



**Roe Lee Gardens at Pleckgate
Blackburn**

millershomes

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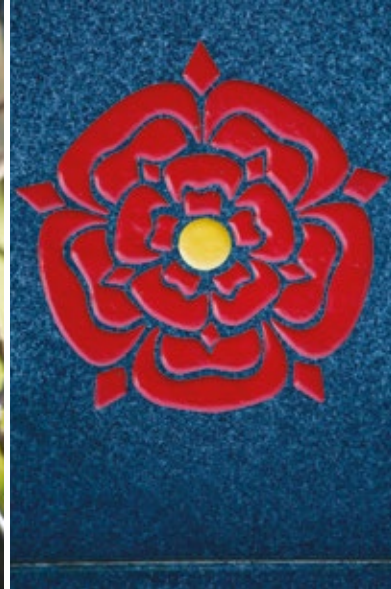
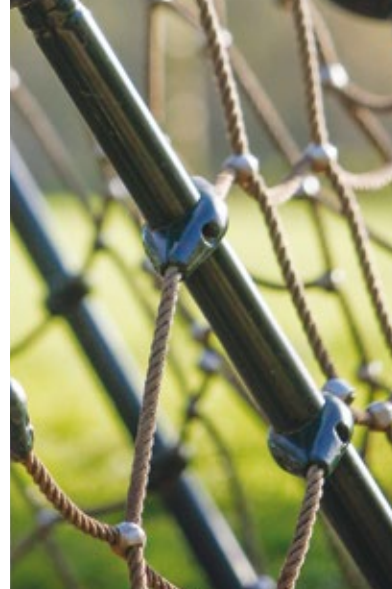
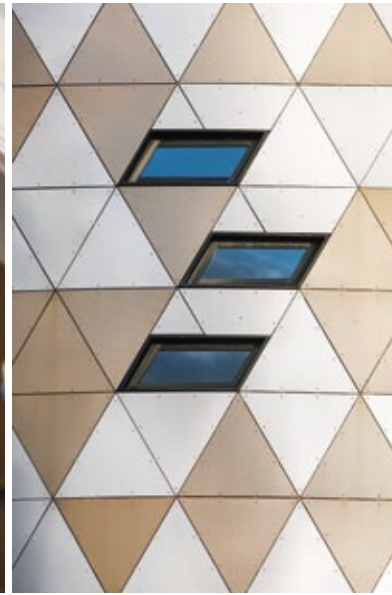
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Half an hour's walk from the centre of Blackburn, Roe Lee Gardens is served by local buses running along Pleckgate Road, 500 yards west of the development, and Whalley New Road, 500 yards to the east. Ramsgreave and Wilpshire railway station, just over a mile to the north, is on the Ribble Valley line with trains to Manchester Victoria, approximately one hour away, and Clitheroe, a 20 minute trip. Blackburn station, in the town centre, offers additional services to Blackpool and York.

The shops around Whalley New Road include a convenience store, newsagents, Tesco Express, a pharmacy, takeaways, hair-dressers and other services. Additional shopping precincts within a 20 minute walk can be found at Brownhill to the north, where there is a Co-op supermarket, hardware store, post office, and butcher, and at Whalley Old Road to the south.



Adjacent to playing fields on the northern edge of Blackburn, with well-established local amenities and good transport connections, this small, beautifully planned development brings a selection of modern, energy efficient three and four bedroom homes into a mature and popular residential neighbourhood. Around ten minutes drive from the M65 and less than two miles from the town centre, it provides an ideal balance of fresh, open surroundings and urban convenience. Welcome to Roe Lee Gardens...

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Tolkien

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge

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

Dining

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

Kitchen

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

WC

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

First Floor

Bedroom 2

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

Bedroom 3

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

Bathroom

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

Second Floor

Master Bedroom

3.192m x 2.869m
11'85 HGT. L.
10'6" x 9'5"

En-Suite

2.084m max x 1.827m
13'23 HGT. L.
6'10" x 6'0"

