



**Hartside View  
Hartlepool**

**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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Discount Market Value Plots: \*  
80% open market value. Please speak to Development Sales Manager regarding criteria

- Public Open Space POS
- Electrical Sub Station S/S
- Bin Collection Point BCP
- Pumping Station P/S
- Sustainable Urban Drainage System SUDS
- Water Easement

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.

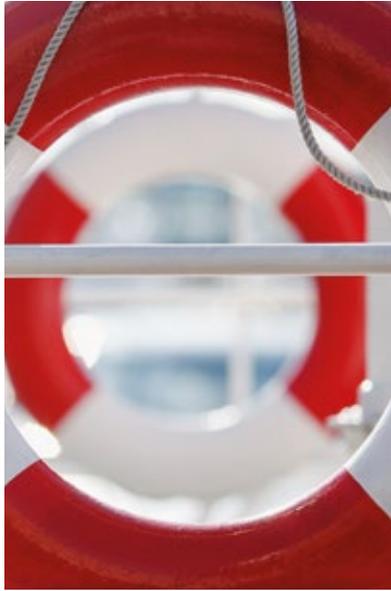


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Set in pleasant green surroundings, Hartside View is within around 25 minutes' drive of Durham, Sunderland and Middlesbrough, and 40 minutes from central Newcastle. Hourly trains from Hartlepool run to Sunderland, Newcastle and Middlesbrough, with additional direct services to Whitby, York and London Kings Cross. Buses into the town centre, running every ten minutes, stop around 600 yards away.

There is a Sainsbury supermarket and a convenient pharmacy just yards away, complemented by a convenience store and an off licence in Clavering Road, and a precinct at King Oswy Drive with a post office, a bakery, a family butcher, a greengrocer and convenience stores. There are also several food takeaways in the area. In the town centre, the large Middleton Grange mall and the shops and restaurants of Hartlepool Marina's three separate retail parks share space with a weekly outdoor antique and bric-a-brac market and a monthly farmers' market.



On the edge of Hartlepool, close to shops and open countryside and ten minutes walk from the delightful village of Hart, this beautiful neighbourhood of energy efficient three, four and five bedroom homes offers the best of all worlds. Just three miles from the town centre and two from superb waterfront attractions, with the A19 providing easy access to Middlesbrough and Tyneside, it combines convenience with a real sense of place. Welcome to Hartside View...

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# Dayton

**Overview**  
 With an integrated staircase discreetly set into a recess, the lounge combines a contemporary, open appeal with a welcoming and comfortable ambience. The kitchen features a bright dining area with french doors and, upstairs, the third bedroom could be transformed into a practical home office.

- Ground Floor**
- Lounge**  
3.56m x 4.41m  
11'8" x 14'6"
- Kitchen**  
2.45m x 3.06m  
8'1" x 10'0"
- Dining**  
2.08m x 2.43m  
6'10" x 8'0"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"
- First Floor**
- Principal Bedroom**  
2.54m x 3.87m  
8'4" x 12'8"
- Bedroom 2**  
2.54m x 3.60m  
8'4" x 11'0"
- Bedroom 3**  
1.90m x 2.43m  
6'3" x 8'0"
- Bathroom**  
1.90m x 1.70m  
6'3" x 5'7"

**Floor Space**  
740 sq ft

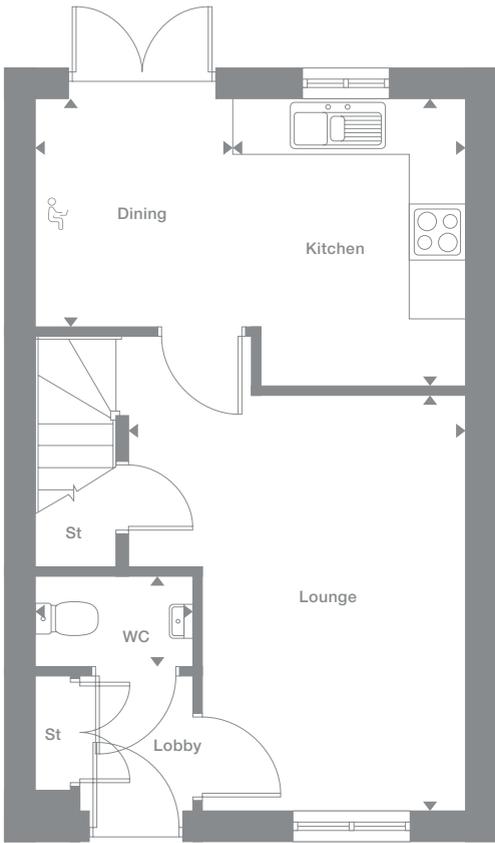
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† window not applicable to plot 360

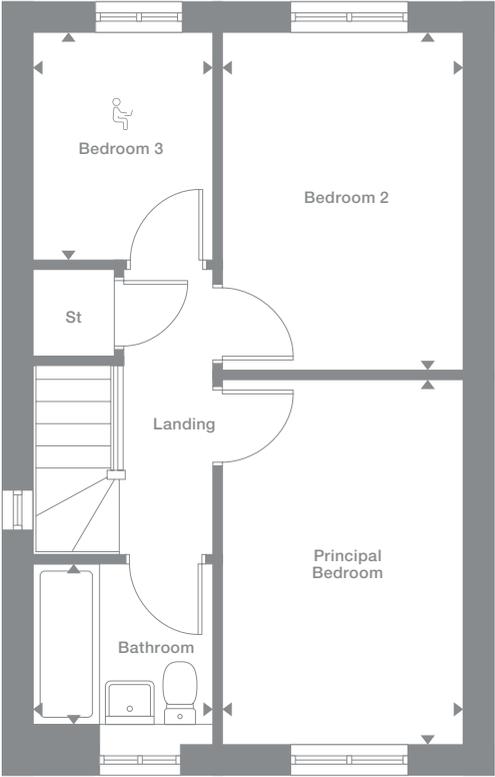
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Overton

**Overview**  
 With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

- Ground Floor**
- Lounge**  
3.56m x 4.49m  
11'8" x 14'9"
- Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"
- Laundry**  
1.08m x 1.96m  
3'7" x 6'5"
- WC**  
1.08m x 1.78m  
3'7" x 5'10"
- First Floor**
- Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"
- En-Suite**  
1.18m x 2.03m  
3'10" x 6'8"
- Bedroom 2**  
2.37m x 3.26m  
7'10" x 10'8"
- Bedroom 3**  
2.04m x 2.17m  
6'8" x 7'2"
- Bathroom**  
2.37m x 1.69m  
7'10" x 5'7"

**Floor Space**  
 819 sq ft

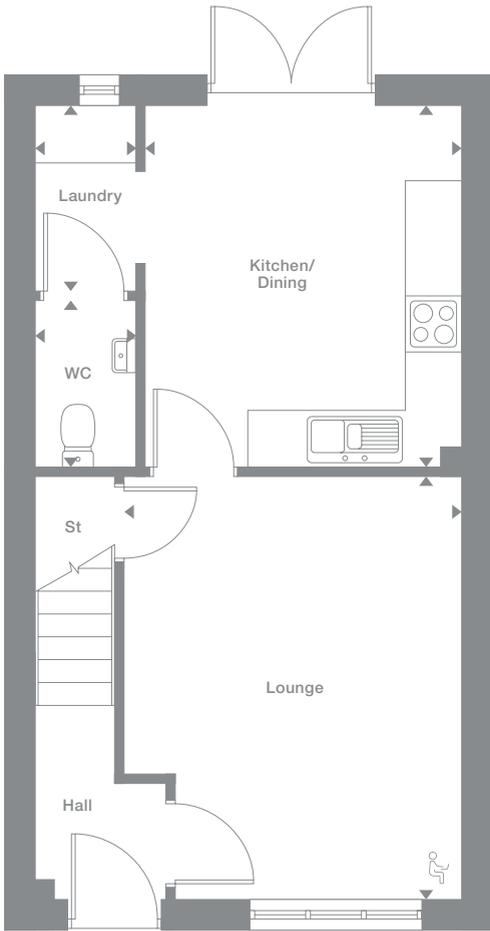
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window only on certain plots

