

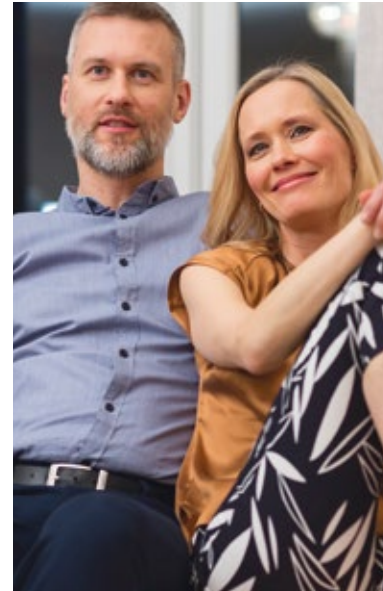


**Roe Lee Gardens at Pleckgate  
Blackburn**

**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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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.

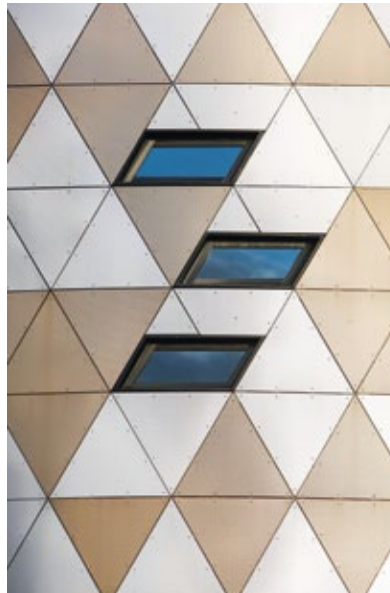
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and 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"
- 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

