

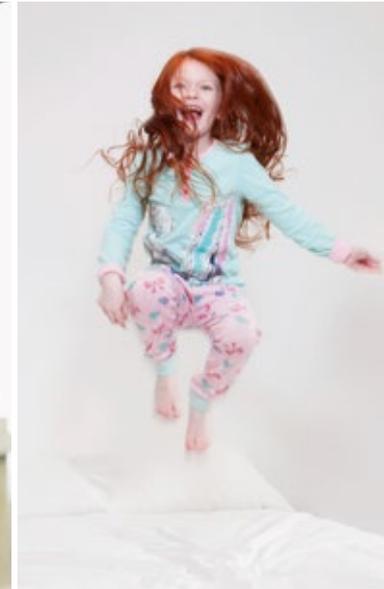


**Millrose
Blackburn**

millerhomes

the place to be®

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

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- Malory**
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- Mitford**
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- Chadwick**
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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.



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 Millrose.



Midway between Preston and Burnley, and around ten minutes' drive from the M6 and the M65, Millrose is ideally placed for travel throughout north west England. Buses into the town centre stop beside the development, and there are direct train services from Blackburn to Blackpool, Preston, Bradford, Leeds, York and Manchester Victoria. Manchester is less than an hour away by train.



In a mature residential location a few minutes' walk from schools and amenities, and only a mile and a half from the lively town centre, this attractive selection of contemporary, energy efficient three and four bedroom homes brings a prestigious new neighbourhood to Blackburn. Just a few yards from the A6119 and ten minutes' drive from the M65, it combines a peaceful, tree-lined setting with outstanding convenience. Welcome to Millrose...

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Darwin DA

Overview

Both the elegant bay-windowed lounge and the family kitchen are dual aspect, creating a light, airy interior that is enhanced by the french doors adding a focal point to the dining area. The bright landing leads to three bedrooms, including a dual-aspect master suite.

Ground Floor

- Lounge**
3.980m max x 5.450m
13'1" x 17'11"
- Dining**
2.556m x 2.372m
8'5" x 7'9"
- Kitchen**
2.556m x 3.078m
8'5" x 10'1"
- WC**
1.914m x 0.950m
6'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.310m
10'4" x 10'10"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m max x 3.498m max
8'6" x 11'6"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
1.695m x 2.047m
5'7" x 6'9"

Plots

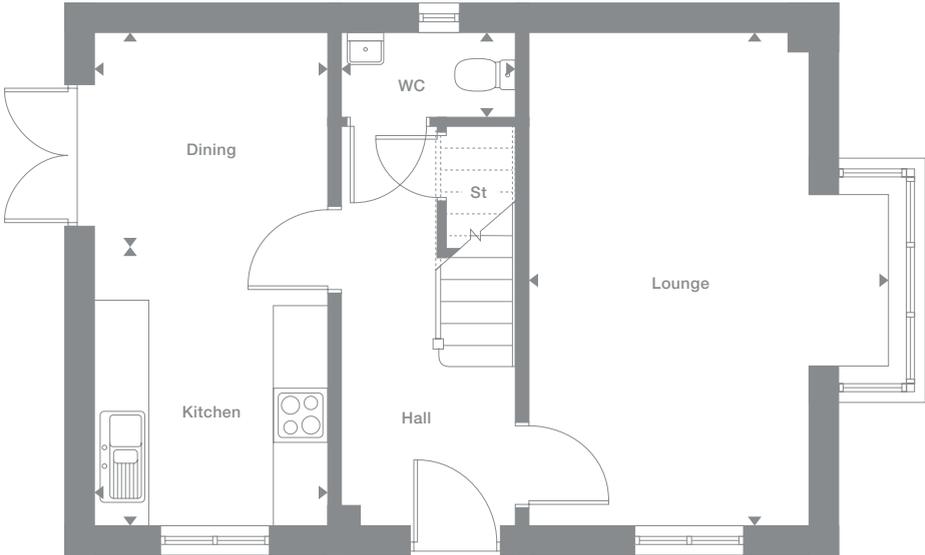
- 7, 10, 11,
22*, 26*,
40*, 41*,
46*, 48*,
52, 55*

Floor Space

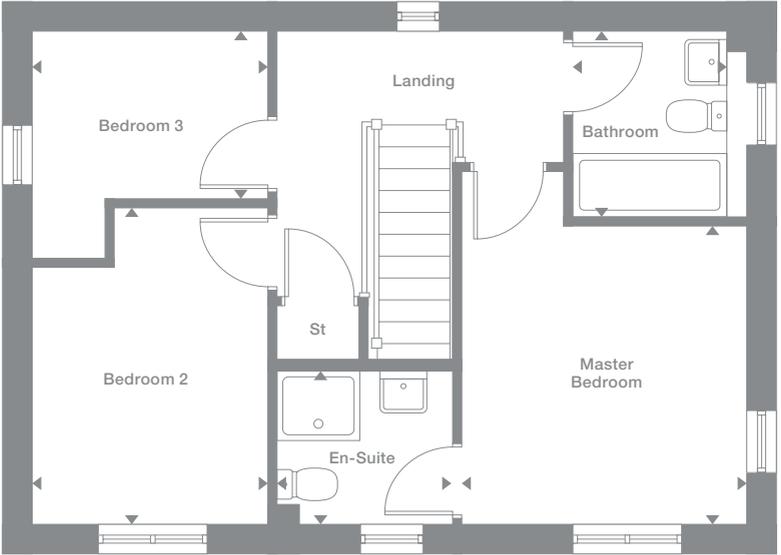
940 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Malory

Overview

The stylish bay window and broad entrance canopy reflect the elegance found throughout this exciting home. The beautifully planned kitchen includes french doors in the dining area, perfect for barbecues, and an en-suite master bedroom adds convenience and a place to relax.