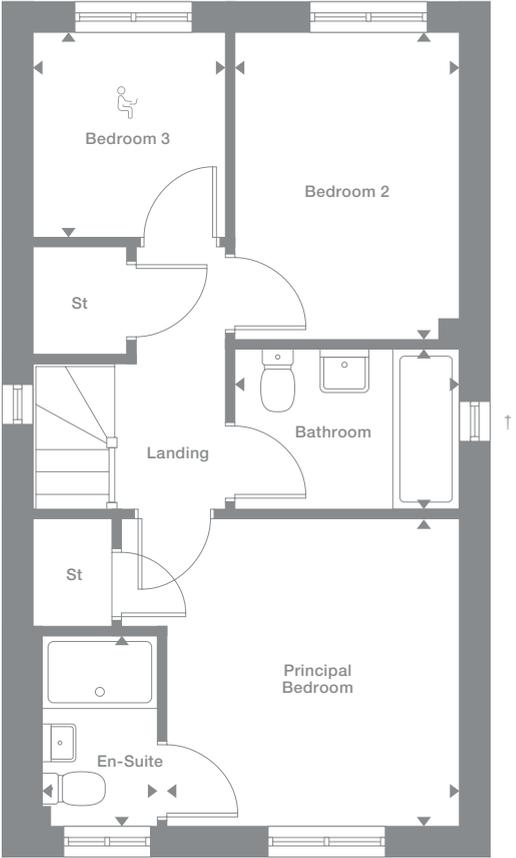
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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# Masterton

**Overview**

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

**Ground Floor**

**Lounge**  
2.89m x 4.37m  
9'6" x 14'4"

**Kitchen/Dining**  
3.88m x 3.10m  
12'9" x 10'2"

**WC**  
1.07m x 1.51m  
3'6" x 4'11"

**First Floor**

**Bedroom 2**  
3.88m x 2.78m  
12'9" x 9'2"

**Bedroom 3**  
1.88m x 2.56m  
6'2" x 8'5"

**Bathroom**  
1.69m x 2.03m  
5'7" x 6'8"

**Second Floor**

**Principal Bedroom**  
2.84m x 2.74m  
to 1.500m H.L.  
9'4" x 9'0"

**En-Suite**  
2.19m x 1.60m  
to 1.500m H.L.  
7'2" x 5'3"

**Floor Space**

831 sq ft

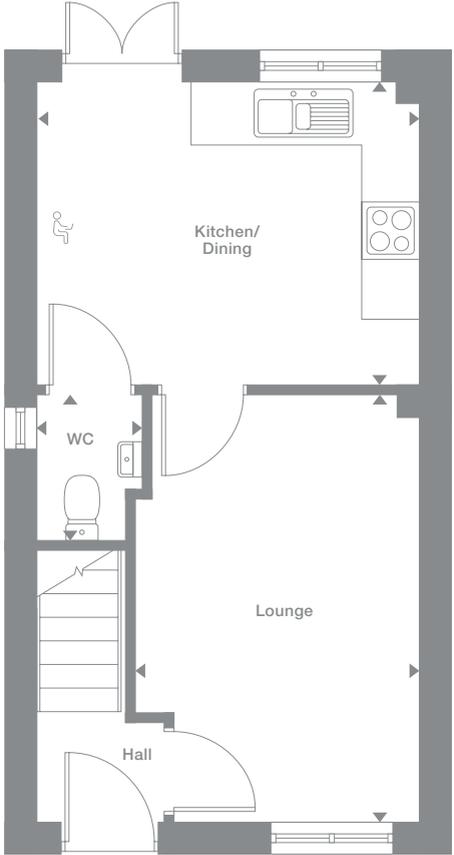
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window only on certain plots

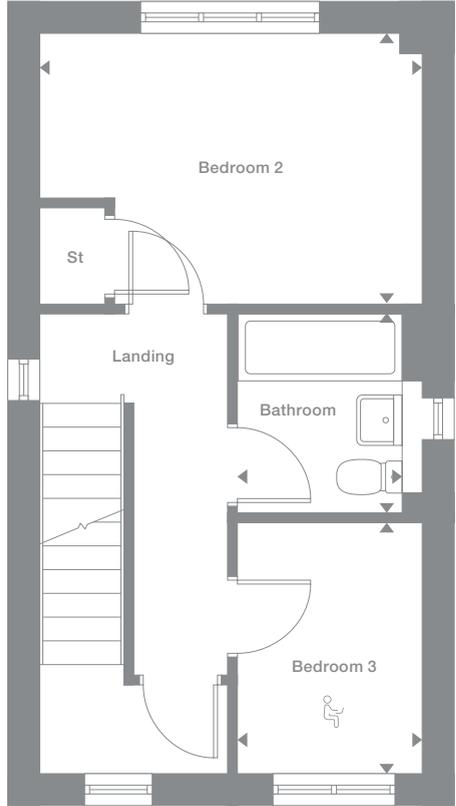
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



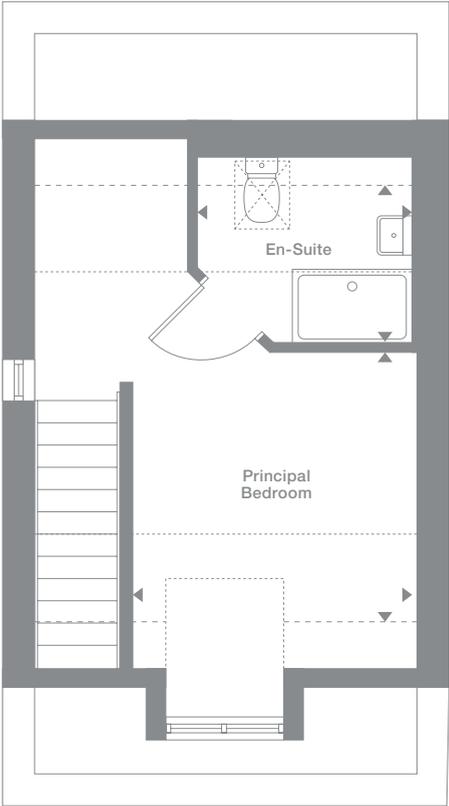
**Ground Floor**



**First Floor**



**Second Floor**



Office space area

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..... Denotes full height ceiling line  
 ---- Denotes 1,500m height ceiling line

# Elderwood

**Overview**

A welcoming lounge complements the beautifully planned kitchen and dining room, where french doors open to the garden and a convenient laundry has been thoughtfully added. The en-suite master bedroom includes a superb dressing area.

**Ground Floor**

- Lounge**  
3.25m x 4.66m  
10'8" x 15'4"
- Kitchen/Dining**  
4.19m x 3.26m  
13'9" x 10'8"
- Laundry**  
1.95m x 1.92m  
6'5" x 6'4"
- WC**  
1.00m x 1.92m  
3'3" x 6'4"

**First Floor**

- Principal Bedroom**  
4.19m x 2.50m  
13'9" x 8'3"
- Dressing**  
2.04m x 1.65m  
6'8" x 5'5"
- En-Suite**  
2.04m x 1.18m  
6'8" x 3'10"
- Bedroom 2**  
3.05m x 3.73m  
10'0" x 12'3"
- Bedroom 3**  
3.11m x 2.44m  
10'2" x 8'0"
- Bedroom 4**  
1.96m x 3.58m  
6'5" x 11'9"
- Bathroom**  
2.08m x 2.22m  
6'10" x 7'4"

