

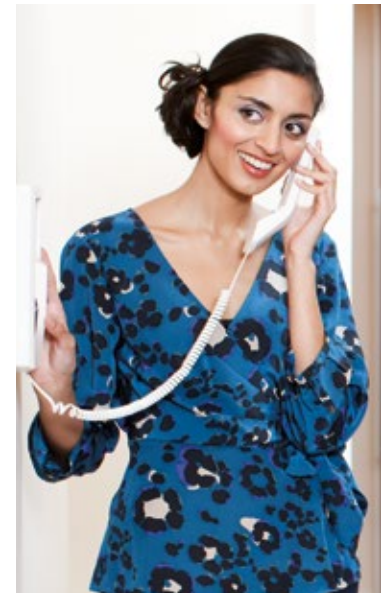


**Beacon Park
Catterall**

the place to be®

millershomes

A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



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Plot Information

- Fletcher/ Meyer**
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- Stevenson**
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- Affordable Housing**



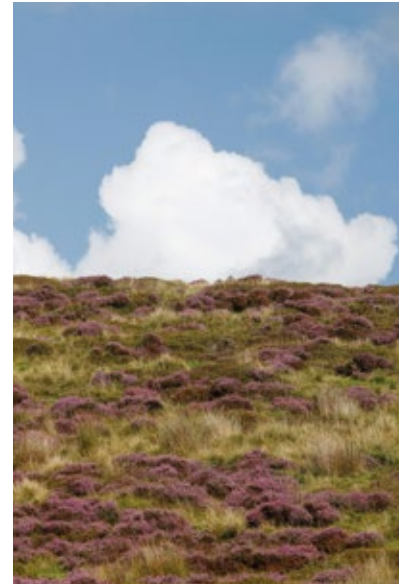
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that 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 Beacon Park.



Just a few yards from the A6, Beacon Park offers convenient travel to Preston in the south and Lancaster in the north. Buses between Morecambe, Preston and Lancaster pass through Catterall and Garstang, stopping around 400 yards from the development. Journey time, by bus, to Preston is around 25 minutes, with Lancaster less than 40 minutes away. The A6 also provides easy access to the M55 and the M6.

The Brockholes Arms pub and Italian restaurant is a pleasant 20 minute walk away, beside a local café, Auction Eats, that serves home-cooked food from breakfast onwards, with a take-away service in the evenings. Also nearby, the gym at Fenton Fitness has cardio machines, weights, resistance equipment and a fitness studio. On the northern edge of the village, Garstang Country Hotel and Golf Centre complements its parkland course, driving range and practice zone with excellent bar and dining facilities.



A delightful village set in rural surroundings just two miles from the town centre of Garstang and less than ten from Preston, Catterall blends a vibrant sense of community with the appeal of inspiring, open landscapes. Close to the Forest of Bowland, this attractive neighbourhood of energy efficient three, four and five bedroom homes provides a perfect opportunity to put down roots in the heart of England's beautiful north west.

Welcome to Beacon Park...

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Fletcher/Meyer

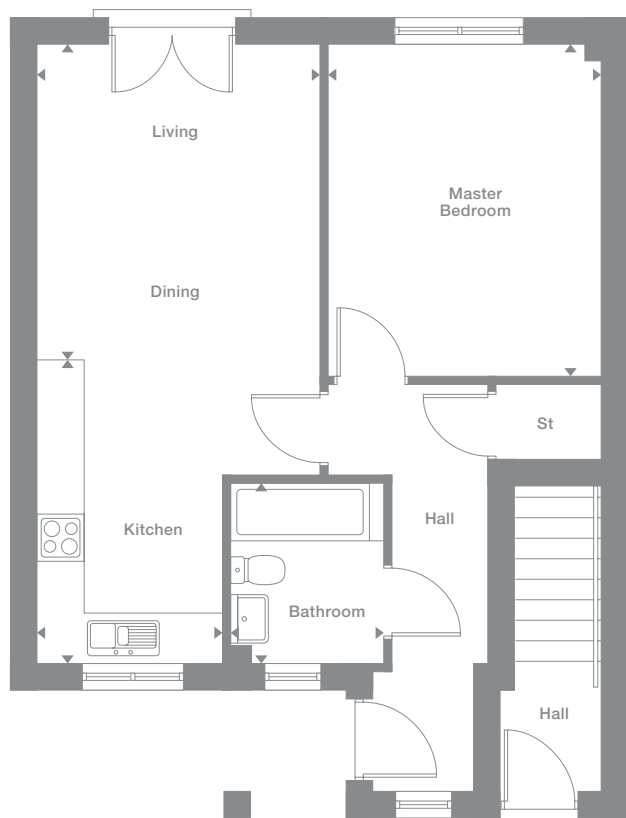
Overview
Beyond their shared approach to practical, open plan living, each of these homes has its own distinctive character. The ground floor apartment features dual aspect outlooks and french doors, while upstairs the L-shaped layout adds flexibility and dual windows bring an airy appeal to the bedroom.

Fletcher	Meyer
Living/Dining 3.498m x 3.861m max 11'6" x 12'8"	Living 4.349m x 3.522m 14'3" x 11'7"
Kitchen 2.292m x 3.705m max 7'6" x 12'2"	Dining 2.592m x 1.620m 8'6" x 5'4"
Master Bedroom 3.341m max x 4.075m max 11'0" x 13'4"	Kitchen 2.592m x 2.425m 8'6" x 7'11"
Bathroom 1.875m max x 2.191m max 6'2" x 7'2"	Master Bedroom 3.110m x 3.957m 10'2" x 13'0"
	Bathroom 2.490m max x 2.338m max 8'2" x 7'8"

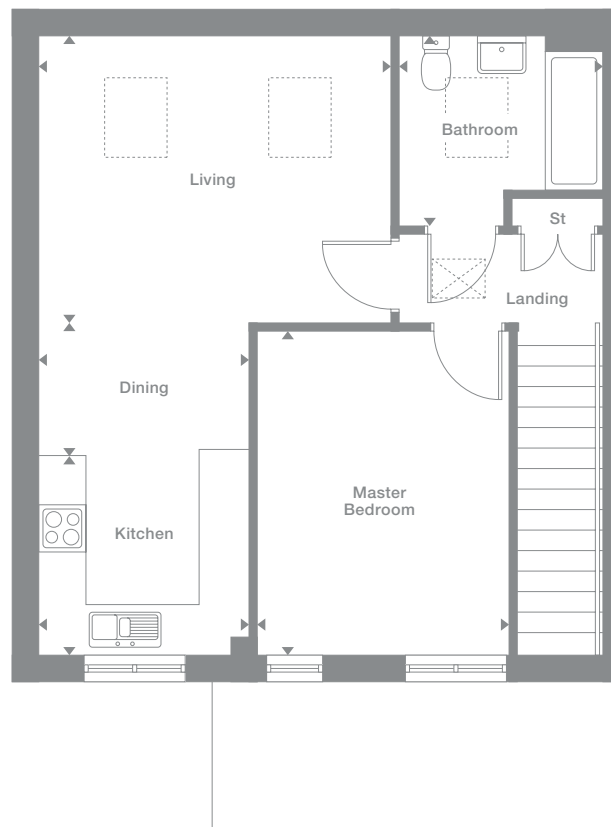
Plots 116*, 117*, 118, 119	Floor Space Fletcher: 546 sq ft Meyer: 564 sq ft
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Fletcher - Ground Floor Apt



Meyer - First Floor Apt



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* Plots are a mirror image of plans shown above

Wilde

Overview

The Wilde presents both comfort and convenience. French doors add both flexibility and a focal point to an L-shaped living and dining room that shares the ground floor with a beautifully planned kitchen.

Ground Floor

- Living**
4.514m x 3.118m
14'10" x 10'3"
- Dining**
3.503m x 2.004m
11'6" x 6'7"
- Kitchen**
2.298m x 3.210m
7'6" x 10'6"
- WC**
0.943m x 2.060m
3'1" x 6'9"

First Floor

- Master Bedroom**
4.514m x 3.212m max
14'10" x 10'6"
- Bedroom 2**
2.365m x 3.322m
7'9" x 10'11"
- Bedroom 3**
2.057m x 2.224m
6'9" x 7'4"
- Bathroom**
2.365m x 1.705m
7'9" x 5'7"

