

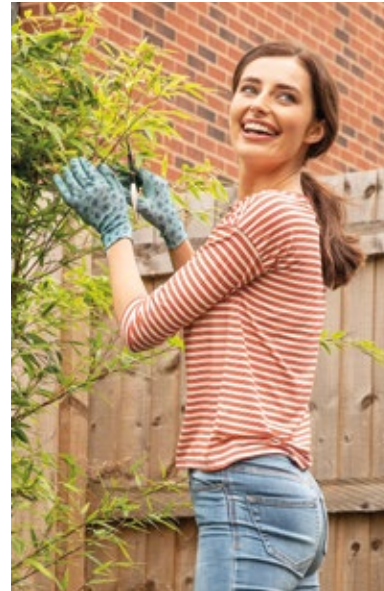


**Montague Place
Clitheroe**

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.



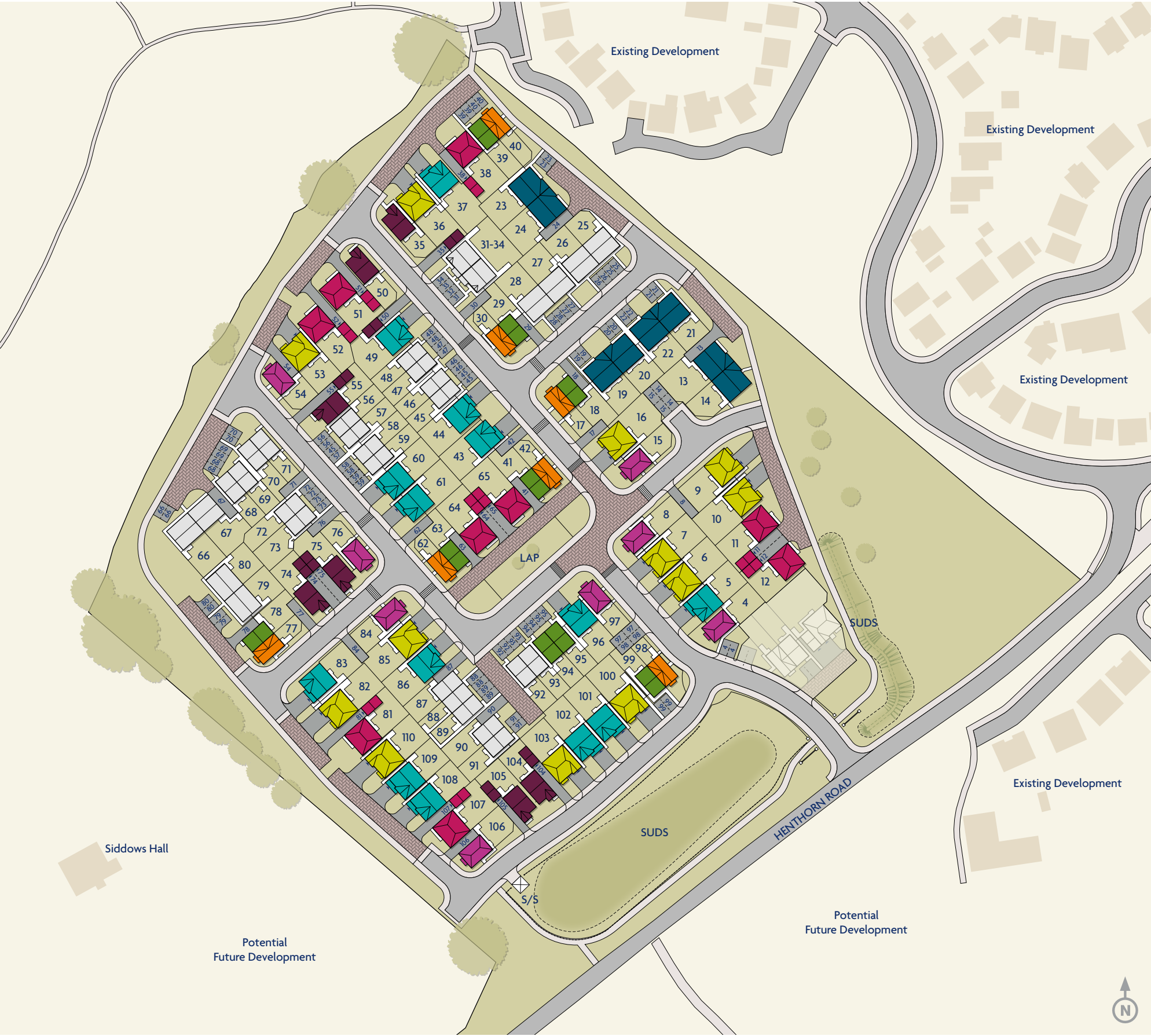
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Plot Information

- Overton**
See Page 08
- Kingston**
See Page 10
- Windsor**
See Page 12
- Eaton**
See Page 14
- Blackwood**
See Page 16
- Hazelwood**
See Page 18
- Maplewood**
See Page 20
- Ashwood**
See Page 22
- Affordable Housing**

Plots 98 - 105 will be built using timber frame construction. This may affect the dimensions and they may be different to the dimensions shown in this brochure. Speak to the Development Sales Manager for details.

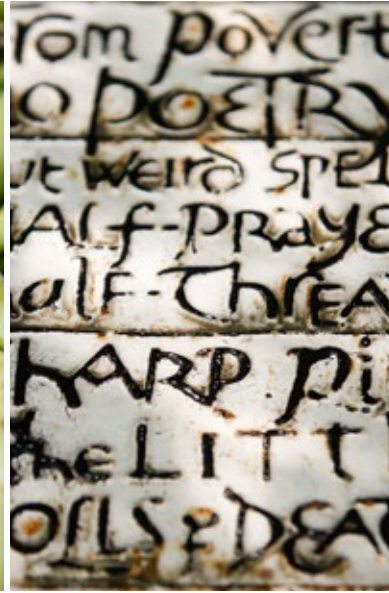
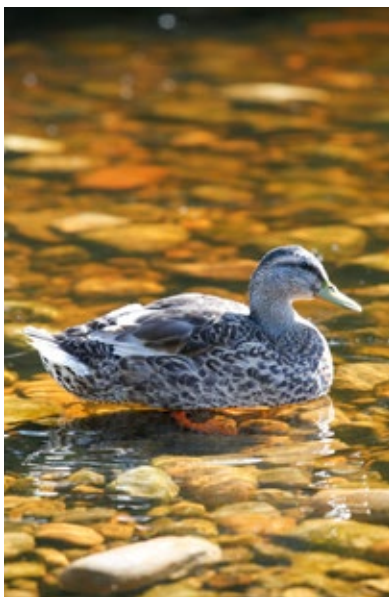
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Less than two miles from the A59 and 20 minutes' drive from the M65, Montague Place is within around half an hour's drive of Preston, Blackburn and Burnley. Trains from Clitheroe Interchange, 20 minutes' walk from the development, run approximately hourly to Blackburn, Salford and Bolton as well as Manchester, an hour and fifteen minutes away by rail. There are direct buses to Blackburn, Burnley, Skipton and Nelson, and half-hourly local services link the development with the town centre and Clitheroe Interchange.



