



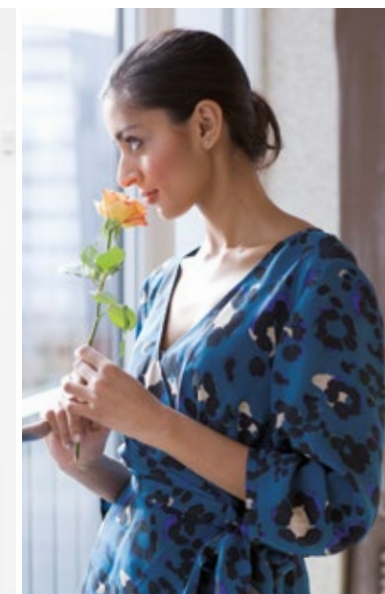
**Pearwood Gardens
Eaglescliffe**

millerhomes

the place to be®

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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.



Plot Information

- Overton**
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- Electrical Sub Station S/S
- Bin Collection Point BCP
- Existing Electric Pylons

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.



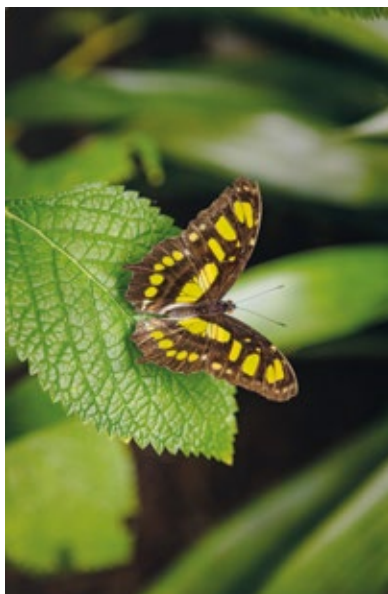
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Fifteen minutes from the centre of Middlesbrough by road or rail, Pearwood Gardens is just five minutes' walk from Allens West railway station, for services between Saltburn and Bishop Auckland, and 30 minutes from Eaglescliffe Station which offers additional direct services to London, reaching Kings Cross Station in under three hours. For travel further afield, Teesside International Airport is just over 5 minutes' drive away.

Local shops include a One Stop convenience store beside Eaglescliffe Station, open from 6am to 11pm every day. Three quarters of a mile away, the Orchard Shops precinct incorporates a Sainsbury's Local, a Post Office, a pharmacy, a florist, a baker, a café and a takeaway. Across the River Tees, on Yarm's picturesque High Street, is a diverse assortment of shops including a large Co-op, a hardware store, pet supplies, building societies, a bank and beauticians and hairdressers, interspersed with pubs, cafés, restaurants and takeaways.

The many village and community halls in Eaglescliffe and the surrounding villages host a spectrum of activities. Egglecliffe Community Centre, just over half a mile away, presents craft fairs and fitness classes, amateur drama and a computer café alongside special events like live shows, quiz nights and beer festivals. A wide choice of gyms, cinemas, theatres and music venues can be found in the nearby towns.



Welcome home

Within a beautiful new residential quarter on the edge of Eaglescliffe, a mile from the lively market town of Yarm and less than two miles from the A66, this attractive selection of energy efficient three and four bedroom homes is perfect for travel throughout the north east. With good local amenities and excellent rail connections, it combines convenience with the opportunity to settle down in a small, welcoming community. Welcome to Pearwood Gardens...

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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	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.31m x 3.83m 10'10" x 12'7"	En-Suite 1.18m x 2.03m 3'10" x 6'8"
Laundry 1.11m x 1.96m 3'8" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.11m x 1.78m 3'8" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

