



**Shoreland Park
Hadston**

millershomes

the place to be®

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- Bin Collection Point BCP
- Electrical Substation S/S
- Visitor Parking V
- Private Visitor Parking PVP
- Easement
- Shed
- Batter

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.



Hadston Farm

Existing Residential

Existing Residential

Existing Residential

BRANDLING WAY

LADYBURN WAY

CARNABY DRIVE

HADSTON ROAD

A1068

Existing Woodland

Existing Woodland

Existing Woodland

Sales Area

Footpath Link

Footpath Link

Footpath Link

Footpath Link

Existing Cycle Link

Existing Cycle Link

SUDS

Shared Drive

Shared Drive

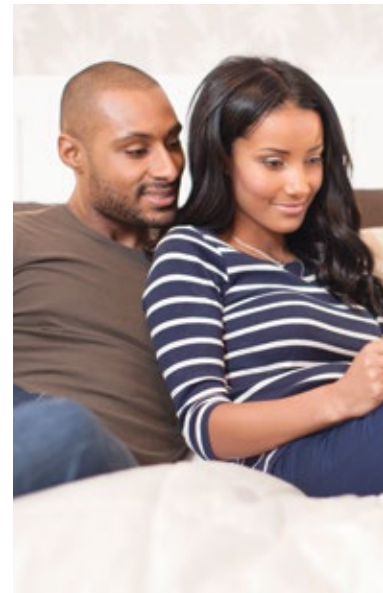
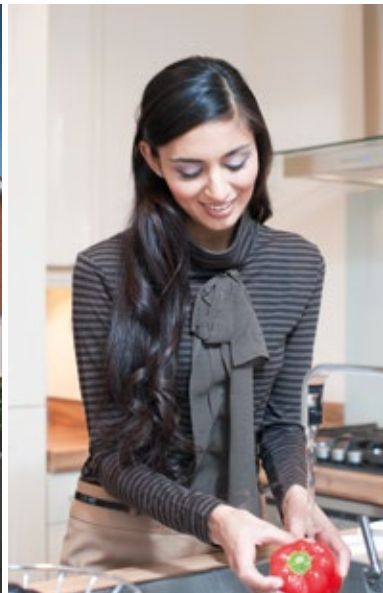
Shared Drive

Shared Drive

CRESWELL MENS

- Bin Collection Point BCP
- Electrical Substation S/S
- Visitor Parking V
- Private Visitor Parking PVP
- Easement
- Shed
- Batter

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.



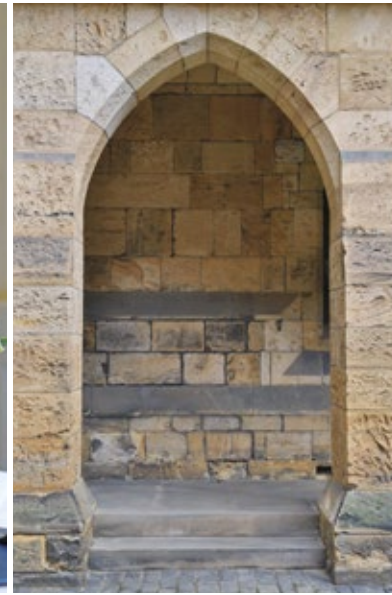
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Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that 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 Shoreland Park.



The development is just yards from the A1068, offering fast access to Amble and Alnwick in the north and to Newcastle, 28 miles to the south. Frequent buses between Alnwick and Newcastle pass through Hadston, stopping at the shopping precinct around five minutes walk from the development, with journey times of around 35 minutes into Alnwick and an hour and fifteen minutes to Newcastle. Additional services between Berwick-upon-Tweed and Newcastle pass along the western edge of the village. Acklington Railway Station, approximately three miles away, offers a daily return commuter service to Newcastle, with free parking for cars and bicycles at the station.

The outdoor attractions of the area are exceptional. Druridge Bay, a seven mile stretch of sandy beach that provides a habitat for rare birds, is bordered by an extensive country park, a short walk from the development. The Country Park includes meadows and woodlands, a lake used for water sports and a visitor centre with a café.



Just ten minutes walk from Druridge Bay Country Park and a mile from the magnificent Northumberland coast in one direction, and quarter of a mile from the local shops in the other, this attractive selection of contemporary, energy efficient two, three and four bedroom homes combines the appeal of wide horizons, broad beaches and fresh air with an opportunity to put down roots in a small, mature community. Welcome to Shoreland Park...

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Overview

The invitingly open, airy layout allows both of the ground floor rooms to benefit from the natural light that floods in through the lounge's front-facing window and the french doors that add a stylish focal point to the kitchen and dining area.

Ground Floor

Lounge
2.95m x 4.02m
9'8" x 13'2"

Kitchen/Dining
4.39m x 2.83m max
14'5" x 9'4"

WC
1.34m x 1.40m
4'5" x 4'7"

First Floor

Master Bedroom
4.39m max x 3.26m max
14'5" x 10'9"

Bedroom 2
1.98m x 3.58m
6'6" x 11'9"

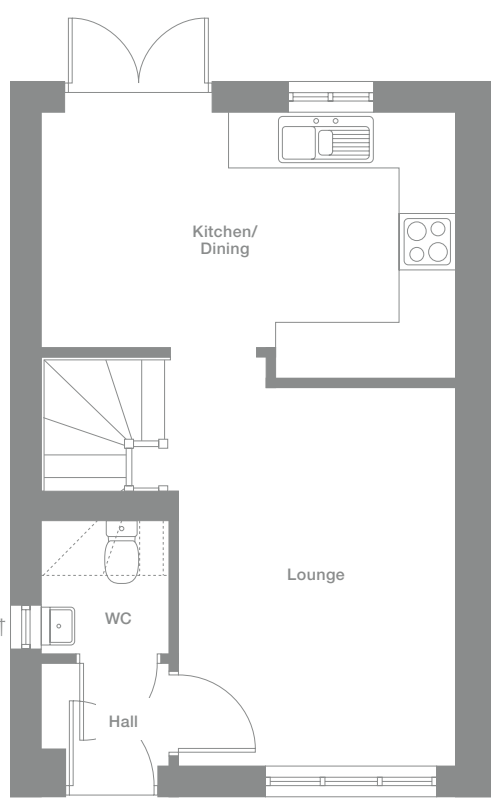
Bathroom
2.31m x 1.70m
7'7" x 5'7"

