



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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Plot Information

Carlton

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Lawton

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Maplewood

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Bayford

See Page 14

Thetford

See Page 16

Bridgeford

See Page 18

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

*

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.

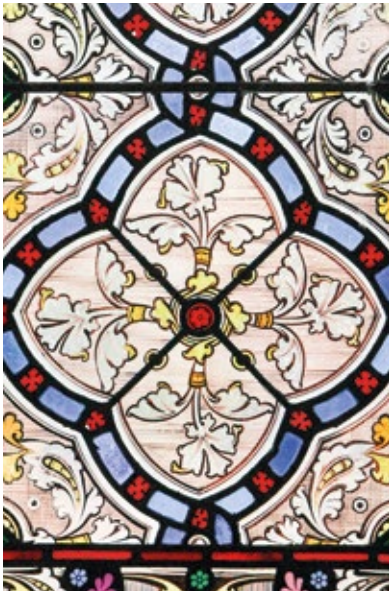
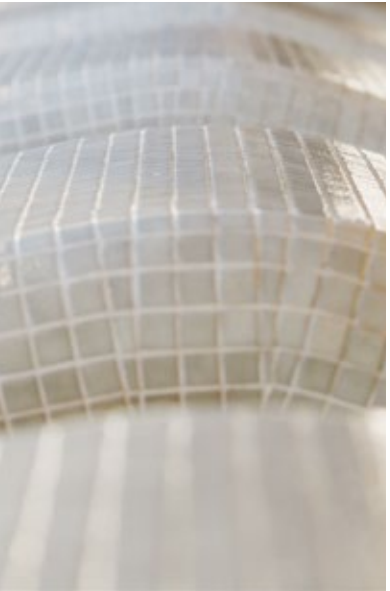
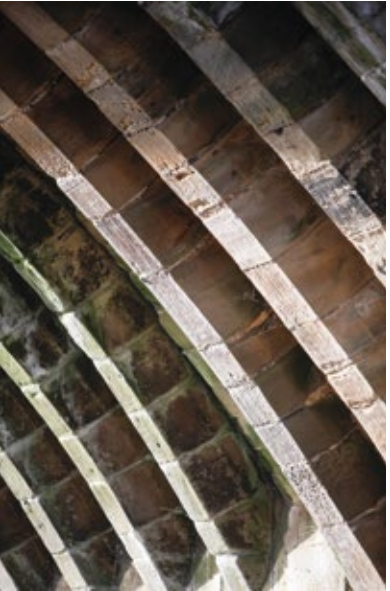


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and 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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Carlton

Overview

The strikingly bright lounge, lit by windows to front and rear, shares the ground floor with a beautifully designed dual aspect kitchen enhanced by french doors. A separate laundry adds convenience, and the bright landing leads to an en-suite principal bedroom.

Ground Floor

Lounge

2.88m x 5.43m
9'6" x 17'10"

Dining

2.46m x 2.15m
8'1" x 7'1"

Kitchen

2.46m x 3.28m
8'1" x 10'9"

Laundry

2.03m x 1.75m
6'8" x 5'9"

WC

1.08m x 1.74m
3'7" x 5'9"

First Floor

Principal Bedroom

2.94m x 3.18m
9'8" x 10'6"

En-Suite

1.96m x 1.69m
6'5" x 5'7"

Bedroom 2

2.59m x 3.34m
8'6" x 11'0"

Bedroom 3

2.59m x 1.98m
8'6" x 6'6"

Bathroom

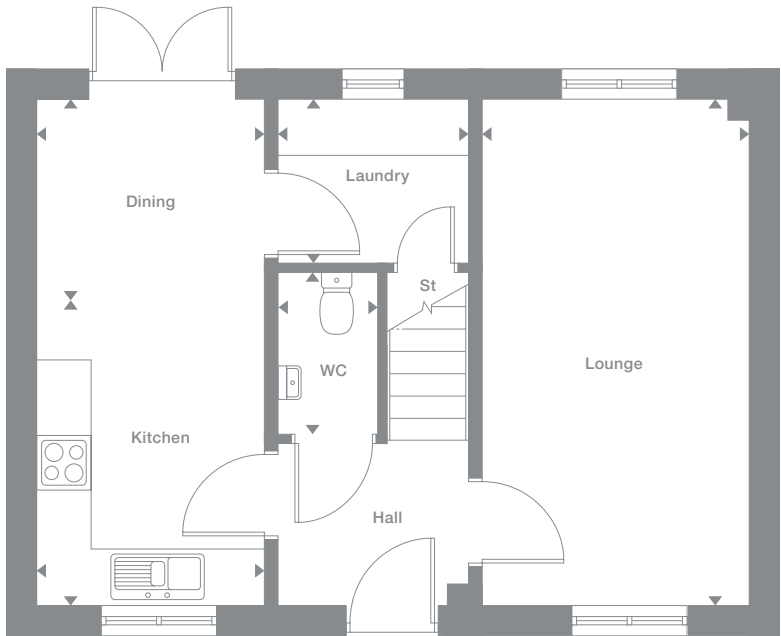
1.69m x 2.14m
5'7" x 7'1"

