



**Willows Edge
Ryton**

millershomes

the place to be®

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- Visitor Parking V
- 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.

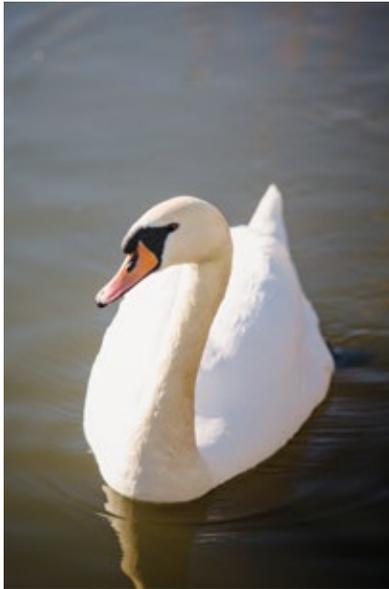


Living in Ryton, Gateshead

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 Willows Edge.



Less than ten minutes' drive from the A1 and around seven miles from Newcastle, Ryton combines a leafy, open ambience with great convenience. Willows Edge sits beside the A695, providing a direct route into Blaydon, two and a half miles to the east, and Ryton has excellent bus links with Newcastle and the surrounding communities. Trains from Blaydon reach Newcastle in 15 minutes, going on to Sunderland and Hartlepool. National Cycle Routes 72 and 141, running along the north and south banks of the Tyne around a mile and a half away, provide quiet routes to Newcastle, Gateshead and the coast.





Willows Edge is just five minutes' walk from Ryton's attractive town centre, where the small but diverse selection of local traders and high street names covers everyday needs with a large Co-op supermarket, a pharmacy, a post office, a greengrocer, an off-licence and a Sainsbury's Local store. There are also several cafés, restaurants and pubs, including two traditional inns, the Half Moon and Ye Olde Cross situated in Ryton Village, the older part of the town.

Welcome home

On the edge of the attractive town of Ryton, perfectly located for access to the whole of Tyneside, this beautifully landscaped selection of energy efficient three, four and five bedroom homes brings a prestigious new neighbourhood into an attractive, peaceful setting. Offering excellent local shops and services, and close to some delightful outdoor amenities and local nature reserves, it presents a rare opportunity to settle into a mature, welcoming community. Welcome to Willows Edge...

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Harrison

Overview

The welcoming lounge leads through to a beautifully planned kitchen that opens to the garden via french doors, adding both flexibility and a focal point to the dining area. There is a practical dedicated laundry area, and the twin-windowed principal bedroom includes a useful cupboard.

Ground Floor

- Lounge**
3.60m x 4.49m
11'10" x 14'9"
- Kitchen/Dining**
3.37m x 4.66m
11'1" x 15'4"
- Laundry**
1.08m x 2.91m
3'7" x 9'7"
- WC**
1.08m x 1.65m
3'7" x 5'5"

First Floor

- Principal Bedroom**
4.55m x 2.75m
14'11" x 9'0"
- Bedroom 2**
2.15m x 4.30m
7'1" x 14'2"
- Bedroom 3**
2.30m x 3.27m
7'7" x 10'9"
- Bathroom**
1.94m x 2.00m
6'5" x 6'7"

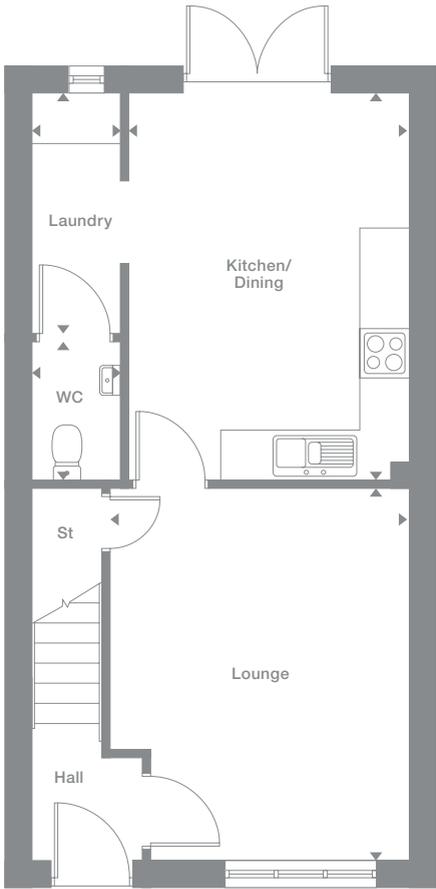
Floor Space

907 sq ft

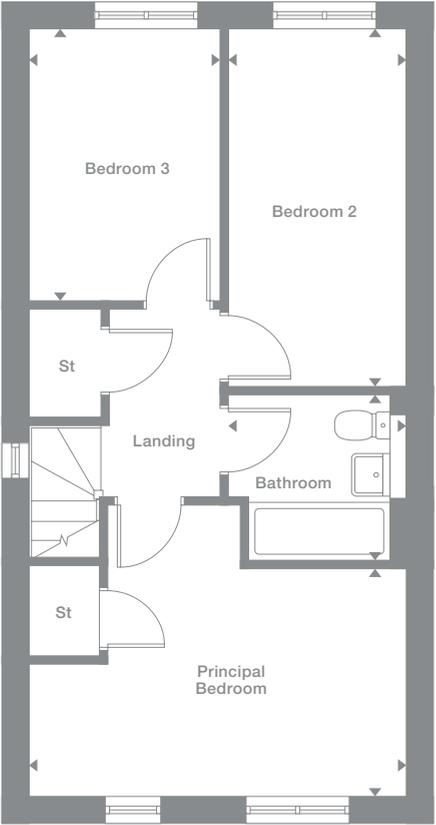
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Grayson

Overview

The lounge shares the ground floor with a broad kitchen and dining room with feature french doors, a practical and stylish setting for relaxed family life and an ideal backdrop to convivial entertaining. Upstairs the principal bedroom includes an en-suite shower and a walk-in cupboard.

