

# VARSITY QUARTER

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.

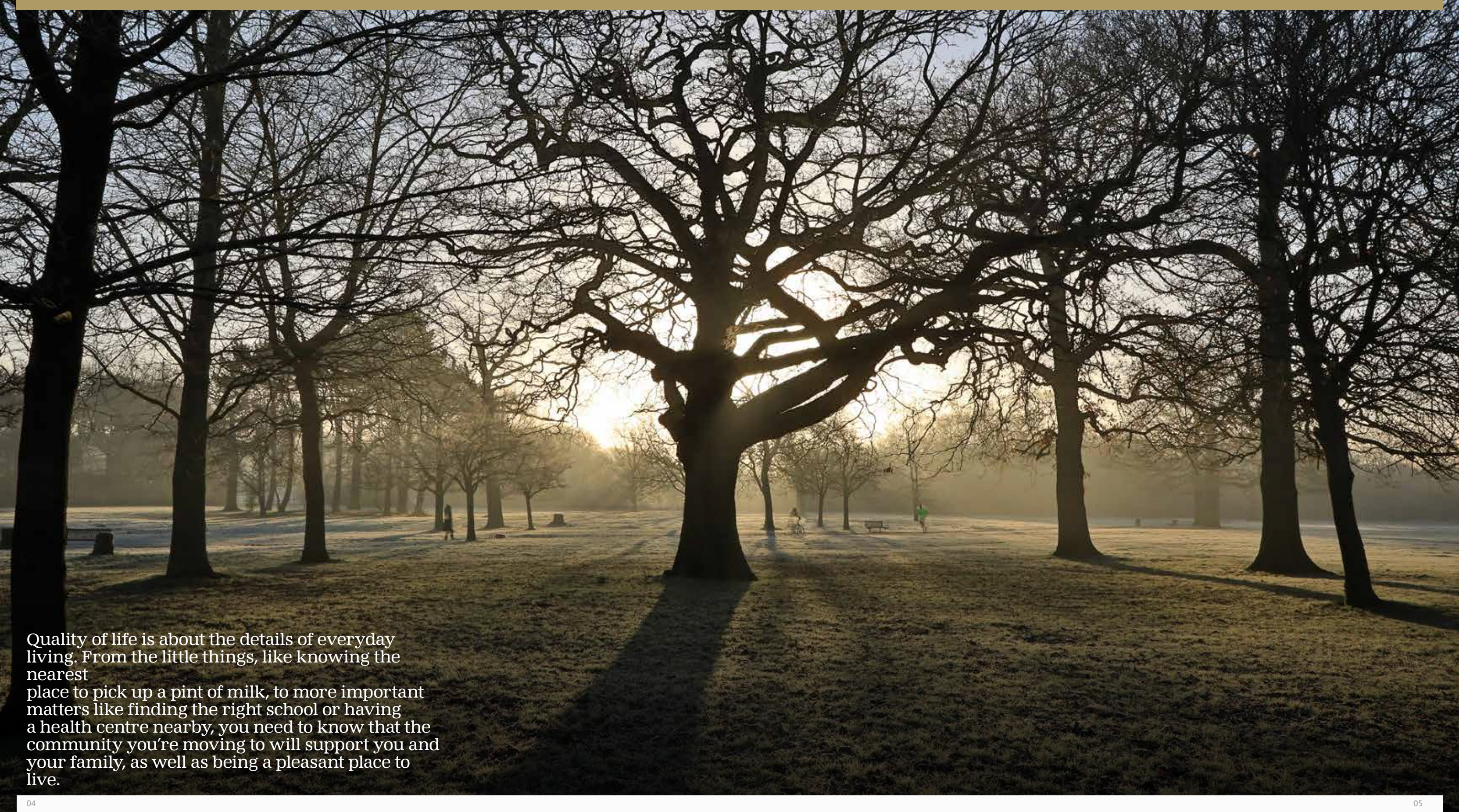
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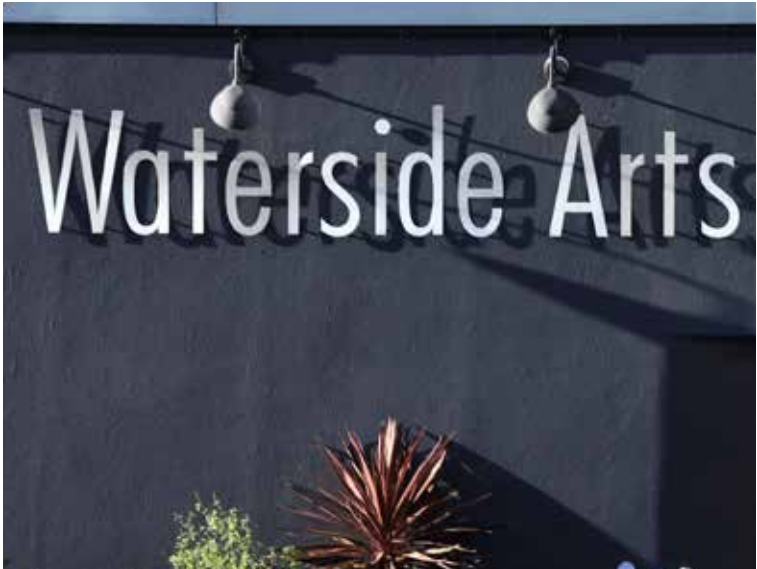




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Five hundred yards from Princess Parkway and half a mile from the intersection with the Manchester Outer Ring Road, Varsity Quarter is perfectly situated for access to all parts of the city, as well as travel further afield. The development is less than 20 minutes' drive from the city centre and Manchester Airport. Several bus routes run along Sale Road, and Northern Moor Metro stop, three quarters of a mile away, provides fast links to the city centre and Manchester Airport. There are also quiet cycle routes around the area, extending into central Manchester and Salford Quays.







A small shopping precinct at Sale Circle, five minutes walk from Varsity Quarter, includes a pharmacy, a post office, convenience stores, a hardware shop, hairdressers and food takeaways. Half a mile eastwards, Palatine Road is a busy high street with food stores, a Tesco Metro, a Co-op, a large greengrocer, hairdressers, cafés, restaurants and other specialists. Sale town centre, two and a half miles away, includes Sainsbury, Aldi and Tesco supermarkets, and a Leisure Centre with swimming pools, a gym and sports facilities. The vast choice of cultural amenities and entertainment venues throughout Greater Manchester is complemented by some distinctive local organisations including an amateur theatre club just off Palatine Road and the volunteer-run Block Cinema.





