

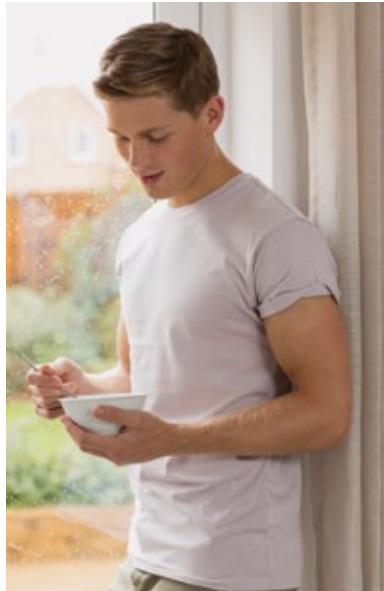


**Sonnet Gate  
Prescot**

**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

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Tiverton

See Page 12

Eaton

See Page 14

Blackwood

See Page 16

Hazelwood

See Page 18

Maplewood

See Page 20

Affordable Housing

Plots 1-6 and 16-19 are to be built using timber frame construction. Dimensions may vary, please speak to the Development Sales Manager for more 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.







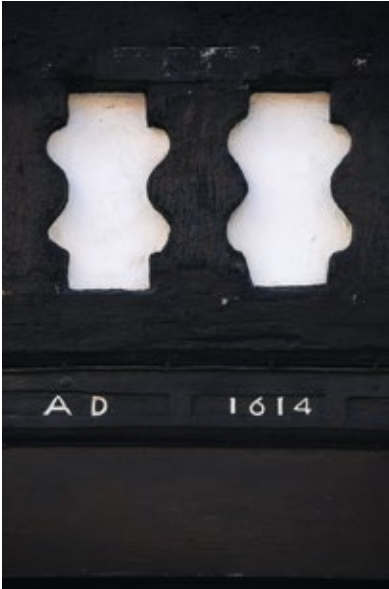
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Prescot has unique ties to Elizabethan drama and iconic playwright William Shakespeare, hence the reason this prestigious new development has been named Sonnet Gate.

Sonnet Gate has outstanding local and national transport connections. The M57 and the M62, both within five minutes drive, provide fast routes to Liverpool, around 20 minutes away, and Manchester. Trains from Prescot Station, less than half a mile from the development, run approximately twice an hour between Liverpool Lime Street, St Helens and Wigan, with some services carrying on to Preston and Blackpool. The journey into Lime Street takes just over 20 minutes. Whiston Station, a mile to the south, offers services to Manchester Piccadilly and Manchester Airport, and buses between Liverpool, St Helens and other local destinations stop six hundred yards away.

Within half a mile there is a large Tesco Extra store, part of the Cables Shopping Park which incorporates an M&S Food Store, Boots and other high street names. A local shopping precinct at Molyneux Drive includes a convenience store, an off-licence, a pharmacy, hairdressers and fast food takeaways. Prescot's charming, partially pedestrianised town centre presents a mixture of independent retailers, pubs and cafés, complementing the national chains represented in the covered Prescot Shopping Centre, where there is also a local history museum.





Less than a mile from the M57 and ten minutes walk from the attractive, lively town centre of Prescott, this selection of stylish, energy efficient three and four bedroom homes is part of the exciting new Prescott Park. This strategic location brings a prestigious new residential quarter into a well-established and mature community, and presents an exceptional place to put down roots.

Welcome to Sonnet Gate...

