



**Portside Village
Middlesbrough**

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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.



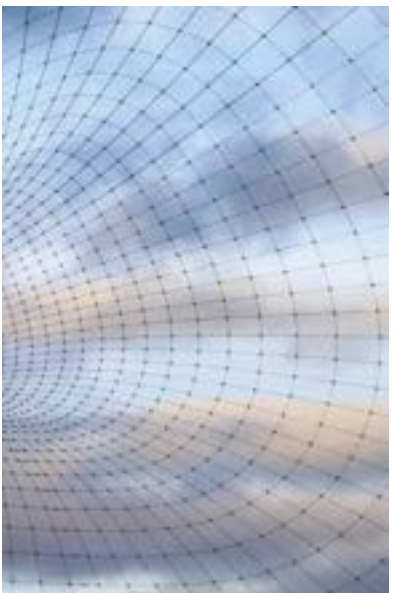
Living in Middlesbrough



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 Portside Village.

Conveniently situated for access to the A66, and with Trunk Road passing along the front of the development, Portside Village is in easy reach of both Middlesbrough town centre and the superb attractions of the beautiful north east coastline. The popular Coatham Sands beach is just ten minutes drive away. Trains from South Bank Station, a mile away, reach Middlesbrough in six minutes and continue to Darlington, where the national intercity network can be accessed. In addition, LNER now operates direct Azuma services between Middlesbrough and London King's Cross. Frequent bus services link the development with the town centre, and National Cycle Route 1, running through eastern England from Colchester to the Scottish border, passes 600 yards from the development.

The exceptional choice of shops and services in the immediate area includes an Aldi store, a Tesco Extra with a pharmacy department and a B&M Store with a Garden Centre. There are also two convenient electric vehicle charging stations. The family-friendly Sandstone Nab pub by the entrance to Portside Village offers two children's play areas and a beer garden, complementing the variety of fast food outlets beside the nearby Tesco. A small traditional shopping precinct at Birchington Avenue, just over half a mile away, includes a convenience store and post office, a bakery and a pharmacy, and Cleveland Retail Park, around 20 minutes' walk from Portside Village, incorporates more than a dozen high street names including Currys PC World, Boots and B&Q.



Welcome home

Just three miles east of the town centre of Middlesbrough and with exceptional local amenities on the doorstep, these energy efficient three and four bedroom homes are ideally situated for enjoying the beautiful coast and the North York Moors. With spacious green areas bringing an open, peaceful ambience, this exciting new neighbourhood balances urban convenience with a distinctive sense of place and community.
Welcome to Portside Village...

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.





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- Electrical Sub Station S/S
- Bin Collection Point BCP
- Gas Governor GG
- Public Open Space POS



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Overview

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

Ground Floor

Lounge
2.96m x 4.73m
9'9" x 15'6"

Kitchen
2.86m x 3.51m
9'5" x 11'6"

Dining
2.37m x 3.51m
7'9" x 11'6"

WC
1.03m x 1.63m
3'5" x 5'4"

First Floor

Principal Bedroom
3.21m x 3.69m
10'7" x 12'1"

En-Suite
1.92m x 1.95m
6'4" x 6'5"

Bedroom 2
2.98m x 2.46m
9'10" x 8'1"

Bedroom 3
2.15m x 3.51m
7'1" x 11'6"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

Floor Space

947 sq ft

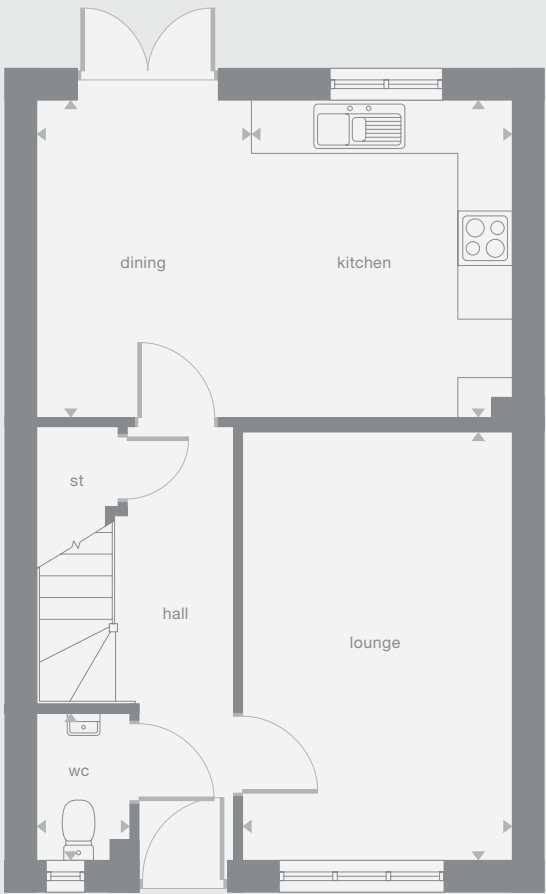
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window not applicable to all plots. Please see Development Sales Manager for details.

