



**Croston Meadow
Farington**


















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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.





Existing Development

CROSTON ROAD

HEATHERLEIGH

Pump Station

POS

Sub Station

Existing Development

POS

POS

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.



Just a mile from the A582 and around three miles from the intersections of the M6, M61 and M65, Croston Meadow is an extremely convenient base for travel throughout the north-east. Liverpool and Manchester are both less than 30 miles away, and trains from Leyland station, a mile and a half from the development, serve both cities. Travel time to Manchester is around 50 minutes, and to Liverpool approximately an hour and twenty minutes. Bus services via Leyland town centre to Preston, a trip of around 30 minutes, pass alongside the development every 15 minutes during the day and half-hourly in the evening.





There are many green spaces, parks and riverside pathways within a few minutes' walk. The family-friendly Wheatsheaf bar and restaurant is just yards away, while for younger residents the nearby Warehouse indoor skate park offers excitement for skaters, skateboarders and BMX riders.

The local shopping area around 600 yards from Croston Meadow includes a Tesco Express store, a baker, an off-licence, hairdressers and food takeaways, and a large recycling centre can be found just a mile to the north. Leyland town centre, around 35 minutes walk from Croston Meadow, has a traditional market town environment, offering a variety of local independent shops interspersed with high street chains including an Asda supermarket. Leyland Market, open on Tuesdays, Fridays and Saturdays, sells fresh local produce, fish, clothing and other goods.





Bounded by mature trees and natural green spaces, with open farmland to the west, Croston Meadow is a prestigious new neighbourhood that blends peaceful surroundings with excellent local amenities. A short journey from Leyland's traditional market town centre and less than three miles from the intersections of three motorways, these attractive, energy efficient three and four bedroom homes present a perfect combination of strategic location and rural character.

Welcome to Croston Meadow...



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Wilde

Overview

The L-shaped layout, and the french doors opening out to the garden, transform the living and dining room into a light-filled space of great flexibility and character. The large master bedroom includes storage space, and there are two further bedrooms.

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

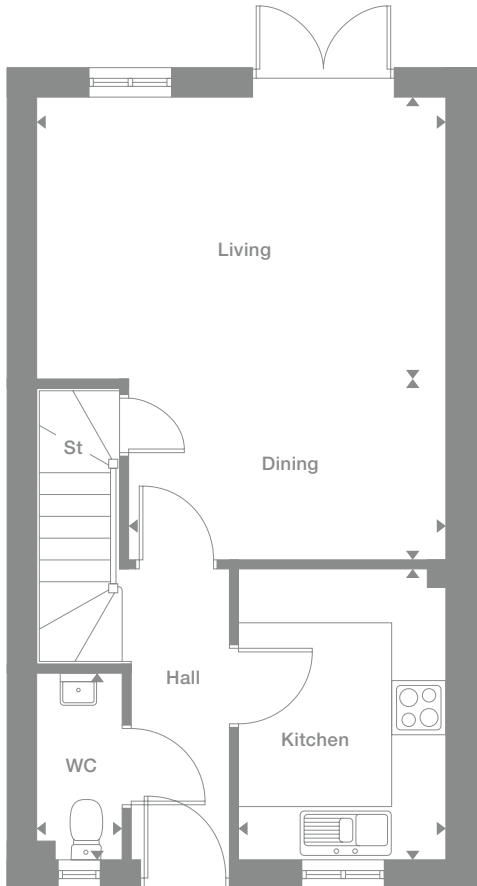
Master Bedroom
4.514m x 3.212m max
14'10" x 10'3"

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"

Ground Floor



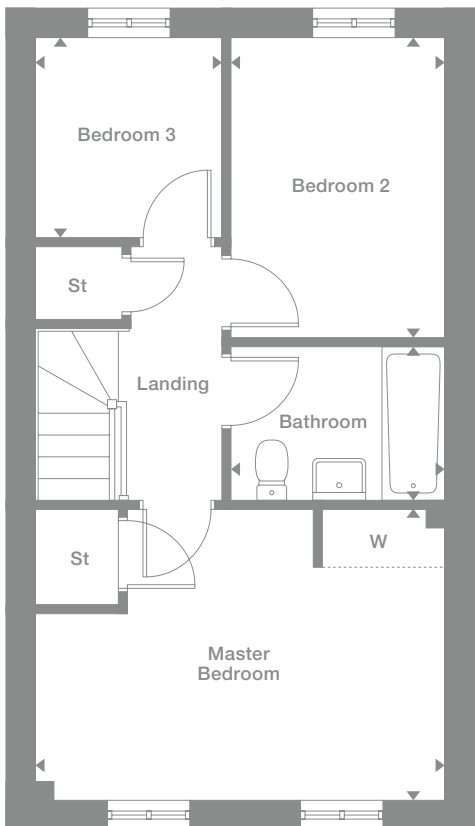
Plots
9, 10, 11, 12,
135, 136, 137,
141, 142

Floor Space
819 sq ft
76m²



Please note: Elevational and boundary treatments may vary

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

1.738m x 2.536m
5'8" x 8'4"

Kitchen

2.402m x 3.065m
7'11" 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"

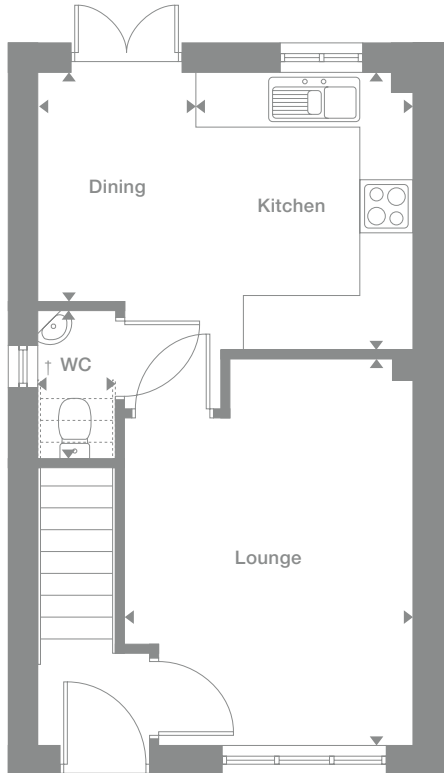
Bedroom 3

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

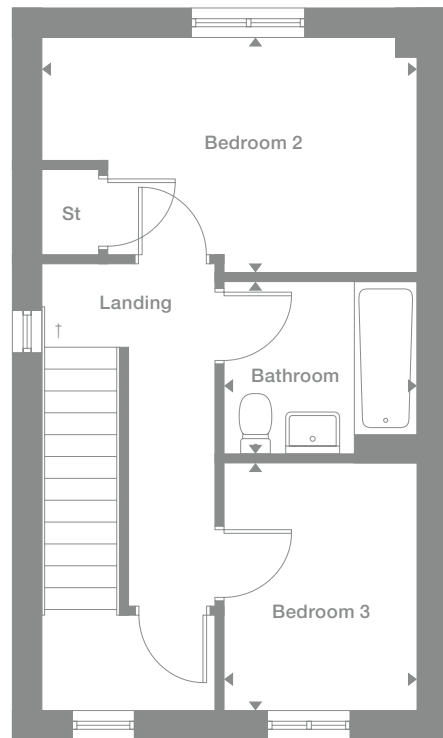
Bathroom

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

Ground Floor



First Floor



†End terrace only

Second Floor

Master Bedroom

3.192m x 2.902m

1195 HGT. L

10'6" x 9'6"

En-Suite

2.084m max x 1.827m

1369 HGT. L

6'10" x 6'0"

Plots

69, 70, 71, 72,

73, 74, 100, 101,

102, 103, 118,

119, 120, 121,

138, 139, 140

Floor Space

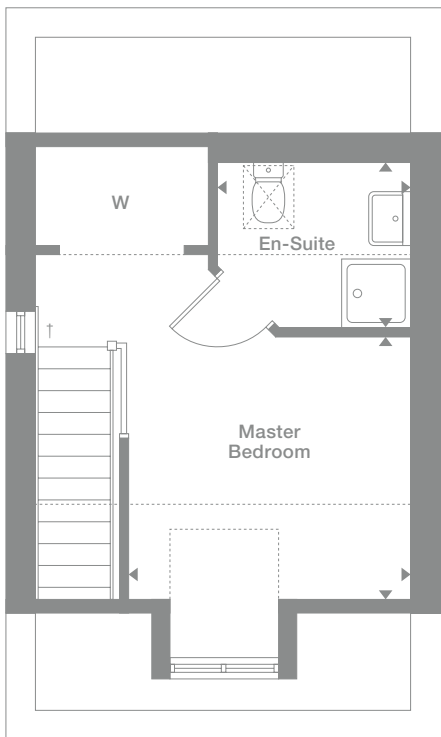
892 sq ft

83m²



Please note: Elevational and boundary treatments may vary

Second Floor



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Windsor

Overview

The impressive entrance portico that adds distinction to this comfortable bungalow reflects the combination of practical design and elegance found throughout its interior, from the bright, welcoming living room with its french doors to the beautifully planned and equipped kitchen.