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# Overton

### Overview

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

### Ground Floor

**Lounge**  
3.56m x 4.49m  
11'8" x 14'9"

**Kitchen/Dining**  
3.34m x 3.83m  
11'0" x 12'7"

**Laundry**  
1.08m x 1.96m  
3'7" x 6'5"

**WC**  
1.08m x 1.78m  
3'7" x 5'10"

### First Floor

**Principal Bedroom**  
3.09m x 3.28m  
10'2" x 10'9"

**En-Suite**  
1.21m x 2.03m  
4'0" x 6'8"

**Bedroom 2**  
2.37m x 3.26m  
7'10" x 10'8"

**Bedroom 3**  
2.04m x 2.17m  
6'8" x 7'2"

**Bathroom**  
2.37m x 1.69m  
7'10" x 5'7"

### Floor Space

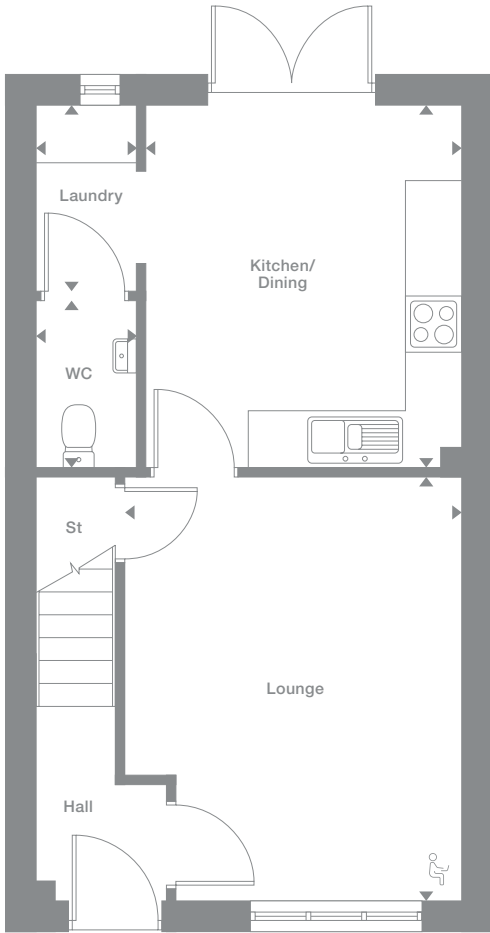
819 sq ft

† Window positions may vary and are not included on all plots. Please speak to our Development Sales Manager for clarification

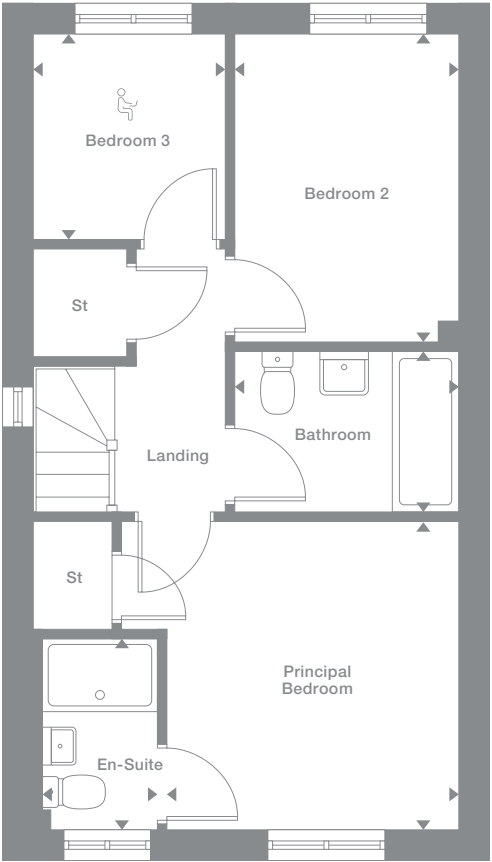
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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**Overview**  
Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

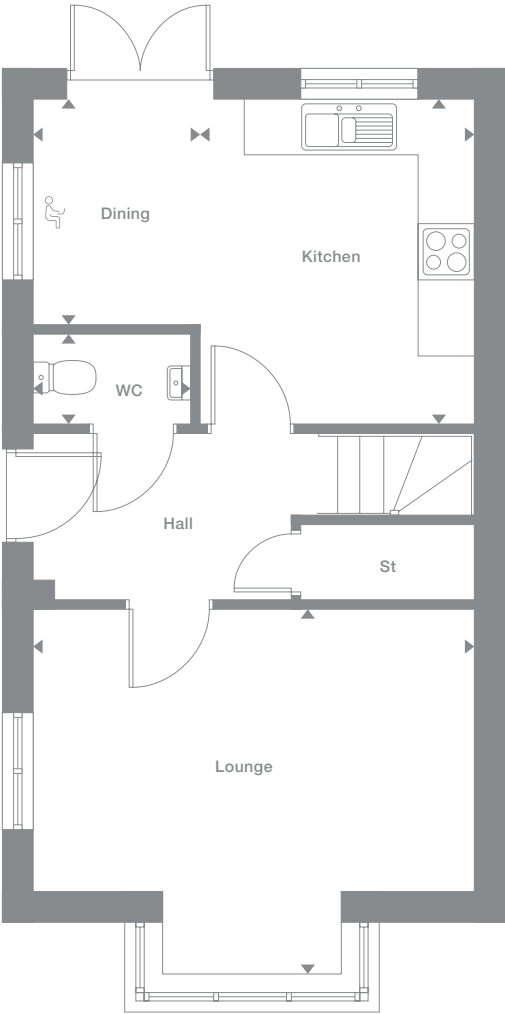
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.68m x 3.91m 15'5" x 12'10"	<b>Principal Bedroom</b> 3.37m x 3.01m 11'1" x 9'11"
<b>Kitchen</b> 2.91m x 3.45m 9'7" x 11'4"	<b>En-Suite</b> 1.01m x 2.78m 3'4" x 9'2"
<b>Dining</b> 1.76m x 2.40m 5'10" x 7'11"	<b>Bedroom 2</b> 2.56m x 3.46m 8'5" x 11'4"
<b>WC</b> 1.67m x 0.96m 5'6" x 3'2"	<b>Bedroom 3</b> 2.02m x 3.46m 6'8" x 11'4"
	<b>Bathroom</b> 1.70m x 1.96m 5'7" x 6'5"