The picturesque, historic market town of Clitheroe nestles between the Forest of Bowland and Pendle Hill in the beautiful Ribble Valley. Now, this exciting selection of energy efficient two, three and four bedroom homes brings a prestigious new neighbourhood into an exceptional setting. Just 20 minutes' walk from the vibrant town centre, with excellent transport links, these homes offer a rare opportunity to put down roots in a welcoming, lively community. Welcome to Montague Place...

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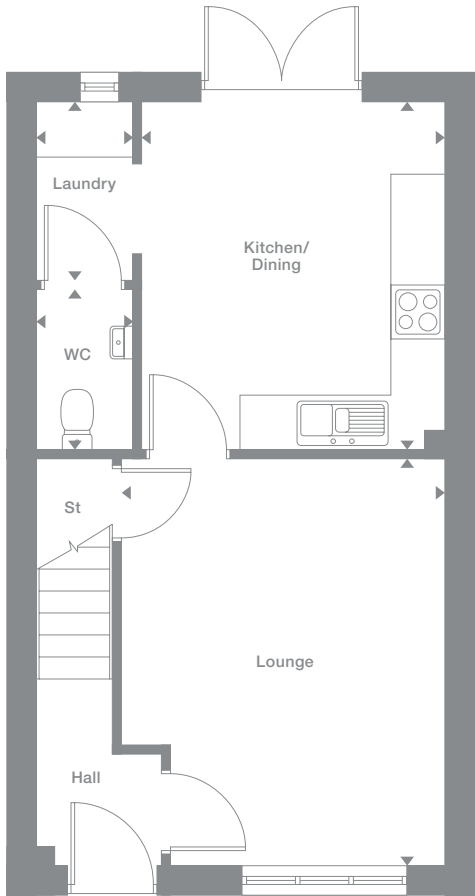
Overview
The welcoming lounge opens through to a beautifully planned kitchen where feature french doors create a light, airy ambience. A separate laundry area helps keep the dining area free for relaxed entertaining, and the principal bedroom includes an en-suite shower and a useful built-in cupboard.

Ground Floor	First Floor
Lounge 3.56m max x 4.49m max 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.34m x 3.83m 11'0" x 12'7"	En-Suite 1.21m x 2.03m 4'0" x 6'8"
Laundry 1.08m x 1.96m 3'7" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.08m x 1.78m 3'7" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

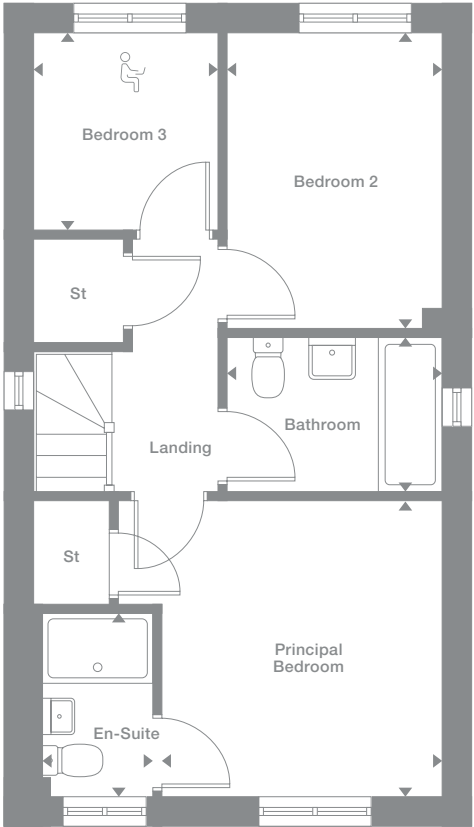
Plots 18, 29*, 39*, 41, 63*, 78, 94*, 95, 99	Floor Space 819 sq ft
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Ground Floor



First Floor



 Office space area

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* Plots are a mirror image of plans shown above

Kingston

Overview

With dual aspect outlooks in both the superb bay-windowed lounge and the family kitchen, where french doors add flexibility to the dining area, this is a wonderfully bright, attractive home. Upstairs, one of the three bedrooms is en-suite, and another features dual aspect windows.

Ground Floor

Lounge

4.68m x 3.91m
15'5" x 12'10"

Kitchen

2.91m x 3.45m
9'7" x 11'4"

Dining

1.76m x 2.46m
5'10" x 8'1"

WC

1.67m x 0.90m
5'6" x 2'11"

First Floor

Principal Bedroom

3.37m max x 3.01m
11'1" x 9'11"

En-Suite

1.01m x 2.78m
3'4" x 9'2"

Bedroom 2

2.56m max x 3.46m max
8'5" x 11'4"

Bedroom 3

2.02m max x 3.45m max
6'8" x 11'4"

Bathroom

1.70m x 1.96m
5'7" x 6'5"