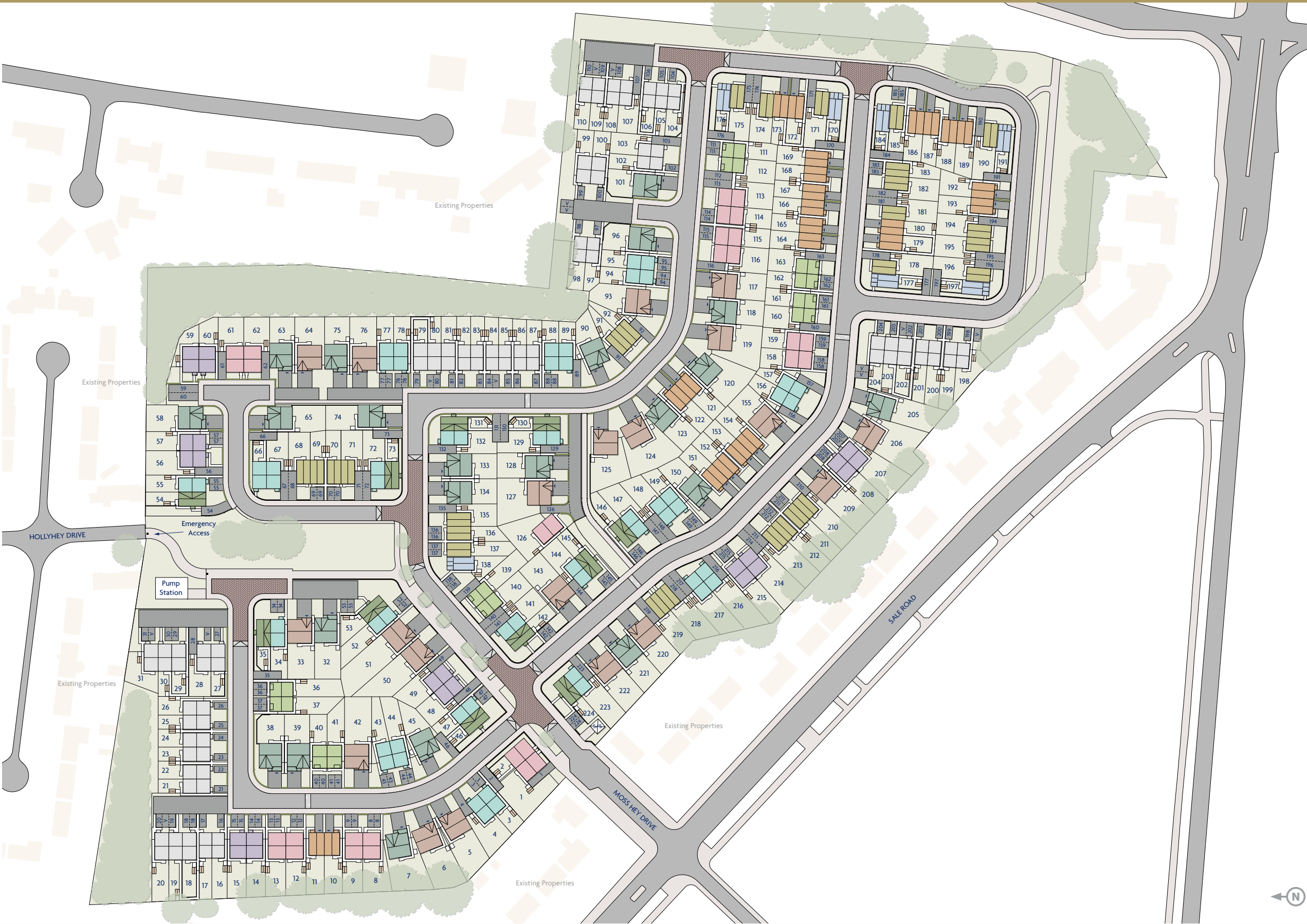
Beautifully laid out, in a secluded setting within a mature residential area served by outstanding local amenities and with easy access to superb parks and countryside, this exciting development brings prestigious, energy efficient three and four bedroom homes into a popular, sought after suburb. Offering excellent transport links into central Manchester, and strategically located for access to the national motorway network, it retains a welcoming sense of place and community. Welcome to Varsity Quarter...

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.





Plot Information



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Housing

Plots 143-154 and 214-222 are to be built using timber frame construction. Dimensions may vary, please speak to the Development Sales Manager for more details.



Turing

The elegant lounge opens on to a beautifully planned kitchen and dining room, where french doors add a fresh, open appeal and a dedicated utility area helps to separate laundry from leisure. Upstairs, the en-suite principal bedroom and the landing both include generously sized cupboards.

<b>Kitchen/Dining</b> 3.32m x 4.77m 10'11" x 15'8"	<b>Principal Bedroom</b> 3.71m x 3.27m 12'2" x 10'9"
<b>Lounge</b> 3.64m x 4.49m 11'11" x 14'9"	<b>En-Suite</b> 1.46m x 2.03m 4'9" x 6'8"
<b>Laundry</b> 1.25m x 2.00m 4'1" x 6'7"	<b>Bedroom 2</b> 2.52m x 4.18m 8'3" x 13'9"
<b>WC</b> 1.25m x 1.67m 4'1" x 5'6"	<b>Bedroom 3</b> 2.04m x 3.11m 6'8" x 10'2"
	<b>Bathroom</b> 2.52m x 1.72m 8'3" x 5'8"