Floor Space

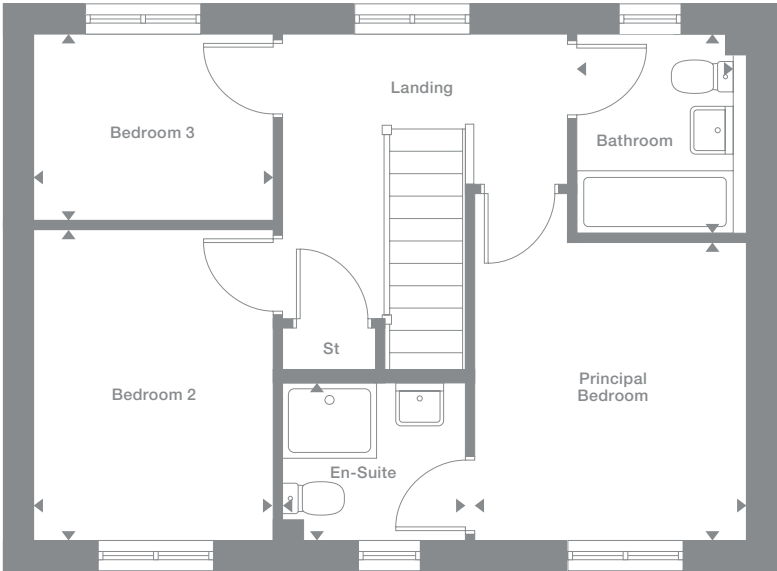
898 sq ft



Ground Floor



First Floor



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

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

Lawton

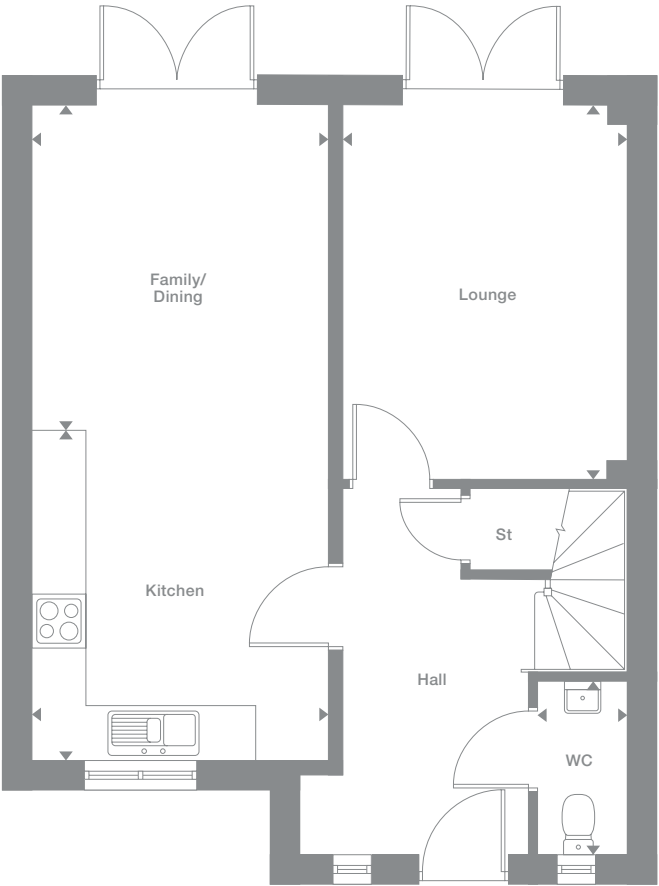
Overview
The imposing hall makes an instant impression of airy spaciousness, accentuated by french doors in both the lounge and the dual aspect family kitchen and dining room to create a wonderfully light-filled home.

Ground Floor	First Floor
Lounge 3.15m x 4.13m 10'4" x 13'7"	Principal Bedroom 3.45m x 3.75m 11'4" x 12'4"
Family/Dining 3.26m x 3.59m 10'8" x 11'10"	En-Suite 3.01m x 1.49m 9'11" x 4'11"
Kitchen 3.26m x 3.62m 10'8" x 11'11"	Bedroom 2 2.85m x 3.38m 9'4" x 11'1"
WC 1.00m x 1.92m 3'3" x 6'4"	Bedroom 3 3.61m x 3.05m 11'10" x 10'0"
	Bathroom 1.69m x 2.32m 5'7" x 7'7"