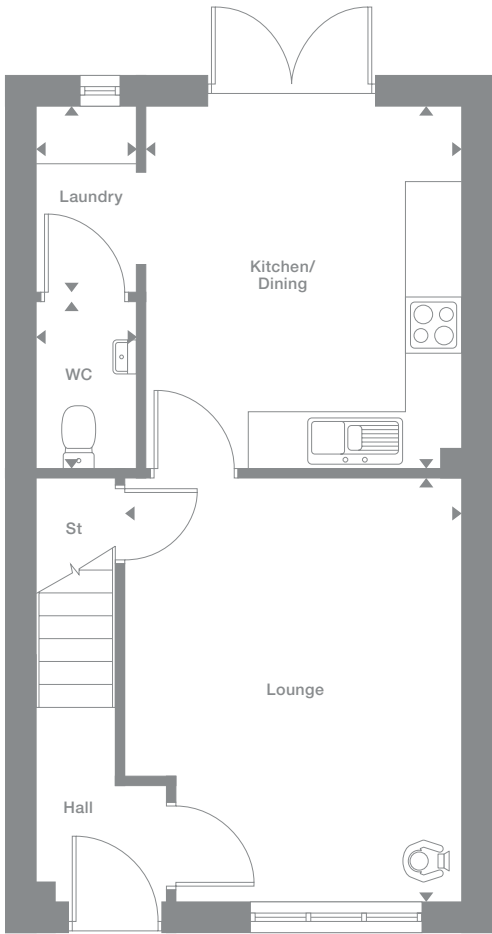
Floor Space
 819 sq ft

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

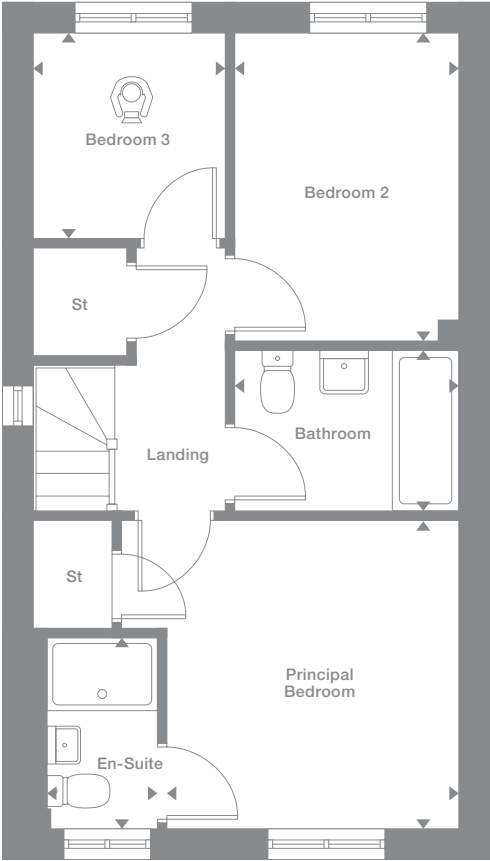
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



 Office space area

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how will you use your new home?

Kingston

Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

Ground Floor

- Lounge**
4.68m x 3.91m
15'5" x 12'10"
- Kitchen**
2.91m x 3.45m
9'7" x 11'4"
- Dining**
1.76m x 2.40m
5'10" x 7'11"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.37m x 3.01m
11'1" x 9'11"
- En-Suite**
1.01m x 2.78m
3'4" x 9'2"
- Bedroom 2**
2.56m x 3.46m
8'5" x 11'4"
- Bedroom 3**
2.02m x 3.46m
6'8" x 11'4"
- Bathroom**
1.70m x 1.96m
5'7" x 6'5"

Floor Space

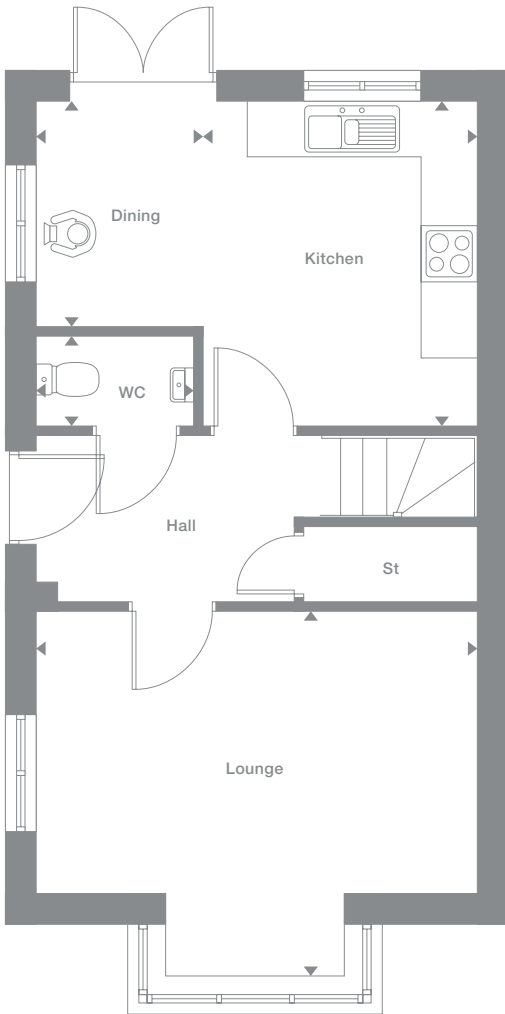
869 sq ft

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

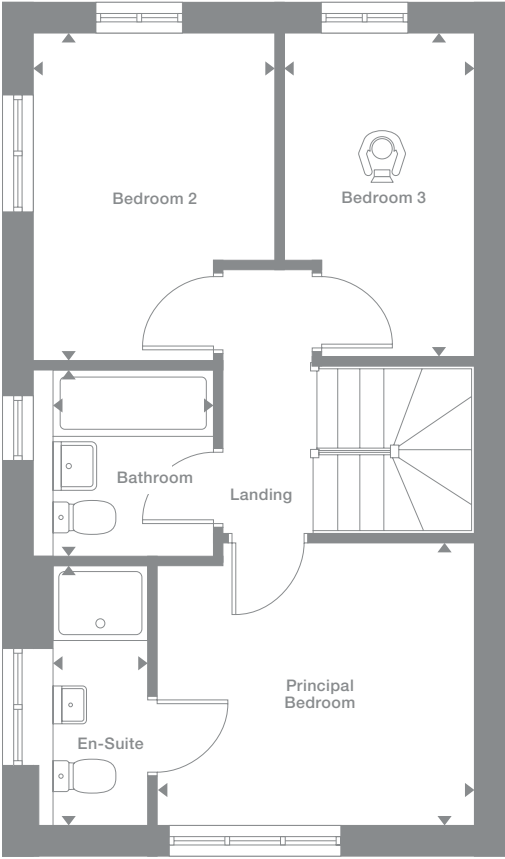
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview

The hall opens on to an elegant square lounge offering endless options for layout, and a stylish, practical kitchen with separate laundry. French doors add a focal point to the dining area, and the luxurious en-suite principal bedroom features a dressing area.