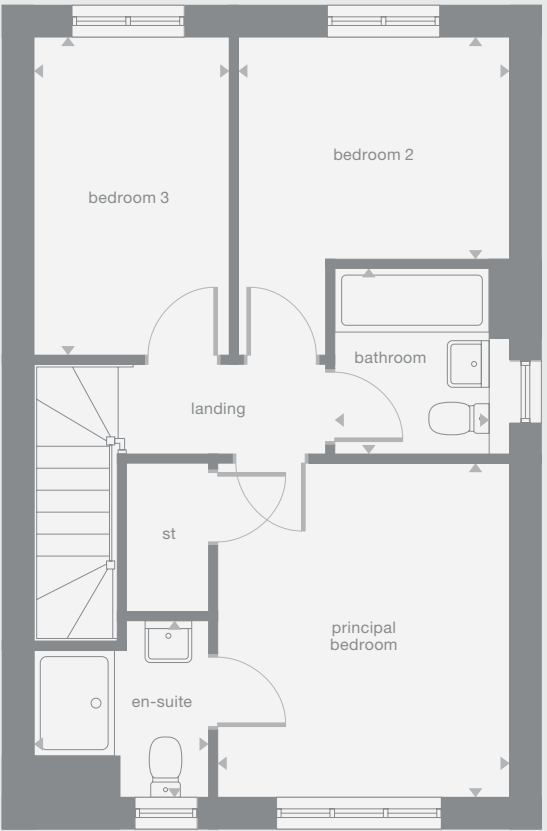
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Linton

Overview

The light, well-proportioned lounge opens on to a bright kitchen with feature french doors in the dining area. One of the three bedrooms is en-suite with a walk-through dressing area, another includes a useful cupboard, and the family bathroom is complemented by a downstairs WC.

Ground Floor

Lounge
3.47m x 4.62m
11'5" x 15'2"

Kitchen/Dining
5.71m x 3.50m
18'9" x 11'6"

WC
1.80m x 1.46m
5'11" x 4'10"

First Floor

Principal Bedroom
3.05m x 4.60m
10'0" x 15'1"

En-Suite
2.40m x 1.18m
7'11" x 3'11"

Dressing
3.05m x 1.41m
10'0" x 4'8"

Bedroom 2
4.46m x 3.21m
14'8" x 10'7"

Bedroom 3
4.46m x 2.73m
14'8" x 9'0"

Bathroom
1.90m x 2.15m
6'3" x 7'1"