Plots

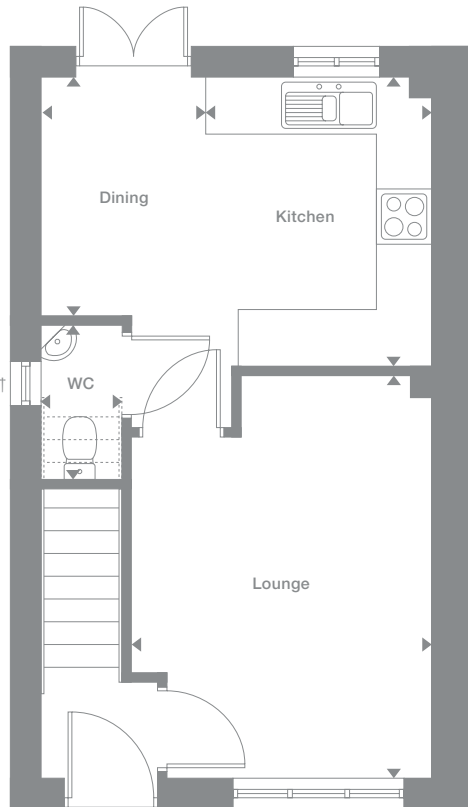
12, 13*, 27,
28*, 32,
33*, 34*

Floor Space

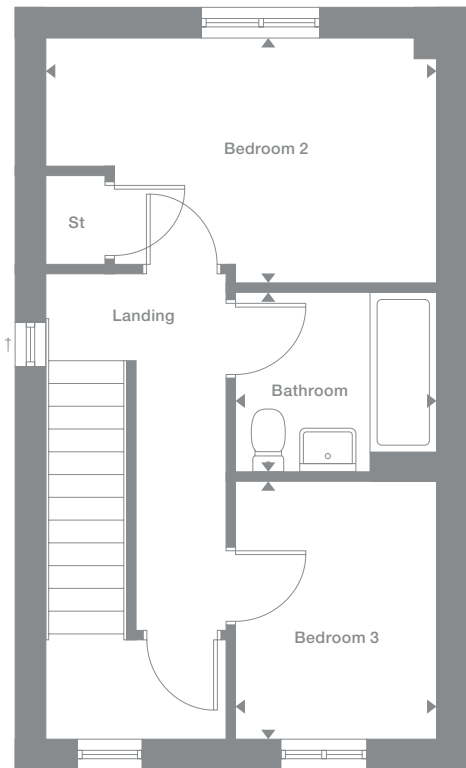
886 sq ft



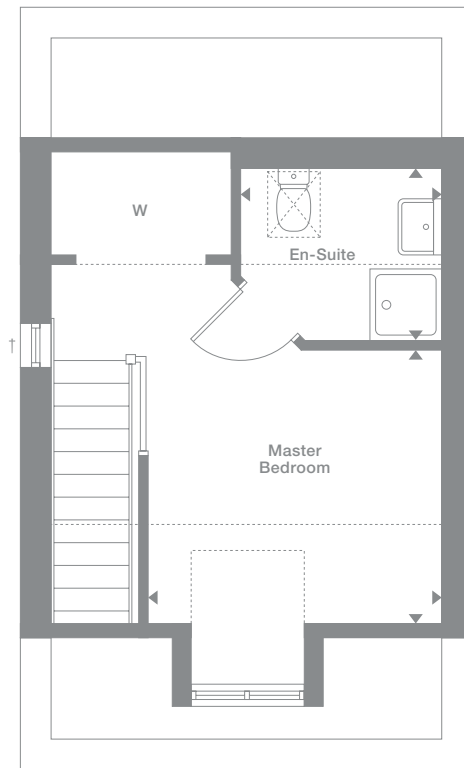
Ground Floor



First Floor



Second Floor



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

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 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- WC**
1.600m 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"

Plots

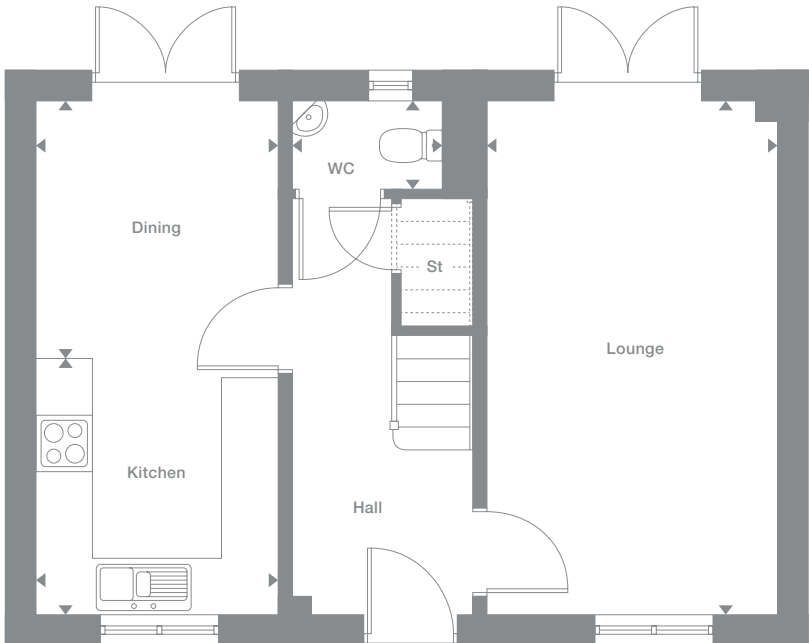
25

Floor Space

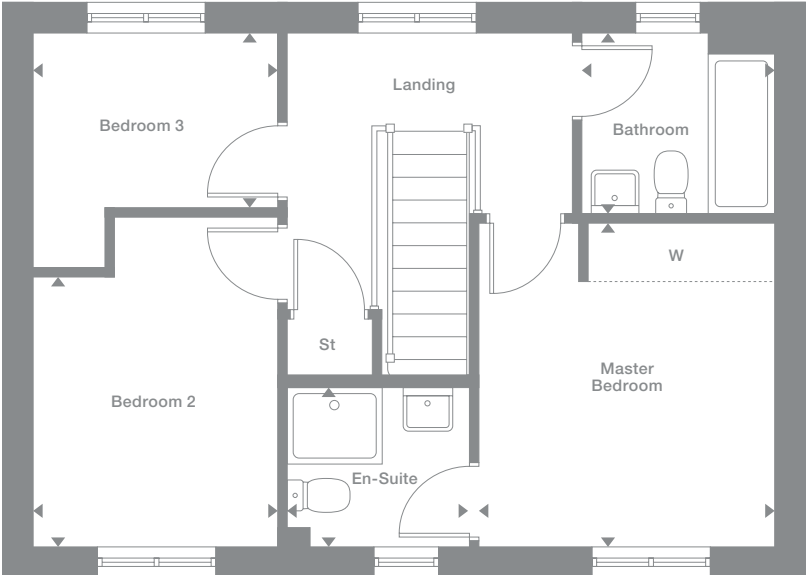
921 sq ft



Ground Floor



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 2.998m
8'5" x 9'10"
- Kitchen**
2.556m x 2.452m
8'5" x 8'1"
- 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 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"