Plots

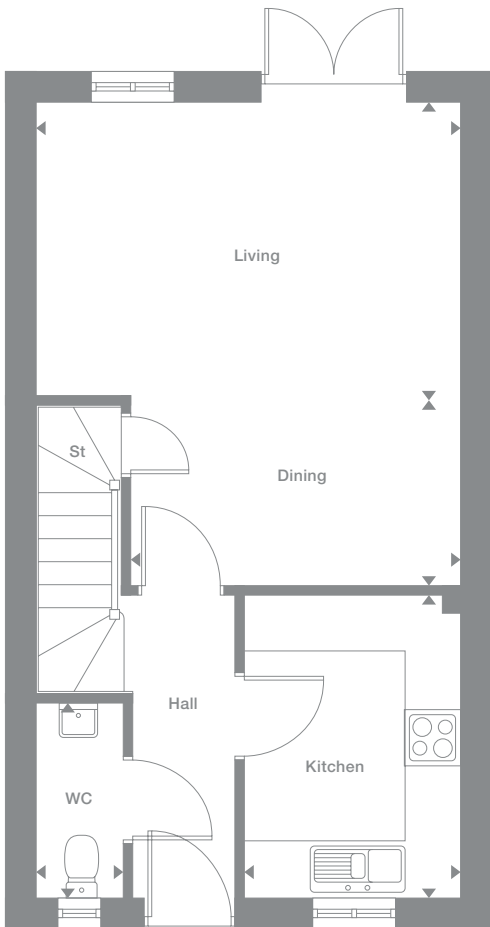
97, 98*

Floor Space

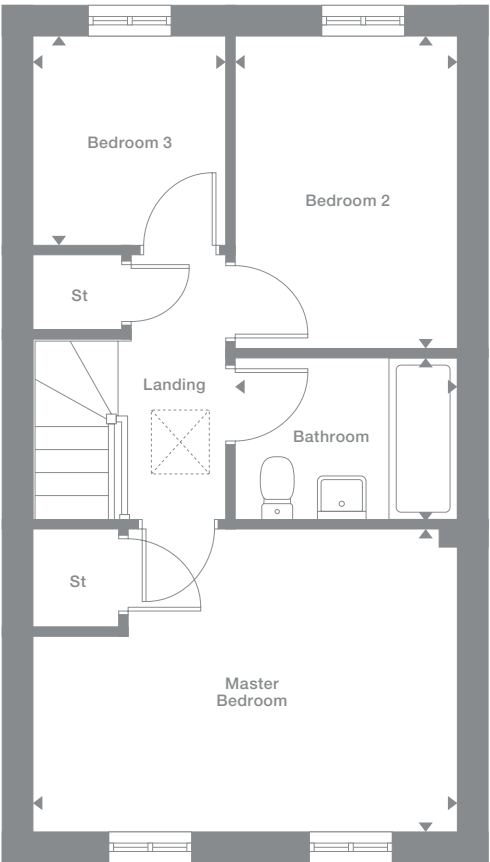
819 sq ft



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

3.192m max x 4.272m max
10'6" x 14'0"

Dining

1.816m x 2.536m
5'11" x 8'4"

Kitchen

2.324m x 3.065m
7'7" x 10'1"

WC

0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2

4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3

2.135m x 2.734m
7'0" x 9'0"

Bathroom

2.135m x 1.910m
7'0" x 6'3"

Second Floor

Master Bedroom

3.192m x 2.869m
1185 HGT. L.
10'6" x 9'5"

En-Suite

2.084m max x 1.827m
1323 HGT. L.
6'10" x 6'0"

Plots

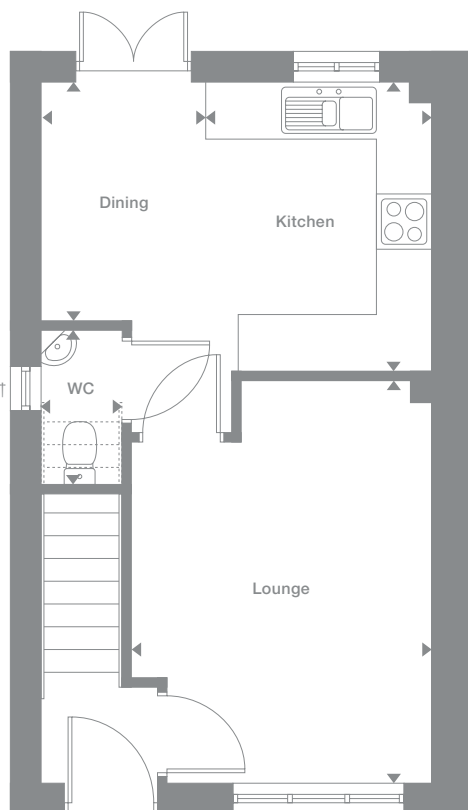
38, 39,
40*, 41*,
51, 52*,
53*, 81,
82, 83*,
84*, 85*,
86*, 87,
88, 89*,
90*, 91,
92

Floor Space

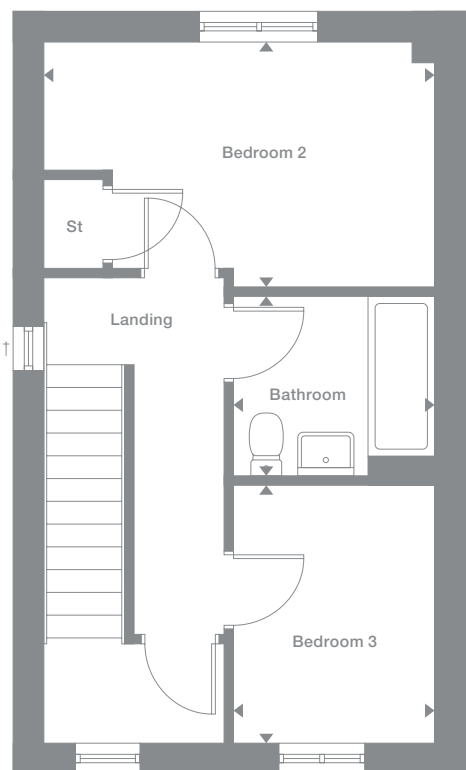
886 sq ft



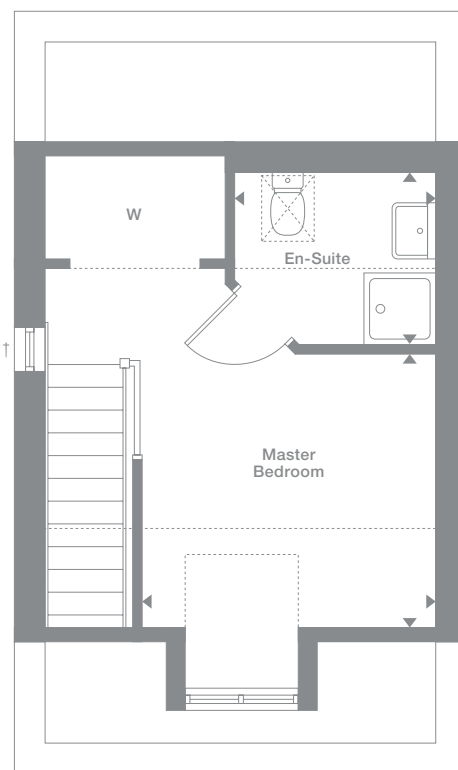
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above † End terrace only

Malory

Overview

The classic bay window and broad canopy sheltering the entrance give this attractive family home an immediate mark of distinction. French doors bring light and flexibility to the dining area, while the relaxing lounge offers comfort with elegance.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

Dining
1.950m x 3.692m
6'5" x 12'1"

Kitchen
1.852m x 3.692m
6'1" x 12'1"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m max x 3.047m
12'8" x 10'0"

En-Suite
2.844m max x 1.117m max
9'4" x 3'8"

Bedroom 2
4.019m x 4.192m max
13'2" x 13'9"

Bedroom 3
2.838m x 3.547m
9'4" x 11'8"

Bathroom
3.010m max x 1.700m max
9'11" x 5'7"