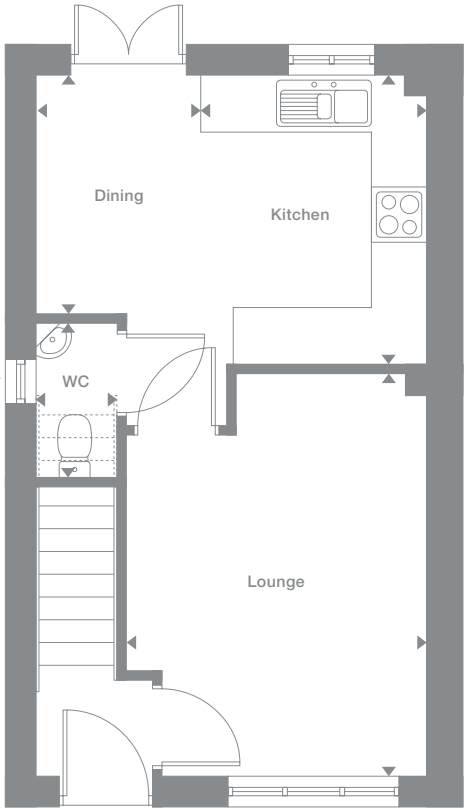
12, 13\*, 27,  
28\*, 32,  
33\*, 34\*

### Floor Space

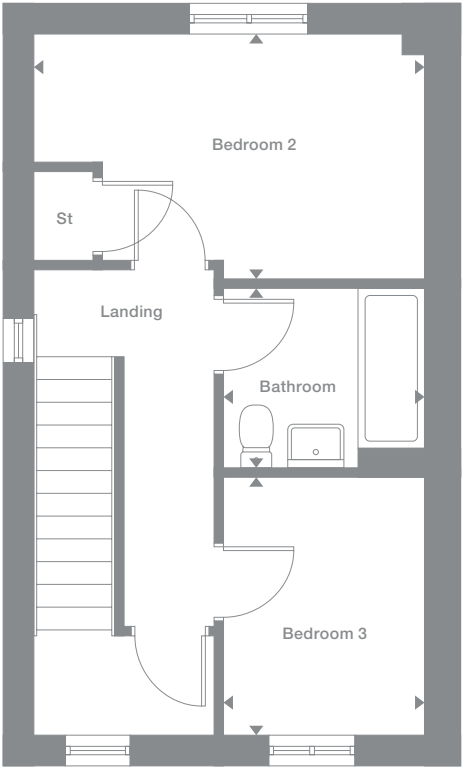
886 sq ft



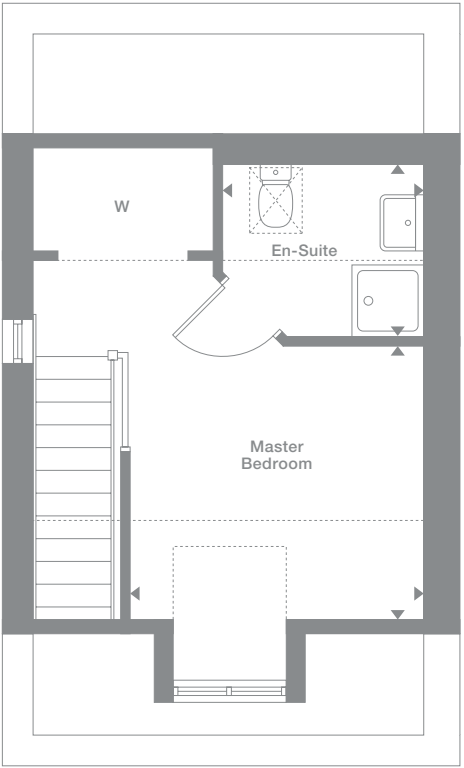
Ground Floor



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

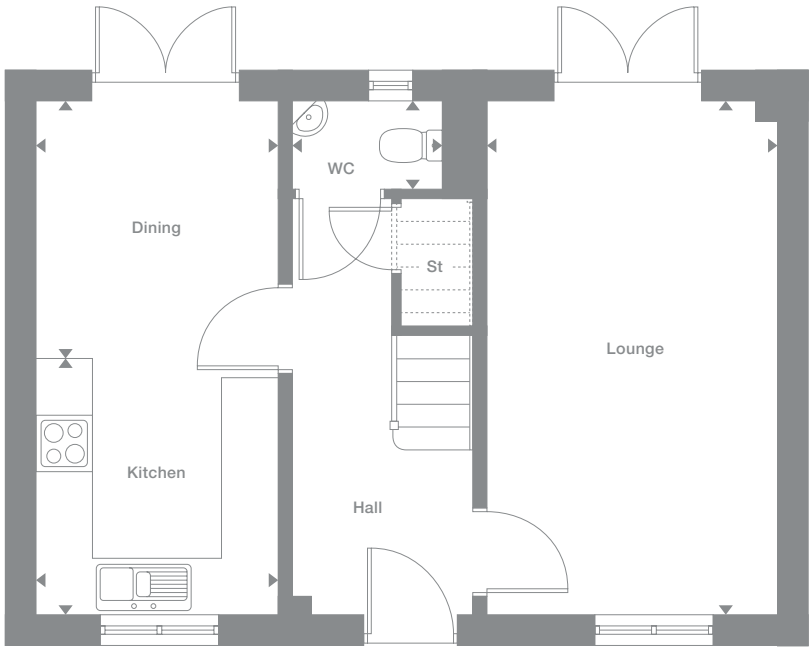
25

### Floor Space

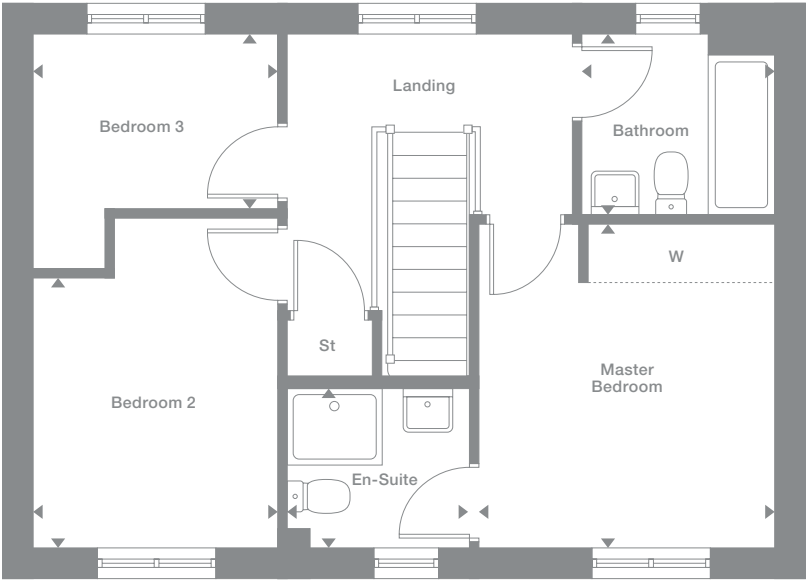
921 sq ft



### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above



# Darwin DA

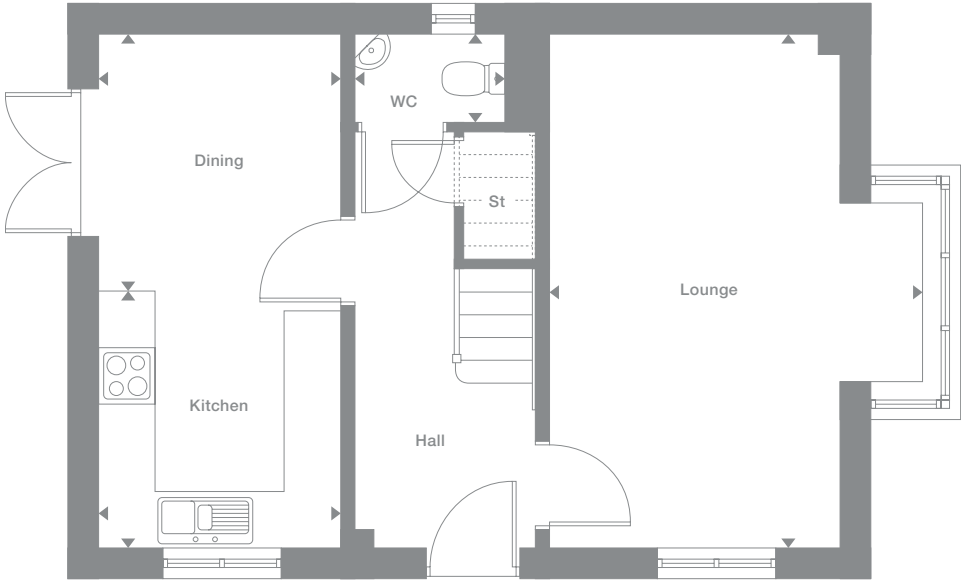
**Overview**  
The impressively broad bay window of the dual-aspect living room, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.980m