



The Views Billinge

millerohomes

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.



the place to be[®]

- 01 Welcome home
- 02 Living in Billinge
- 08 Floor plans
- 22 Specification
- 28 How to find us

Plot information >

Plot information

- Twain**
See Page 08
- Ashcroft**
See Page 09
- Hurston**
See Page 10
- Darwin**
See Page 11
- Darwin DA**
See Page 12
- Kipling**
See Page 13
- Heather**
See Page 14
- Buchan**
See Page 15
- Beckett Alt**
See Page 16
- Crompton**
See Page 17
- Beacon**
See Page 18
- Rolland**
See Page 19
- Golding**
See Page 20
- Shakespeare**
See Page 21



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Welcome to The Views

Buffered by a spacious green border incorporating a play area, with countryside stretching away to the west, the Views is a beautiful neighbourhood of energy-efficient two, three, four and five bedroom homes. The ambience provides a wonderful opportunity to rediscover a natural pace of life, yet these homes are just minutes away from the M6 and M58 motorways, providing a convenient base for the whole North-West.




We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, between October and December 2014, 98% of customers in the North West region said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



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 The Views.







Transport

Orrell train station, a mile from The Views, provides hourly weekday and Saturday services to Manchester Victoria via Wigan Wallgate, and to Kirby where there are connections for Liverpool Central. Buses between St Helens and Wigan stop around five minutes walk from the development. Junction 26 of the M6, which is also the eastern end of the M58, is just two miles drive away.

Arts & Entertainment

Local pubs include the Holts Arms, a few minutes walk away, and a bowling club nearby. Wigan offers a wide choice of film and live entertainments, including an 11-screen Empire Cinema and the amateur Wigan Little Theatre. The lively cultural life of St Helens, including the Theatre Royal and the Citadel Art Centre as well as bars, music venues and restaurants, is also within easy reach.

Leisure & Recreation

Orrell Water Park, a picturesque habitat for birds, butterflies and dragonflies a few minutes' walk from The Views, includes excellent fishing facilities and a children's play area. Other nearby outdoor amenities include Oak Wood and Daisy Wood, and the development is around two miles from Billinge Hill, the highest point in Merseyside. There is a well-equipped gym around two miles away in Orrell, and leisure facilities in Wigan include swimming and roller skating.

Shopping

Local shops include a One-Stop community store, a family butcher and a delicatessen in Upholland Road, and a Co-op food store, a newsagent and an off-licence near Orrell Station. Wigan has a comprehensive choice of high street stores, many of them in centres like the magnificent Makinson Arcade or the Galleries Shopping Centre.





Twain

2 Bed

Plots

27, 31*, 67

Overview

The spacious landing of the Twain leads on to a beautifully planned and expertly equipped open plan living space in which dual aspect windows add a bright, welcoming appeal to an immensely practical layout.

Key Features

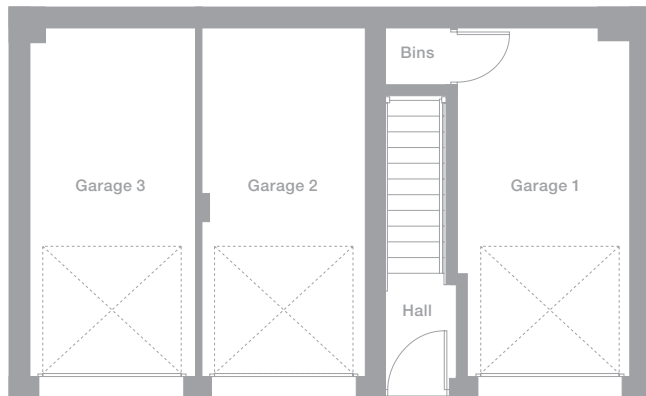
Master Bed Wardrobe
Garage

Total Floor Space

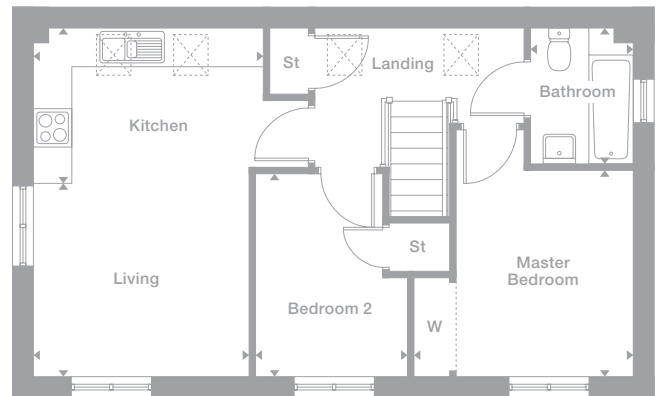
56.02m² (603 sq ft)



Ground Floor



First Floor



Room Dimensions

First Floor

Living
3.358m x 3.008m
11'0" x 9'10"

Kitchen
3.575m x 2.422m
11'9" x 7'11"

Master Bedroom
3.421m max x 3.221m
11'3" x 10'7"

Bedroom 2
2.370m max x 3.176m max
7'9" x 10'5"

Bathroom
1.609m x 2.115m
5'3" x 6'11"

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* Plots are a mirror image of plans shown above

2 Bed

Ashcroft

Plots

Type A: 91, 93, 95
Type B: 92, 94, 96

Key Features

Kitchen/Living/Dining
Master Bed Wardrobes

Total Floor Space

56.58m² (609 sq ft)

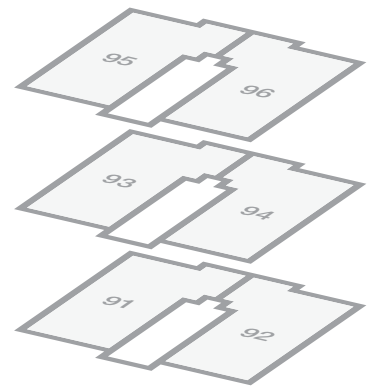
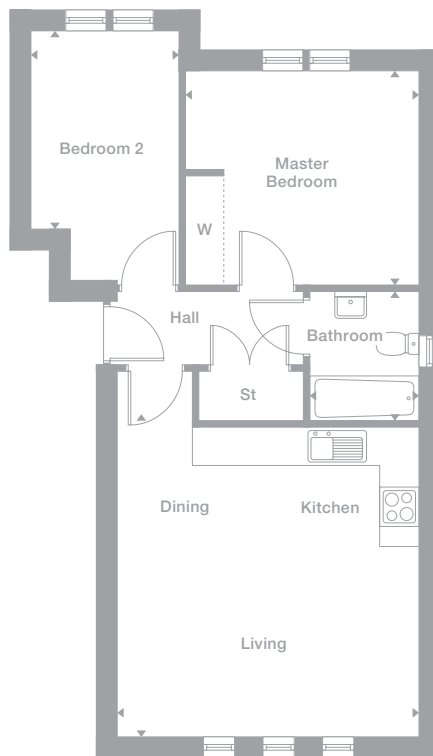
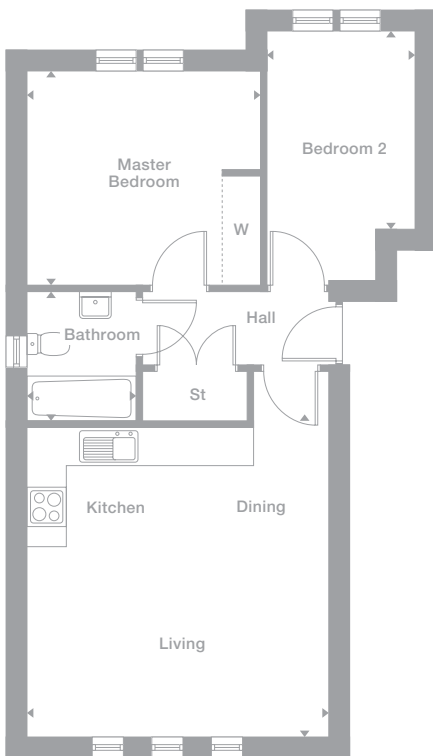
Overview

The Ashcroft apartment building features a towering arched window which lights up the hall and staircase. The six superb contemporary open-plan apartments offer different window arrangements on each floor to add a subtle variety to the homes.



Type A

Type B



Room Dimensions

Type A

Kitchen/Living/Dining
4.683m max x 4.818m min
15'4" x 15'10"

Master Bedroom

3.641m x 3.344m
11'11" x 11'0"

Bedroom 2

2.291m max x 3.867m max
7'6" x 12'8"

Bathroom

1.860m x 2.026m
6'1" x 6'8"

Type B

Kitchen/Living/Dining
4.683m max x 4.818m min
15'4" x 15'10"

Master Bedroom

3.641m x 3.344m
11'11" x 11'0"

Bedroom 2

2.291m max x 3.867m max
7'6" x 12'8"

Bathroom

1.860m x 2.026m
6'1" x 6'8"

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Hurston

3 Bed

Plots

23, 24*, 25*, 29, 30*

Overview

The bright living room of the Hurston opens on to an airy kitchen and dining room that combines its practical layout with a fresh, inviting ambience. Upstairs, an en-suite shower adds a touch of luxury to the master bedroom.

