



**Hurworth Hall Farm
Hurworth-on-Tees**

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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Affordable Housing:
80% open market
value. Please speak
to Development
Sales Manager
regarding criteria

'A' denotes 'Alternative'

- Gas Governor

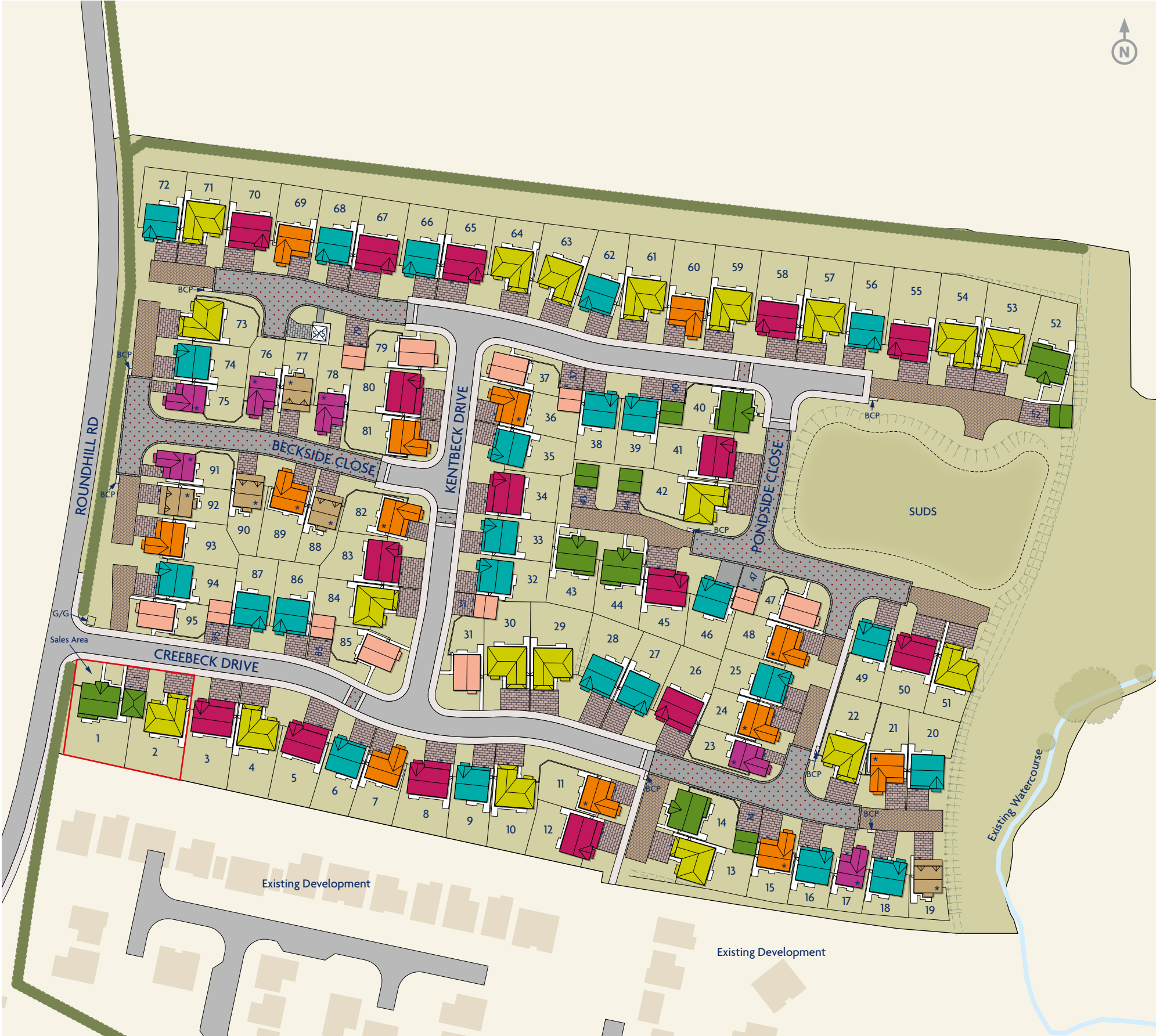
G/G
- Electrical
Substation

S/S
- Bin Collection
Point

BCP
- Sustainable Urban
Drainage System

SUDS

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.

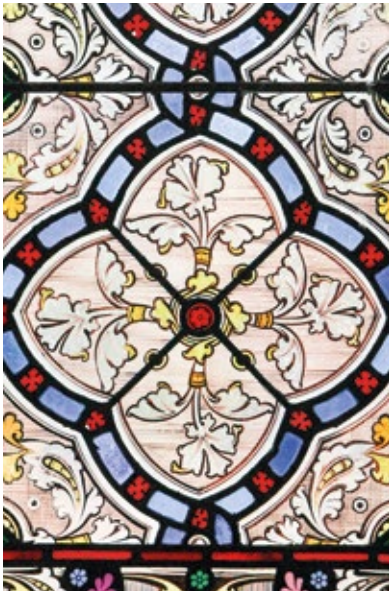
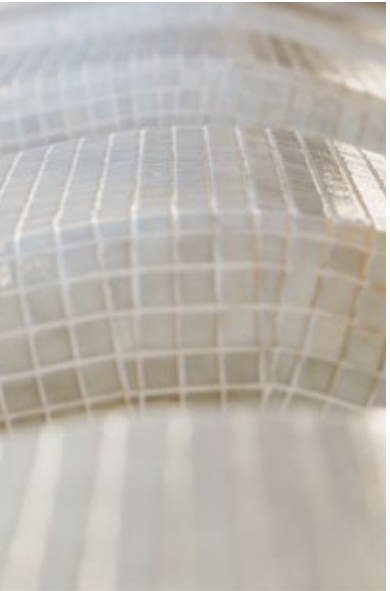
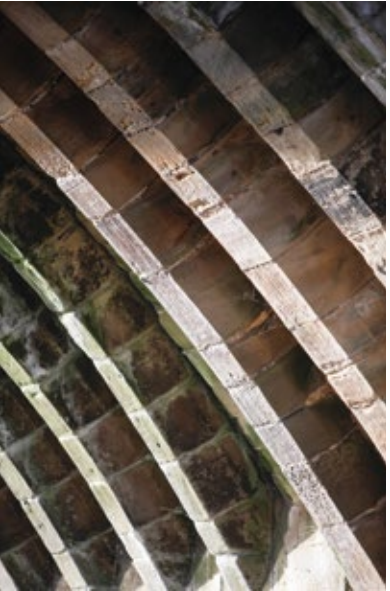


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



The tranquil
ambience of
Hurworth-on-Tees
contrasts with its
convenient location
just three miles
from the centre
of Darlington, and
six and a half from
the A1(M). Stockton
and Middlesbrough
are around fifteen
miles away from
Hurworth Hall Farm,
and for travel further
afield Durham Tees
Valley International
Airport is only six
miles from the village.

The village has
half-hourly bus
connections with
Darlington, a journey
of under 20 minutes,
with hourly services
going on to Durham
Tees Valley
International Airport,
and trains from
Darlington station
reaching London
Kings Cross in two
hours 40 minutes.
There are also services
to Middlesbrough,
Newcastle and
Edinburgh.



One of the succession of picturesque villages scattered along the River Tees as it meanders through beautiful countryside, Hurworth-on-Tees offers a real sense of place and community, and a gentler pace of life. Yet this attractive new neighbourhood of three, four and five bedroom homes is within three miles of the bustling centre of Darlington, presenting a rural retreat with all the amenities of urban life in easy reach

Welcome to Hurworth Hall Farm...