Plots

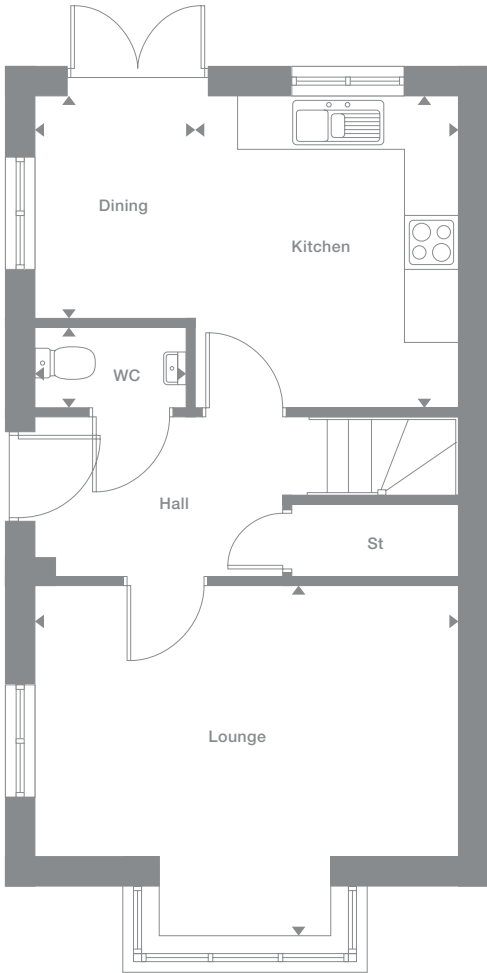
17*, 30, 40,
42*, 62, 77*, 98*

Floor Space

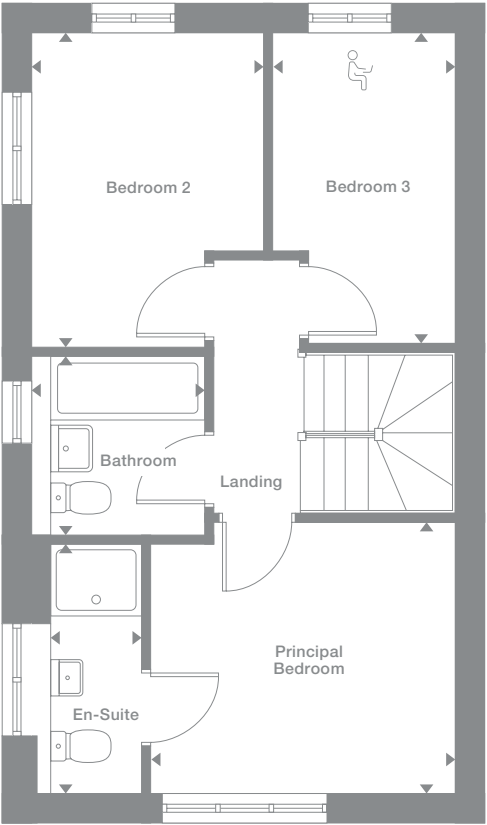
869 sq ft




Ground Floor



First Floor



 Office space area

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* Plots are a mirror image of plans shown above

Windsor

Overview

Both the lounge and the kitchen of this elegant bungalow feature french doors, filling the home with light while maximising the benefits of the garden. The dual aspect dining area combines style with convenience, perfect for entertaining. Bedroom two is also dual aspect.

Ground Floor

Lounge
4.68m x 3.00m
15'4" x 9'10"

Kitchen/Dining
3.56m x 4.92m
11'8" x 16'2"

Principal Bedroom
3.06m x 3.81m
10'1" x 12'6"

Bedroom 2
2.95m x 3.43m
9'8" x 11'3"

Bathroom
3.38m x 1.90m
11'1" x 6'3"

Plots

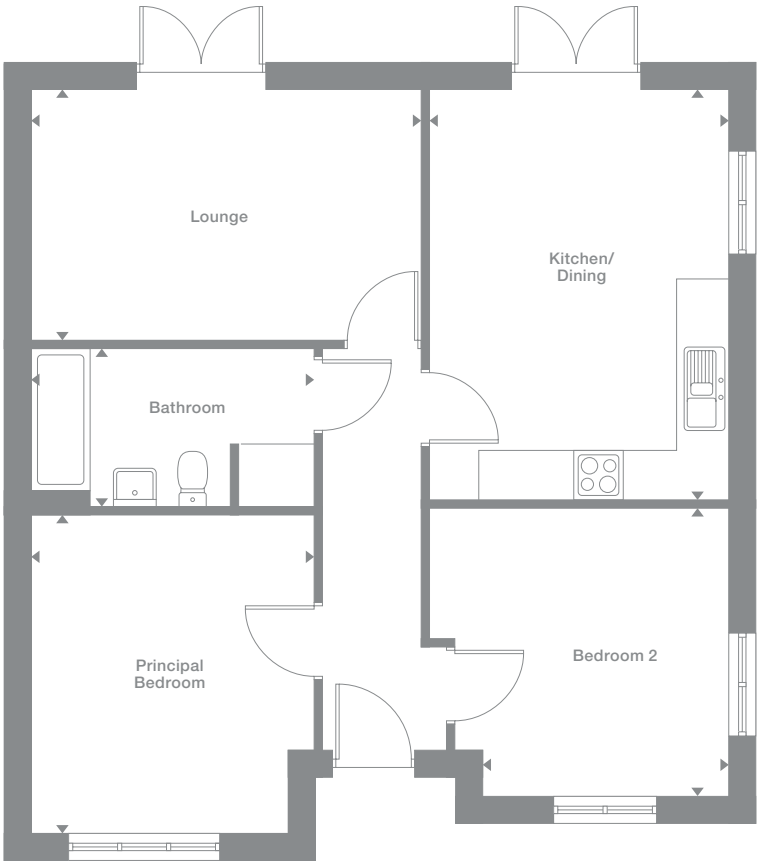
13*, 14, 19*, 20,
21, 22*, 23*, 24

Floor Space

753 sq ft



Ground Floor



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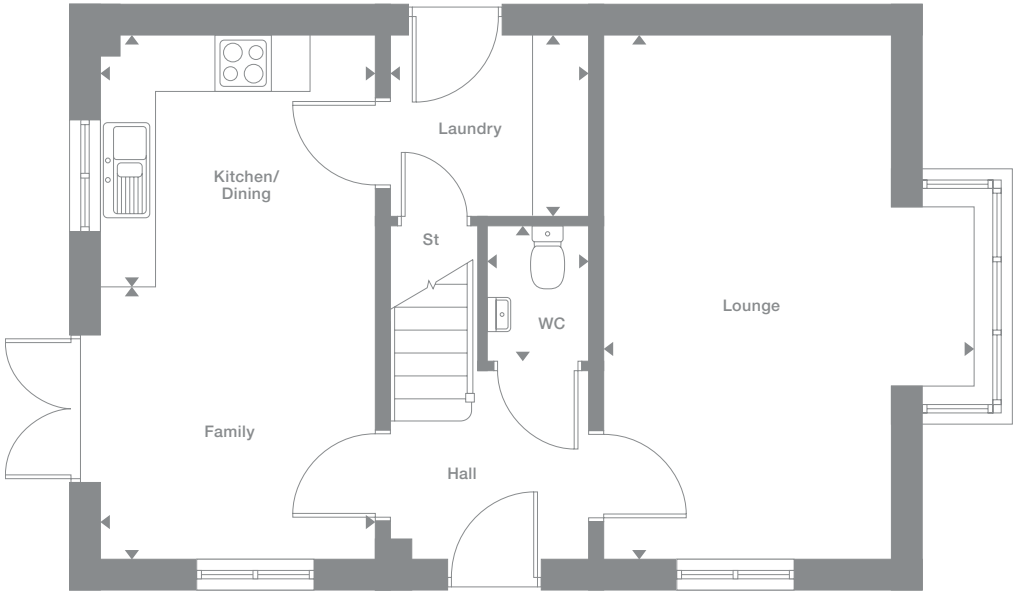
Overview
Featuring three dual aspect rooms, a striking central bay window in the lounge and french doors enhancing the dining area of the family kitchen, this is an instantly impressive home. A separate laundry adds convenience, and the bright en-suite principal bedroom offers a luxurious retreat.

Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m max x 2.06m max 5'10" x 6'9"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m max x 2.13m 5'7" x 7'0"

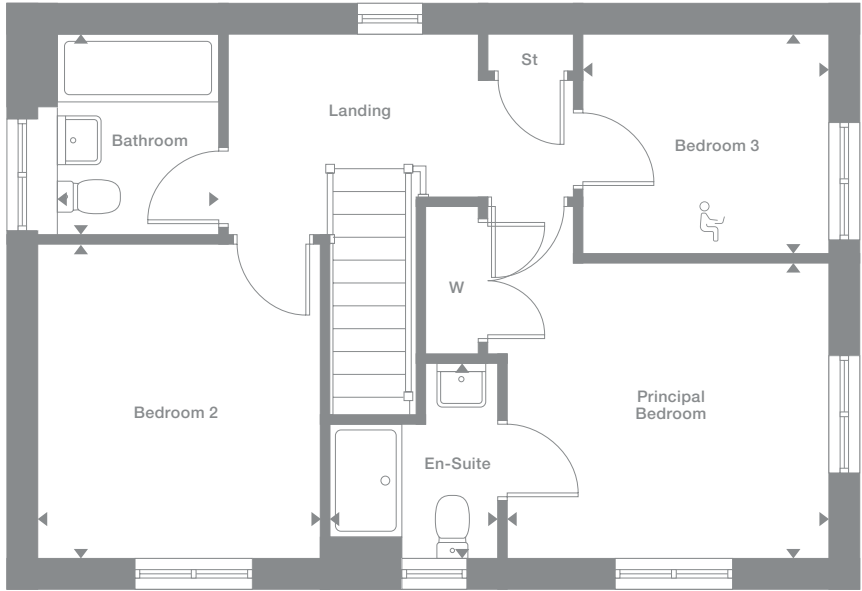
Plots 4*, 8, 15*, 54*, 76*, 84*, 97, 106*	Floor Space 1,016 sq ft
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Ground Floor



First Floor



 Office space area

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Blackwood

Overview

With french doors making it easy to opt for barbecues on summer afternoons, and a practical laundry room, the kitchen and dining room forms an exciting hub for lively family life. The principal bedroom is en-suite, and bedroom four could become a useful home office.

Ground Floor

Lounge
3.00m x 4.59m
9'10" x 15'1"

**Kitchen/Dining/
Family**
5.55m x 3.72m
18'3" x 12'3"

Laundry
1.26m x 1.88m
4'2" x 6'2"

WC
0.95m x 1.86m
3'1" x 6'1"

First Floor

Principal Bedroom
2.84m max x 3.85m
9'4" x 12'8"

En-Suite
2.52m x 1.21m
8'3" x 4'0"

Bedroom 2
2.61m x 3.53m
8'7" x 11'7"

Bedroom 3
2.52m x 3.13m
8'3" x 10'4"

Bedroom 4
2.93m x 2.05m
9'8" x 6'9"

Bathroom
1.70m x 2.05m
5'7" x 6'9"