Plots

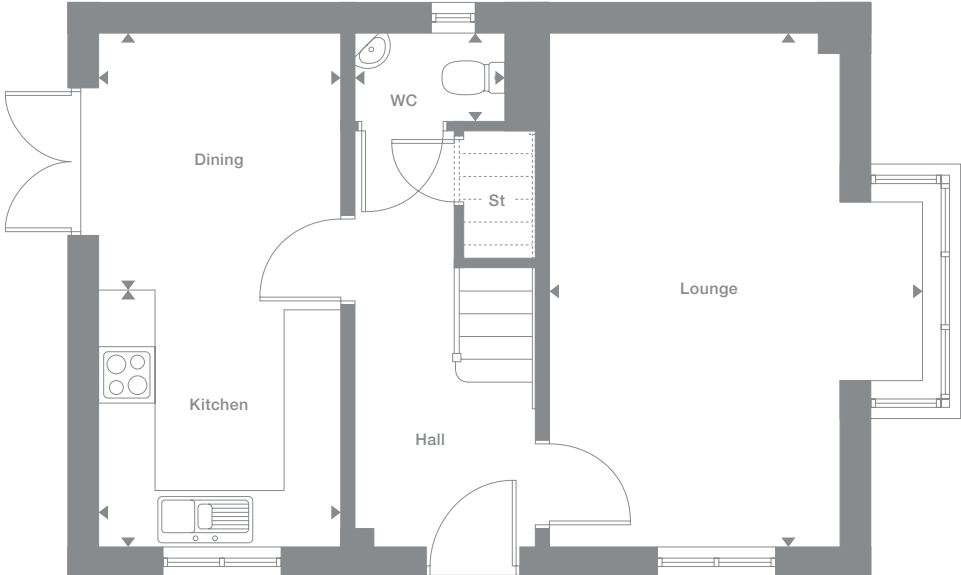
26

Floor Space

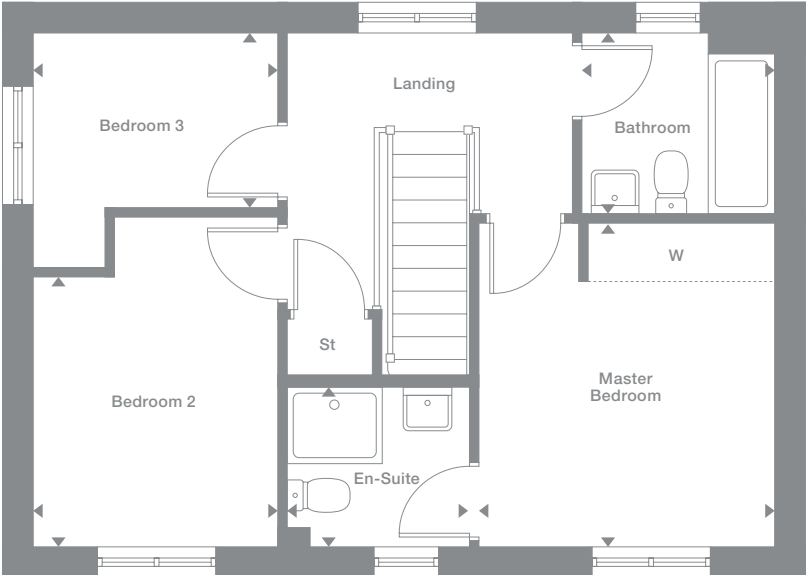
940 sq ft



Ground Floor



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
8'1" 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"

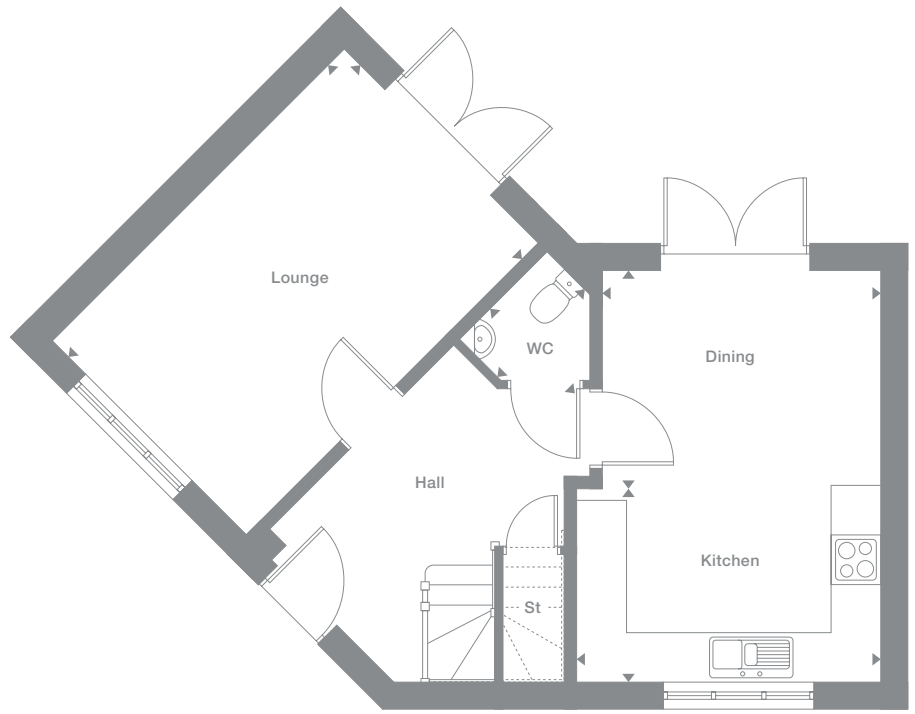
Bathroom
3.273m max x 1.956m max
10'9" x 6'5"