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Larkin Alternative

Overview

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

Ground Floor

Lounge
3.14m x 5.27m
10'4" x 17'3"

Dining
2.97m x 3.80m
9'9" x 12'6"

Kitchen
2.25m x 3.34m
7'5" x 10'11"

Laundry
1.97m x 1.74m
6'6" x 5'9"

WC
1.97m x 0.85m
6'6" x 2'9"

First Floor

Master Bedroom
4.05m x 3.41m
13'4" x 11'2"

En-Suite
1.99m x 2.11m
6'7" x 6'11"

Dressing
2.00m x 1.23m
6'7" x 4'1"

Bedroom 2
3.14m x 3.44m
10'4" x 11'4"

Bedroom 3
2.41m x 3.40m
7'11" x 11'2"

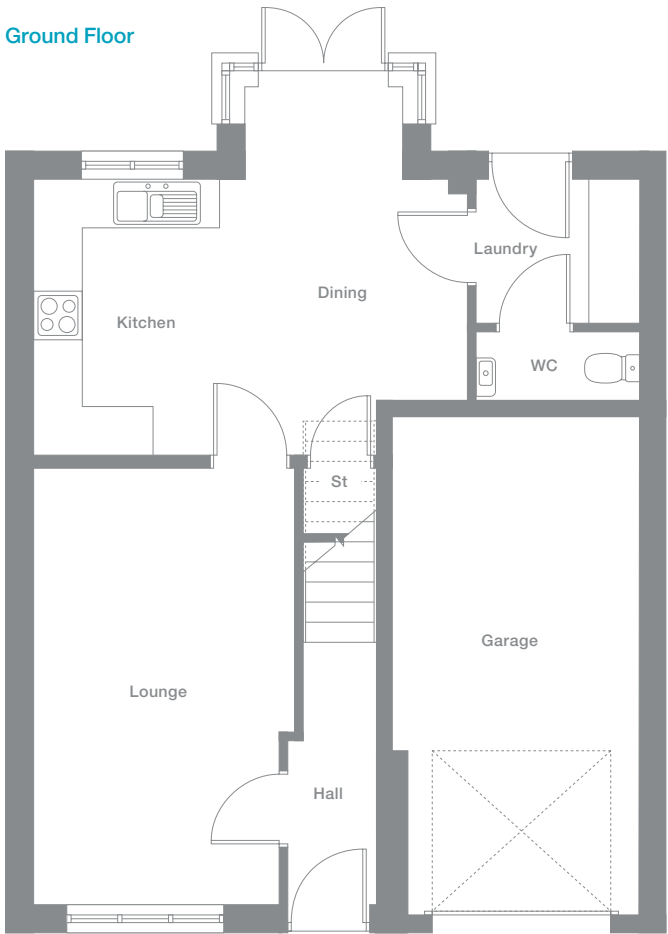
Bathroom
2.65m x 1.70m
8'9" x 5'7"

Floor Space

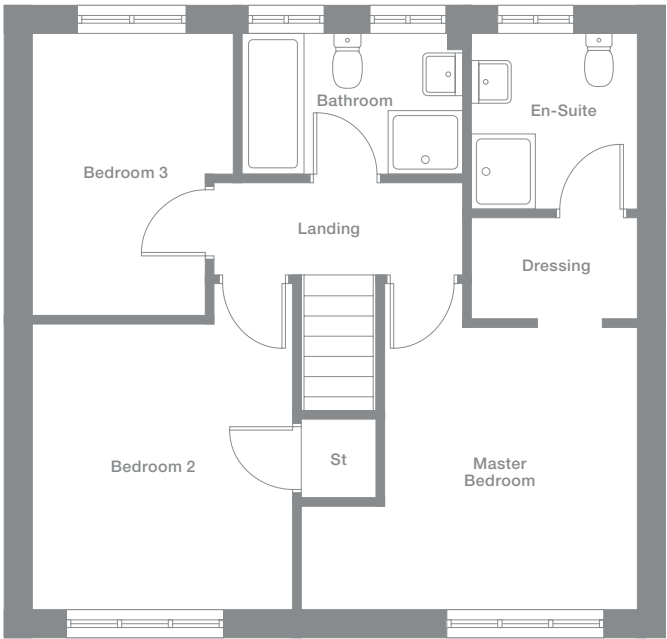
1,049 sq ft



Ground Floor



First Floor



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Malory Alternative

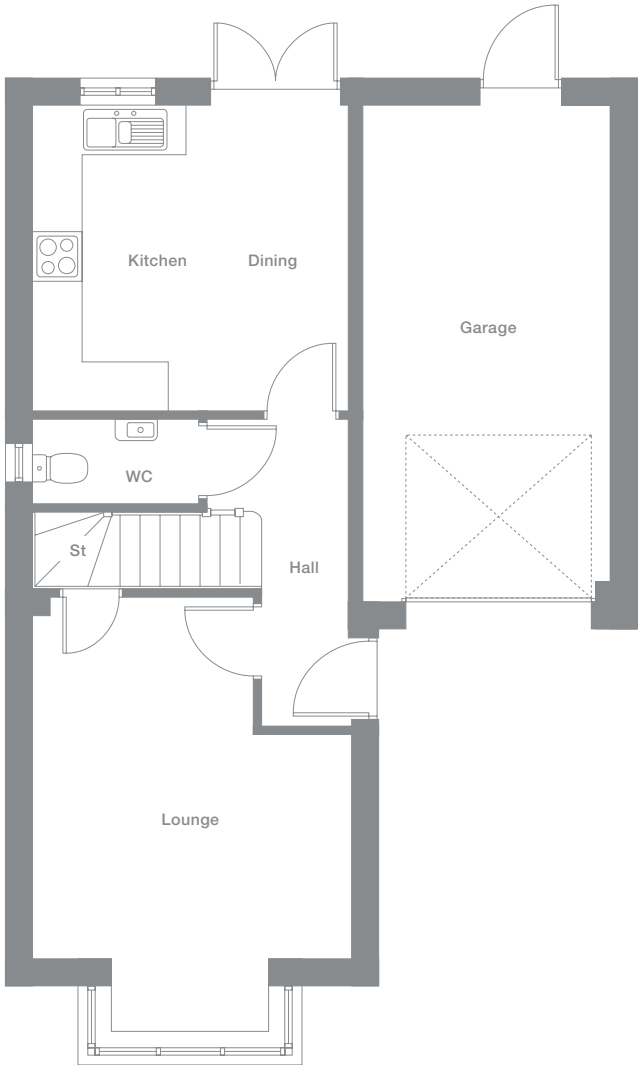
Overview
The bay window that brings distinction to the elevation also adds real character to the lounge of this comfortable home, complementing an open-plan kitchen and dining room that features french doors, creating an airy, light-filled interior.