Ground Floor

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

Dining
1.954m x 3.692m
6'5" x 12'1"

Kitchen
1.848m x 3.692m
6'1" x 12'1"

WC
2.006m x 1.090m
6'7" x 3'7"

First Floor

Master Bedroom
3.850m max x 4.357m max
12'8" x 14'4"

En-Suite
2.457m max x 1.210m max
8'1" x 4'0"

Bedroom 2
3.385m max x 3.742m max
11'1" x 12'3"

Bedroom 3
3.477m max x 3.542m max
11'5" x 11'7"

Bathroom
2.803m max x 2.150m max
9'2" x 7'1"

Plots

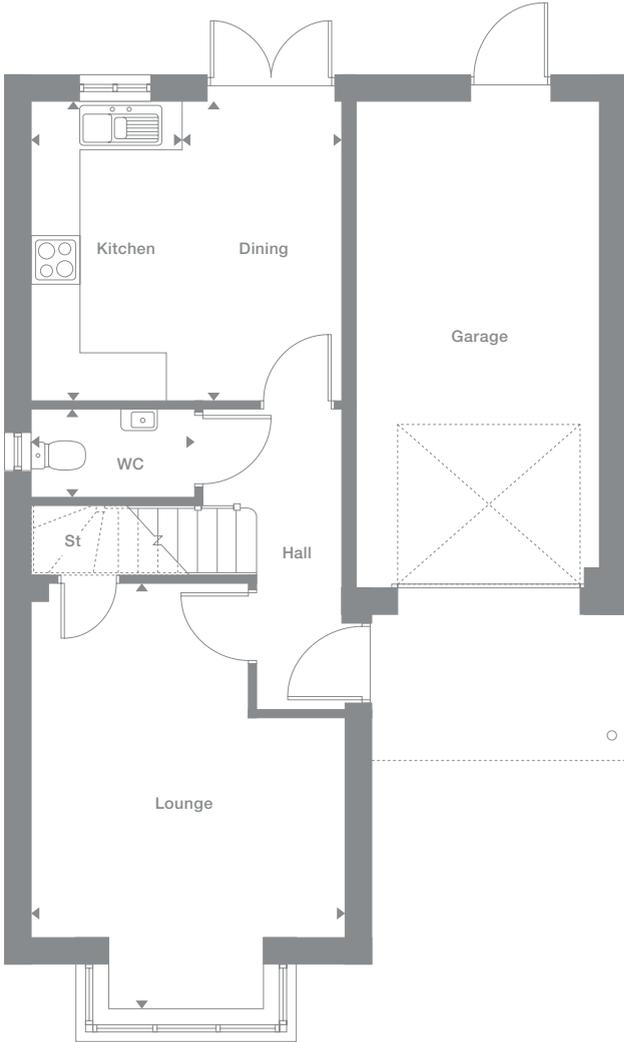
4*, 13, 14*,
18*, 34,
42*, 49*,
50, 53*

Floor Space

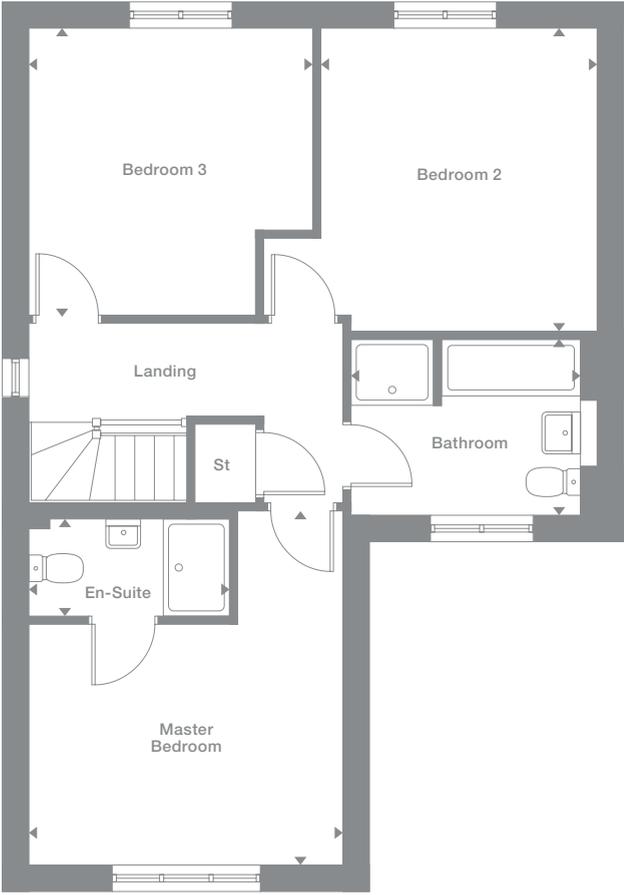
1,068 sq ft



Ground Floor



First Floor



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Foster

Overview

The bright kitchen and dining room, a natural hub for family life, features french doors and a separate laundry that helps to prevent household management from encroaching on the social space. One of the four bedrooms is en-suite, and another includes a useful cupboard.