Ground Floor

Lounge
3.360m x 5.100m
11'1" x 16'7"

Kitchen/Dining
4.370m x 3.035m
14'3" x 9'10"

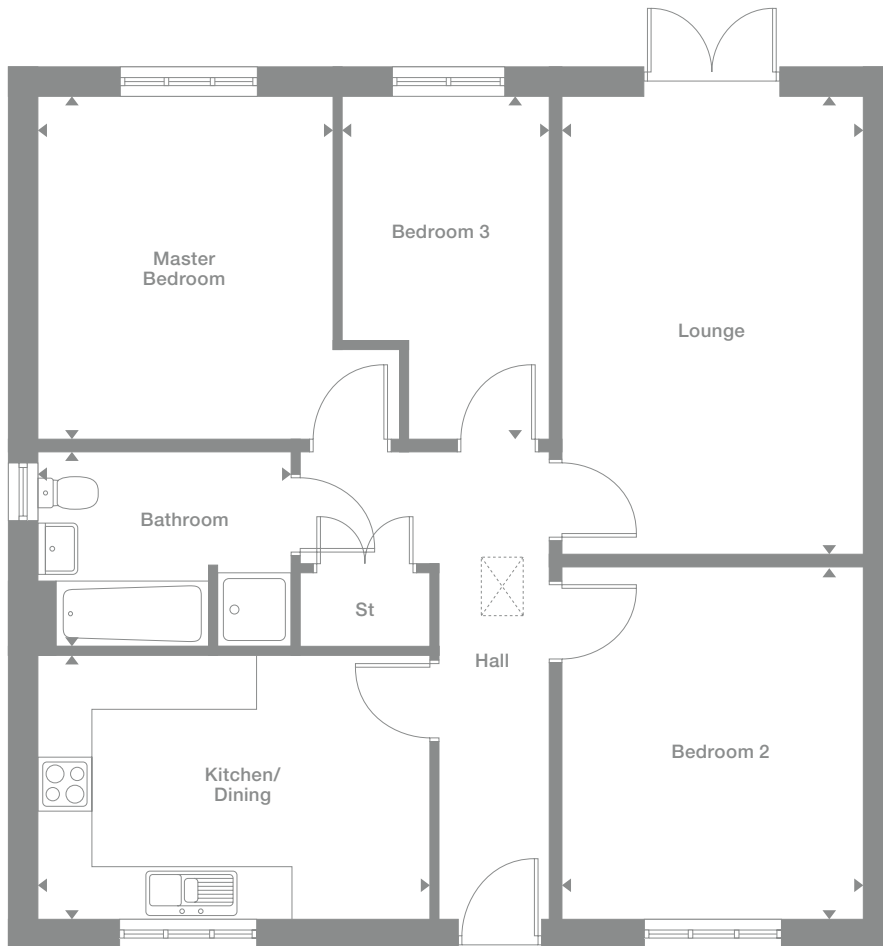
Master Bedroom
3.290m min x 3.830m max
10'8" x 12'6"

Bedroom 2
3.360m x 3.940m
11'1" x 11'1"

Bedroom 3
2.320m max x 3.830m max
7'6" x 12'6"

Bathroom
2.800m x 2.135m
9'1" x 7'0"

Ground Floor



Plots
23, 24, 25

Floor Space
900 sq ft
83m²



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Discover
the Miller
difference

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Darwin

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

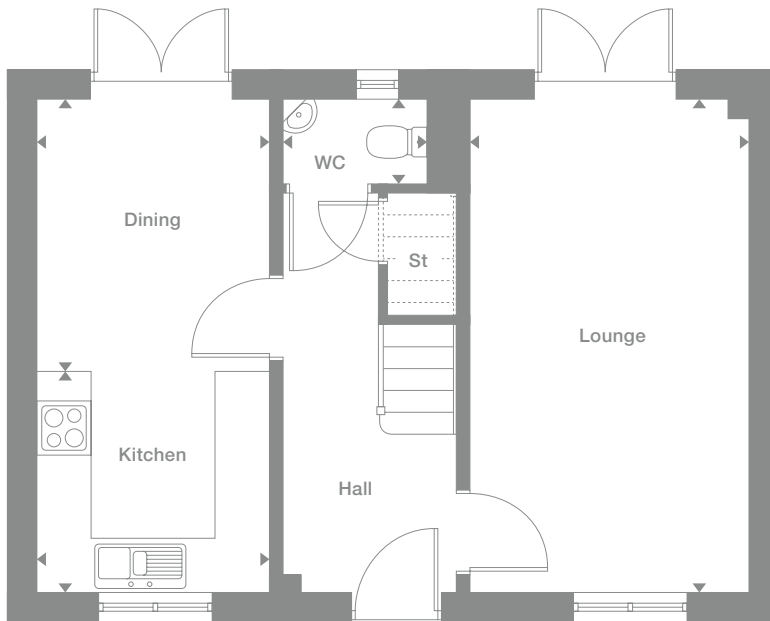
En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m x 2.863m
8'6" x 9'5"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

Ground Floor



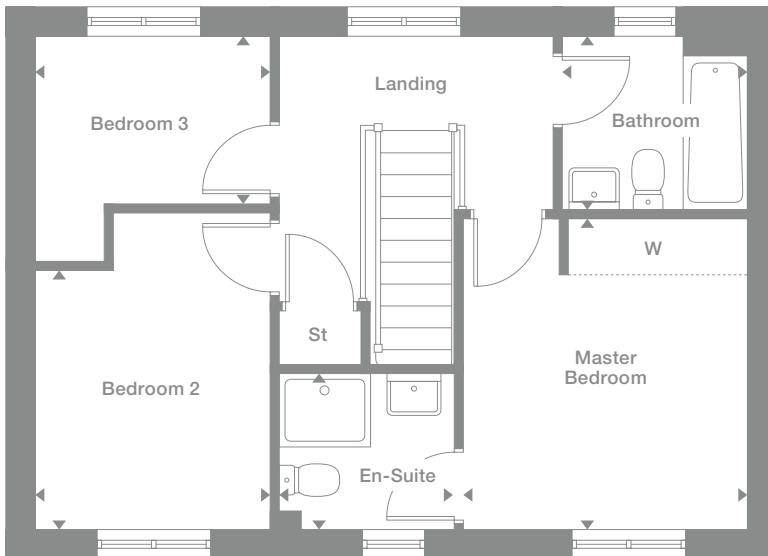
Plots
4, 6, 166

Floor Space
921 sq ft
86m²



Please note: Elevational and boundary treatments may vary

First Floor



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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
3.980m max x 5.450m
13'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

WC
1.590m x 0.949m
5'3" x 3'1"

First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

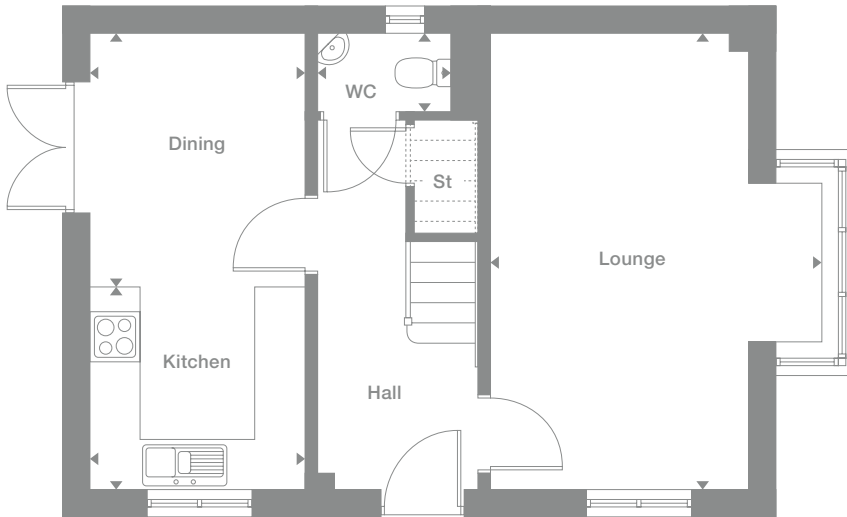
En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m max x 3.498m
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

Ground Floor



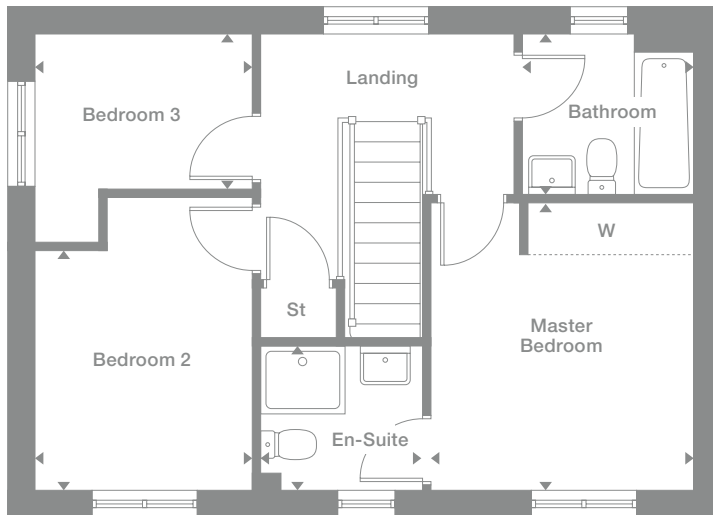
Plots
124, 134, 154

Floor Space
933 sq ft
87m²



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

Dining
1.905m x 3.107m
6'3" x 10'2"