Plots

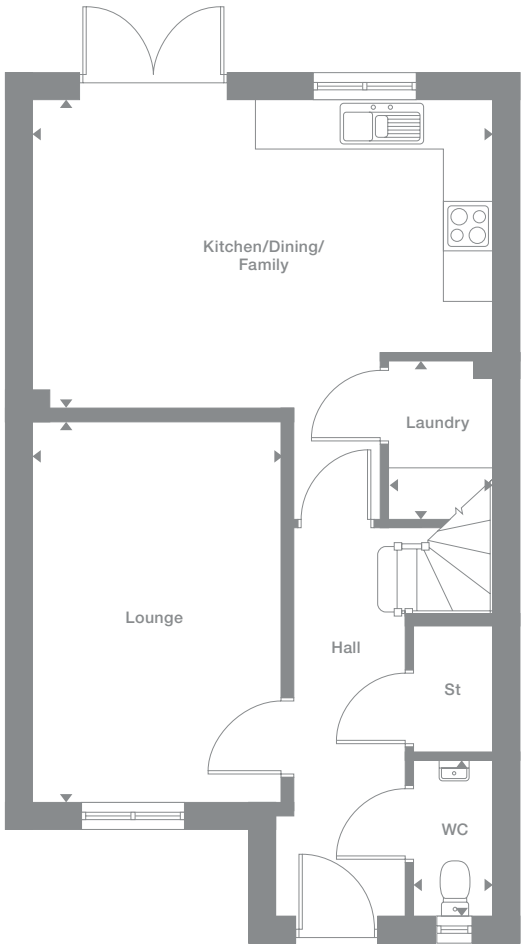
35*, 50*,
55*, 74, 75*,
104, 105*

Floor Space

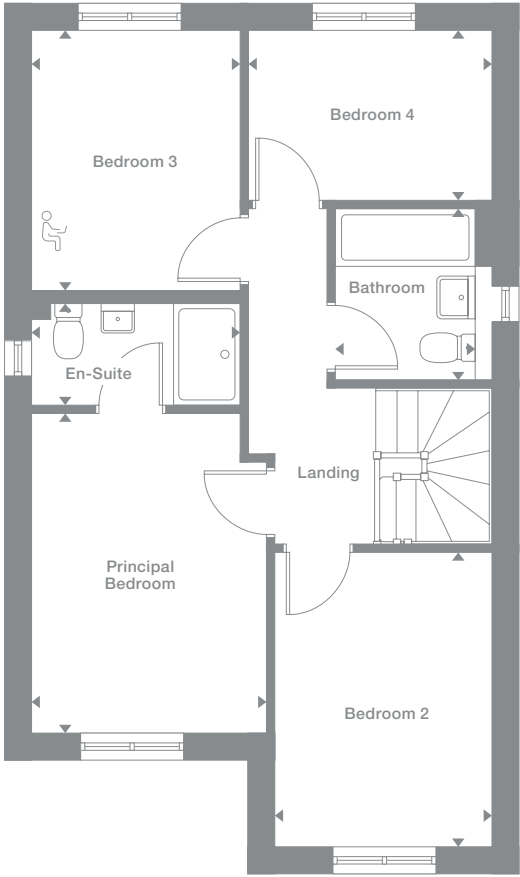
1,088 sq ft



Ground Floor



First Floor



 Office space area

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Hazelwood

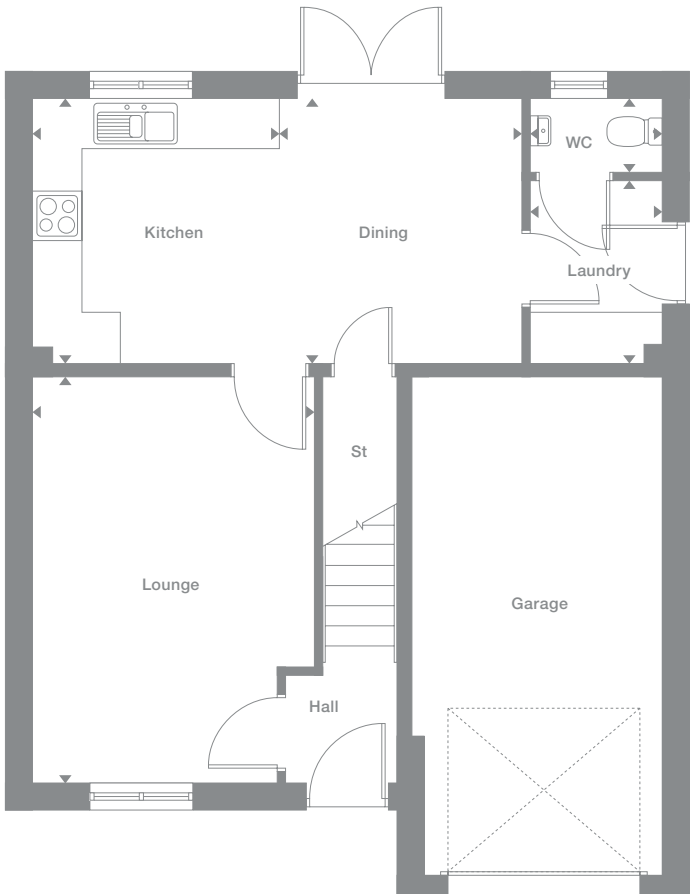
Overview
Behind the classic, canopied frontage lies a home of immense appeal. French doors bring a focal point to the bright kitchen and dining room, creating an inviting and relaxed family space. There is separate laundry room, and the en-suite principal bedroom features dual windows.

Ground Floor	First Floor
Lounge 3.38m max x 4.86m max 11'1" x 15'11"	Principal Bedroom 4.38m x 2.90m 14'5" x 9'6"
Kitchen 2.95m x 3.18m 9'8" x 10'5"	En-Suite 1.87m max x 2.45m max 6'2" x 8'1"
Dining 2.91m x 3.18m 9'7" x 10'5"	Bedroom 2 3.73m x 2.70m 12'3" x 8'10"
Laundry 1.60m x 2.19m 5'3" x 7'2"	Bedroom 3 3.73m x 2.70m 12'3" x 8'10"
WC 1.60m x 0.90m 5'3" x 2'11"	Bedroom 4 3.09m x 2.65m 10'2" x 8'8"
	Bathroom 1.70m x 2.14m 5'7" x 7'0"

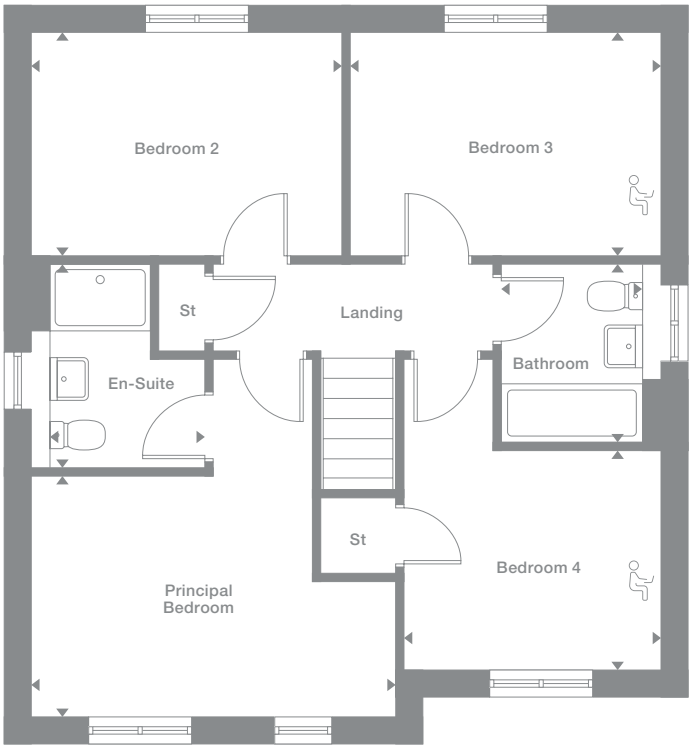
Plots 5*, 43*, 44, 49, 60*, 61*, 83, 86, 96, 101, 102, 108*, 109*	Floor Space 1,150 sq ft
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Ground Floor



First Floor



 Office space area

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Maplewood

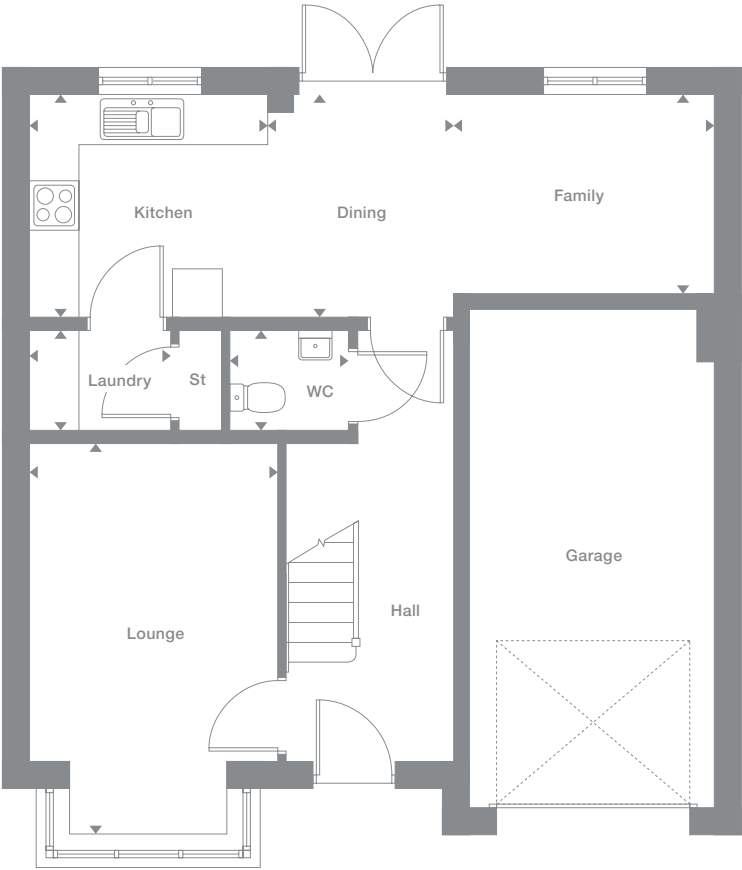
Overview
The striking bay-windowed lounge complements a magnificent, endlessly flexible kitchen and family room, with twin windows and central french doors that add a natural appeal to the dining area. Bedroom two includes a built-in cupboard, and the en-suite principal bedroom features a dedicated dressing area.