Ground Floor

Lounge
3.387m max x 4.833m max
11'1" x 15'10"

Dining
3.445m x 3.328m
11'4" x 10'11"

Kitchen
2.430m max x 3.328m max
8'0" x 10'11"

Laundry
1.600m max x 1.835m max
5'3" x 6'0"

WC
1.600m x 1.400m
5'3" x 4'7"

First Floor

Master Bedroom
4.385m max x 2.900m max
14'5" x 9'6"

En-Suite
1.871m max x 2.457m max
6'2" x 8'1"

Bedroom 2
3.737m x 2.813m
12'3" x 9'3"

Bedroom 3
3.737m x 2.813m
12'3" x 9'3"

Bedroom 4
3.090m x 2.650m
10'2" x 8'8"

Bathroom
1.700m x 2.144m
5'7" x 7'0"

Plots

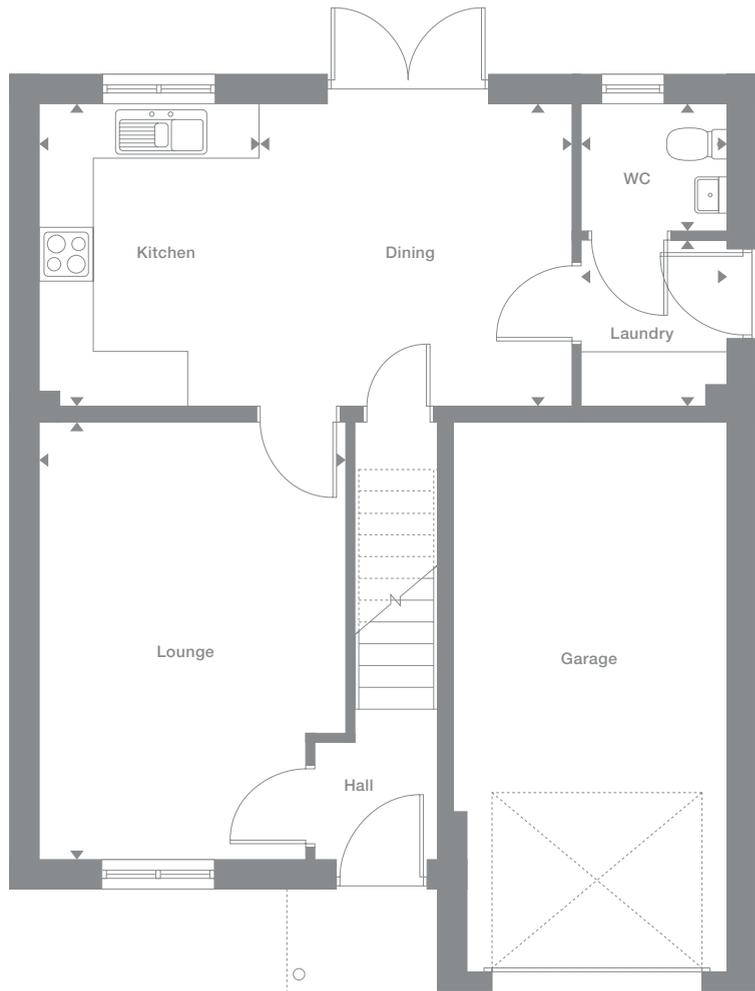
3*, 9, 12,
20*, 33*,
35, 43*

Floor Space

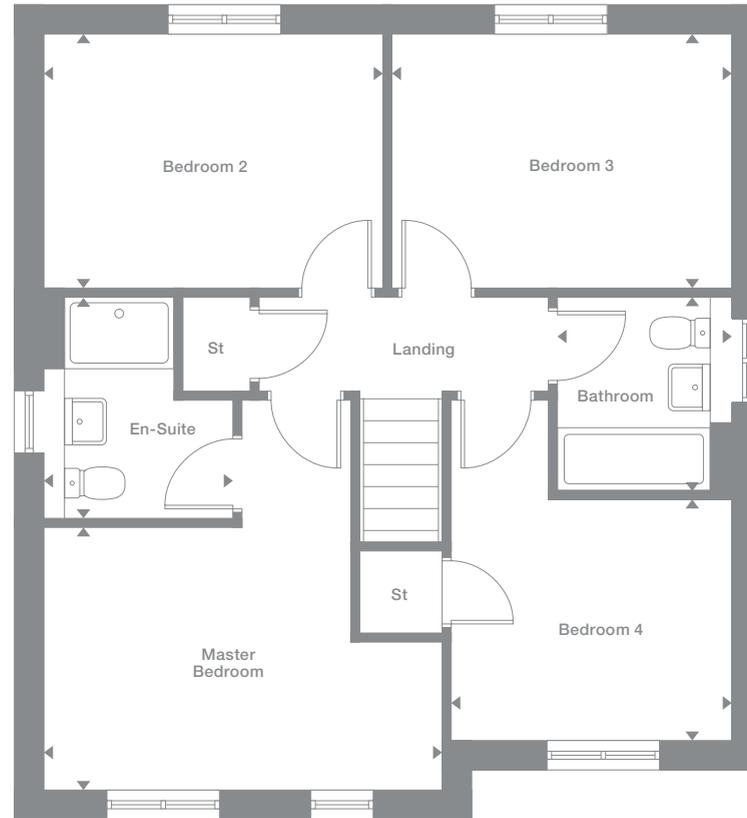
1,170 sq ft



Ground Floor



First Floor



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Ashbury

Overview