**Floor Space**

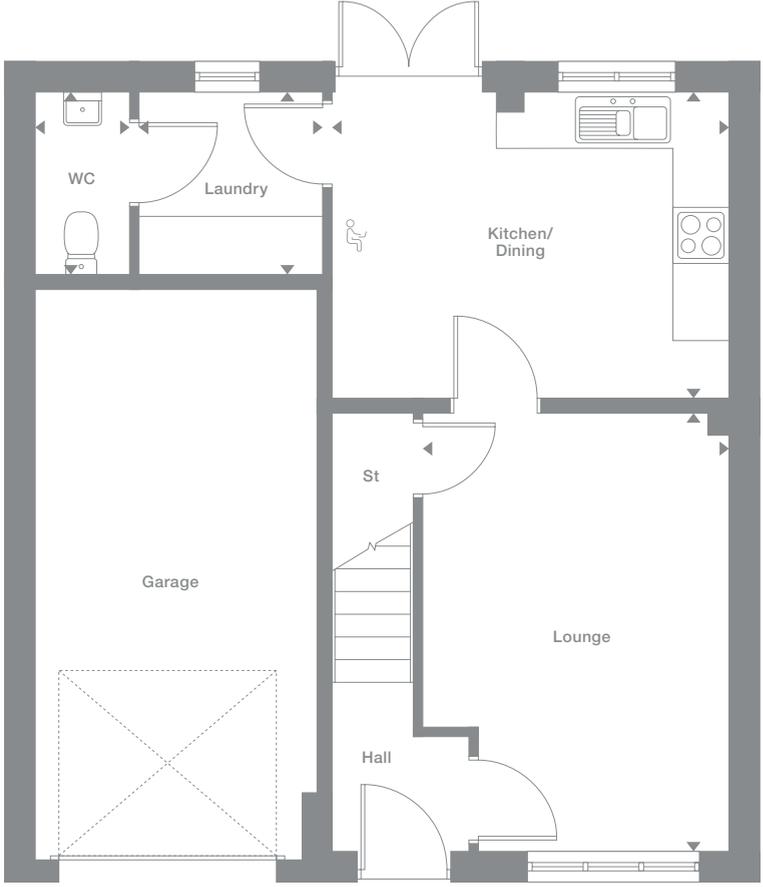
1,045 sq ft

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

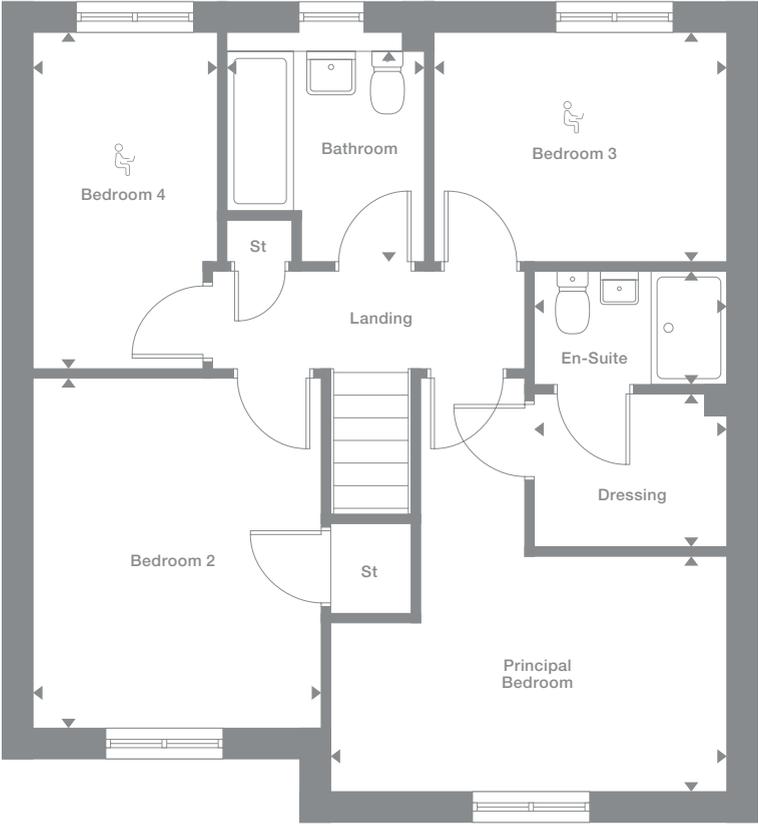
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Blackwood

**Overview**  
 Behind its elegant façade, this is an immensely prestigious family home. Sharing the ground floor with a stylish lounge, the impressive kitchen and dining room offers garden access via french doors. The many practical features include a laundry, a walk-in hall cupboard, an en-suite principal bedroom and a detached single garage.

- Ground Floor**
- Lounge**  
3.00m x 4.59m  
9'10" x 15'1"
- Kitchen/Dining/Family**  
5.55m x 3.72m  
18'3" x 12'3"
- Laundry**  
1.26m x 1.88m  
4'2" x 6'2"
- WC**  
0.95m x 1.86m  
3'1" x 6'1"
- First Floor**
- Principal Bedroom**  
2.84m x 3.88m  
9'4" x 12'9"
- En-Suite**  
2.52m x 1.18m  
8'3" x 3'10"
- Bedroom 2**  
2.61m x 3.53m  
8'7" x 11'7"
- Bedroom 3**  
2.52m x 3.13m  
8'3" x 10'4"
- Bedroom 4**  
2.93m x 2.05m  
9'8" x 6'9"
- Bathroom**  
1.70m x 2.05m  
5'7" x 6'9"

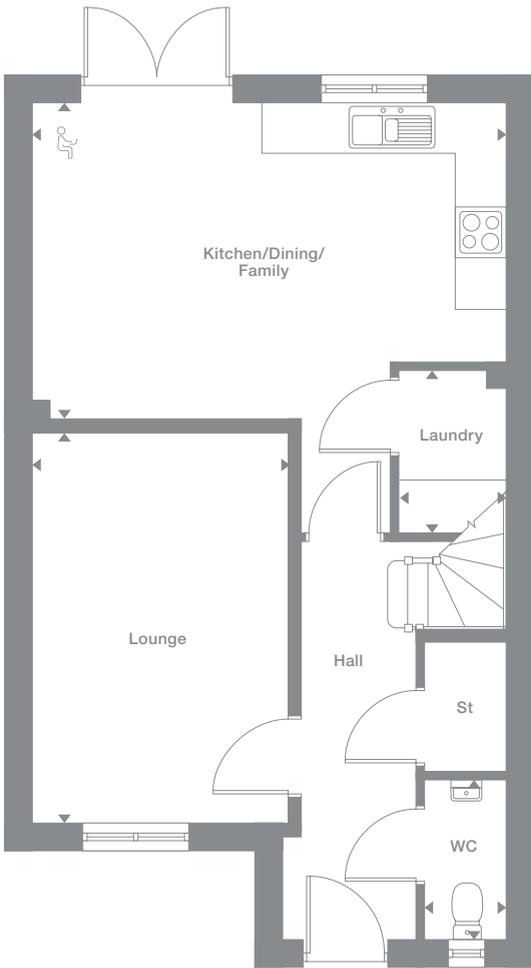
**Floor Space**  
 1,088 sq ft

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

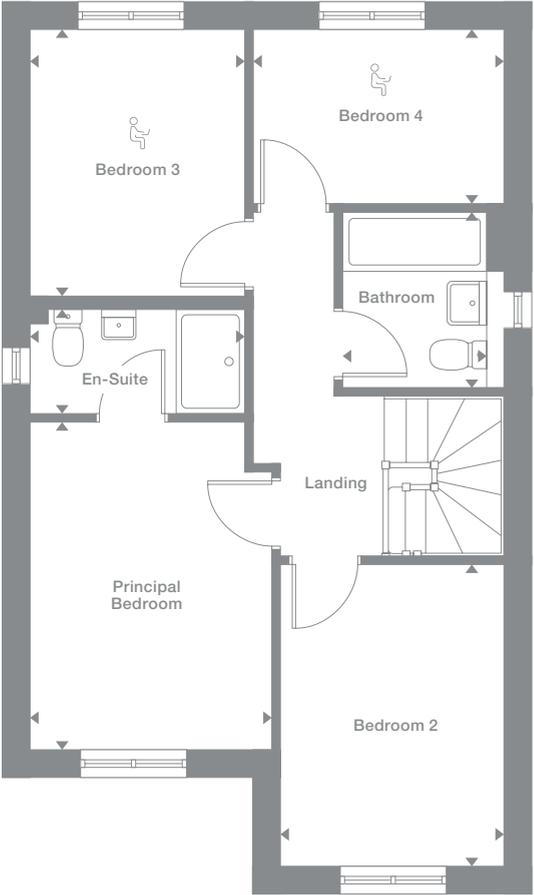
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



how will you use your new home?