Floor Space

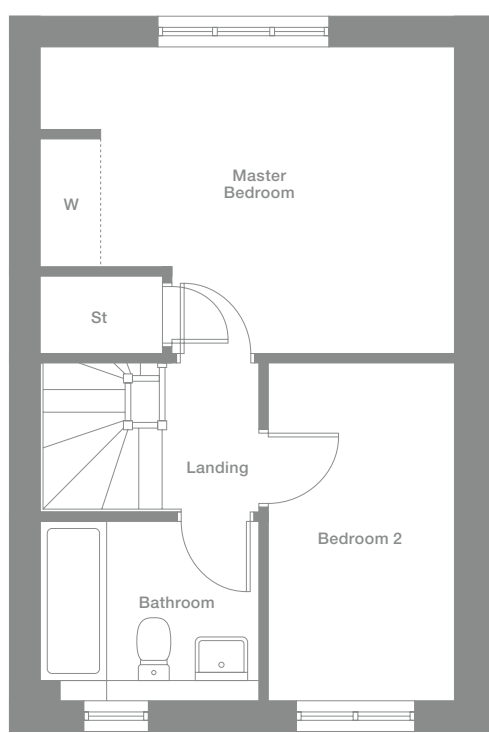
657 sq ft



Ground Floor



First Floor



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† End terrace only

Nevis RK

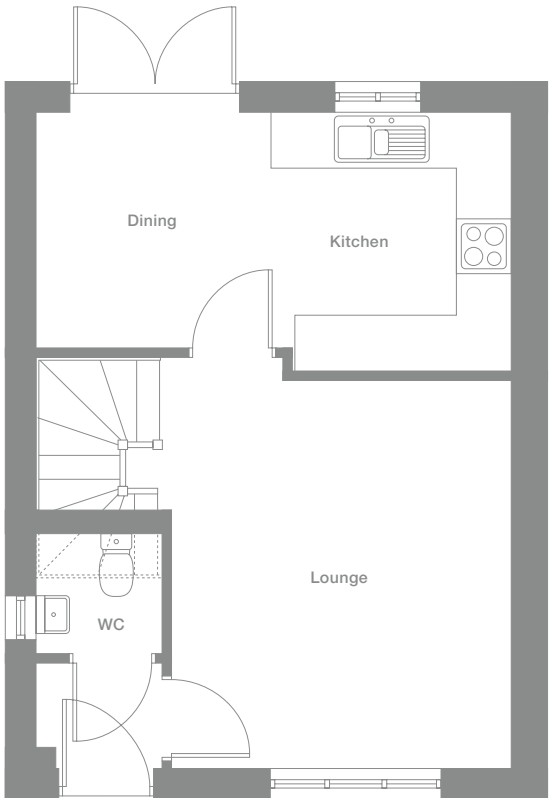
Overview
 The unusual corner staircase introduces a stylishly contemporary note, as well as an open, spacious character, to the living room of this attractive home. With its garden access, the dining room provides a delightful setting for relaxed meals.

Ground Floor	First Floor
Lounge 3.60m x 4.09m 11'10" x 13'5"	Master Bedroom 2.61m x 3.69m max 8'7" x 12'1"
Dining 2.58m x 2.51m 8'6" x 8'3"	Bedroom 2 2.61m x 3.16m 8'7" x 10'4"
Kitchen 2.45m x 2.76m max 8'1" x 9'1"	Bedroom 3 2.32m x 2.32m 7'8" x 7'7"
WC 1.34m x 1.26m 4'5" x 4'2"	Bathroom 2.32m x 1.70m 7'8" x 5'7"

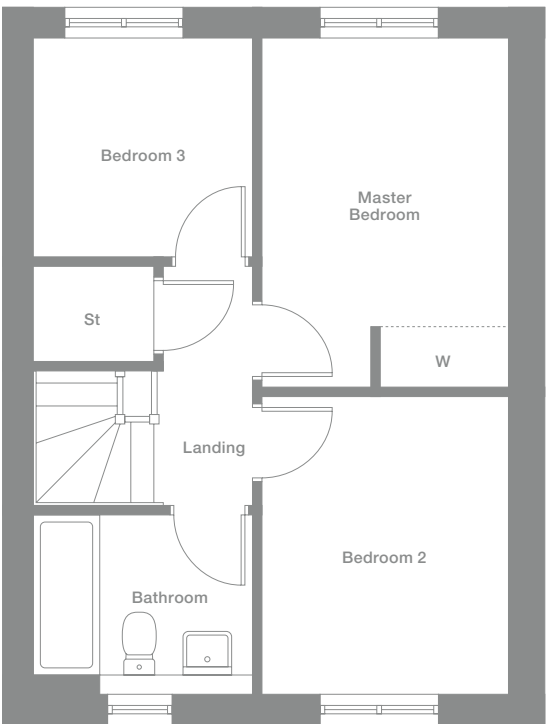
Floor Space
 754 sq ft



Ground Floor



First Floor



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Stretton

Overview

The lounge opens on to a beautifully planned kitchen and dining room that superbly blends style and function, with french doors introducing a bright, fresh appeal. The generous storage space includes a useful cupboard in the master bedroom.

Ground Floor

Lounge
3.56m max x 4.49m
11'8" x 14'9"

Dining
2.21m x 3.83m max
7'3" x 12'7"

Kitchen
2.30m x 2.60m
7'7" x 8'7"

WC
0.85m x 1.66m
2'10" x 5'5"

First Floor

Master Bedroom
4.57m max x 3.14m max
15'0" x 10'4"

Bedroom 2
2.31m x 3.21m
7'7" x 10'7"

Bedroom 3
2.11m x 2.81m max
6'11" x 9'3"

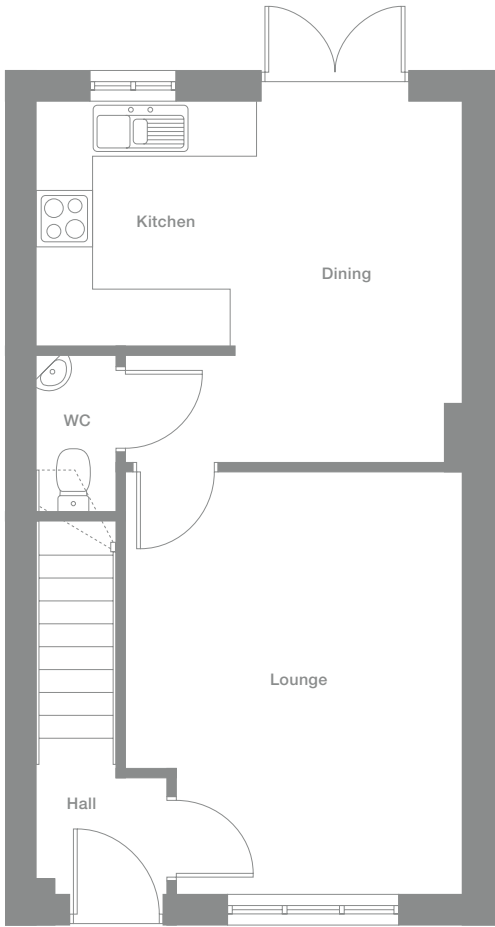
Bathroom
2.31m x 1.87m
7'7" x 6'2"