Plots
7, 11, 31*

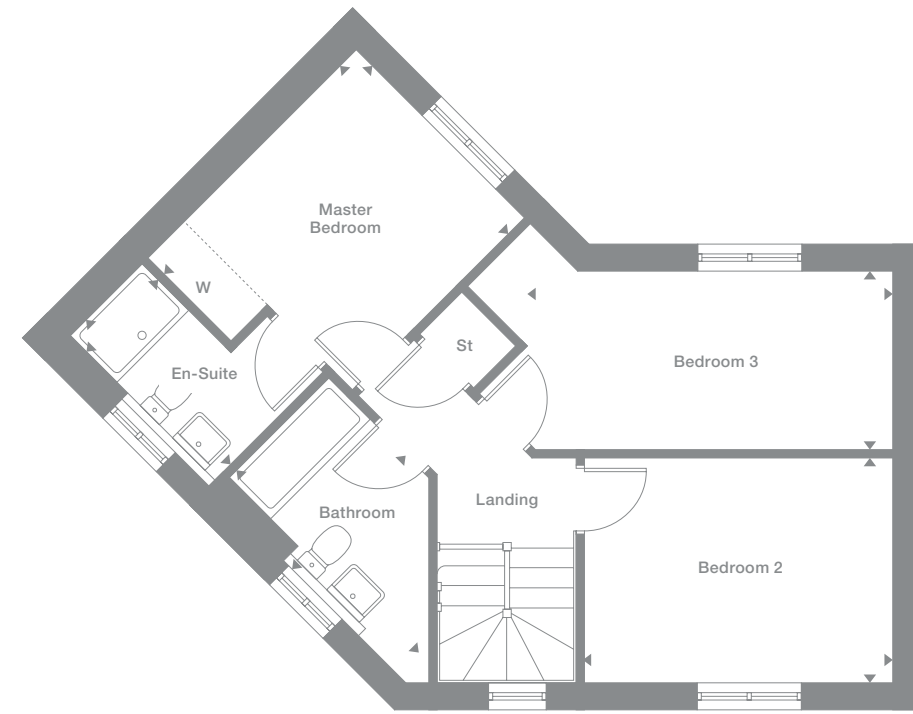
Floor Space
1,027 sq ft



Ground Floor



First Floor



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Malory

Overview

The lounge, with its elegant bay window, complements a beautifully planned kitchen and dining area that opens via stylish french doors to the garden. Upstairs, a bright landing with two convenient cupboards leads to a superb en-suite master bedroom.