Floor Space

1,104 sq ft

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

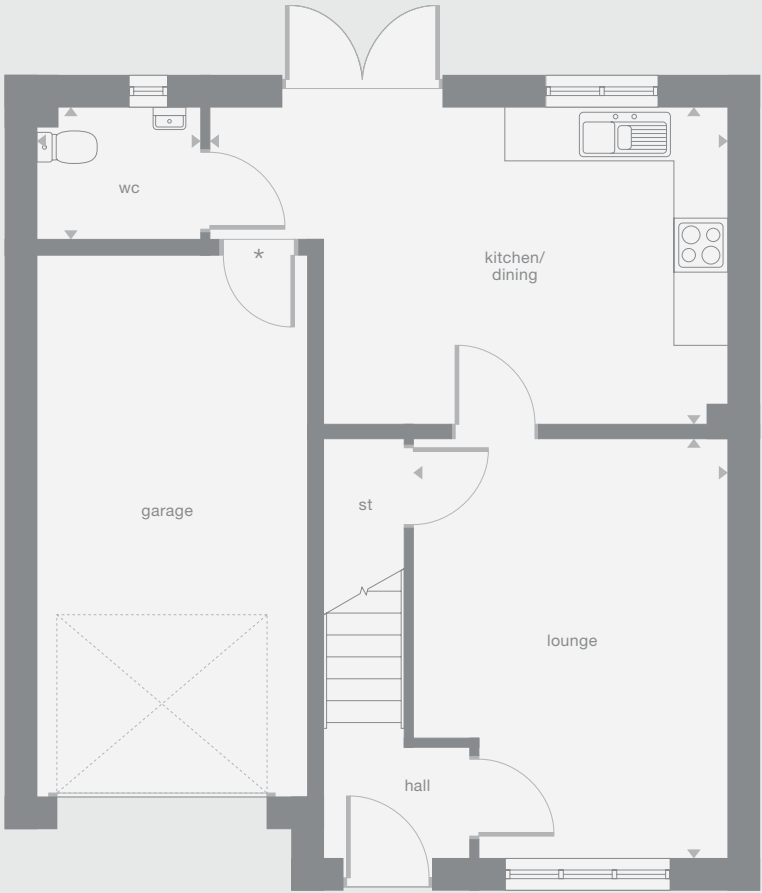
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* Optional Garage Door

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Ground Floor



First Floor



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Skywood

Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural social hub, with french doors adding flexibility to the dining area. The laundry and downstairs WC add convenience, while upstairs the landing leads to the family bathroom and four bedrooms, one of which is en-suite.

Ground Floor

Lounge
3.27m x 4.82m
10'9" x 15'10"

Kitchen
2.95m x 3.26m
9'8" x 10'9"

Laundry
1.60m x 2.09m
5'3" x 6'10"

Dining
2.84m x 3.26m
9'4" x 10'9"

WC
1.60m x 1.07m
5'3" x 3'6"

First Floor

Principal Bedroom
4.27m x 2.88m
14'0" x 9'6"

En-Suite
1.83m x 2.38m
6'0" x 7'10"

Bedroom 2
3.70m x 2.82m
12'2" x 9'3"

Bedroom 3
3.13m x 2.61m
10'3" x 8'7"

Bedroom 4
3.70m x 2.82m
12'2" x 9'3"

Bathroom
1.70m x 2.09m
5'7" x 6'10"

Floor Space

1,144 sq ft

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

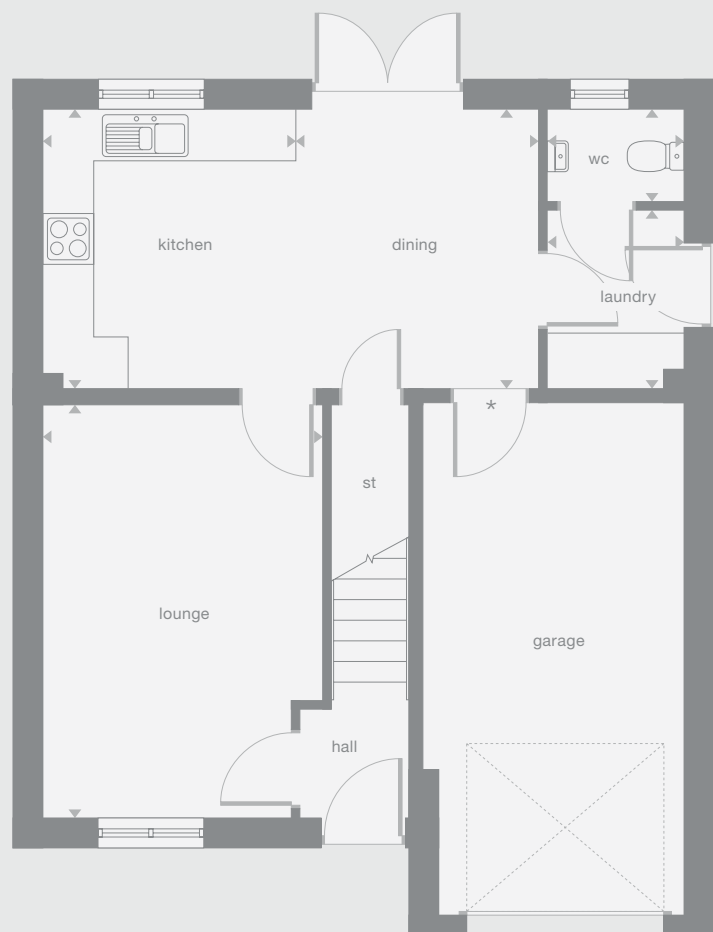
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* Optional Garage Door