Floor Space

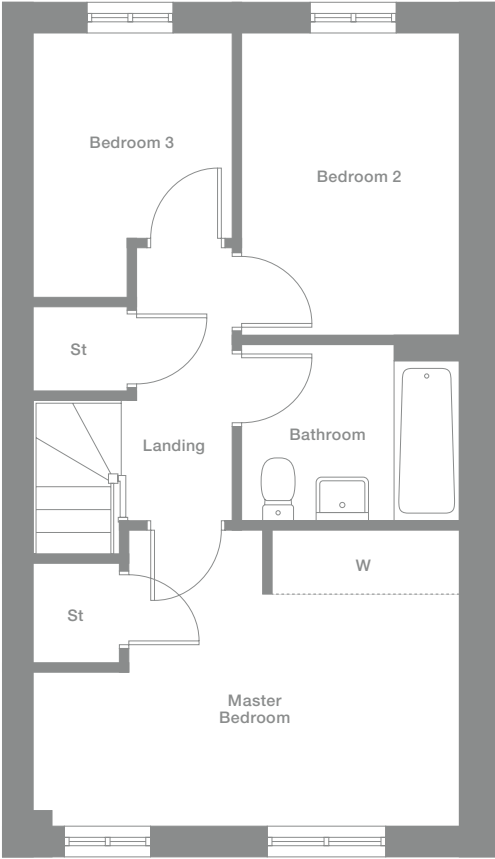
819 sq ft



Ground Floor



First Floor



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Tolkien

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge

3.19m max x 4.27m max
10'6" x 14'0"

Dining

1.81m x 2.53m
5'11" x 8'4"

Kitchen

2.32m x 3.06m
7'7" x 10'1"

WC

0.85m x 1.63m
2'10" x 5'4"

First Floor

Bedroom 2

4.14m max x 2.60m max
13'7" x 8'6"

Bedroom 3

2.13m x 2.73m
7'0" x 9'0"

Bathroom

2.13m x 1.91m
7'0" x 6'3"

Second Floor

Master Bedroom

3.19m x 2.86m
11'85 HGT. L.
10'6" x 9'5"

En-Suite

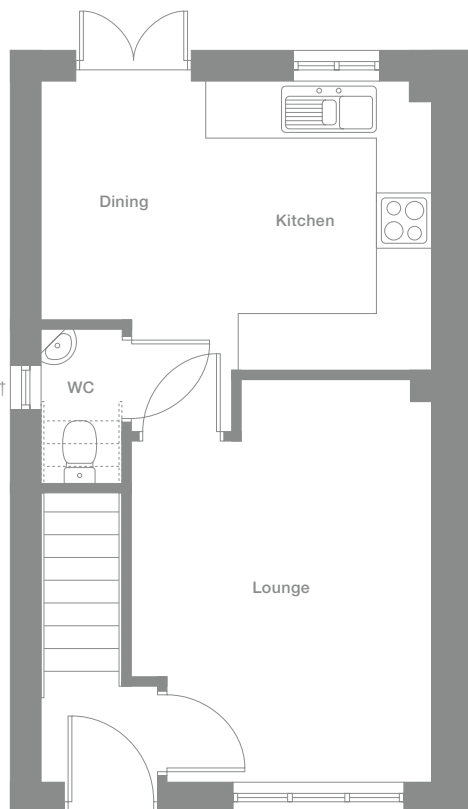
2.08m max x 1.82m
1.32 HGT. L.
6'10" x 6'0"

Floor Space

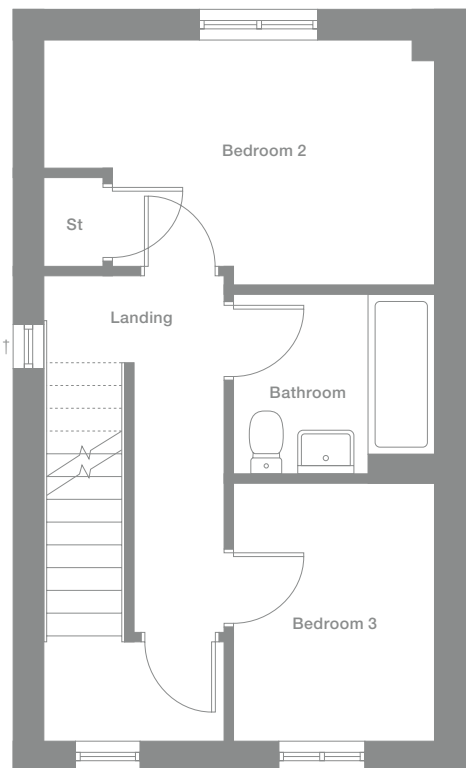
886 sq ft



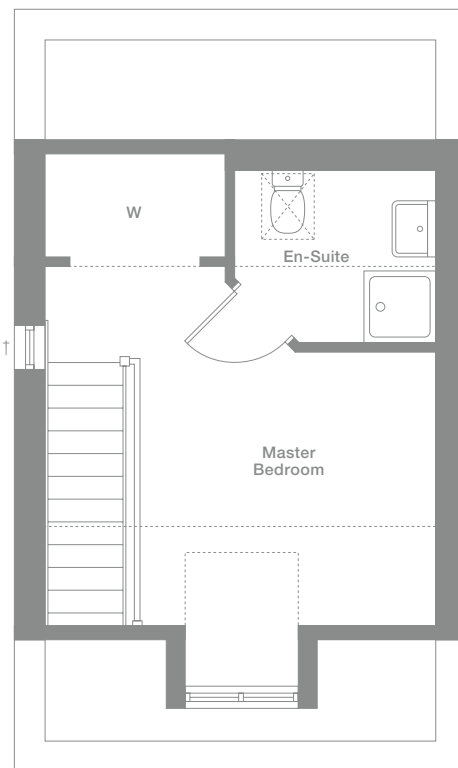
Ground Floor



First Floor



Second Floor



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† End terrace only

Darwin DA

Overview

The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor

- Lounge**
3.98m max x 5.45m
13'1" x 17'11"
- Dining**
2.55m x 2.99m
8'5" x 9'10"
- Kitchen**
2.55m x 2.45m
8'5" x 8'1"
- WC**
1.59m x 0.94m
5'3" x 3'1"