**Floor Space**  
869 sq ft

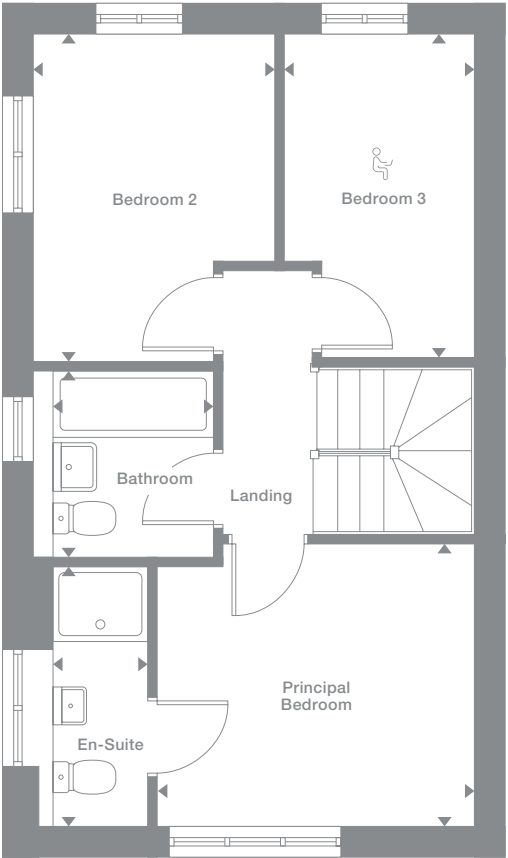
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Tiverton

**Overview**  
The superb kitchen and dining room with its french doors out to the garden, perfect for barbecues, provides a perfect focal point for lively family life that complements the bright, comfortable lounge. The three bedrooms include a sumptuous principal suite with a built-in cupboard.

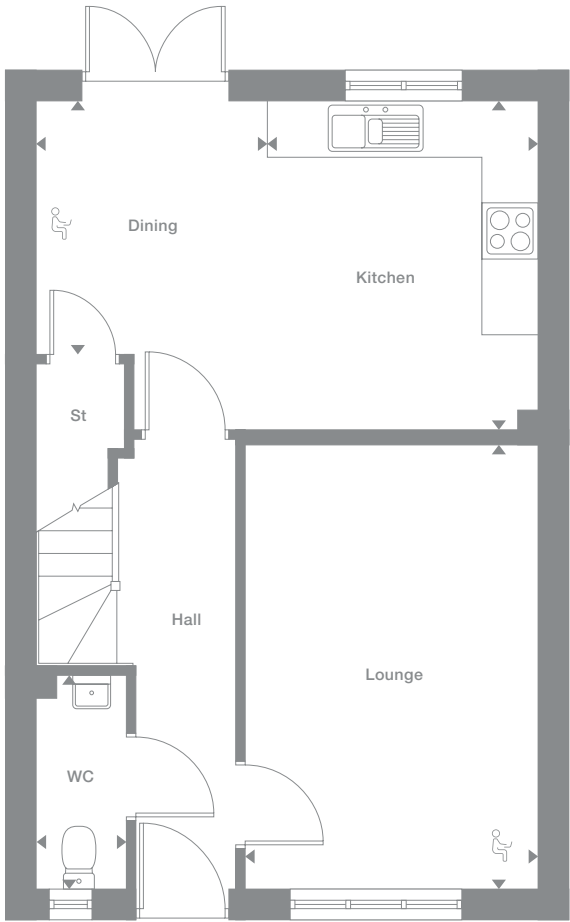
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.10m x 4.71m 10'2" x 15'6"	<b>Principal Bedroom</b> 3.64m x 3.38m 12'0" x 11'1"
<b>Kitchen</b> 2.86m x 3.50m 9'5" x 11'6"	<b>En-Suite</b> 1.34m x 2.26m 4'5" x 7'5"
<b>Dining</b> 2.44m x 2.70m 8'0" x 8'10"	<b>Bedroom 2</b> 3.21m x 2.83m 10'7" x 9'4"
<b>WC</b> 0.95m x 2.28m 3'2" x 7'6"	<b>Bedroom 3</b> 1.99m x 2.83m 6'7" x 9'4"
	<b>Bathroom</b> 1.70m x 1.95m 5'7" x 6'5"

**Floor Space**  
956 sq ft

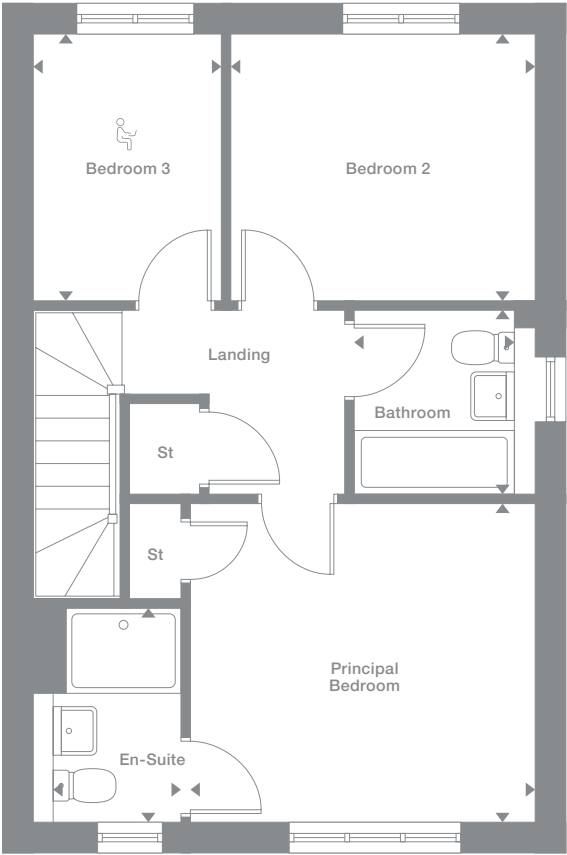
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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**Overview**  
A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