Ground Floor

- Lounge**
3.10m x 4.76m
10'2" x 15'8"
- Kitchen**
2.86m x 3.45m
9'5" x 11'4"
- Dining**
2.44m x 3.43m
8'0" x 11'3"
- WC**
0.95m x 1.66m
3'2" x 5'6"

First Floor

- Principal Bedroom**
3.29m x 3.72m
10'10" x 12'3"
- En-Suite**
1.92m x 1.98m
6'4" x 6'6"
- Bedroom 2**
3.02m x 2.40m
9'11" x 7'10"
- Bedroom 3**
2.18m x 3.45m
7'2" x 11'4"
- Bathroom**
1.70m x 2.04m
5'7" x 6'8"

Floor Space

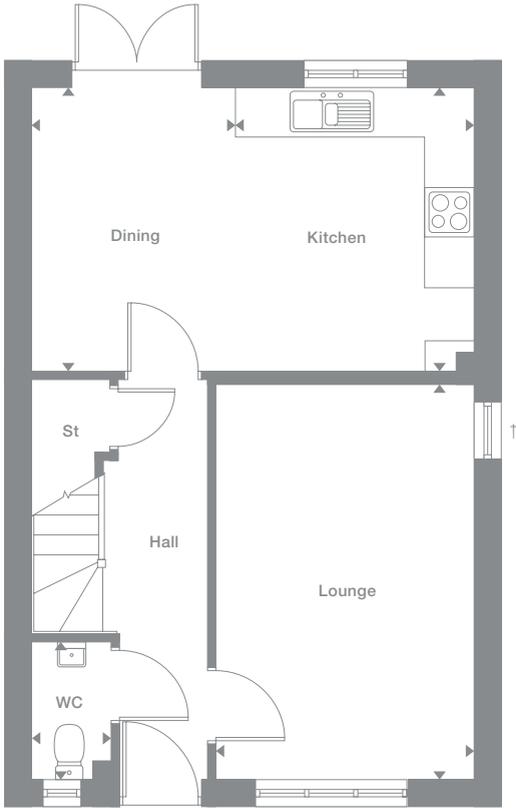
954 sq ft

† Additional window to plots 24 and 32. Please speak to our Development Sales Manager for clarification.

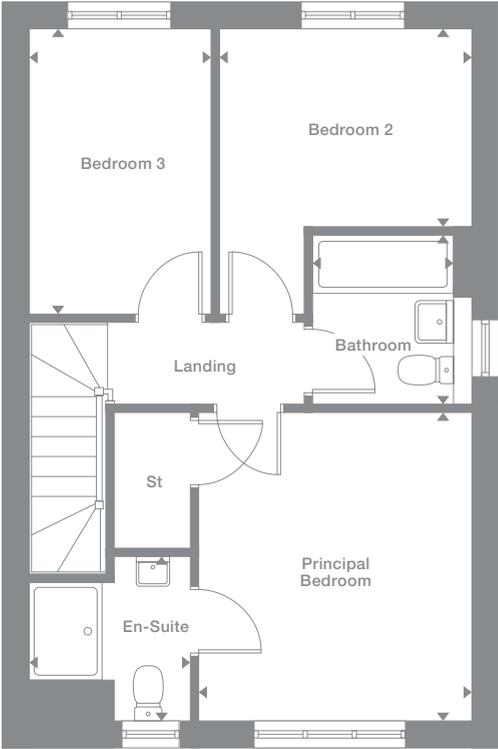
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Ground Floor



First Floor



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Overview

The family kitchen, lounge and principal bedroom all feature dual aspect windows, creating a bright, inspiring interior that is enhanced by french doors in the dining area and the lounge's superb bay window. The principal bedroom is en-suite, and bedroom two includes a built-in storage cupboard.

Ground Floor

- Lounge
3.92m x 5.54m
12'11" x 18'2"
- Kitchen/Dining
2.93m x 2.65m
9'8" x 8'9"
- Family
2.93m x 2.88m
9'8" x 9'6"
- Laundry
2.09m x 1.92m
6'10" x 6'4"
- WC
1.09m x 1.44m
3'7" x 4'9"

First Floor

- Principal Bedroom
3.15m x 2.76m
10'4" x 9'1"
- En-Suite
2.01m x 1.18m
6'7" x 3'10"
- Bedroom 2
2.99m x 3.31m
9'10" x 10'11"
- Bedroom 3
3.22m x 2.69m
10'7" x 8'10"
- Bathroom
1.70m x 2.13m
5'7" x 7'0"