First Floor

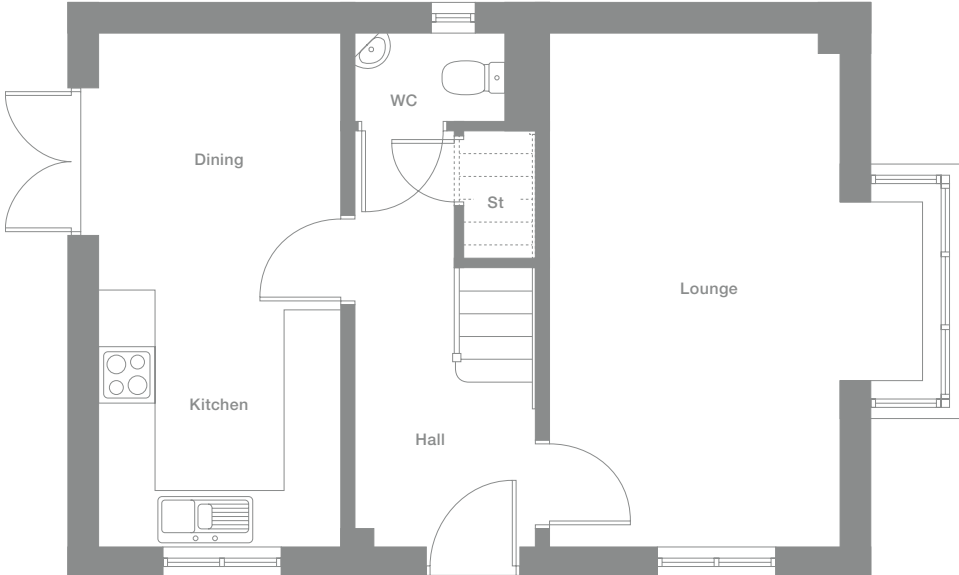
- Master Bedroom**
3.13m x 3.44m max
10'4" x 11'3"
- En-Suite**
1.93m x 1.69m
6'4" x 5'7"
- Bedroom 2**
2.59m max x 2.86m
8'6" x 9'5"
- Bedroom 3**
2.59m x 1.85m
8'6" x 6'1"
- Bathroom**
2.04m x 1.91m
6'9" x 6'3"

Floor Space

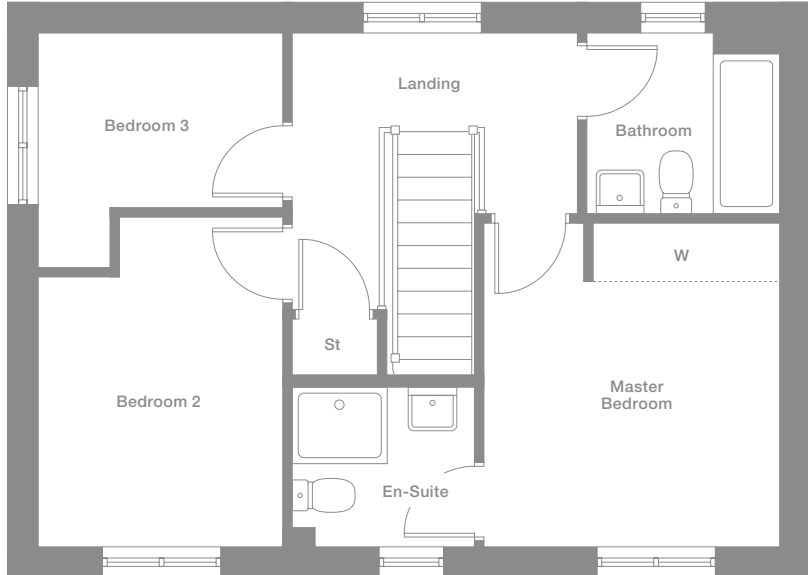
940 sq ft



Ground Floor



First Floor



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Orwell

Overview

The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

Ground Floor

Lounge
3.85m max x 5.25m max
12'8" x 17'3"

Dining
1.95m x 3.10m
6'5" x 10'2"

Kitchen
1.85m x 3.10m
6'5" x 10'2"

WC
2.00m x 1.02m
6'7" x 3'4"

First Floor

Master Bedroom
3.85m max x 3.14m
12'8" x 10'4"

En-Suite
2.84m max x 1.01m max
9'4" x 3'4"

Bedroom 2
3.69m x 3.10m
12'1" x 10'2"

Bedroom 3
2.83m x 3.10m
9'4" x 10'2"

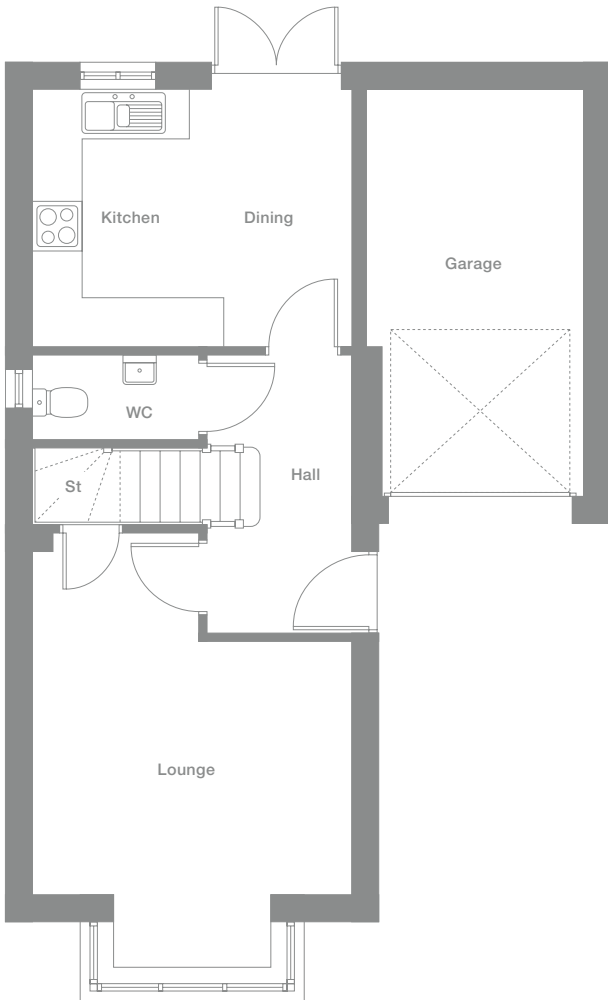
Bathroom
2.68m x 1.70m
8'10" x 5'7"