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

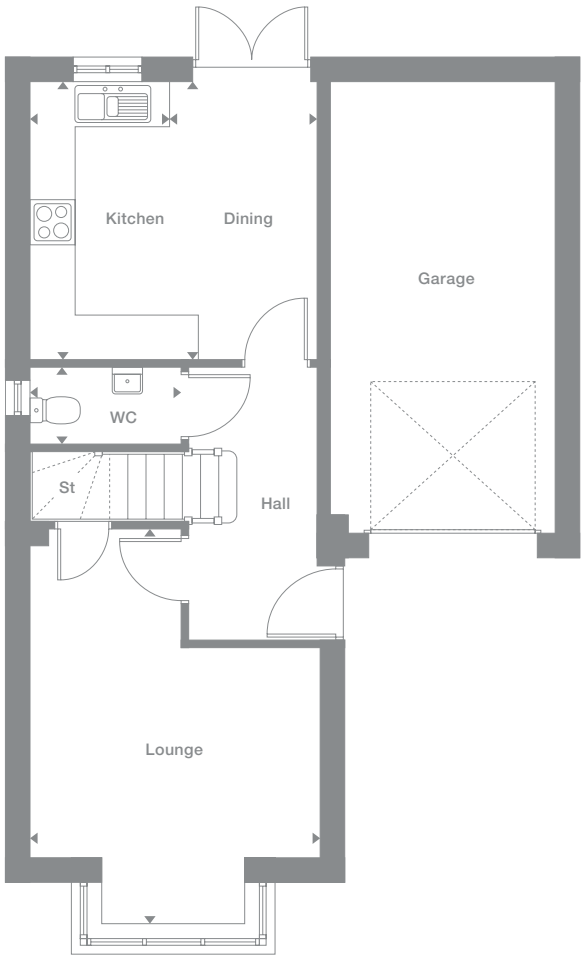
3, 14, 16,
17*, 21,
22*, 29*

Floor Space

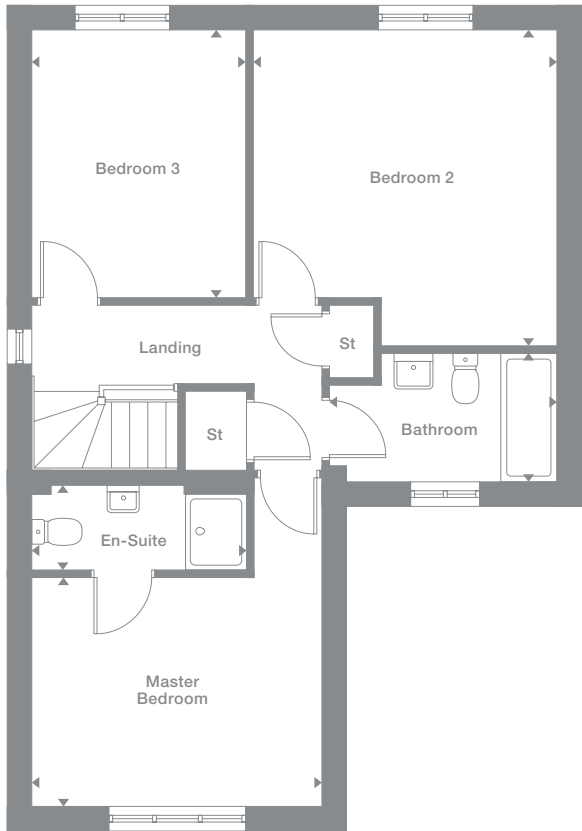
1,068 sq ft



Ground Floor



First Floor



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Rolland

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

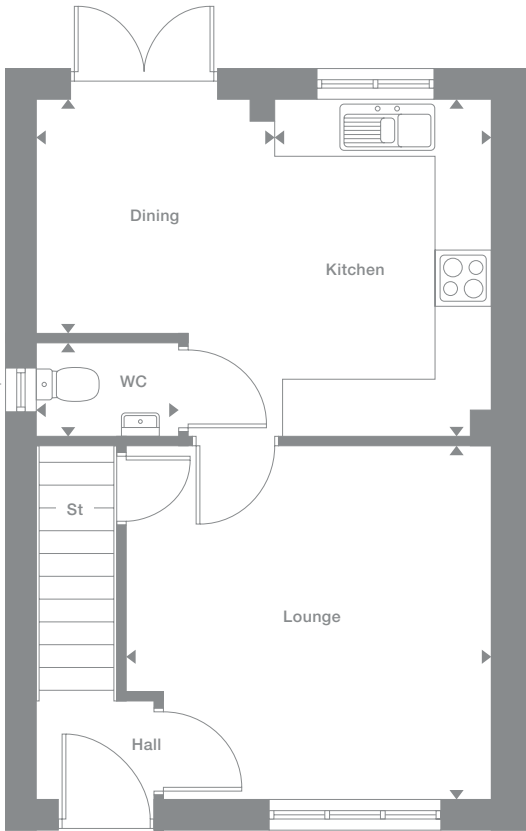
Ground Floor	First Floor
Lounge 3.872m max x 3.766m 12'8" x 12'4"	Bedroom 2 2.872m x 3.082m 9'5" x 10'1"
Dining 2.568m x 2.478m 8'5" x 8'2"	Bedroom 3 2.517m x 2.218m 8'3" x 7'3"
Kitchen 2.252m x 3.571m 7'5" x 11'9"	Bedroom 4 2.210m max x 2.218m max 7'3" x 7'3"
WC 1.500m x 1.000m 4'11" x 3'3"	Bathroom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

Second Floor	Plots
Master Bedroom 3.872m x 4.152m 1159 HGT. L. 12'8" x 13'7"	4, 5*, 8, 9*, 23, 24*
En-Suite 2.316m x 1.623m 1231 HGT. L. 7'7" x 5'4"	