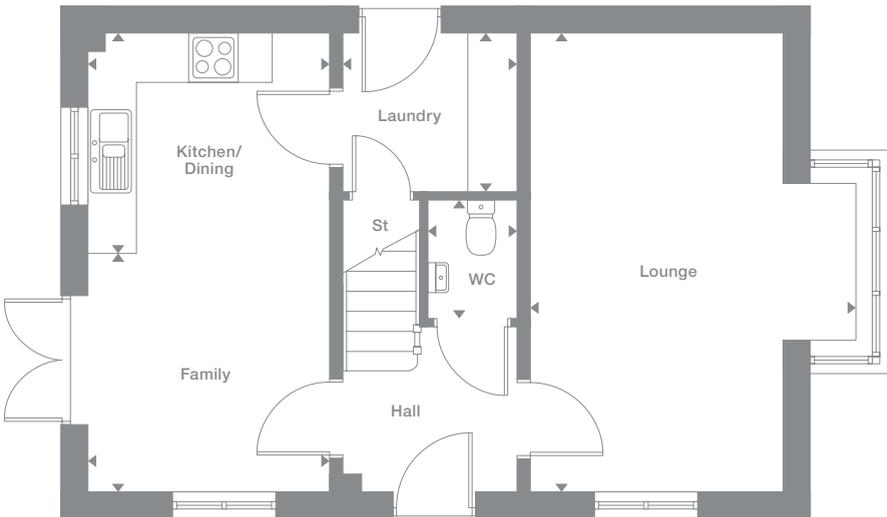
Floor Space

1,016 sq ft

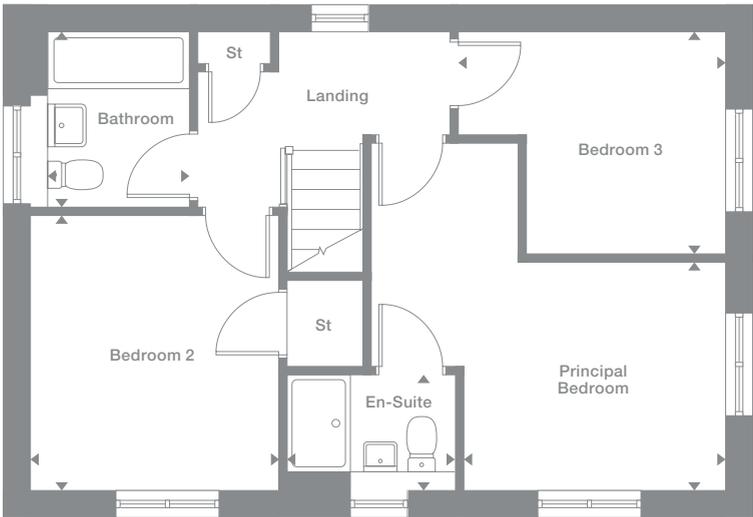
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Cunningham

Overview

An elegant lounge opens on to the superb, broad family kitchen, where french doors add special appeal to the dining area and the laundry helps to separate household management from leisure. The principal bedroom is en-suite, and bedroom three includes a built-in storage cupboard.

Ground Floor

Lounge
3.38m x 4.86m
11'1" x 15'11"

Kitchen
2.95m x 3.18m
9'6" x 10'5"

Dining
2.91m x 3.18m
9'5" x 10'5"

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

WC
1.60m x 1.00m
5'3" x 3'3"

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
4.27m x 2.70m
14'0" x 8'10"

Bedroom 3
3.09m x 2.65m
10'2" x 8'8"

Bedroom 4
3.20m x 2.70m
10'6" x 8'10"

Bathroom
1.70m x 2.14m
5'7" x 7'0"