Floor Space

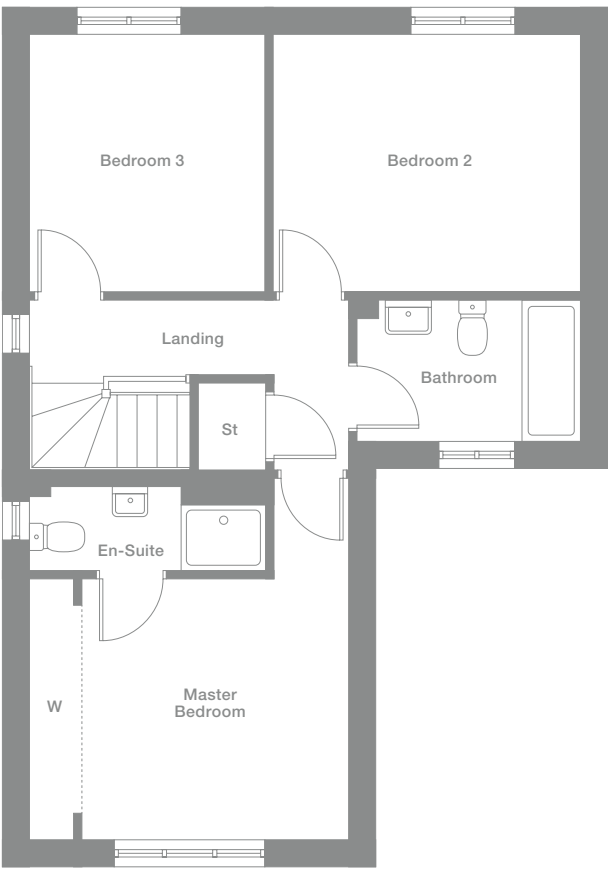
967 sq ft



Ground Floor



First Floor



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Larkin

Overview

Complemented by a separate utility room, the beautiful kitchen incorporates a magnificent dining area extending into a bay window with central french doors, adding a delightful, conservatory-style charm. The en-suite master bedroom includes a thoughtfully provided dressing area.

Ground Floor

Lounge
3.14m max x 5.00m
10'4" x 16'5"

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

Kitchen
2.25m x 2.68m
7'5" x 8'10"

WC
1.67m x 0.85m
5'6" x 2'9"

Utility
1.67m x 1.74m
5'6" x 5'9"

First Floor

Master Bedroom
3.75m max x 3.41m
12'4" x 11'2"

En-Suite
1.70m x 2.11m
5'7" x 6'11"

Dressing
1.70m x 1.23m
5'7" x 4'1"

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

Bedroom 3
2.44m max x 3.40m
8'0" x 11'2"

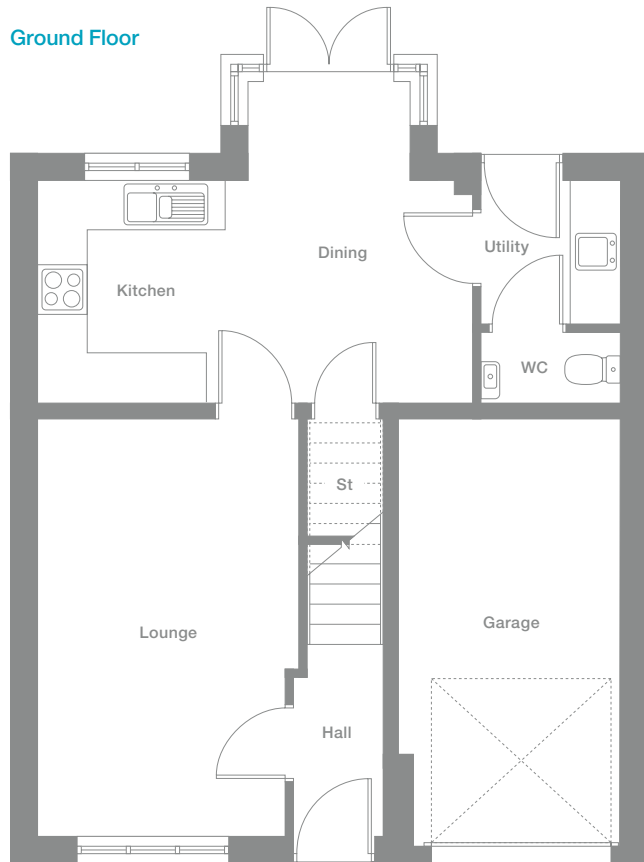
Bathroom
2.66m x 1.70m
8'9" x 5'7"

Floor Space

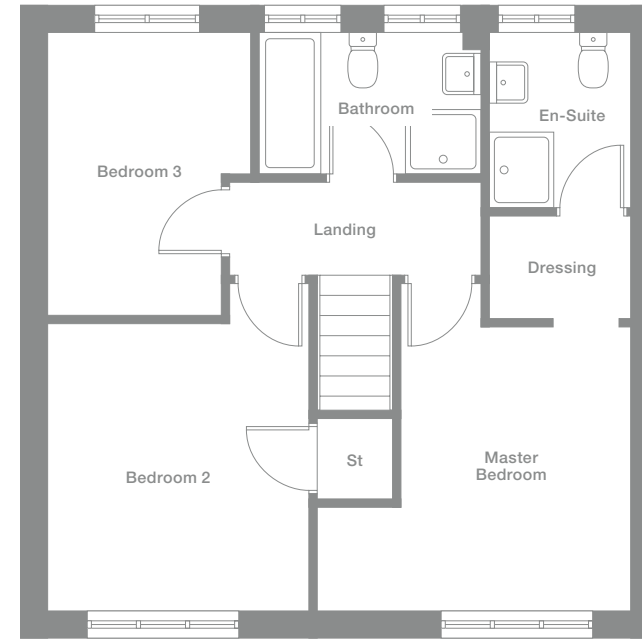
980 sq ft



Ground Floor



First Floor



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Overview

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

Ground Floor

Lounge
3.96m max x 5.23m max
13'0" x 17'2"