An attractive bay window adds elegance to the lounge and french doors bring a special ambience to the dining area, making this delightful home a wonderful setting for entertaining. Four bedrooms, including a master suite, ensure there is always peace and privacy available.

Ground Floor

- Lounge**
3.277m x 5.893m max
10'9" x 19'4"
- Dining**
3.591m max x 3.075m max
11'9" x 10'1"
- Kitchen**
3.160m x 3.075m
10'4" x 10'1"
- Laundry**
1.663m x 1.860m
5'5" x 6'1"
- WC**
1.663m x 1.122m
5'5" x 3'8"

First Floor

- Master Bedroom**
3.277m x 3.916m
10'9" x 12'10"
- En-Suite**
2.240m max x 1.497m max
7'4" x 4'11"
- Bedroom 2**
2.887m max x 3.751m max
9'6" x 12'4"
- Bedroom 3**
2.887m x 3.534m
9'6" x 11'7"
- Bedroom 4**
2.666m max x 4.184m max
8'9" x 13'9"
- Bathroom**
2.687m max x 2.072m max
8'10" x 6'10"

Plots

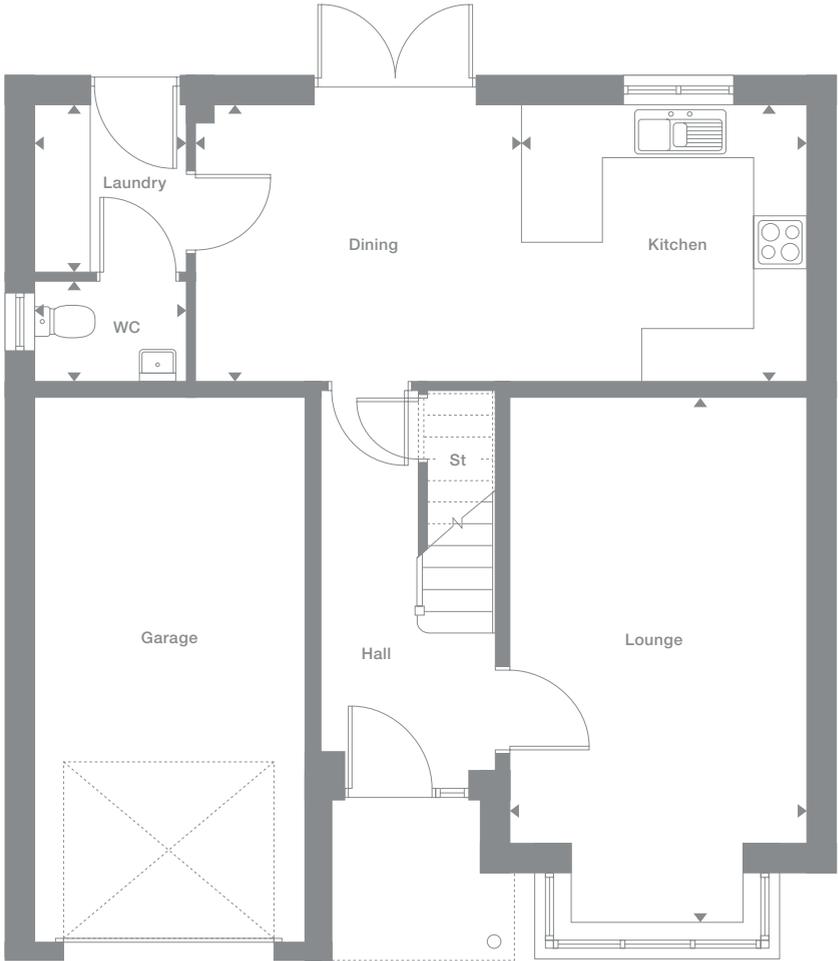
- 8*, 16,
- 29*, 30*,
- 31, 36*,
- 39, 44, 51*