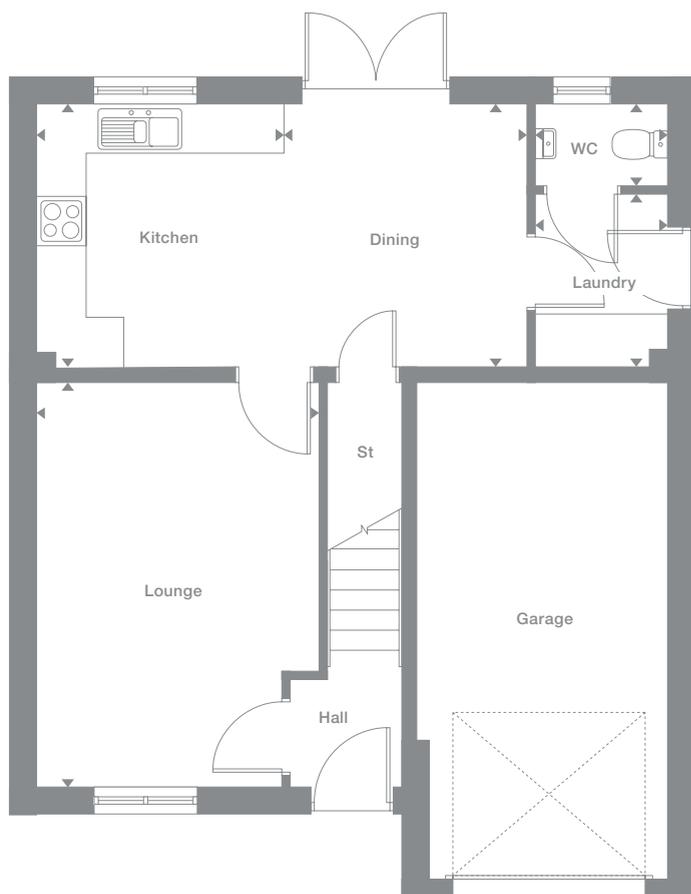
Floor Space

1,150 sq ft

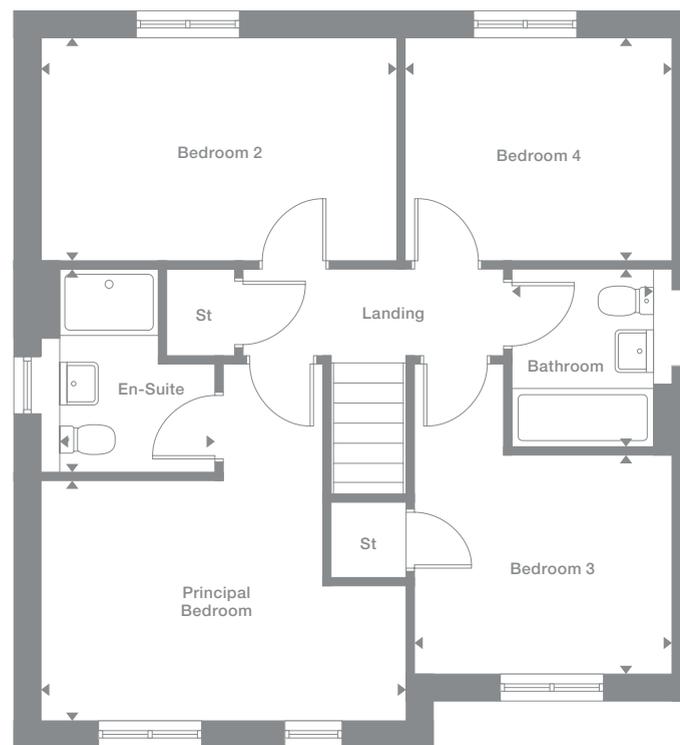
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Ground Floor



First Floor



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

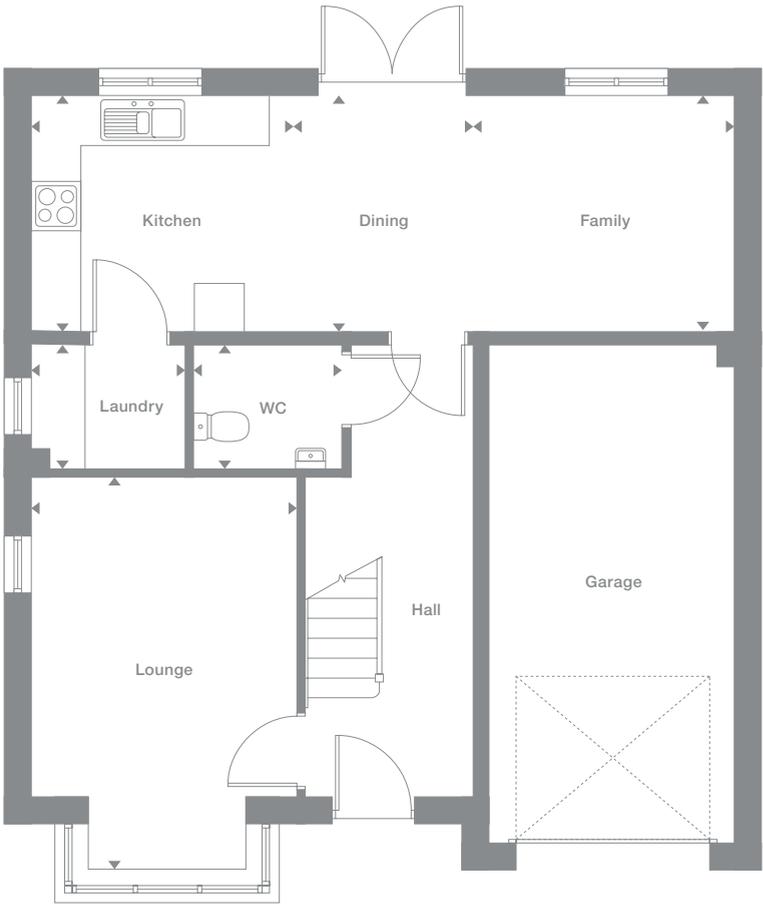
Floor Space
1,390 sq ft

† Additional windows to plots 6, 7, 12, 38 and 59. Please speak to our Development Sales Manager for clarification.

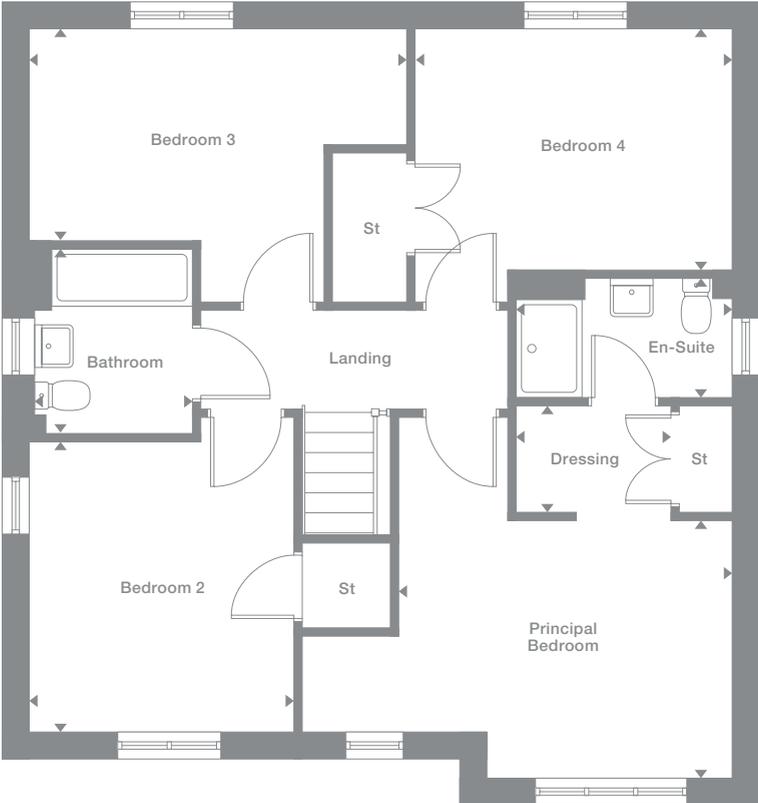
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Ground Floor