Kitchen/Dining
5.42m x 3.61m
17'10" x 11'10"

WC
1.61m max x 1.51m max
5'4" x 4'11"

First Floor

Master Bedroom
3.96m max x 2.67m
13'0" x 8'9"

En-Suite
1.79m x 1.61m
5'11" x 5'4"

Bedroom 2
3.55m x 2.64m
11'8" x 8'8"

Bedroom 3
1.78m x 3.67m
5'10" x 12'1"

Bedroom 4
2.51m max x 2.56m max
8'3" x 8'5"

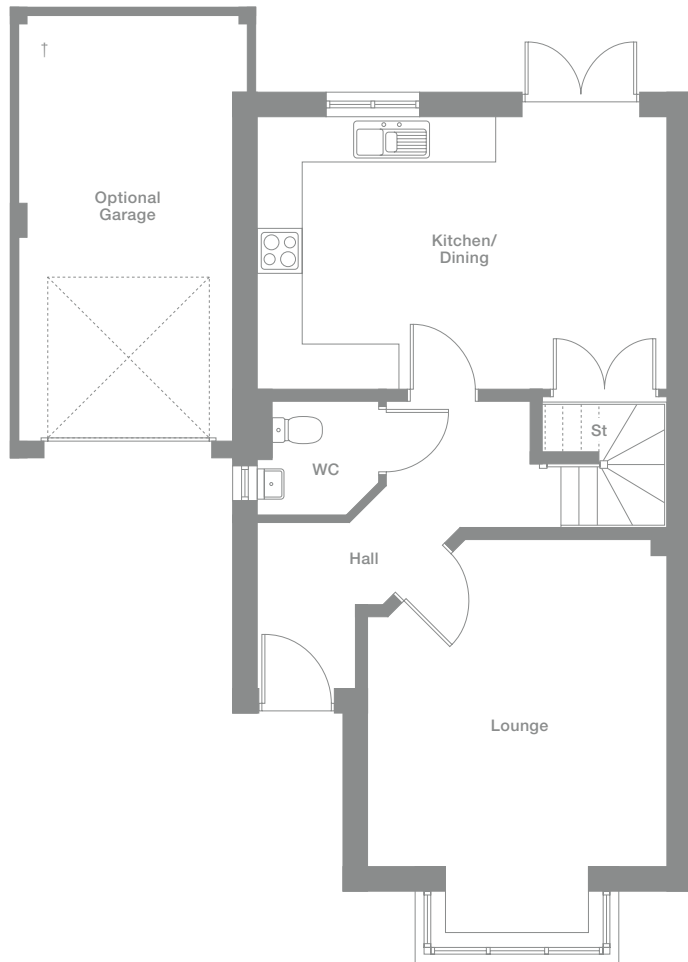
Bathroom
2.51m max x 2.17m max
8'3" x 7'1"

Floor Space

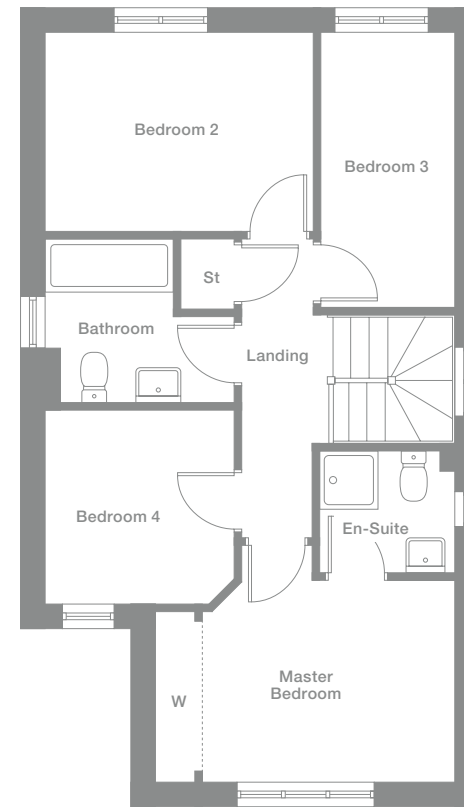
1,105 sq ft



Ground Floor



First Floor



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† Garage location may vary

Travers

Overview

The inviting entrance hall of the Travers provides a striking introduction to a family home with real character. The spacious gallery landing leads to four bedrooms, two of which include en-suite shower rooms.

Ground Floor

- Lounge**
3.85m max x 5.71m max
12'8" x 18'9"
- Dining**
2.60m x 2.86m
8'7" x 9'5"
- Kitchen**
3.35m x 3.35m
11'0" x 11'0"
- WC**
0.95m x 1.61m
3'2" x 5'4"
- Utility**
1.90m x 1.86m
6'3" x 6'2"

First Floor

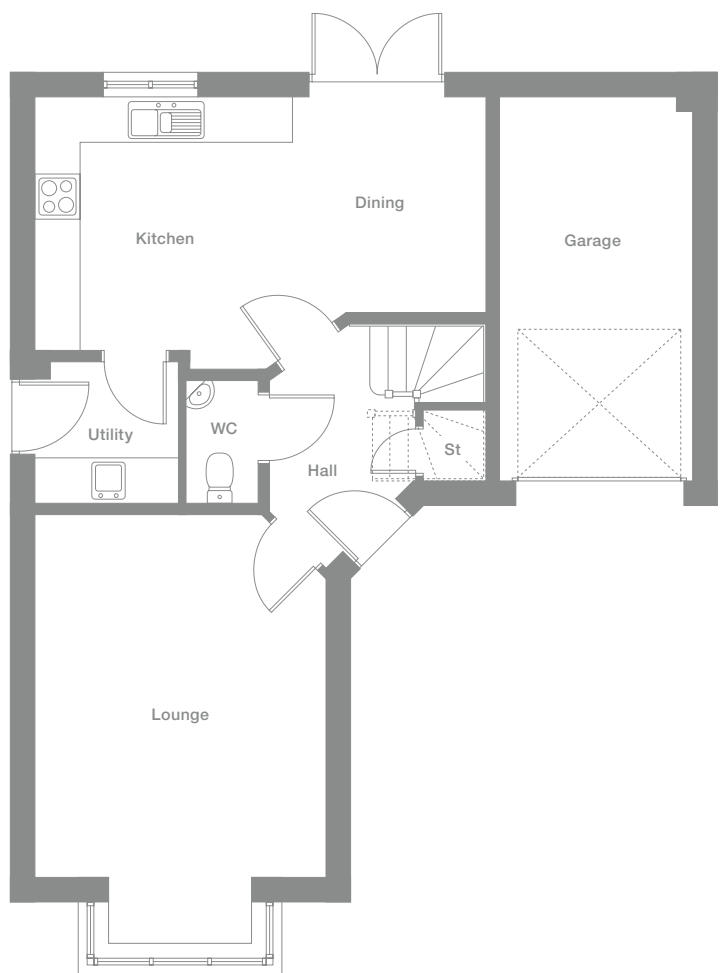
- Master Bedroom**
3.85m max x 5.14m max
12'8" x 16'11"
- En-Suite 1**
2.13m x 1.70m
7'0" x 5'7"
- Bedroom 2**
2.64m x 3.79m
8'8" x 12'5"
- En-Suite 2**
2.52m x 1.21m
8'4" x 4'0"
- Bedroom 3**
2.79m x 2.93m
9'2" x 9'8"
- Bedroom 4**
2.99m x 1.92m
9'10" x 6'4"
- Bathroom**
2.79m max x 2.07m max
9'2" x 6'9"