Ground Floor	First Floor
Lounge 2.98m x 4.72m 9'10" x 15'6"	Principal Bedroom 4.06m x 2.79m 13'4" x 9'2"
Kitchen 2.86m x 2.68m 9'5" x 8'10"	En-Suite 2.63m x 1.21m 8'8" x 4'0"
Dining 2.23m x 2.68m max 7'4" x 8'10"	Dressing 2.63m x 1.38m 8'8" x 4'7"
Family 3.15m x 2.41m 10'4" x 7'11"	Bedroom 2 2.98m x 3.82m 9'10" x 12'6"
Laundry 1.70m x 1.26m 5'7" x 4'2"	Bedroom 3 2.54m max x 4.10m max 8'4" x 13'6"
WC 1.44m x 1.26m 4'9" x 4'2"	Bedroom 4 3.06m x 2.91m 10'1" x 9'7"
	Bathroom 2.45m max x 2.91m max 8'1" x 9'7"

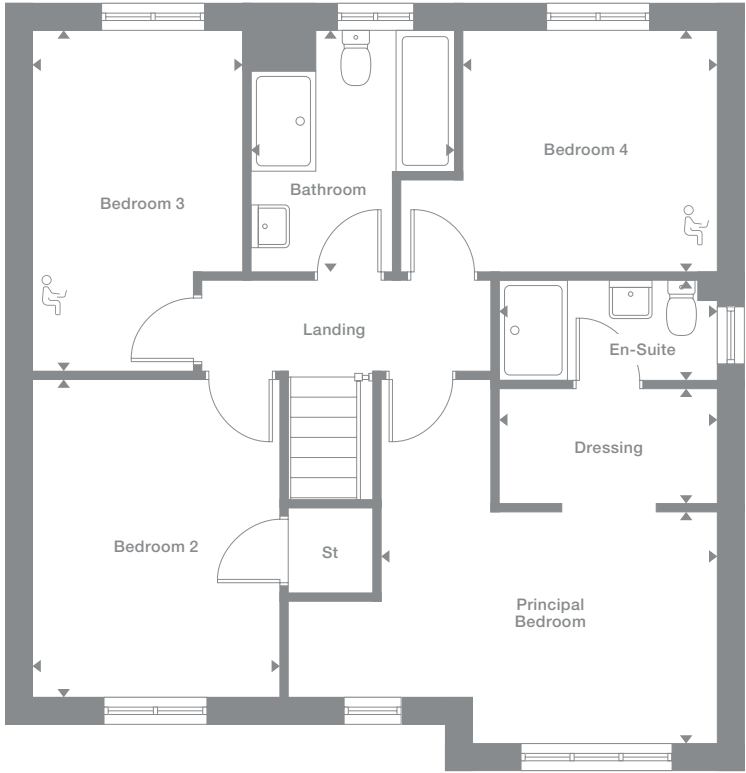
Plots	Floor Space
6* 7*, 9*, 10, 16, 36*, 53*, 82*, 85, 100, 103, 110*	1,269 sq ft




Ground Floor



First Floor



 Office space area

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Ashwood

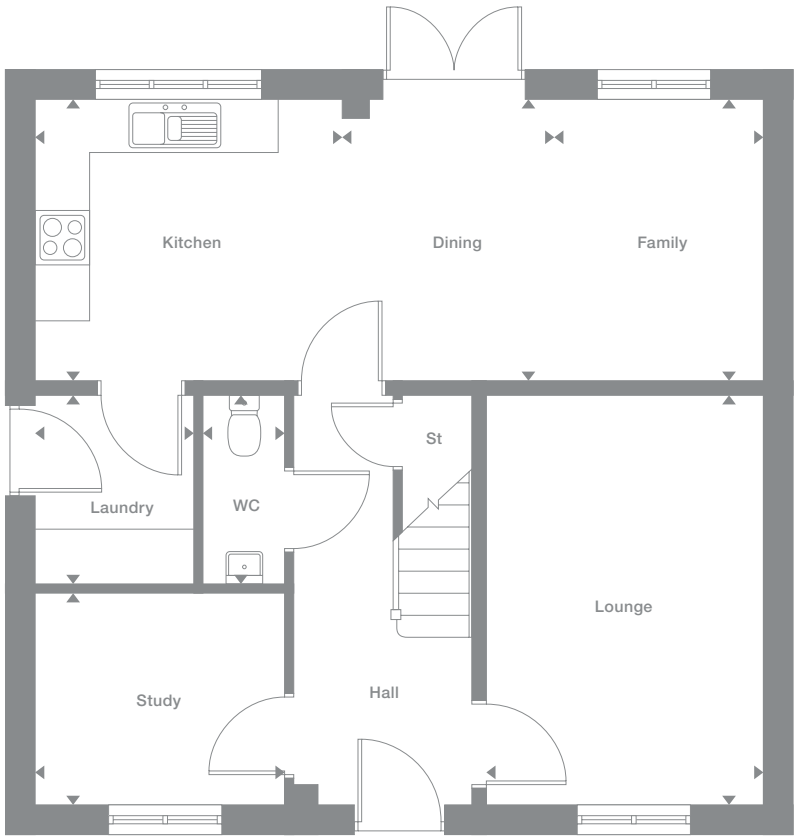
Overview
From the private study to the separate dressing room adjoining the en-suite principal bedroom, this prestigious home is filled with premium features. Enhanced by stylish french doors, the broad family kitchen that provides an inspiring backdrop to everyday life is also perfect for formal entertaining.