Key Features

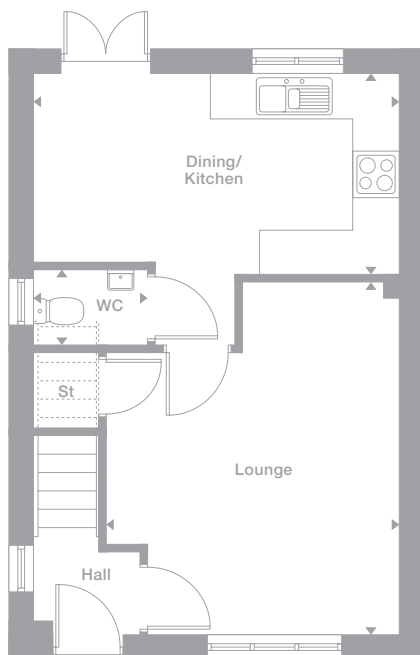
French Doors
Dining/Kitchen
Master Bed En-Suite

Total Floor Space

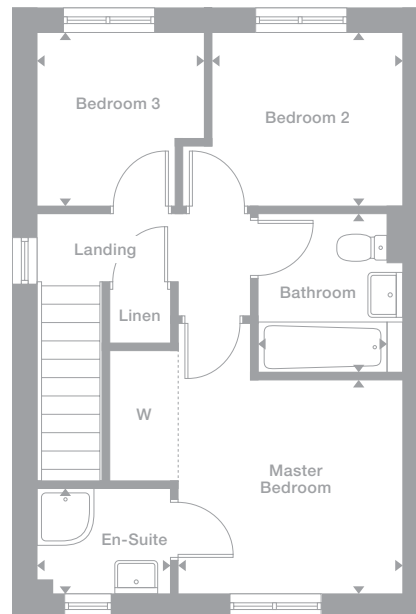
71.63m² (771 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.865m max x 4.660m max
12'8" x 15'3"

Dining/Kitchen
4.820m x 2.670m max
15'10" x 8'9"

WC
1.500m x 1.000m
4'11" x 3'3"

First Floor

Master Bedroom
2.965m min x 2.840m min
9'9" x 9'4"

En-Suite
1.755m x 1.400m
5'9" x 4'7"

Bedroom 2
2.520m x 2.290m
8'3" x 7'6"

Bedroom 3
2.200m x 2.290m
7'3" x 7'6"

Bathroom
1.700m x 2.100m
5'7" x 6'11"

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* Plots are a mirror image of plans shown above



3 Bed

Darwin

Plots

7*, 8, 9*, 10, 49

Key Features

French Doors
Master Bed En-Suite
Master Bed Wardrobe

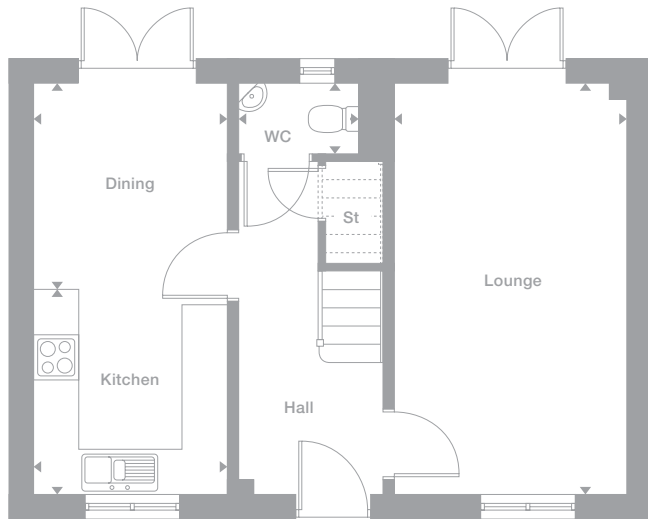
Total Floor Space

85.56m² (921 sq ft)

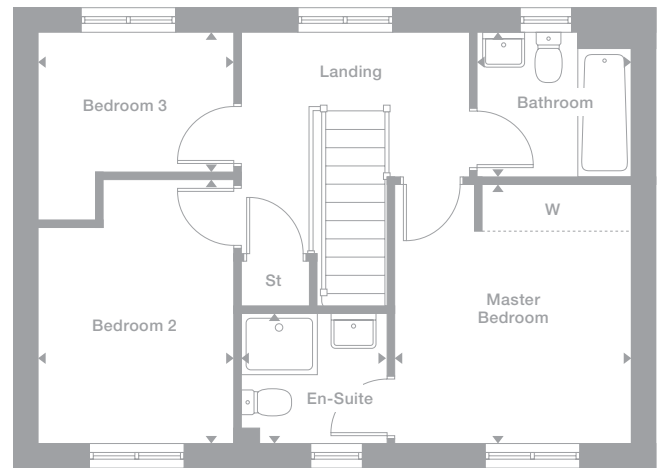
Overview

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



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

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 1.730m
6'4" x 5'8"

Bedroom 2
2.594m x 3.498m max
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

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Darwin DA

3 Bed

Plots

26*, 28, 60

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.

Key Features

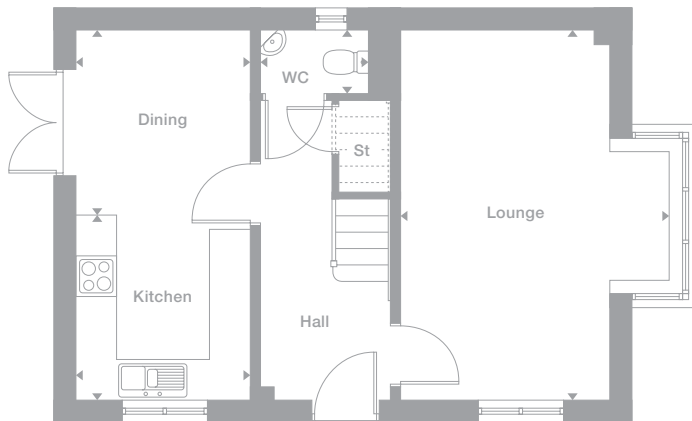
French Doors
Dual Aspect Windows
Feature Bay Window
Master Bed En-Suite
Master Bed Wardrobe

Total Floor Space

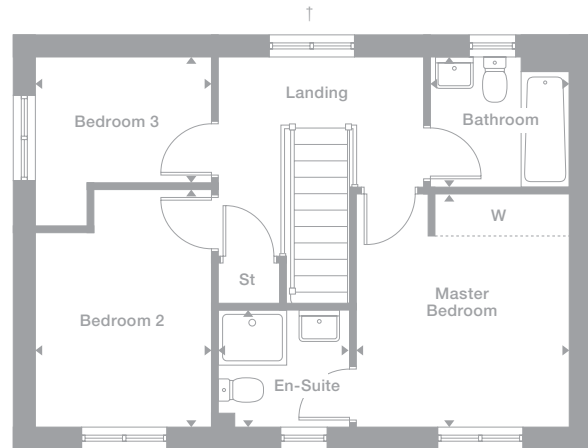
85.56m² (921 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.980m max x 5.450m
13'1" x 17'11"

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

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 1.730m
6'4" x 5'8"

Bedroom 2
2.594m max x 3.498m max
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

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* Plots are a mirror image of plans shown above

† Window to plot 60 only



3 Bed

Kipling

Plots

44*, 50, 51*, 55,
58, 59*, 61

Key Features

French Doors
Master Bed En-Suite
Master Bed Wardrobe

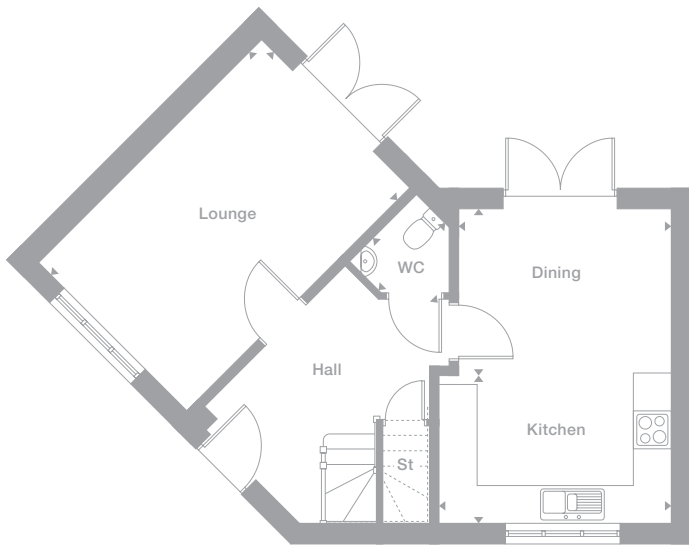
Total Floor Space

95.60m² (1,029 sq ft)