Floor Space

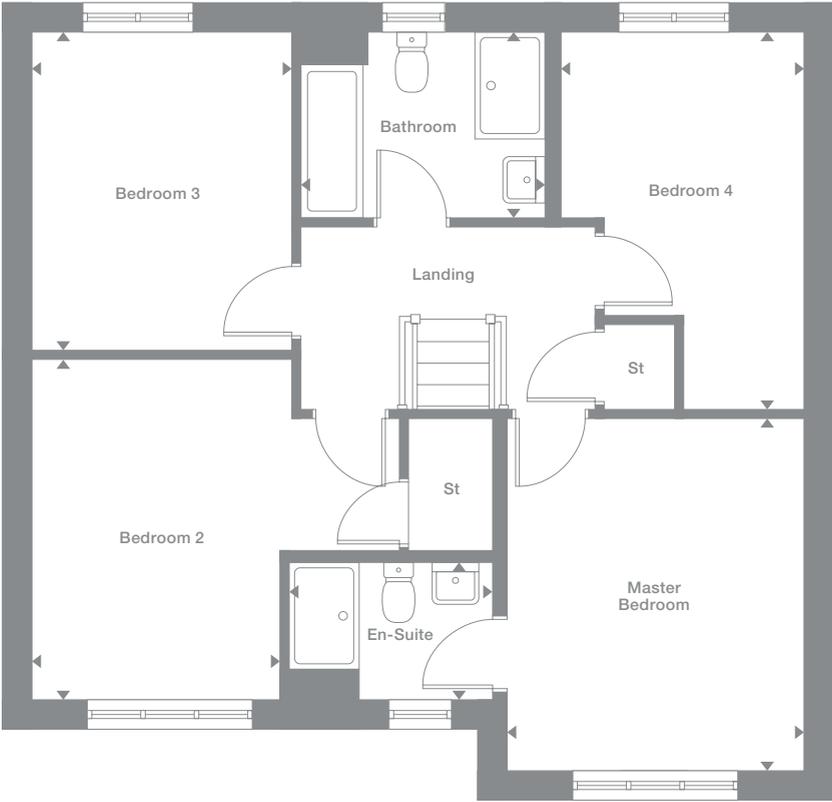
1,282 sq ft



Ground Floor



First Floor



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Mitford

Overview

French doors add both visual appeal and flexibility to the inviting family kitchen and dining room that complements the elegant, bay-windowed lounge. The dedicated study is perfect for working from home, while upstairs the bright gallery landing leads to the bright gallery landing leads to four bedrooms, one of them en-suite.

Ground Floor

- Lounge**
3.651m x 5.446m max
12'0" x 17'10"
- Family/Dining**
3.386m x 3.885m
11'1" x 12'9"
- Kitchen**
3.760m x 2.993m
12'4" x 9'10"
- Laundry**
2.087m x 1.660m
6'10" x 5'5"
- WC**
2.087m x 1.082m
6'10" x 3'7"
- Study**
2.087m x 2.060m
6'10" x 6'9"

First Floor

- Master Bedroom**
3.651m max x 4.603m max
12'0" x 15'1"
- En-Suite**
2.003m max x 2.009m max
6'7" x 6'7"
- Bedroom 2**
3.793m x 2.758m
12'5" x 9'1"
- Bedroom 3**
3.260m x 2.739m
10'8" x 9'0"
- Bedroom 4**
3.402m max x 3.187m
11'2" x 10'5"
- Bathroom**
2.558m x 2.000m
8'5" x 6'7"