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Ground Floor



First Floor



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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
11'1" x 15'11"
- 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

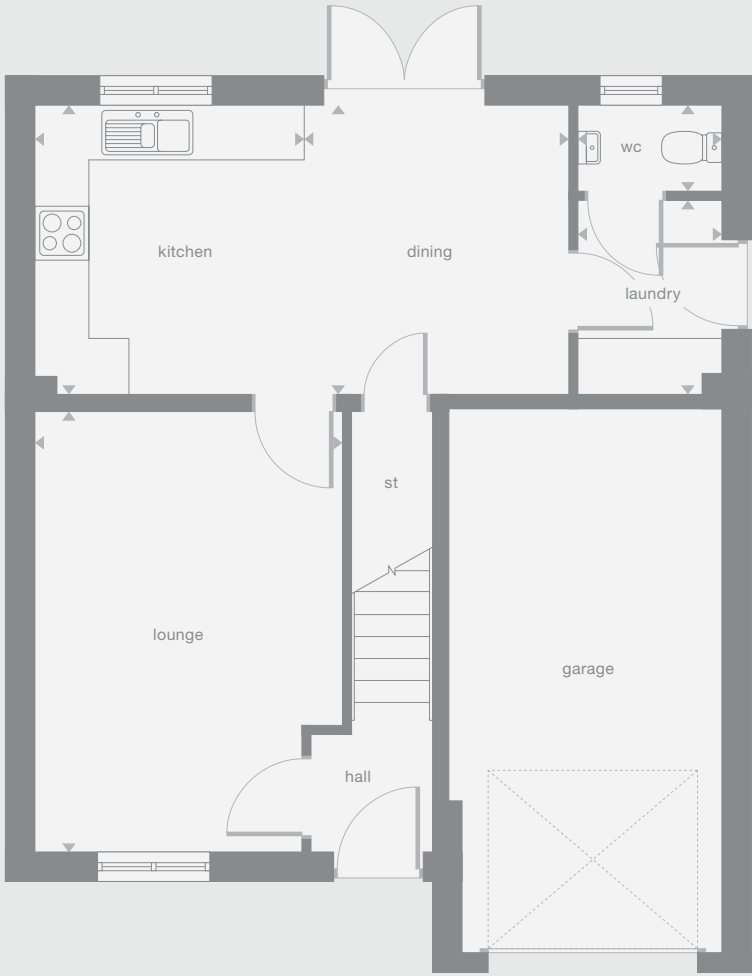
1,150 sq ft

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

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Ground Floor



First Floor



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Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

Lounge
2.93m x 4.08m
9'7" x 13'5"

Kitchen
3.45m x 2.70m
11'4" x 8'10"

Laundry
1.91m x 1.71m
6'4" x 5'7"

Dining
3.03m x 4.16m
9'11" x 13'8"

Family
3.03m x 2.76m
9'11" x 9'1"

WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.14m x 2.75m
10'4" x 9'0"

En-Suite
1.97m x 1.55m
6'6" x 5'1"

Dressing
1.85m x 1.97m
6'1" x 6'6"

Bedroom 2
2.93m x 3.81m
9'7" x 12'6"

Bedroom 3
3.72m x 2.44m
12'3" x 8'0"

Bedroom 4/Study
2.15m x 3.02m
7'1" x 9'11"

Bathroom
2.05m x 1.69m
6'9" x 5'7"