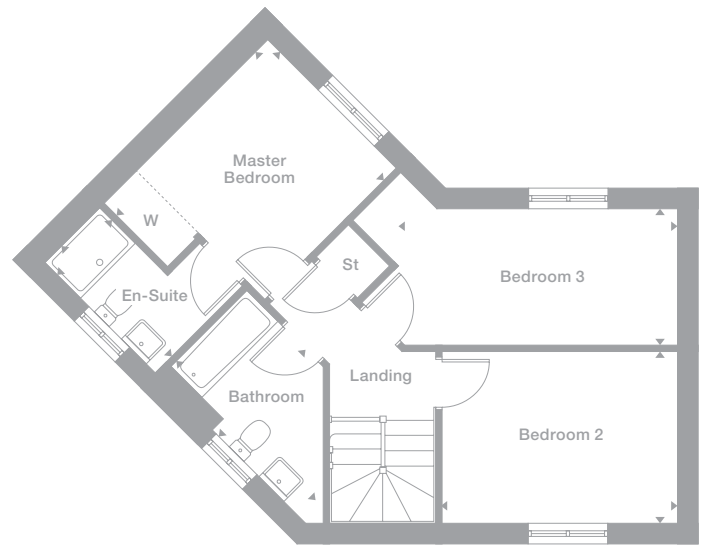
Overview

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



First Floor



Room Dimensions

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 3.661m max
9'5" x 12'0"

En-Suite
2.477m x 1.210m
8'2" 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
3.260m max x 1.933m max
10'8" x 6'4"

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Heather

3 Bed

Plots

11, 12*, 13, 14*,
15, 16*, 17, 18*

Overview

With broad windows incorporating a door into the garden, the living room of the Heather has a bright, natural ambience that enhances the practical, flexible living space. Upstairs, the generously sized landing and twin-windowed master bedroom suite continue the impressive sense of luxurious comfort.

Key Features

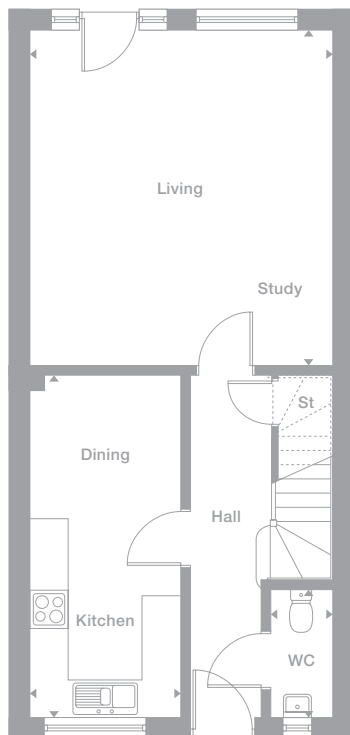
Kitchen/Dining
Master Bed En-Suite
Ample Storage

Total Floor Space

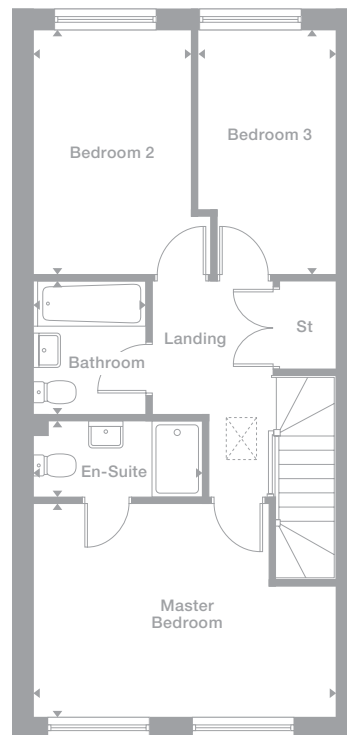
101.36m² (1,091 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Study
4.692m x 5.226m
15'5" x 17'2"

Kitchen/Dining
2.352m x 5.332m
7'9" x 17'6"

WC
0.940m x 2.000m
3'1" x 6'7"

First Floor

Master Bedroom
4.692m max x 3.343m max
15'5" x 11'0"

En-Suite
2.647m x 1.200m
8'8" x 3'11"

Bedroom 2
2.465m min x 3.814m max
8'1" x 12'6"

Bedroom 3
2.139m max x 3.814m max
7'0" x 12'6"

Bathroom
1.763m x 2.087m
5'9" x 6'10"

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* Plots are a mirror image of plans shown above

4 Bed

Buchan

Plots

32, 64*, 65, 66, 70

Key Features

French Doors
Master Bed En-Suite
Master Bed Wardrobe
Utility
Study

Total Floor Space

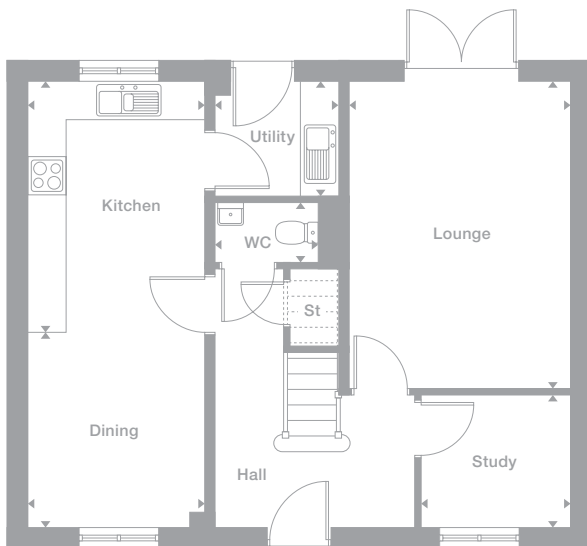
117.43m² (1,264 sq ft)

Overview

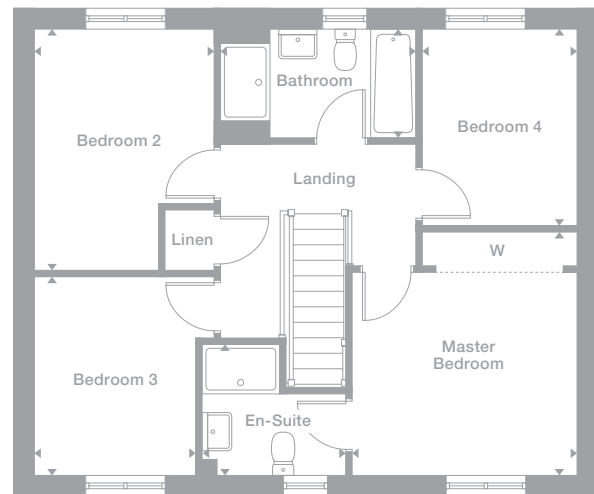
The twin windows, facing each other across the room, introduce a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.450m x 4.797m 11'4" x 15'9"	WC 1.620m x 0.945m 5'4" x 3'1"
Dining 2.763m x 3.041m 9'1" x 10'0"	Utility 1.937m x 1.799m 6'4" x 5'11"
Kitchen 2.763m x 3.909m 9'1" x 12'10"	Study 2.323m x 2.060m 7'7" x 6'9"

First Floor

Master Bedroom 3.507m max x 3.793m max 11'6" x 12'5"	Bedroom 3 2.519m x 3.095m 8'3" x 10'2"
En-Suite 2.238m max x 2.044m max 7'4" x 6'8"	Bedroom 4 2.411m x 3.064m 7'11" x 10'1"
Bedroom 2 2.805m max x 3.762m max 9'2" x 12'4"	Bathroom 3.048m max x 1.700m max 10'0" x 5'7"

* Plots are a mirror image of plans shown above

Note: Attached garage to plot 66. Garage omitted on plot 32

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Beckett Alt

4 Bed

Plots

40, 41, 42*, 43*, 52, 56*, 57, 68, 69*, 75, 76*

Overview

From a family room that could be used to create an impressive formal dining room to the spacious en-suite master bedroom, this is a home filled with attractive features. The delightful decorative balcony adds a touch of distinction to the lounge.