Office space area

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# Hazelwood

**Overview**

The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

**Ground Floor**

- Lounge**  
3.38m x 4.86m  
111" x 1511"
- Kitchen**  
2.95m x 3.18m  
9'8" x 10'5"
- Dining**  
2.91m x 3.18m  
9'7" x 10'5"
- Laundry**  
1.60m x 2.13m  
5'3" x 7'0"
- WC**  
1.60m x 0.96m  
5'3" x 3'2"

**First Floor**

- Principal Bedroom**  
4.38m x 2.90m  
14'5" x 9'6"
- En-Suite**  
1.87m x 2.45m  
6'2" x 8'1"
- Bedroom 2**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 3**  
3.73m x 2.70m  
12'3" x 8'10"
- Bedroom 4**  
3.09m x 2.65m  
10'2" x 8'8"
- Bathroom**  
1.70m x 2.14m  
5'7" x 7'0"

**Floor Space**

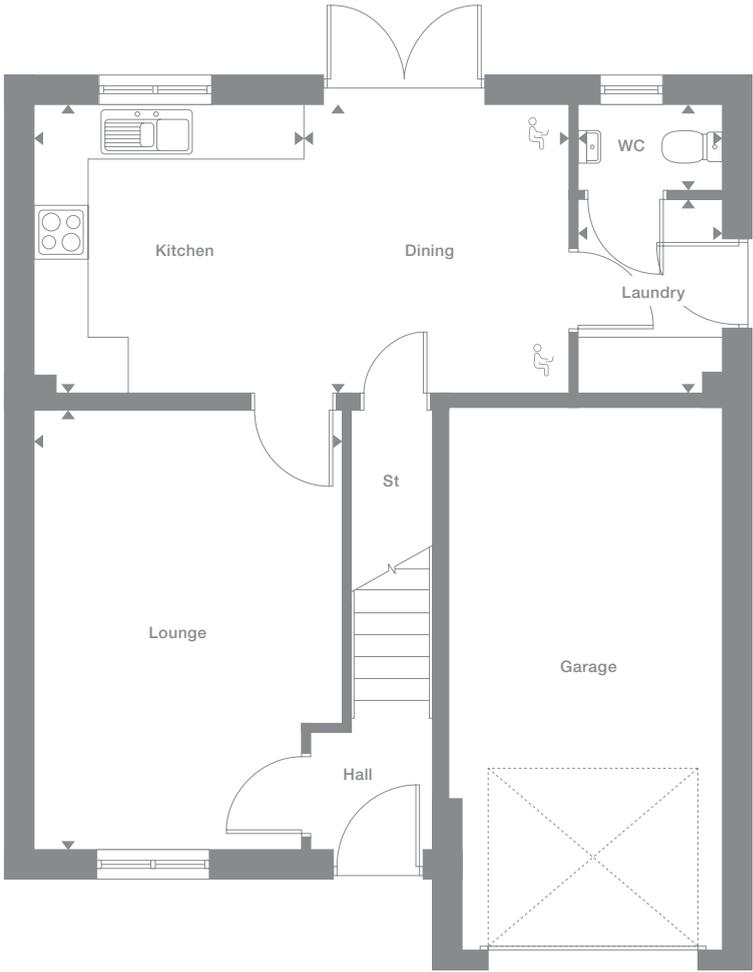
1,150 sq ft

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

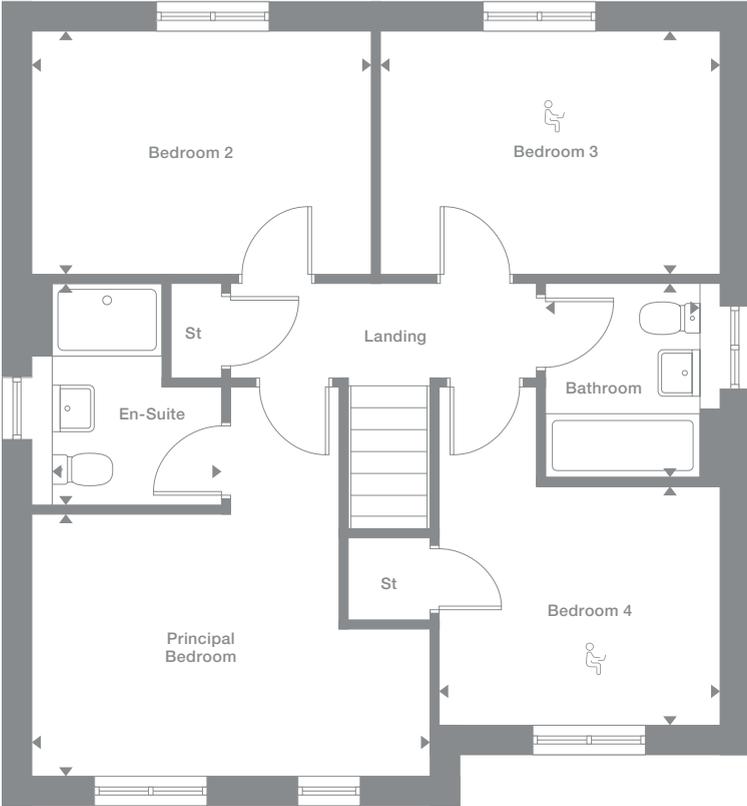
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Maplewood

**Overview**  
 Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

- Ground Floor**
- Lounge**  
2.98m x 4.72m  
9'10" x 15'6"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.76m x 1.26m  
5'9" x 4'2"
- Dining**  
2.23m x 2.68m  
7'4" x 8'10"
- Family**  
3.15m x 2.41m  
10'4" x 7'11"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"
- Garage**
- First Floor**
- Principal Bedroom**  
4.06m x 2.82m  
13'4" x 9'3"
- Dressing**  
2.63m x 1.38m  
8'8" x 4'7"
- En-Suite**  
2.63m x 1.18m  
8'8" x 3'10"
- Bedroom 2**  
2.98m x 3.82m  
9'10" x 12'6"
- Bedroom 3**  
2.54m x 4.10m  
8'4" x 13'6"
- Bedroom 4**  
3.06m x 2.91m  
10'1" x 9'7"
- Bathroom**  
2.45m x 2.91m  
8'1" x 9'7"

