

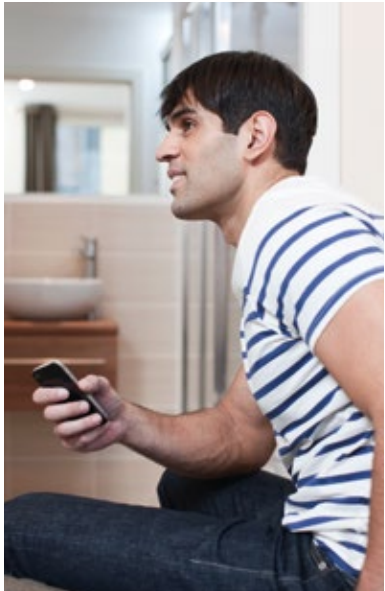


**Parklands View  
Chorley**

**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.

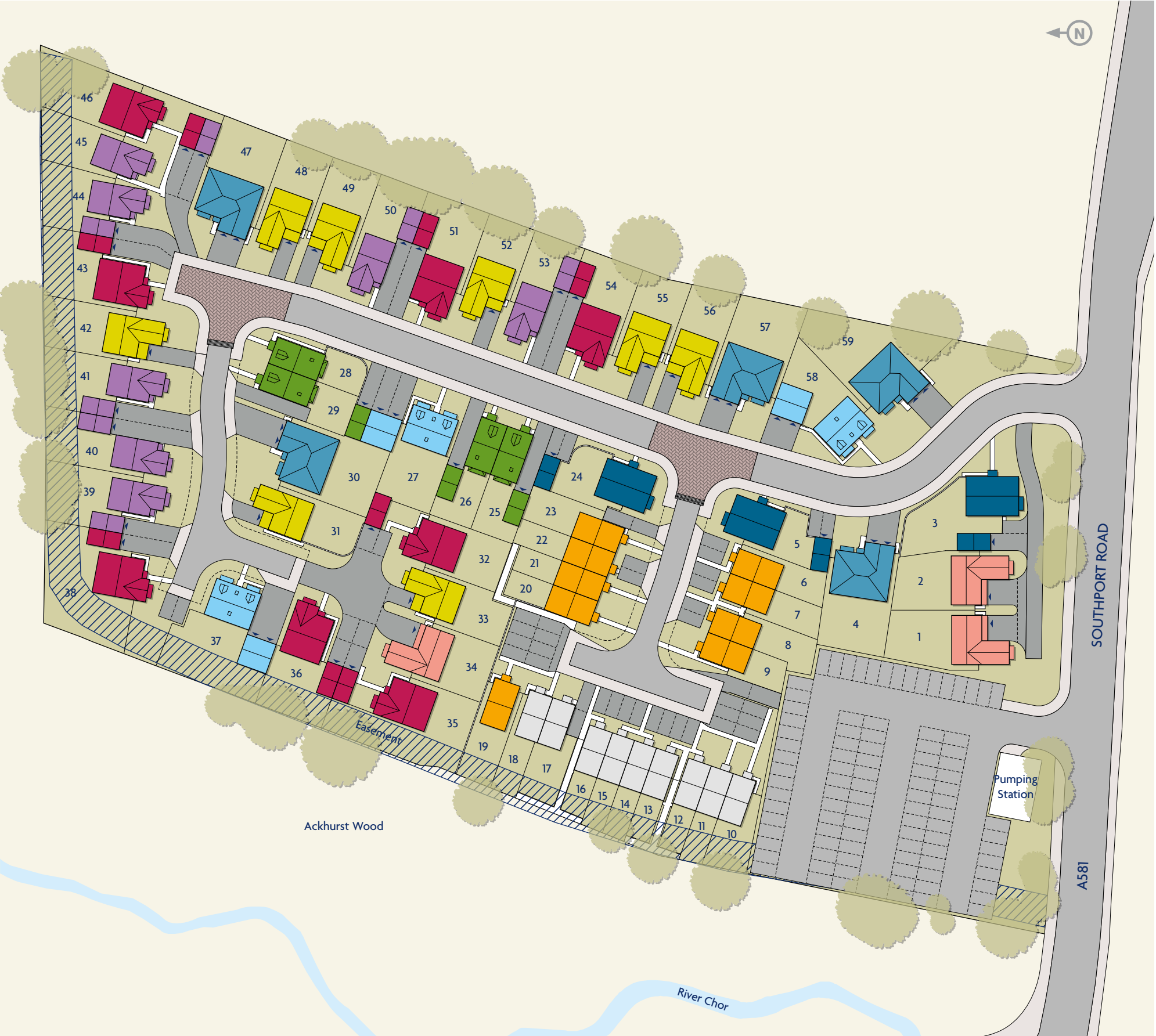


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# Plot Information

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- Malory**  
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- Esk**  
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- Stevenson**  
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- London**  
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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.



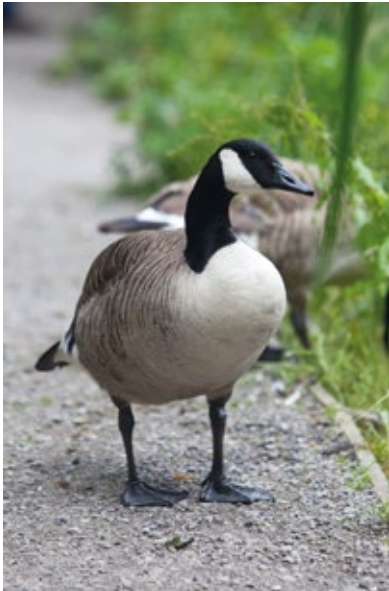


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and your family, as well as being a pleasant place to live. So here's some useful information about the area around Parklands View.



While Parklands View is served by frequent bus services into the town centre, Chorley's shops and amenities can also be reached by a 25-minute walk alongside the River Chor and Astley Park. Chorley railway station operates services to Blackpool and Manchester, around 45 and 40 minutes away respectively, while Euxton Balshaw Lane station, to the west of the development, offers trains to Liverpool Lime Street. Buses to both stations pass Parklands View. The development is under three miles from junction 8 of the M61, and less than four from junction 28 of the M6.

With its duck pond, Victorian walled garden, play areas and beautiful ancient woodlands, nearby Astley Park is one of Chorley's most popular attractions. It is also the location of the magnificent Astley Hall museum and art gallery. Chorley cricket and tennis clubs are both close to Parklands View, and there is a choice of golf courses in easy reach.





Situated by the River Chor, with its delightful riverside walks through mature woods, and a short stroll from the attractions of Astley Park, Parklands View has a peaceful, natural appeal. Yet this inviting new neighbourhood of contemporary, energy efficient three, four and five bedroom homes is just 20 minutes walk from Chorley's lively town centre and, located between the M6 and M62, convenient for travel throughout the north west.

Welcome to Parklands View...

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Overview

The light-filled living and dining area, with french doors helping to maximise the benefits of the garden, presents a stylish setting for relaxed entertaining. The master bedroom includes a useful cupboard, and the third bedroom could become a practical home office.