max x 5.450m 13'1" x 17'11"	<b>Master Bedroom</b> 3.138m x 3.440m max 10'4" x 11'3"
<b>Dining</b> 2.556m x 2.998m 8'5" x 9'10"	<b>En-Suite</b> 1.933m x 1.693m 6'4" x 5'7"
<b>Kitchen</b> 2.556m x 2.452m 8'5" x 8'1"	<b>Bedroom 2</b> 2.594m max x 2.863m 8'6" x 9'5"
<b>WC</b> 1.590m x 0.949m 5'3" x 3'1"	<b>Bedroom 3</b> 2.594m x 1.859m 8'6" x 6'1"
	<b>Bathroom</b> 2.048m x 1.917m 6'9" x 6'3"

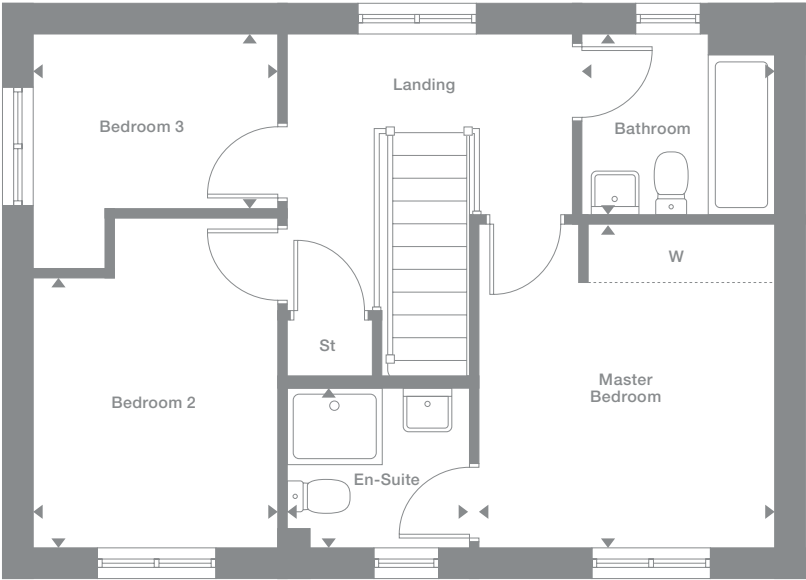
<b>Plots</b>	<b>Floor Space</b>
26	940 sq ft



Ground Floor



First Floor



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\* Plots are a mirror image of plans shown above