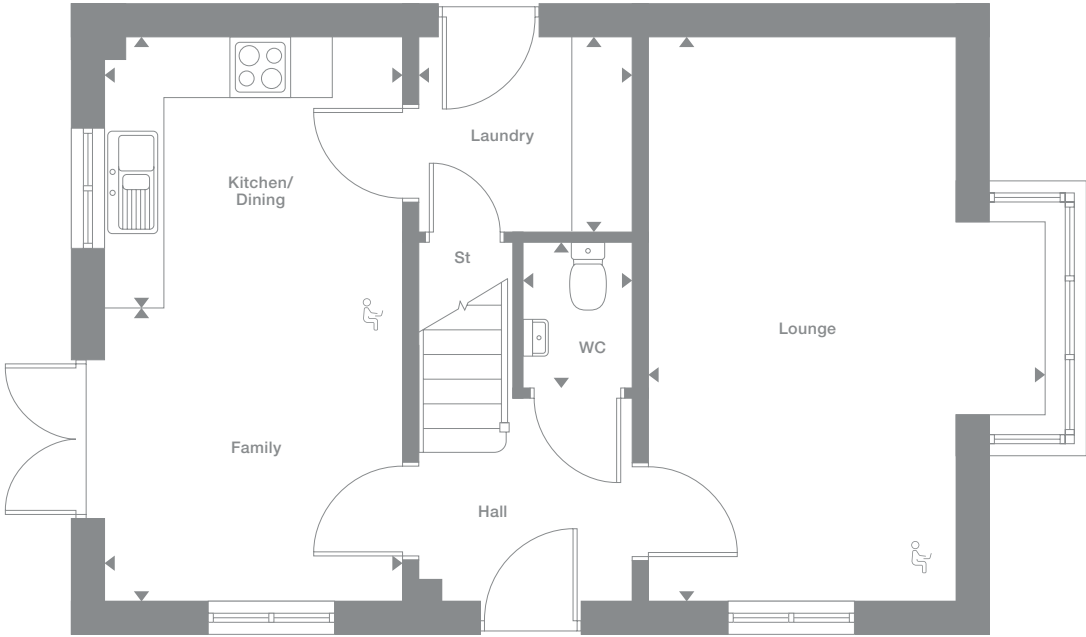
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.92m x 5.54m 12'11" x 18'2"	<b>Principal Bedroom</b> 3.40m x 3.12m 11'2" x 10'3"
<b>Kitchen/Dining</b> 2.93m x 2.65m 9'8" x 8'9"	<b>En-Suite</b> 1.77m x 2.06m 5'10" x 6'9"
<b>Laundry</b> 2.09m x 1.92m 6'10" x 6'4"	<b>Bedroom 2</b> 2.99m x 3.31m 9'10"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

**Floor Space**  
1,016 sq ft

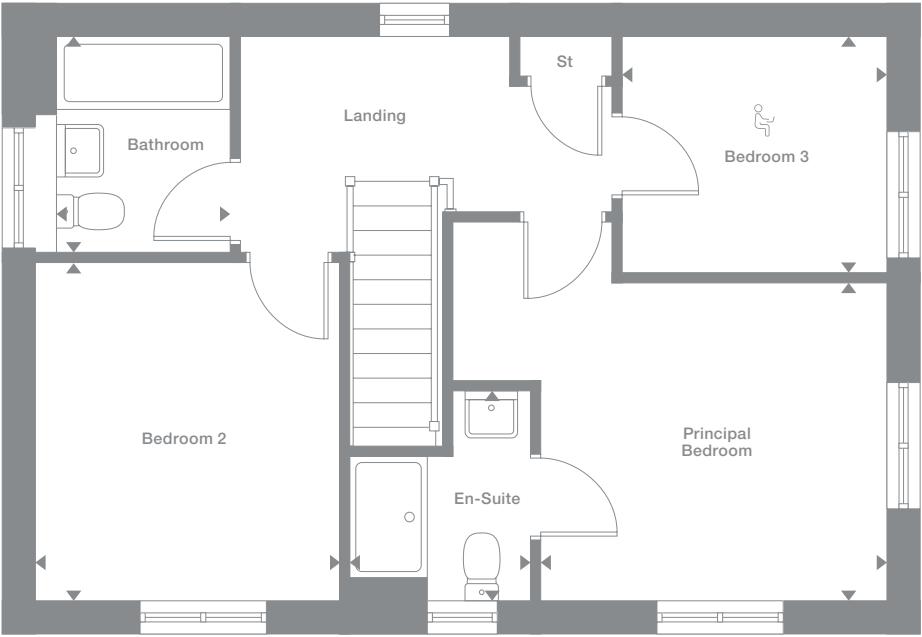
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Blackwood

## Overview

The Blackwood is an immensely prestigious family home. Sharing the ground floor with a stylish lounge, the impressive kitchen and dining room offers garden access via french doors. The many practical features include a laundry, a walk-in hall cupboard and an en-suite principal bedroom.