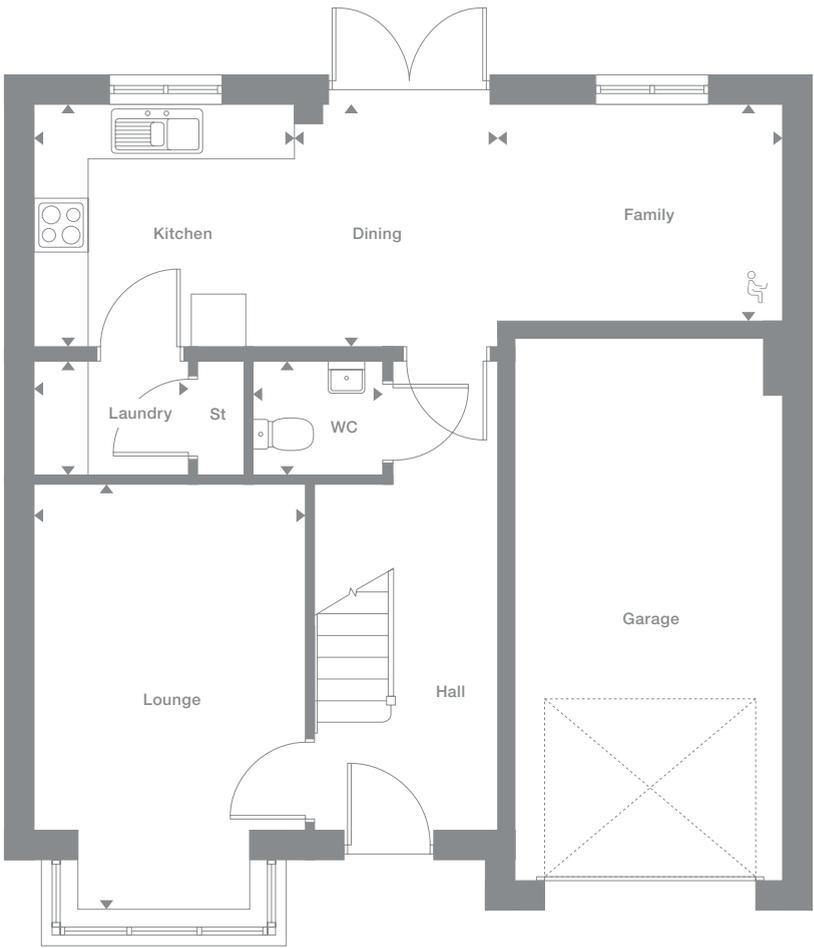
**Floor Space**  
 1,269 sq ft

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



Office space area

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# Sherwood

**Overview**  
The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

- Ground Floor**  
Lounge 3.19m x 5.04m  
10'6" x 16'7"
- Kitchen 3.22m x 3.16m  
10'7" x 10'4"
- Laundry 1.87m x 1.26m  
6'2" x 4'2"
- Dining 2.20m x 3.16m  
7'3" x 10'4"
- Family 3.15m x 2.62m  
10'4" x 8'7"
- WC 1.44m x 1.26m  
4'9" x 4'2"
- First Floor**  
Principal Bedroom 4.78m x 3.09m  
15'9" x 10'2"
- Dressing 2.80m x 1.63m  
9'2" x 5'4"
- En-Suite 1 2.80m x 1.18m  
9'2" x 3'10"
- Bedroom 2 3.69m x 3.09m  
12'2" x 10'2"
- En-Suite 2 1.98m x 2.15m  
6'6" x 7'1"
- Bedroom 3 2.74m x 3.37m  
9'0" x 11'1"
- Bedroom 4 3.14m x 2.60m  
10'4" x 8'6"
- Bathroom 2.48m x 2.60m  
8'2" x 8'6"

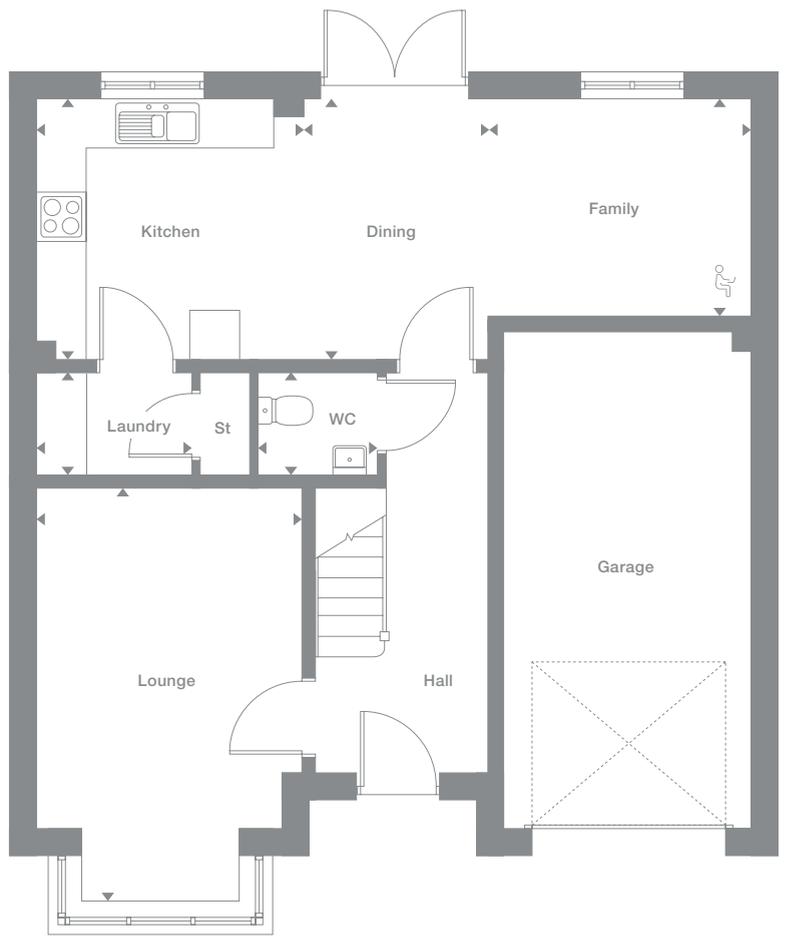
**Floor Space**  
1,400 sq ft

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

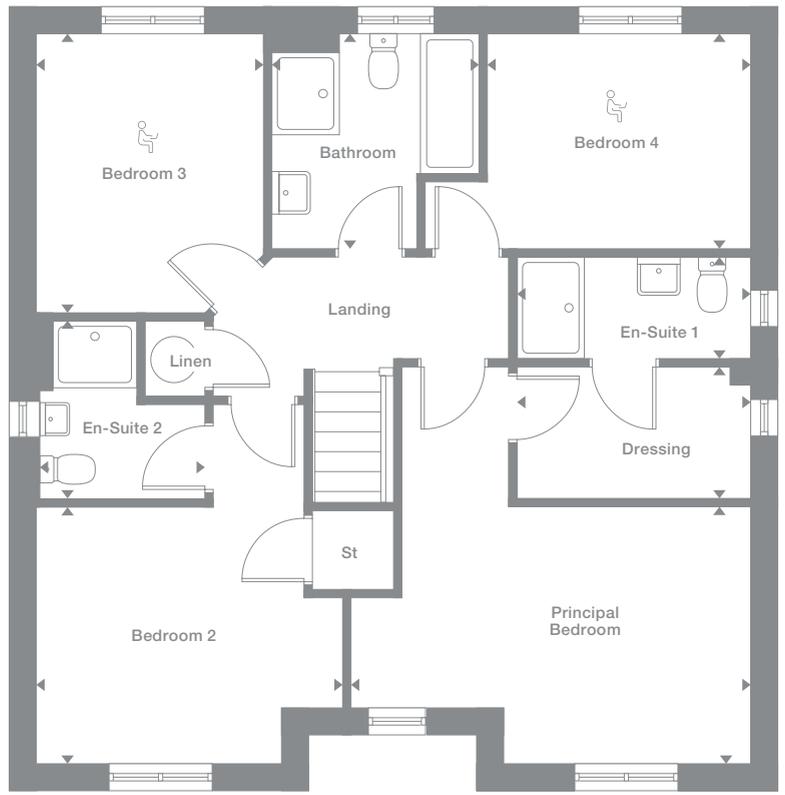


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## Ground Floor



## First Floor



Office space area

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# Baywood

**Overview**

Dual aspect windows in the study, the kitchen and two bedrooms fill this fascinating home with natural light. The ambience is enhanced by the lounge bay window and french doors in the dining area. The en-suite principal bedroom is accessed via a feature gallery landing.

**Ground Floor**

- Lounge**  
4.36m x 4.16m  
14'4" x 13'8"
- Kitchen**  
3.51m x 3.96m  
11'6" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.51m x 2.90m  
11'6" x 9'6"
- Study**  
2.32m x 2.61m  
7'7" x 8'7"
- WC**  
1.04m x 1.45m  
3'5" x 4'9"

**First Floor**

- Principal Bedroom**  
3.57m x 3.68m  
11'9" x 12'1"
- En-Suite**  
2.04m x 1.76m  
6'8" x 5'9"
- Bedroom 2**  
3.51m x 3.23m  
11'7" x 10'7"
- Bedroom 3**  
2.47m x 3.53m  
8'1" x 11'7"
- Bedroom 4**  
3.51m x 3.08m  
11'6" x 10'1"
- Bathroom**  
3.21m x 1.70m  
10'7" x 5'7"