Floor Space

1,212 sq ft

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

❖ Stair bulkhead

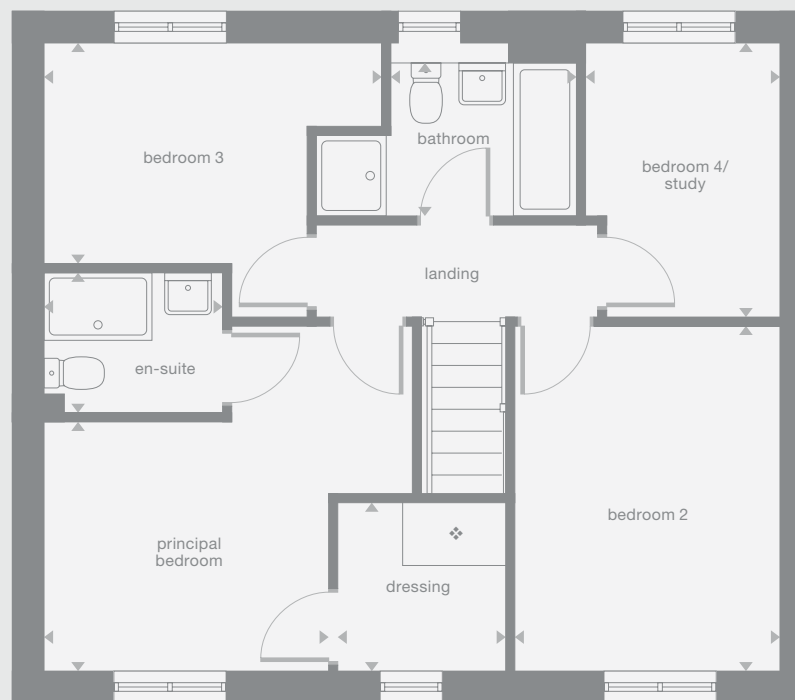
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Ground Floor



First Floor



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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

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

❖ Stair bulkhead

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Ground Floor



First Floor



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Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

Lounge
2.95m x 4.43m
9'8" x 14'7"

Kitchen
2.86m x 2.68m
9'5" x 8'10"

Laundry
1.80m x 1.26m
5'11" x 4'2"

Dining
2.16m x 2.68m
7'1" x 8'10"

Family
3.14m x 2.36m
10'4" x 7'9"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.03m x 2.73m
13'3" x 9'0"

En-Suite
2.60m x 1.19m
8'6" x 3'11"

Dressing
2.60m x 1.42m
8'6" x 4'8"

Bedroom 2
2.95m x 3.91m
9'8" x 12'10"

Bedroom 3
3.04m x 2.87m
10'0" x 9'5"

Bedroom 4
2.60m x 3.94m
8'7" x 12'11"

Bathroom
2.33m x 2.87m
7'8" x 9'5"

Floor Space

1,240 sq ft

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

* Optional Garage Door

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



Ground Floor



First Floor



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Denwood

Overview

The bright bay window in the lounge and the light, stimulating kitchen and dining room reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a walk-through dressing room.

Ground Floor

Lounge
3.15m x 4.74m
10'4" x 15'7"

Kitchen
3.19m x 3.16m
10'6" x 10'4"

Laundry
1.83m x 1.26m
6'0" x 4'2"

Dining
2.17m x 3.16m
7'2" x 10'4"

Family
3.14m x 2.59m
10'4" x 8'6"

WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom
4.75m x 3.09m
15'7" x 10'2"

En-Suite 1
2.76m x 1.18m
9'1" x 3'10"

Dressing
2.76m x 1.56m
9'1" x 5'2"

Bedroom 2
3.66m x 3.05m
12'0" x 10'0"

En-Suite 2
1.98m x 2.13m
6'6" x 7'0"

Bedroom 3
2.74m x 3.33m
9'0" x 10'11"

Bedroom 4
3.10m x 2.60m
10'2" x 8'6"

Bathroom
2.44m x 2.60m
8'0" x 8'6"

Floor Space

1,368 sq ft

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

† Window not applicable to all plots. Please see Development Sales Manager for details.

* Optional Garage Door

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Ground Floor



First Floor



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Blackford

Overview

The bay-windowed lounge shares the ground floor with a dramatic family kitchen and dining room opening to the garden, adjoining a practical laundry leading to a convenient WC. Upstairs five bedrooms, two of them en-suite and one with a dressing room, accompany a family bathroom.