Key Features

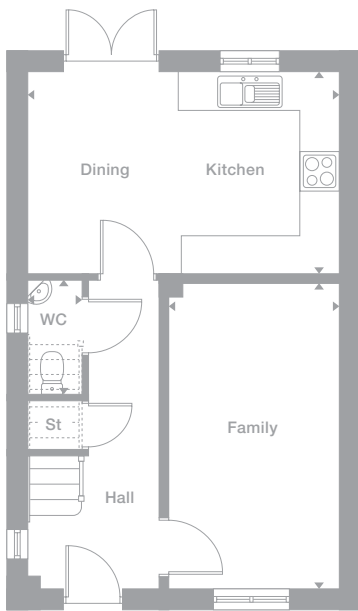
French Doors
Juliet Balcony
Master Bed En-Suite

Total Floor Space

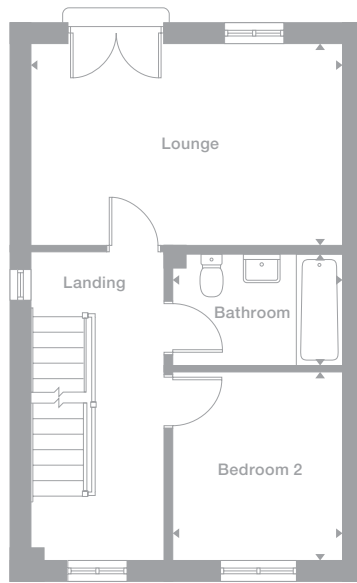
116.87m² (1,258 sq ft)



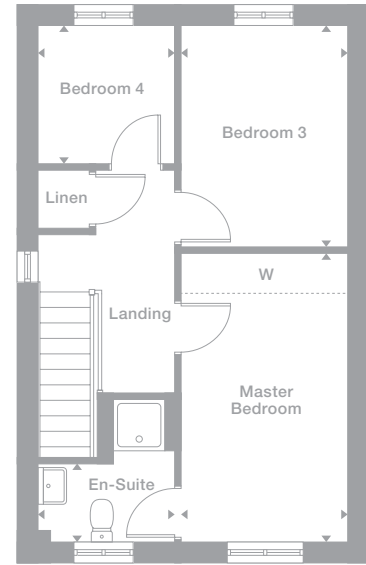
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Family
2.625m x 4.750m
8'7" x 15'7"

Dining/Kitchen
4.840m x 3.150m
15'11" x 10'4"

WC
0.855m x 1.770m
2'10" x 5'10"

First Floor

Lounge
4.840m x 3.150m
15'11" x 10'4"

Bedroom 2
2.625m x 2.950m
8'7" x 9'8"

Bathroom
2.625m x 1.700m
8'7" x 5'7"

Second Floor

Master Bedroom
2.600m x 4.500m
8'6" x 14'9"

En-Suite
2.140m x 1.225m
7'0" x 4'0"

Bedroom 3
2.600m x 3.450m
8'6" x 11'4"

Bedroom 4
2.140m x 2.150m
7'0" x 7'1"

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4 Bed

Crompton

Plots

5, 6*, 39*, 79, 81*, 82

Key Features

French Doors
Feature Bay Window
Master Bed Wardrobe
2 En-Suites

Total Floor Space

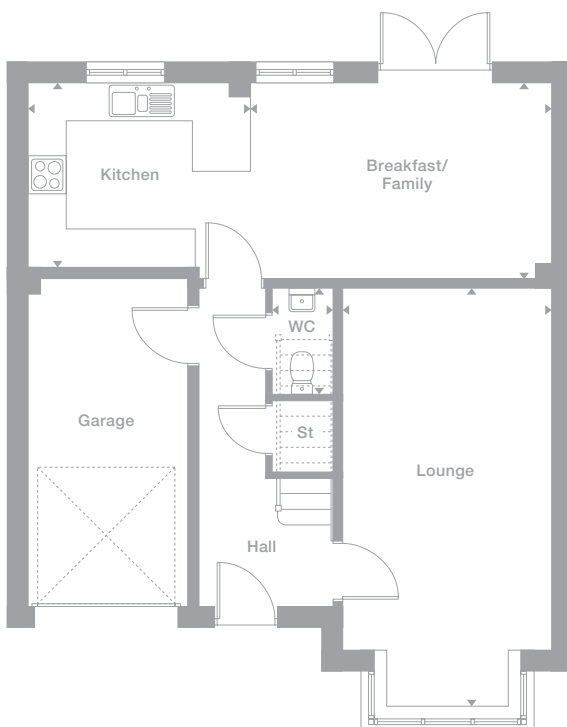
123.47m² (1,329 sq ft)

Overview

Focusing on a bright, contemporary kitchen and breakfast room that will quickly become a convivial, flexible hub of family life, the Crompton combines stylish flair with a wealth of practical additions such as the thoughtfully shared en-suite shower room.



Ground Floor



Room Dimensions

Ground Floor

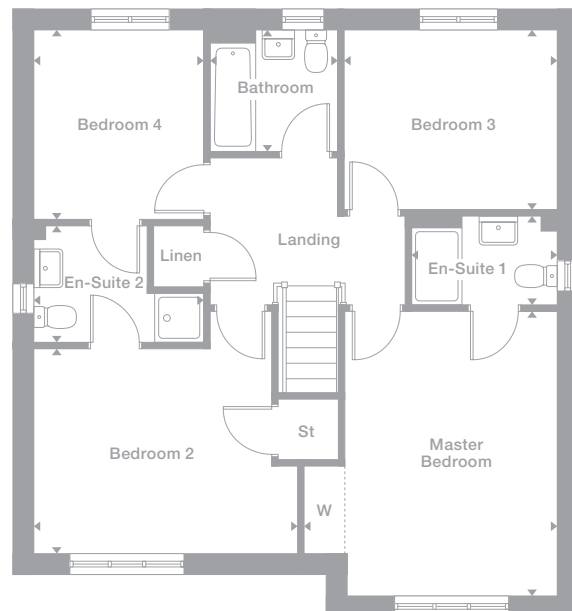
Lounge
3.264m x 6.529m max
10'9" x 21'5"

Kitchen
3.464m x 2.880m
11'4" x 9'5"

Breakfast/Family
4.700m x 3.050m
15'5" x 10'0"

WC
0.946m x 1.650m
3'1" x 5'5"

First Floor



First Floor

Master Bedroom
3.264m x 4.436m
10'9" x 14'7"

En-Suite 1
2.275m max x 1.400m max
7'6" x 4'7"

Bedroom 2
4.115m max x 3.193m
13'6" x 10'6"

En-Suite 2
2.658m max x 1.825m max
8'9" x 6'0"

Bedroom 3
3.340m x 2.807m
10'11" x 9'3"

Bedroom 4
2.658m x 2.961m
8'9" x 9'9"

Bathroom
1.980m x 1.907m
6'6" x 6'3"

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Beacon

4 Bed

Plots

1*, 2, 3*, 4, 77, 78*, 85, 86*, 87, 88*, 89, 90*

Overview

The quality of the Beacon is unmistakable in every detail of the large, convivial family kitchen, the separate study or home office, and the luxuriously appointed master bedroom with its adjacent dressing room and spacious en-suite bathroom.

Key Features

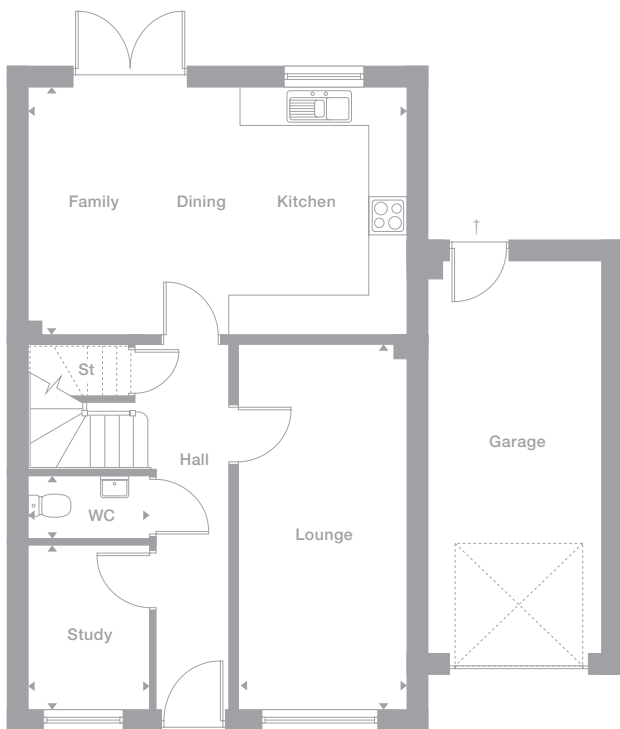
French Doors
Dressing Area
Master Bed En-Suite
Study