**Floor Space**

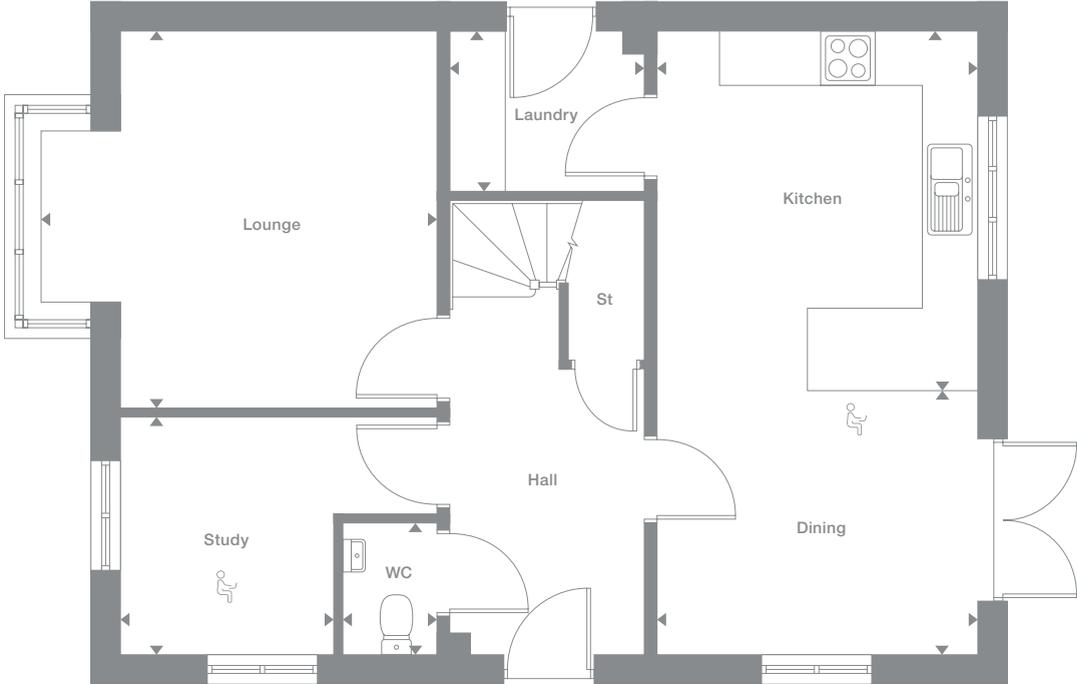
1,408 sq ft

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

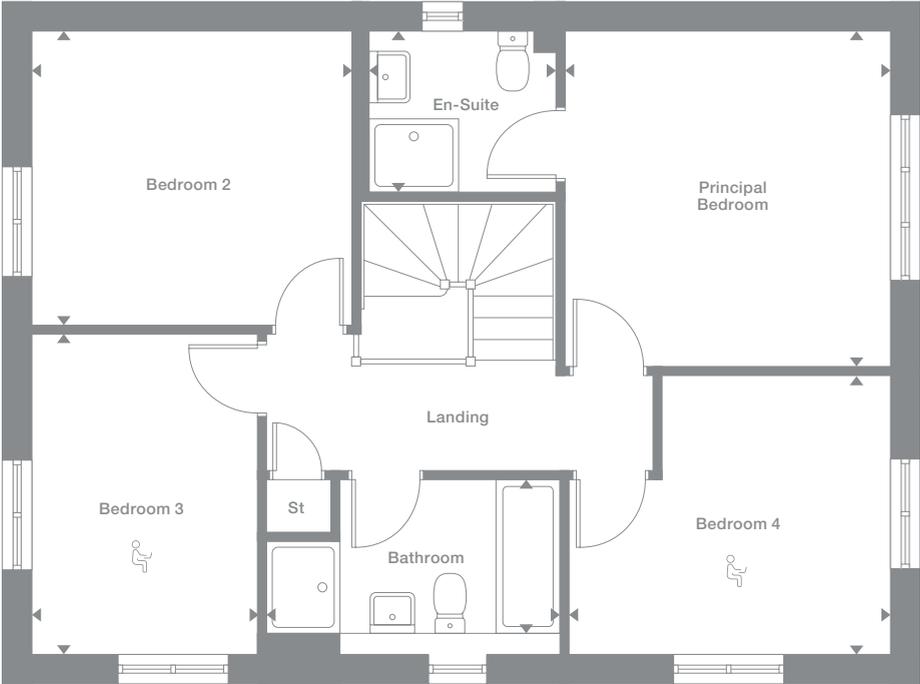
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

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# Bayford

**Overview**

With french doors set into a feature window, the dining area merges into a galley kitchen with a separate laundry room, forming a natural hub for family activities. A bay window enhances the lounge, and one of the two en-suite bedrooms includes a dressing room.

**Ground Floor**

- Lounge**  
3.39m x 5.92m  
11'2" x 19'5"
- Kitchen**  
4.29m x 2.97m  
14'1" x 9'9"
- Laundry**  
1.67m x 1.92m  
5'6" x 6'4"
- Dining**  
4.22m x 2.97m  
13'10" x 9'9"
- WC**  
1.67m x 0.96m  
5'6" x 3'2"

**First Floor**

- Principal Bedroom**  
3.39m x 3.20m  
11'2" x 10'6"
- Dressing**  
2.30m x 1.65m  
7'7" x 5'5"
- En-Suite 1**  
1.66m x 2.03m  
5'5" x 6'8"
- Bedroom 2**  
2.70m x 4.01m  
8'11" x 13'2"
- En-Suite 2**  
1.70m x 2.00m  
5'7" x 6'7"
- Bedroom 3**  
3.19m x 3.05m  
10'6" x 10'0"
- Bedroom 4**  
2.70m x 3.17m  
8'11" x 10'5"
- Bedroom 5**  
2.37m x 2.00m  
7'10" x 6'7"
- Bathroom**  
2.24m x 1.87m  
7'4" x 6'2"