Floor Space

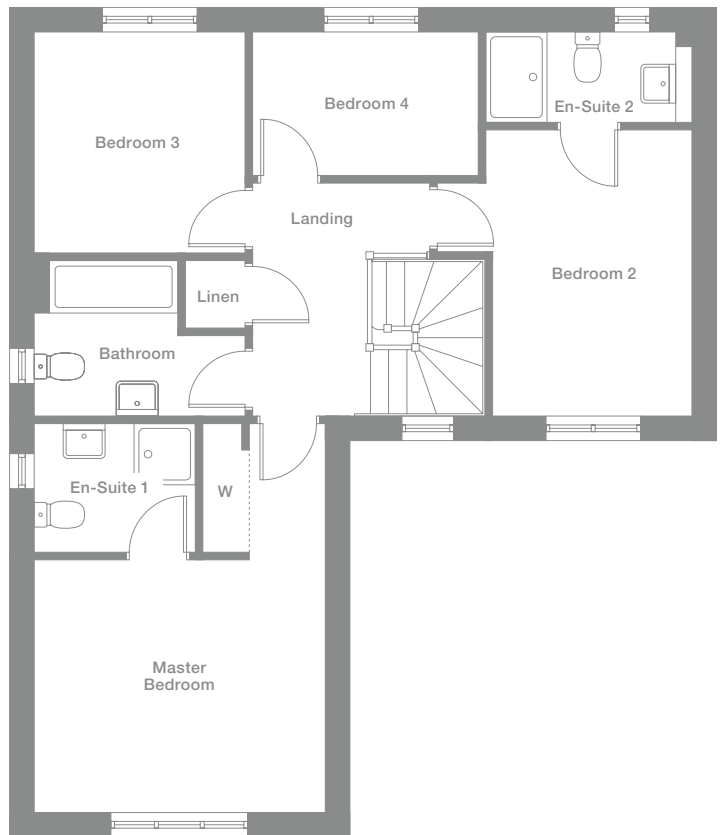
1,265 sq ft



Ground Floor



First Floor



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Specification

All Housetypes

- ✓ Standard
- Optional Extra
- Not Available

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Square PVC edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Upgraded hob (range of options available)	○
Stainless steel single fan oven	✓
Stainless steel multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
LED downlighters to underside of wall units	○
LED downlighters to ceiling	✓
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom only	✓
Soft close toilet seats to other areas	○
Lever operate chrome monobloc mixer taps (basins only)	✓
At least one complete shower	✓
Low profile shower tray with stainless steel framed clear glass enclosure (en-suites only)	✓
Shaver point to en-suite	○
LED downlighters to ceiling	✓
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating bath or basin	✓
900mm wide splashback panel to basin in WC	✓
Ceramic floor tiles	○

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Specification

All Housetypes

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) smoke detectors	✓
Sealed battery operated carbon monoxide detector	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
BT socket	✓
LED porch light with PIR	✓
Front doorbell and chime	✓
Intruder alarm	○

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Myson touch heating controller	✓
Chrome towel radiator to bathroom/en-suite (where layout permits)	○

Exterior

Double glazed PVCu windows	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
House numbers ready fitted	✓
Outside cold water tap	○

Decorative

Stop chamfer moulded spindles and newels to staircase with oak finished handrail	✓
Ovolo moulded skirting boards and architraves	✓
Ladder Style/4 panel moulded internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in white emulsion	✓
Woodwork painted white	✓
Fitted sliding wardrobe system to master bedroom only	✓
Fitted sliding wardrobe system to bedroom 2	○

Landscaping

Turf to front garden	✓
Turf to rear garden	○
1,800mm high, fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	✓

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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 sales adviser 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.

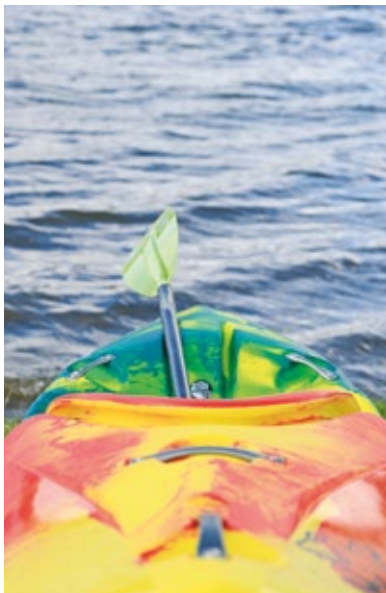
For your future

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.