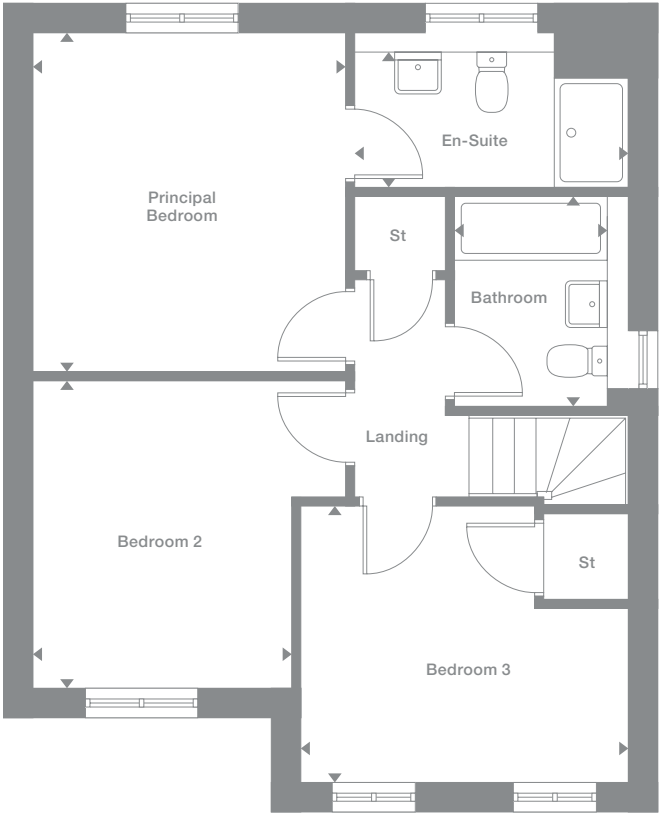
Floor Space
1,102sq ft



Ground Floor



First Floor



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Maplewood

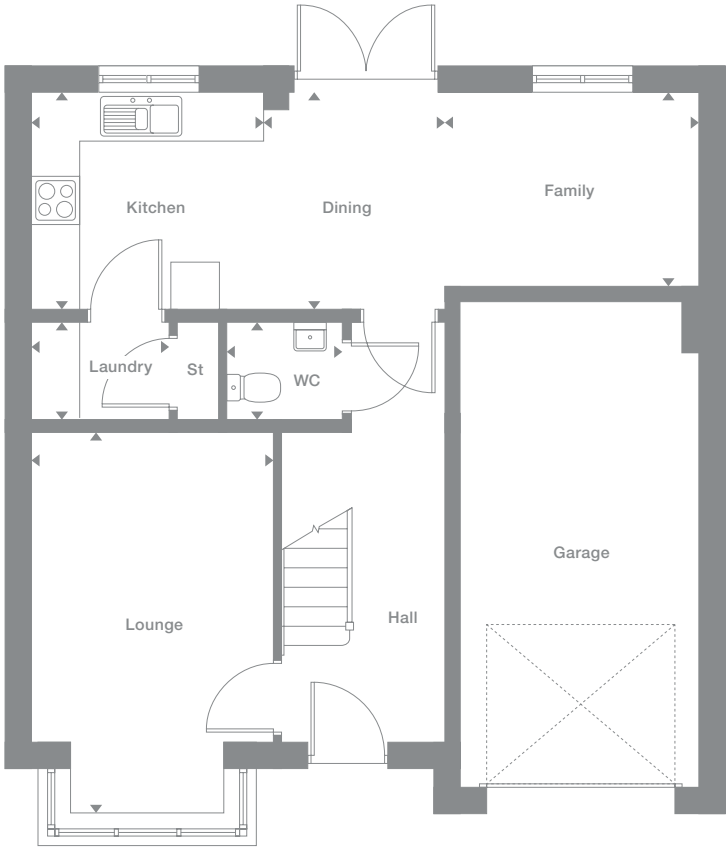
Overview
The bay window adds a stylish traditional focal point to the lounge, while the magnificent family kitchen, a bright and endlessly flexible space, incorporates french doors that add extra appeal to the inviting dining area. The en-suite principal bedroom includes a luxurious walk-through dressing area.

Ground Floor	First Floor
Lounge 2.98m x 4.72m 9'10" x 15'6"	Principal Bedroom 4.06m x 2.79m 13'4" x 9'2"
Dining 2.23m x 2.68m 7'4" x 8'10"	En-Suite 2.63m x 1.21m 8'8" x 4'0"
Family 3.15m x 2.41m 10'4" x 7'11"	Dressing 2.63m x 1.38m 8'8" x 4'7"
Kitchen 2.86m x 2.68m 9'5" x 8'10"	Bedroom 2 2.98m x 3.82m 9'10" x 12'6"
Laundry 1.70m x 1.26m 5'7" x 4'2"	Bedroom 3 2.54m x 4.10m 8'4" x 13'6"
WC 1.44m x 1.26m 4'9" x 4'2"	Bedroom 4 3.06m x 2.91m 10'1" x 9'7"
	Bathroom 2.45m x 2.91m 8'1" x 9'7"

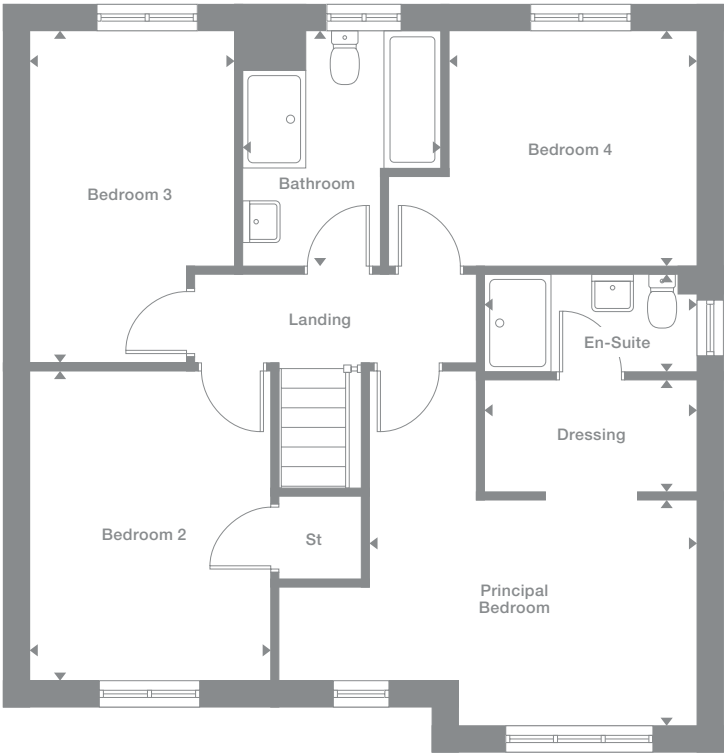
Floor Space
1,269 sq ft



Ground Floor



First Floor



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Bayford

Overview

From the feature staircase and landing to the two en-suite bedrooms, one featuring a dressing room, this is an unmistakably prestigious home. The galley kitchen adjoins a stylish dining area opening to the garden, and the five bedrooms present opportunities to create a practical home office.