Ground Floor

Lounge
3.32m x 5.41m
10'11" x 17'9"

Kitchen
4.30m x 2.92m
14'1" x 9'7"

Laundry
1.71m x 1.85m
5'8" x 6'1"

Family/Dining
4.10m x 3.61m
13'6" x 11'10"

WC
1.71m x 0.98m
5'8" x 3'3"

First Floor

Principal Bedroom
3.32m x 3.06m
10'11" x 10'0"

En-Suite 1
1.42m x 3.05m
4'8" x 10'0"

Dressing
2.22m x 1.58m
7'4" x 5'2"

Bedroom 2
3.52m x 3.79m
11'7" x 12'5"

En-Suite 2
1.25m x 2.06m
4'2" x 6'9"

Bedroom 3
2.97m x 3.65m
9'9" x 12'0"

Bedroom 4
2.78m x 2.97m
9'1" x 9'9"

Bedroom 5
3.50m x 2.15m
11'6" x 7'1"

Bathroom
2.16m x 1.70m
7'1" x 5'7"

Floor Space

1,534 sq ft

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

* Optional Garage Door

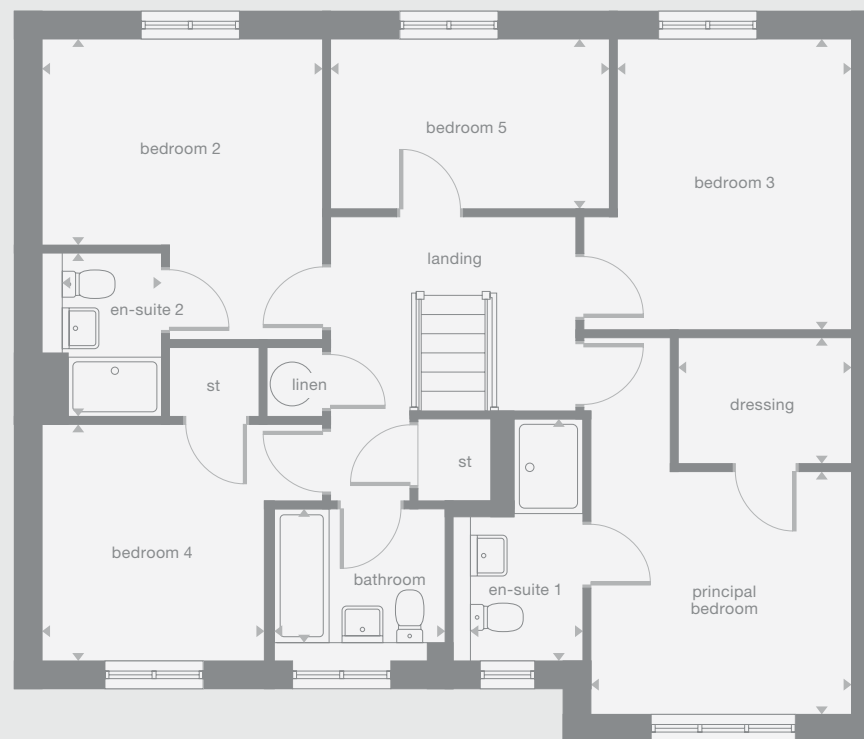
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Ground Floor



First Floor



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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 90 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.

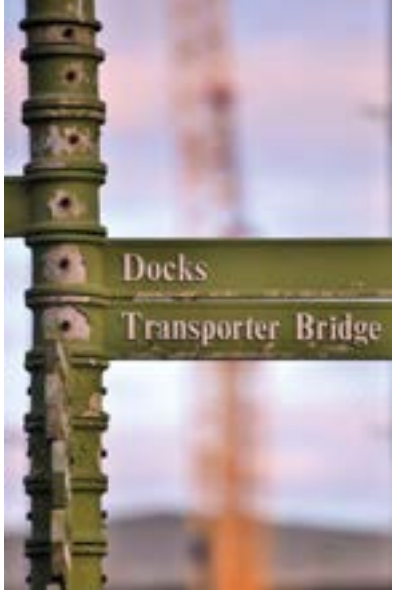
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home
your way...