## 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 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"

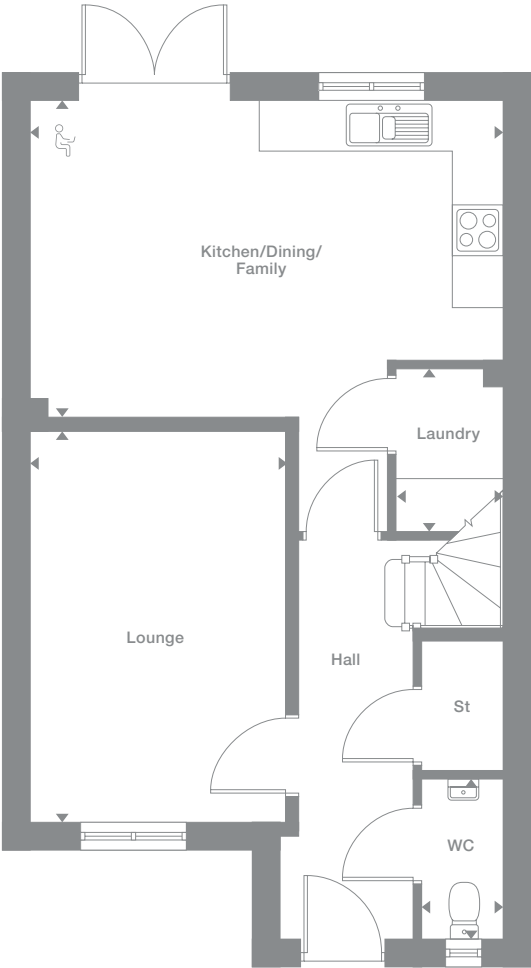
## Floor Space

1,088 sq ft

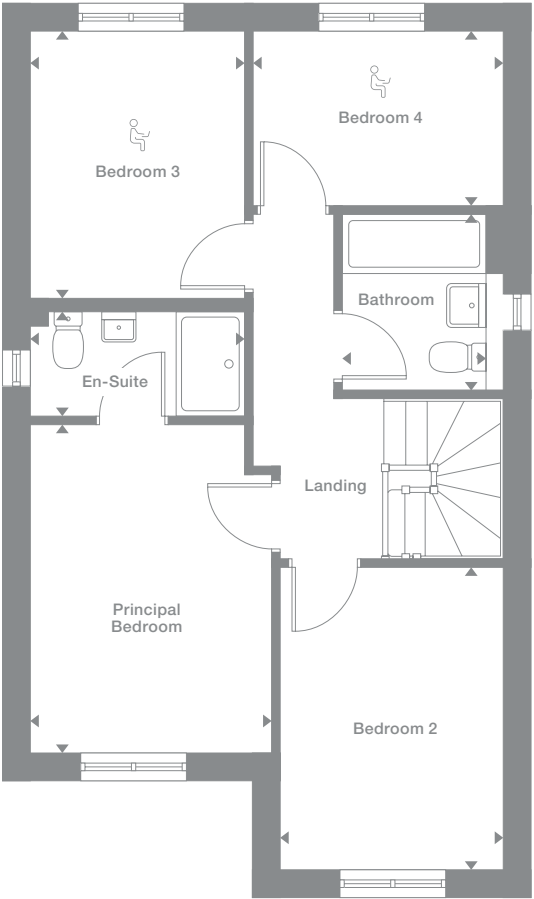
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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# Hazelwood