Ground Floor

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

First Floor

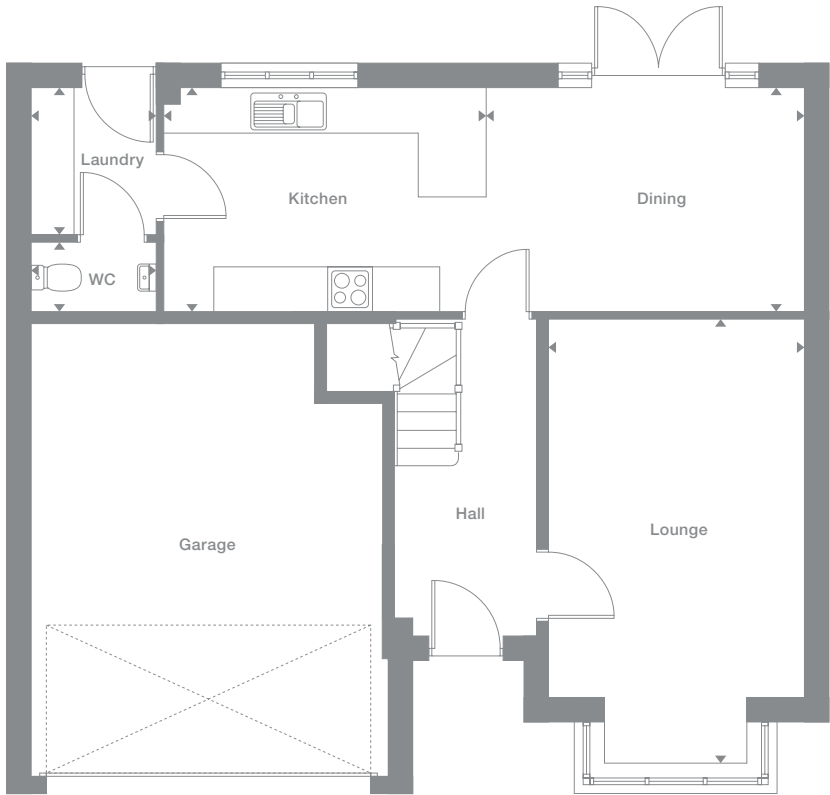
- Principal Bedroom
3.39m x 3.20m
11'2" x 10'6"
- En-Suite
1.66m x 2.03m
5'5" x 6'8"
- Dressing
2.30m x 1.65m
7'7" x 5'5"
- Bedroom 2
2.70m x 4.01m
8'11" x 13'2"
- En-Suite 2
1.70m x 2.00m
5'7" x 6'7"
- Bedroom 3
3.19m x 3.05m
10'6" x 10'0"
- Bedroom 4
2.70m x 3.17m
8'11" x 10'5"
- Bedroom 5
2.37m x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