Ground Floor	First Floor
Lounge 3.042m x 4.500m 10'0" x 14'9"	Principal Bedroom 3.09m x 3.35m 10'2" x 11'0"
Kitchen 3.36m x 3.10m 11'0" x 10'2"	En-Suite 1.91m x 1.83m 6'3" x 6'0"
Dining 2.30m x 3.10m 7'7" x 10'2"	Dressing 1.90m x 1.85m 6'3" x 6'1"
Family 2.30m x 3.10m 7'7" x 10'2"	Bedroom 2 2.77m x 3.77m 9'1" x 12'5"
Laundry 1.74m x 2.07m 5'9" x 6'10"	Bedroom 3 2.77m x 3.88m 9'1" x 12'9"
Study 2.73m x 2.33m 9'0" x 7'8"	Bedroom 4 2.60m x 2.36m 8'7" x 7'9"
WC 0.90m x 2.07m 2'11" x 6'10"	Bathroom 2.40m x 1.92m 7'11" x 6'4"

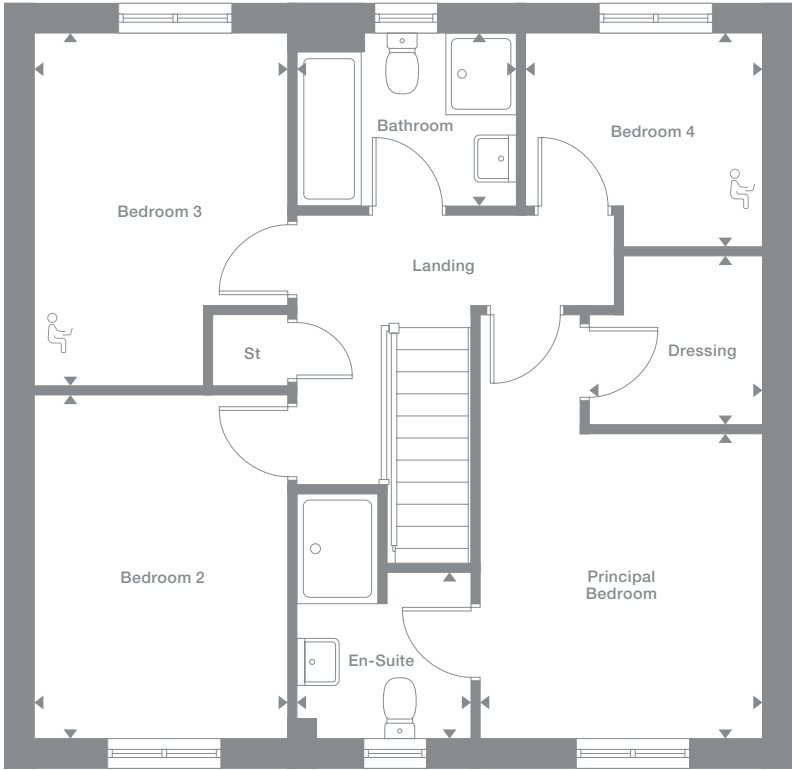
Plots	Floor Space
11, 12*, 38*, 51, 52, 64*, 65, 81, 107	1,330 sq ft




Ground Floor



First Floor



 Office space area

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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 805 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 85 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

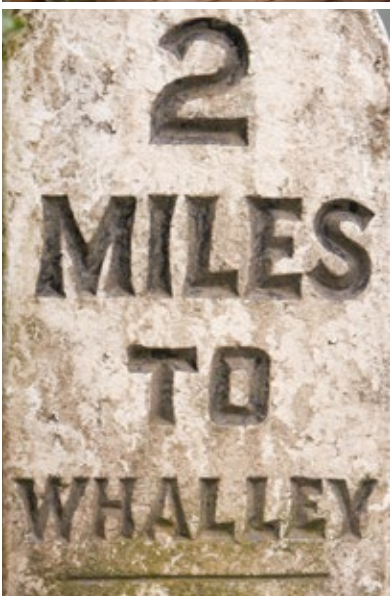
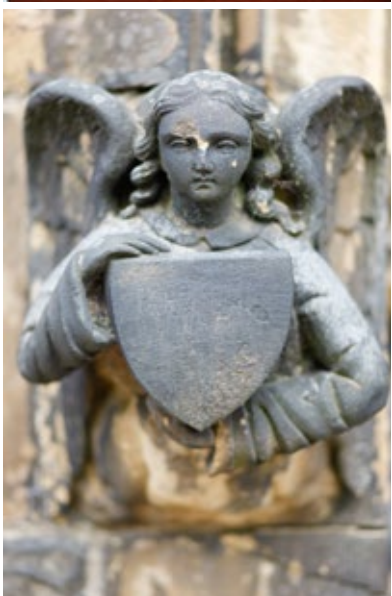
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you’ve moved in.

For your future

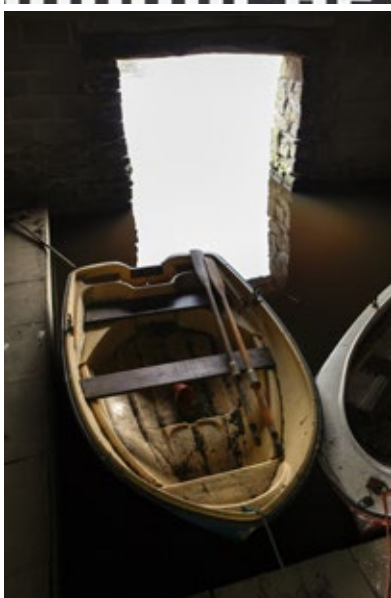
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



Within half a mile of Montague Place, there is a licensed McColl's convenience store and newsagent that opens until 11pm, seven days a week. The picturesque town centre presents a wide choice of traditional shops, pubs, cafés and restaurants, including an open-air market specialising in local produce every other day and hosting a Collectors Market on Fridays. The town's five supermarkets include a Lidl store around 20 minutes walk, via a pleasant footpath, from Montague Place.