Ground Floor	First Floor
Lounge 3.85m x 5.25m 12'8" x 17'3"	Master Bedroom 3.85m x 4.35m 12'8" x 14'4"
Dining 1.95m x 3.69m 6'5" x 12'1"	En-Suite 2.45m x 1.21m 8'1" x 4'0"
Kitchen 1.85m x 3.69m 6'1" x 12'1"	Bedroom 2 3.38m x 3.74m 11'1" x 12'3"
WC 2.00m x 1.02m 6'7" x 3'4"	Bedroom 3 3.47m x 3.54m 11'5" x 11'7"
	Bathroom 2.80m x 2.15m 9'2" x 7'1"

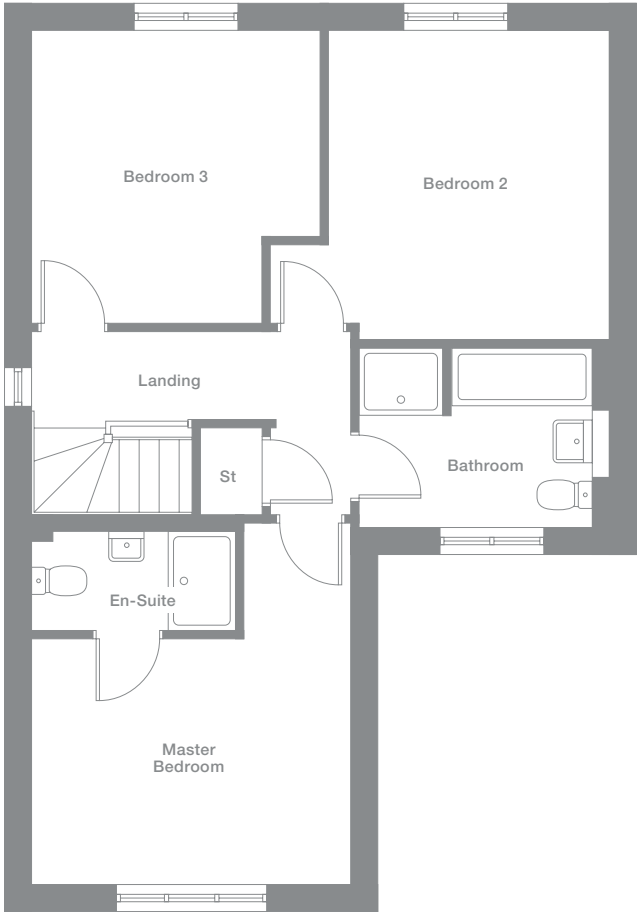
Floor Space
1,068 sq ft



Ground Floor



First Floor



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Fenwick Alternative

Overview

With its separate laundry and bi-fold doors that slide away to transform the dining area, the kitchen presents a natural hub for family life. The feature staircase ascends to a light gallery landing and an impressive en-suite master bedroom that perfectly blends style with convenience.

Ground Floor

Lounge

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

Dining

2.54m x 3.26m
8'4" x 10'9"

Kitchen

3.06m x 3.26m
10'0" x 10'9"

Laundry

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

WC

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

First Floor

Master Bedroom

3.05m x 4.36m
10'0" x 14'4"

En-Suite

2.46m x 1.52m
8'1" x 5'0"

Bedroom 2

3.85m x 3.46m
12'8" x 11'4"

Bedroom 3

3.11m x 4.06m
10'3" x 13'4"

Bedroom 4

2.79m x 2.27m
9'2" x 7'6"

Bathroom

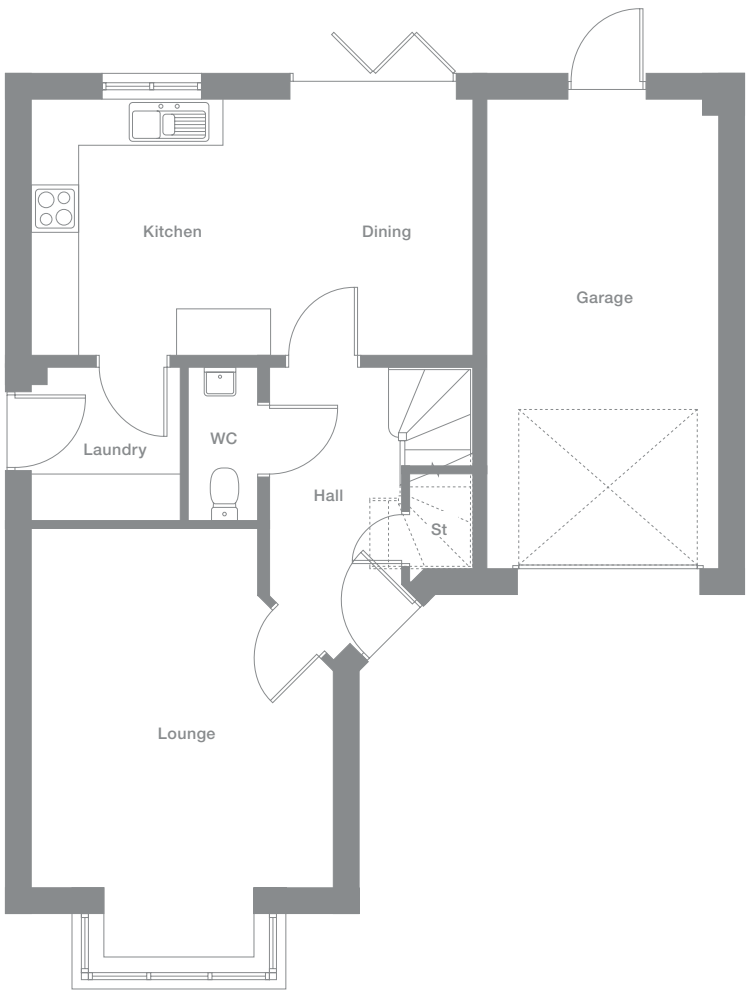
2.70m x 2.329m
8'10" x 7'8"

Floor Space

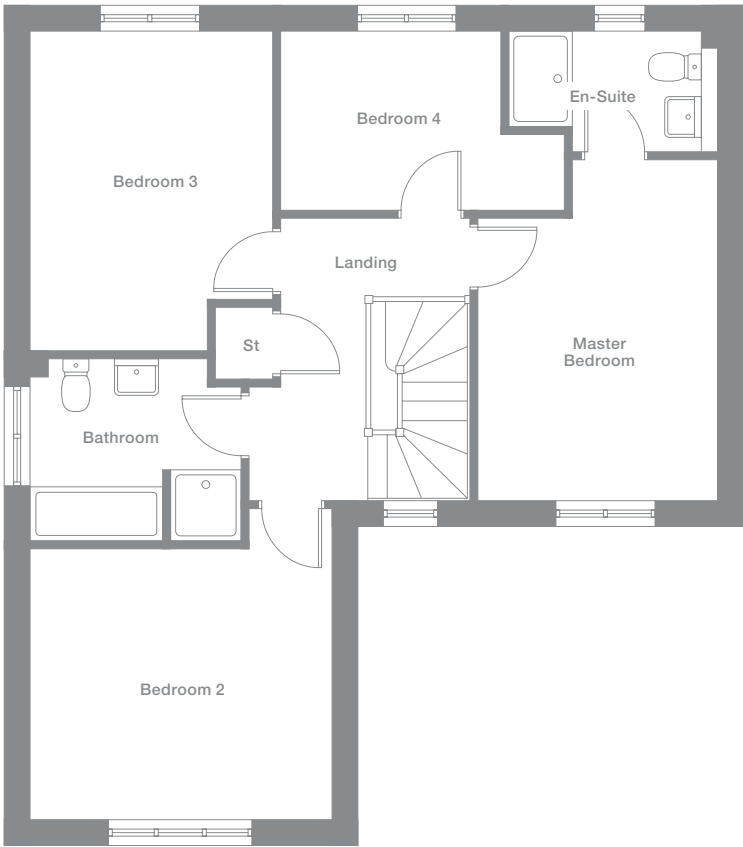
1,288 sq ft



Ground Floor



First Floor



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Chadwick Alternative

Overview

Behind its welcoming, bay-windowed frontage, this is a home filled with premium features. From the bi-fold doors and separate laundry that make the kitchen such a special place, to a second en-suite bedroom that could become a luxurious guest room, it will provide lasting pleasure.