Plots

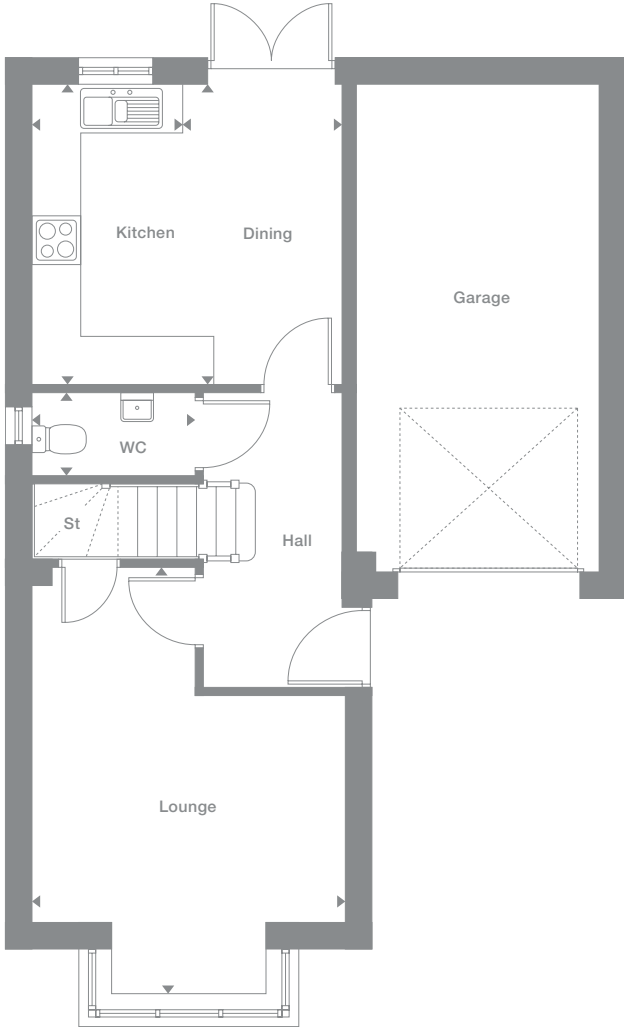
21, 26*,
29*, 37*,
74, 79

Floor Space

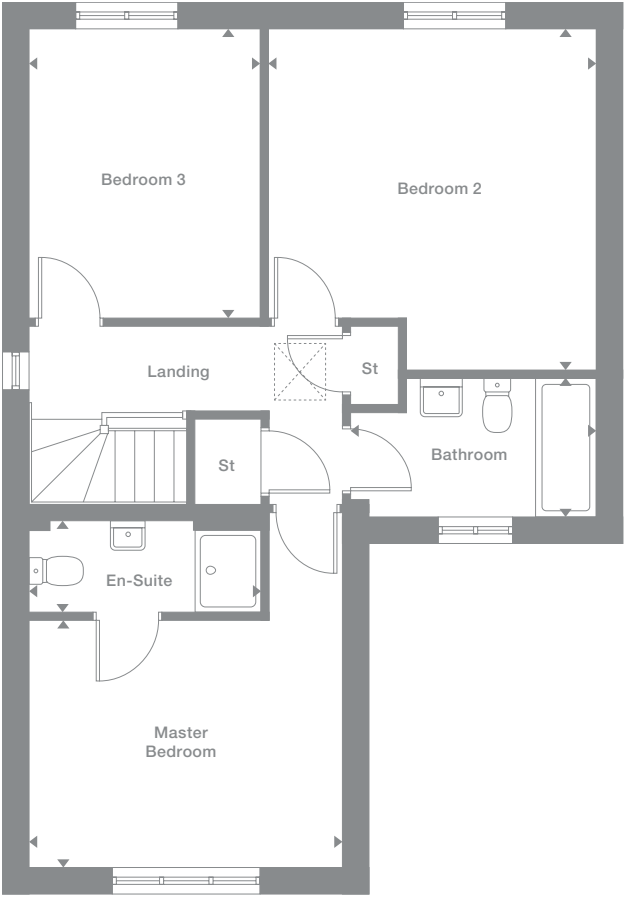
1,068 sq ft



Ground Floor



First Floor



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Rolland

Overview
 With its dormer window and door canopy, the Rolland has an instant charm that is exemplified by its exciting en-suite master bedroom, a retreat of immense character that is entered via its own private staircase.

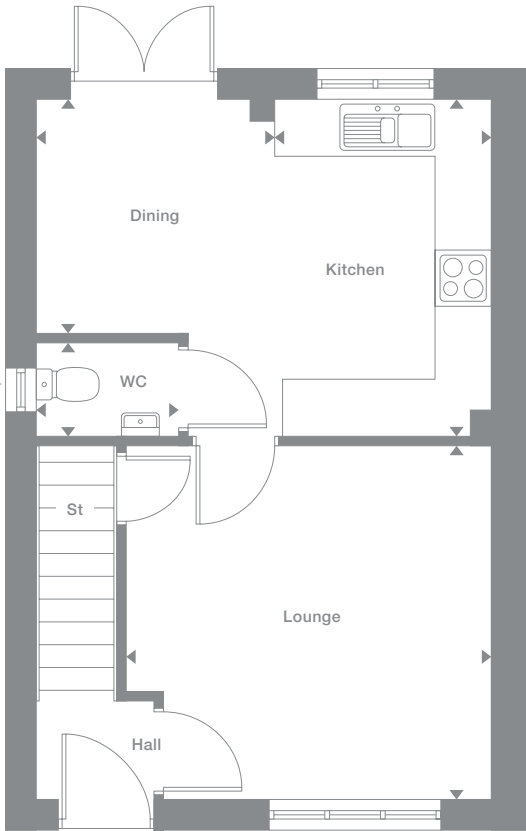
Ground Floor	First Floor
Lounge 3.872m max x 3.766m 12'8" x 12'4"	Bedroom 2 2.872m x 3.082m 9'5" x 10'1"
Dining 2.568m x 2.478m 8'5" x 8'2"	Bedroom 3 2.517m x 2.218m 8'3" x 7'3"
Kitchen 2.252m x 3.571m 7'5" x 11'9"	Bedroom 4 2.210m max x 2.218m max 7'3" x 7'3"
WC 1.500m x 1.000m 4'11" x 3'3"	Bathroom 1.700m x 1.944m 5'7" x 6'5"

Second Floor	Plots
Master Bedroom 3.872m x 4.152m 1159 HGT. L. 12'8" x 13'7"	15*, 16, 49, 50*, 64, 65*, 69, 70*, 77, 78*, 136*, 137
En-Suite 2.316m x 1.623m 1231 HGT. L. 7'7" x 5'4"	

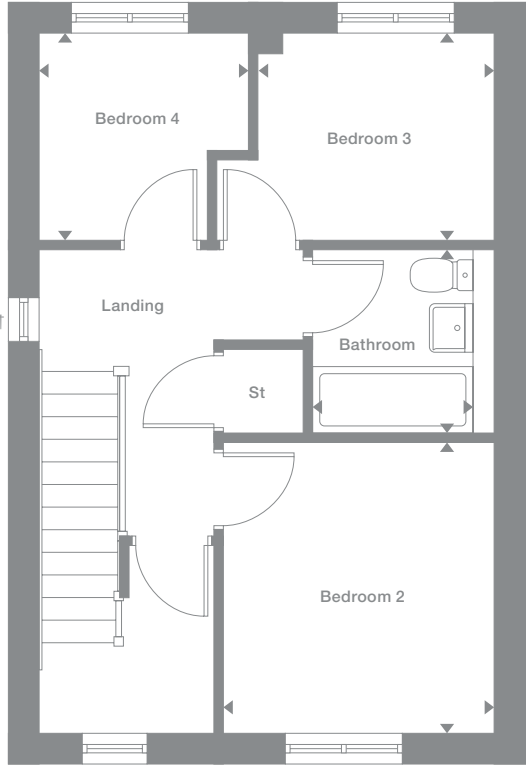
Floor Space
1,086 sq ft



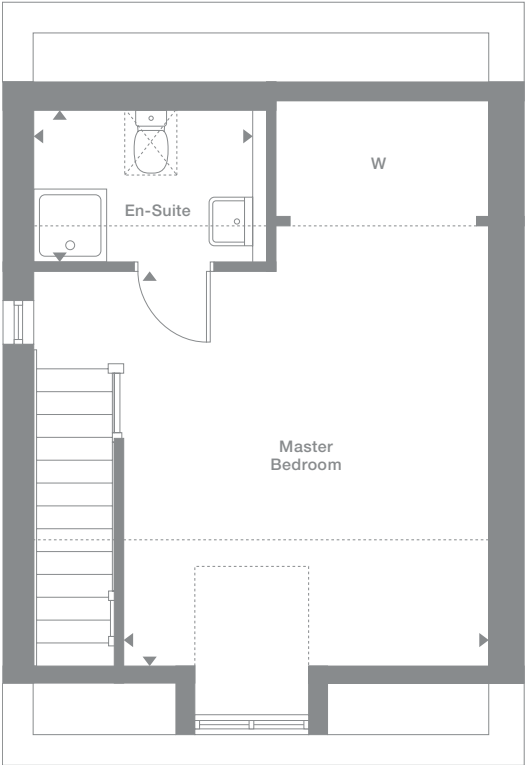
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image of plans shown above † End terrace only

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
3.966m max x 5.231m max
13'0" x 17'2"

Kitchen/Dining
5.429m x 3.614m
17'10" x 11'10"

WC
1.617m max x 1.510m max
5'4" x 4'11"

First Floor

Master Bedroom
3.966m max x 2.678m
13'0" x 8'9"

En-Suite
1.797m x 1.617m
5'11" x 5'4"

Bedroom 2
3.551m x 2.641m
11'8" x 8'8"

Bedroom 3
1.785m x 3.671m
5'10" x 12'1"

Bedroom 4
2.513m max x 2.569m max
8'3" x 8'5"

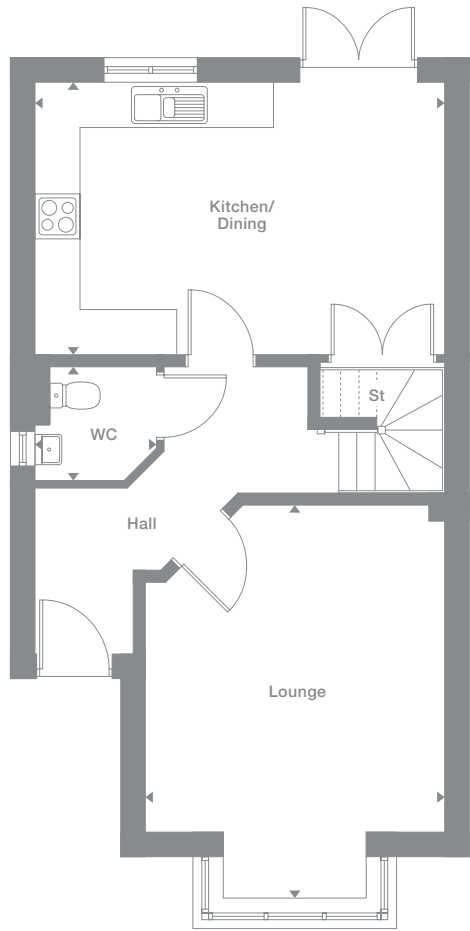
Bathroom
2.513m max x 2.170m max
8'3" x 7'1"