**Overview**  
The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

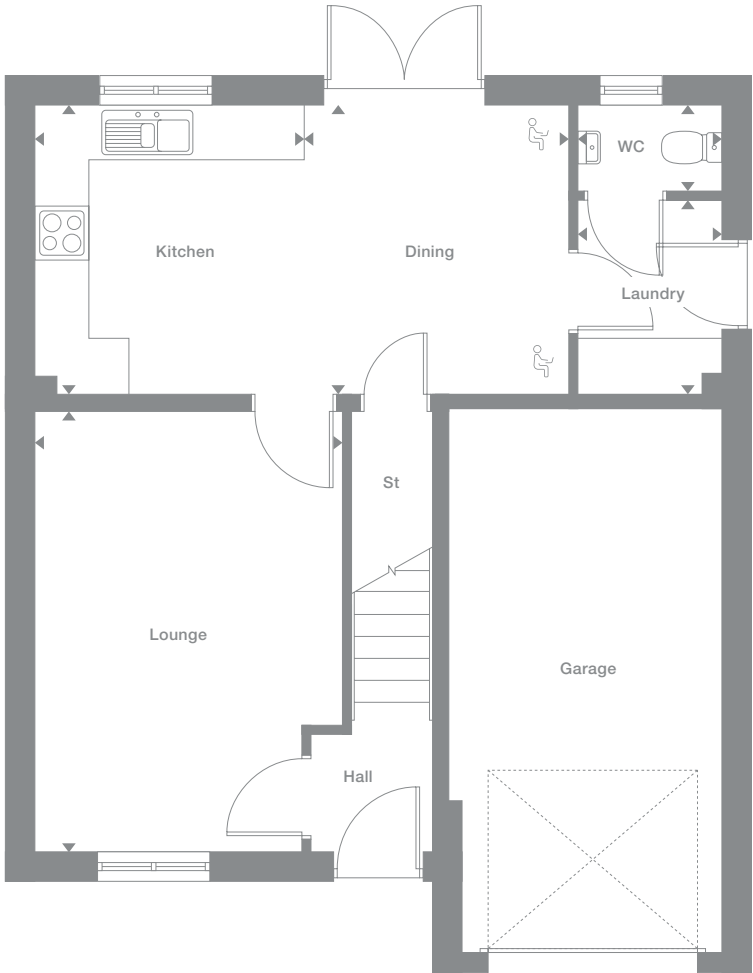
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.38m x 4.86m 11'1" x 15'11"	<b>Principal Bedroom</b> 4.38m x 2.90m 14'5" x 9'6"
<b>Kitchen</b> 2.95m x 3.18m 9'8" x 10'5"	<b>En-Suite</b> 1.87m x 2.45m 6'2" x 8'1"
<b>Dining</b> 2.91m x 3.18m 9'7" x 10'5"	<b>Bedroom 2</b> 3.73m x 2.70m 12'3" x 8'10"
<b>Laundry</b> 1.60m x 2.13m 5'3" x 7'0"	<b>Bedroom 3</b> 3.73m x 2.70m 12'3" x 8'10"
<b>WC</b> 1.60m x 0.96m 5'3" x 3'2"	<b>Bedroom 4</b> 3.09m x 2.65m 10'2" x 8'8"
	<b>Bathroom</b> 1.70m x 2.14m 5'7" x 7'0"

**Floor Space**  
1,150 sq ft

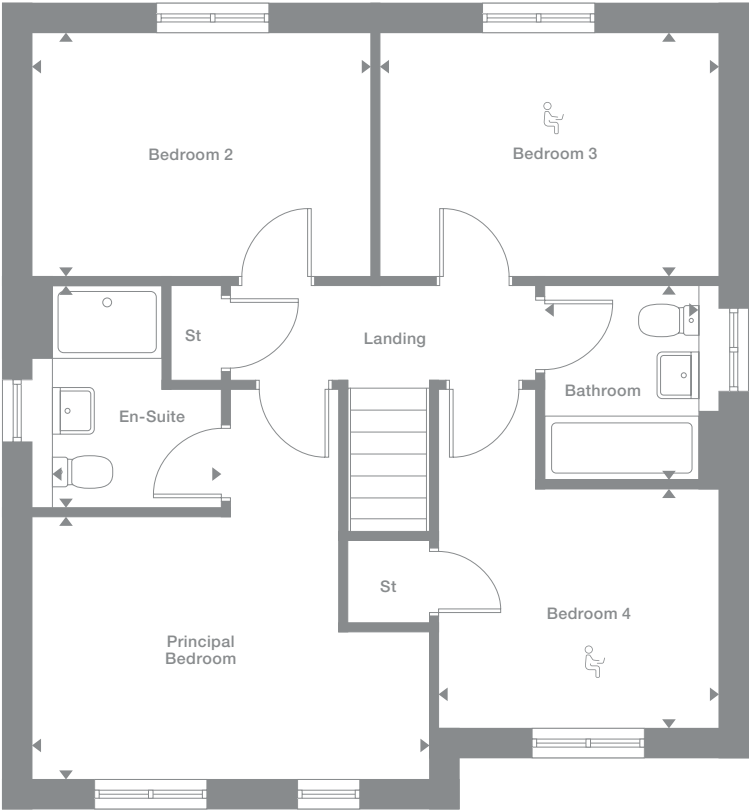
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# Maplewood