Kitchen
1.852m x 3.107m
6'1" x 10'2"

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

First Floor

Master Bedroom
3.850m max x 3.247m
12'8" x 10'8"

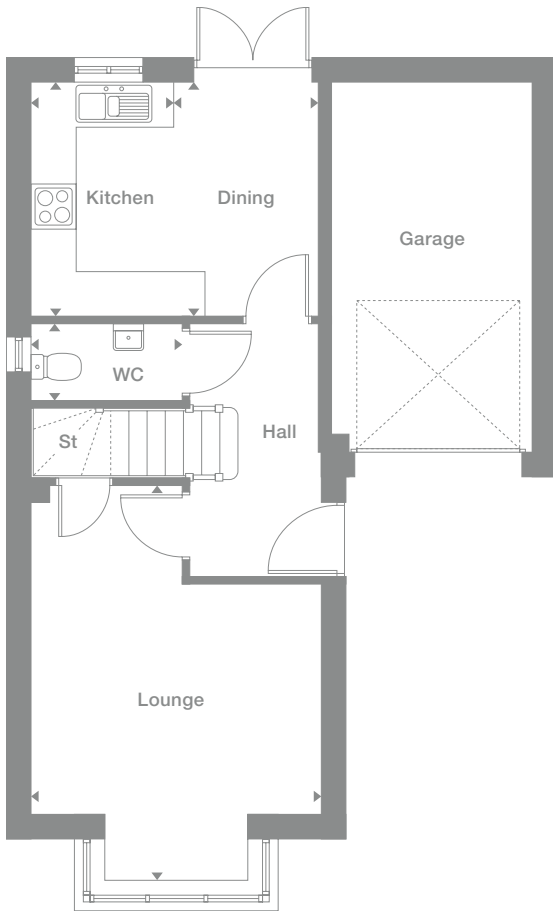
En-Suite
2.844m max x 1.017m max
9'4" x 3'4"

Bedroom 2
3.694m x 3.107m
12'1" x 10'2"

Bedroom 3
2.838m x 3.107m
9'4" x 10'2"

Bathroom
2.682m x 1.700m
8'10" x 5'7"

Ground Floor



Plots

20, 31, 56, 76,
83, 84, 117, 122,
125, 128, 155,
156, 160, 161, 171

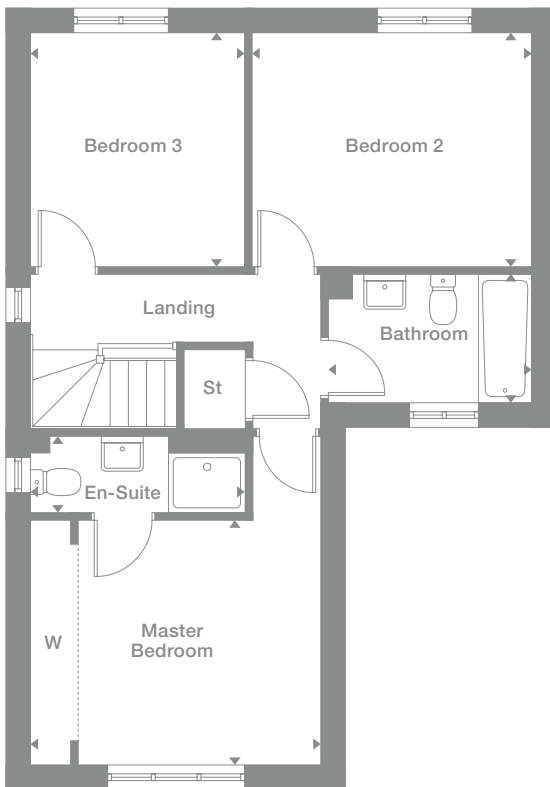
Floor Space

960 sq ft
89m²



Please note: Elevational and boundary treatments may vary

First Floor



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Malory

Overview

From the bay window and broad entrance canopy to the generous cupboard space, every detail demonstrates the attention to style and quality found throughout this family home. French doors bring an open, airy atmosphere to the kitchen and dining room.

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"

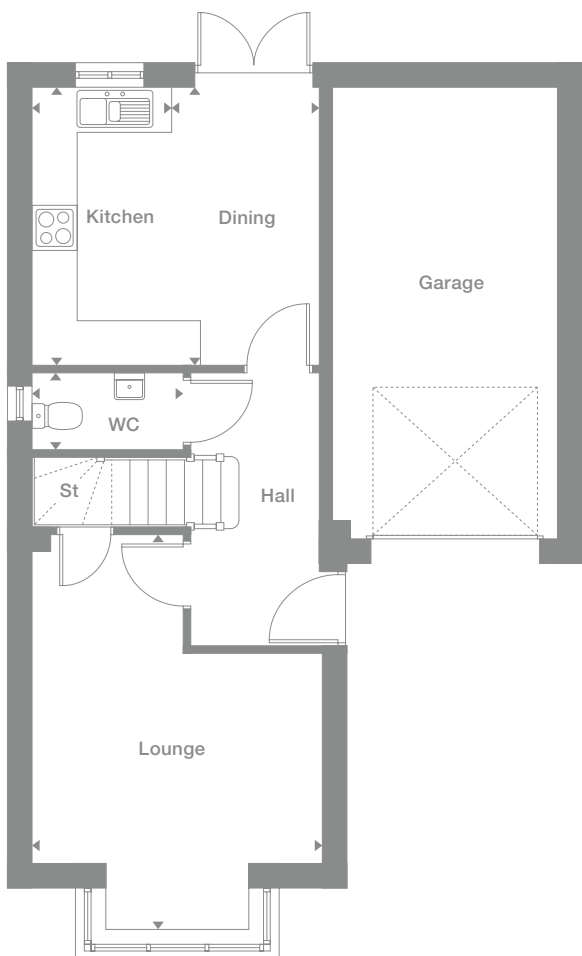
En-Suite
2.844m max x 1.117m max
9'4" x 3'8"

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"

Ground Floor



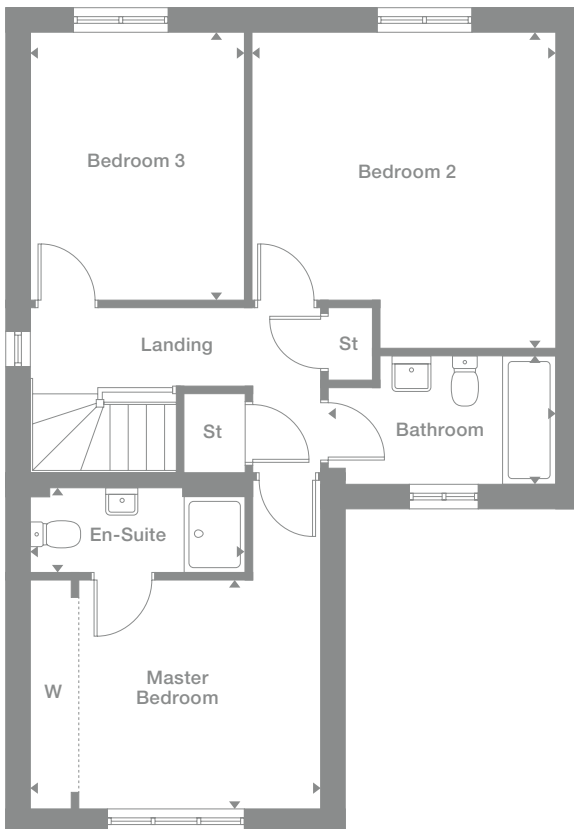
Plots
16, 17, 27

Floor Space
1,068 sq ft
99m²



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First Floor



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Kipling

Overview

The unique shape and superb staircase bring enormous character to the entrance hall of the Kipling, and french doors from both the living and dining rooms add a fascinating interplay between the interior and garden.