Floor Space

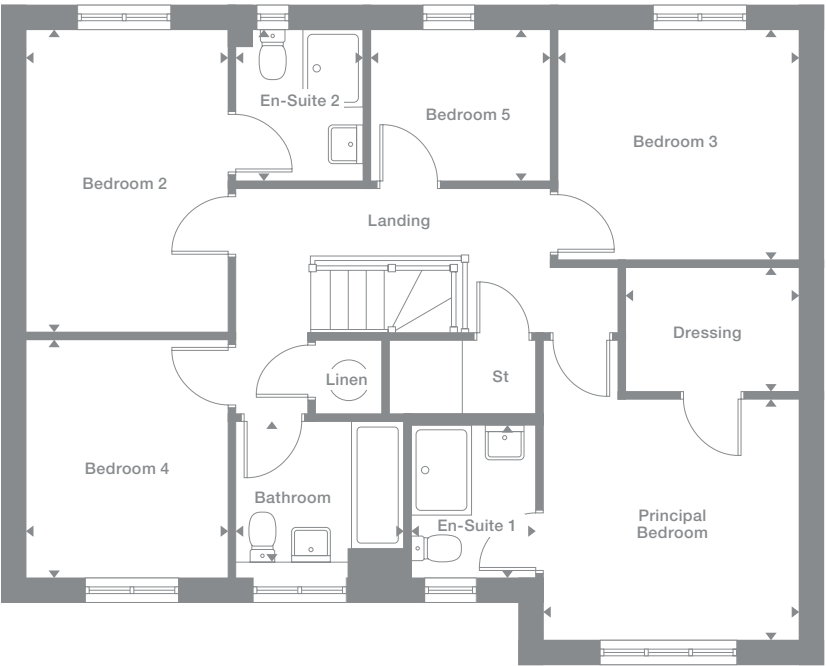
1,464 sq ft



Ground Floor



First Floor



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Thetford

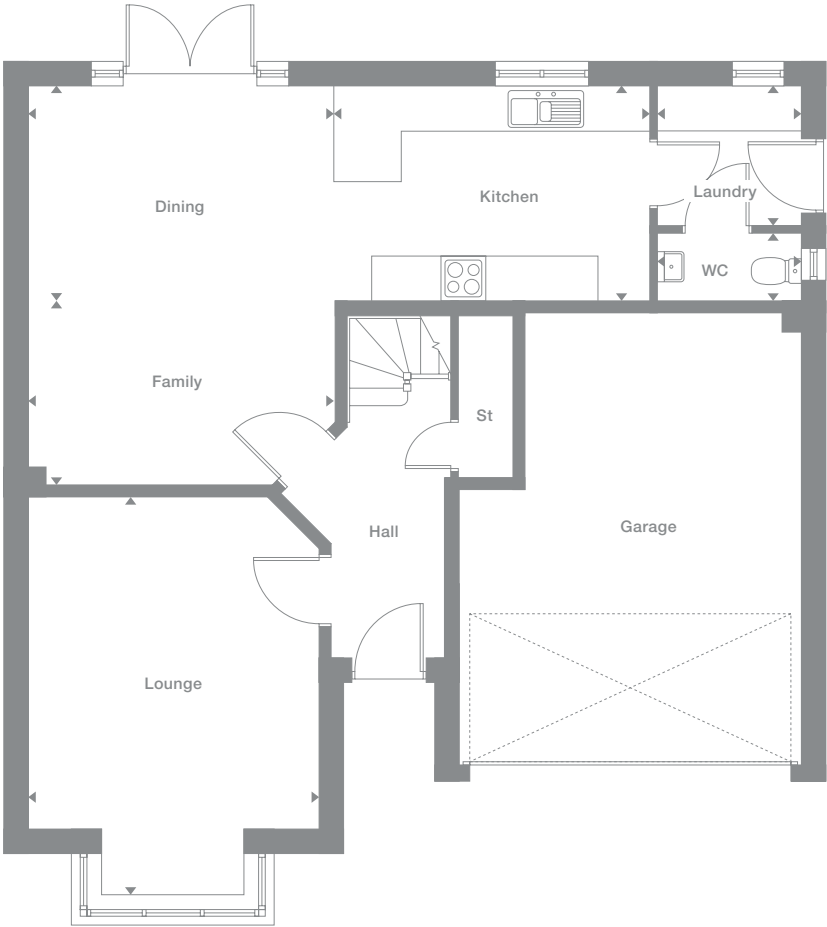
Overview
Complementing an impressive bay-windowed lounge, the inspiring L-shaped family room and the dining area extends into a superb galley-style kitchen with separate laundry room. Two of the five bedrooms are en-suite, and one includes an adjoining dressing room. This is an exceptionally distinguished residence.

- Ground Floor**
Lounge
3.85m x 5.35m
12'8" x 17'7"
- Dining**
4.07m x 2.85m
13'5" x 9'4"
- Family**
4.07m x 2.44m
13'5" x 8'0"
- Kitchen**
4.18m x 2.85m
13'9" x 9'4"
- Laundry**
1.92m x 1.85m
6'4" x 6'1"
- WC**
1.92m x 0.90m
6'4" x 2'11"
- First Floor**
Principal Bedroom
3.85m x 3.12m
12'8" x 10'3"
- En-Suite 1**
2.50m x 1.21m
8'2" x 4'0"
- Dressing**
1.67m x 2.21m
5'6" x 7'3"
- 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**
2.70m x 1.95m
8'10" x 6'5"