Ground Floor

- Lounge**
3.51m x 3.60m
11'6" x 11'10"
- Kitchen**
2.45m x 3.14m
8'1" x 10'4"
- Laundry**
1.81m x 1.82m
5'11" x 6'0"
- Dining**
3.08m x 3.14m
10'1" x 10'4"
- WC**
1.45m x 1.82m
4'9" x 6'0"

First Floor

- Principal Bedroom**
2.80m x 3.15m
9'2" x 10'4"
- En-Suite**
2.42m x 1.18m
7'11" x 3'11"
- Dressing**
2.64m x 1.20m
8'8" x 3'11"
- Bedroom 2**
3.25m x 3.30m
10'8" x 10'10"
- Bedroom 3**
2.19m x 3.42m
7'2" x 11'3"
- Bathroom**
1.90m x 2.15m
6'3" x 7'1"

Floor Space

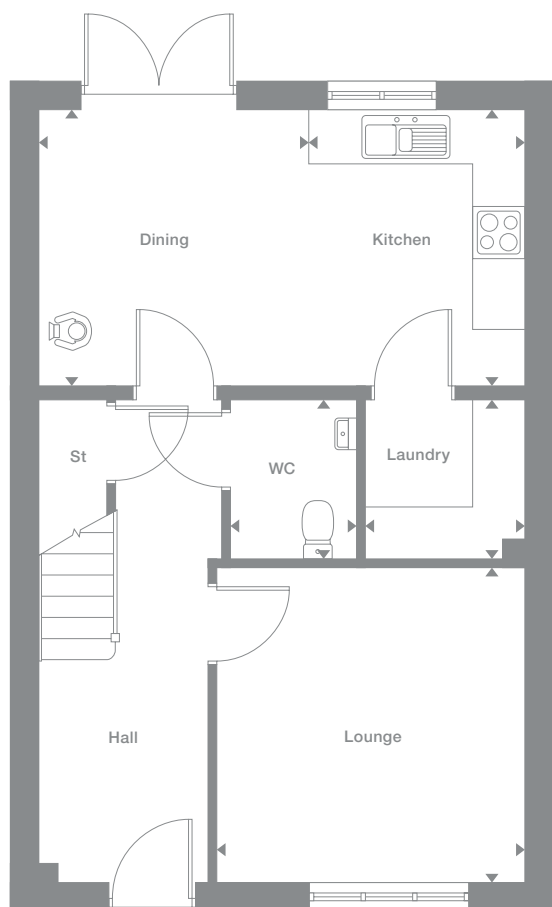
1,050 sq ft

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

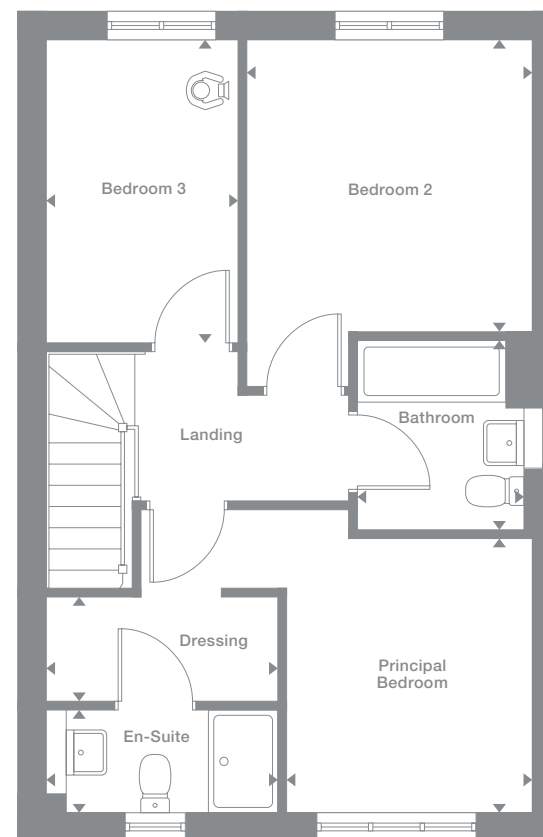
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Pearwood

Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors, a laundry and the en-suite principal bedroom includes a dressing room.

Ground Floor

- Lounge**
2.96m x 4.15m
9'9" x 13'7"
- Kitchen**
3.45m x 2.70m
11'4" x 8'10"
- Laundry**
1.91m x 1.71m
6'4" x 5'7"
- Dining**
3.06m x 4.23m
10'1" x 13'11"
- Family**
3.06m x 2.77m
10'1" x 9'1"
- WC**
1.91m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom**
3.18m x 2.76m
10'5" x 9'1"
- Dressing**
1.85m x 1.97m
6'1" x 6'6"
- En-Suite**
1.97m x 1.55m
6'6" x 5'1"
- Bedroom 2**
2.96m x 3.92m
9'9" x 12'10"
- Bedroom 3**
3.76m x 2.50m
12'4" x 8'2"
- Bedroom 4**
2.18m x 2.99m
7'2" x 9'10"
- Bathroom**
2.05m x 1.70m
6'9" x 5'7"