Plots
18, 66*,
73, 75*,
76*, 80

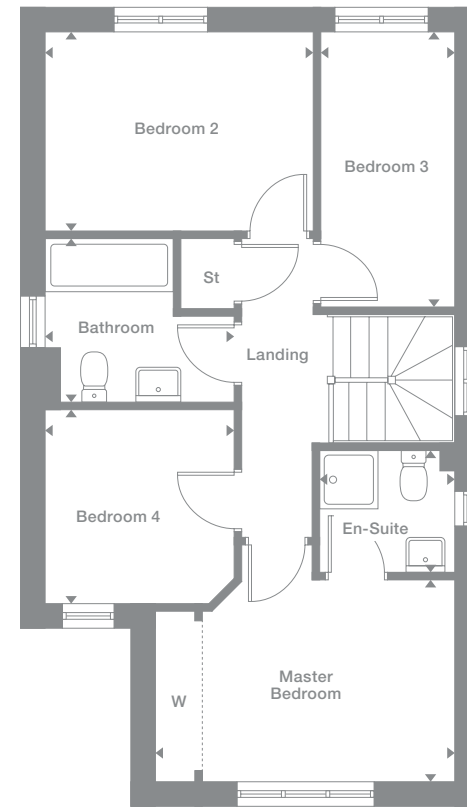
Floor Space
1,105 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Buchan

Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

Ground Floor

- Lounge**
3.450m x 4.797m
11'4" x 15'9"
- Dining**
2.763m x 3.320m
9'1" x 10'11"
- Kitchen**
2.763m x 3.630m
9'1" x 11'11"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Utility**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

- Master Bedroom**
3.507m max x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m max x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Plots

12, 28

Floor Space

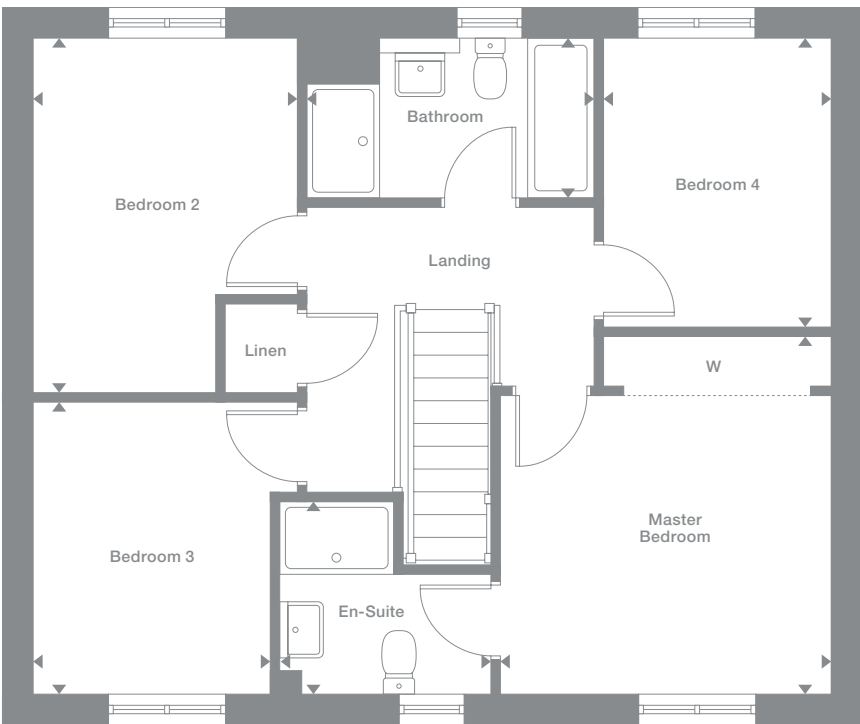
1,264 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above † Optional surveillance window

Buchan DA

Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

Ground Floor

- Lounge**
3.450m x 3.797m
11'4" x 15'9"
- Dining**
2.763m x 3.149m
9'1" x 10'4"
- Kitchen**
2.763m x 3.801m
9'1" x 12'6"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Utility**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

- Master Bedroom**
3.507m x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Plots

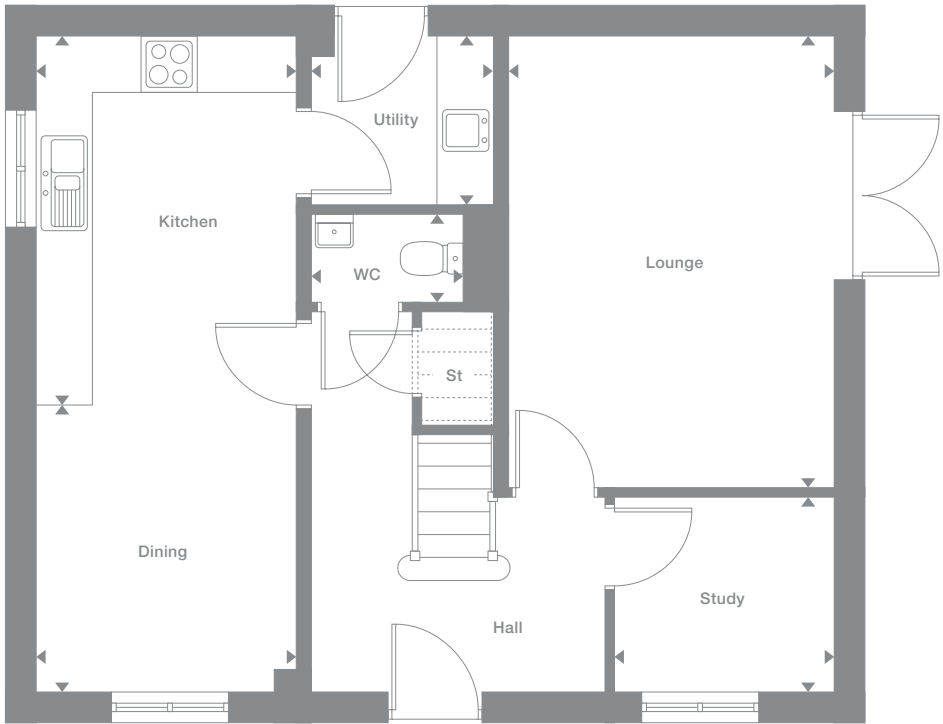
13*, 17*, 24, 67

Floor Space

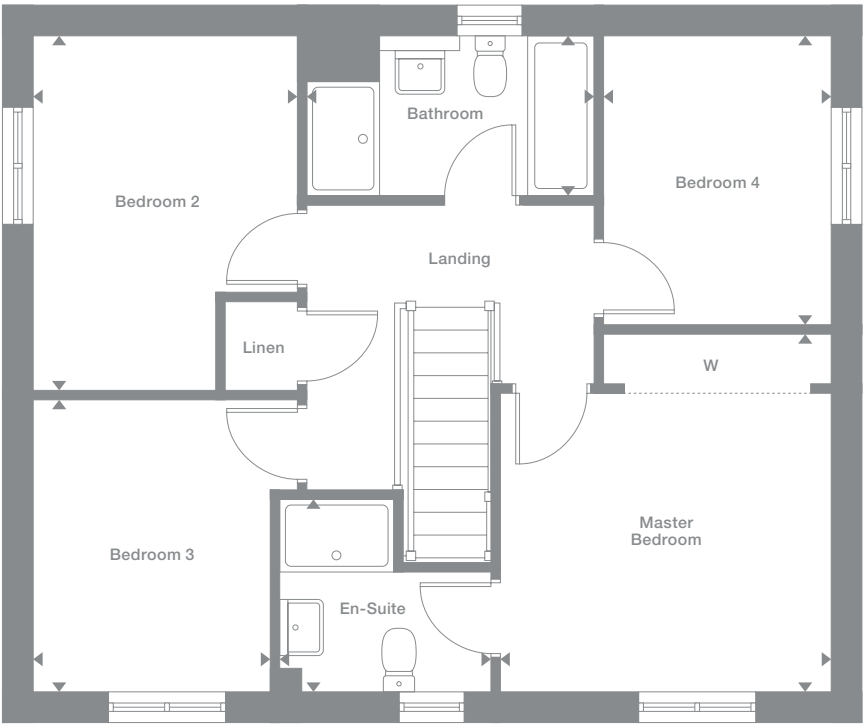
1,264 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Stevenson B

Overview
 The broad hallway sets the tone of spacious style that distinguishes this prestigious family home. The study and utility room help to keep work and pleasure separate, leaving the dining/kitchen free for food and fun.