Total Floor Space

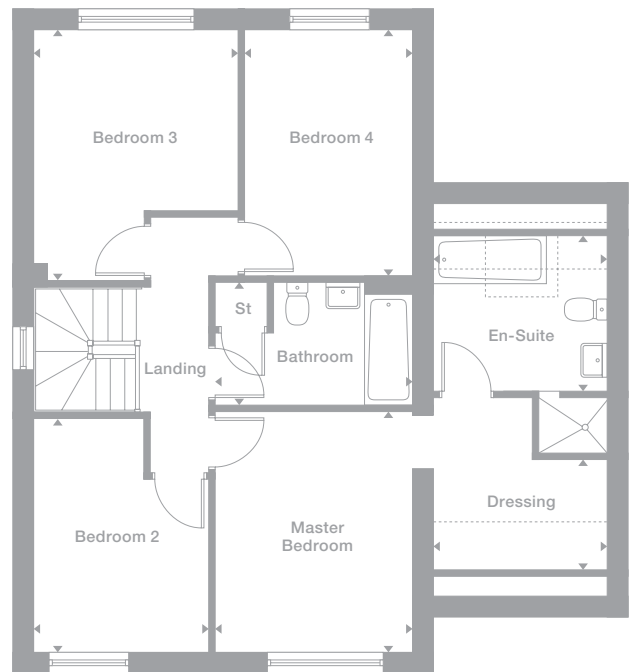
123.47m² (1,329 sq ft)



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
2.590m x 5.685m
8'6" x 18'8"

Family/Dining/Kitchen
5.885m x 3.855m
19'4" x 12'8"

WC
1.895m x 1.000m
6'3" x 3'3"

Study
1.895m x 2.560m
6'3" x 8'5"

First Floor

Master Bedroom
3.075m x 3.763m
10'1" x 12'4"

Dressing
2.688m x 1.719m
8'10" x 5'8"

En-Suite
2.688m x 3.399m
8'10" x 11'2"

Bedroom 2
2.722m max x 3.647m max
8'11" x 12'0"

Bedroom 3
3.179m max x 3.905m max
10'5" x 12'10"

Bedroom 4
2.618m x 3.833m
8'7" x 12'7"

Bathroom
3.075m max x 1.919m max
10'1" x 6'4"

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Note: Garage configuration mirrored on plots 85-90

* Plots are a mirror image of plans shown above

† Door to plots 1-4 only



4 Bed

Rolland

Plots

45*, 46, 47*, 48, 53*, 54, 71, 72*, 73, 74*

Key Features

French Doors
Dormer Window
Master Bed En-Suite
Master Bed Wardrobe

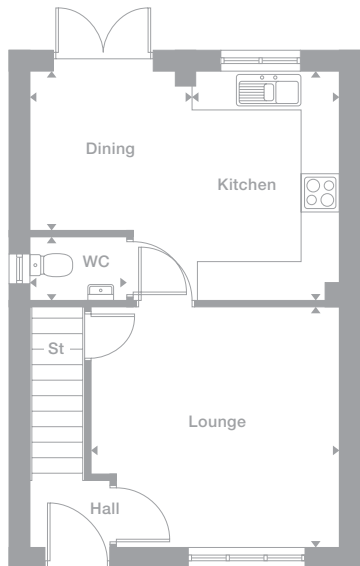
Total Floor Space

100.89m² (1,086 sq ft)

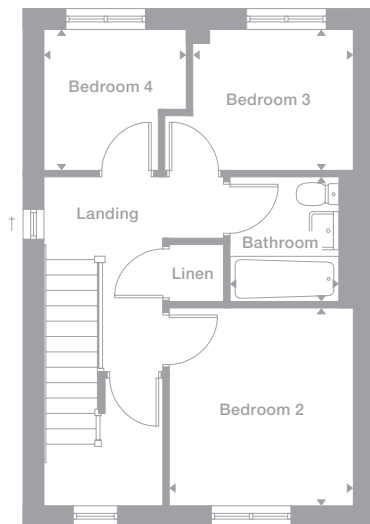
Overview

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

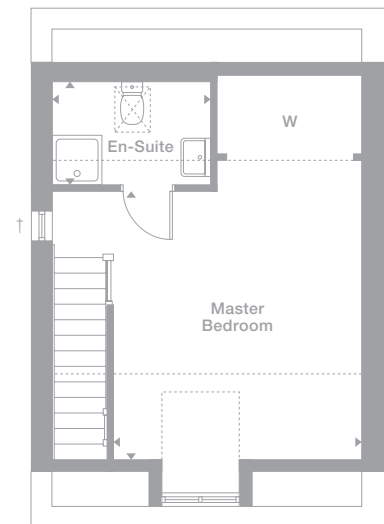
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.872m max x 3.766m
12'8" x 12'4"

Dining
2.520m x 2.478m
8'3" x 8'2"

Kitchen
2.300m x 3.571m
7'7" x 11'9"

WC
1.500m x 1.000m
4'11" x 3'3"

First Floor

Bedroom 2
2.872m x 3.082m
9'5" x 10'1"

Bedroom 3
2.517m x 2.218m
8'3" x 7'3"

Bedroom 4
2.210m max x 2.218m max
7'3" x 7'3"

Bathroom
1.700m x 1.944m
5'7" x 6'5"

Second Floor

Master Bedroom
3.872m x 4.185m
to 1.159 HGT. L.
12'8" x 13'9"

En-Suite
2.466m x 1.618m
to 1.270 HGT. L.
8'1" x 5'4"

Note: Detached garage to plots 72 and 73

* Plots are a mirror image of plans shown above

† End terrace only

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Golding

4 Bed

Plots

62*, 63

Overview

Features such as the broad lounge bay window incorporating french doors, the valuable study and the two charming dormer bedrooms, including a beautifully appointed master bedroom suite, clearly demonstrate the character-filled opulence of this family home.

Key Features

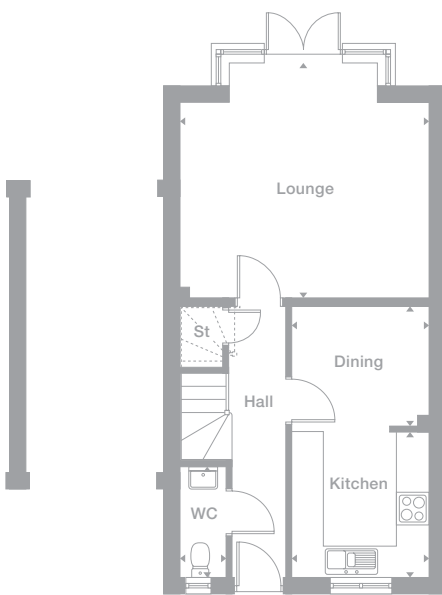
French Doors
Dormer Window
Feature Bay Window
Dressing Room
Master Bed En-Suite
Car Port
Study

Total Floor Space

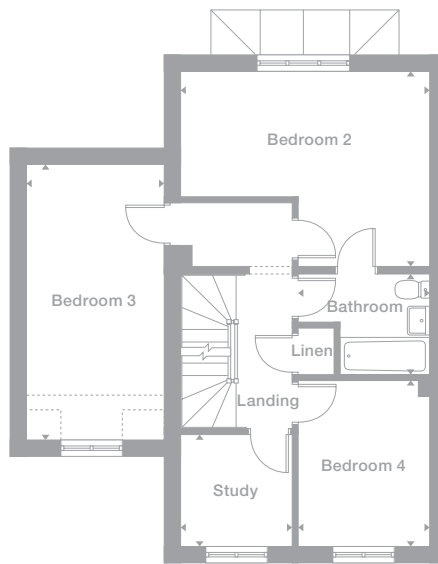
132.29m² (1,424 sq ft)



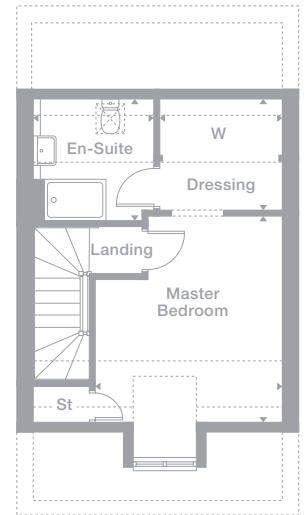
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
4.750m x 4.519m max
15'7" x 14'10"

Dining
2.590m x 2.305m
8'6" x 7'7"

Kitchen
2.590m x 2.805m
8'6" x 9'2"

WC
0.910m x 2.140m
3'0" x 7'0"

First Floor

Bedroom 2
4.750m max x 3.744m max
15'7" x 12'3"

Bedroom 3
2.590m x 5.279m max
8'6" x 17'4"

Bedroom 4
2.510m x 3.178m max
8'3" x 10'5"

Bathroom
2.510m max x 1.932m
8'3" x 6'4"

Study
2.140m x 2.140m
7'0" x 7'0"

Second Floor

Master Bedroom
3.557m max x 3.965m
to 1.194 HGT. L.
11'8" x 13'0"

Dressing
2.323m max x 2.128m max
7'7" x 7'0"

En-Suite
2.327m max x 2.338m
to 1.194 HGT. L.
7'8" x 7'8"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above