Ground Floor

Lounge

3.26m x 6.21m
10'9" x 20'5"

Dining/Family

3.71m x 3.36m
12'2" x 11'0"

Kitchen

3.03m x 3.36m
9'11" x 11'0"

Laundry

1.81m x 2.88m
5'11" x 9'5"

WC

0.93m x 1.83m
3'1" x 6'0"

First Floor

Master Bedroom

5.29m x 3.09m
17'4" x 10'2"

En-Suite 1

2.11m x 1.90m
6'11" x 6'3"

Bedroom 2

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

En-Suite 2

2.17m x 1.81m
7'2" x 5'11"

Bedroom 3

3.27m x 3.47m
10'9" x 11'5"

Bedroom 4

3.10m x 2.97m
10'2" x 9'9"

Bathroom

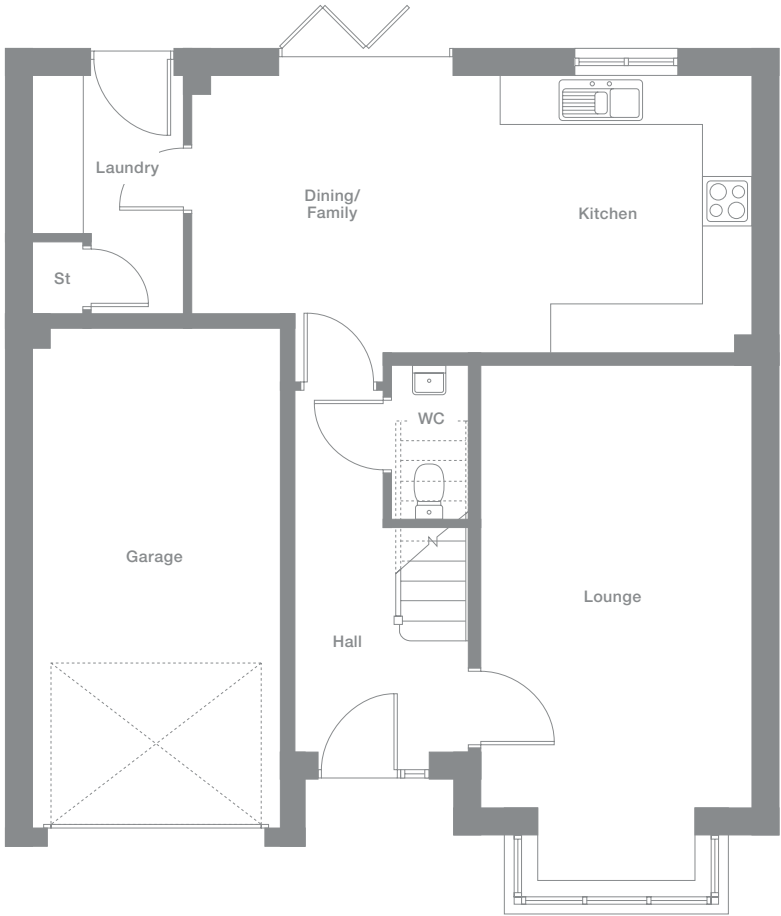
2.07m x 2.82m
6'10" x 9'3"

Floor Space

1,408 sq ft



Ground Floor



First Floor



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Stevenson Alternative

Overview

The traditional stylishness of the bay-windowed lounge counterpoints a strikingly contemporary dual aspect kitchen with bi-fold doors. The study and two of the bedrooms also feature dual-aspect outlooks, creating an outstandingly light, inspiring interior, and the master bedroom includes an en-suite shower.

Ground Floor

Lounge

4.53m x 4.42m
14'10" x 14'6"

Family/Dining

3.68m x 3.83m
12'1" x 12'7"

Kitchen

3.68m x 3.03m
12'1" x 9'11"

Laundry

1.79m x 1.76m
5'10" x 5'9"

WC

1.50m x 1.06m
4'11" x 3'6"

Study

3.63m x 2.34m
11'11" x 7'8"

First Floor

Master Bedroom

3.74m x 3.70m
12'3" x 12'2"

En-Suite

2.09m x 1.76m
6'10" x 5'9"

Bedroom 2

3.68m x 3.23m
12'1" x 10'7"

Bedroom 3

2.61m x 3.53m
8'7" x 11'7"

Bedroom 4

3.18m x 3.06m
10'6" x 10'1"

Bathroom

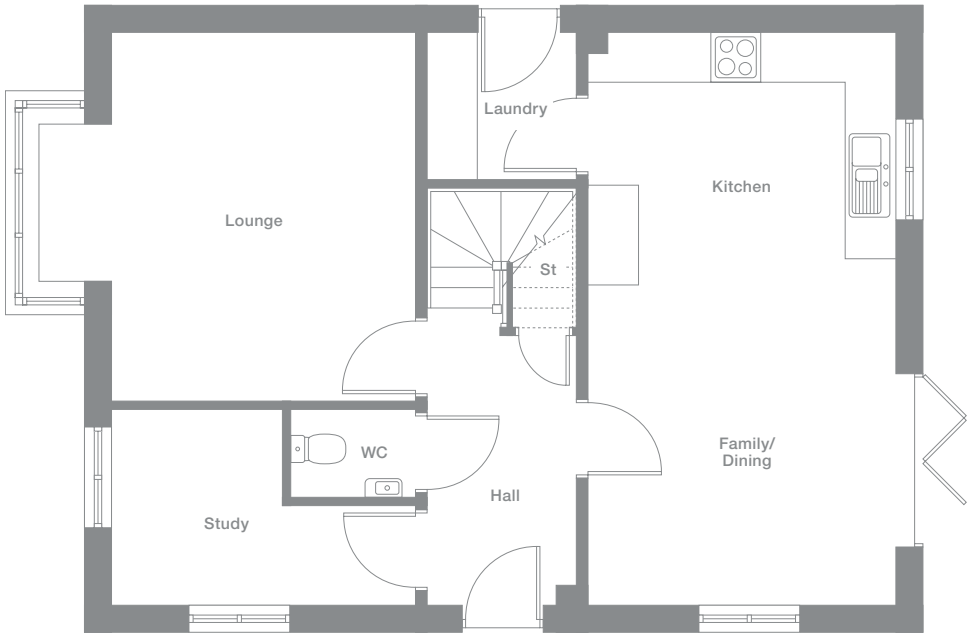
3.41m x 1.83m
11'2" x 6'0"