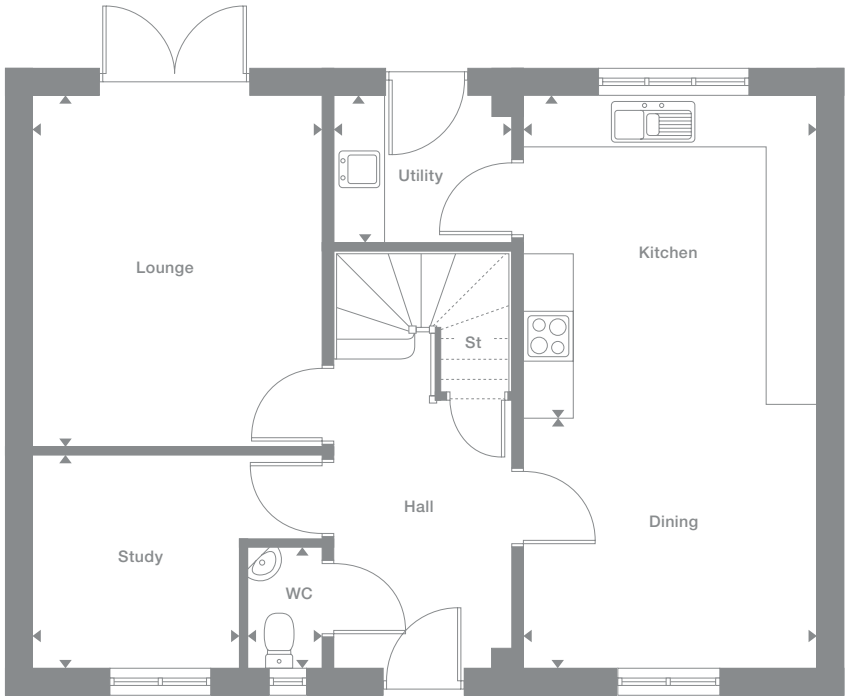
Ground Floor	First Floor
Lounge 3.462m x 4.216m 11'4" x 13'10"	Master Bedroom 3.574m x 4.352m max 11'9" x 14'3"
Dining 3.517m x 3.036m 11'6" x 10'0"	En-Suite 2.126m x 1.760m 7'0" x 5'9"
Kitchen 3.517m x 3.829m 11'6" x 12'7"	Bedroom 2 3.519m max x 4.266m max 11'7" x 14'0"
WC 0.900m x 1.450m 2'11" x 4'9"	Bedroom 3 3.462m max x 2.505m max 11'4" x 8'3"
Utility 2.126m x 1.760m 7'0" x 5'9"	Bedroom 4 3.514m max x 2.419m max 11'6" x 7'11"
Study 2.469m x 2.556m 8'1" x 8'5"	Bathroom 2.243m x 1.700m 7'4" x 5'7"

Plots
61, 63*

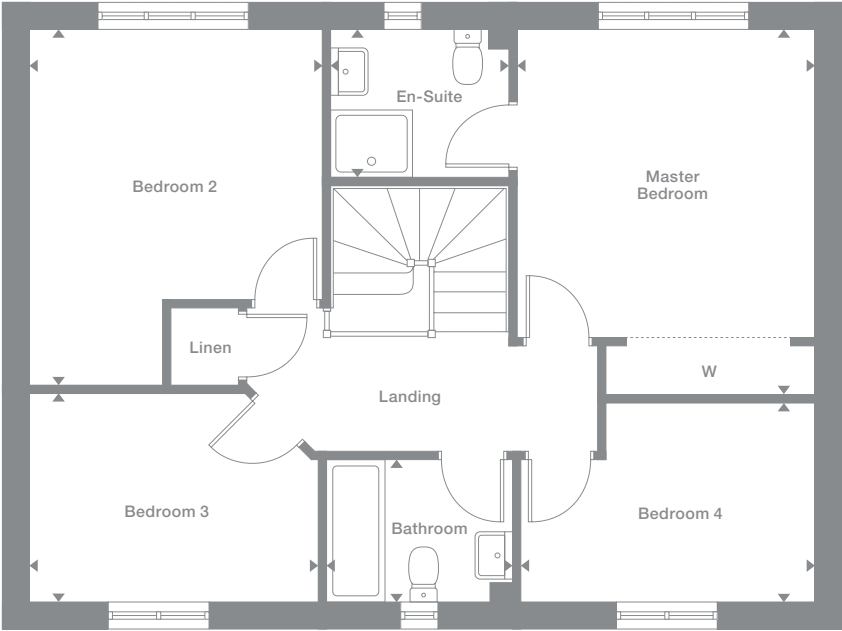
Floor Space
1,390 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Chadwick

Overview
 With its bay windowed lounge, practical, contemporary kitchen with separate utility room, and a dining area featuring french doors, this light-filled family home presents a perfect blend of convenience and visual appeal. Upstairs, two of the bedrooms include en-suite showers.

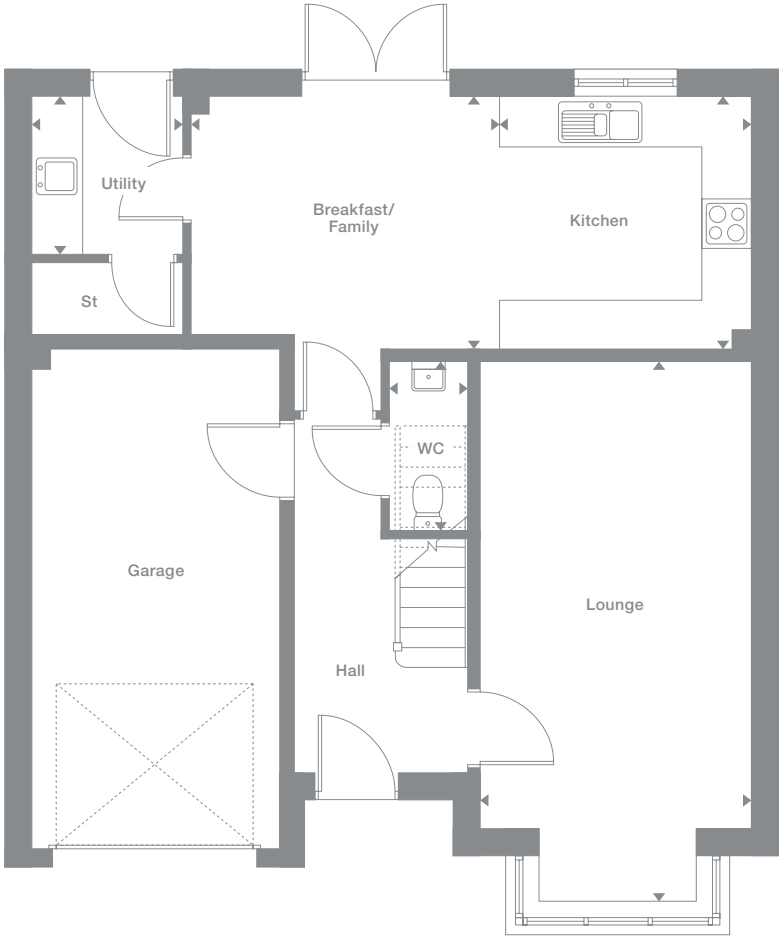
- Ground Floor**
- Lounge**
3.264m max x 6.519m max
10'9" x 21'5"
- Breakfast/Family**
3.713m max x 3.060m max
12'2" x 10'0"
- Kitchen**
3.030m x 3.060m max
9'11" x 10'0"
- Utility**
1.812m x 1.904m max
5'11" x 6'3"
- WC**
0.936m x 2.020m
3'1" x 6'8"
- First Floor**
- Master Bedroom**
3.264m x 4.436m
10'9" x 14'7"
- En-Suite 1**
2.275m max x 1.400m max
7'6" x 4'7"
- Bedroom 2**
4.599m max x 3.198m
15'1" x 10'6"
- En-Suite 2**
3.109m max x 1.806m max
10'2" x 5'11"
- Bedroom 3**
3.340m x 2.807m
10'11" x 9'3"
- Bedroom 4**
3.109m max x 2.975m
10'2" x 9'9"
- Bathroom**
2.013m x 1.700m
6'7" x 5'7"

Plots
 14*, 19,
 20*, 22*,
 25, 62*,
 134, 135*

Floor Space
 1,407 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

Ground Floor

- Lounge**
4.362m max x 4.216m
14'4" x 13'10"
- Dining**
3.517m x 3.036m
11'6" x 10'0"
- Kitchen**
3.517m x 3.829m
11'6" x 12'7"
- WC**
0.900m x 1.450m
2'11" x 4'9"
- Utility**
2.126m x 1.760m
7'0" x 5'9"
- Study**
2.469m x 2.556m
8'1" x 8'5"