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

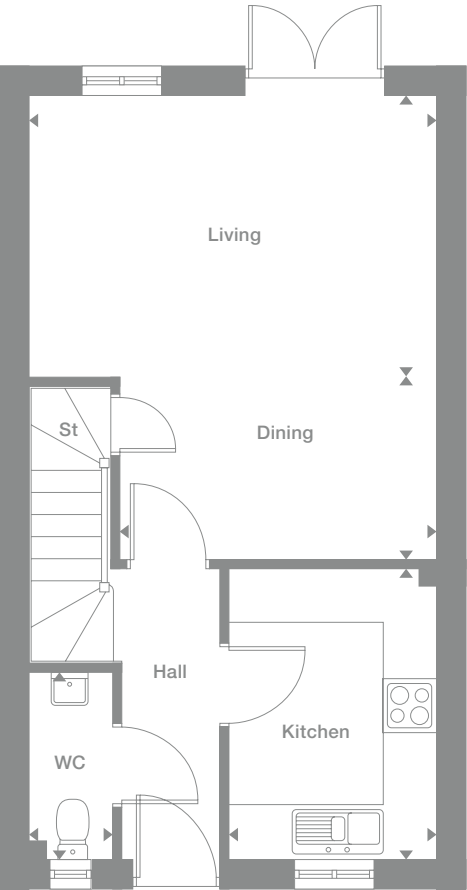
6, 7, 8, 9,  
19, 20, 21,  
22, 23

Floor Space

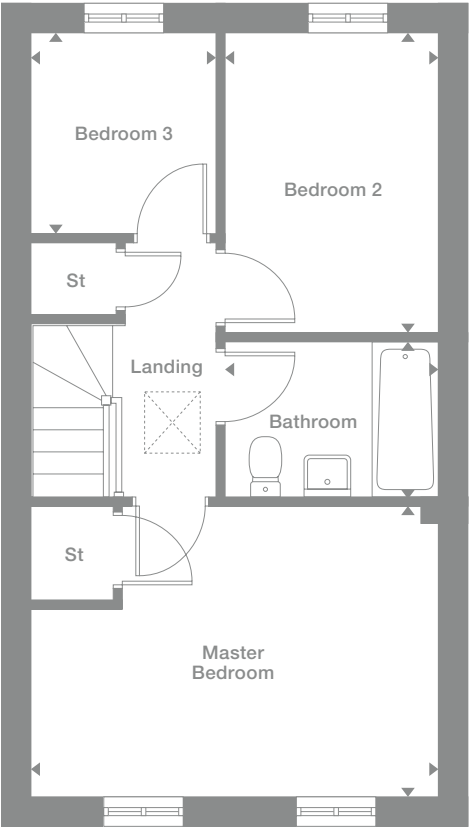
819 sq ft



Ground Floor



First Floor



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



# Malory

## Overview

An elegant bay window and broad, ornamented canopy sheltering the entrance reflect the elegance and function found throughout this welcoming family home. The kitchen and dining room features attractive french doors, and the en-suite master bedroom adds a dash of luxury.

## 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

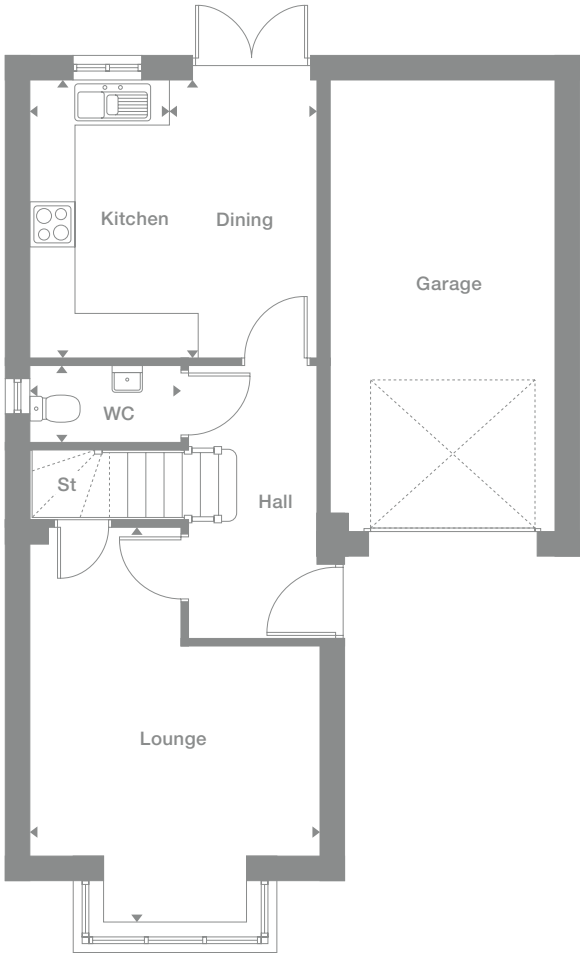
31, 33,  
42, 48,  
49, 52,  
55, 56

## Floor Space

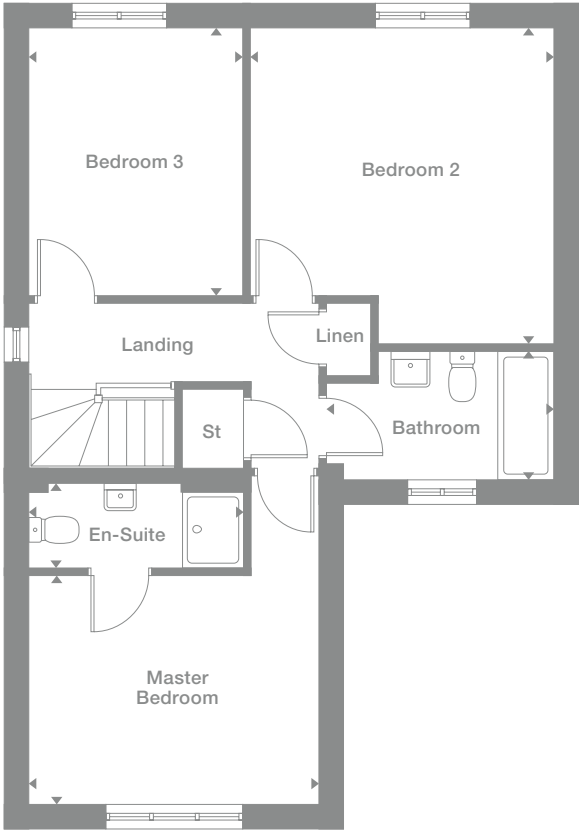
1,068 sq ft



Ground Floor



First Floor



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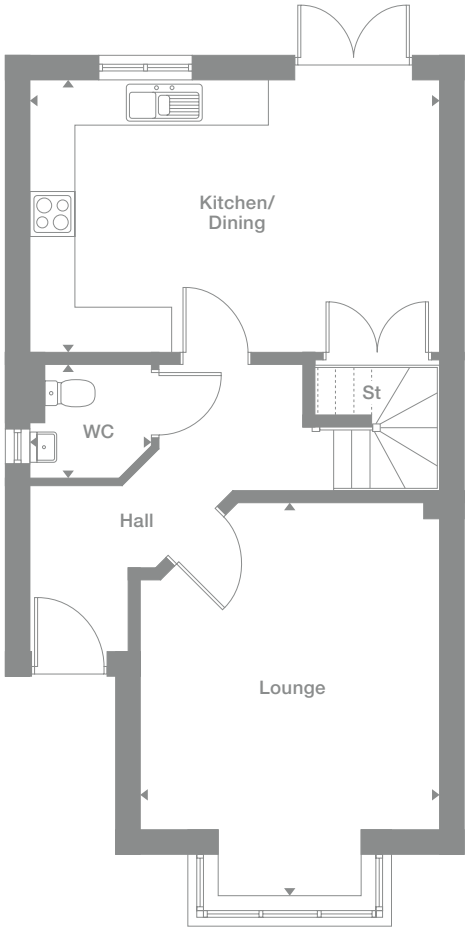
**Overview**  
Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.966m max x 5.231m max 13'0" x 17'2"	<b>Master Bedroom</b> 3.966m max x 2.678m 13'0" x 8'9"
<b>Kitchen/Dining</b> 5.429m x 3.614m 17'10" x 11'10"	<b>En-Suite</b> 1.797m x 1.617m 5'11" x 5'4"
<b>WC</b> 1.617m max x 1.510m max 5'4" x 4'11"	<b>Bedroom 2</b> 3.551m x 2.641m 11'8" x 8'8"
	<b>Bedroom 3</b> 1.785m x 3.671m 5'10" x 12'1"
	<b>Bedroom 4</b> 2.513m max x 2.569m max 8'3" x 8'5"
	<b>Bathroom</b> 2.513m max x 2.170m max 8'3" x 7'1"