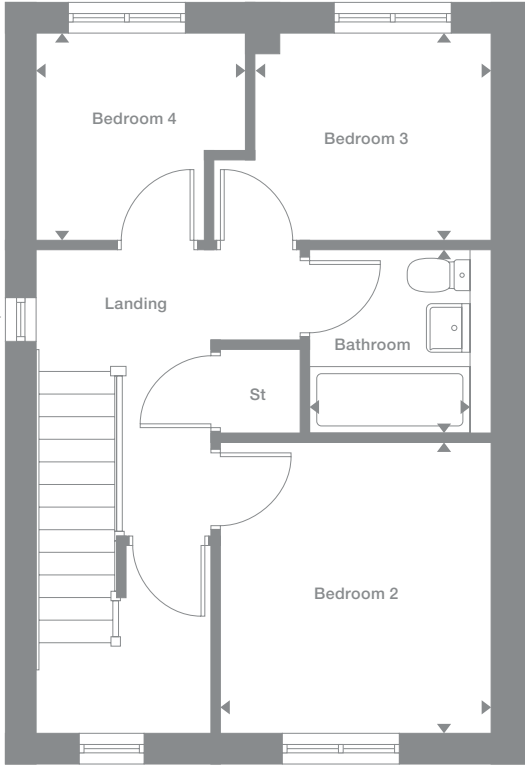
Floor Space
1,086 sq ft



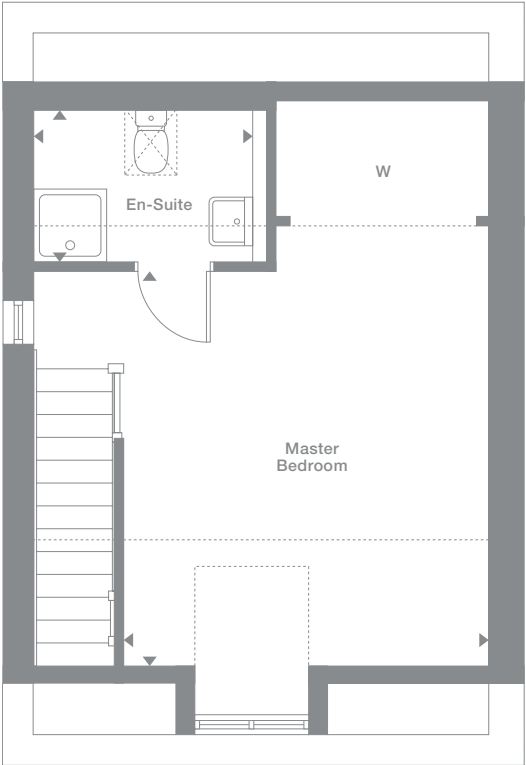
Ground Floor



First Floor



Second Floor



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Overview

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

Ground Floor

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

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

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

First Floor

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

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

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

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

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

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

Plots

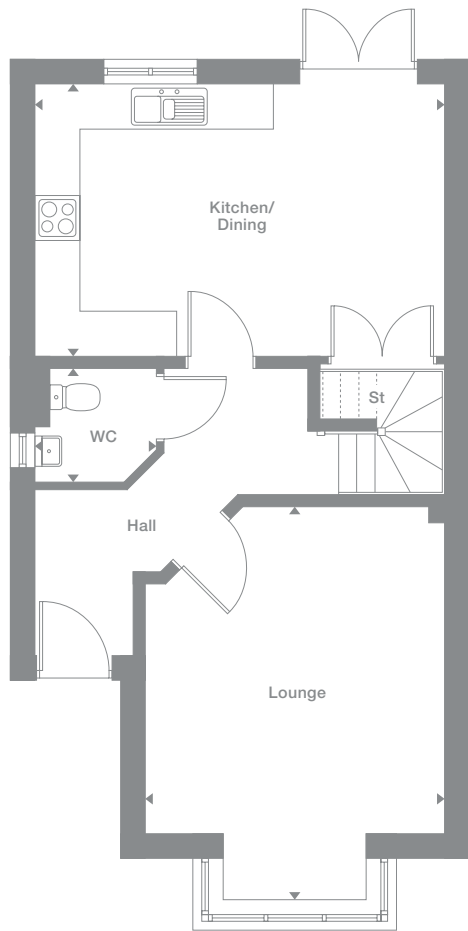
10, 19

Floor Space

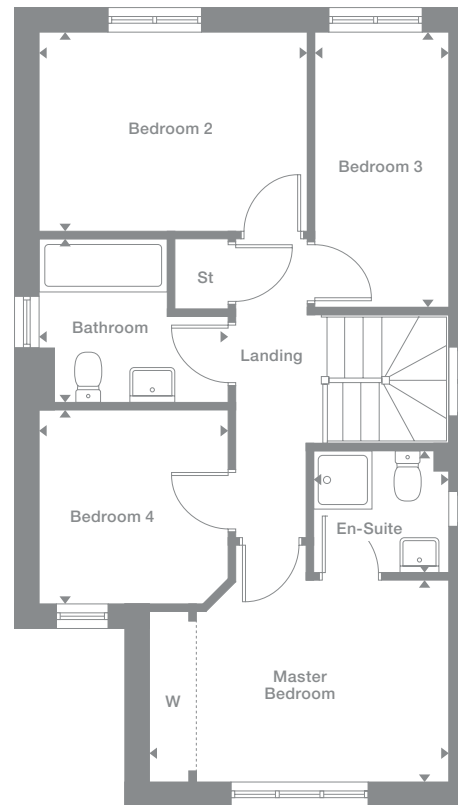
1,105 sq ft



Ground Floor



First Floor



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Chadwick

Overview
 With its bay windowed lounge, practical, contemporary kitchen with separate utility room, and a family 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.

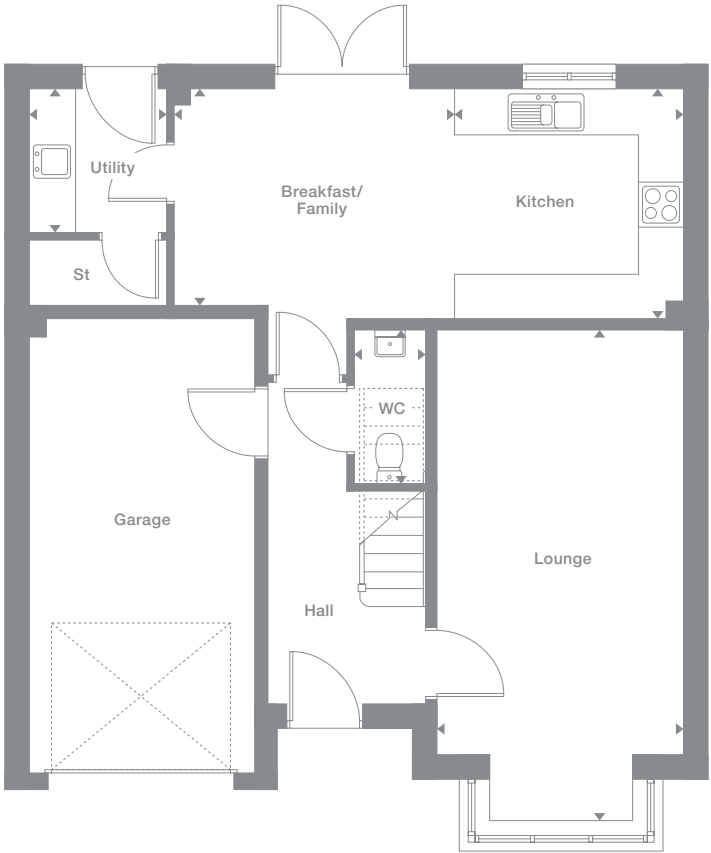
Ground Floor	First Floor
Lounge 3.264m x 6.519m max 10'9" x 21'5"	Master Bedroom 3.264m x 4.436m 10'9" x 14'7"
Breakfast/Family 3.713m max x 3.060m max 12'2" x 10'0"	En-Suite 1 2.275m max x 1.400m max 7'6" x 4'7"
Kitchen 3.030m x 3.060m max 9'11" x 10'0"	Bedroom 2 4.599m max x 3.198m 15'1" x 10'6"
WC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

Plots
 1*, 2, 6,
 15, 18,
 20*, 30

Floor Space
 1,407 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Tolkien	Darwin	Darwin DA	Kipling	Malory	Rolland	Esk	Chadwick
Kitchens								
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and Vado Kori style tap	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and Vado Chelsea style tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney style extractor and stainless steel 60cm splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓
Integrated cooker hood extractor and black glass splashback to hob	-	-	-	-	-	-	-	-
Stainless steel 60cm gas hob	✓	✓	✓	✓	✓	✓	✓	✓
60cm Zanussi induction hob	-	-	-	-	-	-	-	-
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single multi-function fan oven	○	○	○	○	○	○	○	○
Stainless steel double multi-function fan oven	○	○	○	○	○	○	○	○
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○
Integrated fridge/freezer	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○
Integrated dishwasher	✓	✓	✓	✓	✓	✓	✓	✓
LED square lights 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	○	○	○	○	○	○	○	○
Bathrooms								
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seats to en-suite and WC's	○	○	○	○	○	○	○	○
Wall mounted chrome bath filler to bathroom	✓	✓	✓	✓	✓	✓	✓	✓
Wall mounted thermostatic bar style shower valve to en-suite	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with silver finish framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite and/or bathroom	○	○	○	○	○	○	○	○
LED downlighters to ceiling of bathroom, en-suite and WC	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances to bathroom and en-suite	✓	✓	✓	✓	✓	✓	✓	✓
Tiled panel to wash hand basin to WC	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles	○	○	○	○	○	○	○	○

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

Specification

- ✓ Standard
- Optional Extra
- Not Available

	Tolkien	Darwin	Darwin DA	Kipling	Malory	Rolland	Esk	Chadwick
Electrical								
Mains wired (with battery back-up) carbon dioxide detectors (except where boiler located in garage)	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○
Heating								
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones (where applicable)	-	-	-	-	-	-	-	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○	○	○
Exterior								
Double glazed PVC-u windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVC-u French casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
PVC-u fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front, rear and side doors	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage vehicular door	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○	○	○
Decorative								
Stop chamfer moulded spindles, newel posts and caps to staircase	✓	✓	✓	✓	✓	✓	✓	✓
Softwood staircase handrail, painted white	✓	✓	✓	✓	✓	✓	✓	✓
American white oak staircase handrail, stained clear	-	-	-	-	-	-	-	-
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓
Cottage style internal doors with chrome lever handle on rose	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted gloss white	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○	○	○
Landscaping								
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, close board boundary and divisional fencing	✓	✓	✓	✓	✓	✓	✓	✓

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

The Miller Difference

“Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me.”