**Floor Space**

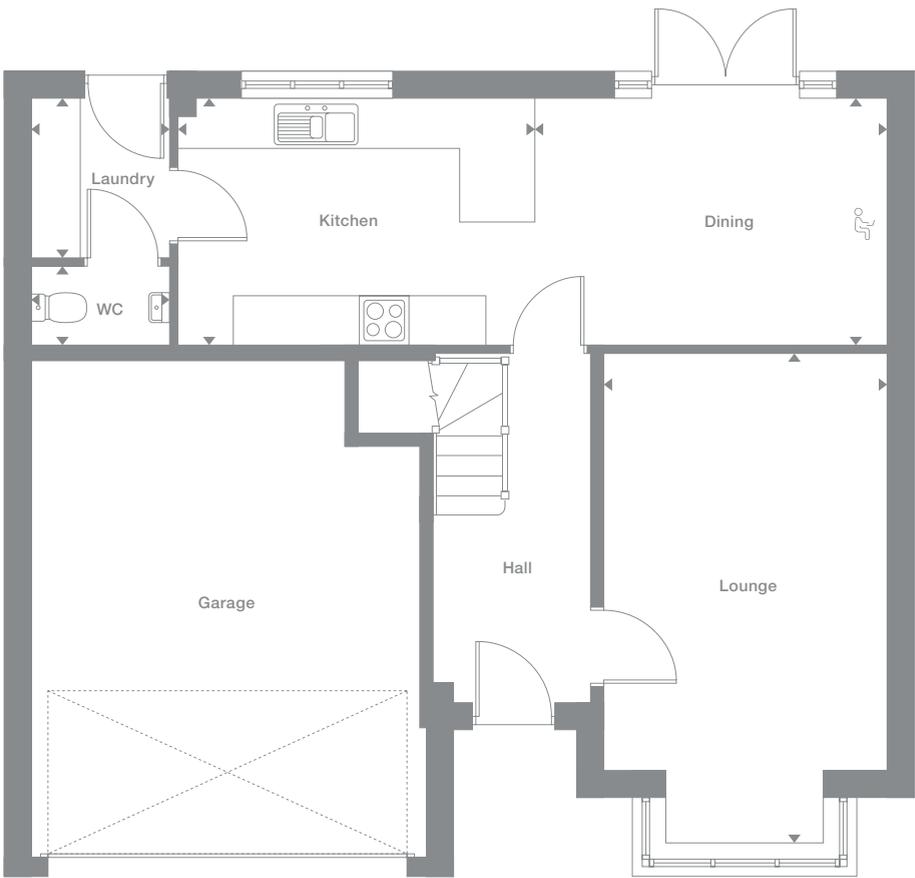
1,464 sq ft

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

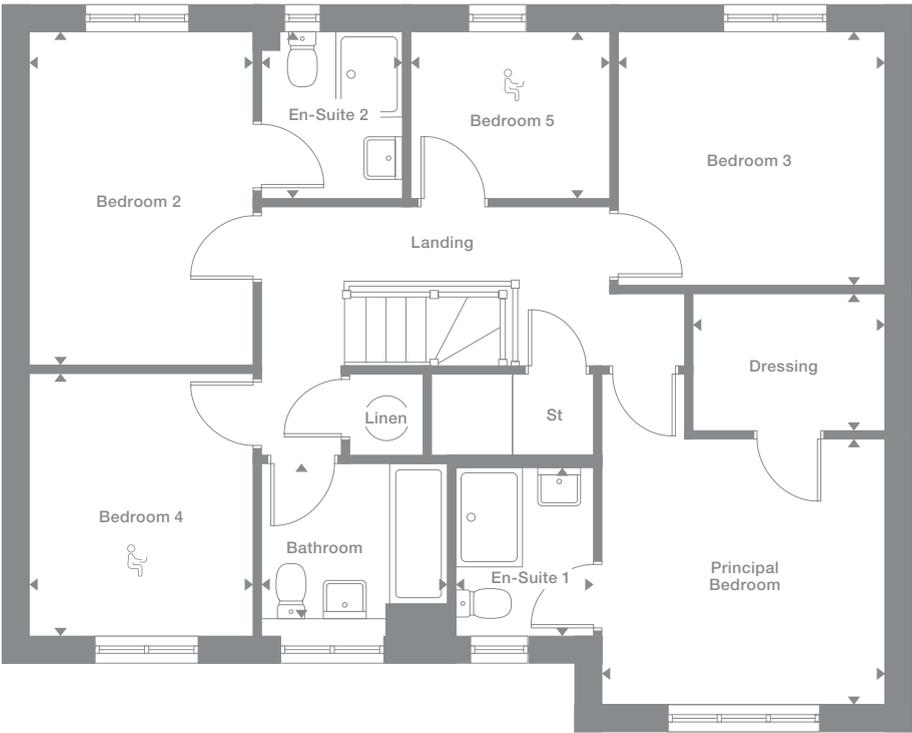
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Office space area

Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

# Thetford

## Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

## Ground Floor

- Lounge**  
3.85m x 5.35m  
12'8" x 17'7"
- Kitchen**  
4.18m x 2.85m  
13'9" x 9'4"
- Laundry**  
1.92m x 1.85m  
6'4" x 6'1"
- Dining**  
4.07m x 2.85m  
13'5" x 9'4"
- Family**  
4.07m x 2.44m  
13'5" x 8'0"
- WC**  
1.92m x 0.90m  
6'4" x 2'11"

## First Floor

- Principal Bedroom**  
3.85m x 3.15m  
12'8" x 10'4"
- Dressing**  
1.67m x 2.21m  
5'6" x 7'3"
- En-Suite 1**  
2.50m x 1.18m  
8'2" x 3'10"
- Bedroom 2**  
3.03m x 3.34m  
9'11" x 11'0"
- En-Suite 2**  
2.01m x 1.86m  
6'7" x 6'1"
- Bedroom 3**  
3.77m x 2.95m  
12'5" x 9'8"
- Bedroom 4**  
3.26m x 2.95m  
10'8" x 9'8"
- Bedroom 5**  
4.27m x 2.51m  
14'0" x 8'3"
- Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

## Floor Space

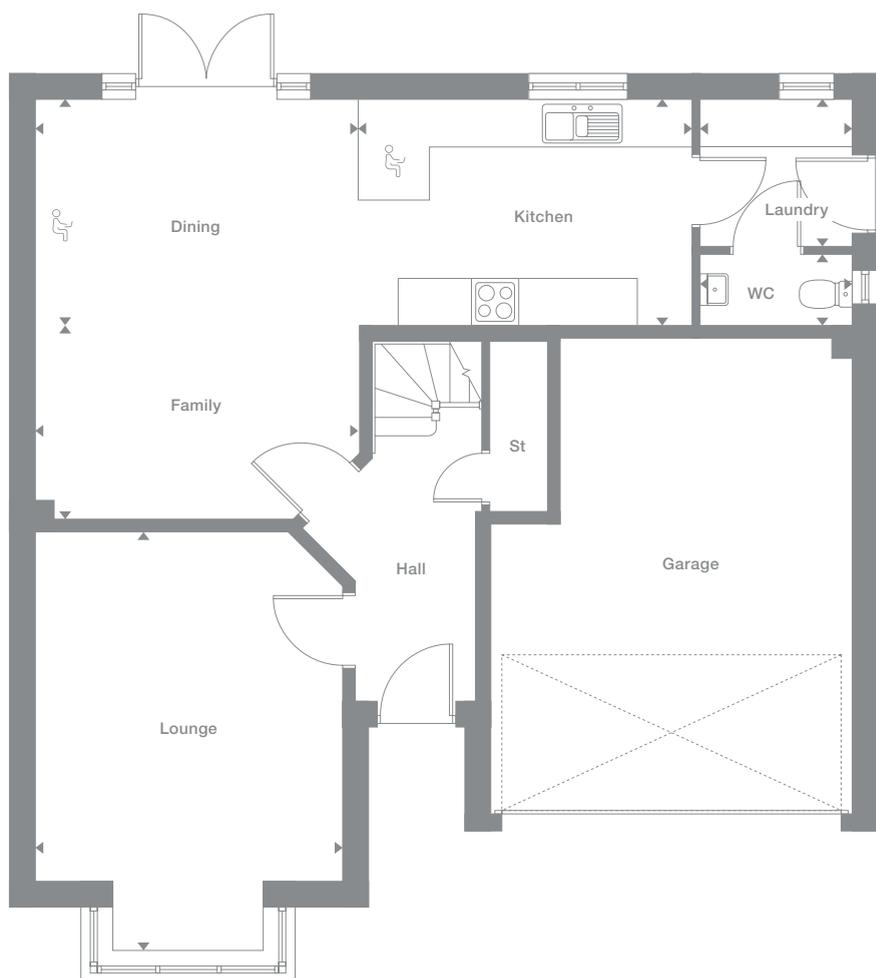
1,671 sq ft

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

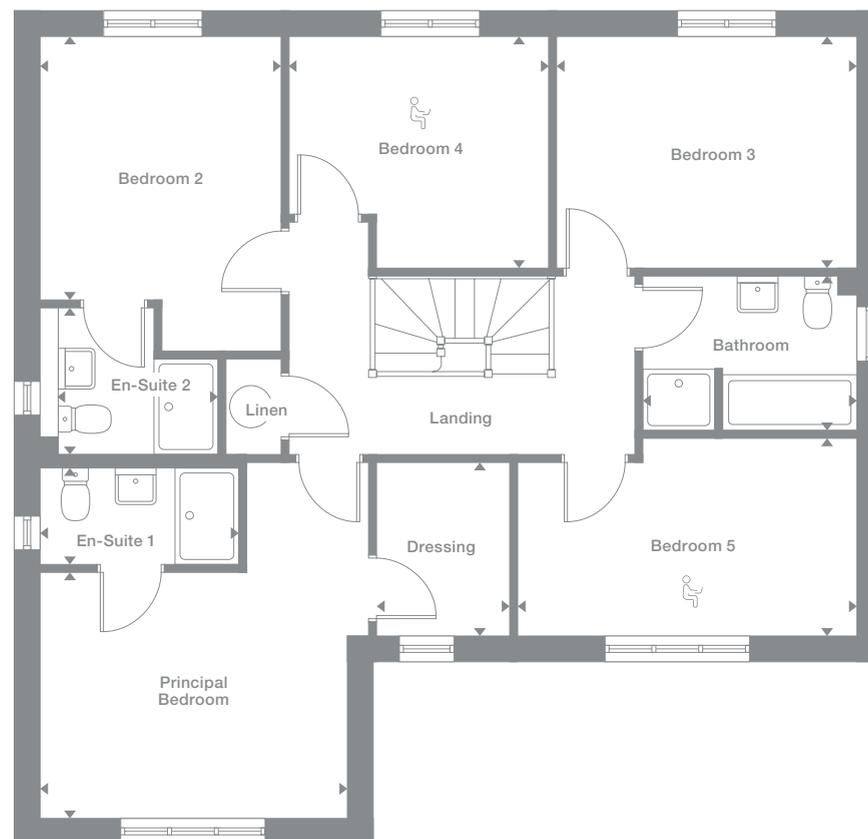
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Office space area

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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.