Ground Floor

Lounge
3.320m x 4.964m
10'11" x 16'3"

Dining
3.350m x 2.639m
11'0" x 8'8"

Kitchen
3.651m x 2.325m
12'0" x 7'8"

WC
1.450m^{max} x 1.496m^{max}
4'9" x 4'11"

First Floor

Master Bedroom
2.878m x 3.548m^{max}
9'5" x 11'8"

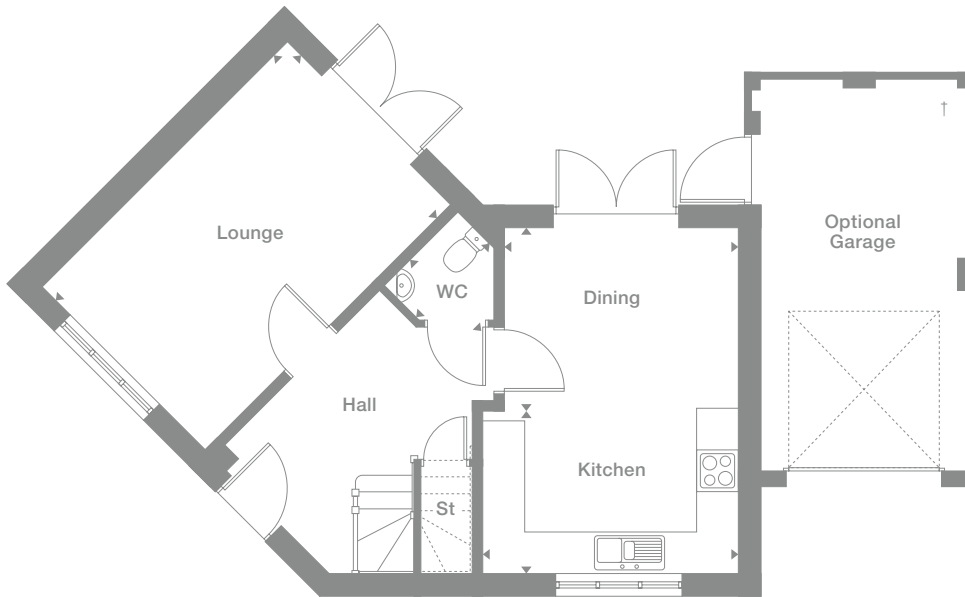
En-Suite
2.464m x 1.210m
8'11" x 4'0"

Bedroom 2
3.708m x 2.711m
12'2" x 8'11"

Bedroom 3
4.399m x 2.160m
14'5" x 7'1"

Bathroom
3.273m^{max} x 1.956m^{max}
10'9" x 6'5"

Ground Floor



†Garage may be omitted

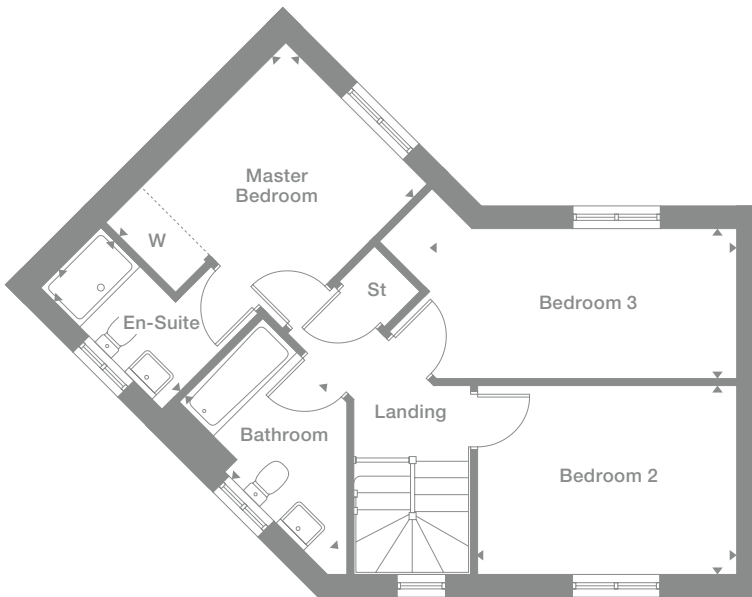
Plots
5, 15, 63, 64,
169, 170

Floor Space
1,027 sq ft
95m²



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First Floor



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Greene

Overview

An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.

Ground Floor

Lounge
3.470m x 4.617m
11'5" x 15'2"

Dining
2.621m max x 3.908m max
8'7" x 12'10"

Kitchen
2.800m x 3.147m
9'2" x 10'4"

Utility
1.657m x 1.652m
5'5" x 5'5"

WC
1.460m x 1.007m
4'9" x 3'4"

First Floor

Master Bedroom
3.409m max x 2.972m
11'2" x 9'9"

En-Suite
2.559m max x 2.010m max
8'5" x 6'7"

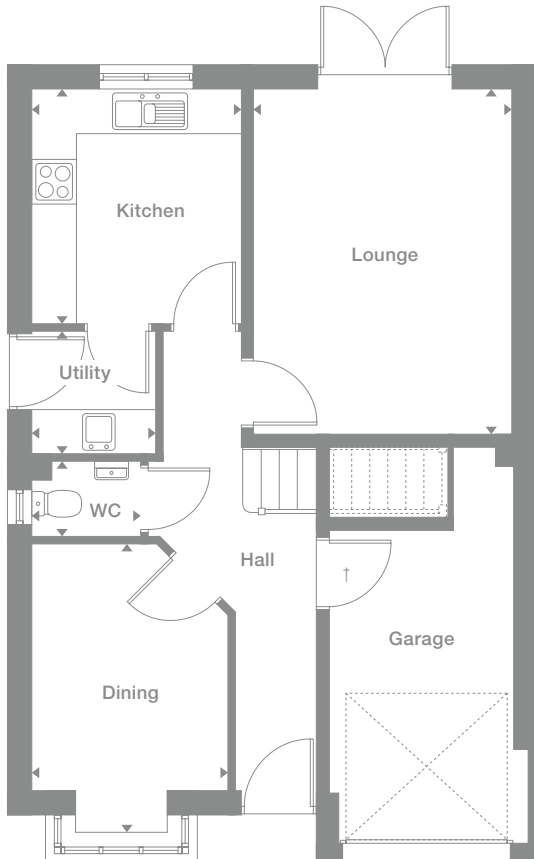
Bedroom 2
3.390m x 2.782m
11'1" x 9'2"

Bedroom 3
2.918m x 2.135m
9'7" x 7'0"

Bedroom 4
2.937m x 1.778m
9'8" x 5'10"

Bathroom
1.888m x 1.881m
6'2" x 6'2"

Ground Floor



†Optional personnel door

Plots

1, 2, 55, 66,
89, 95, 97,
99, 104, 106,
116, 132, 157,
158, 163, 165,
168, 173

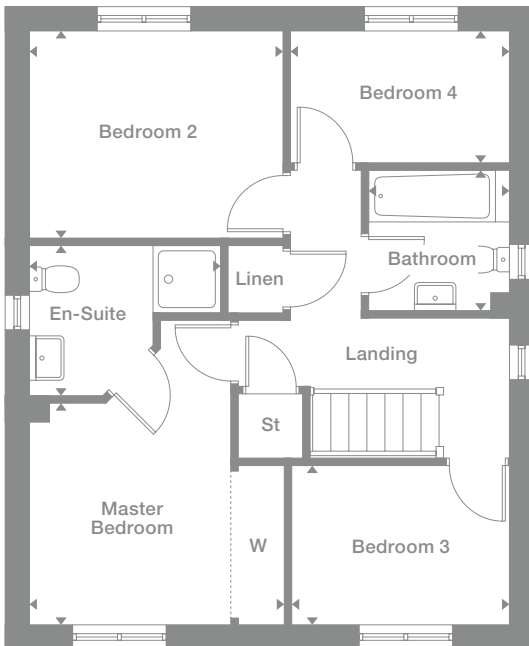
Floor Space

1,073 sq ft
100m²



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First Floor



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Hallam

Overview

The elegant bay-windowed dining room and bright, airy lounge are complemented by an expertly designed kitchen with separate utility room, creating a perfect setting for relaxed cooking and convivial entertaining. The bedrooms are reached via an unusually large gallery landing.