Plots

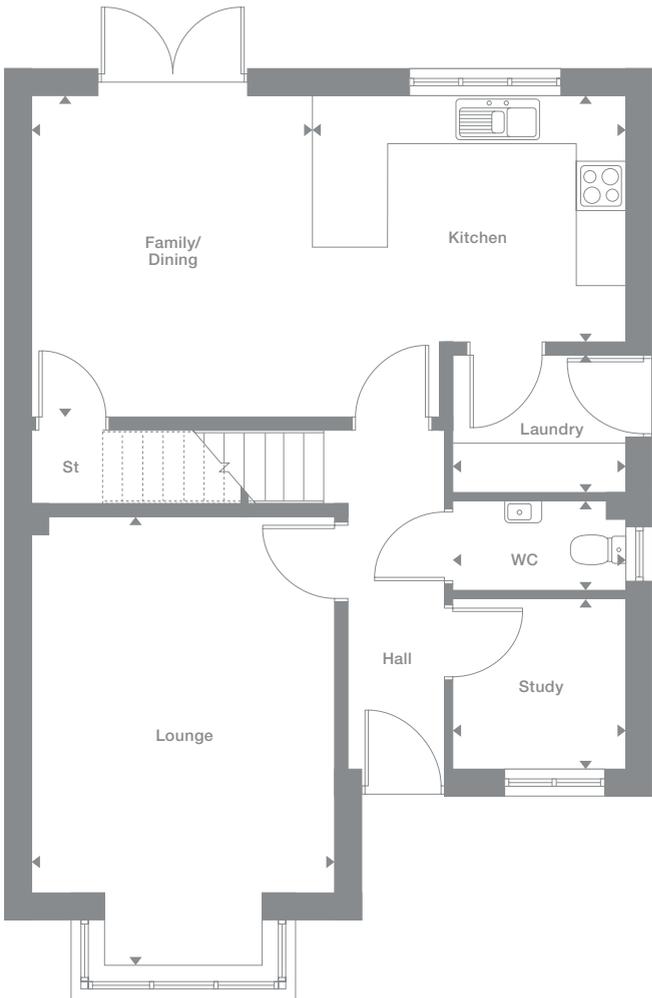
1*, 6*, 17*,
21, 24, 27*,
38, 45, 54

Floor Space

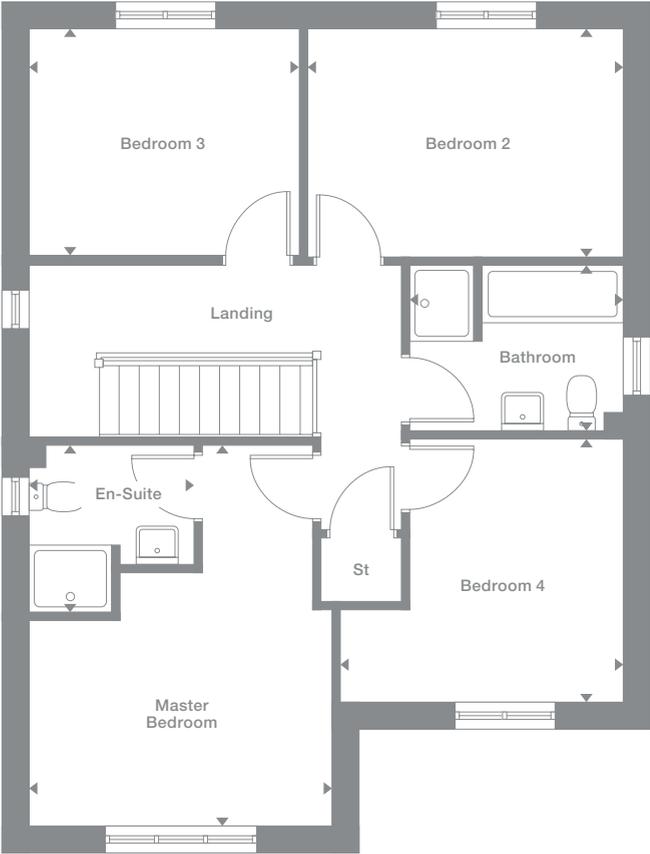
1,388 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Chadwick

Overview
 The bright, welcoming lounge features a charming bay window, and the dining area's french doors are set between feature windows, creating an inspiringly light, open setting for relaxed dining. With two en-suite bedrooms, this is an exceptionally well-appointed family home.

- Ground Floor**
- Lounge**
3.264m x 6.219m max
10'9" x 20'5"
- Dining/Family**
3.695m max x 3.360m max
12'1" x 11'0"
- Kitchen**
3.048m x 3.360m
10'0" x 11'0"
- Laundry**
1.812m max x 2.880m max
5'11" x 9'5"
- WC**
0.946m x 1.615m
3'1" x 5'4"
- First Floor**
- Master Bedroom**
5.291m max x 3.085m
17'4" x 10'1"
- En-Suite 1**
2.117m x 1.909m
6'11" x 6'3"
- Bedroom 2**
3.264m x 3.358m
10'9" x 11'0"
- En-Suite 2**
2.178m x 1.801m
7'2" x 5'11"
- Bedroom 3**
3.266m x 3.465m max
10'9" x 11'4"
- Bedroom 4**
3.110m max x 2.965m
10'2" x 9'9"
- Bathroom**
2.068m max x 2.825m max
6'9" x 9'3"

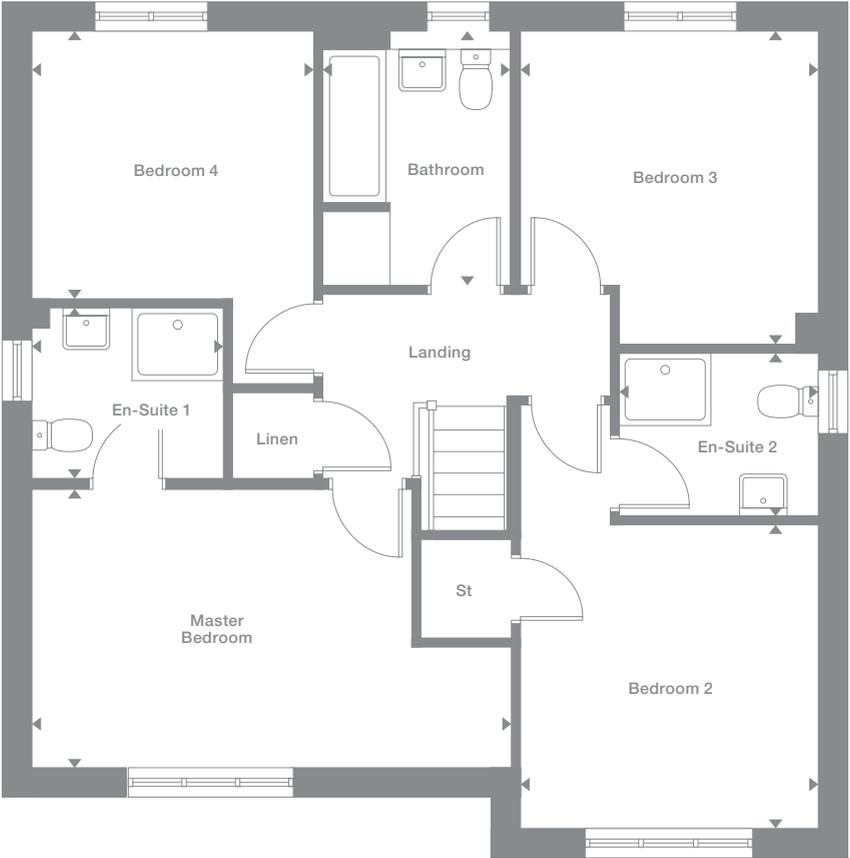
- Plots**
2, 5, 15,
19, 23, 25,
28*, 32,
37*, 47
- Floor Space**
1,408 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

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 Development Sales Manager 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.