Chris Mackenzie
Miller Home Owner

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

Helen Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 80 years, and throughout that time we’ve been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we’ve seen many generations of families enjoy our homes and developments, and we’ve seen the happy, thriving communities they’ve become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it’s designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we’ll listen to you right from the start. From the day you first look around a showhome until long after you’ve moved in, we’re here to offer help and support. We’ve been doing this a long time so we have a vast amount of experience to draw on.

We don’t want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It’s a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you’ll meet your sales adviser who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We’ll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you’ll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we’ve finished building it.

A Better Place

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

For your future

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

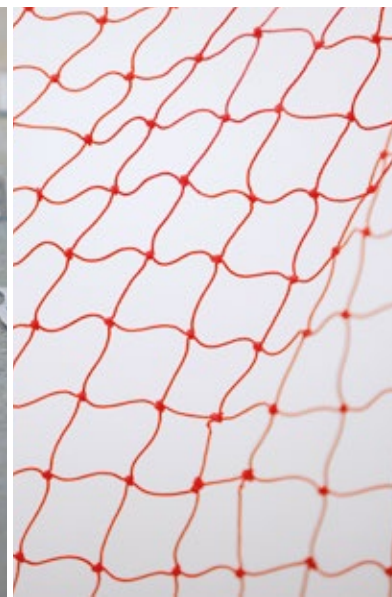
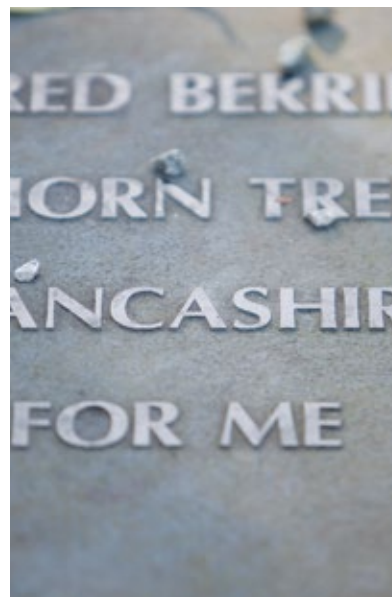


In the town centre, national chains and high street fashion stores are interspersed with historic buildings, pleasant green spaces, pubs, restaurants and cafés. The Mall houses more than 100 shops, there are hundreds more in the surrounding area, and the busy covered market, open six days a week, sells an enormous range of goods including fresh produce. There is also a household waste recycling facility in the town centre.

Blackburn has two theatres, a 10-screen cinema, and live music venues and nightclubs ranging from the traditional to the cosmopolitan. The Ice Arena, an Olympic-sized rink and home of two ice hockey clubs, is open for public skating seven days a week, and there are excellent sports, swimming and gym facilities at the town's Sports and Leisure Centre.

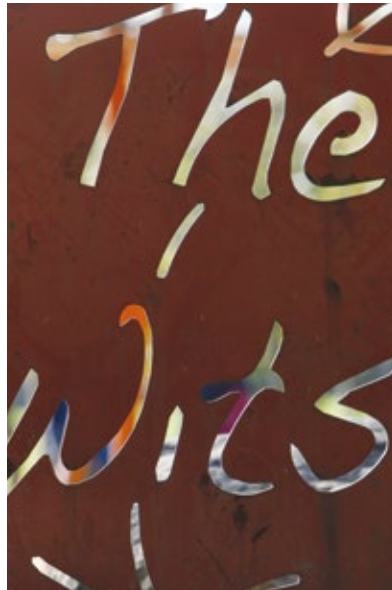


u are standing on the site of the
 :ADQUARTERS building (PRINCIPI
 BREMETENNACUM VETERANO
 established about 78 A.D. in the Empe
 SPASIANs reign & under Gn. JULI
 RICOLA's governorship.
 e FORT first built of turf & timber
 a 5¼ acre site was rebuilt in stone
 out 100A.D. & occupied for
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 erved by the XXth. LEGION & i
 comodated an ALA of 500 cavalry
 :luded ASTURIANS (from Spain) &
 ARMATIANS (from modern Hungar