Floor Space

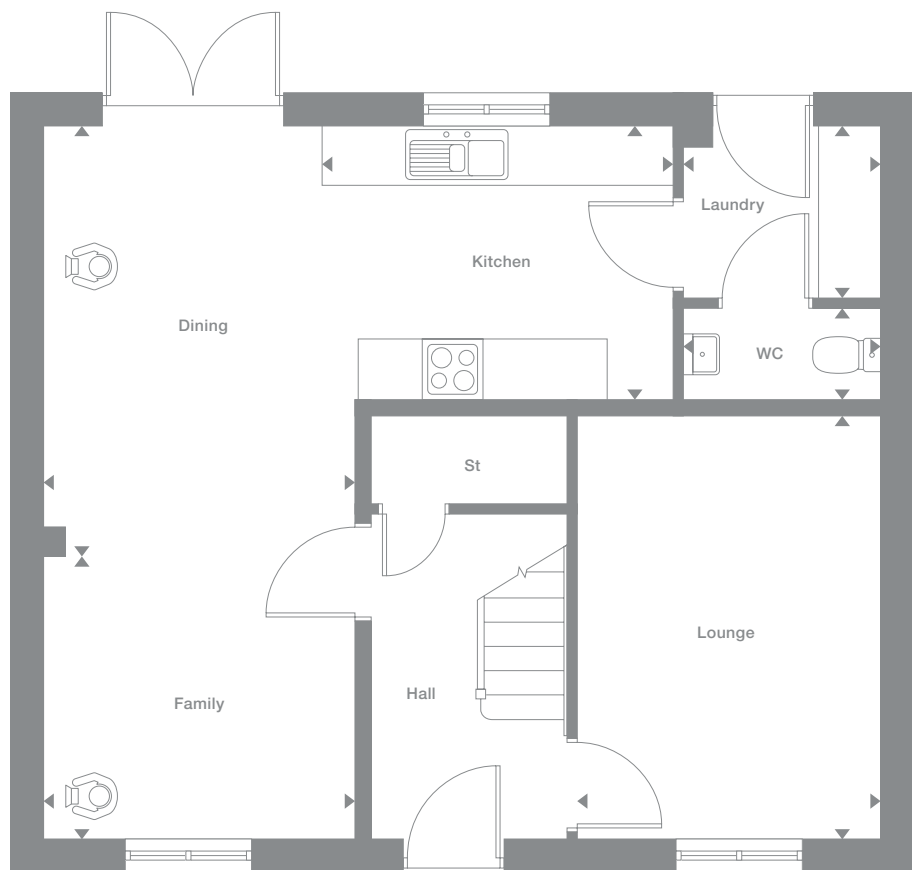
1,235 sq ft

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

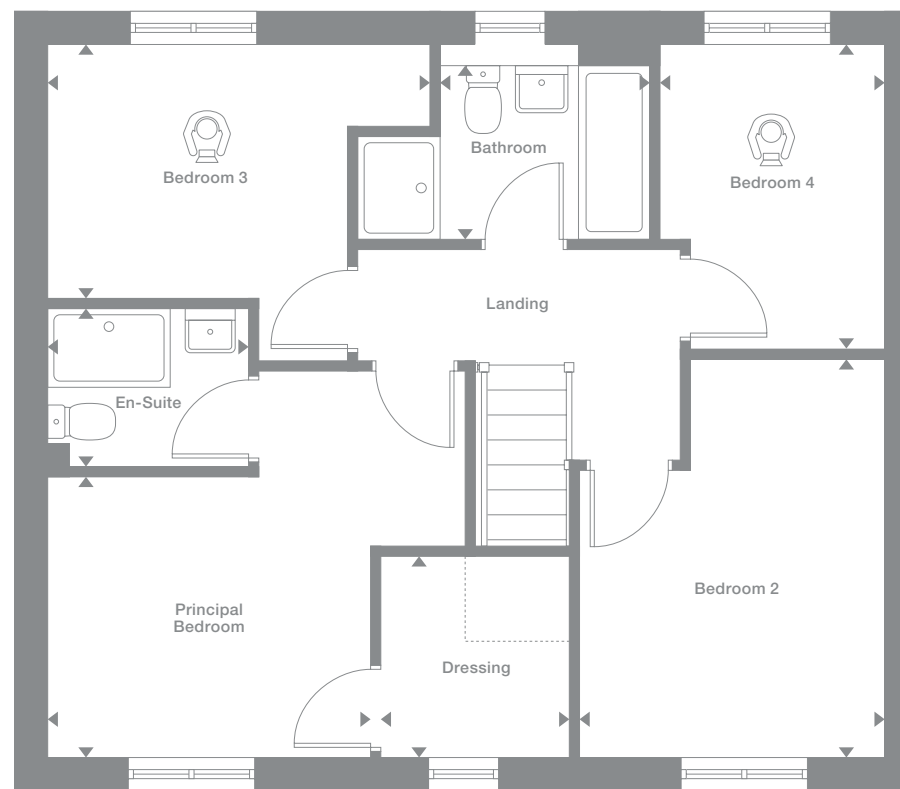
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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"