5 Bed

Shakespeare

Plots

80*, 83, 84*

Key Features

French Doors
 Feature Bay Window
 Master Bed Wardrobe
 Dressing Area
 2 En-Suites
 Double Garage
 Utility

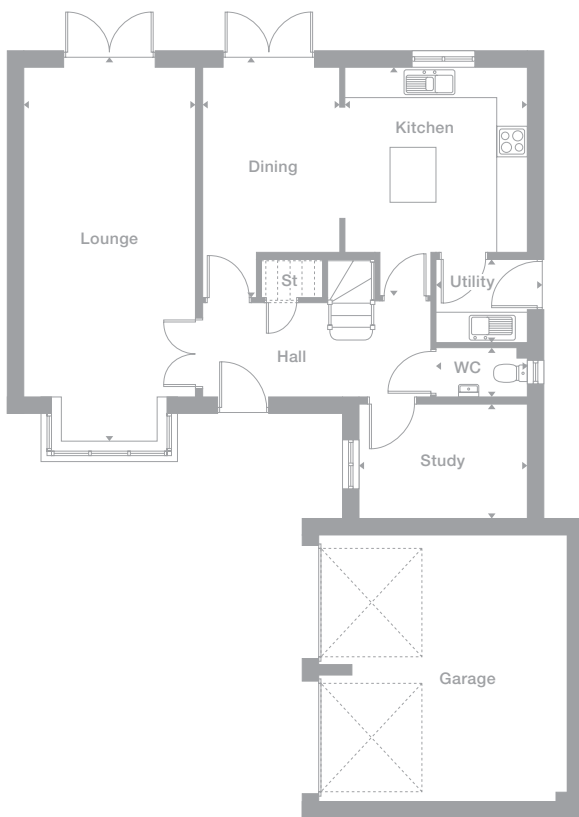
Total Floor Space

173.54m² (1,868 sq ft)

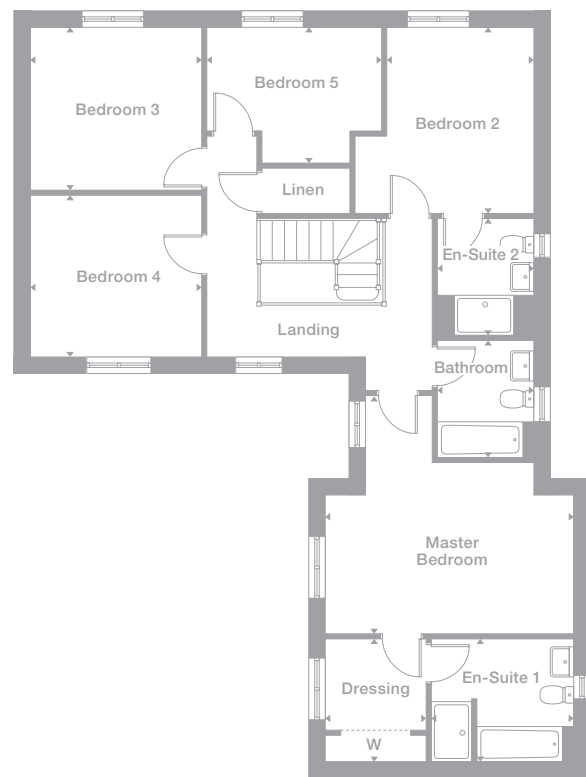
Overview

The impressive features such as the stylishly divided kitchen and dining room through to the luxurious en-suite master bedroom with its separate dressing area, emphasise the outstanding quality of this superior home.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.400m x 7.415m max 11'2" x 24'4"	WC 1.815m x 0.989m 5'11" x 3'3"
Dining 2.700m x 3.640m 8'10" x 11'11"	Utility 1.815m x 1.643m 5'11" x 5'5"
Kitchen 3.607m x 3.640m 11'10" x 11'11"	Study 3.328m x 2.245m 10'11" x 7'4"

First Floor

Master Bedroom 4.901m max x 4.706m max 16'1" x 15'5"	Bedroom 2 2.900m x 3.697m 9'6" x 12'2"	Bedroom 4 3.400m x 3.207m 11'2" x 10'6"
En-Suite 1 2.810m max x 2.438m max 9'3" x 8'0"	En-Suite 2 1.900m max x 2.313m max 6'3" x 7'7"	Bedroom 5 3.433m x 2.689m max 11'3" x 8'10"
Dressing 1.998m x 2.438m max 6'7" x 8'0"	Bedroom 3 3.400m x 3.215m 11'2" x 10'7"	Bathroom 1.900m x 2.306m 6'3" x 7'7"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notices' section at the back of this brochure for more information.

* Plots are a mirror image of plans shown above

Specification

	Twain	Ashcroft	Hurston	Darwin	Darwin DA	Kipling	Heather	Buchan	Beckett Alt	Crompton	Beacon	Rolland	Golding	Shakespeare
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chunky cladding to base units and panel framing to wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pan drawer type base units and upward bi-fold opening wall units	-	-	-	-	-	-	-	✓	-	✓	✓	-	✓	✓
Square PVC edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 60cm electric ceramic hob	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	-	-
Stainless steel 80cm electric ceramic hob	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Stainless steel single multi-function fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	-	-
Stainless steel double multi-function fan oven ('A' energy rating)	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Stainless steel integrated microwave oven (where layout permits)	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Integrated fridge/freezer ('A+' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	-	-
Integrated washing machine ('A++' energy rating)	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	-	-
Integrated dishwasher ('A+' energy rating)	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
LED downlighters to underside of wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Brushed stainless steel to all visible sockets and switches in kitchen only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles to kitchen and utility area	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Ceramic floor tiles to dining area	○	○	○	○	○	○	○	○	○	○	○	○	○	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets with soft close seats	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Grohe chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mira chrome finished electric shower with anti-limescale system to en-suite	-	-	✓	✓	✓	✓	✓	-	-	-	-	-	-	-
Grohe bar style chrome shower mixer valve to either en-suite or main bathroom	✓	✓	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LED downlighters to main bathroom - drum type low energy light to en-suite and WC	✓	✓	✓	✓	✓	✓	✓	-	✓	-	-	✓	-	-
Energy efficient LED downlighters to main bathroom and master bedroom en-suite. Drum type low energy light to other en-suites and WC's	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Full height ceramic tiling to shower enclosure or bath perimeter if over bath shower	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic floor tiles to bathroom, en-suite and WC	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓



When you reserve your home our Choices Adviser will contact you to make an appointment for you to visit our Choices Centre. Then you can start to make the choices that will turn our house into your dream home. From the type of kitchen units you'd like, to the surfaces you prepare dinner on, from what kind of fridge to how cool you want your lighting to be, the choice is yours.

	Twain	Ashcroft	Hurston	Darwin	Darwin DA	Kipling	Heather	Buchan	Beckett Alt	Crompton	Beacon	Rolland	Golding	Shakespeare
Electrical														
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where garage is within plot curtilage)	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge, kitchen and master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Audio door entry system to apartments	-	✓	-	-	-	-	-	-	-	-	-	-	-	-
Heating														
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome towel radiator to one en-suite	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Exterior														
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	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative														
Stop chamfer moulded spindles and newels to staircase	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Clear finished natural oak staircase handrail	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves to all housetypes, pencil round skirtings and architraves to apartments	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 panel 'ladder style' smooth internal door with chrome lever on rose door handles	✓	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Oak veneered flush doors to apartments	-	✓	-	-	-	-	-	-	-	-	-	-	-	-
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white/white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom - mirror finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to bedroom 2 - mirror finish	○	○	○	○	○	○	○	✓	○	✓	✓	○	✓	✓
Landscaping														
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/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.