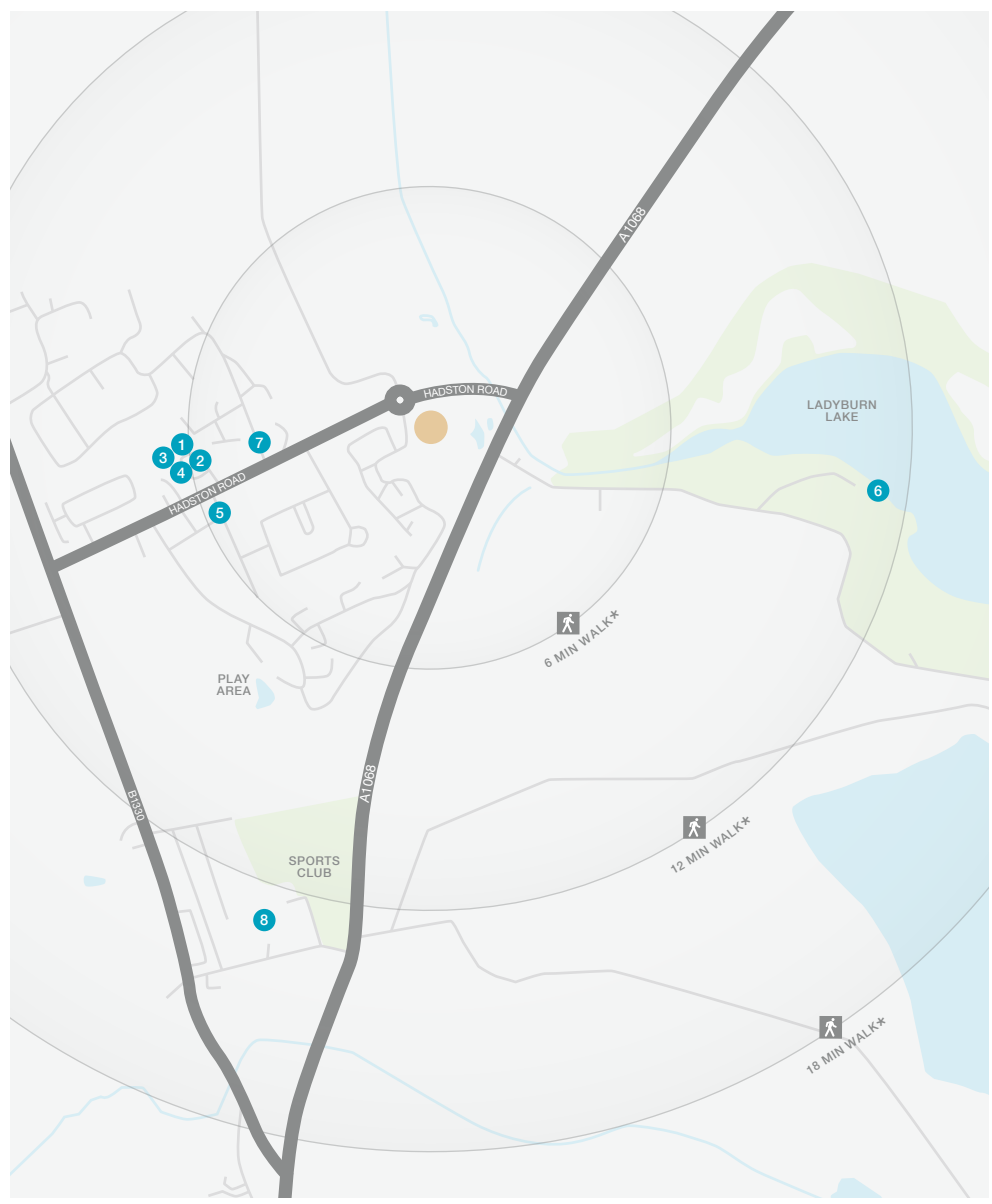
The Precinct in the village centre includes a newsagent, a large Co-op food store, a pharmacy and a post office as well as a café and a pizza take-away. Just across the road from the shops, Hadston House Youth and Community Centre houses a well-equipped youth club and a local library, and hosts services such as an internet suite and a community café. Next to the Community Centre there is a social club which presents live music events, and a few yards further on, the Broomhill Health Centre provides medical services. There is a glass recycling bin at the village social club, and a more comprehensive recycling centre can be found in Alnwick.

The trip into the beautiful harbour town of Amble, three miles from the development, brings a wide selection of shops, pubs and restaurants, in settings ranging from the delightfully traditional Queen Street to the small craft and seafood specialists of the harbour Village. There is also a Health and Leisure Club and, on the northern edge of the town, Warkworth Golf Club has a superb seaside links course designed by the legendary Old Tom Morris of St Andrews.



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.

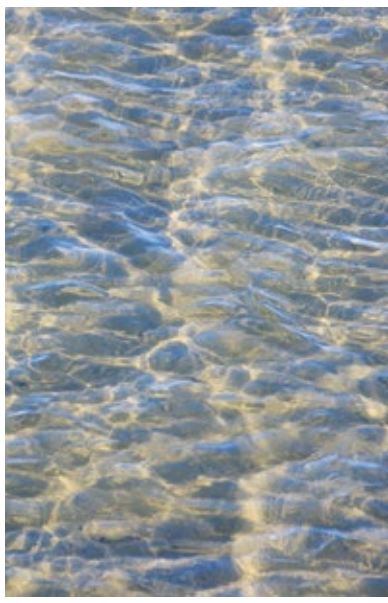
The development is in the catchment areas for Red Row County First School, a small school around a mile away which is assessed as good by Ofsted, and for James Calvert Spence College in Amble, which covers the middle and high school age ranges.



- 1 Hadston Newsagency
16 The Precinct
01670 760 233
 - 2 Hadston Co-op
7 The Precinct
01670 760 254
 - 3 Boots Pharmacy
6 The Precinct
01670 760 236
 - 4 Hadston Sub Post Office,
22 The Precinct
01670 760 661
 - 5 Hadston House Youth and Community Projects,
Bondicar Road
01670 761 537
 - 6 Druridge Bay Country Park,
Red Row
01670 760 968
 - 7 Broomhill Health Centre,
Hadston Road
01670 760 229
 - 8 Red Row First School,
Red Row
01670 282
- Amble Health and Leisure Club,
Links Road, Amble
01665 710 727
- James Calvert Spence College,
South Avenue, Amble
01665 710 217

* 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
03331 220 185

From the A1 Southbound
Five and a half miles after passing Alnwick, leave the A1 following signs for Acklington. Carry on through the village of Acklington and into Broomhill. Leaving Broomhill, at the T-junction turn right for Ashington. After one mile, turn right into Hadston. Pass through Hadston and at the roundabout take the third exit. The entrance to the development is on the left.

From the South
Take the A189 past Cramlington and Ashington, taking the third exit at the North Seaton roundabout. From the Woodhorn roundabout follow signs for Alnwick, travelling via the A189 then the A1068. Two and three-quarter miles after passing through the Widdrington roundabout, turn left into Hadston. Take the first exit at the roundabout and the entrance to the development is on the left.

Sat Nav: NE65 9RJ



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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.

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CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

Why Miller?

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

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

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

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