Ground Floor

Lounge
3.980m x 4.617m
13'1" x 15'2"

Dining
2.621m max x 4.599m max
8'7" x 15'1"

Kitchen
2.800m x 3.147m
9'2" x 10'4"

WC
1.460m x 1.007m
4'9" x 3'4"

Utility
1.657m x 1.652m
5'5" x 5'5"

First Floor

Master Bedroom
3.409m max x 3.663m
11'2" x 12'0"

En-Suite
1.499m max x 2.010m max
4'11" x 6'7"

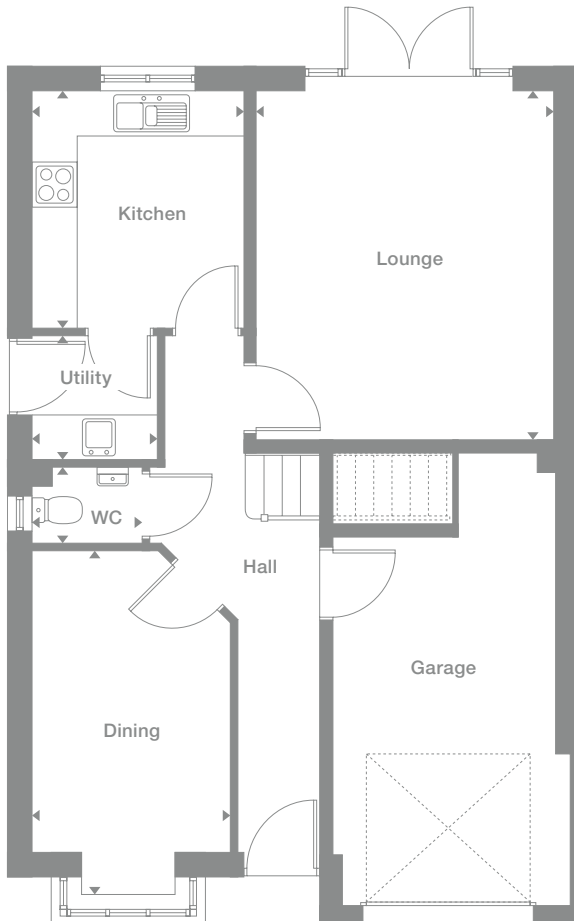
Bedroom 2
3.390m x 2.782m
11'1" x 9'2"

Bedroom 3
3.428m x 2.826m
11'3" x 9'3"

Bedroom 4
3.447m x 1.778m
11'4" x 5'10"

Bathroom
1.888m x 1.881m
6'2" x 6'2"

Ground Floor



Plots

18, 19, 32, 111, 112

Floor Space

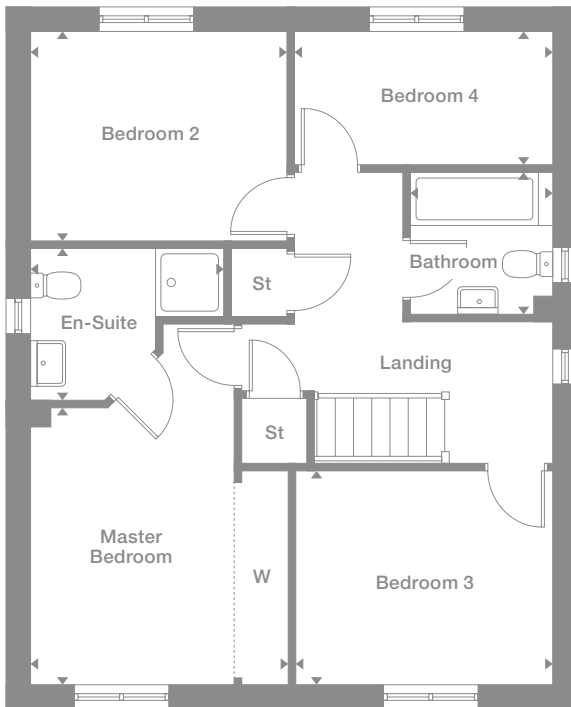
1,220 sq ft

113m²



Please note: Elevational and boundary treatments may vary

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, while french doors bring light into the large dining/kitchen.

Ground Floor

Lounge
3.872m max x 3.766m
12'8" x 12'4"

Dining
2.520m x 2.478m
8'3" x 8'2"

Kitchen
2.300m x 3.571m
7'7" x 11'9"

WC
1.500m x 1.000m
4'11" x 3'3"

First Floor

Bedroom 2
2.872m x 3.082m
9'5" x 10'1"

Bedroom 3
2.517m x 2.218m
8'3" x 7'3"

Bedroom 4
2.210m max x 2.218m max
7'3" x 7'3"

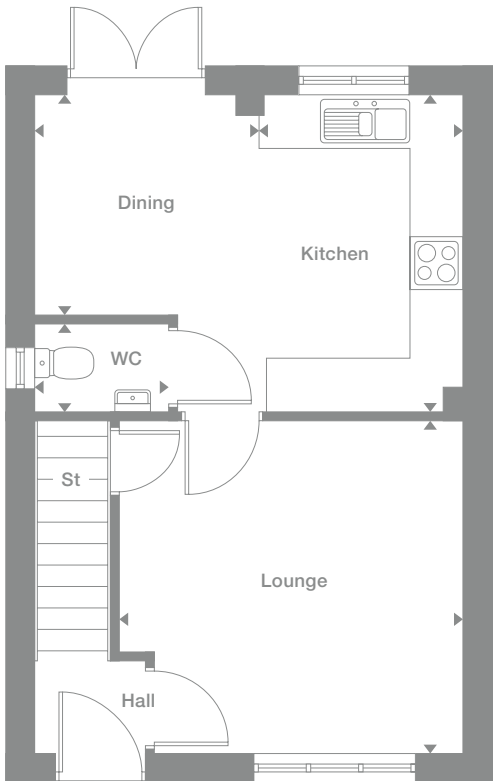
Bathroom
1.700m x 1.944m
5'7" x 6'5"

Second Floor

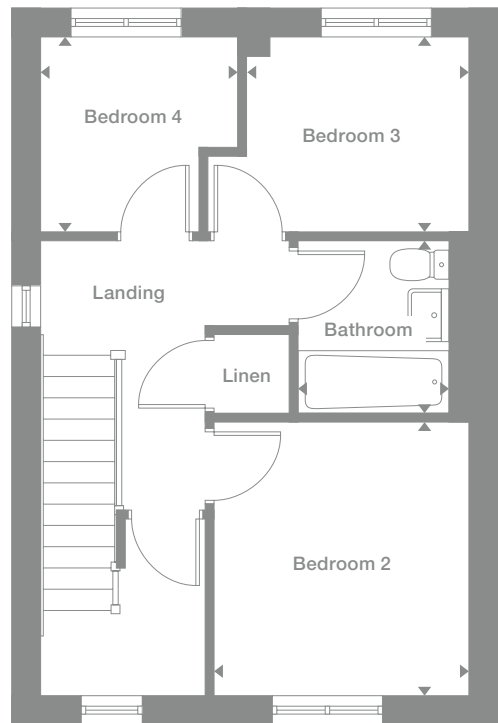
Master Bedroom
3.872m x 4.185m
11'5" HGT. L
12'8" x 13'9"

En-Suite
2.316m x 1.623m
12'7" HGT. L
7'7" x 5'4"

Ground Floor



First Floor



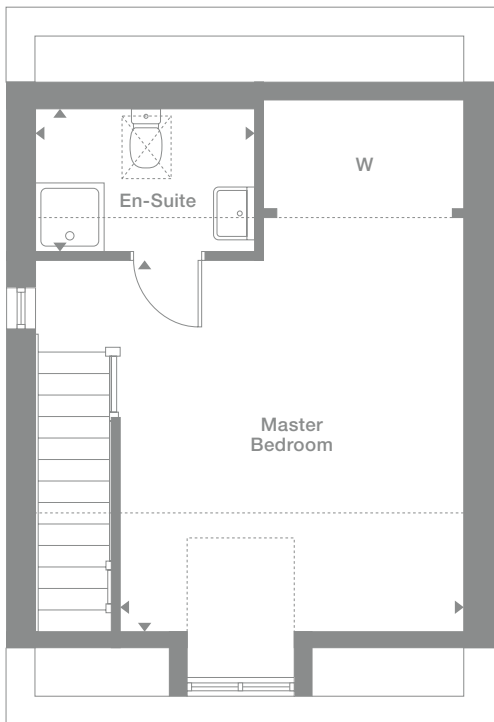
Plots
77, 78, 86, 87,
126, 127, 130, 131

Floor Space
1,086 sq ft
101m²



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Second Floor



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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"

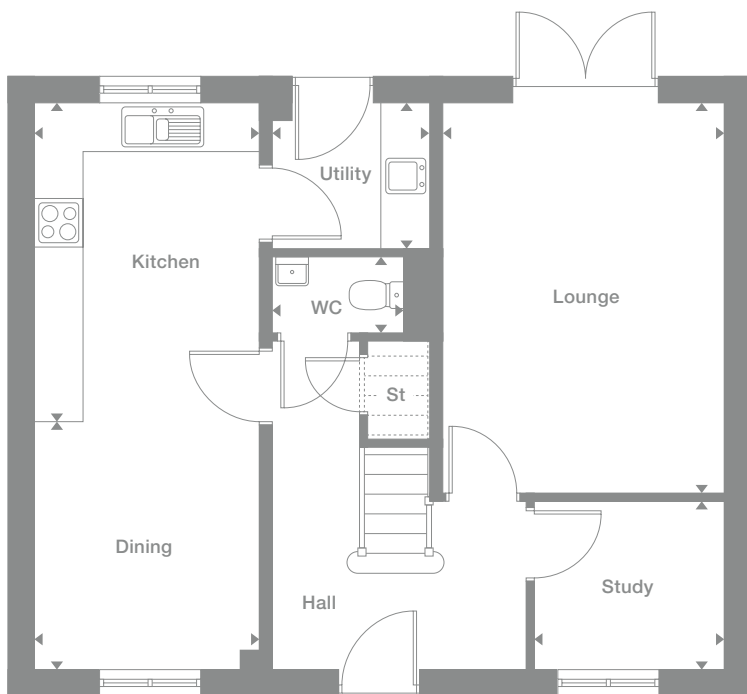
Bedroom 4

2.411m x 3.064m
7'11" x 10'1"