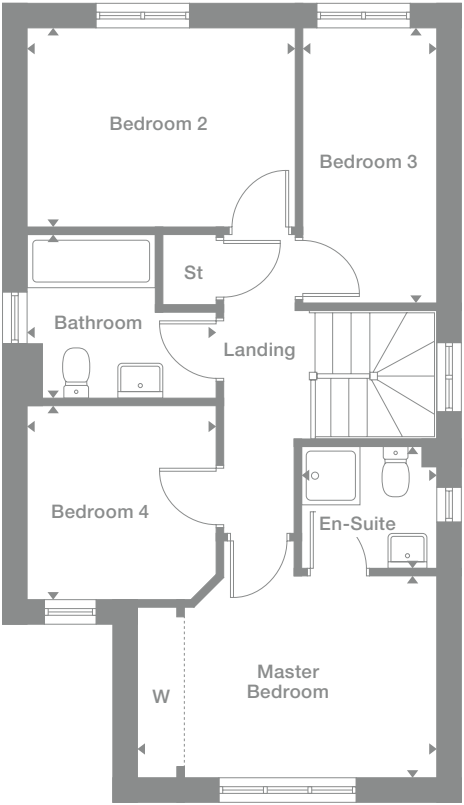
<b>Plots</b> 39, 40, 41, 44, 45, 50, 53	<b>Floor Space</b> 1,105 sq ft
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Ground Floor



First Floor



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# Fenwick

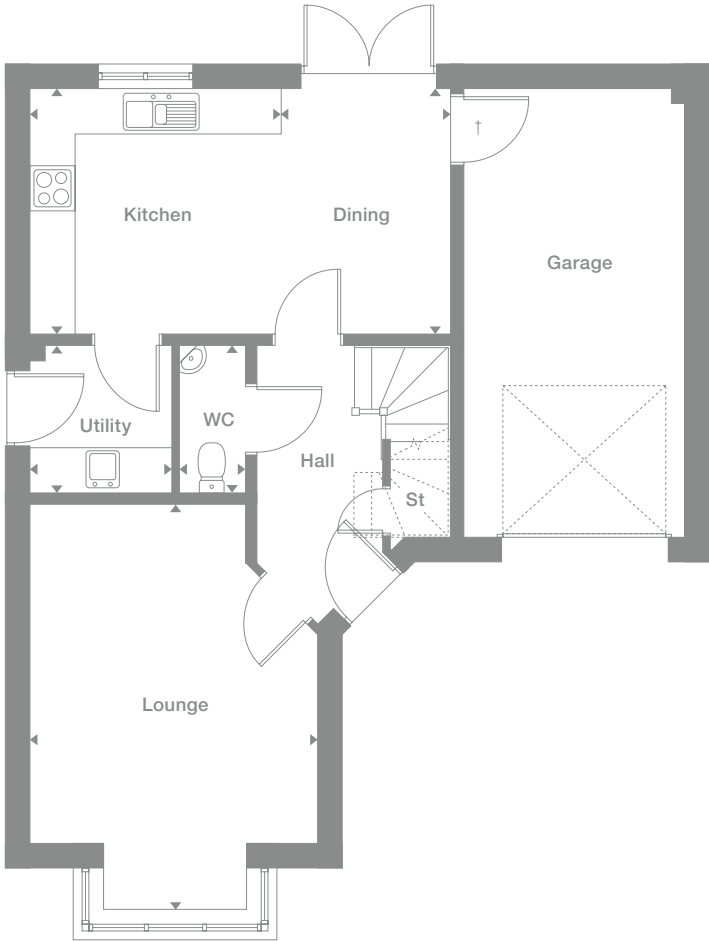
**Overview**  
The bay-windowed lounge complements a light, airy kitchen and dining area with french doors, creating a natural hub for family life. Two of the four bedrooms are en-suite, adding a touch of luxury and presenting the option of offering really special guest accommodation.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.850m max x 5.424m max 12'8" x 17'10"	<b>Master Bedroom</b> 3.850m max x 3.298m 12'8" x 10'10"
<b>Dining</b> 2.255m x 3.266m 7'5" x 10'9"	<b>En-Suite 1</b> 2.792m x 1.210m 9'2" x 4'0"
<b>Kitchen</b> 3.352m x 3.266m 11'0" x 10'9"	<b>Bedroom 2</b> 3.819m max x 4.683m max 12'6" x 15'4"
<b>WC</b> 0.908m x 1.950m 3'0" x 6'5"	<b>En-Suite 2</b> 2.586m x 1.210m 8'6" x 4'0"
<b>Utility</b> 1.900m x 1.950m 6'3" x 6'5"	<b>Bedroom 3</b> 2.792m x 3.183m 9'2" x 10'5"
	<b>Bedroom 4</b> 2.994m x 2.009m 9'10" x 6'7"
	<b>Bathroom</b> 2.792m max x 2.070m max 9'2" x 6'9"

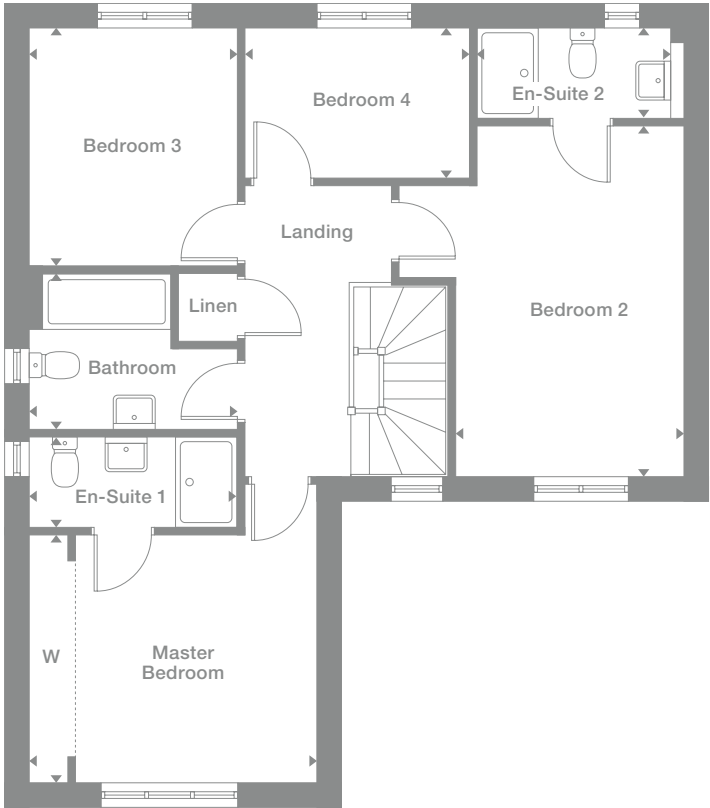
<b>Plots</b> 1, 2, 34	<b>Floor Space</b> 1,288 sq ft
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Ground Floor



