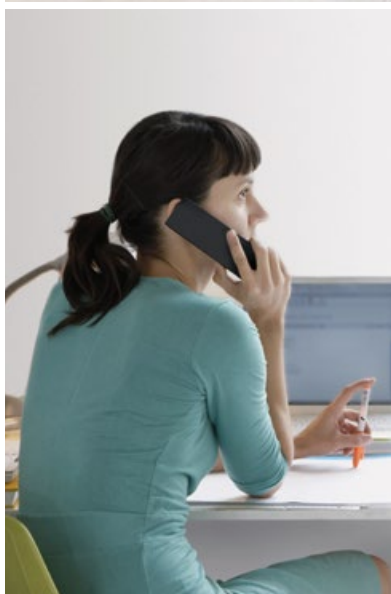
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access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



Delves Lane Village Hall provides a focal point for community activities including children's and babies' groups and fitness classes, and local pubs include the Travellers Rest, on the edge of the village, and the Grey Horse in Consett, which hosts live entertainments including comedy nights. The Empire Theatre and Cinema presents films and live shows, from music and dance to pantomimes. Consett Leisure Centre has a well-equipped gym and two swimming pools, and Consett and District Golf Club, with its mature 18-hole parkland course, lies around two miles to the north. Among the more unusual activities, Knitsley Motocross track is approximately two miles away.

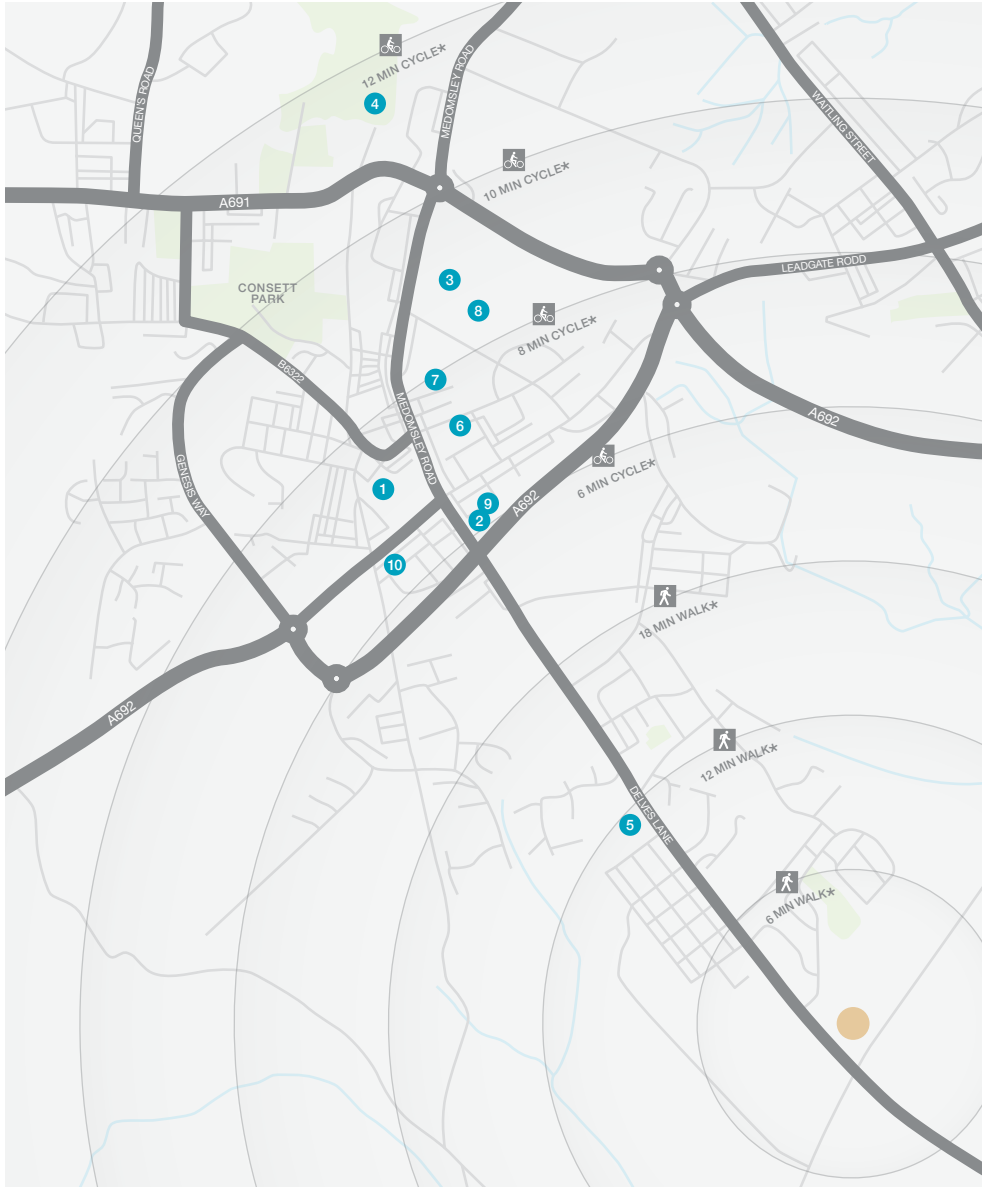
The area contains a network of pathways, including wooded riverside trails, and many green areas ranging from the woodlands that edge of the development to the extensive The Heaps Country Park. The North Pennines AONB, which incorporates a Sailing Club and Waterside Park at Derwent Reservoir, is just three and a half miles away.

Delves Lane Primary School is ten minutes' walk from the development. Schools in Consett include an Infant School and Nursery, St Patrick's RC primary school, and Consett Academy, which has sixth form provision. School buses stop just outside Fellside Gardens. Consett Medical Centre, a large general practice with an adjacent Boots pharmacy, and the nearest dental surgery, mydentist, can both be reached on foot within around 25 minutes.



Useful
Contacts

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 Consett Post Office
40 Middle Street
01207 509 501
- 2 Boots Pharmacy
Station Road
01207 502 535
- 3 Consett Leisure Centre
Medomsley Road
03000 262 499
- 4 Consett and District Golf Club
Elmfield Road
01207 505 560
- 5 Delves Lane Primary School
Delves Lane
01207 503 984
- 6 Consett Infant and Nursery Unit
Teasdale Street
01207 504 464
- 7 St Patrick's RC Primary School
Stanley Street
01207 503 982
- 8 Consett Academy
Ashdale Road
01207 507 001
- 9 Consett Medical Centre
Station Road
01207 583 400
- 10 Mydentist
6 Front Street
01207 503 020

* 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
- 2.5km = 6 to 10 mins cycle
- 3.0km = 7 to 12 mins cycle
- 3.5km = 8 to 14 mins cycle



How to find us

For development opening times please refer to millerhomes.co.uk or call 03308 288 903

From Newcastle
Cross Redheugh Bridge and follow signs for Consett via the A184. One mile on, join the A1 southbound and stay in the left lane to leave at the next exit and join the A692. Follow the A692 for nine and a half miles, then at a roundabout take the first exit to join the A691 for Durham. Half a mile on, turn right into an un-signposted road then immediately turn left then right. Carry on down a lane to the T-junction. Turn right, and Fellside Gardens is on the right.

From Durham
Leave Durham by Framwellgate and follow the A691 for nine and a half miles, passing through Lanchester. Six hundred yards after passing ESP Green Farm on the left, turn left for Delves Lane and Knitsley Mill Trout Fishery. One and a half miles on, just beyond another sign for the Trout Fishery, Fellside Gardens is on the right.

Sat Nav: DH8 7DD

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:
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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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