Bathroom

3.048m max x 1.700m max
10'0" x 5'7"

Ground Floor



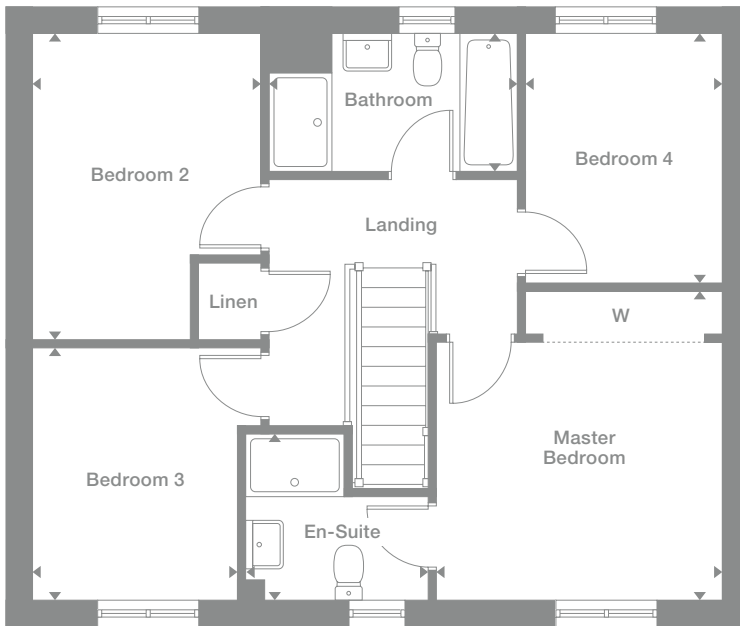
Plots
3, 48, 52, 79,
108, 109, 129, 172

Floor Space
1,264 sq ft
117m²



Please note: Elevational and boundary treatments may vary

First Floor



Photography represents typical Miller Homes' interiors and exteriors. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

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 4.797m
11'4" x 15'9"

Dining
2.763m x 3.041m
9'1" x 10'0"

Kitchen
2.763m x 3.909m
9'1" x 12'10"

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"

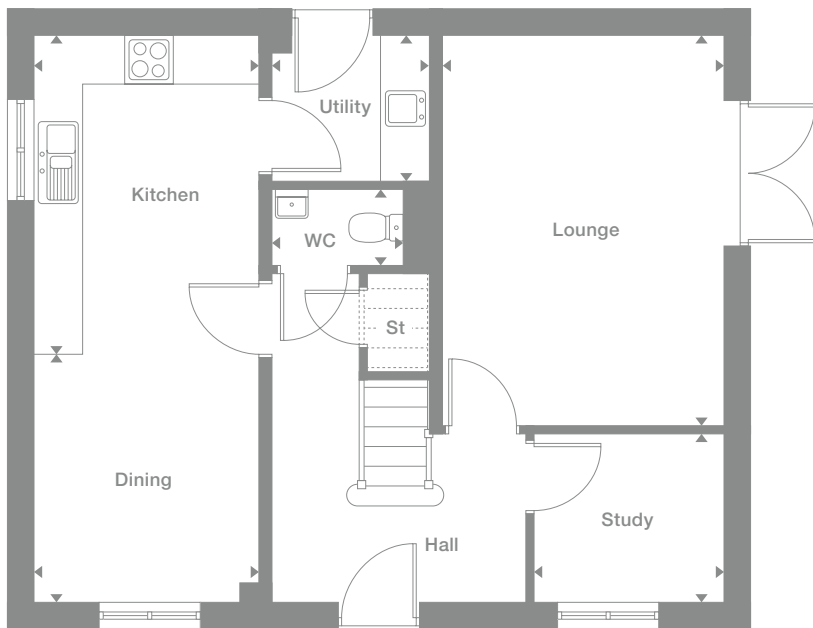
Bedroom 2
2.805m max x 3.762m max
9'2" x 12'4"

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"

Ground Floor



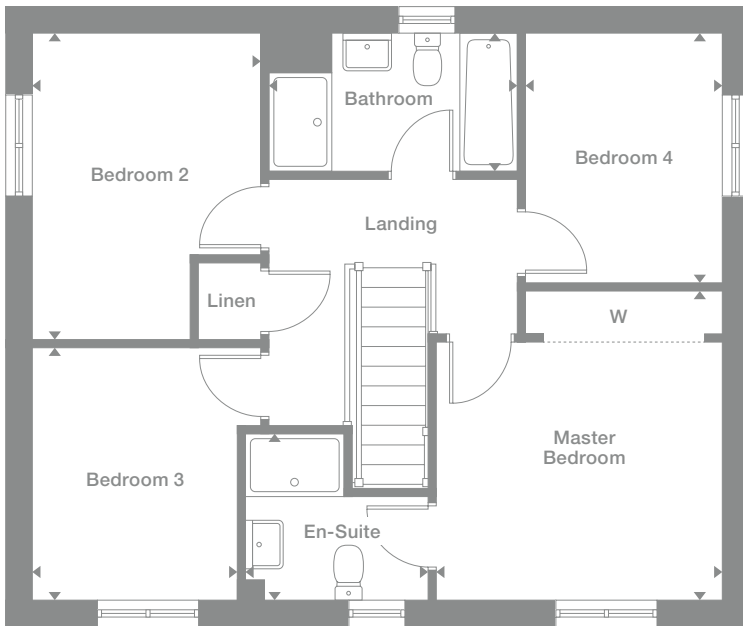
Plots
133

Floor Space
1,264 sq ft
117m²



Please note: Elevational and boundary treatments may vary

First Floor



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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 x 6.519m max
10'9" x 21'5"

Kitchen
3.030m x 3.060m max
9'11" x 10'0"

Breakfast/Family
3.713m max x 3.060m max
12'2" 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"

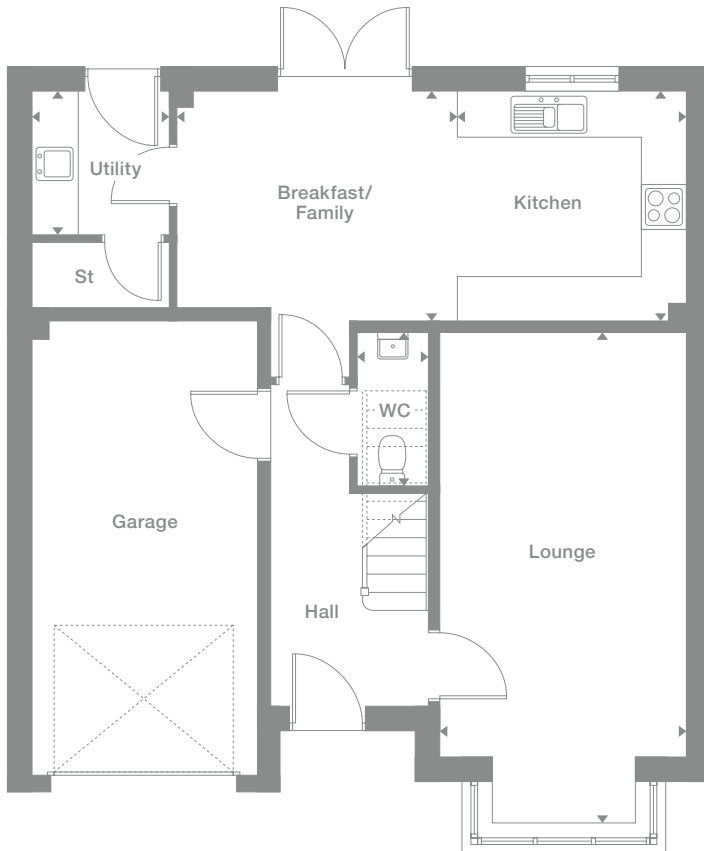
En-Suite 2
3.109m max x 1.806m max
10'2" x 5'11"

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"

Ground Floor



Plots

7, 13, 14, 21, 29,
30, 54, 56, 57, 67,
68, 75, 80, 81, 82,
85, 88, 91, 96, 98,
105, 107, 113, 162,
164, 174, 175