**Overview**  
Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

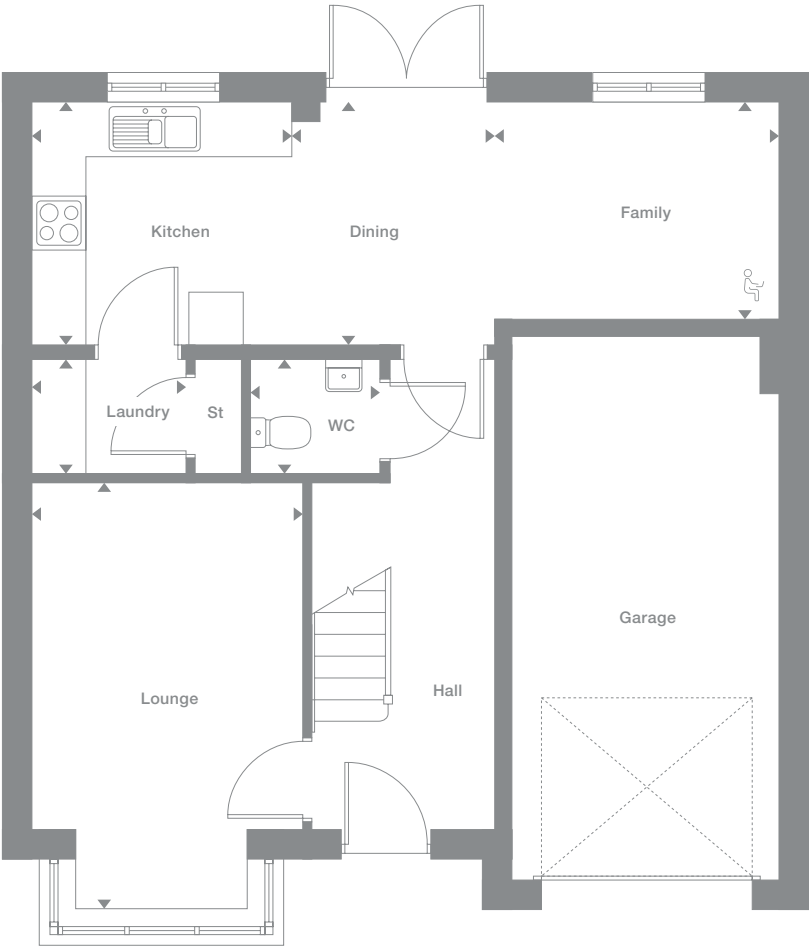
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.98m x 4.72m 9'10" x 15'6"	<b>Principal Bedroom</b> 4.06m x 2.79m 13'4" x 9'2"
<b>Kitchen</b> 2.86m x 2.68m 9'5" x 8'10"	<b>Dressing</b> 2.63m x 1.38m 8'8" x 4'7"
<b>Laundry</b> 1.70m x 1.26m 5'7" x 4'2"	<b>En-Suite</b> 2.63m x 1.21m 8'8" x 4'0"
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

**Floor Space**  
1,269 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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# The Miller Difference

your home  
your way...

## The Miller Difference

Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

## Shaped around you

For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

## Built on trust

Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

## Helping where we can

You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

## Pushing up standards

From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

## A smooth customer journey

Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

## With you every step of the way

After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

## Fully involved

Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

## Make it your own

Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

## A place to grow

For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

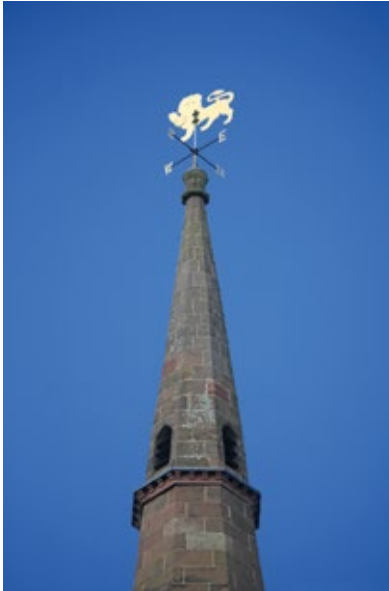
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.