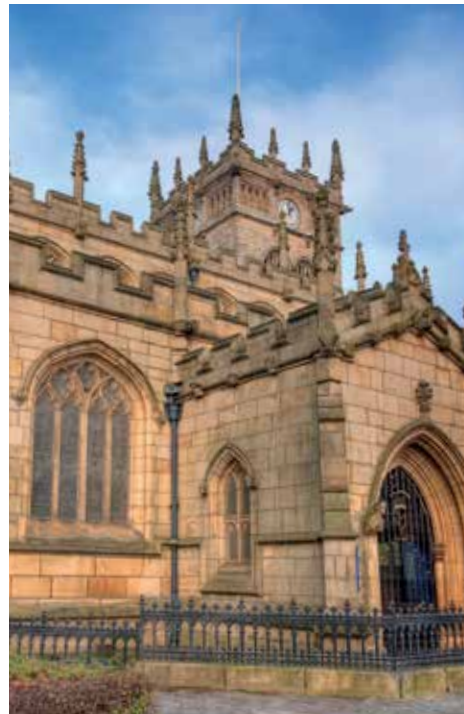
- ✓ Standard
- Optional Extra
- Not Available

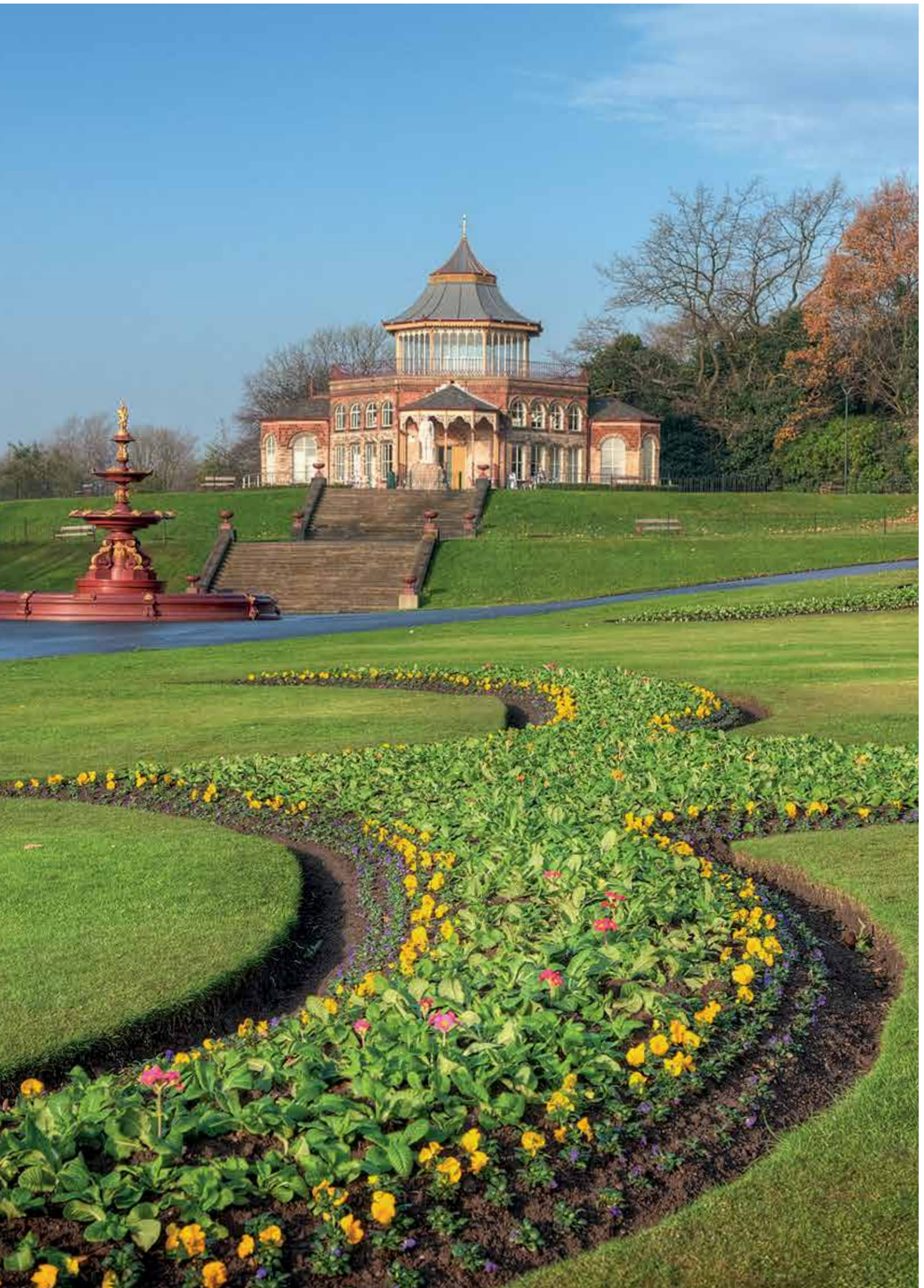
Recycling Facilities

There are receptacles for recycling paper, aluminium cans, glass bottles and aerosols in the grounds of Orrell Holgate Primary School, a little over a mile to the north. The Household Waste Recycling Centre in Skelmersdale, just over four miles away, accepts a wide range of items from bricks, rubble and paint to large appliances, televisions and computers.

Education & Health

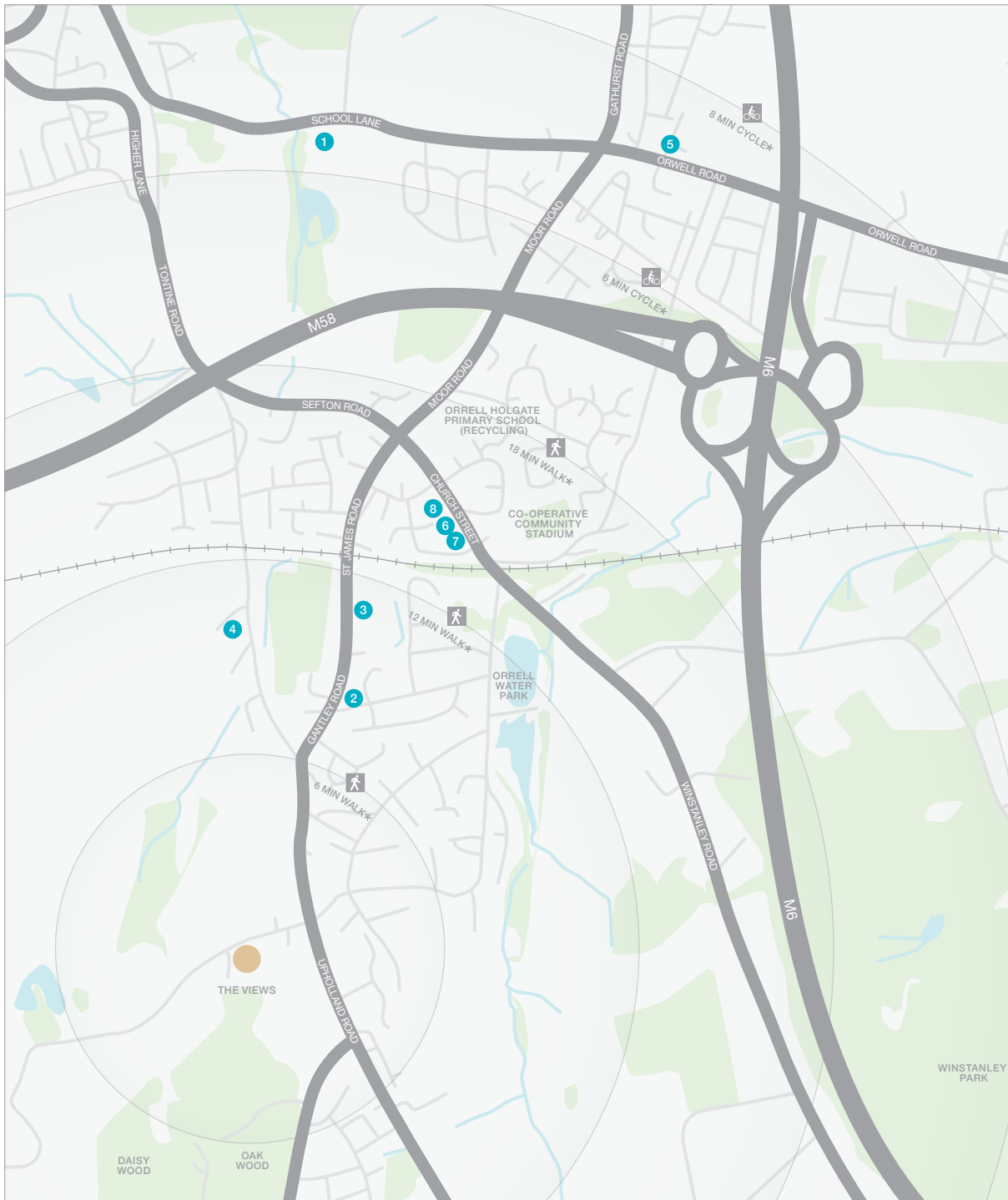
Schools within ten minutes' walk of The Views include Newfold Community Primary, rated as 'outstanding' in its 2012 Ofsted report, St James' RC Primary and Upholland High School, a community secondary with specialist status in music, maths and computing. The development is also within the catchment area of St Peters R.C. High School, rated in the top 5% by Ofsted. There is a full-time medical practice with three GPs, a Co-op pharmacy and dental surgery all conveniently next door to each other in Orrell, less than a mile away.