First Floor



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† Optional garage personnel door

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



# Auden

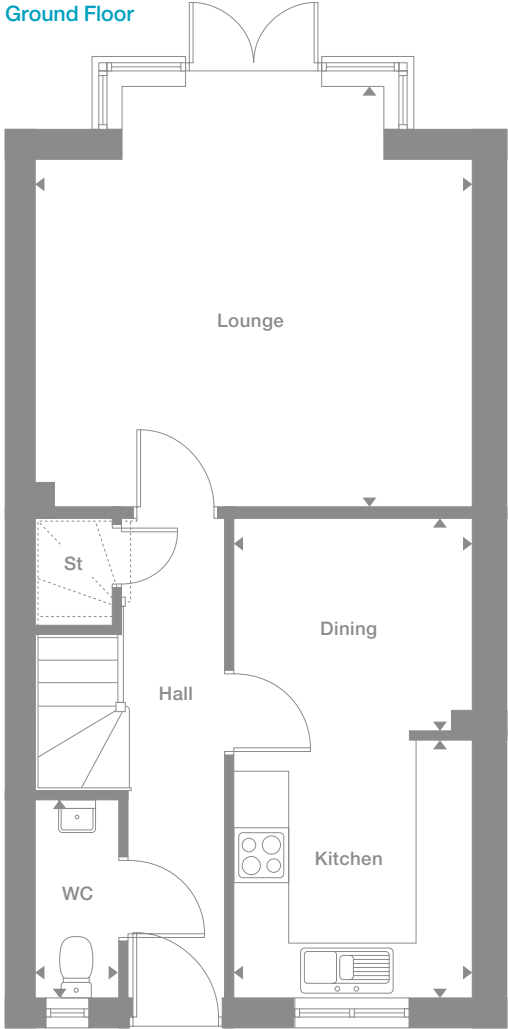
**Overview**  
Features such as the innovative bay window incorporating french doors, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.740m max X 4.549m max 15'7" x 14'11"	<b>Bedroom 2</b> 4.740m max X 3.774m max 15'7" x 12'5"
<b>Dining</b> 2.587m x 2.313m 8'6" x 7'7"	<b>Bedroom 3</b> 2.506m x 3.178m 8'3" x 10'5"
<b>Kitchen</b> 2.587m x 2.898m 8'6" x 9'6"	<b>Bedroom 4</b> 2.141m x 2.147m 7'0" x 7'1"
<b>WC</b> 0.917m x 2.147m 3'0" x 7'1"	<b>Bathroom</b> 2.506m max x 3.109m max 8'3" x 10'2"

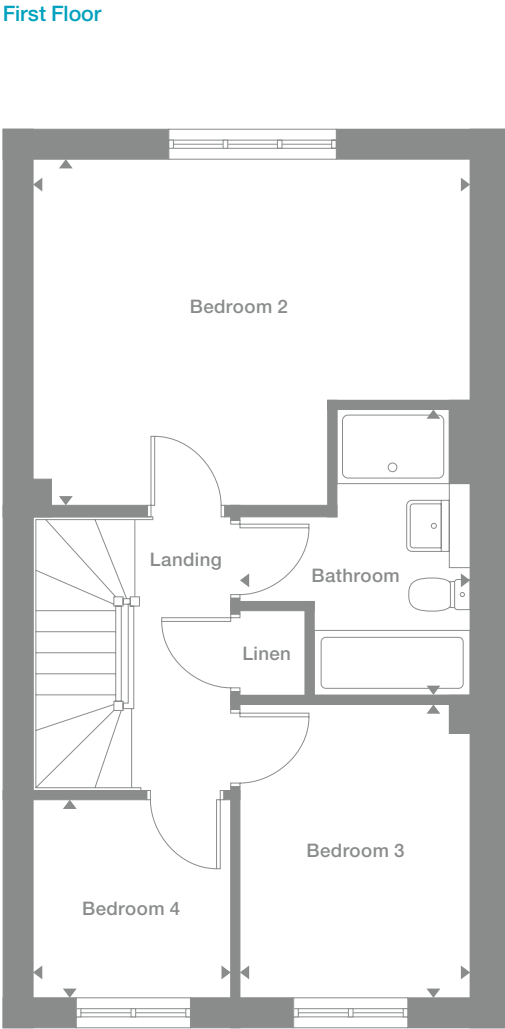
<b>Second Floor</b>	<b>Plots</b>	<b>Floor Space</b>
<b>Master Bedroom</b> 3.554m max x 3.941m to 1191 H.L. 11'8" x 12'11"	25, 26, 28, 29	1,278 sq ft
<b>En-Suite</b> 2.127m max x 2.324m to 1191 H.L. 7'0" x 7'7"		
<b>Dressing</b> 2.320m x 2.118m to 1191 H.L. 7'7" x 6'11"		



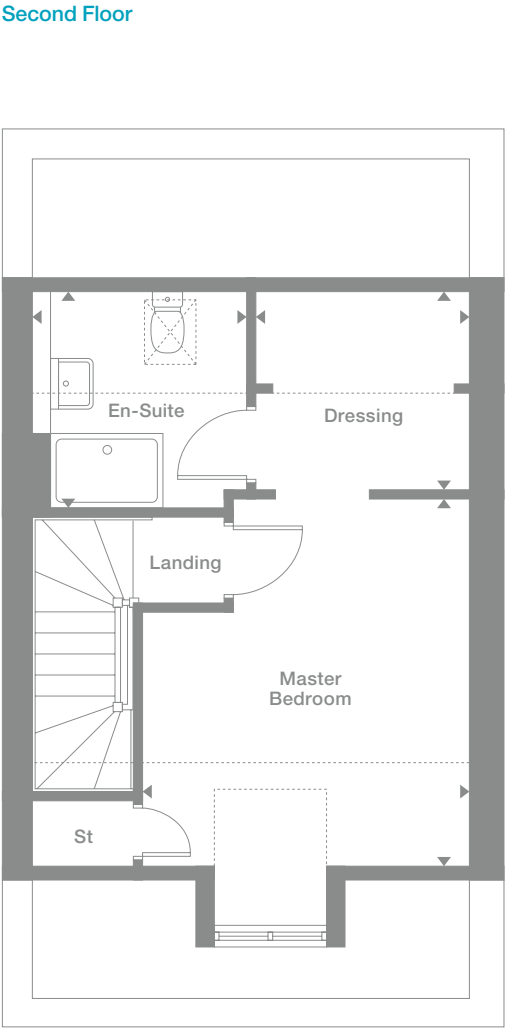
Ground Floor



First Floor



Second Floor



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# Mitford

### Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

### Ground Floor

- Lounge**  
3.651m max x 5.446m max  
12'0" x 17'10"
- Kitchen**  
3.922m x 2.993m  
12'10" x 9'10"
- Breakfast**  
3.224m x 3.885m  
10'7" x 12'9"
- WC**  
2.087m x 1.082m  
6'10" x 3'7"
- Utility**  
2.087m x 1.660m  
6'10" x 5'5"
- 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**  
1.618m max x 2.073m max  
5'4" x 6'10"
- Bedroom 2**  
3.793m x 2.758m  
12'5" x 9'1"
- Bedroom 3**  
3.260m x 2.758m  
10'8" x 9'1"
- Bedroom 4**  
2.087m x 3.147m  
6'10" x 10'4"
- Bathroom**  
2.558m max x 2.040m max  
8'5" x 6'8"