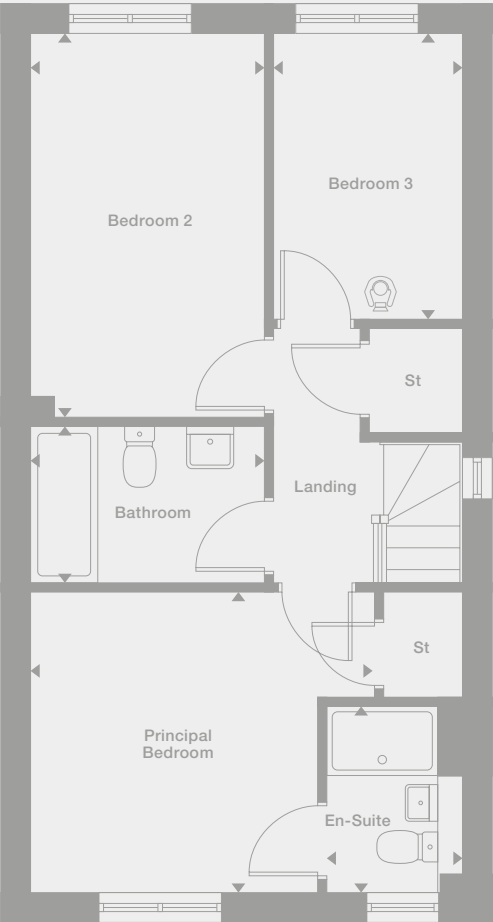
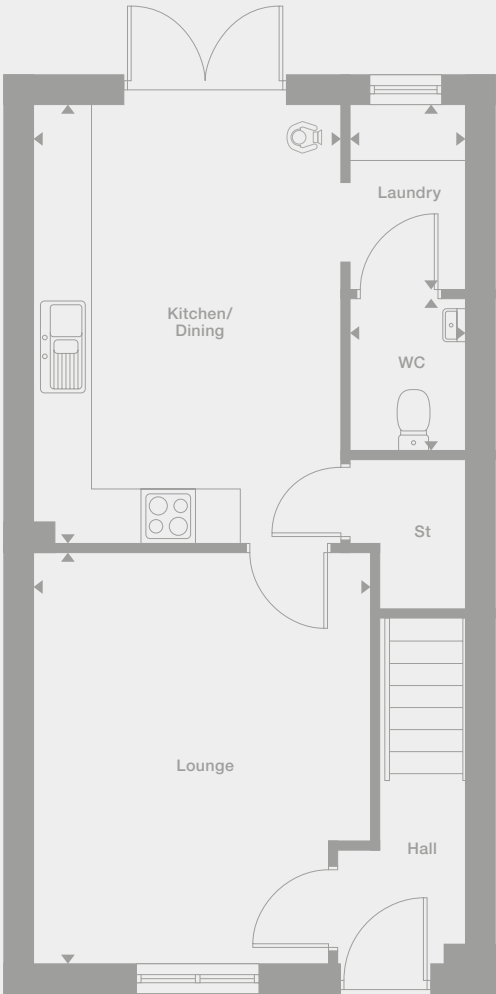
Floor Space  
940 sq ft

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



Ground Floor

First Floor



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Pankhurst

Featuring dual aspect windows in the lounge, kitchen and bedroom two, and french doors in the dining area, this inviting home is filled with natural light. The principal bedroom is en-suite with storage, and the third bedroom could become a practical home office.

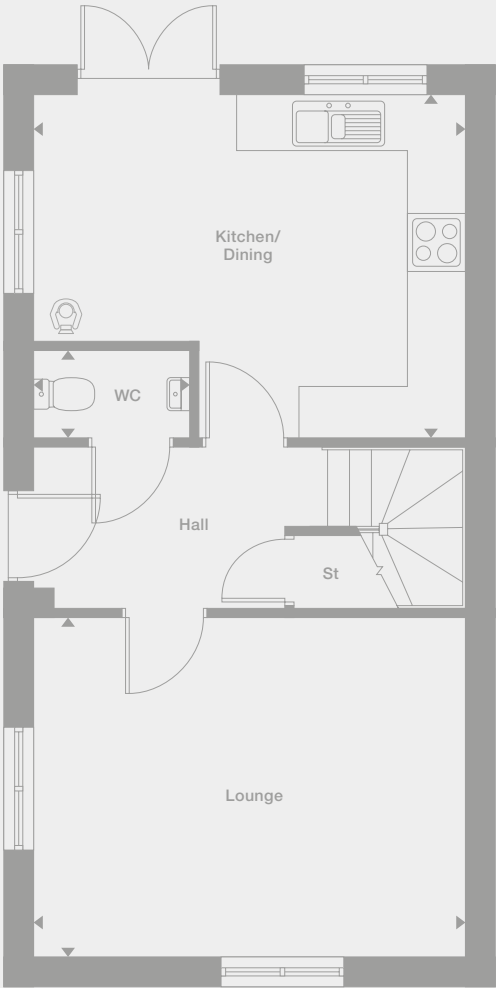
<b>Kitchen/Dining</b> 4.66m x 3.72m 15'3" x 12'3"	<b>Principal Bedroom</b> 3.37m x 3.68m 11'1" x 12'1"
<b>Lounge</b> 4.66m x 3.68m 15'3" x 12'1"	<b>En-Suite</b> 1.20m x 2.89m 3'11" x 9'6"
<b>WC</b> 1.70m x 0.95m 5'7" x 3'1"	<b>Bedroom 2</b> 2.54m x 3.72m 8'4" x 12'3"
	<b>Bedroom 3</b> 2.02m x 3.72m 6'8" x 12'3"
	<b>Bathroom</b> 1.89m x 2.55m 6'2" x 8'4"

Floor Space  
941 sq ft

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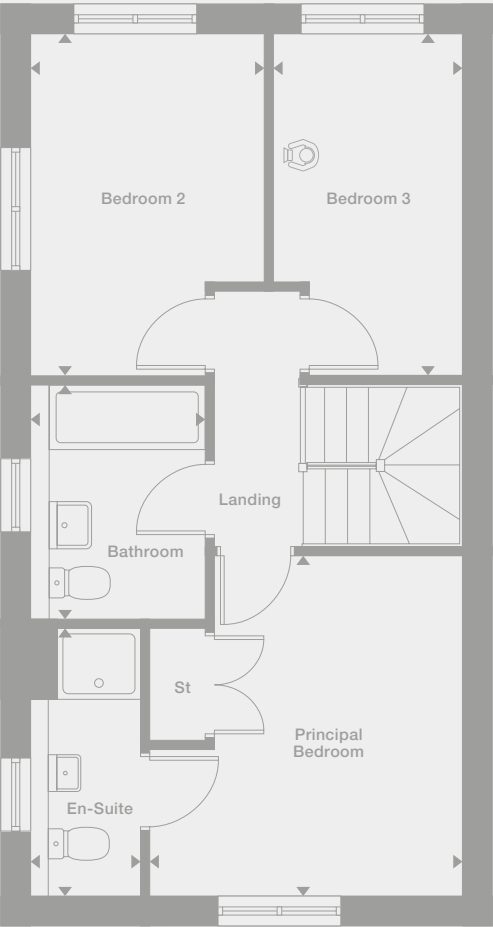
Ground Floor



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 Office space area

First Floor





Dalton

The welcoming lounge complements an airy kitchen and dining room that presents an ideal hub for family life, and an impressive backdrop to entertaining. One bedroom is en-suite, two include built-in storage, and two large hall cupboards provide space for bulky items like sports equipment.