Living in Billinge

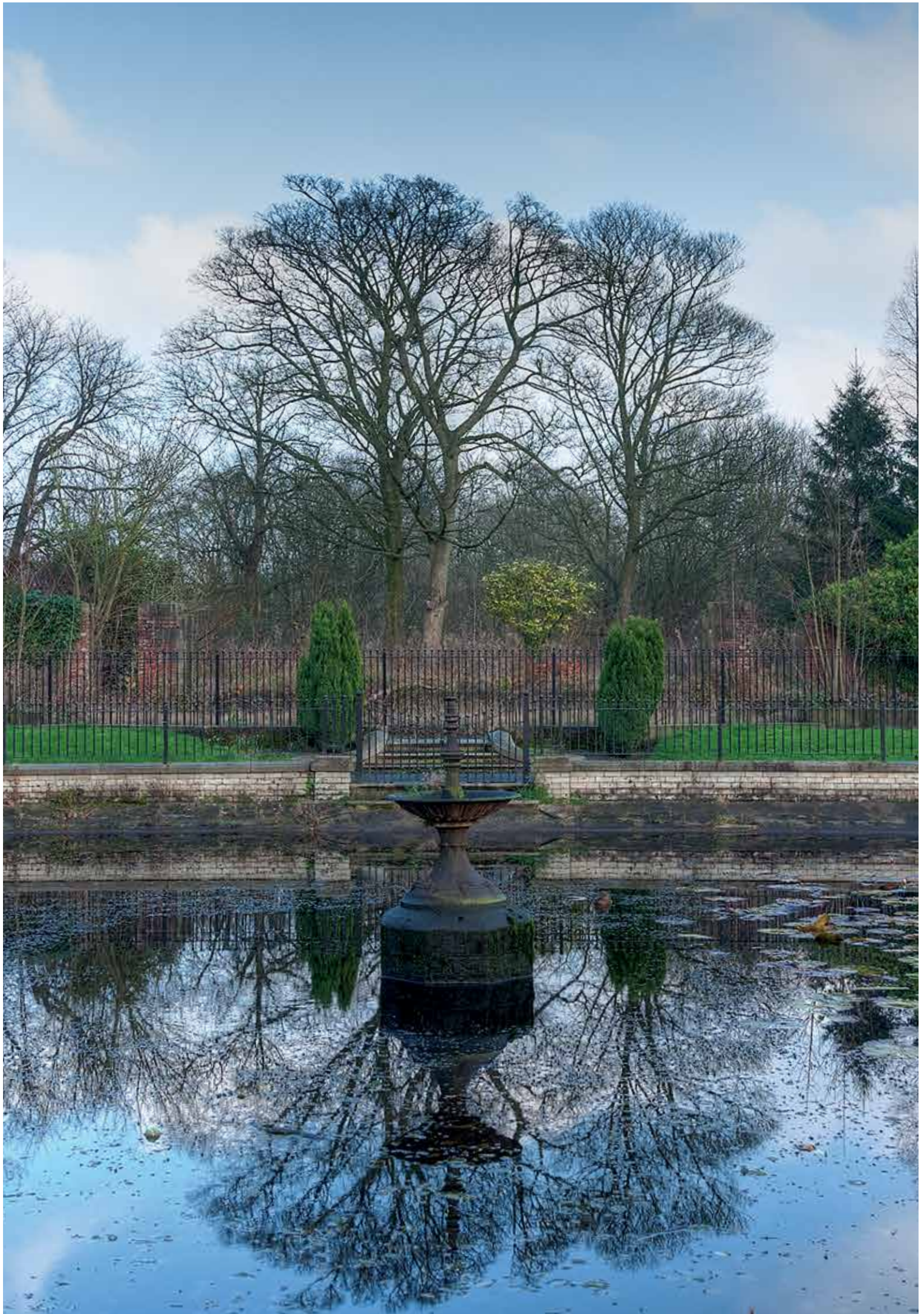
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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



- 1 FX Leisure Orrell
Orrell Road, Wigan
01695 633 445
 - 2 Newfold Community
Primary School,
St James' Road
01942 207 134
 - 3 St James RC Primary School
St James' Road
01942 748 455
 - 4 Upholland High School
Sandbrook Road, Orrell
01695 625 191
 - 5 St Peters R.C. High School
Howards Lane, Wigan
01942 747 639
 - 6 Dr O'Brien and Partners
58 Church Street, Orrell
01695 622 982
 - 7 Pharmacy
56 Church Street, Orrell
01695 622 634
 - 8 Church Street Dental Practice
52 Church Street, Orrell
01695 625 565
- DW Fitness Club
Stadium Way, Wigan
08442 495 307
- Empire Cinema
4 Anjou Boulevard, Wigan
08714 714 714
- Billinge Hill
- Household Waste
Recycling Centre,
Glenburn Road,
Skelmersdale
- Orrell Holgate Primary School
(recycling facilities)

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

Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle

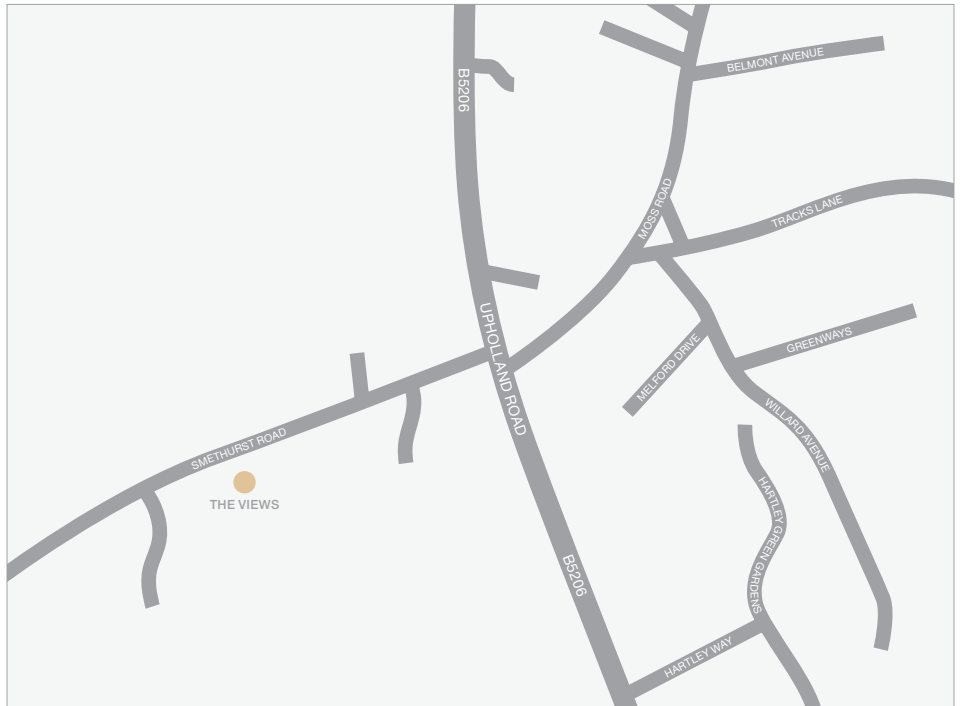
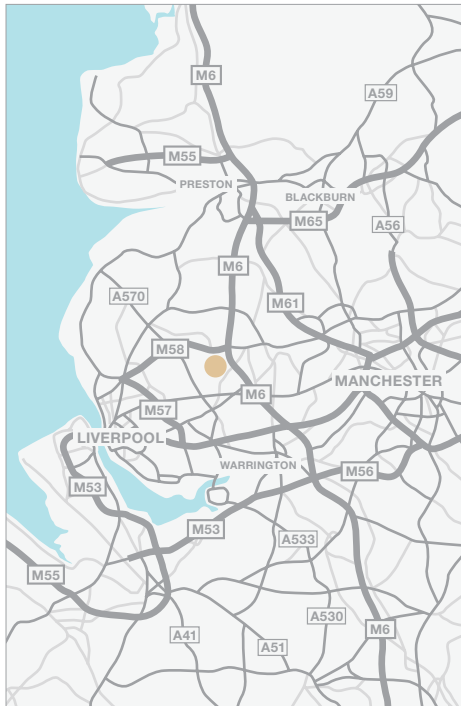


How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0808 278 2001



From the M6

Leave the M6 at junction 26 following signs for Skelmersdale, and leaving the motorway join the right hand lane marked for the A577. Take the second exit at the roundabout, signposted for Wigan and the A577. At the T-junction turn left then 600 yards on, facing the Stag Inn, turn left into Moor Road and carry straight on for one and a quarter miles. After passing The Unicorn pub on the left, take the next right turn into Smethurst Road and the entrance to The Views is on the right, around a quarter of a mile on.

From the M58

Stay on the M58 until its junction with the M6, and take the first exit at two roundabouts, staying in the left hand lane and following markings for the A577. At the T-junction turn left and pick up the directions from the M6.

From Wigan

Leave Wigan by the A577 following signs for Skelmersdale, and around 600 yards after passing over the M6 motorway, at the junction facing the Stag Inn turn left into Moor Road and pick up the directions from the M6.

Sat Nav: WN5 7DW

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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a better place^{*}

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.

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