### Plots

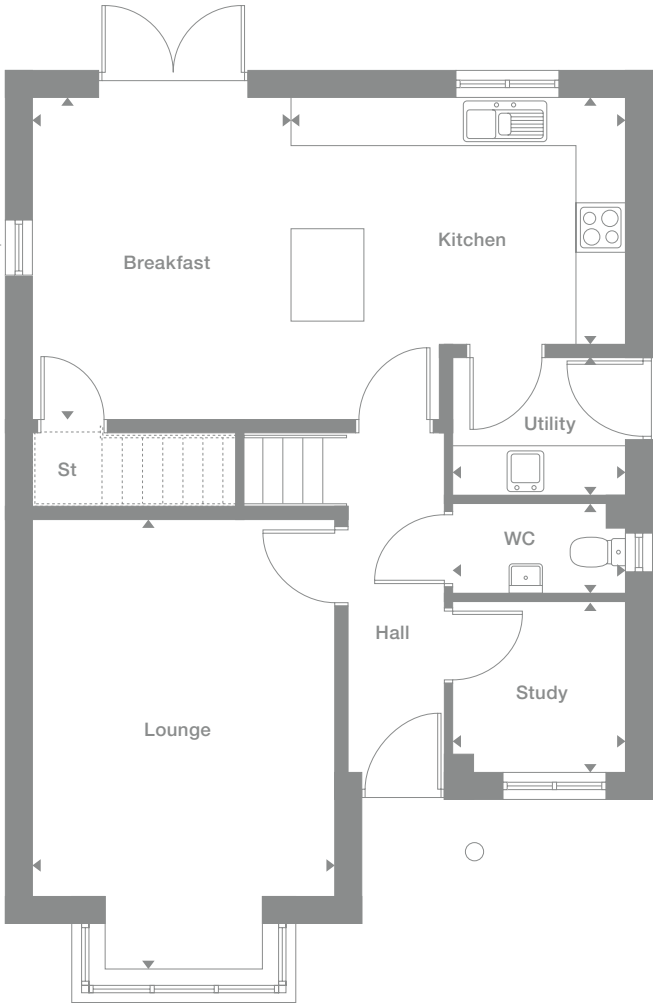
32, 35,  
36, 38,  
43, 46,  
51, 54

### Floor Space

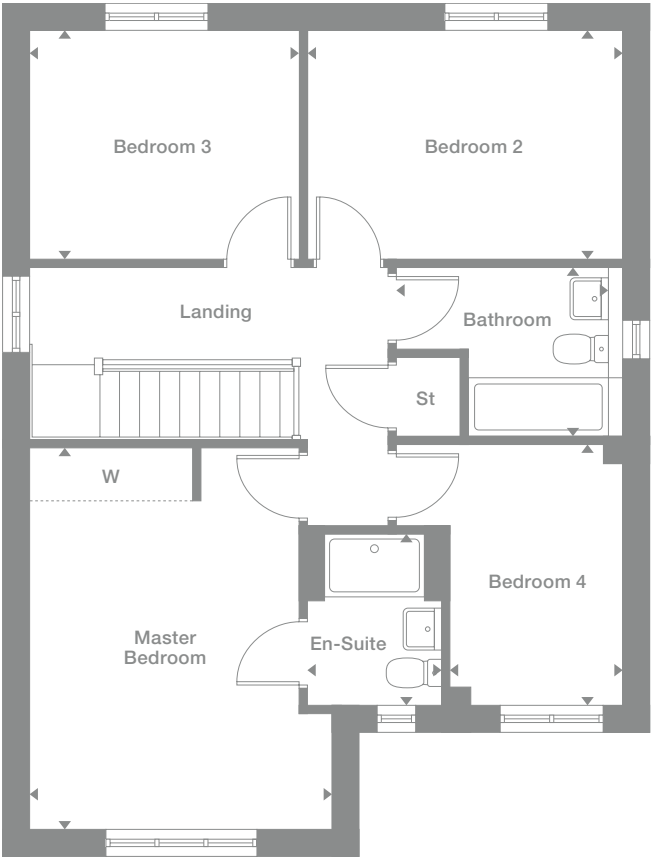
1,388 sq ft



### Ground Floor



### First Floor



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† Optional surveillance window

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

# Stevenson

### 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 3.212m  
11'6" x 10'6"
- Kitchen**  
3.517m x 3.652m  
11'6" x 12'0"
- 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