First Floor



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Adkin

Overview

Perfectly blending style and practicality, the magnificent kitchen and dining room presents a focus for family life that counterpointing the timeless elegance of the lounge with its bay window. A gallery landing leads to five bedrooms, two en-suite and one with a walk-in dressing room.

Ground Floor

- Lounge**
3.39m x 5.67m
11'2" x 18'8"
- Kitchen**
4.29m x 2.96m
14'1" x 9'9"
- Family/Dining**
4.22m x 3.65m
13'10" x 12'0"
- Laundry**
1.67m x 1.89m
5'6" x 6'2"
- WC**
1.67m x 0.97m
5'6" x 3'3"

First Floor

- Principal Bedroom**
3.39m x 3.17m
11'2" x 10'5"
- Dressing**
2.25m x 1.59m
7'5" x 5'3"
- En-Suite 1**
1.38m x 3.11m
4'7" x 10'3"
- Bedroom 2**
3.54m x 3.82m
11'7" x 12'7"
- En-Suite 2**
1.29m x 2.09m
4'3" x 6'11"
- Bedroom 3**
3.08m x 3.60m
10'1" x 11'10"
- Bedroom 4**
2.83m x 3.02m
9'4" x 9'11"
- Bedroom 5**
3.45m x 2.17m
11'4" x 7'2"
- Bathroom**
2.16m x 1.71m
7'1" x 5'8"

Floor Space

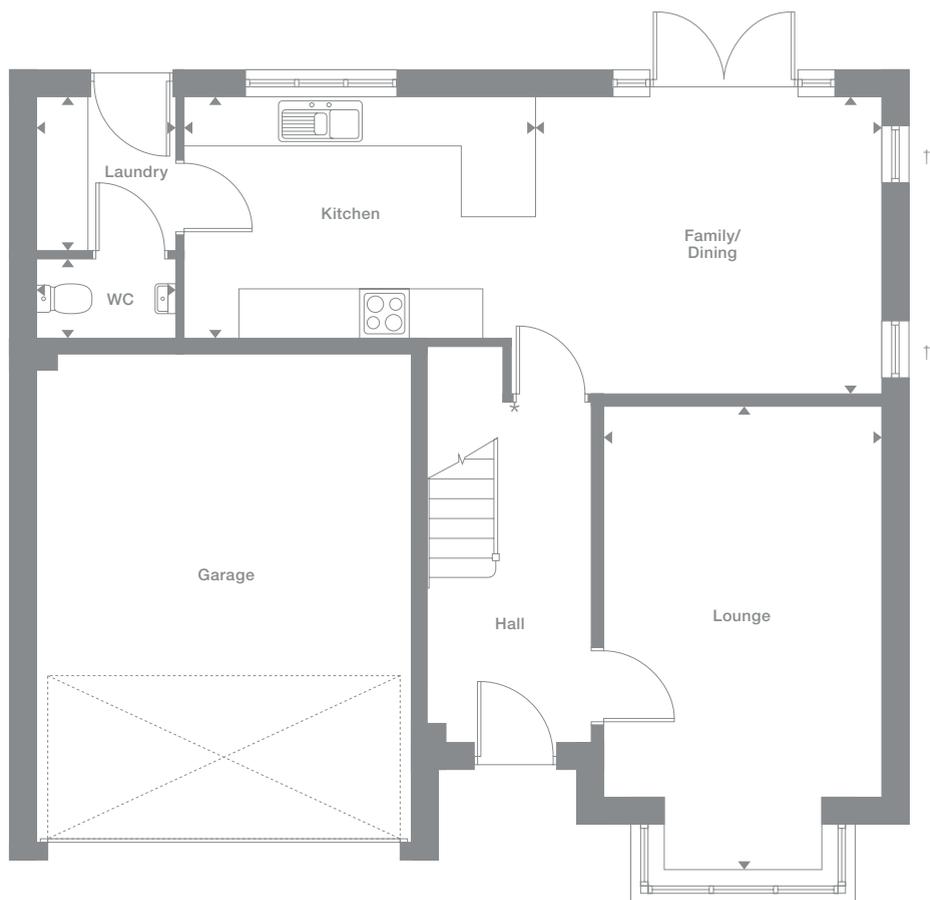
1,566 sq ft

† Additional windows to plot 16. Please speak to our Development Sales Manager for clarification.