Local health provision is equally comprehensive. Two medical practices are located in Low Grange Health Village, half a mile away. Even closer, South Grange Medical Centre has an adjacent pharmacy. Just across the road from Portside Village, Eston Leisure Centre offers a well-equipped gym, squash courts, indoor bowls and fitness classes. The Leisure Centre is close to Eston Sports Academy's multi-purpose hall and outdoor playground. The Riverside Stadium, home of Middlesbrough Football Club, is located just north-east of Middlesbrough town centre and the town's main rail station. The stadium sits on the banks of the River Tees and along with the Transporter and Newport bridges, has become one of the landmarks of the Middlesbrough skyline. The vast wild North York Moors contrasts with the seaside attractions in easy reach, and Middlesbrough's theatres, cinemas, restaurants and music venues offer a cosmopolitan and eclectic choice for days and evenings out.

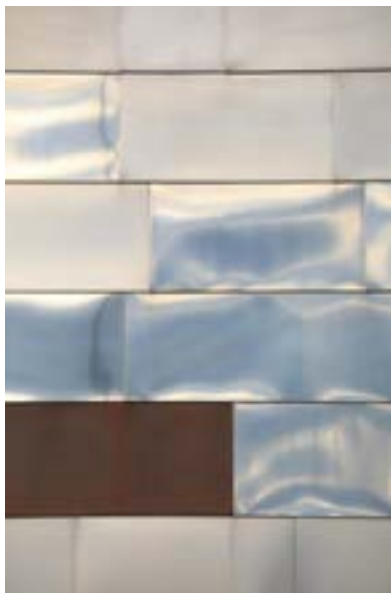
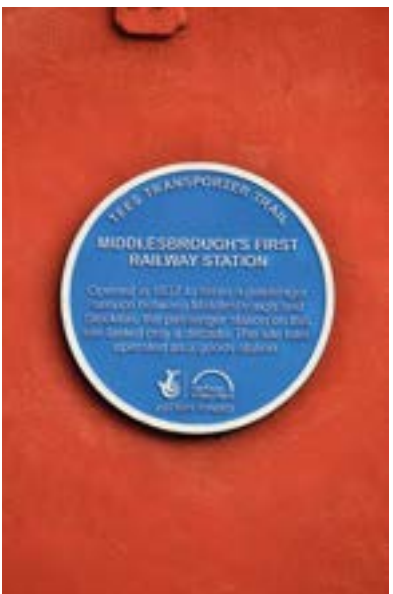


Of the many primary schools in the area, the two nearest are South Bank Community Primary and St Margaret Clitherow RC Primary, both rated 'Good' by Ofsted. In addition Grangetown Primary school has a respected place in the local community. Nearby secondaries include Outwood Academy and St Peter's Catholic Voluntary Academy. All four schools are within fifteen minutes' walk.

The Teesside Freeport, covering 4,500 acres, is the largest in the UK. To put the size into perspective, it is equivalent to 2,550 football pitches. It will create more than 18,000 jobs and provide a £3.2billion boost to the local economy over the next five years.