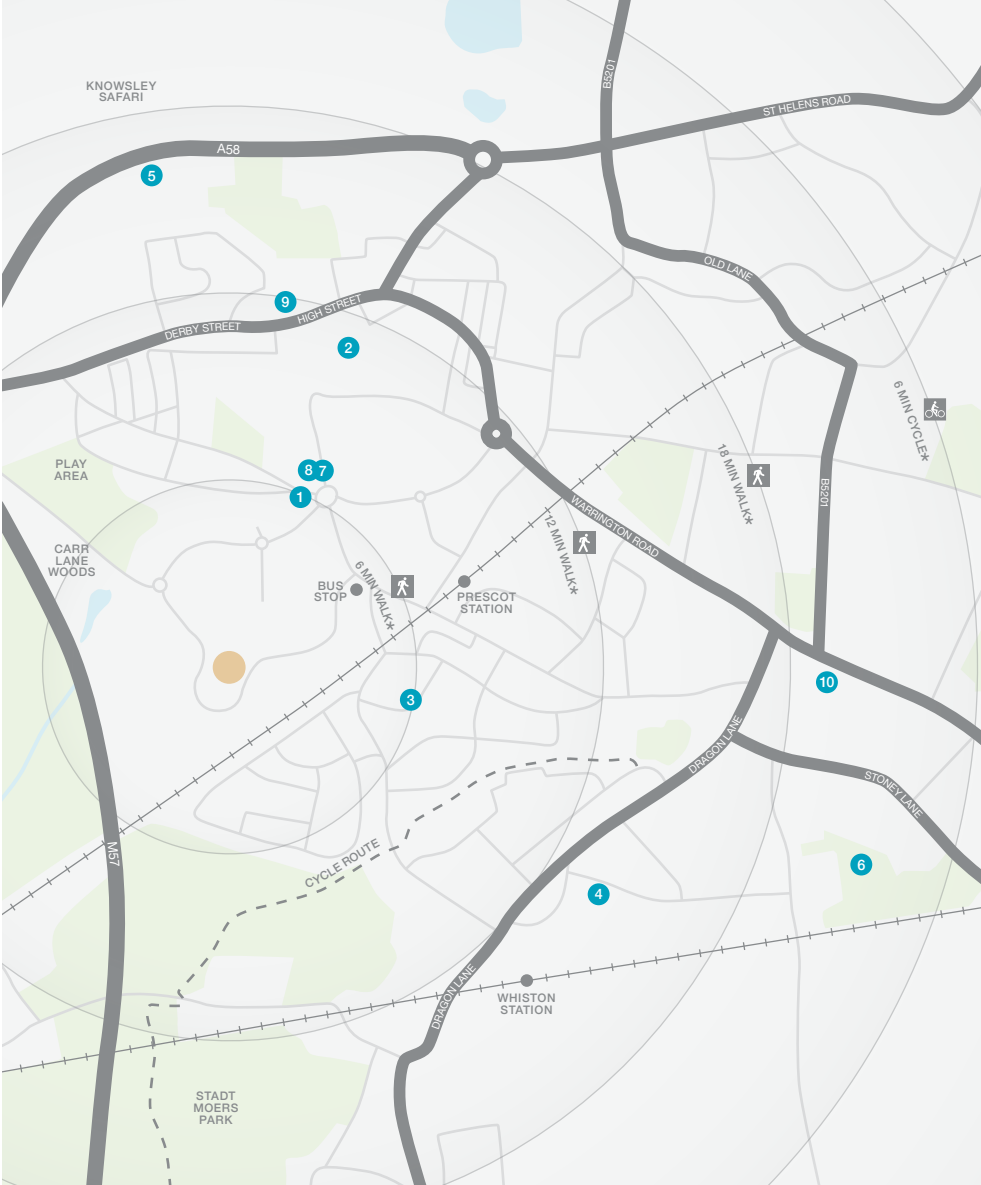
Prescot's attractions include Knowsley Safari Park and the exciting new Imaginarium woodland theatre. The Shakespeare North Playhouse, a flagship theatre project scheduled to open in 2022, will complement the bars and nightlife in the town centre. Cinemas and theatres can also be found in nearby centres from St Helens to Liverpool. Huyton and Prescot Golf Club, one of two courses in the area, is just a mile from Sonnet Gate, and the wealth of parks and woodland walks includes the vast Stadt Moers Park with its woodlands, green gym, playgrounds and fishing pond. There is also a Soft Play facility a short walk away.

Nearby schools include St Mary and St Paul's C of E Primary School and Whiston Willis Primary Academy, both assessed as Good by Ofsted. Secondary education is provided by the Prescot School to the north of the town centre, and St Edmund Arrowsmith Catholic High School in Whiston. All are within walking distance of the development. For health care, there are two full-time medical practices based in the Prescot Primary Care Centre around half a mile from Sonnet Gate, close to a late-night pharmacy. Prescot House Dental Surgery is located in the town centre, and Whiston Hospital, around a mile away, has a 24-hour A&E department.





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.



- Prescriptions Pharmacy  
The Kiosk,  
South Avenue  
0151 426 2958
- 2 Prescott Post Office  
The Prescott Centre,  
Aspinall Street  
0151 493 9737
- 3 St Mary and St Paul's  
C of E Primary School  
Bryer Road  
0151 426 6869
- 4 Whiston Willis  
Primary Academy  
Milton Avenue  
0151 477 8270
- 5 The Prescott School  
Knowsley Park Lane  
0151 477 8680
- 6 St Edmund Arrowsmith  
Catholic High School  
Cumber Lane  
0151 477 8775
- 7 Park House  
Medical Centre  
Prescot Primary Care  
Centre, Sewell Street  
0151 426 5253
- 8 Prescott Medical Centre  
Prescot Primary Care  
Centre, Sewell Street  
0151 426 5277
- 9 Prescott House  
Dental Surgery  
3 High Street  
0151 426 6460
- 10 Whiston Hospital  
Warrington Road  
0151 426 1600

\* 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 wa
- 1.5km = 15 to 21 mins wa
- 2.0km = 5 to 8 mins cycle





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03301 623 638

**From Liverpool city centre**  
Follow the A57 Prescot Road across Queens Drive and through the junction with the M57 motorway. After passing over the motorway, at the roundabout take the fourth exit for Huyton via the B5199. Bear left at the mini-roundabout and at the next roundabout take the second exit. Follow the winding road for six hundred yards, and the entrance to Sonnet Gate is on the left.

**From Manchester and the east**  
Travelling west on the M62, at junction 6 join the M57 for Southport and Prescot. Leave the M57 at the next junction to join the A57 for Prescot, and after passing over the motorway, at the roundabout take the fourth exit for Huyton via the B5199. Bear left at the mini-roundabout and at the next roundabout take the second exit. Follow the winding road for six hundred yards, and the entrance to Sonnet Gate is on the left.

Sat Nav: L34 1AL



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 Homes?

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

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



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk)  
for development opening  
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