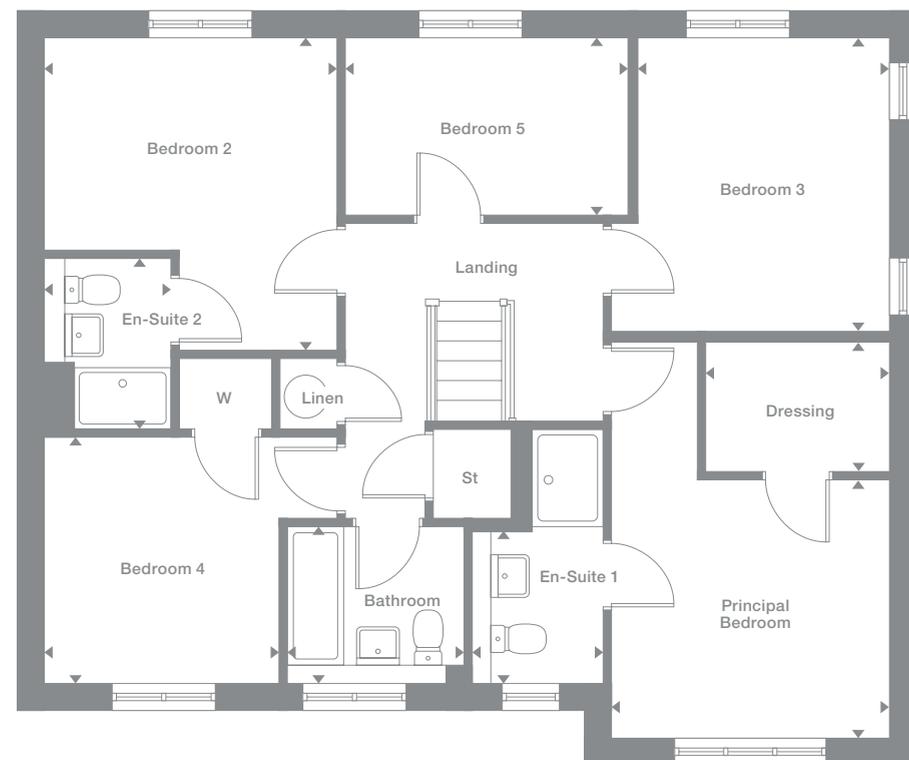
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Ground Floor



First Floor



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Overview

From the classic, bay-windowed lounge to the principal bedroom with its dressing room, this is a striking, impressive home. The family and dining room, enhanced by french doors, extends into a superb galley kitchen with separate laundry, and two of the five bedrooms are en-suite

Ground Floor

Lounge
3.85m x 5.04m
12'8" x 16'7"

Kitchen
4.18m x 2.85m
13'9" x 9'4"

Laundry
1.92m x 1.78m
6'4" x 5'10"

Dining
4.07m x 2.85m
13'5" x 9'4"

Family
4.07m x 2.75m
13'5" x 9'0"

WC
1.92m x 0.97m
6'4" x 3'2"

First Floor

Principal Bedroom
3.85m x 3.15m
12'8" x 10'4"

En-Suite 1
2.50m x 1.18m
8'2" x 3'10"

Dressing
1.62m x 2.21m
5'4" x 7'3"

Bedroom 2
3.03m x 3.59m
9'11" x 11'9"

En-Suite 2
2.00m x 1.61m
6'7" x 5'3"

Bedroom 3
3.90m x 2.95m
12'10" x 9'8"

Bedroom 4
3.13m x 2.95m
10'3" x 9'8"

Bedroom 5
4.27m x 2.51m
14'0" x 8'3"

Bathroom
2.67m x 1.95m
8'9" x 6'5"

Floor Space

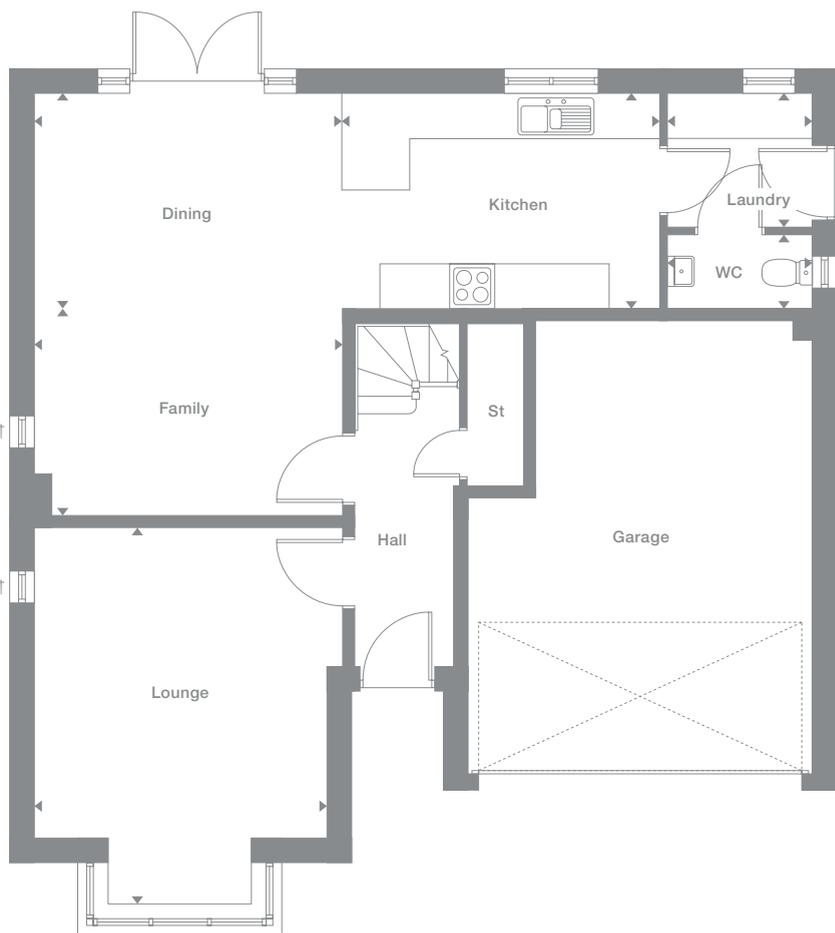
1,671 sq ft

† Additional windows to plot 21. Please speak to our Development Sales Manager for clarification.