First Floor

- Master Bedroom**
3.574m x 4.352m max
11'9" x 14'3"
- En-Suite**
2.126m x 1.760m
7'0" x 5'9"
- Bedroom 2**
3.519m x 4.266m max
11'7" x 14'0"
- Bedroom 3**
3.462m max x 2.505m max
11'4" x 8'3"
- Bedroom 4**
3.514m max x 2.419m max
11'6" x 7'11"
- Bathroom**
2.243m x 1.700m
7'4" x 5'7"

Plots

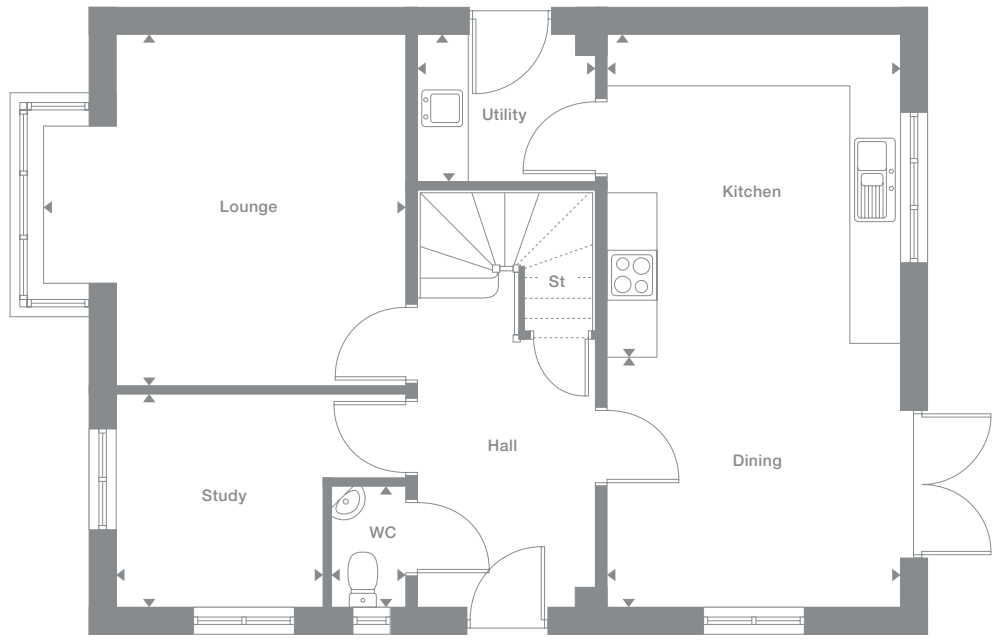
133*

Floor Space

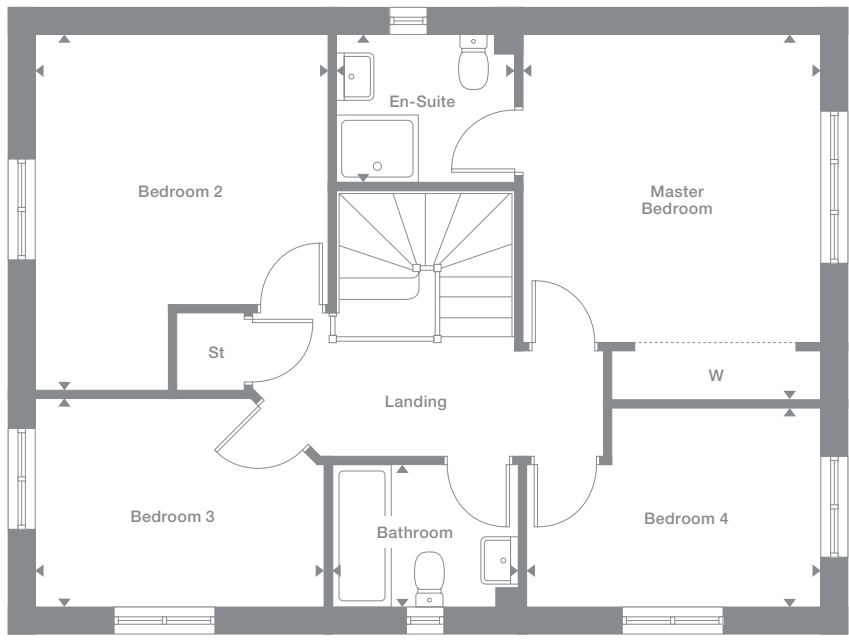
1,408 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Buttermere

Overview
 With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
- Lounge**
3.391m x 5.921m max
11'2" x 19'5"
- Kitchen**
4.882m x 2.977m
16'0" x 9'9"
- Breakfast**
4.032m x 2.977m
13'3" x 9'9"
- WC**
1.673m x 0.924m
5'6" x 3'0"
- Utility**
1.673m x 1.960m
5'6" x 6'5"

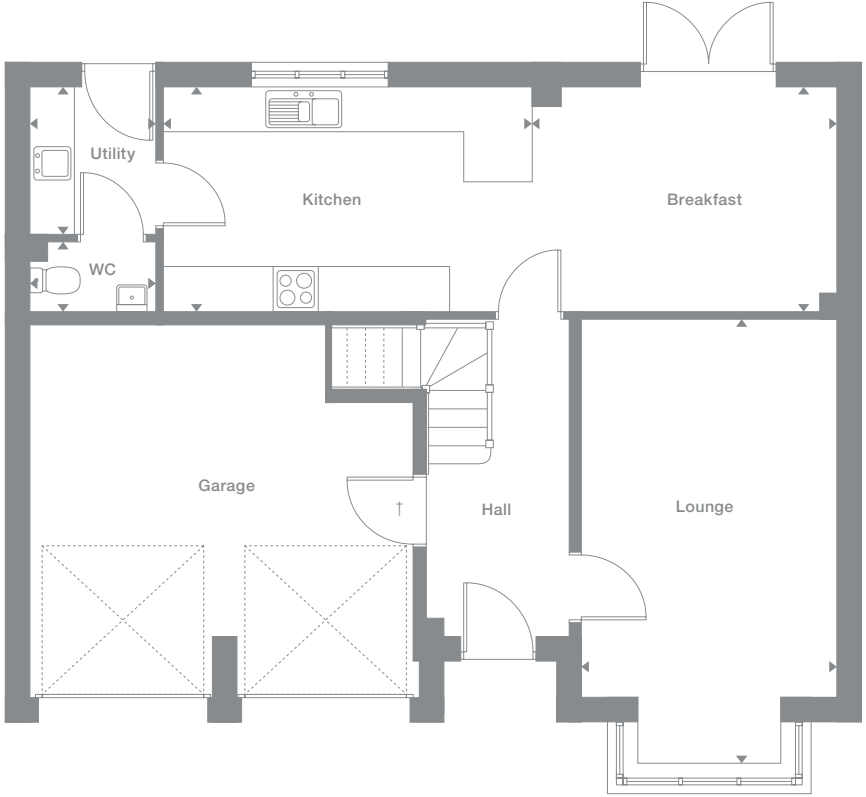
- First Floor**
- Master Bedroom**
2.806m max x 3.184m
9'2" x 17'0"
- En-Suite 1**
1.857m x 2.002m
6'1" x 6'7"
- Bedroom 2**
3.391m x 3.643m
11'2" x 11'11"
- En-Suite 2**
1.648m max x 2.055m max
5'5" x 6'9"
- Bedroom 3**
3.201m x 3.053m
10'6" x 10'0"
- En-Suite 3**
2.388m x 1.210m
7'10" x 4'0"
- Bedroom 4**
2.556m max x 3.173m max
8'5" x 10'5"
- Bedroom 5**
3.255m x 2.002m
10'8" x 6'7"
- Bathroom**
2.088m x 2.002m
6'10" x 6'7"

Plots
132*

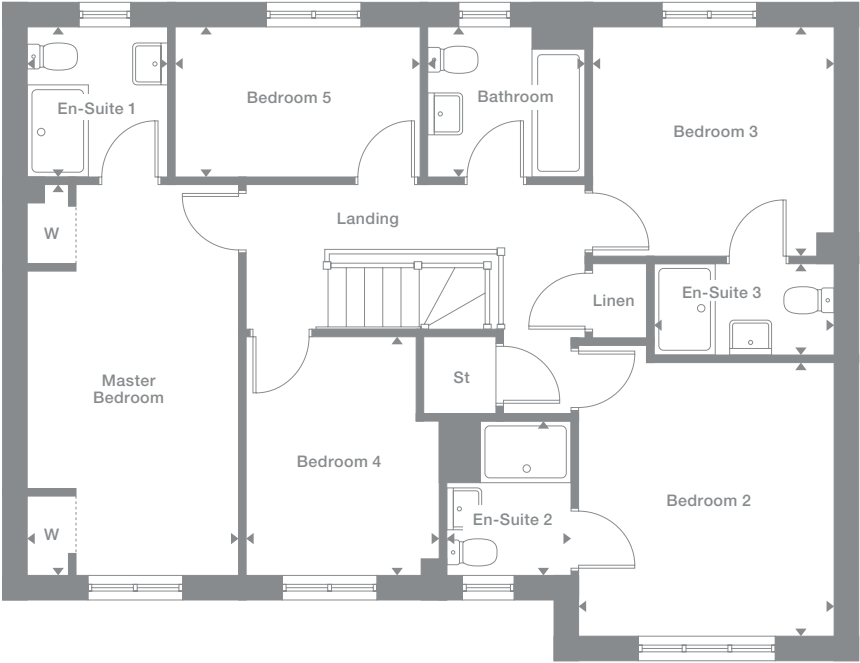
Floor Space
1,509 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above † Garage personnel door option