Floor Space

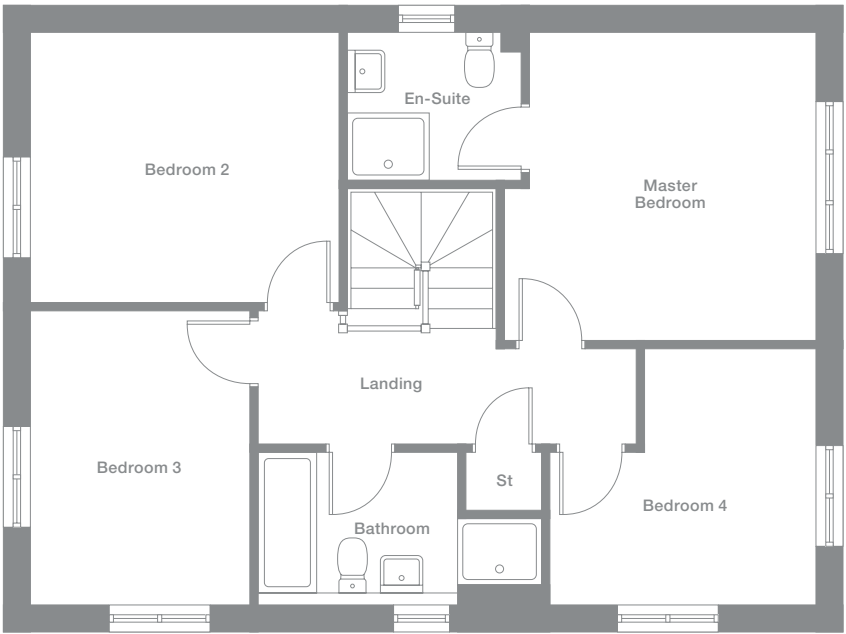
1,408 sq ft



Ground Floor



First Floor



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Buttermere Alternative

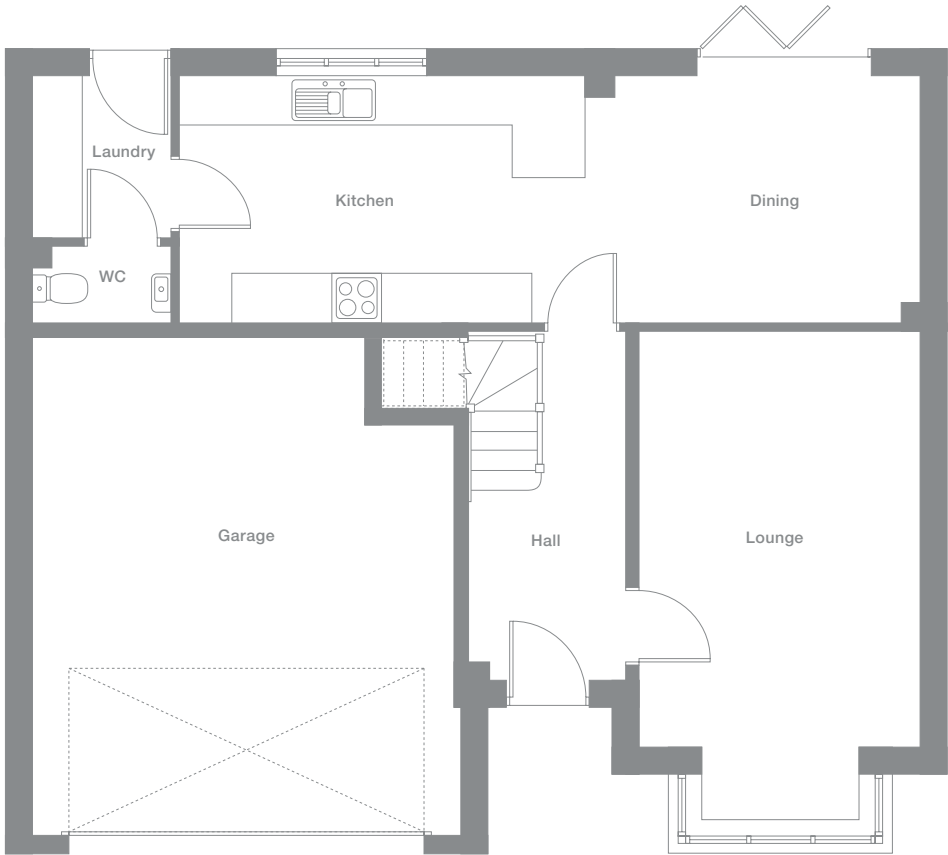
Overview
The light-filled kitchen, with its dedicated laundry room and its dining area enhanced by bi-fold doors, presents a bright, convivial family space. Upstairs, three of the five bedrooms opening off the feature gallery landing have en-suite facilities, adding a quite exceptional level of luxury and flexibility.

- Ground Floor**
Lounge
3.39m x 5.92m
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"
Laundry
1.67m x 1.96m
5'6" x 6'5"
WC
1.67m x 0.92m
5'6" x 3'0"
- First Floor**
Master Bedroom
2.80m 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 x 2.05m
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 x 3.17m
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"

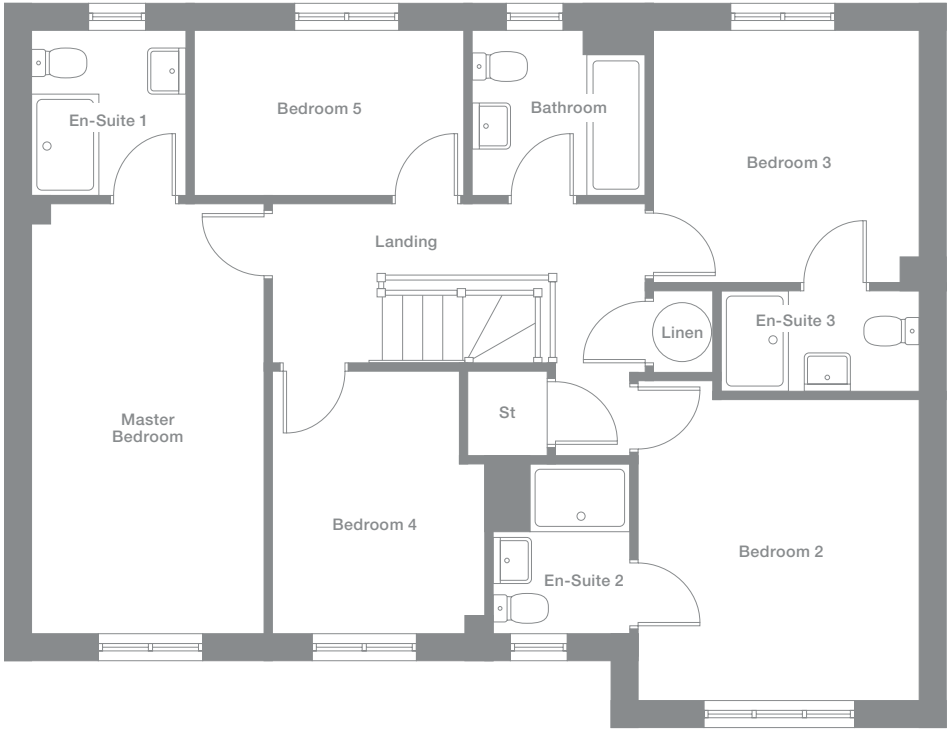
Floor Space
1,509 sq ft



Ground Floor



First Floor



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Jura Alternative

Overview

Arranged around a striking hall and gallery landing, this magnificent home includes a wealth of premium features. The breathtaking family and dining space includes bi-fold doors, the lounge incorporate a stylish bay window and two of the five bedrooms are en-suite.