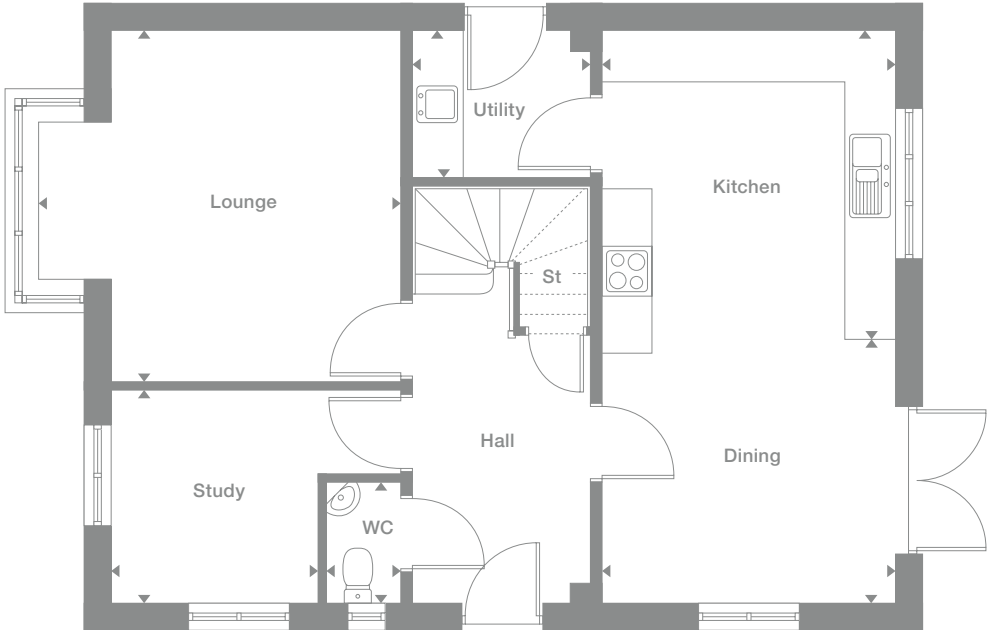
3, 5, 24

### Floor Space

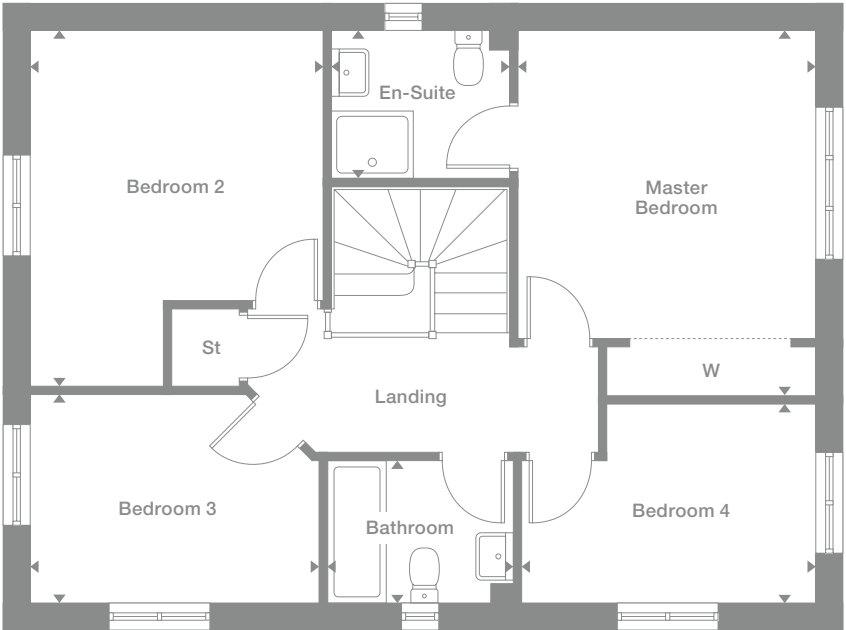
1,408 sq ft



Ground Floor



First Floor



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# London

### Overview

From the exciting family room, where twin french doors make the garden an integral part of everyday life, to the two charming dormer bedrooms, the London is a substantial and impressive family home of unmistakable quality and luxury.

### Ground Floor

<b>Lounge</b> 3.151m x 5.232m max 10'4" x 17'2"	<b>Master Bedroom</b> 3.151m max x 4.808m 10'4" x 15'9"
<b>Dining</b> 2.900m x 3.657m max 9'6" x 12'0"	<b>En-Suite</b> 2.250m max x 1.550m 7'5" x 5'1"
<b>Kitchen</b> 3.169m max x 3.750m max 10'5" x 12'4"	<b>Bedroom 4</b> 2.958m max x 3.307m max 9'8" x 10'10"
<b>Family</b> 5.232m x 2.119m 17'2" x 6'11"	<b>Bedroom 5</b> 2.926m max x 3.201m max 9'7" x 10'6"
<b>WC</b> 0.850m x 1.496m 2'9" x 4'11"	<b>Bathroom</b> 2.976m max x 1.700m 9'9" x 5'7"

### First Floor

### Second Floor

### Plots

### Floor Space

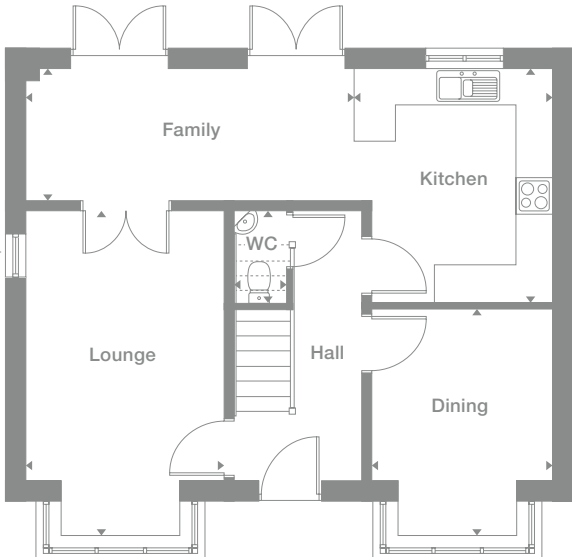
<b>Bedroom 2</b> 3.208m x 4.612m to 11'75 HGT. L. 10'6" x 15'2"
<b>Bedroom 3</b> 2.957m x 4.612m to 11'75 HGT. L. 9'8" x 15'2"
<b>Shower</b> 2.050m x 1.837m to 1.275 HGT. L. 6'9" x 6'0"

27, 37, 58

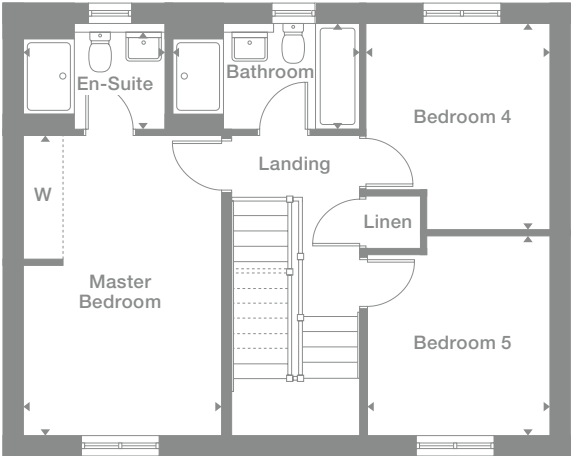
1,665 sq ft



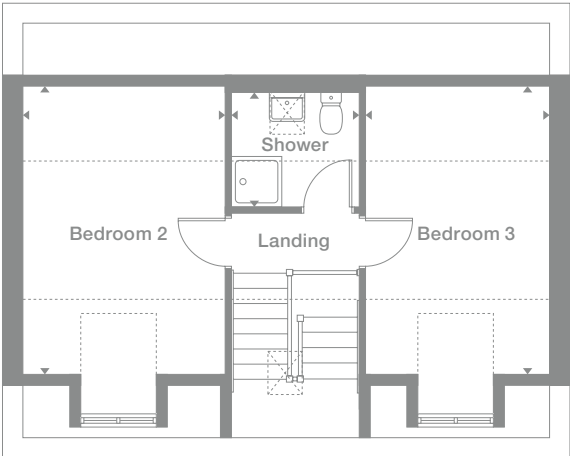
Ground Floor



First Floor



Second Floor



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† Optional surveillance window