Jura

Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Ground Floor

Lounge
3.580m x 5.499m max
11'9" x 18'0"

Dining
3.149m x 2.850m
10'4" x 9'4"

Kitchen
3.982m x 2.850m
13'1" x 9'4"

Family
3.141m x 2.850m
10'4" x 9'4"

WC
0.850m x 1.955m
2'9" x 6'5"

Utility
2.252m x 1.955m
7'5" x 6'5"

First Floor

Master Bedroom
4.895m max x 4.277m max
16'1" x 14'0"

En-Suite 1
2.177m x 1.978m
7'2" x 6'6"

Bedroom 2
3.064m x 3.576m
10'1" x 11'9"

En-Suite 2
2.015m max x 1.860m max
6'7" x 6'1"

Bedroom 3
3.713m x 2.911m
12'2" x 9'7"

Bedroom 4
3.284m x 2.911m max
10'9" x 9'7"

Bedroom 5
3.639m max x 2.633m max
11'11" x 8'8"

Bathroom
2.603m max x 1.870m
8'6" x 6'2"

Plots

68*, 71*

Floor Space

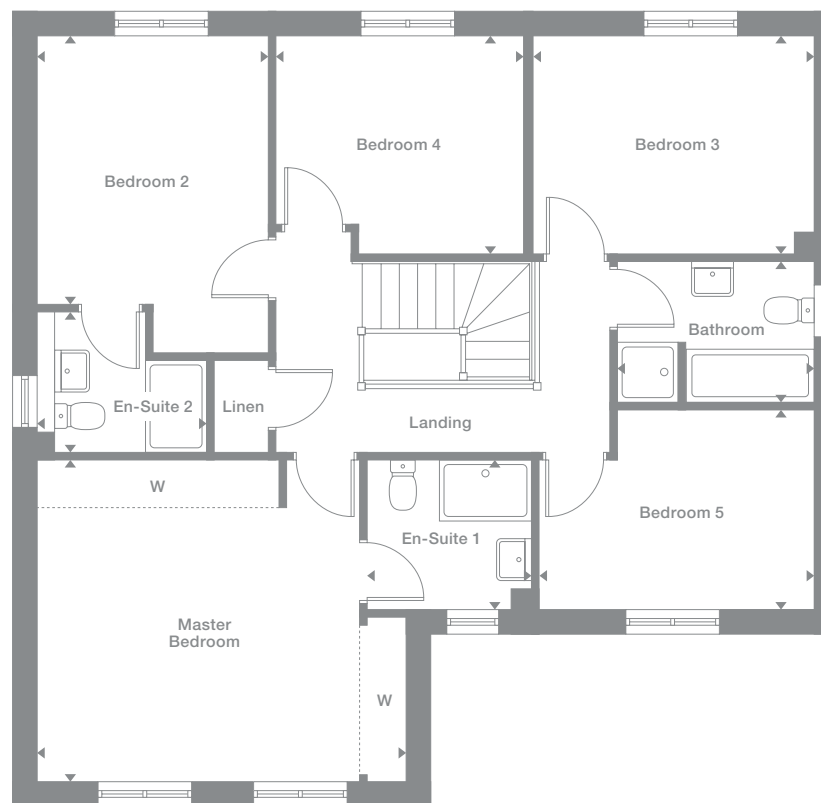
1,679 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above † Garage personnel door option

Overview
An exciting succession of impressive features, from the stylishly divided kitchen and dining room through to the luxurious en-suite master bedroom with its separate dressing area, emphasise the outstanding quality of this superior home.

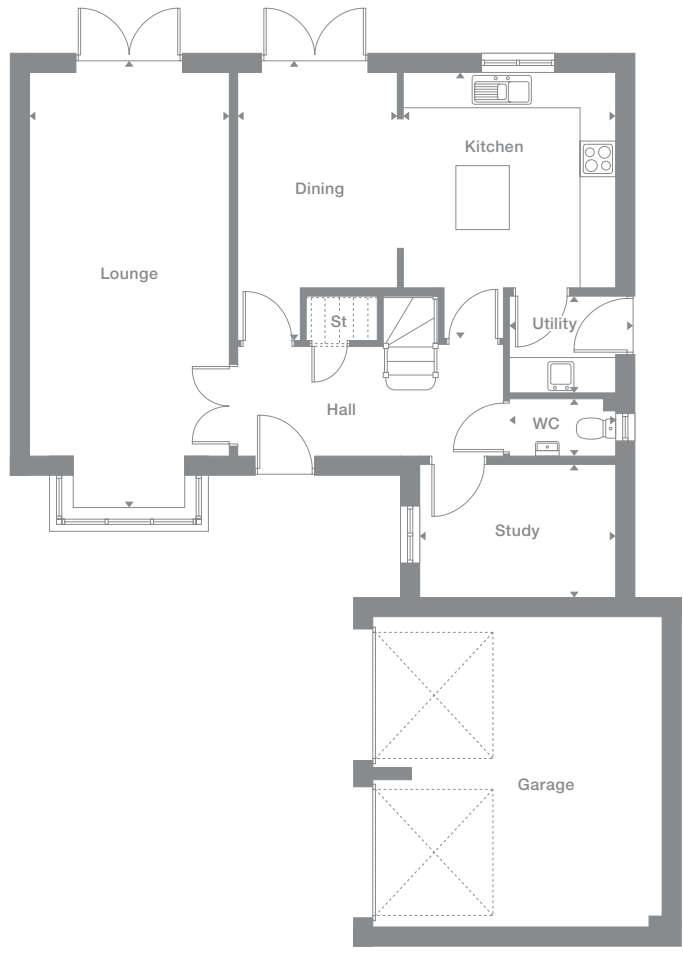
- Ground Floor**
Lounge
3.400m x 7.415m max
11'2" x 24'4"
- Dining
2.700m x 3.640m
8'10" x 11'11"
- Kitchen
3.607m x 3.640m
11'10" x 11'11"
- WC
1.815m x 0.989m
5'11" x 3'3"
- Utility
1.815m x 1.643m
5'11" x 5'5"
- Study
3.328m x 2.245m
10'11" x 7'4"
- First Floor**
Master Bedroom
4.901m max x 4.706m max
16'1" x 15'5"
- En-Suite 1
2.603m max x 2.438m max
8'6" x 8'0"
- Dressing
1.998m x 2.438m max
6'7" x 8'0"
- Bedroom 2
2.900m x 3.697m
9'6" x 12'2"
- En-Suite 2
1.700m max x 2.313m max
5'7" x 7'7"
- Bedroom 3
3.400m x 3.215m
11'2" x 10'7"
- Bedroom 4
3.400m x 3.207m
11'2" x 10'6"
- Bedroom 5
3.433m x 2.689m max
11'3" x 8'10"
- Bathroom
1.700m x 2.306m
5'7" x 7'7"

Plots
23*, 27, 72

Floor Space
1,876 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Fletcher/Meyer	Wilde	Tolkien	Malory	Rolland	Esk	Buchan	Buchan DA	Stevenson B	Chadwick	Stevenson	Buttermere	Jura	Shakespeare
Electrical														
Mains wired (with battery back-up) carbon monoxide and smoke detector	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet fitted in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where applicable)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted to houses	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Sky+ TV arial fitted (apartments)	✓	-	-	-	-	-	-	-	-	-	-	-	-	-
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Phone socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder Alarm	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Exterior														
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half-round gutters and downpipes in black	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White handrails and flat newel caps	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Clear finished natural oak staircase handrail	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded 94mm skirting boards and 38mm architraves	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Ovolo moulded 144mm skirting boards and 58mm architrave	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Vertical panel internal doors with smooth finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Carlisle Brass 'Eden on Rose' door handles	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Carlisle Brass 'Arun on Rose' door handles	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white/white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin or semi gloss white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to further bedrooms	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping														
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary fencing and divisional fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Fletcher/Meyer	Wilde	Tolkien	Malory	Rolland	Esk	Buchan	Buchan DA	Stevenson B	Chadwick	Stevenson	Buttermere	Jura	Shakespeare
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 slim-line sink and Vado Kori style taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and taps to utility (where applicable)	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi stainless steel gas hob with chimney hood and splashback	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Zanussi 60cm Induction hob with integrated extractor hood and 60cm glass splashback	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi 60cm stainless steel single fan oven	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Zanussi 60cm stainless steel double fan oven	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓
Zanussi fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washing machine	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Zanussi integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED HD square lights to underside of wall units	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
LED downlights	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Bathrooms														
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to main bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to WC's and en-suites	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Ideal Standard's bath Temp Arc double bath	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Concealed thermostatic valve with wall mounted control unit for bath filler waste and overflow	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Vado Phase' basin mounted chrome taps to bathroom and en-suite wash hand basins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
'Vado Phase' concealed thermostatic wall mounted control valve	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Surface mounted bar style shower valve with sliding rail kit for the shower head.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All silver Roman Embrace range bath screen (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling in bathroom, en-suites and WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Heating														
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Myson Touch heating controller	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White Compact radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○	○	○	○	○	○

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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.