# 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

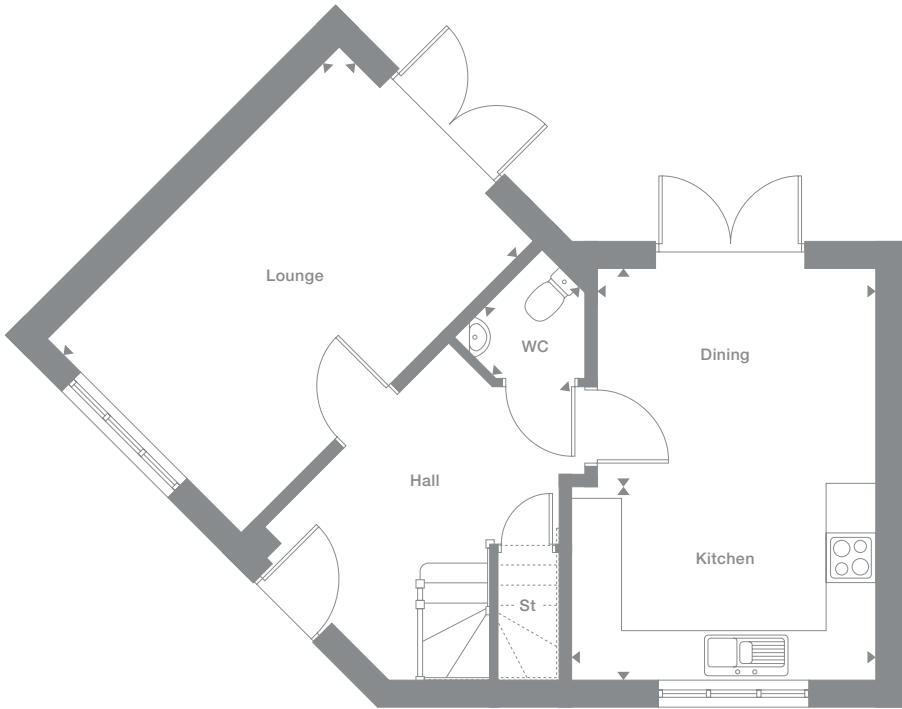
7, 11, 31\*

### Floor Space

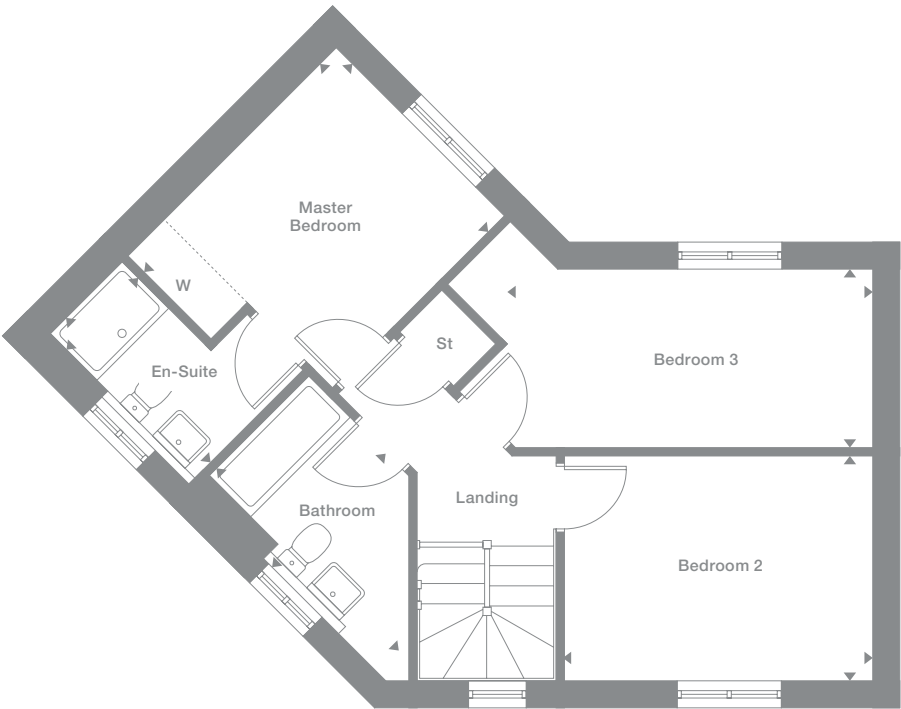
1,027 sq ft



### Ground Floor



### First Floor



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\* Plots are a mirror image of plans shown above