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

**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.

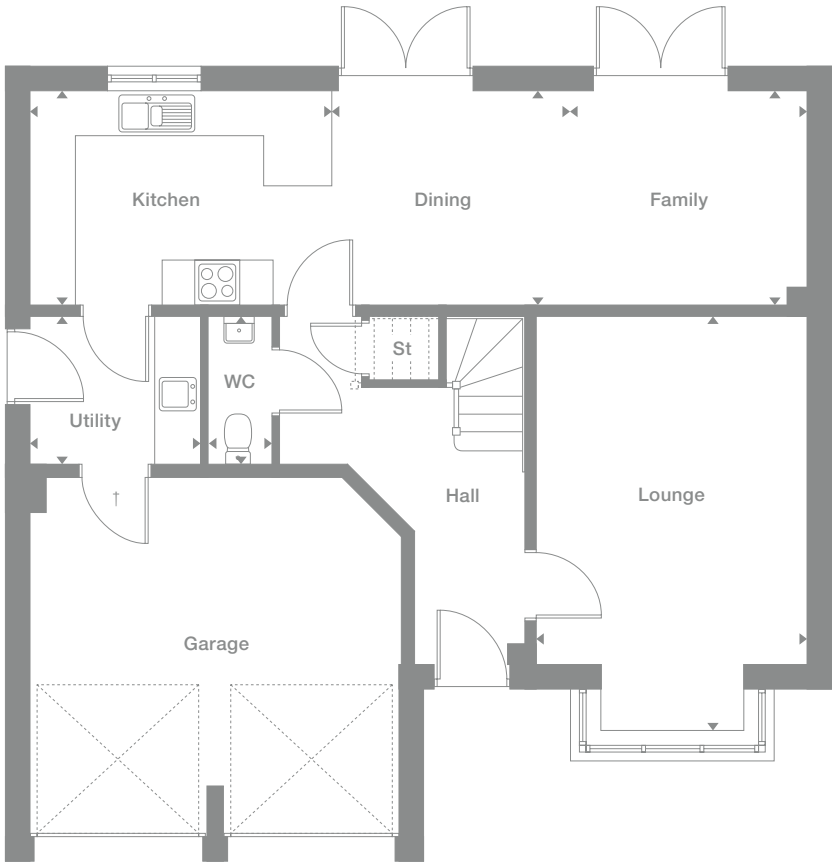
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.580m x 5.499m max 11'9" x 18'0"	<b>Master Bedroom</b> 4.895m max x 4.277m max 16'1" x 14'0"
<b>Dining</b> 3.149m x 2.850m 10'4" x 9'4"	<b>En-Suite 1</b> 2.177m x 1.978m 7'2" x 6'6"
<b>Kitchen</b> 3.982m x 2.850m 13'1" x 9'4"	<b>Bedroom 2</b> 3.064m x 3.576m 10'1" x 11'9"
<b>Family</b> 3.141m x 2.850m 10'4" x 9'4"	<b>En-Suite 2</b> 2.015m max x 1.860m max 6'7" x 6'1"
<b>WC</b> 0.850m x 1.955m 2'9" x 6'5"	<b>Bedroom 3</b> 3.713m x 2.911m 12'2" x 9'7"
<b>Utility</b> 2.252m x 1.955m 7'5" x 6'5"	<b>Bedroom 4</b> 3.284m x 2.911m max 10'9" x 9'7"
	<b>Bedroom 5</b> 3.639m max x 2.633m max 11'11" x 8'8"
	<b>Bathroom</b> 2.603m max x 1.870m 8'6" x 6'2"

**Plots**  
4, 30, 47,  
57, 59

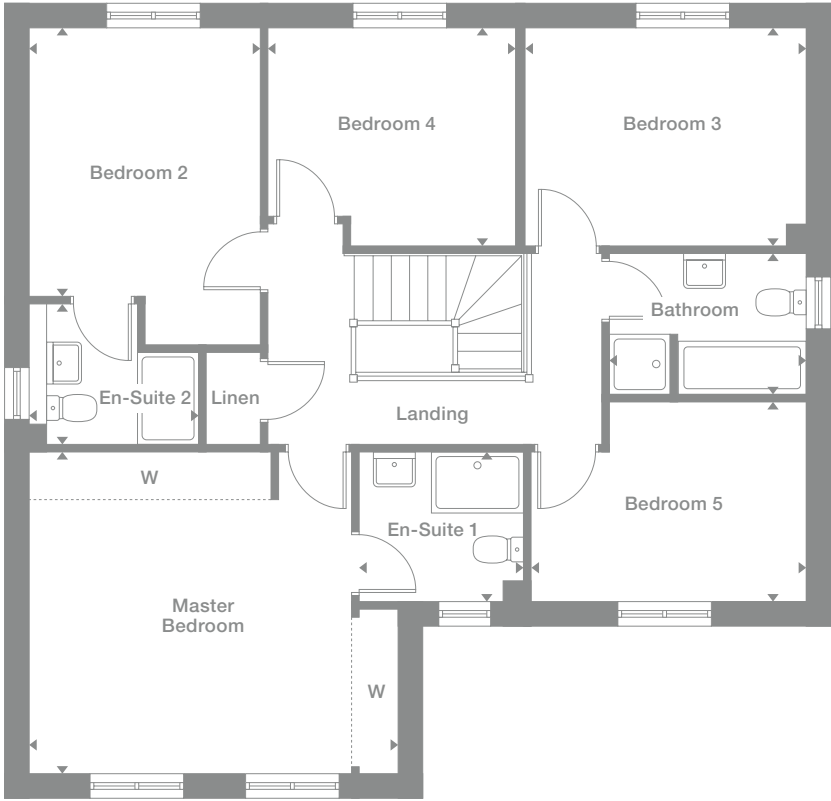
**Floor Space**  
1,679 sq ft



Ground Floor



First Floor



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† Garage personnel door option

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



Specification

- ✓ Standard
- Optional Extra
- Not Available

	Wilde	Malory	Esk	Fenwick	Auden	Mitford	Stevenson	London	Jura
<b>Kitchens</b>									
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 sink and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	-	-	-	✓	-	✓	✓	-	✓
Stainless steel chimney hood and stainless steel splashback to hob	✓	✓	✓	✓	✓	○	○	○	○
Integrated hood with glass splashback to hob	○	○	○	○	○	✓	✓	✓	✓
Stainless steel 60cm Zanussi gas hob	✓	✓	✓	✓	✓	○	○	○	○
60cm Zanussi induction hob	○	○	○	○	○	✓	✓	✓	✓
Zanussi stainless steel single fan oven	✓	✓	✓	✓	✓	-	-	-	-
Zanussi stainless steel double multi-function fan oven	○	○	○	○	○	✓	✓	✓	✓
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○
Zanussi integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○	○
Zanussi integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED HD squarelights to underside of wall units	○	○	○	○	○	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	-	-	-	-
LED downlighters to ceiling	○	○	○	○	○	✓	✓	✓	✓
Brushed stainless steel sockets and switches	○	○	○	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○	○	○	○
<b>Bathrooms</b>									
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats to WC's and en-suites	○	○	○	○	○	○	○	○	○
Vado Phase wall mounted chrome bath filler unit	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vado Phase wall mounted chrome thermostatic shower valve	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○	○	○	○
LED downlighters to ceiling of bathrooms, en-suites and WC's	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances to bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓
Feature tiled splashback to WC sink	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○	○

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Specification

- ✓ Standard
- Optional Extra
- Not Available

	Wilde	Malory	Esk	Fenwick	Auden	Mitford	Stevenson	London	Jura
<b>Electrical</b>									
Mains wired (with battery back-up) smoke and carbon dioxide detectors (except where boiler located in garage)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fibre optic BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○
USB charging outlet in kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓
Solar photovoltaic panel system	✓	✓	✓	✓	✓	✓	✓	✓	✓
<b>Heating</b>									
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○	○
<b>Exterior</b>									
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○	○
<b>Decorative</b>									
Stop chamfer moulded spindles and newels to staircase painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓
American white oak staircase handrail and newel cap	-	-	-	-	-	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vertical panel style internal doors pre-finished in white with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white gloss	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to further bedrooms	○	○	○	○	○	○	○	○	○
<b>Landscaping</b>									
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high close board boundary and divisional fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓

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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](http://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

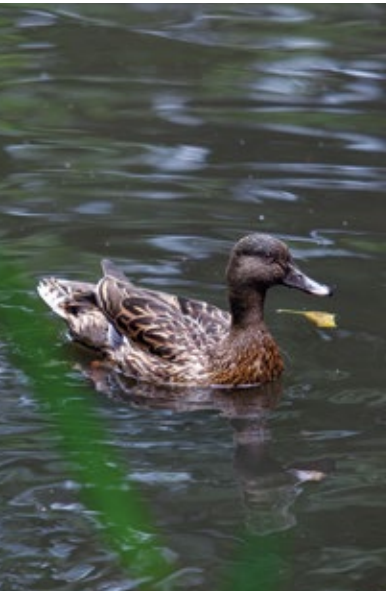
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.