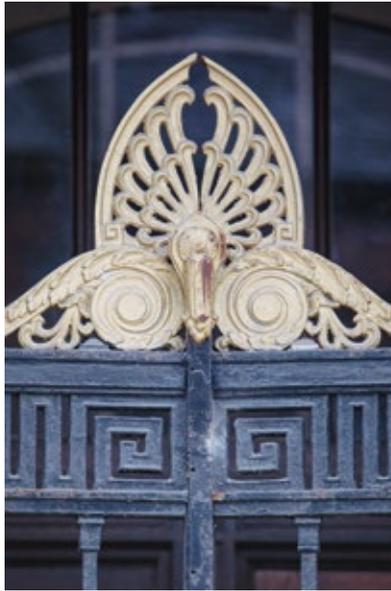
For your future

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.



There is a pharmacy a few yards from the development, and local shops near Four Lane Ends, half a mile away, with a newsagent, a convenience store, a greengrocer, a florist, food takeaways, cafés and hairdressers. In the town centre, the pedestrianised streets, elegant Victorian buildings and lively cafés and pubs form an attractive backdrop to a vast choice of shops. These range from major supermarkets and high street names, many of them housed in the indoor Blackburn Mall, to the small independent traders of Blackburn Market.

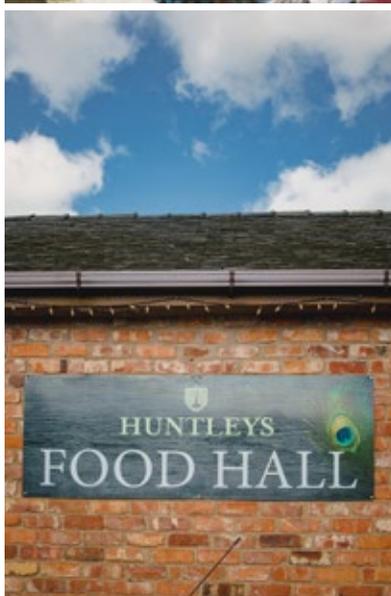
The choice of leisure activities is equally varied. The Hare and Hounds, a family-friendly pub by the entrance to Millrose, hosts regular events including live music and quizzes. Blackburn's three theatres present an eclectic mixture of comedy, drama, music and dance. There is also a Vue multiplex cinema and an excellent museum and art gallery.



The town's excellent Sports and Leisure Centre, with two pools, flumes and an 80-station fitness suite, complements the famous ice arena, which hosts competitive ice hockey as well as leisure skating, discos and ice spectacles. The exciting mountain bike course at Billinge Wood is less than two miles from Millrose, and Blackburn Golf Club's attractive 18-hole parkland course is within walking distance of the development. The superb nearby parks and open spaces include Corporation Park with its Victorian conservatory, play area and pond, just a short walk away, and Witton Country Park, bisected by the River Darwen, which has a play area and a sports arena.