# 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"
- 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

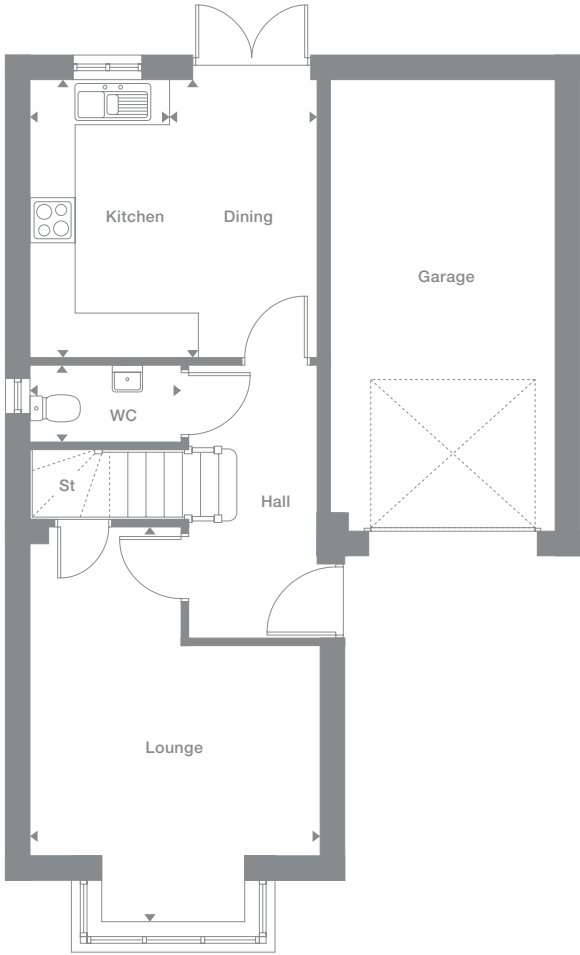
3, 14, 16,  
17\*, 21,  
22\*, 29\*

### Floor Space

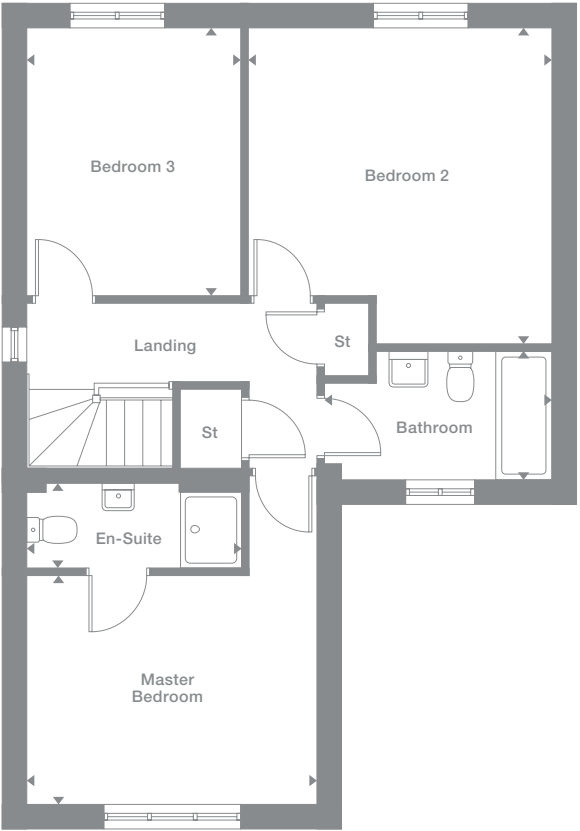
1,068 sq ft



### 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.

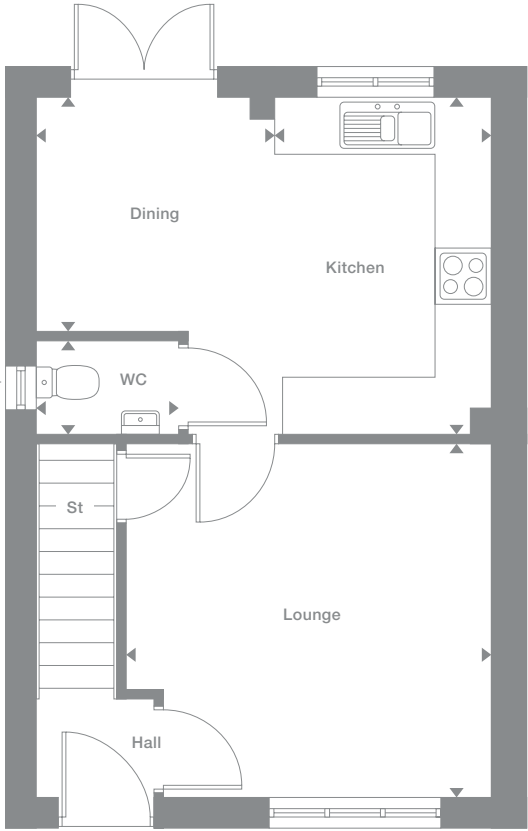
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.872m max x 3.766m 12'8" x 12'4"	<b>Bedroom 2</b> 2.872m x 3.082m 9'5" x 10'1"
<b>Dining</b> 2.568m x 2.478m 8'5" x 8'2"	<b>Bedroom 3</b> 2.517m x 2.218m 8'3" x 7'3"
<b>Kitchen</b> 2.252m x 3.571m 7'5" x 11'9"	<b>Bedroom 4</b> 2.210m max x 2.218m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