<b>Kitchen/Dining</b> 5.51m x 3.34m 18'1" x 11'0"	<b>Principal Bedroom</b> 3.40m x 3.18m 11'2" x 10'5"
<b>Lounge</b> 3.43m x 3.81m 11'3" x 12'6"	<b>En-Suite</b> 2.02m x 1.54m 6'8" x 5'1"
<b>Laundry</b> 1.65m x 1.46m 5'4" x 4'8"	<b>Bedroom 2</b> 3.23m x 4.40m 10'7" x 14'5"
<b>WC</b> 1.59m x 1.46m 5'2" x 4'8"	<b>Bedroom 3</b> 2.17m x 4.40m 7'1" x 14'5"
	<b>Bathroom</b> 1.98m x 2.15m 6'6" x 7'1"

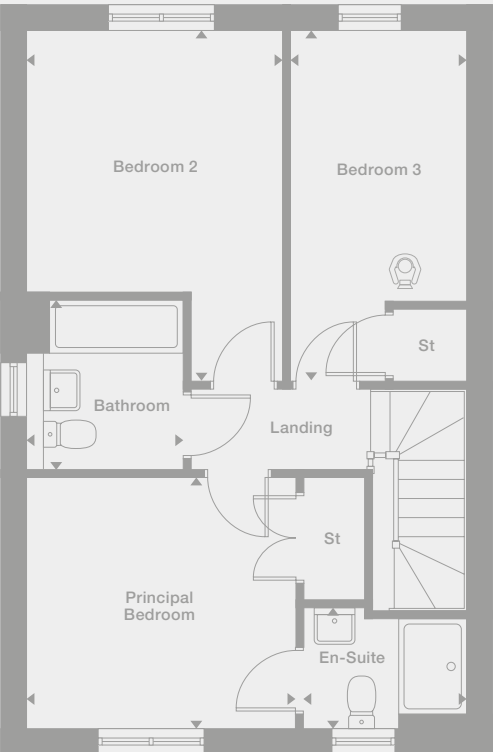
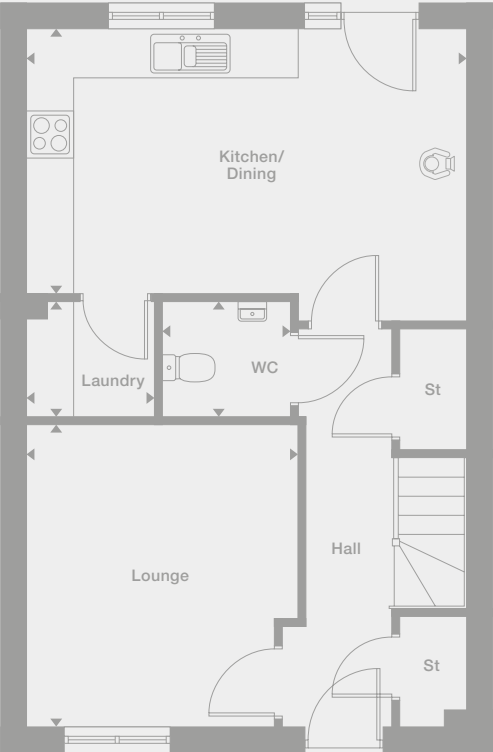
Floor Space  
1,044 sq ft

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Ground Floor

First Floor



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 Office space area



A superbly practical utility room on ground level means that the magnificent open plan first floor can be dedicated to relaxed dining, conversation and pleasure. French windows and a Juliette balcony bring a delightful focal point, and the en-suite principal bedroom adds a luxurious touch.

**Laundry**  
3.47m x 1.78m  
11'5" x 5'10"

**WC**  
1.60m x 1.58m  
5'3" x 5'2"

**Kitchen**  
3.18m x 3.00m  
10'5" x 9'10"

**Lounge/Dining**  
5.16m x 4.37m  
16'11" x 14'4"

**Principal Bedroom**  
2.86m x 2.84m  
9'5" x 9'4"

**En-Suite**  
1.77m x 2.03m  
5'10" x 6'8"

**Bedroom 2**  
3.18m x 3.05m  
10'5" x 10'0"

**Bedroom 3**  
2.20m x 2.83m  
7'3" x 9'3"

**Bathroom**  
2.20m x 1.70m  
7'3" x 5'7"

**Floor Space**  
1,065 sq ft

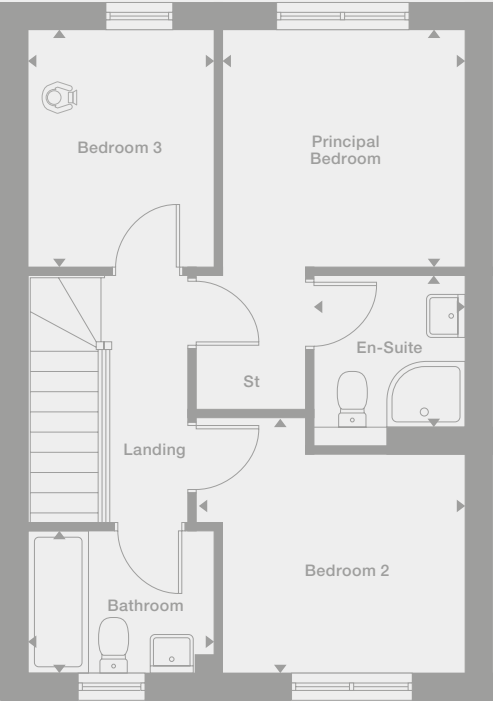
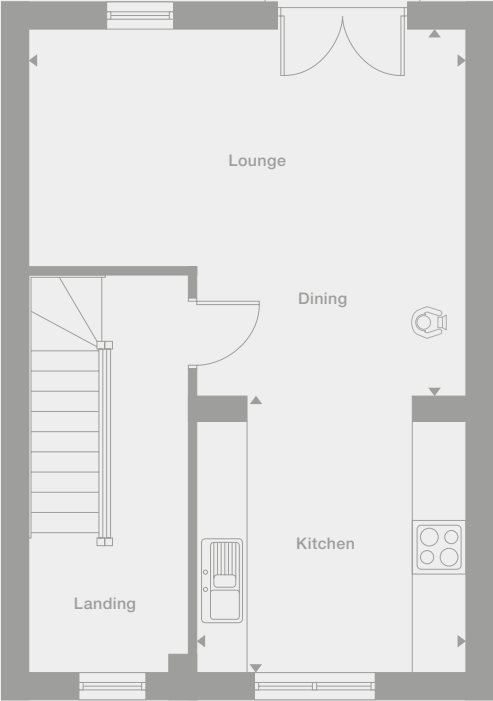
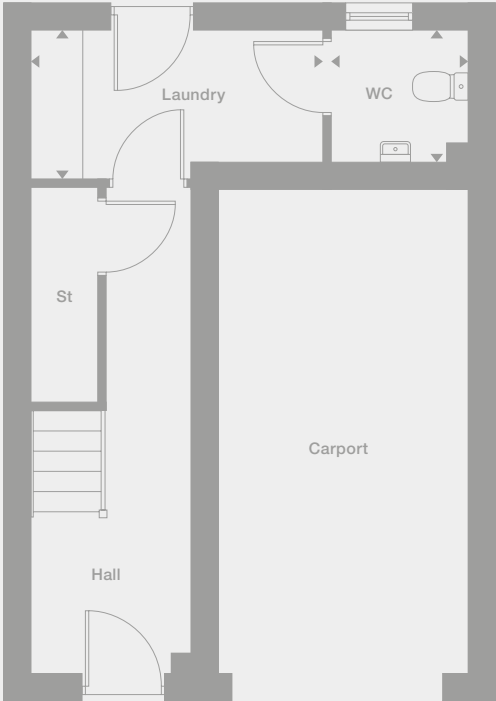
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Ground Floor