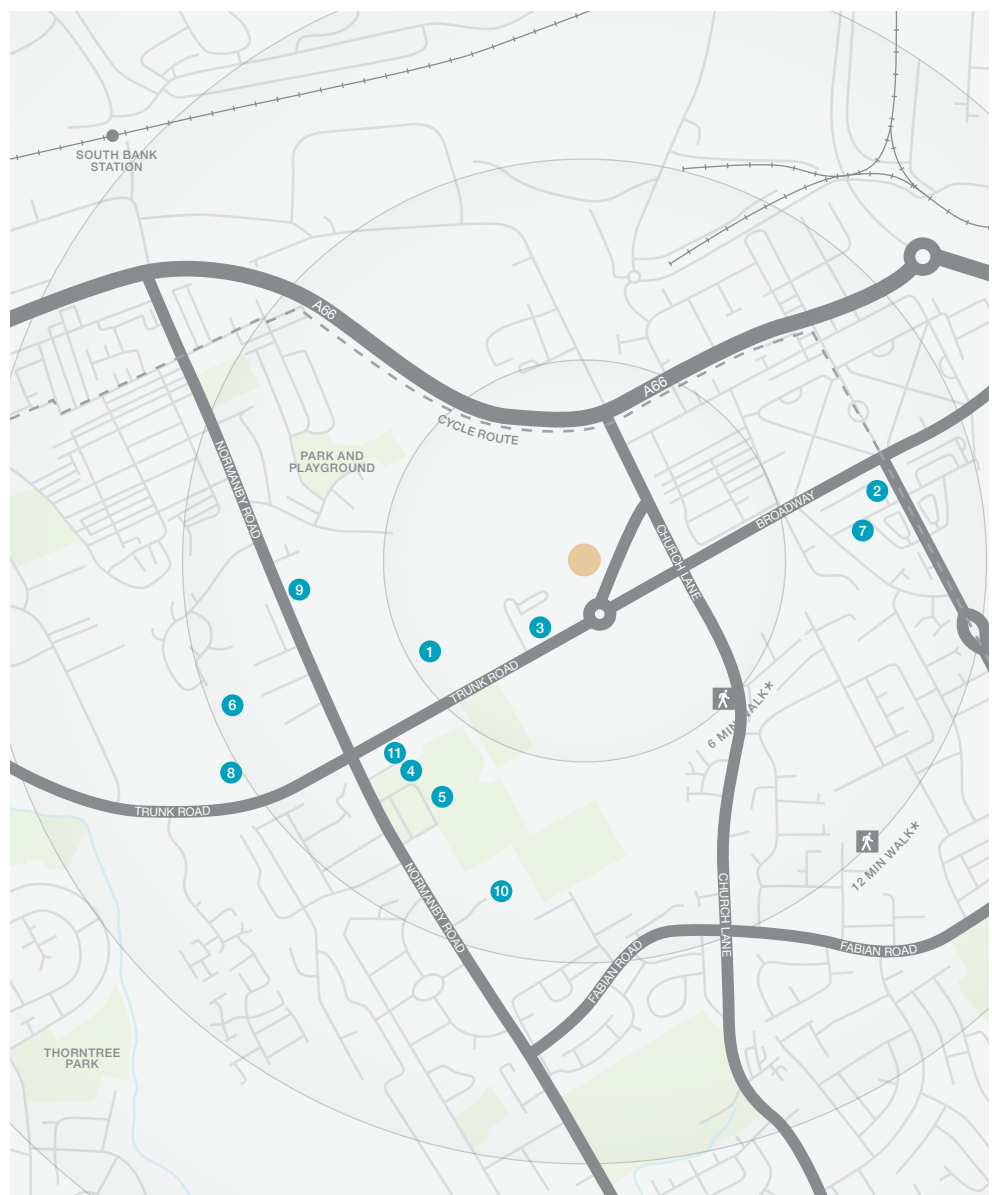


LAPS	LAST	BEST
1	5:57.329	
1	1:33.761	1:33.7
1	1:33.920	1:33.9
1	1:35.731	1:35.7
1	1:36.911	1:36.9
1	1:36.105	1:36.1
1	1:44.011	1:44.0
1	1:37.365	4.2
1	1:42.670	1:42.6
1	1:44.903	1:44.9



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 Tesco Extra & Pharmacy
Trunk Road
01642 911 508
- 2 Birchington Avenue
Post Office
47 Birchington Avenue
01642 453 064
- 3 Sandstone Nab
Trunk Road
01642 688 477
- 4 Eston Leisure Centre
Normanby Road
01642 452 488
- 5 Eston Sports Academy
Normanby Road
01287 452 488
- 6 South Bank Community
Primary School
Poplar Grove
01642 453 451
- 7 Grangetown
Primary School
St Georges Road
01642 455 278
- 8 St Margaret Clitheroe RC
Primary School
St Margaret's Grove
01642 853 370
- 9 St Peter's Catholic College
Normanby Road
01642 453 462
- 10 Outwood Academy
Normanby Road
01642 454 577
- 11 South Grange
Medical Centre
Trunk Road
01642 467 001

* 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



How to find us

Please see millerhomes.co.uk for development opening times or call 03330 603 764

From Middlesbrough
From the Hartington Interchange, follow the A66 eastbound for Teesport. Stay on the A66 for three and a half miles. One mile after passing through the roundabout at South Tees Business Park, leave the A66 by turning right into Church Lane, signposted for Grangetown and Eston. After 150 yards turn right and Portside Village is straight ahead on the right.

From the A19
Whether northbound or southbound, leave the A19 at the junction with the A66 and follow signs for Middlesbrough. After a mile, as the A66 passes through the Hartington Interchange, follow the directions above.

Sat Nav
TS6 6TR



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 location of affordable housing is indicative and the tenure of homes may be subject to change.



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Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development

Opening Times

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