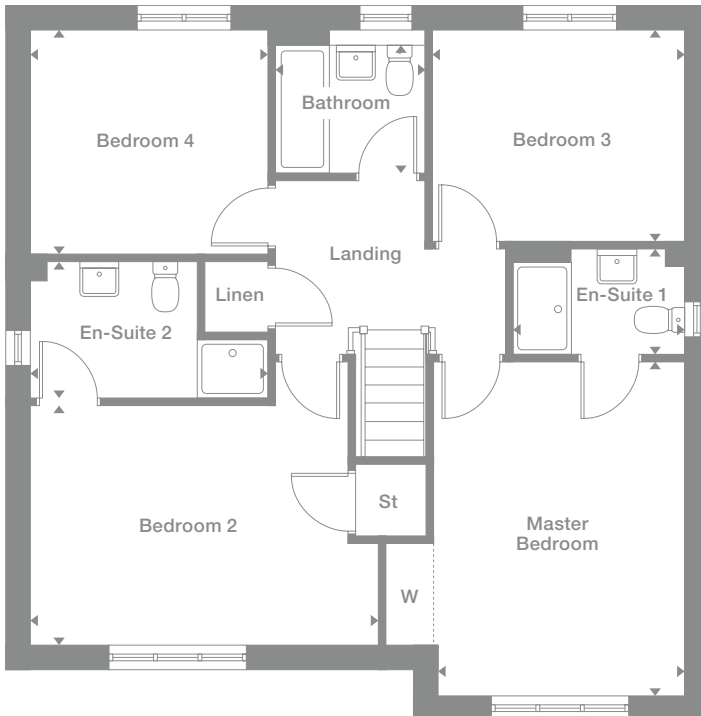
Floor Space

1,407 sq ft
131m²



Please note: Elevational and boundary treatments may vary

First Floor



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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

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 3.164m
11'6" x 10'5"

Kitchen
3.517m x 3.700m
11'6" x 12'2"

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"

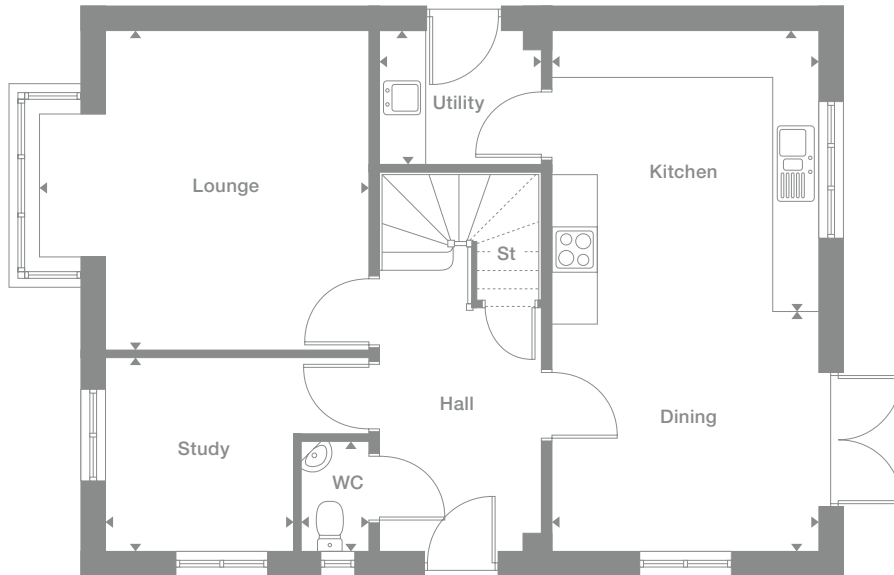
Bedroom 2
3.519m x 4.266m max
11'7" x 14'0"

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"

Ground Floor



Plots

8, 22, 26, 28,
49, 51, 53, 61,
90, 92, 110, 115,
123, 159, 167

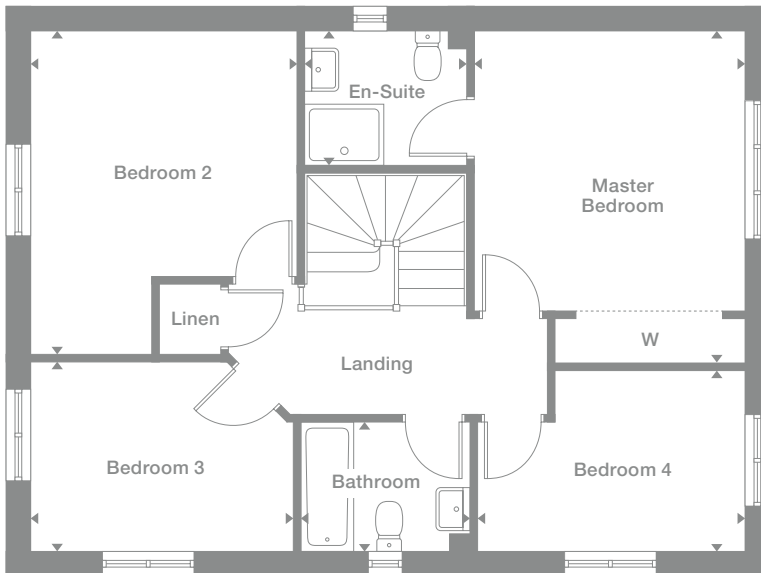
Floor Space

1,408 sq ft
131m²



Please note: Elevational and boundary treatments may vary

First Floor



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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

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 big family kitchen free for food and fun.

Ground Floor

Lounge

3.462m x 4.216m
11'4" x 13'10"

Dining

3.517m x 3.234m
11'6" x 10'7"

Kitchen

3.517m x 3.630m
11'6" x 11'11"

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 max x 4.266m max
11'7" x 14'0"

Bedroom 3

3.462m max x 2.505m max
11'4" x 8'3"

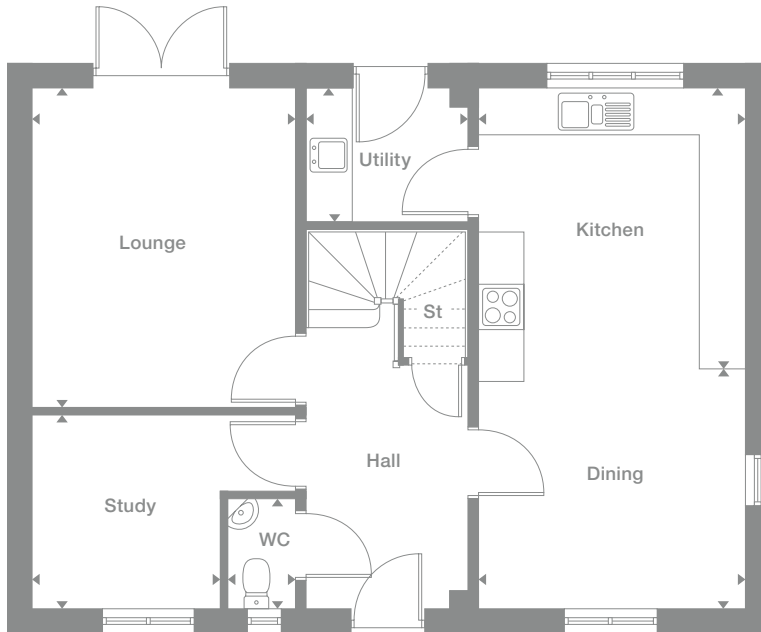
Bedroom 4

3.514m max x 2.419m max
11'6" x 7'11"

Bathroom

2.243m x 1.700m
7'4" x 5'7"

Ground Floor



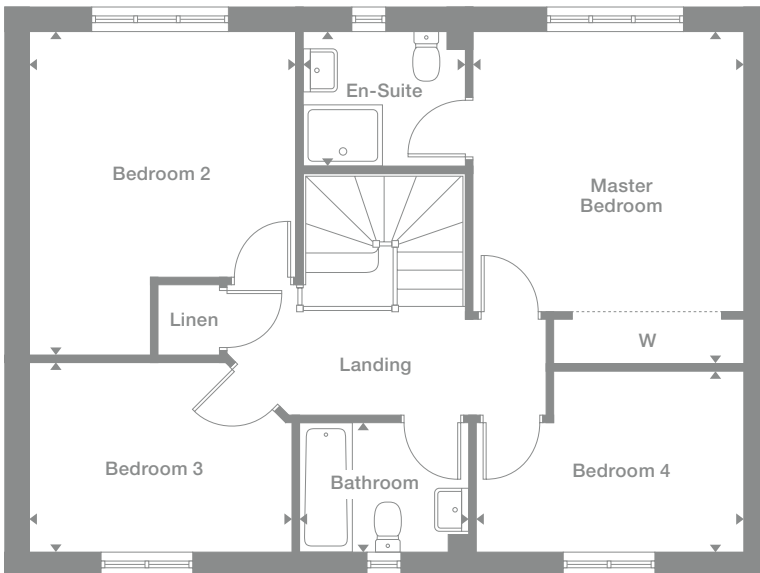
Plots
60, 62, 114,

Floor Space
1,390 sq ft
129m²



Please note: Elevational and boundary treatments may vary

First Floor



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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

The Miller Difference

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 buy our homes and raise their families in them. We have a five star rating (that's the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 94% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

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.