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

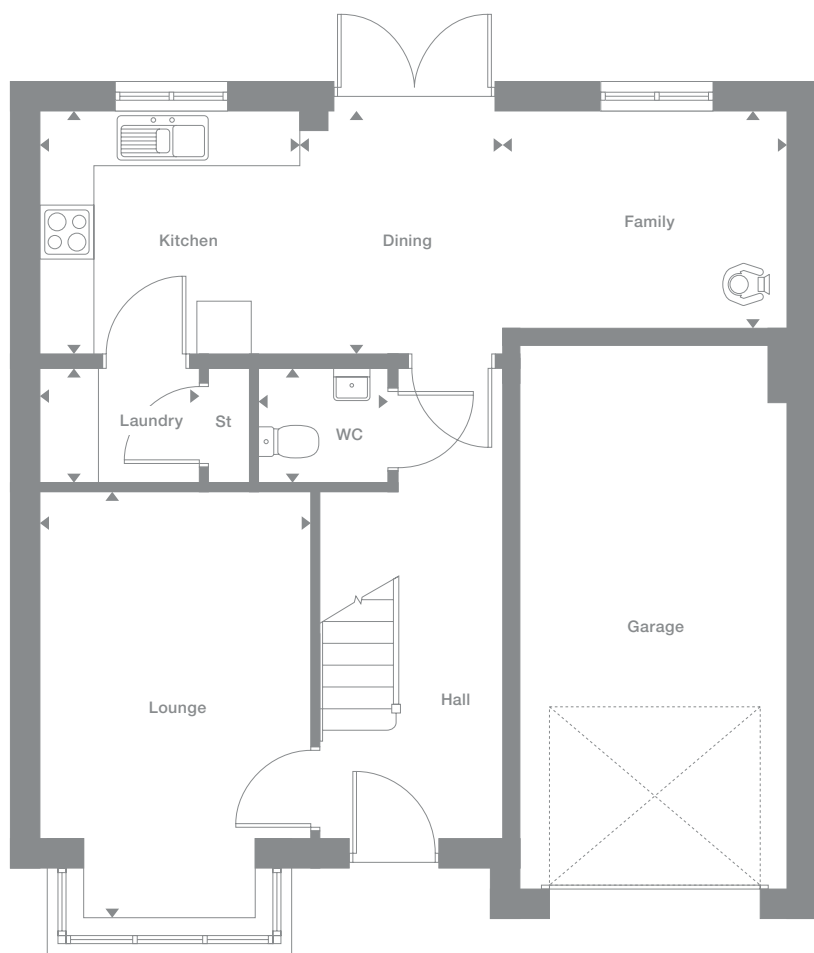
1,269 sq ft

Elevation 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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Denham

Overview
 The stylish, inviting lounge, with its beautiful bay-window, complements a breathtaking family kitchen and dining room, a natural hub for everyday life that will also add pleasure to large, lively social gatherings. With its walk-through dressing area, the en-suite principal bedroom provides a sumptuous retreat.

Ground Floor	First Floor
Lounge 3.21m x 4.76m 10'6" x 15'8"	Principal Bedroom 5.15m x 3.10m 16'11" x 10'2"
Kitchen 3.16m x 2.86m 10'5" x 9'5"	En-Suite 2.61m x 1.43m 8'7" x 4'8"
Dining 2.15m x 2.86m 7'1" x 9'5"	Dressing 1.86m x 1.29m 6'2" x 4'3"
Family 3.15m x 2.86m 10'4" x 9'5"	Bedroom 2 3.21m x 3.48m 10'6" x 11'5"
Laundry 1.85m x 1.50m 6'1" x 4'11"	Bedroom 3 4.54m x 2.55m 14'11" x 8'5"
WC 1.80m x 1.50m 5'11" x 4'11"	Bedroom 4 3.82m x 2.91m 12'6" x 9'7"
	Bathroom 1.90m x 2.22m 6'3" x 7'4"