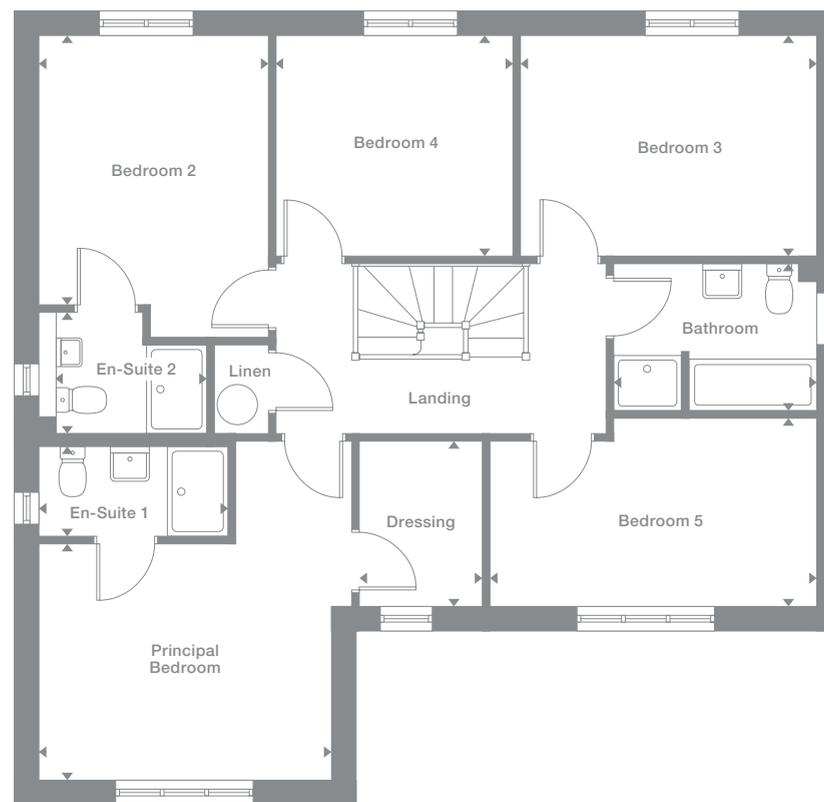
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Ground Floor



First Floor



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The Miller Difference

your home
your way...

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.

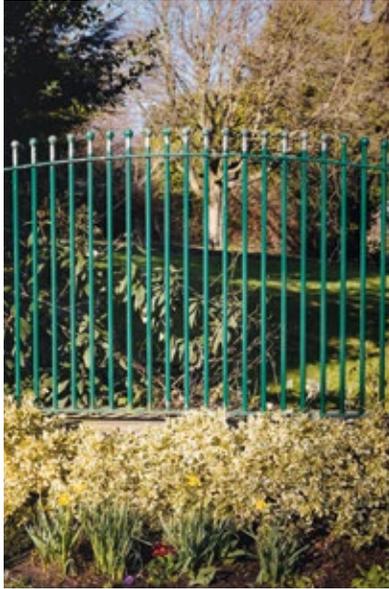




A wider choice of shops can be found in the neighbouring communities of Crawcrook, less than a mile to the west, and Blaydon, where the Shopping Centre includes more than 30 high street retailers including a large Morrisons supermarket. In addition, the vast Metrocentre, one of the UK's most popular shopping destinations and the location of a 17-screen Odeon cinema, is just four and a half miles away.