"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

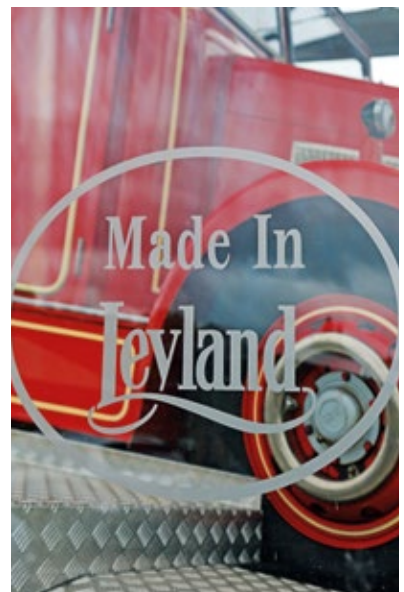
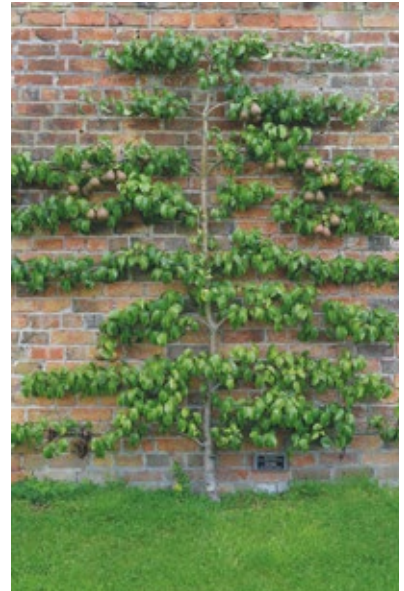
"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

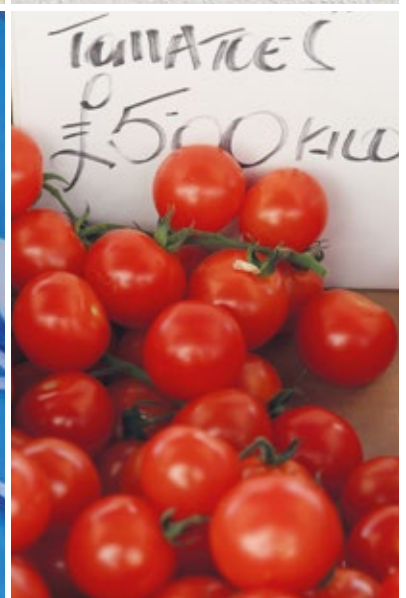
Helen Mascrop
Miller Home Owner



Leyland's historic attractions, including its 12th Century St Andrews Church and famous Saxon cross, contrast with modern amenities like the Leisure Centre's well-equipped gym and 25m swimming pool. In addition to a small local history museum, the town has an internationally important British Commercial Vehicle Museum with a fascinating range of exhibits, from horse drawn transport to a popemobile.

On the southern edge of the town, the magnificent Worden Park includes an adventure playground, walled Georgian garden, maze, nine-hole golf course and free miniature railway as well as floral displays, meadows and mature woodlands, while just three miles to the east, Cuerden Valley Park combines magnificent walks and wildlife with events like a farmers' market and an annual beer festival. There is also an 18-hole golf course on the eastern edge of the town.



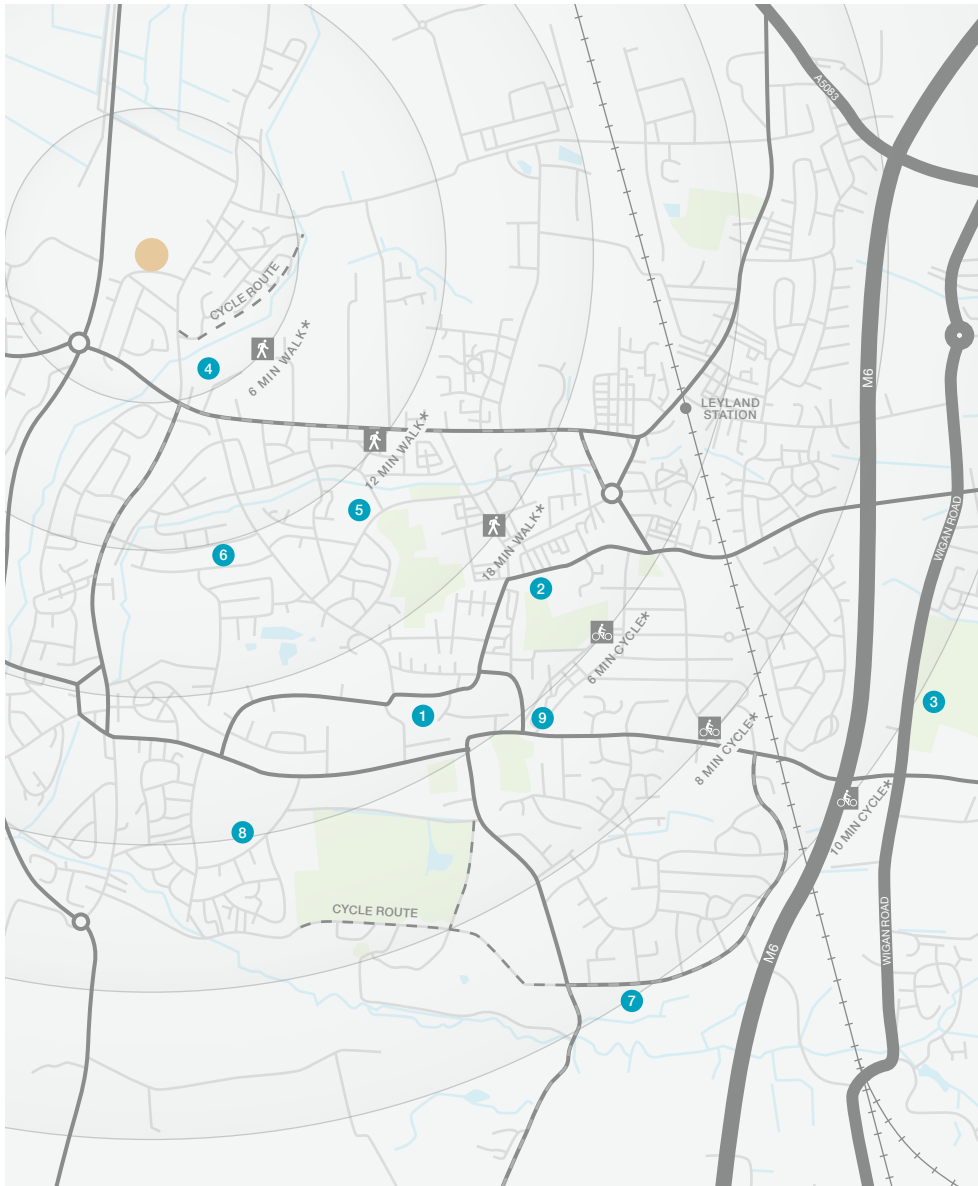


Northbrook Primary, St Mary's RC Primary, and Academy@ Worden, a community high school with academy status, are all within a mile of Croston Meadow, and all are assessed as 'Good' by Ofsted. There is also an RC secondary school, St Mary's, just a little further away. Sandy Lane Surgery is the largest of several GP surgeries in the town, and there is a choice of dentists within walking distance.





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 Leyland Leisure Centre, Lancastergate 01772 432 285
 - 2 British Commercial Vehicle Museum, King Street 01772 451 011
 - 3 Leyland Golf Club Wigan Road 01772 436 457
 - 4 The Warehouse Skatepark, 7 Talbot Road 01772 621 244
 - 5 Northbrook Primary School, Bannister Drive 01772 421 599
 - 6 Academy@Worden Westfield Drive 01772 421 021
 - 7 Runshaw College Langdale Road 01772 622 677
 - 8 St Mary's RC High School, Royal Avenue 01772 421 909
 - 9 Sandy Lane Surgery Sandy Lane 01772 214 700
- Cuerden Valley Park Berkeley Drive 01772 324 436
- The Wheatsheaf Town Road 01772 600 370

* 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
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 372 357

From the M6

Leave the M6 at junction 29 to join the M65 for Preston then at the end of the motorway take the first roundabout exit, joining the A582 signposted for Leyland. Stay on the A582 for one and a quarter miles, passing through one roundabout, then at the double roundabout take the second exit at each roundabout to enter Croston Road. After a mile, turn left into Heatherleigh, and the entrance to Croston Meadow is on the left.

From the M61

Leave the M61 at junction 9 to join the M65 for Preston. At the end of the motorway, take the first roundabout exit then follow the directions above.

Sat Nav: PR26 6PJ

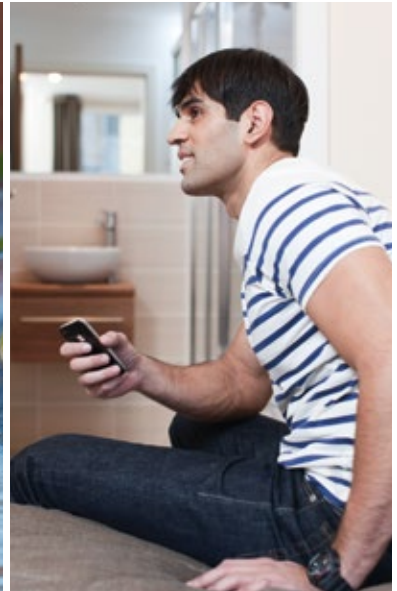


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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should 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.

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®



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.

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www.millerhomes.co.uk

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