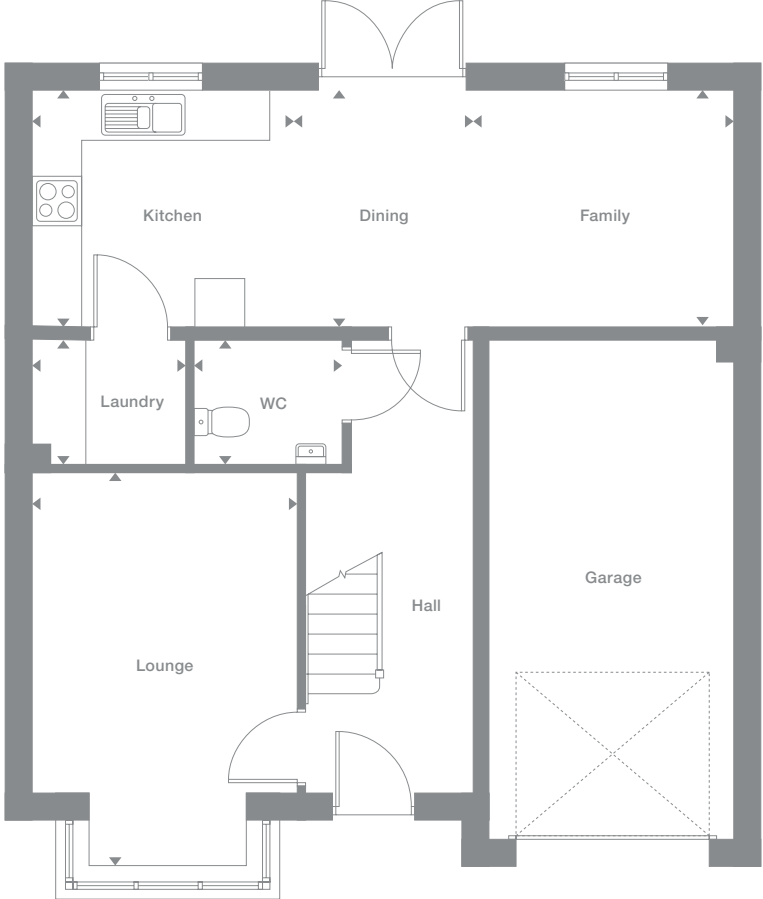
Floor Space
 1,390 sq ft

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

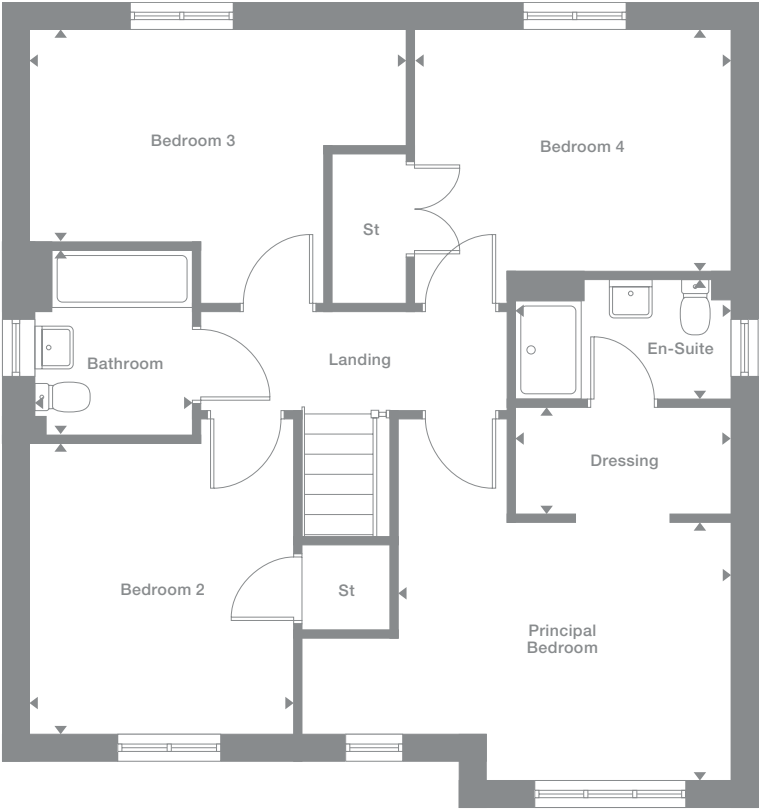
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



Office space area

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Brantham

Overview

The elegant bay-windowed façade introduces a wonderfully stylish and impressive home. The formal lounge complements a bright, open family kitchen and dining room, a natural social space. There is a dedicated study, and the gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.63m x 5.40m
11'11" x 17'9"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.80m
6'10" x 5'11"
- Family/Dining**
3.98m x 3.88m
13'1" x 12'9"
- Study**
2.08m x 2.11m
6'10" x 6'11"
- WC**
2.08m x 1.45m
6'10" x 4'9"

First Floor

- Principal Bedroom**
3.63m x 3.17m
11'11" x 10'5"
- En-Suite**
2.20m x 1.30m
7'3" x 4'3"
- Bedroom 2**
3.62m x 3.58m
11'11" x 11'9"
- Bedroom 3**
4.17m x 2.76m
13'8" x 9'1"
- Bedroom 4**
3.08m x 2.74m
10'1" x 9'0"
- Bathroom**
2.38m x 2.15m
7'10" x 7'1"