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

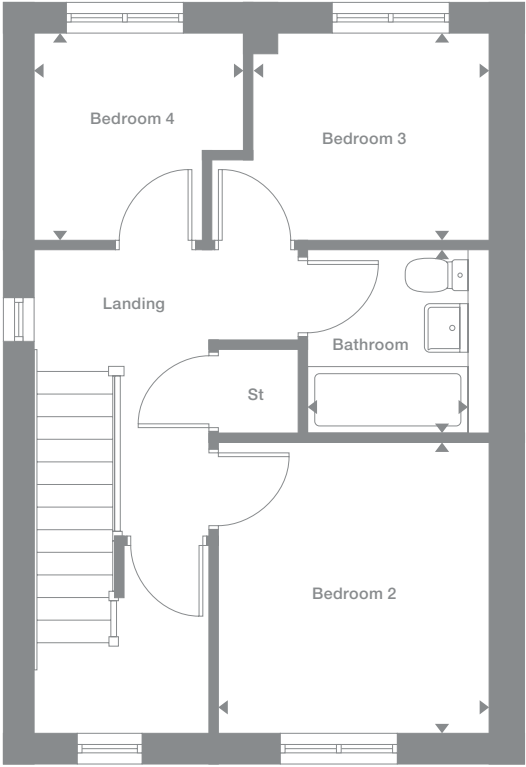
**Floor Space**  
1,086 sq ft



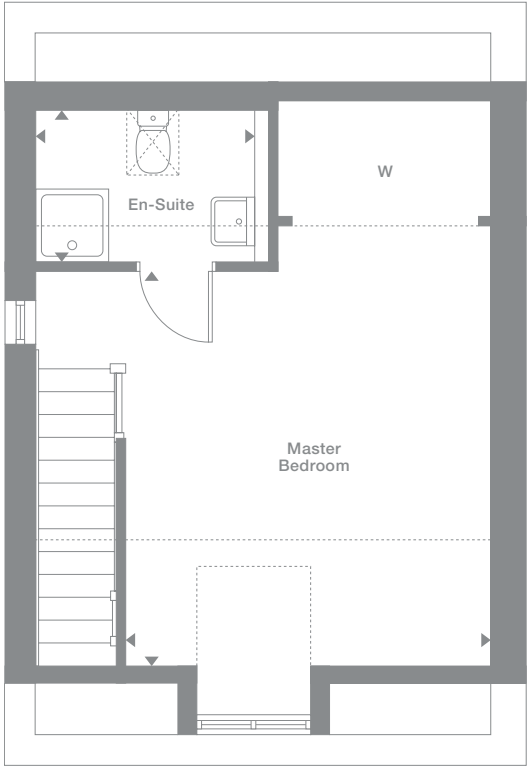
Ground Floor



First Floor



Second Floor



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



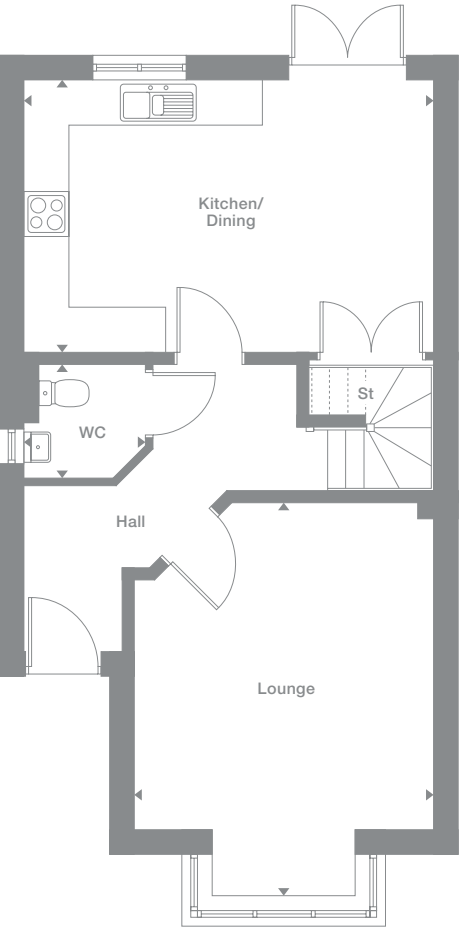
**Overview**  
Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

<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"

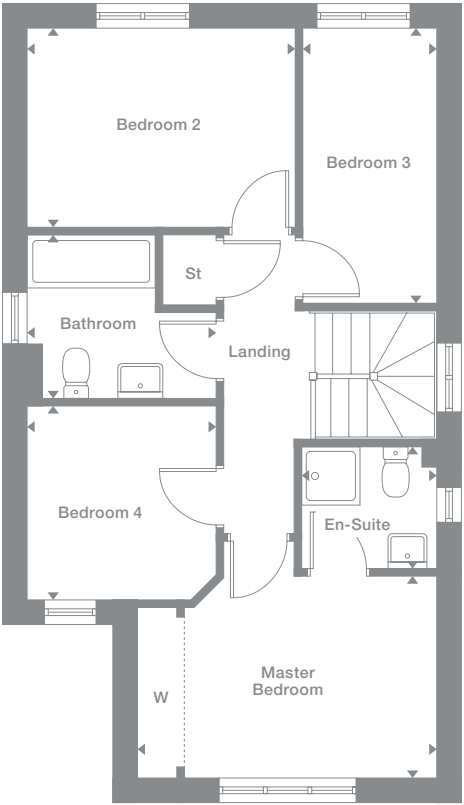
<b>Plots</b> 10, 19	<b>Floor Space</b> 1,105 sq ft
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Ground Floor