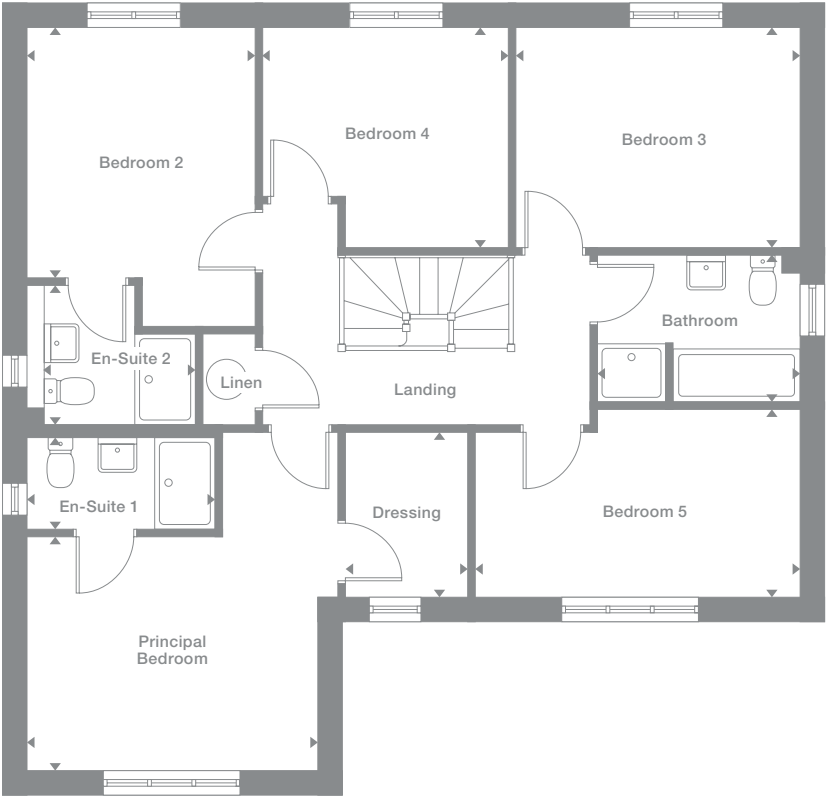
Floor Space
1,671 sq ft



Ground Floor



First Floor



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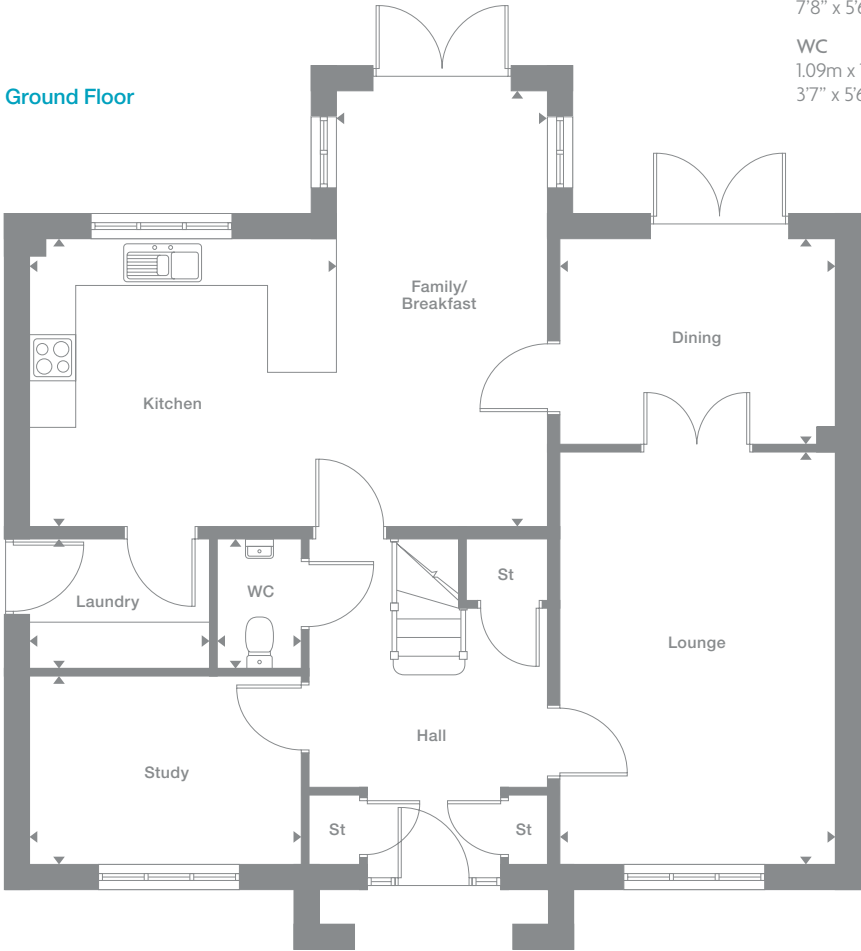
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Bridgeford

Overview

The family kitchen includes a delightful conservatory-style breakfast area. The lounge opens via double doors into the dining room, creating a breathtaking social space. One of the two en-suite bedrooms features a walk-through dressing area. Every detail of this outstanding home emphasises its quality.

Ground Floor



Ground Floor

- Lounge**
3.56m x 5.31m
11'8" x 17'5"
- Dining**
3.56m x 2.66m
11'8" x 8'9"
- Family/Breakfast**
2.71m x 5.62m
8'11" x 18'6"
- Kitchen**
3.96m x 3.71m
13'0" x 12'2"
- Study**
3.52m x 2.42m
11'7" x 7'11"
- Laundry**
2.33m x 1.68m
7'8" x 5'6"
- WC**
1.09m x 1.68m
3'7" x 5'6"