Ground Floor

Lounge

3.58m x 5.49m
11'9" x 18'0"

Dining

3.14m x 2.85m
10'4" x 9'4"

Kitchen

3.98m x 2.85m
13'1" x 9'4"

Family

3.14m x 2.85m
10'4" x 9'4"

Laundry

2.25m x 1.95m
7'5" x 6'5"

WC

0.85m x 1.95m
2'9" x 6'5"

First Floor

Master Bedroom

4.89m max x 4.27m max
16'1" x 14'0"

En-Suite 1

2.17m x 1.97m
7'2" x 6'6"

Bedroom 2

3.06m x 3.57m
10'1" x 11'9"

En-Suite 2

2.01m x 1.86m
6'7" x 6'1"

Bedroom 3

3.71m x 2.91m
12'2" x 9'7"

Bedroom 4

3.28m x 2.91m
10'9" x 9'7"

Bedroom 5

3.63m x 2.43m
11'11" x 8'0"

Bathroom

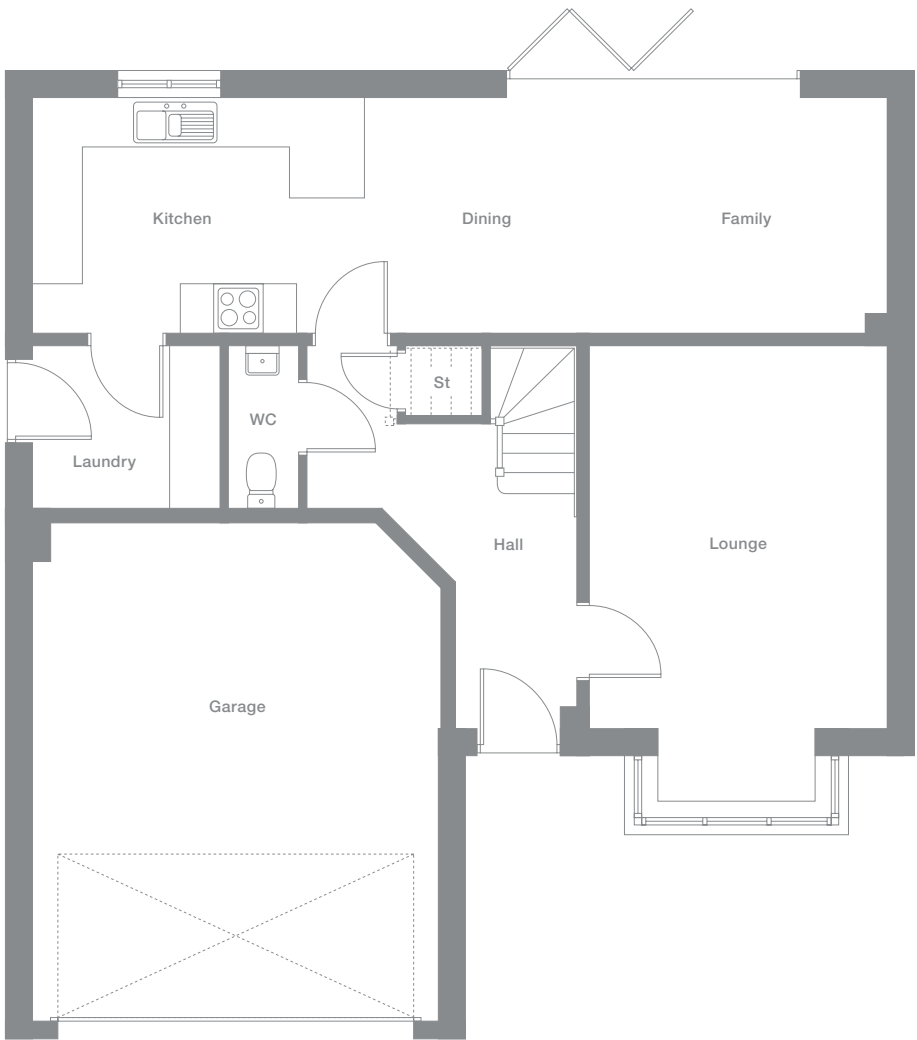
2.60m x 2.07m
8'6" x 6'9"

Floor Space

1,671 sq ft



Ground Floor



First Floor



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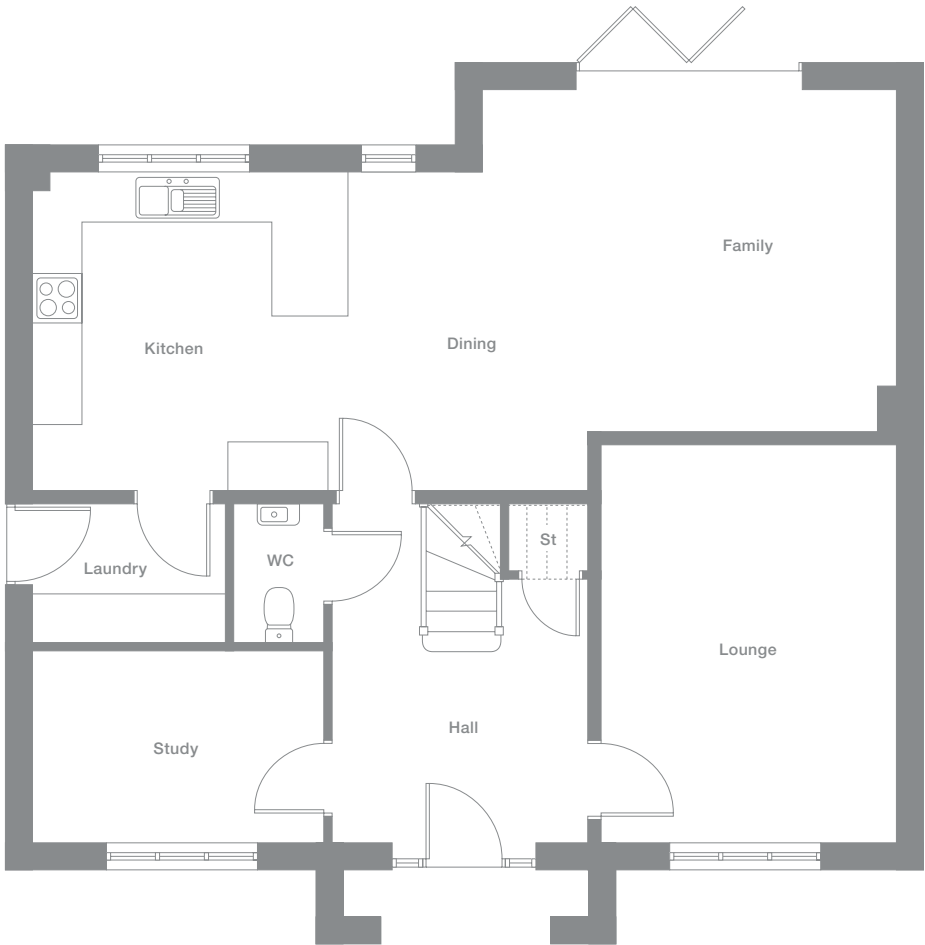
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Chichester

Overview

The magnificent hall creates a sense of opulence that extends through every detail of this substantial residence. An open-plan family kitchen and dining room extends via bi-fold doors to the garden, and two of the five bedrooms, including the splendid master bedroom with dressing area, are en-suite.