First Floor

Second Floor



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Bifold doors open to transform the kitchen into a striking garden setting for social gatherings, while the first floor lounge provides a comfortable retreat. With a dedicated study on the ground floor, and an additional shower room between the two second floor bedrooms, this is a flexible, appealing home.

**Kitchen/Dining**  
4.50m x 3.39m  
14'9" x 11'1"

**Study**  
2.44m x 1.93m  
8'0" x 6'4"

**Laundry**  
2.44m x 1.60m  
8'0" x 5'3"

**WC**  
1.95m x 0.92m  
6'4" x 3'0"

**Lounge**  
4.49m x 2.79m  
14'9" x 9'2"

**Bedroom 2**  
4.49m x 3.20m  
14'9" x 10'6"

**Bathroom**  
2.44m x 1.95m  
8'0" x 6'5"

**Principal Bedroom**  
4.50m x 3.31m  
14'9" x 10'0"

**Bedroom 3**  
4.49m x 3.20m  
14'9" x 10'6"

**Bathroom 2**  
2.31m x 1.42m  
7'7" x 4'8"

**Floor Space**  
1,181 sq ft

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



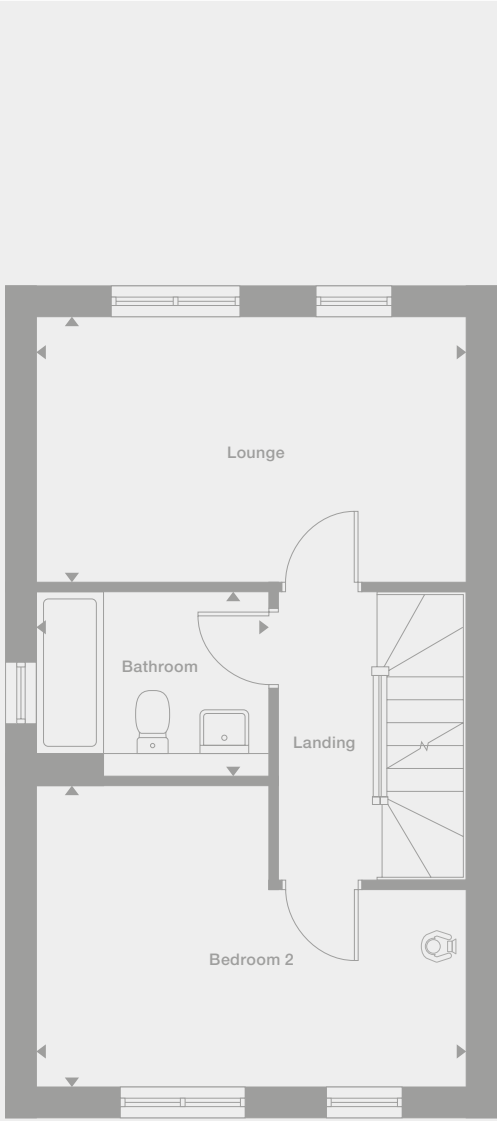
Ground Floor



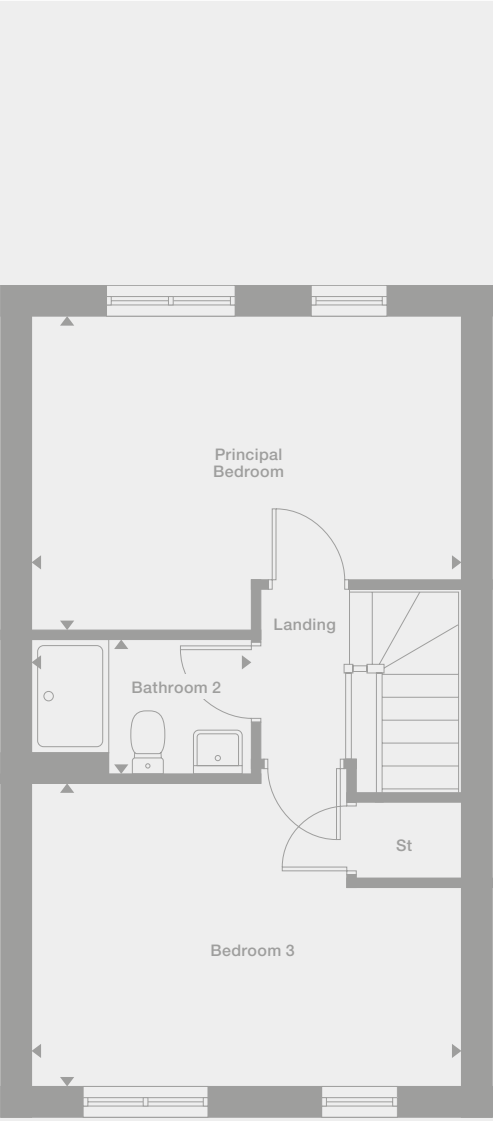
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 Office space area

First Floor



Second Floor





Burgess

The impressive dual aspect kitchen's bifold doors, the sumptuous en-suite principal bedroom, the informal family room and the charming Juliette balcony on the lounge, all combine to give this home a premium feel. There is also a delightful little terrace opening from the third bedroom.