Comprehensive indoor fitness facilities can be found at the All Seasons Leisure Centre, where there are swimming and teaching pools, a gym, sports hall and squash courts. In addition to the parks, canal walks and sports fields within the town there are some wonderful outdoor amenities just a little further afield including, around three miles away, the reservoirs, cycle paths and way-marked trails of the country parks at Rivington and Lever.

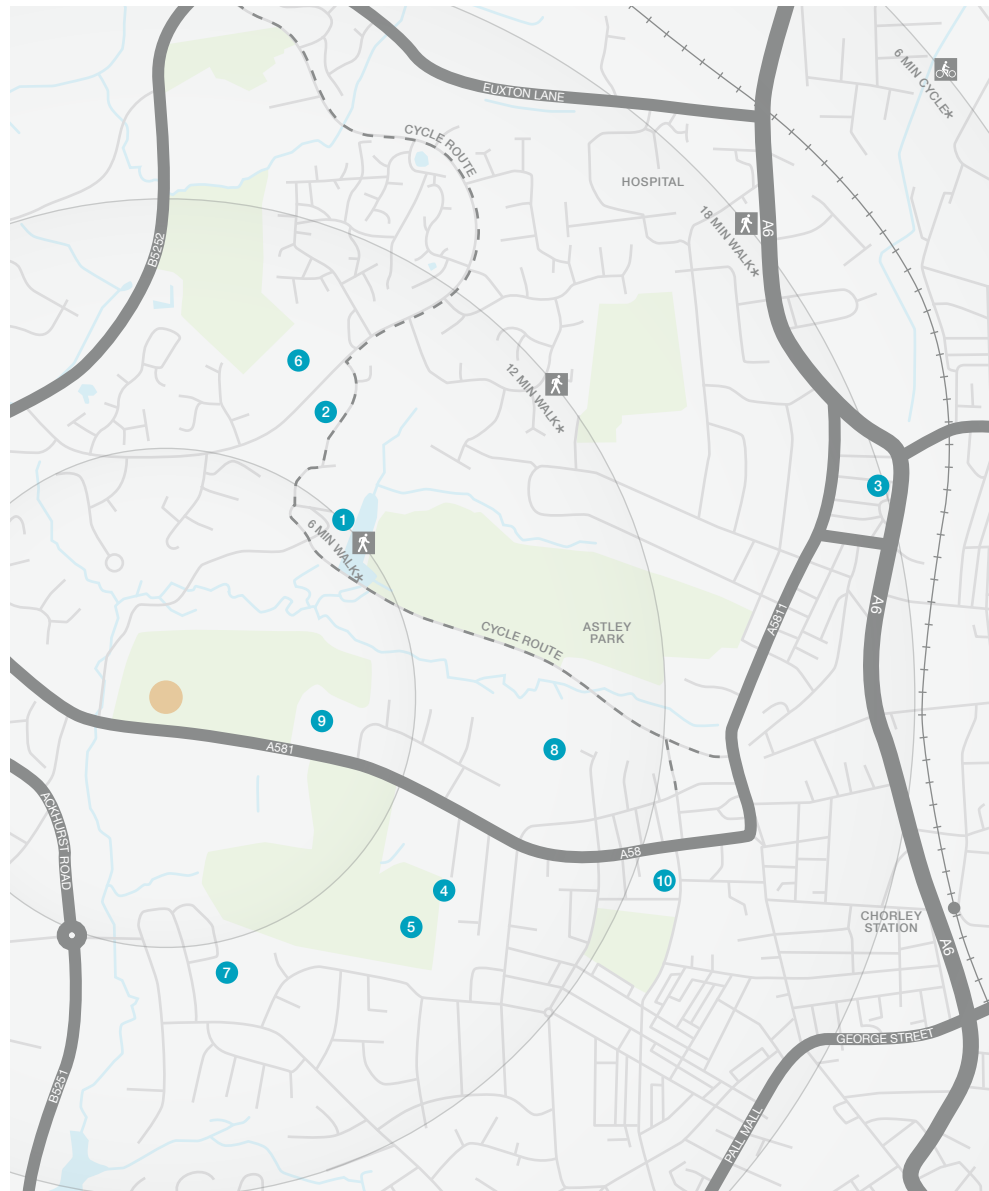
There is a convenient Tesco Extra with a pharmacy a short walk away in Foxhole Road, and a small shopping area at Astley Park with a post office and a convenience store. The Tesco car park contains recycling receptacles for glass, textiles and household packaging. Chorley town centre is an attractive and lively area where the shopping environments range from pedestrianised streets lined with independent, traditional traders to modern malls such as Botany Bay, a striking Victorian mill converted into five floors of fashionable shops and restaurants. Chorley's 500 year old open-air market, held five days a week, is the perfect place to buy fresh local produce.





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.

Primary schools within walking distance include Buckshaw Primary, Astley Park and St Mary's RC Primary, all assessed as good by Ofsted. Parklands High School, just a few minutes' walk away, was also assessed as good, with the behaviour and safety of pupils recognised as outstanding. There is a choice of GP practices at Chorley Health Centre in Collision Avenue, 15 minutes walk away, and several dental surgeries in the town.



- 1 Astley Hall  
Astley Park  
01257 515 151
- 2 Astley Park Sub  
Post Office,  
4 Hall Gate  
01257 277 642
- 3 All Seasons  
Leisure Centre,  
Water Street  
0300 020 0136
- 4 Chorley Cricket Club  
Sandringham Road  
01257 275 096
- 5 Chorley Tennis Club  
Sandringham Road  
07772 825 548
- 6 Buckshaw Primary  
School,  
Chancery Road  
01257 418 862
- 7 St Mary's RC  
Primary School,  
Hornchurch Drive  
01257 262 811
- 8 Astley Park School  
Harrington Road  
01257 262 227
- 9 Parklands High  
School,  
Southport Road  
01257 264 596
- 10 Chorley Health  
Centre,  
Collision Avenue  
01772 644 700

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

Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03331 228 668

**From the M6 Junction 28**  
Leave the motorway following signs for Chorley then move into the right-hand lane and turn right to join the A49, signposted for Euxton. After two and a half miles, at the roundabout take the first exit, signposted for Chorley. Pass the railway station on the right and carry straight on, and after one mile the entrance to Parklands View is on the left.

**From the M61 Junction 8**  
Leave the motorway following tourist signs for Astley Hall. After 600 yards, at the roundabout take the second exit to enter Euxton Lane. Carry on for three quarters of a mile, passing the hospital on the left, and at the next roundabout take the second exit, following tourist signs for Park Hall. After three quarters of a mile, at the roundabout take the first exit and the entrance to Parklands View is on the left, half a mile on.

Sat Nav: PR7 1NB



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 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.

**CONSUMER  
CODE FOR  
HOME BUILDERS**  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

the place to be®



## 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.

This brochure is printed on GalerArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products. Like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

[www.millerhomes.co.uk](http://www.millerhomes.co.uk)

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*the place to be®*