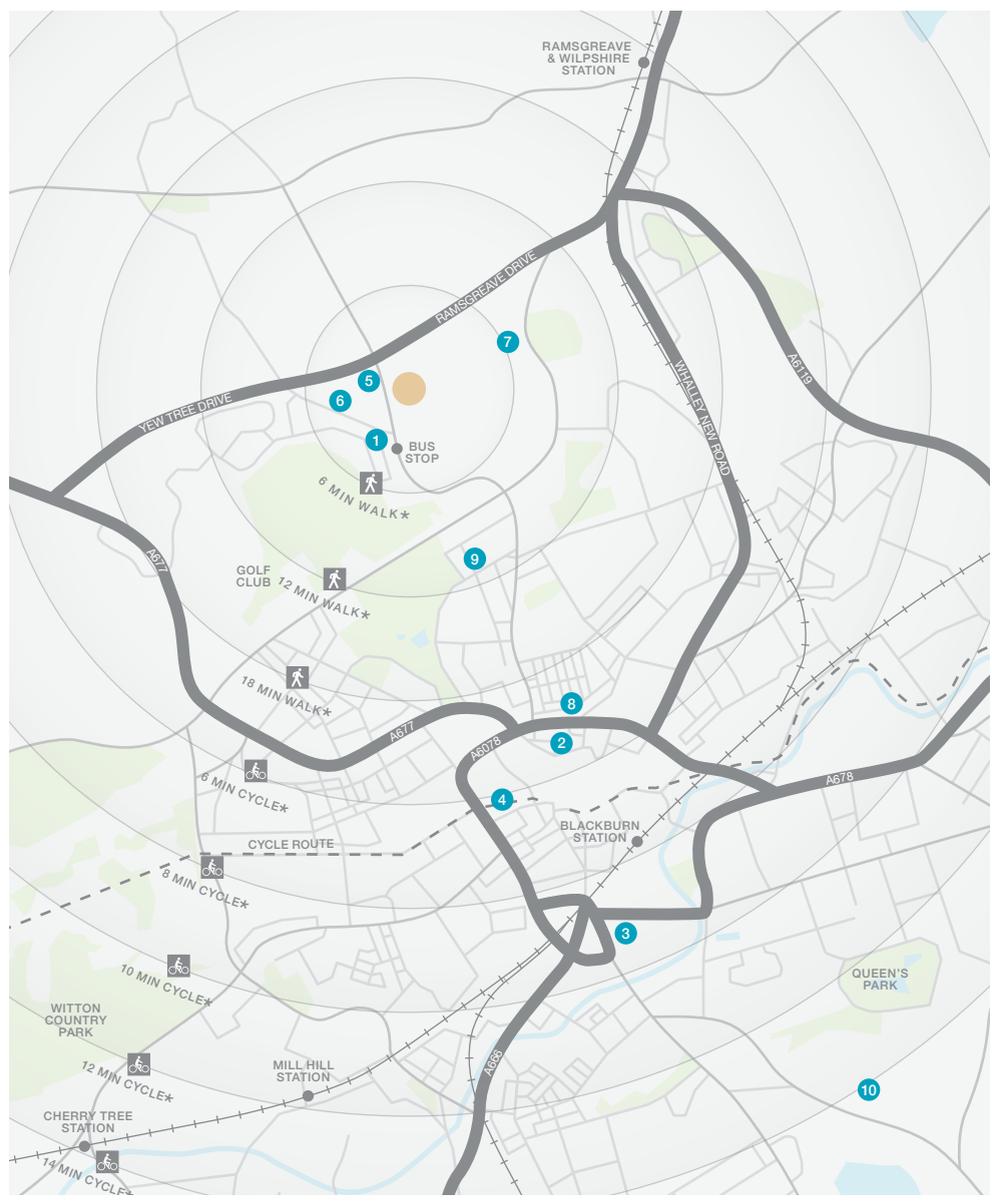
**RHOD
ISLAND
COFFEE**
HOME OF GREAT CO



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.

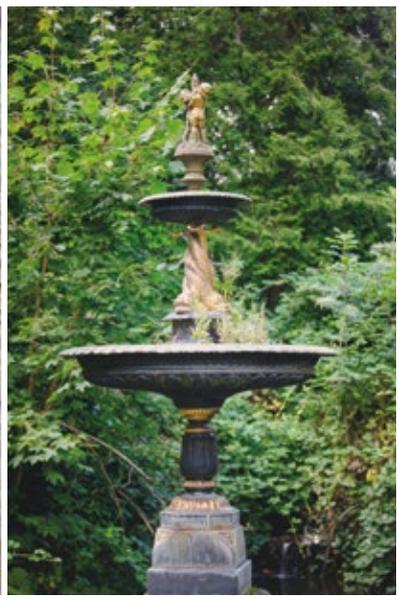
Lammack Primary School, around 250 yards from Millrose, is a family-centred community school with above average results across the curriculum and is rated 'Good' by Ofsted. It shares a site with Fernbank Nursery. Pleckgate High School, located just behind the development, was assessed in January

2019 as 'Outstanding'. The many GP practices within easy reach include the Olive Medical Practice, and there is a convenient dental surgery in Langham Road, around 15 minutes' walk away. For emergency care, the Royal Blackburn Hospital, just south of the town centre, operates a 24-hour A&E Department.



- 1 Lammack Pharmacy
5 Whinney Lane
01254 582 424
- 2 Blackburn Museum and Art Gallery,
Museum Street
01254 667 130
- 3 Planet Ice
Blackburn Arena,
Lower Audley Street
01254 668 686
- 4 Blackburn Sports and Leisure Centre,
Feilden Street
01254 585 555
- 5 Lammack Primary School,
Lammack Road
01254 698 584
- 6 Fernbank Nursery
Lammack Road
01254 689 899
- 7 Pleckgate High School,
Pleckgate Road
01254 249 134
- 8 Olive Medical Practice,
3 Lime Street
01254 287 070
- 9 Mydentist
Langham Road
01254 698 316
- 10 Royal Blackburn Hospital,
Haslingden Road
01254 263 555

* 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
3.5km = 8 to 14 mins cycle
4.0km = 10 to 16 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03301 738 044

From the M6
Leave the motorway at junction 31 and join the A59 following signs for Blackburn (N). After a mile and a quarter, bear right into the roundabout and join the A677 for Blackburn. Another three and a half miles on, turn left into Yew Tree Drive following signs for M65 and M66. Three quarters of a mile on, turn right into Whinney Lane. Carry on to the T-junction, and the entrance to Millrose is straight ahead.

From the M65 Westbound
Leave the M65 at junction 6 following signs for Blackburn via the A678, then at Whitebirk Roundabout take the second exit to join the A6119 Ring Road. Stay on the Ring Road for just over two miles, going straight on at the lights by the Knowles Arms. At the next lights, half a mile on, turn left into Lammack Road. The entrance to Millrose is on the left, 350 yards on.

Sat Nav: BB1 8LA



The homes we build are the foundations of sustainable communities that will flourish for generations to come. We work in harmony with the natural environment, protecting and preserving it wherever we can. With our customers, colleagues and partners, we strive to promote better practices and ways of living. We're playing our part in making the world A Better Place.

a better place®



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

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

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 03301 738 044.

Sat Nav: BB1 8LA

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millerhomes.co.uk

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