Ground Floor



Ground Floor

- Lounge**
3.56m x 4.78m
11'8" x 15'8"
- Dining**
2.89m x 3.82m
9'6" x 12'7"
- Kitchen**
3.78m x 3.82m
12'5" x 12'7"
- Family**
4.98m x 4.13m
16'4" x 13'7"
- Laundry**
2.33m x 1.68m
7'8" x 5'6"
- WC**
1.09m x 1.68m
3'7" x 5'6"
- Study**
3.52m x 2.31m
11'7" x 7'7"

First Floor

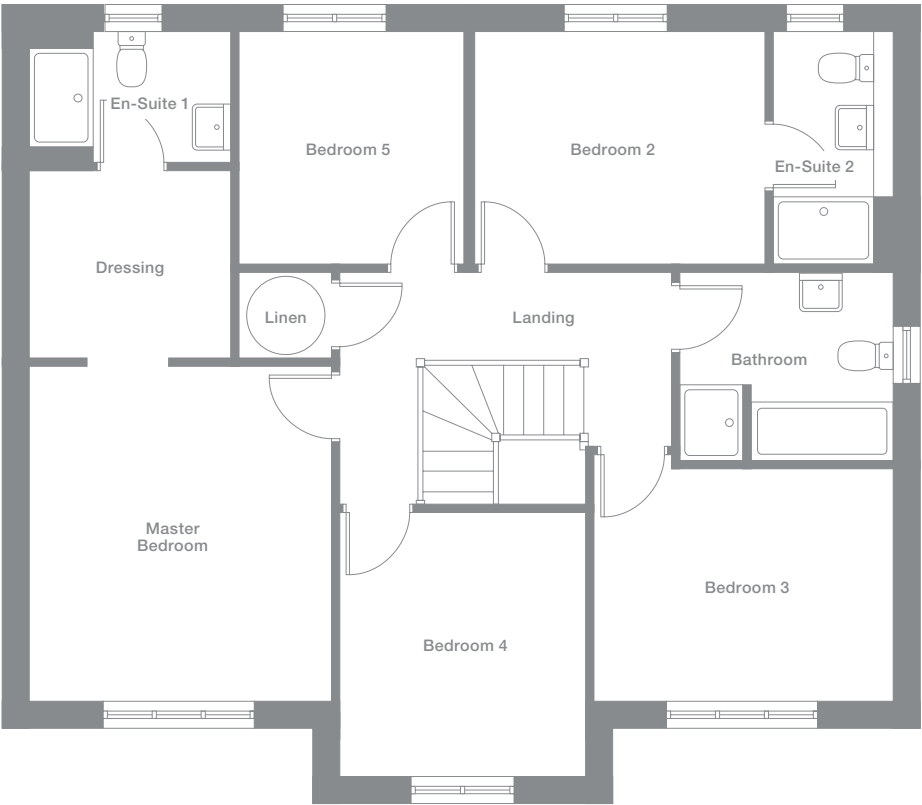
- Master Bedroom**
3.64m x 4.04m
11'11" x 13'3"
- Dressing**
2.44m x 2.25m
8'0" x 7'5"
- En-Suite 1**
2.44m x 1.58m
8'0" x 5'2"
- Bedroom 2**
3.52m x 2.79m
11'7" x 9'2"
- En-Suite 2**
1.21m x 2.79m
4'0" x 9'2"
- Bedroom 3**
3.59m x 2.80m
11'9" x 9'2"
- Bedroom 4**
2.97m x 3.19m
9'9" x 10'6"
- Bedroom 5**
2.69m x 2.79m
8'10" x 9'2"
- Bathroom**
2.563m x 2.280m
8'5" x 7'6"

Floor Space

1,886 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

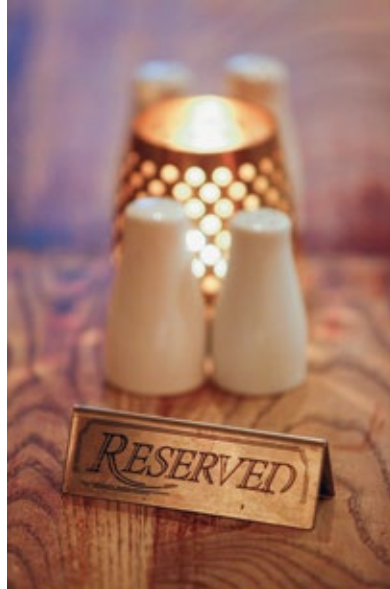
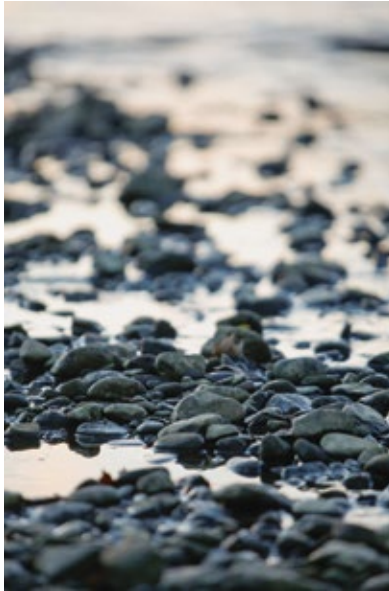
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

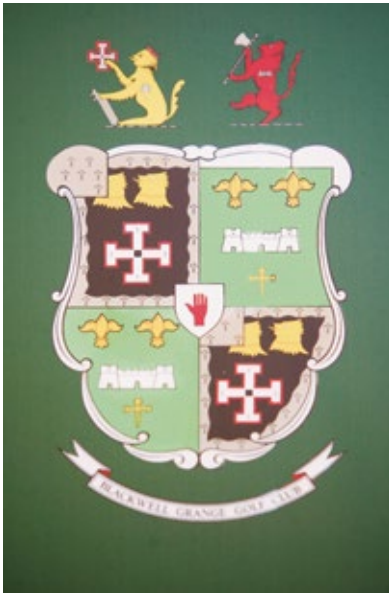


A Spar shop 600 yards from the development provides post office services, groceries, off-licence sales, fresh produce, a bakery and a deli counter. Local amenities include two traditional inns, the Bay Horse and the Otter and Fish, and the Mustard Tree Café. Hurworth Grange Community Centre hosts a wide range of activities from youth groups to dance, snooker and walking clubs, as well as jazz and quiz nights. Other classes, including yoga, Pilates and art, are held in the Village Hall, which also presents music, amateur drama and film screenings. There are endless opportunities for walking and cycling in the surrounding countryside and, in addition to a superb golf course, the village's five-star Rockcliffe Hall Hotel has luxurious spa facilities, an excellent fitness suite and a choice of two bars and three restaurants.



The village primary school, rated 'Good' by Ofsted, converted to Academy status in 2012, and both it and the local secondary, Hurworth School, are within fifteen minutes' walk of the development. Most students move on to one of the sixth form colleges in Darlington. Health services, including Hurworth Dental Practice and a full-time medical practice at Rockcliffe Court Surgery with an adjacent pharmacy, can also be found less than a mile away.