**Kitchen/Dining**  
4.50m x 3.52m  
14'9" x 11'7"

**Laundry**  
1.70m x 1.27m  
5'7" x 4'2"

**Family**  
2.92m x 3.88m  
9'7" x 12'9"

**WC**  
1.70m x 1.11m  
5'7" x 3'8"

**Lounge**  
4.50m x 3.87m  
14'9" x 12'8"

**Bedroom 2**  
4.50m x 2.78m  
14'9" x 9'1"

**Bathroom**  
2.07m x 2.52m  
6'10" x 8'3"

**Principal Bedroom**  
4.50m x 3.52m  
14'9" x 11'7"

**En-Suite**  
1.71m x 1.76m  
5'7" x 5'9"

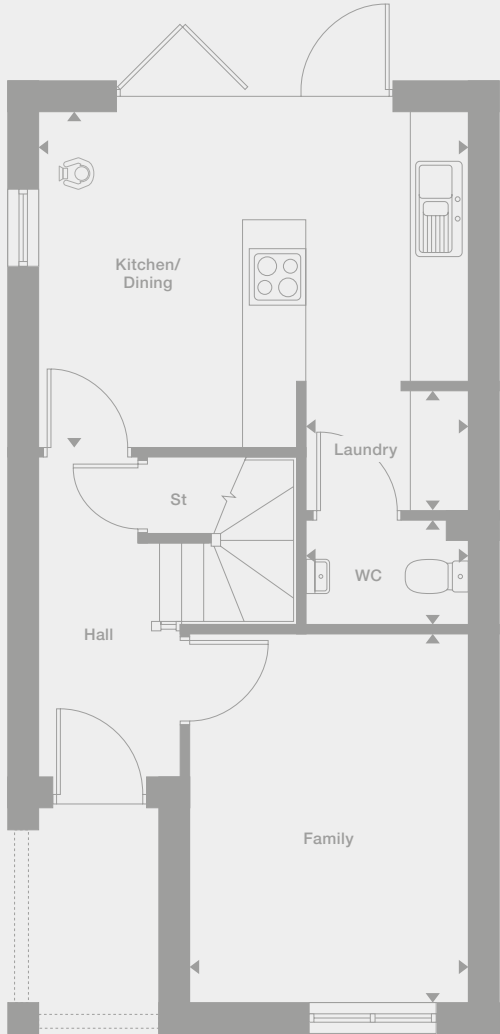
**Bedroom 3**  
4.50m x 3.88m  
14'9" x 12'9"

**Floor Space**  
1,280 sq ft

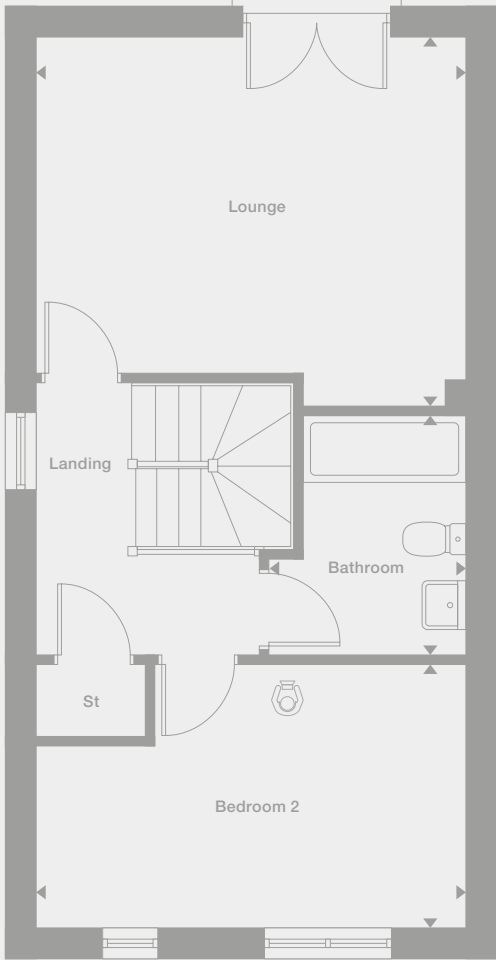
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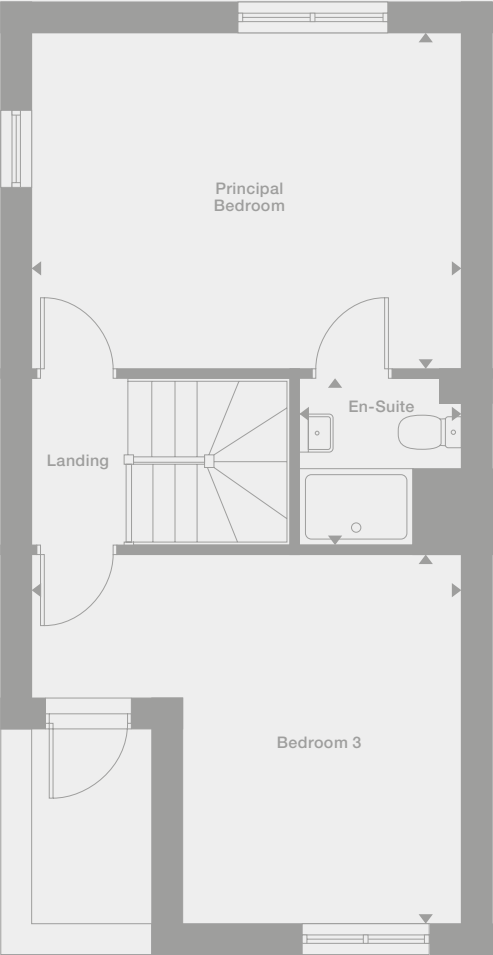
Ground Floor



First Floor



Second Floor



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 Office space area



The generously proportioned kitchen incorporates french doors that introduce garden access, as well as a focal point, to the dining area. A fourth bedroom adds flexibility, and the dual aspect en-suite principal bedroom, with its dormer window and walk-in dressing area, has a special charm.