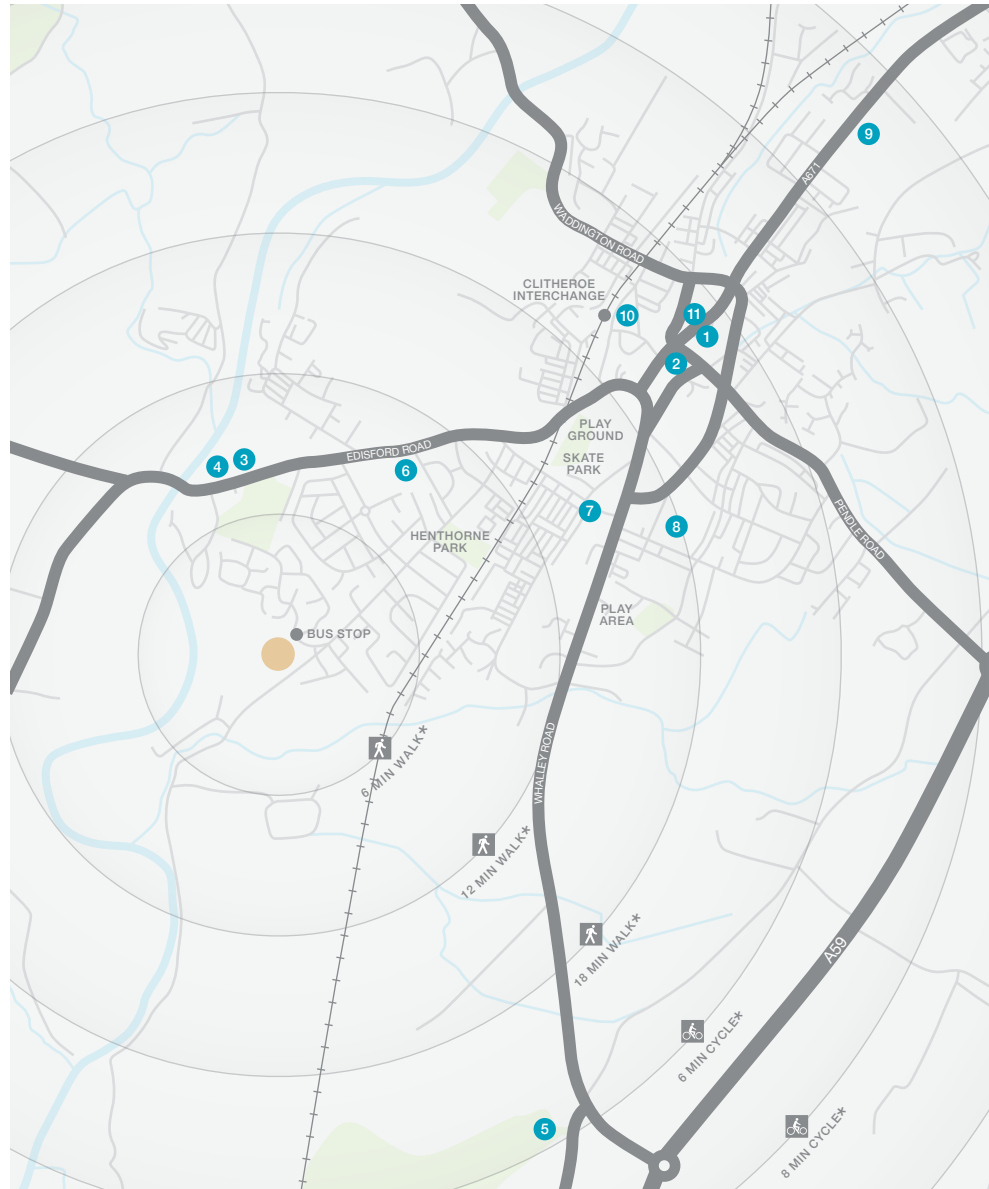


Clitheroe is a popular tourist destination and has a lively leisure and cultural life. The historic focal points include the beautifully preserved Norman castle and museum, and a local library housed in an iconic 1905 building. The Grand's auditorium provides a flexible, spacious venue for touring music, comedy, drama and film screenings. Leisure amenities include Ribblesdale Swimming Pool, Edisford Sports Complex, and the community-run Roefield Leisure, clustered together at a riverside site that can be reached by a pleasant five-minute walk from the rear of the development. Between them, they provide sports halls, pitches, fitness suites, gyms, a climbing wall and many other facilities. There is a skate park by the Castle, and Clitheroe Golf Club's 18-hole course, less than two miles from Montague Place, takes full advantage of its beautiful situation. The vast expanses of the Ribble valley, Pendle Hill and the Forest of Bowland presents spectacular opportunities for rambling and cycling through superb countryside and fascinating natural habitats.



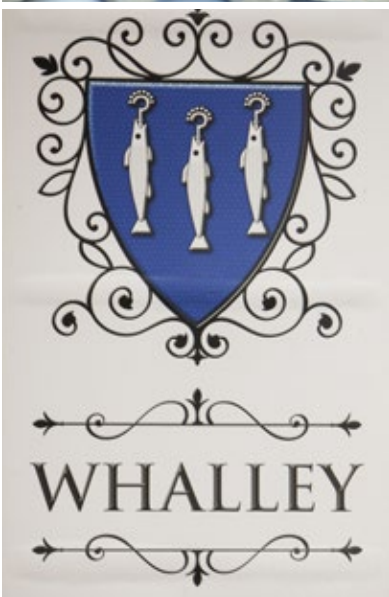
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

Nearby schools include Edisford Primary, which is just a little over five minutes walk away. Clitheroe St James Primary and Ribblesdale High are both within a mile of the development. All three are rated 'Good' by Ofsted. Clitheroe Royal Grammar School, two miles away, has been consistently assessed as 'Outstanding'. Nearby Health provision is also excellent. Pendleside Medical Practice is the larger of the two health centres located near Clitheroe Interchange, and there are four dental surgeries in the town.



- 1 The Grand
18 York Street
01200 421 599
- 2 Clitheroe Library
Church Street
01254 660 360
- 3 Ribblesdale Pool and Edisford Sports Complex
Edisford Road
01200 424 825
- 4 Roefield Leisure
Ediford Road
01200 442 188
- 5 Clitheroe Golf Club
Whalley Road
01200 422 29
- 6 Edisford Primary School
Edisford Road
01200 422 239
- 7 Clitheroe St James Primary School
Greenacre Street
01200 432 599
- 8 Ribblesdale High School
Queens Road
01200 422 563
- 9 Clitheroe Royal Grammar School
Chatburn Road
01200 423 397
- 10 Pendleside Medical Practice
Railway View Road
01200 423 600
- 11 Cramond House Dental Practice
York Street
01200 423 381

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0330 162 4378

From Skipton and the north
Stay on the A59 for seven miles beyond Gisburn. Pass the turning for Clitheroe via the A761, then at the next roundabout take the third exit into Pendle Road. After almost three miles, beside a Lidl store, turn left to join the A671 for six hundred yards then turn right into Greenacre Street, for Longridge via the B6243. Quarter of a mile on, at a crossroads, turn left into Henthorn Road. One mile on, Montague Place is on the right.

From Blackburn and the south
Stay on the A59 through the roundabout junction with the A666. Take the first exit at the next roundabout, then one mile on take the first roundabout exit, for Clitheroe via the A671. Stay on the A671 for one and a half miles, then with the Clitheroe Royal British Legion on the right, turn left into Greenacre Street and follow the directions above.

Sat Nav: BB7 2QN



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

a better place®



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Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Adviser and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Adviser and confirmed with solicitors.

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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.

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