First Floor



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# Chadwick

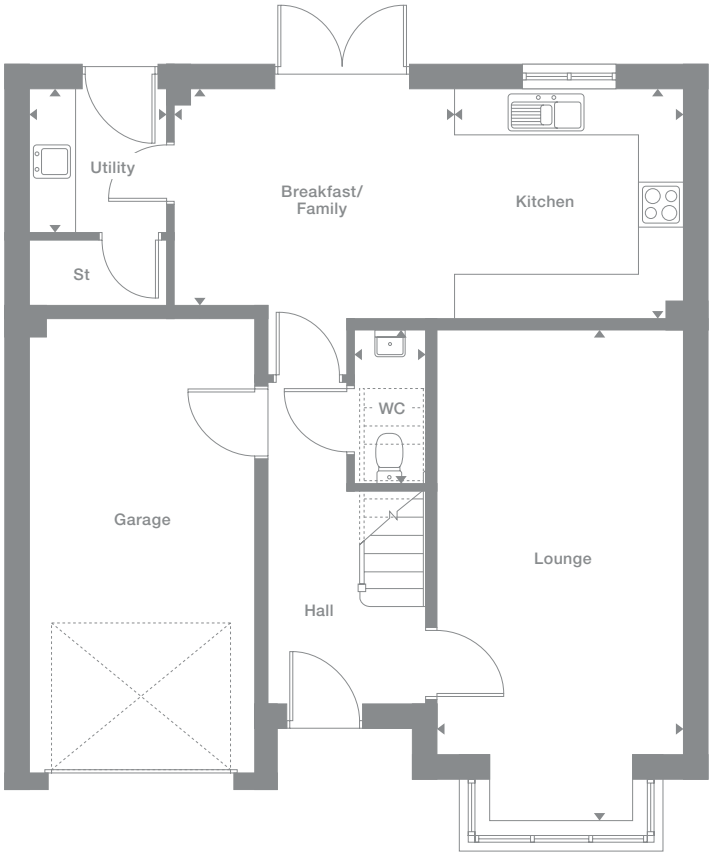
**Overview**  
With its bay windowed lounge, practical, contemporary kitchen with separate utility room, and a family area featuring french doors, this light-filled family home presents a perfect blend of convenience and visual appeal. Upstairs, two of the bedrooms include en-suite showers.

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

<b>Plots</b> 1*, 2, 6, 15, 18, 20*, 30	<b>Floor Space</b> 1,407 sq ft
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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 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.





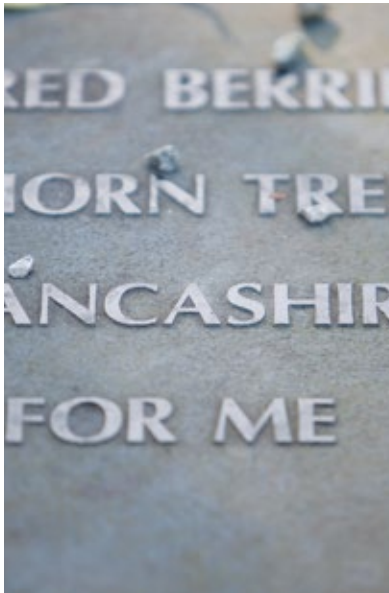
In the town centre, national chains and high street fashion stores are interspersed with historic buildings, pleasant green spaces, pubs, restaurants and cafés. The Mall houses more than 100 shops, there are hundreds more in the surrounding area, and the busy covered market, open six days a week, sells 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  
EADQUARTERS building (PRINCIPI  
BREMETENNACUM VETERANO  
established about 78 A.D. in the Empe  
SPASIANs reign & under Gn. JULI  
RICOLAs governorship.

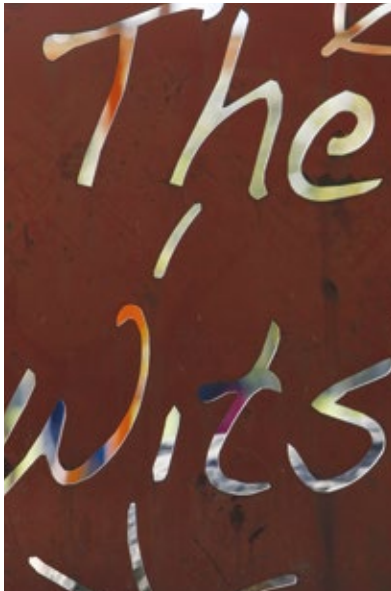
e FORT First built of turf & timber  
a 5¼ acre site was rebuilt in stone  
out 100A.D. & occupied for  
ne 300 years. CONSTRUCTION  
ervised by the XXth. LEGION & i  
comodated an ALA of 500 cavalry  
cluded ASTURIANS (from Spain) &  
ARMATIANS (from modern Hungar