**Kitchen/Dining**  
4.83m x 3.92m  
15'10" x 12'10"

**Lounge**  
3.84m x 3.77m  
12'7" x 12'4"

**WC**  
1.55m x 1.11m  
5'1" x 3'8"

**Bedroom 2**  
2.87m x 3.08m  
9'5" x 10'1"

**Bedroom 3**  
2.53m x 2.57m  
8'4" x 8'5"

**Bedroom 4**  
2.21m x 2.57m  
7'3" x 8'5"

**Bathroom**  
1.94m x 1.94m  
6'3" x 6'3"

**Principal Bedroom**  
3.84m x 5.38m  
12'7" x 17'8"

**Dressing**  
2.25m x 1.84m  
7'5" x 6'0"

**En-Suite**  
2.48m x 1.84m  
8'2" x 6'0"

**Floor Space**  
1,177 sq ft

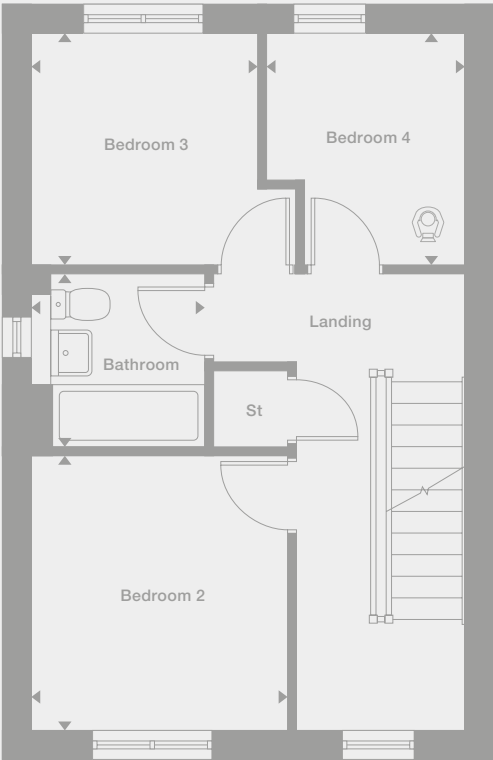
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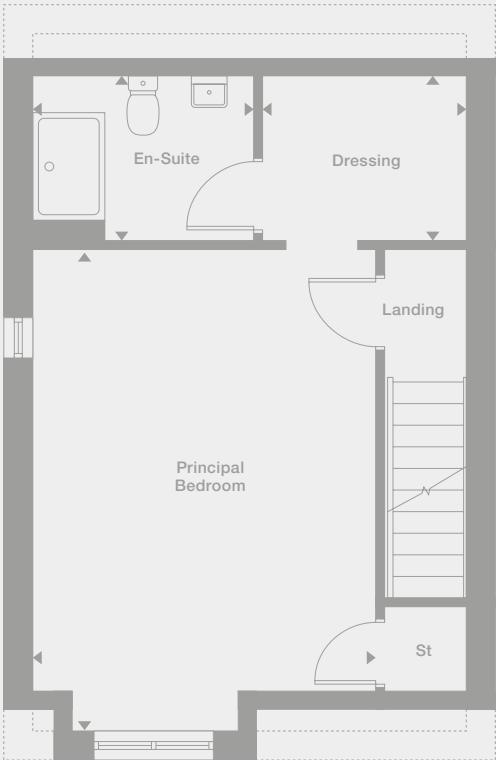
Ground Floor



First Floor



Second Floor



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 Office space area



Joule

Arranged around a spacious entrance hall and gallery landing, this is an attractive, adaptable family home. The kitchen and dining room features french doors and a laundry, the principal bedroom is en-suite, and the fourth bedroom presents an opportunity to create an office or studio.

<b>Kitchen/Dining</b> 5.95m x 3.43m 19'6" x 11'3"	<b>Principal Bedroom</b> 3.35m x 3.50m 11'0" x 11'6"
<b>Lounge</b> 3.90m x 4.22m 12'10" x 13'10"	<b>En-Suite</b> 1.56m x 2.01m 5'1" x 6'7"
<b>Laundry</b> 1.61m x 1.52m 5'3" x 5'0"	<b>Bedroom 2</b> 3.35m x 3.32m 11'0" x 10'11"
<b>WC</b> 1.55m x 1.12m 5'1" x 3'8"	<b>Bedroom 3</b> 2.51m x 3.04m 8'3" x 10'0"
	<b>Bedroom 4</b> 2.50m x 2.07m 8'2" x 6'10"
	<b>Bathroom</b> 1.69m x 2.01m 5'7" x 6'7"

Floor Space  
1,158 sq ft


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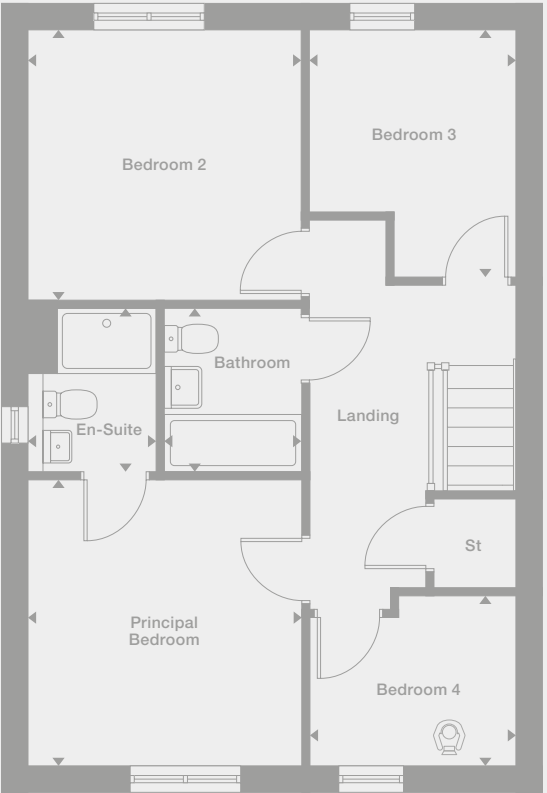
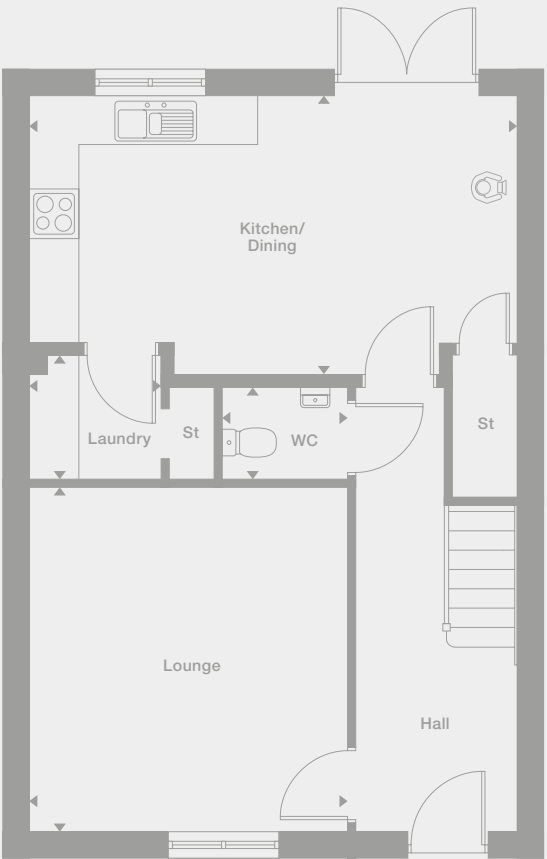


Ground Floor

First Floor

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 Office space area





Winterson

The impressive lounge leads into an exciting kitchen opening to the garden, a natural, light-filled hub for family life. There is a dedicated laundry room with a separate back door, and an opulent en-suite principal bedroom. The fourth bedroom is perfect for overnight guests.