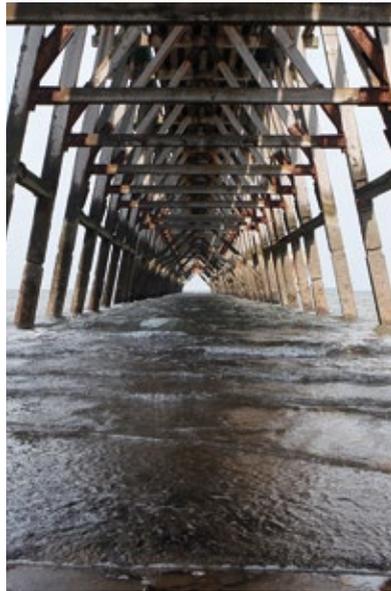
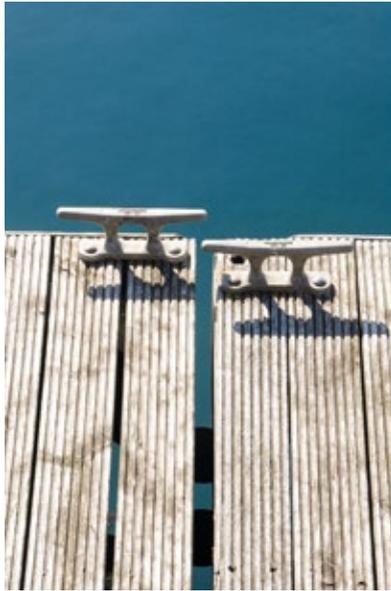
**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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



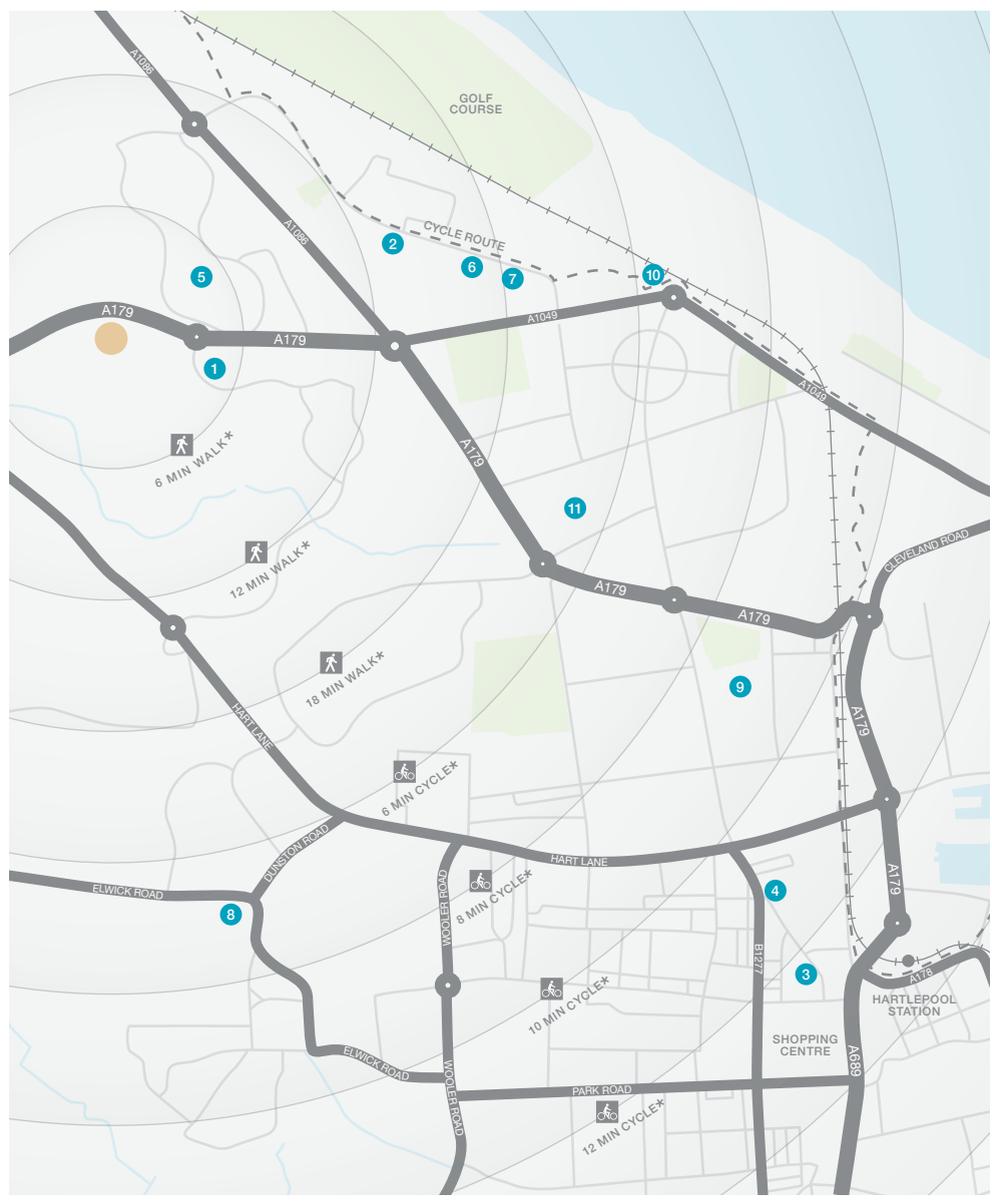
Local bars include the Tall Ships, a few yards away, and two traditional village pubs in Hart, while the town centre has a cosmopolitan choice of restaurants, cafés, bars, clubs and music venues. Entertainment ranges from live music at the Studio, and drama, comedy and dance at Hartlepool Town Hall Theatre, to exhibitions and festivals at the Borough Hall. There is also a seven-screen Vue cinema at the Marina. Sports and leisure amenities include a swimming pool and gym at Mill House Leisure Centre and the innovative Sports Domes in Seaton Carew, with their indoor football and golf domes, gym and restaurant.

Hartside View has outstanding access to outdoor attractions. South Crimdon Beach is a little over a mile away, and the popular resort of Seaton Carew and the nature reserves of Durham Coast and Seaton Dunes are all nearby. High Throston Golf Club and Hartlepool Golf Course are in easy reach, and the town parks feature play areas, a skatepark and a sculpture trail. Hart Reservoirs, close to the development, are popular with local anglers.



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.

Clavering Primary School, rated 'Good' by Ofsted, and Hart Primary and St John Vianney RC Primary, both rated 'Outstanding', are all nearby. Secondary schools include High Tunstall College of Science and Dyke House Sports and Technology College, both assessed as 'good'. West View Millennium Surgery is one of several GP practices in Hartlepool, and the University Hospital, just over a mile away, has an Urgent Care Centre for minor injuries.



- 1 Middle Warren Pharmacy  
Mulberry Rise  
01429 222 136
- 2 King Oswy Drive  
Post Office,  
81 King Oswy Drive  
01429 273 015
- 3 Hartlepool Town  
Hall Theatre,  
Raby Road  
01429 890 000
- 4 Mill House Leisure Centre  
Raby Road  
01429 223 791
- 5 Clavering Primary School  
Clavering Road  
01429 743 000
- 6 St. Hild's Church of  
England School,  
King Oswy Drive  
01429 273 041
- 7 St John Vianney  
Primary School,  
King Oswy Drive  
01429 273 273
- 8 High Tunstall College of  
Science,  
Elwick Road  
01429 261 446
- 9 Dyke House Sports and  
Technology College,  
Mapleton Road  
01429 266 377
- 10 West View  
Millennium Surgery,  
West View Road  
01429 890 400
- 11 University Hospital  
of Hartlepool,  
Holdforth Road  
01642 617 617

\* 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

Please refer to [millerhomes.co.uk](http://millerhomes.co.uk) for the development opening times

**From the A1(M) junction 60**  
From junction 60, join the A689 for Hartlepool. After two miles, at the Sands Hall roundabout take the first exit onto the A177, for Coxhoe. One mile on, turn right for Sedgfield via the B1278, then at the next roundabout take the second exit, for Fishburn. Pass through Fishburn and, in Trimdon, at the crossroads turn right for Trimdon Station. Stay on this road for four and a half miles, then at the T-junction turn right onto B1280 and carry straight on for Hartlepool, crossing over the A19 then after 2 miles take the second exit at the roundabout and, half a mile on, Hartside View is on the right.

**From Sunderland**  
Take the A19 southwards past Seaham and Murton. Pass the turn-off for Castle Eden, then three miles on turn left to join the A179 for Hartlepool. After two miles, take the second exit at the roundabout and, half a mile on, Hartside View is on the right.

Sat Nav: TS26 0BF



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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors.

**CONSUMER CODE FOR HOME BUILDERS**  
[www.consumercode.co.uk](http://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 GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

[millerhomes.co.uk](http://millerhomes.co.uk)

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