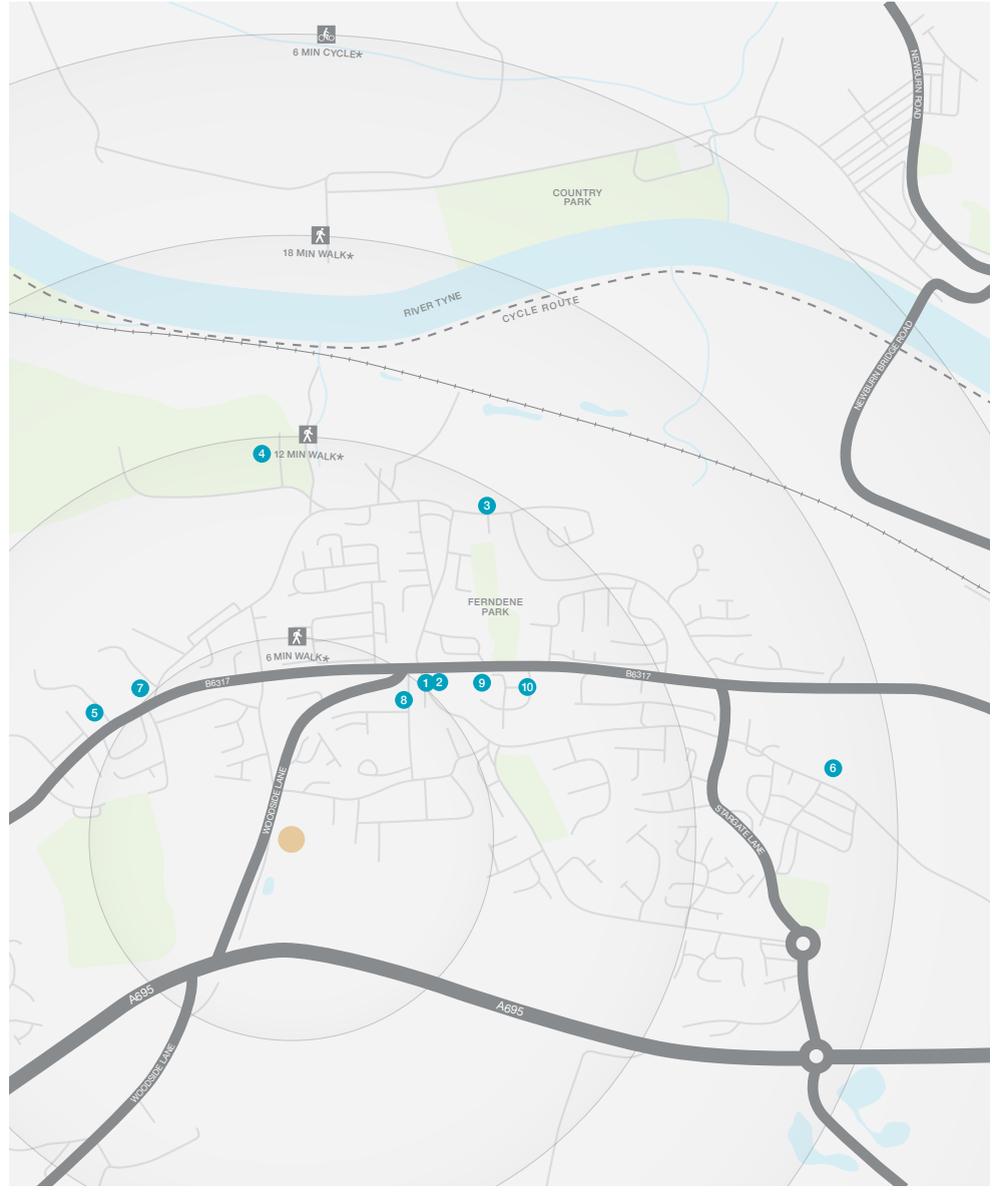
The leisure and cultural provisions of Newcastle and Gateshead complement local amenities including cricket and rugby union clubs, a Music Festival early in the year and a Summer Festival celebrating music, sport and the arts. There are also some delightful outdoor amenities around Ryton, from Ferndene Park in the town centre to the many local nature reserves, ponds and woodlands such as Clara Vale, a haven to a variety of wildlife and a peaceful and fascinating place to relax, that sits on the edge of the town between the Tyneside and Ryton Golf Clubs.

Ryton Infant and Junior School, half a mile away, sits beside Thorpe Academy high school. There is a second primary school at Crookhill, just under a mile away. All three schools are rated 'Good' by Ofsted. For medical provision, the town has a dentist, an optician and two medical practices, the nearest less than half a mile away in Grange Road.



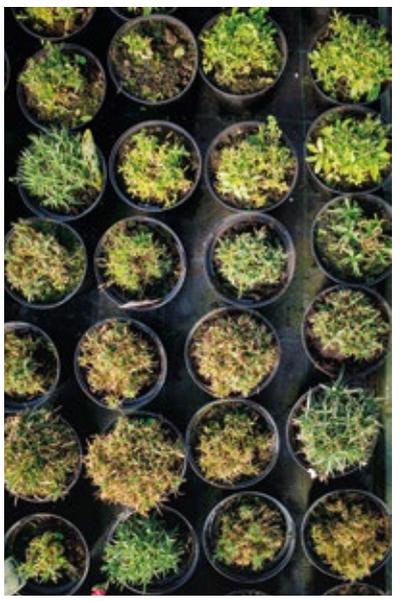
Useful Contacts

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 Boots Pharmacy
2 Dean Terrace
0191 413 2130
- 2 Ryton Post Office
5 Dean Terrace
0191 413 2510
- 3 Half Moon Inn
Village East
0191 413 2028
- 4 Tyneside Golf Club
Westfield Lane
0191 413 2742
- 5 Ryton Infant and Junior School
Main Road
0191 413 2776
- 6 Crookhill Community Primary School
Hexham Old Road
0191 433 4066
- 7 Thorpe Academy
Main Road
0191 413 2113
- 8 Grange Road Medical Practice
Grange Road
0191 413 1399
- 9 Ryton Dental Clinic
29 Dean Terrace
0191 413 5490
- 10 Alastair Wade Opticians
Unit 1 Parsons Drive
0191 413 3394

* 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
03330 601 974

From Newcastle
From the Swan House Roundabout of the St James Boulevard join the A695 for Blaydon. Stay on the A695 Scotswood Road, crossing the Tyne by the Scotswood Bridge and entering Chain Bridge Road. Go straight on into Blaydon Highway and four miles after leaving St James Boulevard, at a roundabout take the second exit, for Prudhoe via the A695. Carry on for another two miles, passing through two roundabouts, then turn right into the B6315 for Ryton. Three hundred yards on, the entrance to Willows Edge is on the right.

From Gateshead
Cross the Tyne by the Redheugh Bridge, and at Swan House Roundabout bear left to join the A696 for Blaydon, entering Scotswood Road, then follow the directions above.

Sat Nav: NE40 3LS



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®



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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 03330 601 974
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millerhomes.co.uk

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