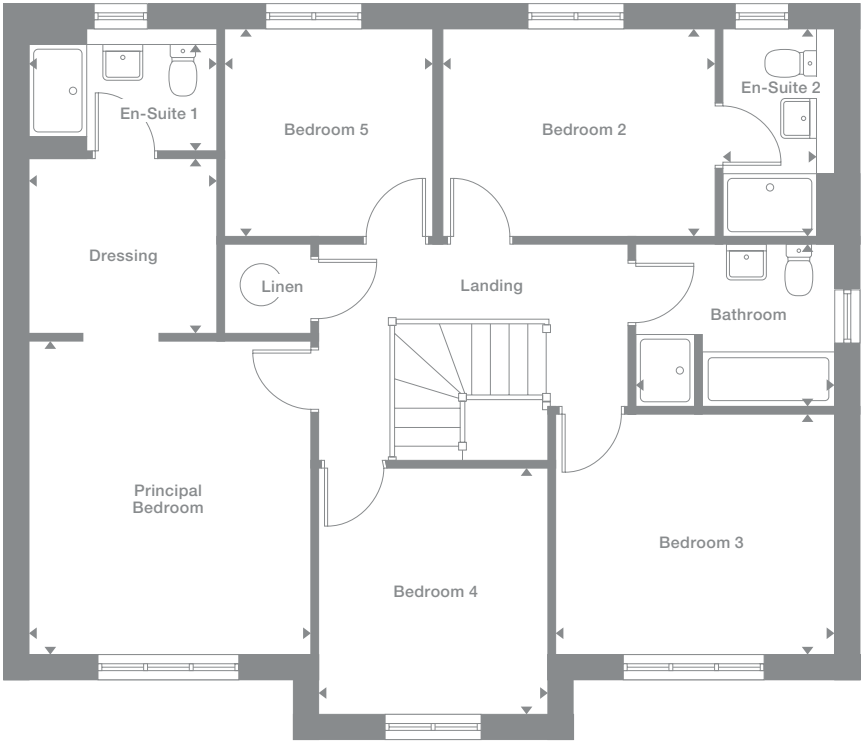
First Floor

- Principal Bedroom**
3.64m x 4.04m
11'11" x 13'3"
- En-Suite 1**
2.44m x 1.38m
8'0" x 4'7"
- Dressing**
2.44m x 2.25m
8'0" x 7'5"
- Bedroom 2**
3.52m x 2.68m
11'7" x 8'10"
- En-Suite 2**
1.21m x 2.68m
4'0" x 8'10"
- Bedroom 3**
3.59m x 3.10m
11'9" x 10'2"
- Bedroom 4**
2.97m x 3.19m
9'9" x 10'6"
- Bedroom 5**
2.69m x 2.68m
8'10" x 8'10"
- Bathroom**
2.56m x 2.09m
8'5" x 6'11"

Floor Space

1,885 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

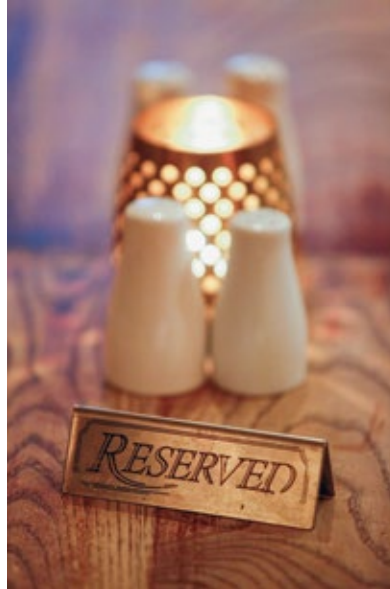
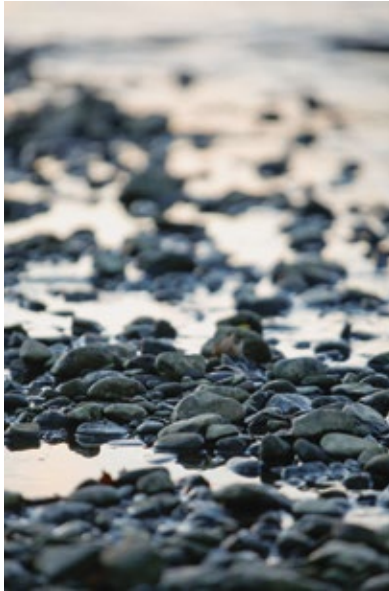
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

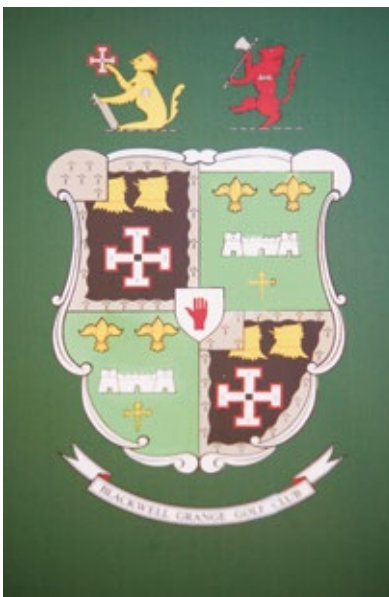


A Spar shop 600 yards from the development provides post office services, groceries, off-licence sales, fresh produce, a bakery and a deli counter. Local amenities include two traditional inns, the Bay Horse and the Otter and Fish, and the Mustard Tree Café. Hurworth Grange Community Centre hosts a wide 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.