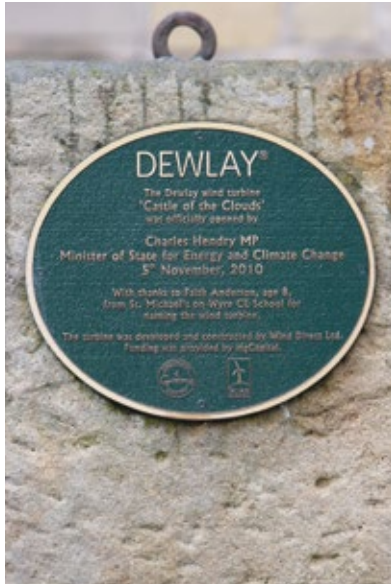
For your future

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.

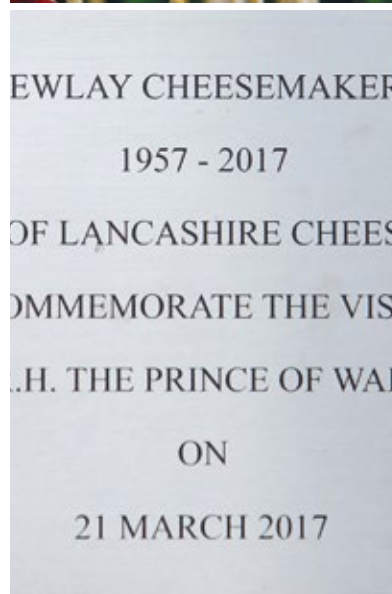


The market town of Garstang presents a wide range of shops and amenities. Sainsbury and Aldi supermarkets contrast with a traditional high street where local butchers, bakers, newsagents, stationers, and specialist shops, many of them in the delightful Market House, are interspersed with high street names, pubs, restaurants, take-aways and services ranging from hairdressers to banks. Garstang's main shopping area is just two miles north of Beacon Park, while the large Barton Garden Centre, which incorporates restaurants and a farm shop, is a mile and a half to the south.

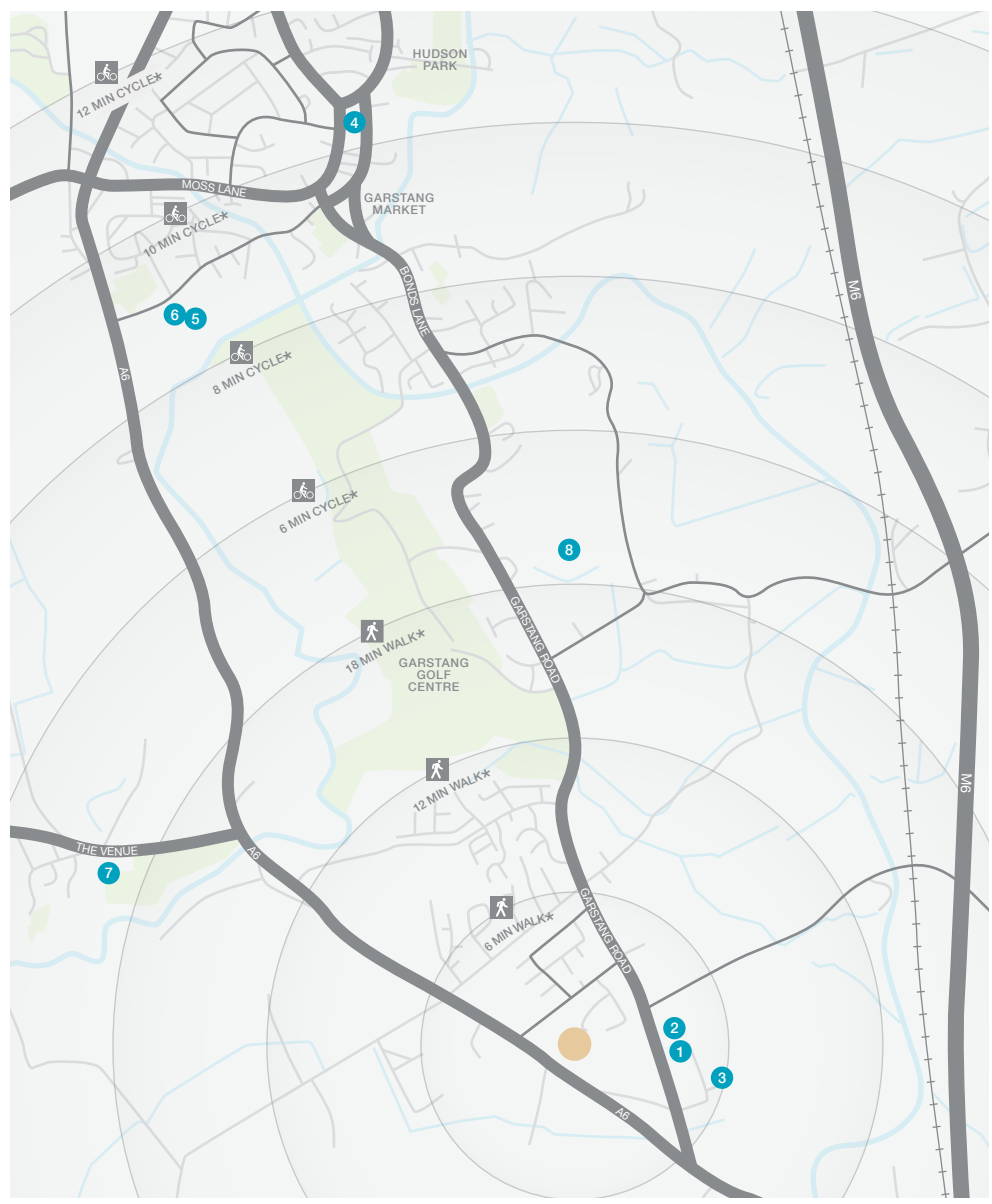
Garstang's amenities include a small swimming pool, library, post office and two GP practices which share the Medical Centre with a convenient pharmacy. There are also three dental surgeries in the town. Catterall is served by St Helen's C of E Primary School, which was assessed by Ofsted as good with some outstanding features. Pupils normally move on to Garstang Community Academy, set in beautiful grounds with open views. Both schools are around a mile from Beacon Park.



The short route between Catterall and Garstang crosses both the River Wyre and the Lancaster Canal, whose picturesque walkways, marinas and pleasure craft bring a special charm to the area. The surrounding countryside is peppered with character-filled villages, pubs and restaurants such as 'Owd Nell's in Bilsborrow, while two miles to the east the Forest of Bowland, an Area of Outstanding Natural Beauty rich in wildlife, supplements endless opportunities for exploring woodlands and fells with a programme of events throughout the year.



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 Brockholes Arms House, 113 Garstang Road 01995 640 369
 - 2 Auction Eats Auction Mart Yards 01995 640 800
 - 3 Fenton Fitness Brockholes Way 01995 640 077
 - 4 Garstang Post Office 39 High Street 01995 603 320
 - 5 Windsor Surgery Garstang Medical Centre, 01995 603 350
 - 6 Kepple Lane Dispensary, Kepple Lane 01995 607 399
 - 7 Kirkland and Catterall St Helen's Primary School, The Green Churchtown 01995 603 050
 - 8 Garstang Community Academy, Garstang Road 01995 603 226
- Barton Grange Garden Centre, Garstang Road 01995 642 900
- 'Owd Nell's Tavern St Michael's Road 01995 640 010

* Times stated are averages based on approximate distances and would be dependent on the route taken.



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03334 142 935

From the M6
Exit the M6 at junction 32 to join the M55 for Blackpool, then after three quarters of a mile leave the motorway and follow signs for Garstang. Follow the Broughton Bypass through two roundabouts, and at the third take the second exit, joining the A6. Five miles on, after passing through Barton and Bilsborrow and half a mile after passing the turn-off for Garstang via the B64230, at Catterall House on the left, turn right into Joe Lane.

From Blackpool and the West
Leave Blackpool by the Yeadon Way and the M55. Exit the motorway at junction 1 and follow signs for Garstang. Follow the Broughton Bypass through two roundabouts, and at the third take the second exit, joining the A6. Five miles on, after passing through Barton and Bilsborrow and half a mile after passing the turn-off for Garstang via the B64230, at Catterall House on the left, turn right into Joe Lane.

Sat Nav: PR3 0QD



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:
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