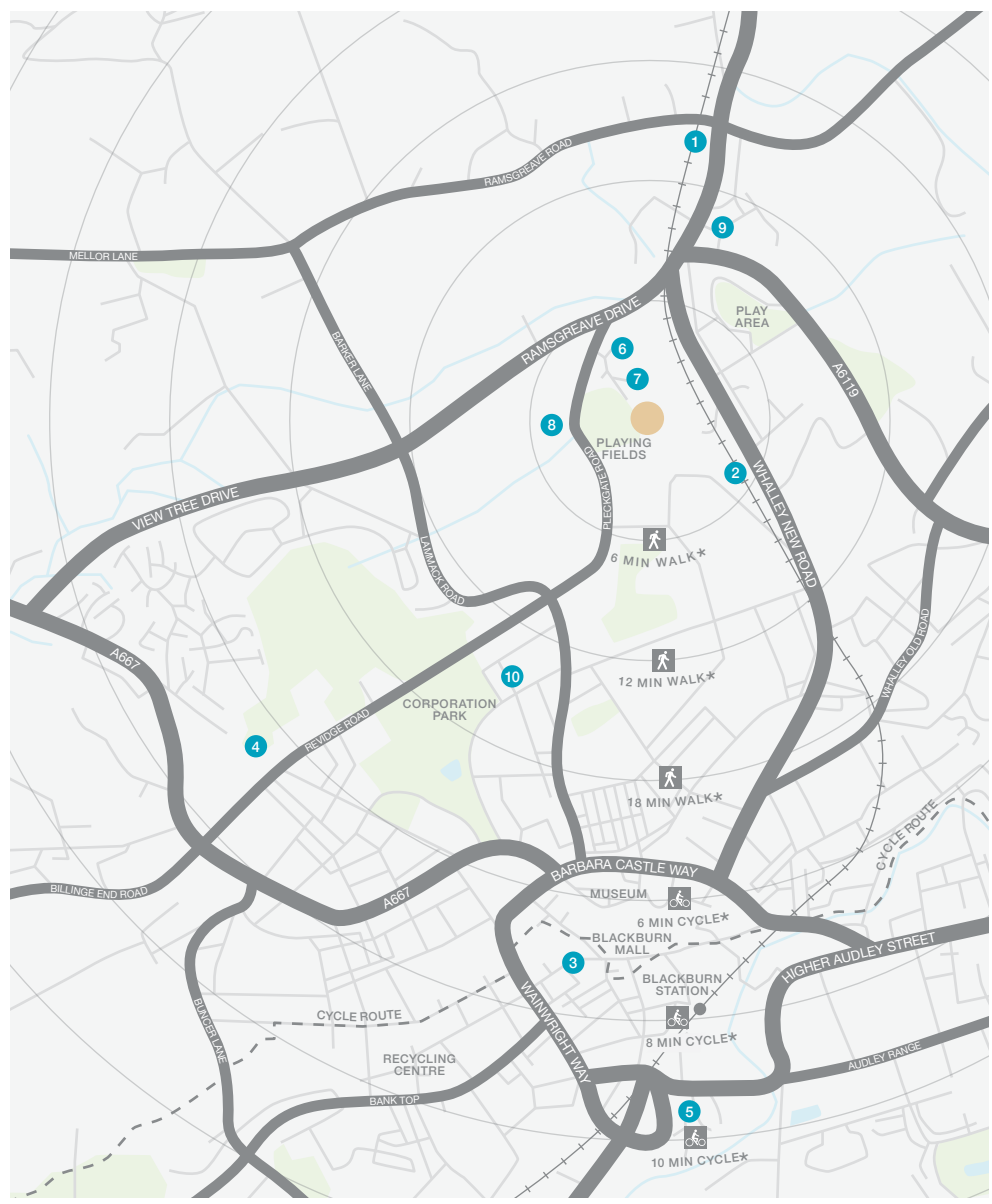


There are several parks and green spaces nearby, including Roe Lee Park and Corporation Park, with its aviary and conservatory. Both parks also have children's playgrounds. Amongst the more unusual local attractions, the Tank Toposcope viewpoint, 20 minutes walk away, provides information about the magnificent 360-degree landscape. To the south-west, the 480 acre Witton Country Park offers endless opportunities for walking, cycling and enjoying the wildlife. Blackburn Golf Club is just one and a half miles from Roe Lee Gardens.

St Gabriel's C of E Primary School, rated 'outstanding' by Ofsted, and Holy Souls RC Primary school, rated 'good', are both around ten minutes walk away. Pleckgate High School, even closer, recently converted to Academy status. Health services within walking distance include GP services at Brownhill Surgery and a dental surgery in Langham Road.

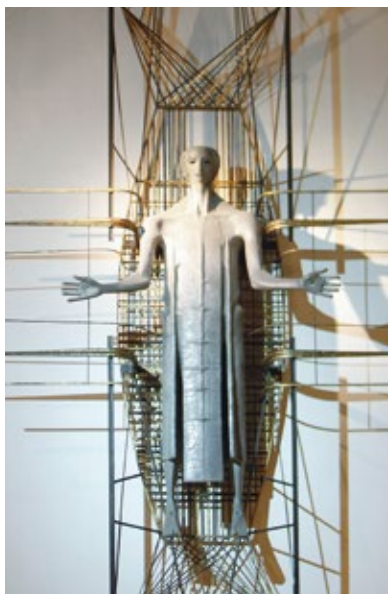


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Brownhill Post Office
779-781 Whalley
New Road
01254 248 028
- 2 Cohens Chemist
371 Whalley
New Road,
01254 51495
- 3 Blackburn Sport
and Leisure Centre,
Fielden Street
01254 585 555
- 4 Blackburn Golf Club
Beardwood Brow
01254 51122
- 5 Blackburn Ice Arena
Lower Audley Street
0870 085 2929
- 6 St Gabriels C of E
Primary School,
Wilworth Crescent
01254 249 462
- 7 Holy Souls RC
Primary School,
Wilworth Crescent
01254 249 892
- 8 Pleckgate
High School,
Pleckgate Road
01254 249 134
- 9 Brownhill Surgery
788-792 Whalley
New Road,
01254 247 477
- 10 Mydentist
Langham Road
01254 698 316

* 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
03333 318 478

From the M65
Leave the M65 at junction 6, and at the Whitebirk roundabout pass the exit for Blackburn (N) and take the next exit, for the Ring Road. Stay on the Ring Road for two and a quarter miles, then at traffic lights with the Knowles Arms on the left, turn left into Pleckgate Road. Turn left at the Royal Oak, then second left into Sandringham Close, and Roe Lee Gardens is straight ahead.

From Blackburn Town Centre
From Barbara Castle Way join the A666 Whalley New Road, signposted for Clitheroe. After three-quarters of a mile, at the mini-roundabout turn left into St James's Road. Take the fourth right turn into Openshaw Drive, then second left into Pleck Farm Avenue. Carry on to the T-junction and turn right, then turn right at the Royal Oak. Take the second left into Sandringham Close, and Roe Lee Gardens is straight ahead.

Sat Nav: BBI 8QJ



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

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 GaleriArt 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

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