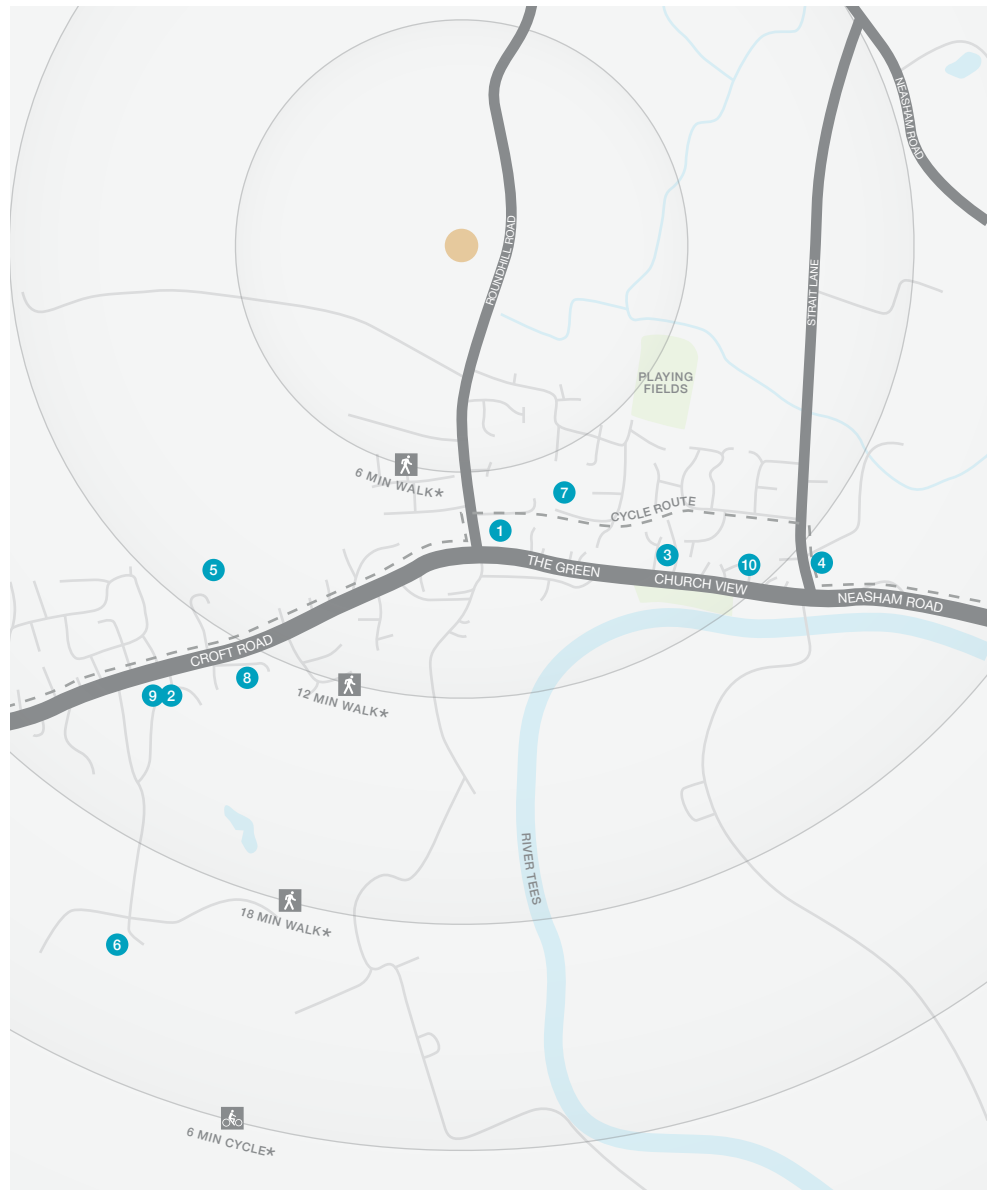
The trip into Darlington opens up a wide and cosmopolitan choice of shops, leisure and cultural amenities. The compact shopping environment includes more than 500 retailers, over half of them independent traders, as well as a Victorian covered market, while Morton Park, to the east, houses a selection 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	



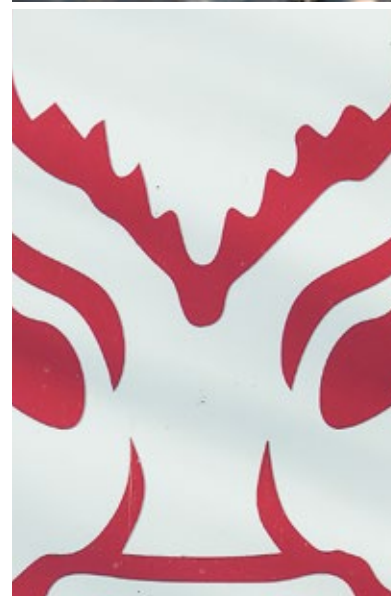
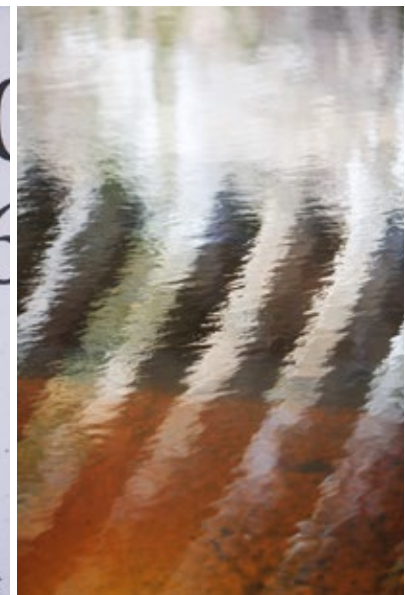
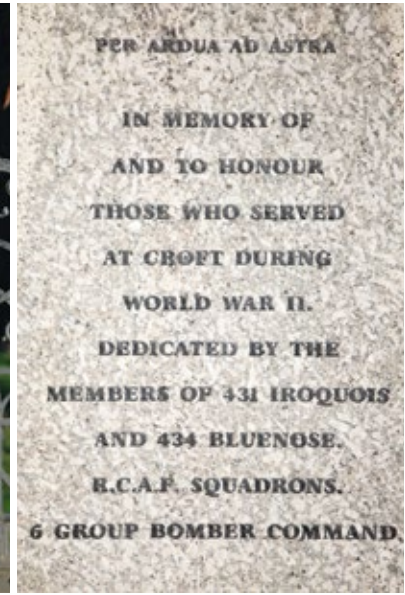
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.



- 1 Spar convenience store and Post Office, The Green 01325 721 613
- 2 The Pharmacy Rockcliffe Court 01325 722 755
- 3 The Bay Horse 45 The Green 01325 720 663
- 4 The Otter and Fish 1 Strait Lane 01325 720 019
- 5 Hurworth Community Association, Hurworth Grange 41 Hurworth Road 01325 720 840
- 6 Rockcliffe Hall Hotel, Golf and Spa, Hurworth Road 01325 729 999
- 7 Hurworth Primary School, Westfield Drive 01325 720 028
- 8 Hurworth School Croft Road 01325 720 424
- 9 Rockcliffe Court Surgery, Hurworth Place 01325 720 605
- 10 Hurworth Dental Practice, 5 Church Row 01325 721 999

* 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.

**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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