Floor Space

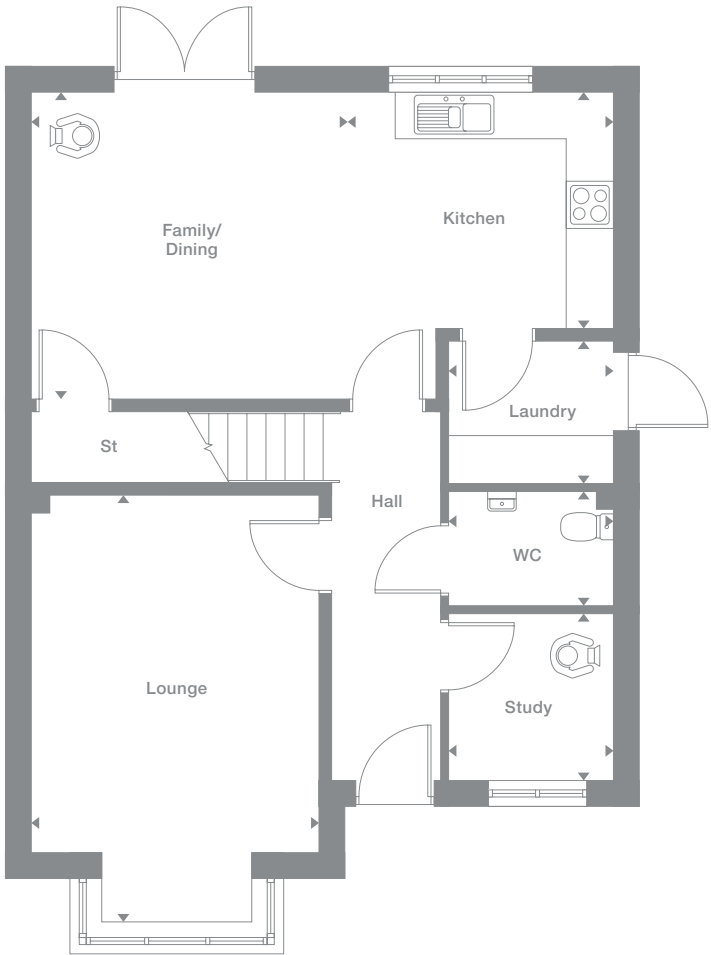
1,463 sq ft

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

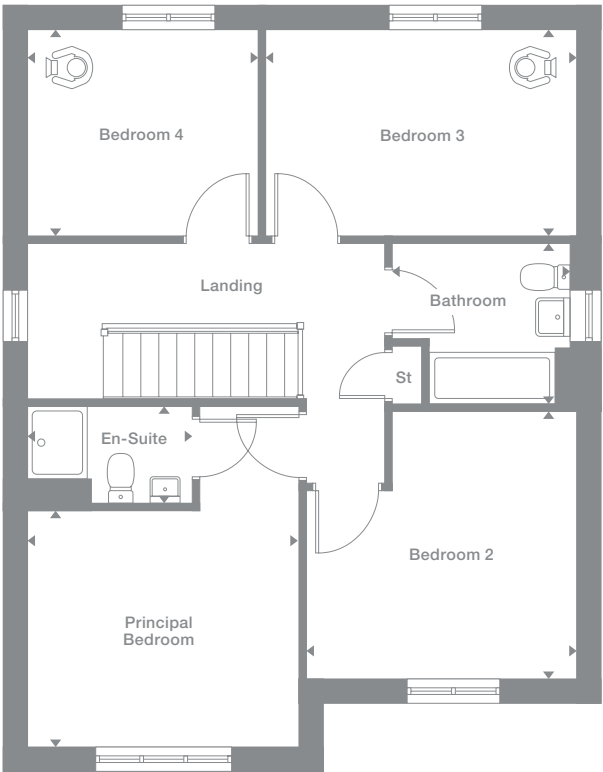
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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The Miller Difference

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.

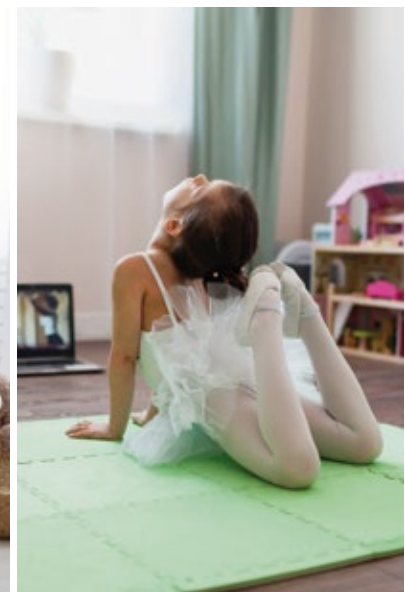
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, 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.

your home
your way...



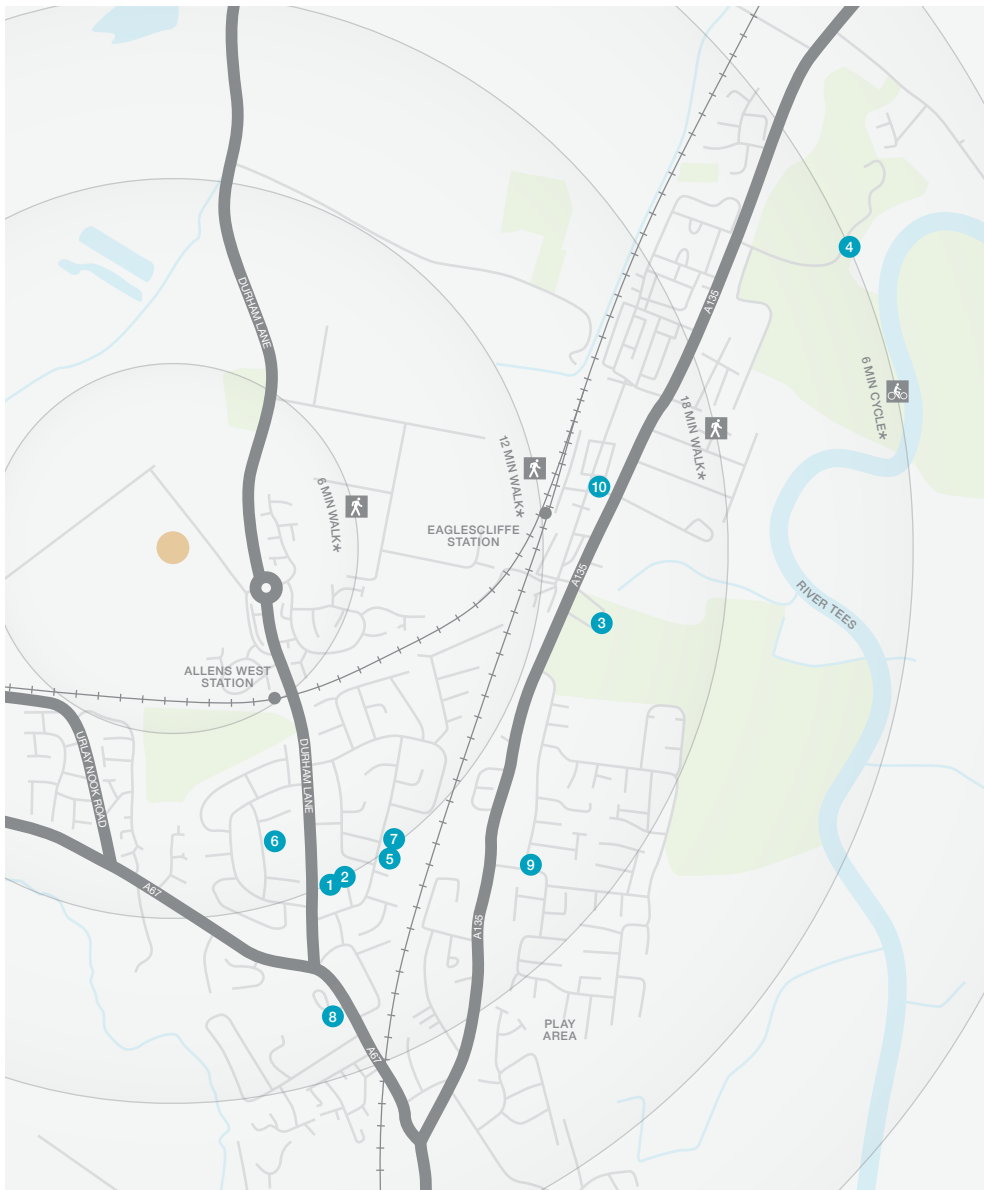
Egglecliffe Golf Club's beautiful and challenging Teesside course is just a few yards from Egglecliffe Station, and opportunities for walking and cycling include the Teesside Way, extending from the East Coast through Barnard Castle to Dufton in the west. The route runs through the grounds of Preston Park and Museum, a mile and a half from Pearwood Gardens. Attractions at Preston Park range from adventure play and skateboarding areas, Butterfly World and riverboat trips to a small gauge railway. The Museum includes a Victorian street with working shops, art exhibitions and local history displays, and there are regular family events in the grounds.