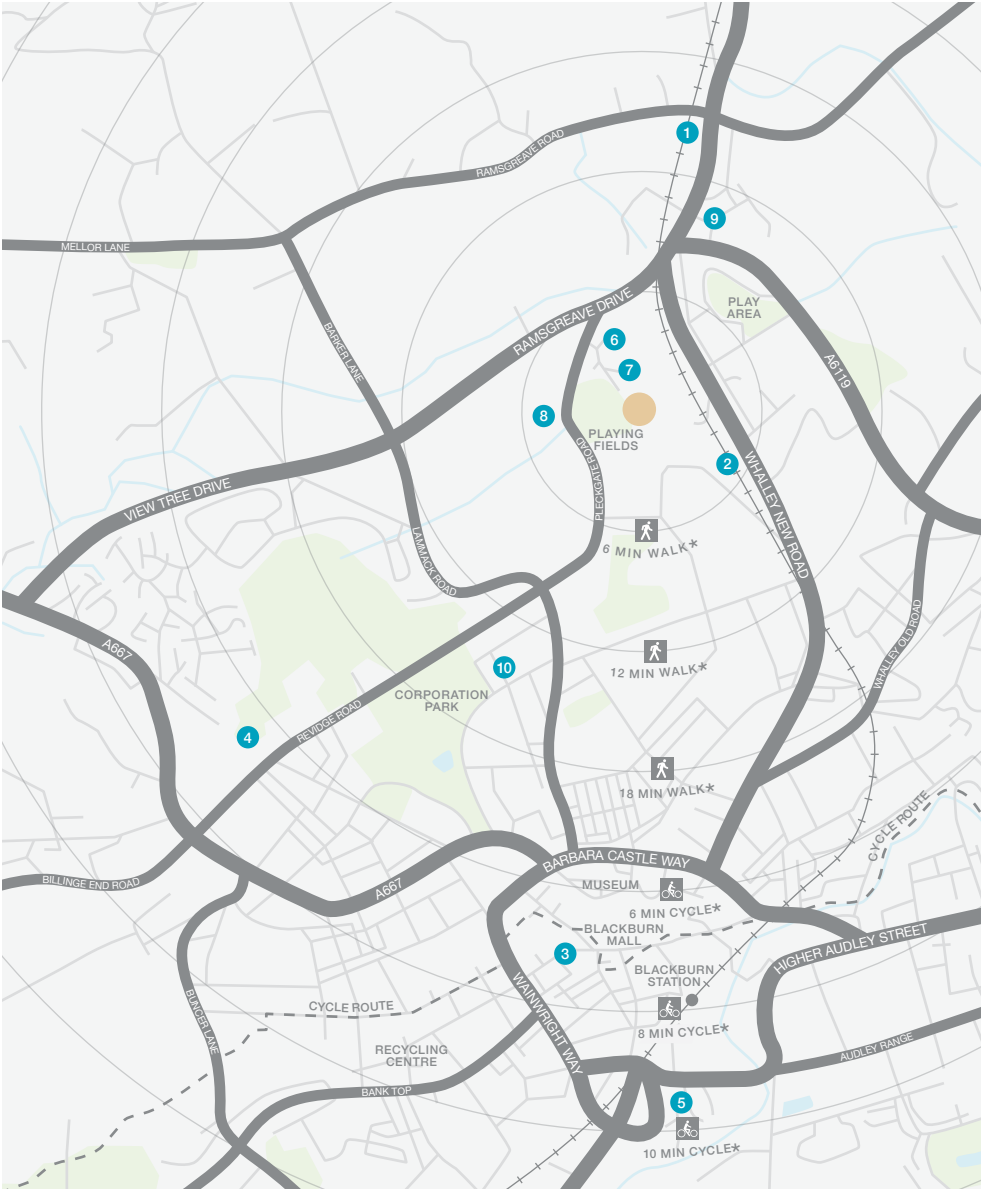
There are several parks and green spaces nearby, including Roe Lee Park and Corporation Park, with its aviary and conservatory. Both parks also have children's playgrounds. Amongst the more unusual local attractions, the Tank Toposcope viewpoint, 20 minutes walk away, provides information about the magnificent 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.



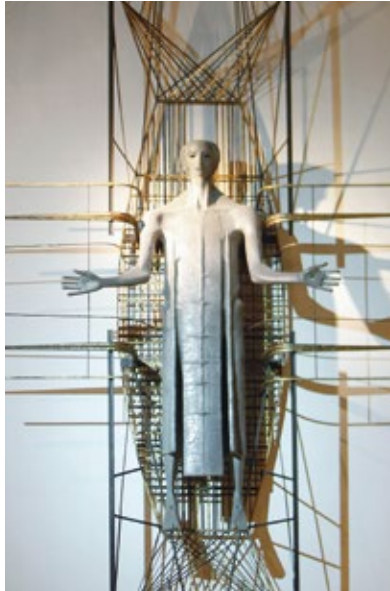


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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: BB1 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.

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## Why Miller?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.

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