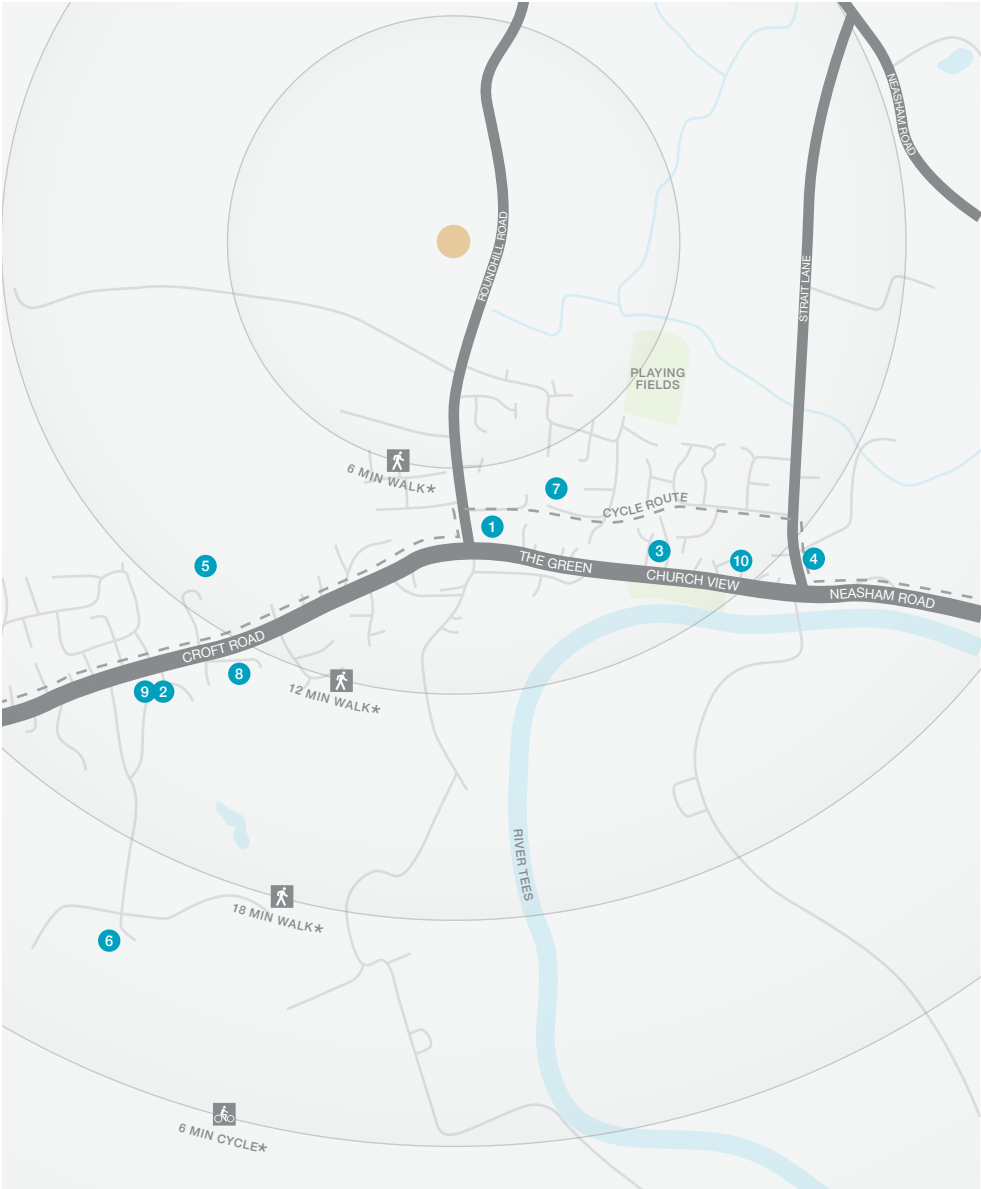
The trip into Darlington opens up a wide and cosmopolitan choice of shops, leisure and cultural amenities. The compact shopping environment includes more than 500 retailers, over half of them independent traders, as well as a Victorian covered market, while Morton Park, to the east, houses a selection of larger stores including a Morrisons Supermarket. The town centre, home to some of the country's most exciting public art, includes the celebrated Darlington Theatre, a three-screen cinema, live music and comedy venues and an excellent choice of restaurants, pubs and cafés, all within easy reach of Hurworth Hall Farm.



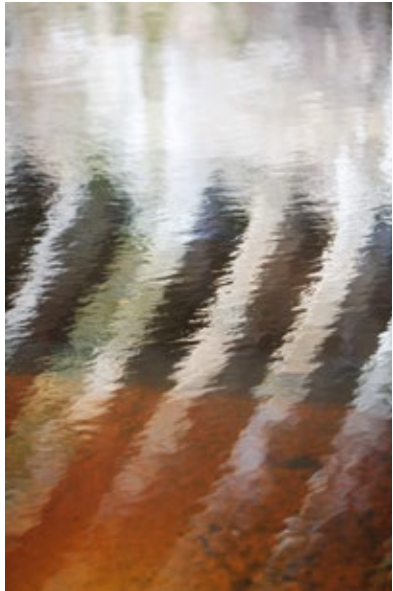
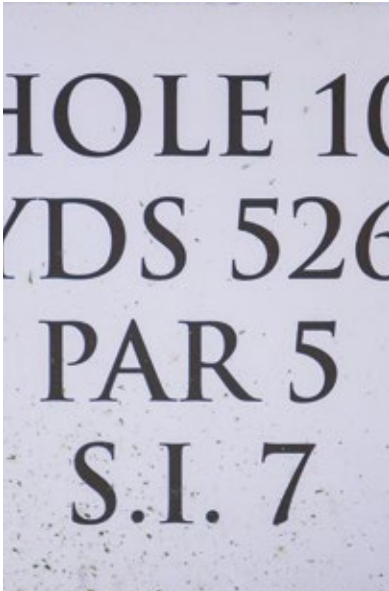
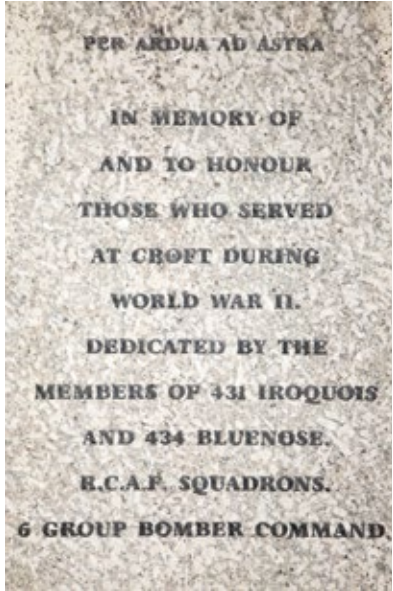
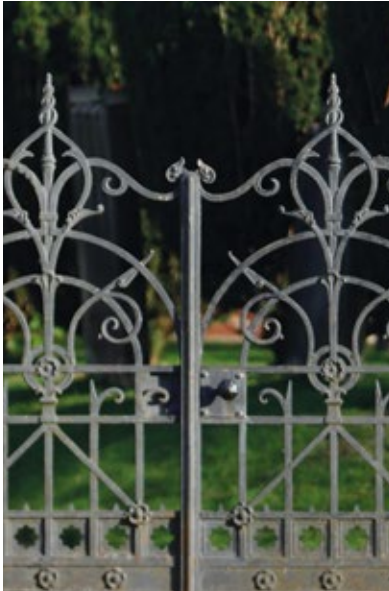
	D. WILSON	80
7	S. LITTLEFAIR	71
	M. GREENER	73
	D. WHITEHEAD	77
8	P. HOPPS	82
	T. STUBBS	76
	S. CHARLTON	75
	J. HAYWARD	75
	G. NEASHAM	4
	G. SMAILES	76
6	J. CHAPMAN	
	P. KELLY	



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.



- * 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
03300 296 516

From Darlington
Leave Darlington by taking the A167 southwards. Pass the entrance to Darlington Rugby Football Club on the left, then at the next roundabout take the first exit to join the A66 for Teesside. One and a half miles on, at the roundabout take the third exit, for Hurworth-on-Tees. One hundred yards on turn off to the right, into Roundhill Road. Just over a mile on, the entrance to Hurworth Hall Farm is on the left.

From the A1(M) Northbound
Leave the A1(M) at junction 57 to join the A66(M) for Teesside. Stay on the A66 through two roundabouts, then at the third roundabout take the third exit, for Hurworth-on-Tees. One hundred yards on turn off to the right, into Roundhill Road. Just over a mile on, the entrance to Hurworth Hall Farm is on the left.

Sat Nav: DL2 2EF



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.

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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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