There are two primary schools within approximately ten minutes' walk. Durham Road Primary is rated 'Good' by Ofsted, and Junction Farm Primary as 'Outstanding', while Butterfield Pre-school, in the grounds of Junction Farm Primary, provides nursery facilities. Egglecliffe School and Sixth Form College, a little further away, is also rated 'Outstanding'. Egglecliffe Medical Practice, staffed by five GPs with nursing support, is less than a mile from the development, and there is a dental surgery, Mydentist, near Egglecliffe Station.



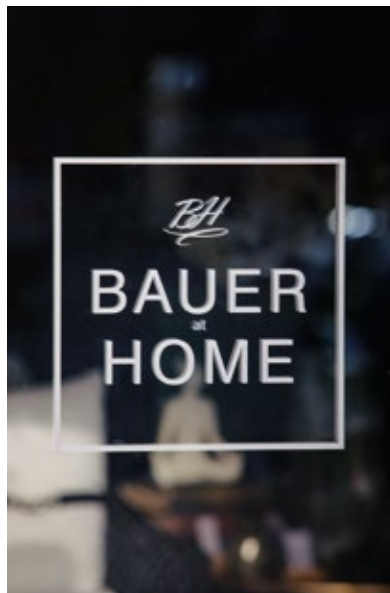
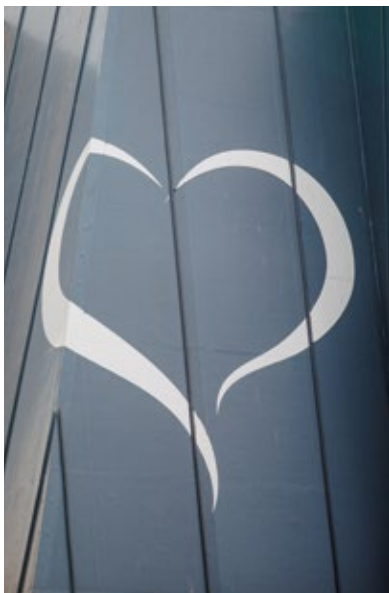
Useful Contacts

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 Alpha Pharmacy
18 Durham Lane
01642 782 676
- 2 Orchard Post Office
Durham Lane
01642 784 409
- 3 Eaglescliffe Golf Club
Yarm Road
01642 780 238
- 4 Preston Park Museum and Grounds
Yarm Road
01642 527 375
- 5 Butterfield Pre-school
Butterfield Drive
01642 188 499
- 6 Durham Lane Primary School
Amberley Way
01642 780 742
- 7 Junction Farm Primary School
Butterfield Drive
01642 781 586
- 8 Eaglescliffe School and Sixth Form College
Urley Nook Road
01642 352 570
- 9 Eaglescliffe Medical Practice
Sunningdale Drive
01642 780 113
- 10 Mydentist
Station Road
01642 790 540

* 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

Please see millerhomes.co.uk for development opening times or call 03308 189 959

From the A66 westbound

Stay on the A66 past the turn-off for Yarm, and at the next junction leave the A66 to join Durham Lane, signposted for Eaglescliffe. After one and three-quarter miles, at the roundabout take the third exit and Pearwood Gardens is straight ahead.

From the A66 eastbound

A mile after passing the turn-off for Bishopton on the left, leave the A66 following signs for Redmarshall and Eaglescliffe. Take the fourth roundabout exit to cross the A66, then the second roundabout exit into Durham Lane. After one and three quarter miles, at the roundabout take the third exit and Pearwood Gardens is straight ahead.

Sat Nav: TS16 0RW



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®



Registered Developer

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.

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.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk for development opening times or call 03308 189 959

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