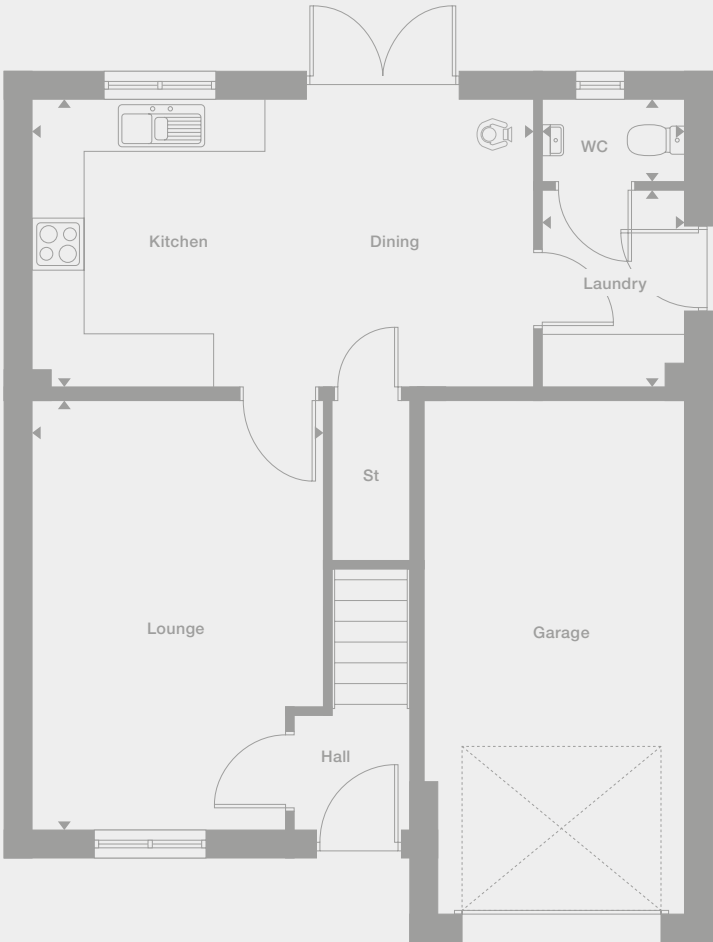
<b>Kitchen/Dining</b> 5.82m x 3.33m 19'1" x 10'11"	<b>Principal Bedroom</b> 4.38m x 4.30m 14'4" x 14'1"
<b>Lounge</b> 3.38m x 4.93m 11'1" x 16'2"	<b>En-Suite</b> 2.09m x 2.45m 6'10" x 8'1"
<b>Laundry</b> 1.64m x 2.28m 5'5" x 7'6"	<b>Bedroom 2</b> 3.73m x 2.92m 12'3" x 9'7"
<b>WC</b> 1.64m x 0.96m 5'5" x 3'2"	<b>Bedroom 3</b> 3.73m x 2.92m 12'3" x 9'7"
	<b>Bedroom 4</b> 3.09m x 2.65m 10'1" x 8'8"
	<b>Bathroom</b> 1.92m x 2.14m 6'4" x 7'0"

Floor Space  
1,184 sq ft

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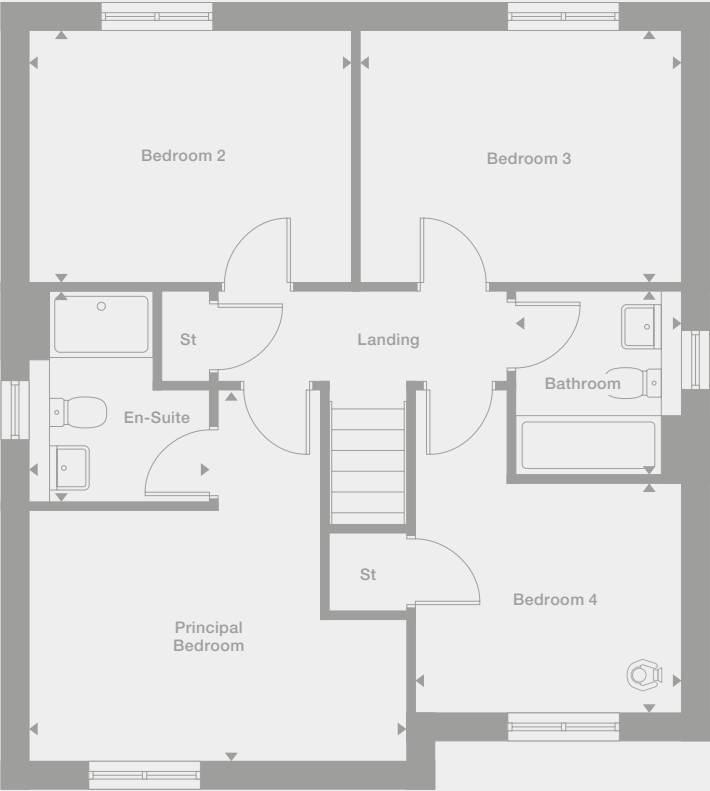
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Office space area

First Floor





Lowry

An inspiring setting for relaxed dining and conversation, the breathtaking kitchen extends past french doors into an informal family area that complements the more formal lounge. There is a separate laundry room, and the four bedrooms include a charming en-suite principal bedroom accessed via a walk-through dressing area.

- Kitchen**  
3.10m x 2.78m  
10'2" x 9'1"

**Dining**  
2.06m x 2.78m  
6'9" x 9'1"

**Family**  
3.07m x 2.52m  
10'1" x 8'3"

**Lounge**  
2.98m x 3.83m  
9'9" x 12'7"

**Laundry**  
1.63m x 1.26m  
5'4" x 4'2"

**WC**  
1.55m x 1.26m  
5'1" x 4'2"

- Principal Bedroom**  
5.16m x 3.81m  
16'11" x 12'6"

**En-Suite**  
2.64m x 1.44m  
8'8" x 4'9"

**Dressing**  
2.64m x 1.16m  
8'8" x 3'9"

- Bedroom 2**  
2.97m x 3.81m  
9'9" x 12'6"

**Bedroom 3**  
2.53m x 4.22m  
8'4" x 13'10"

**Bedroom 4**  
3.82m x 3.01m  
12'6" x 9'11"

**Bathroom**  
2.45m x 3.01m  
8'1" x 9'11"

Floor Space  
1,270 sq ft


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Ground Floor



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 Office space area

First Floor





Kitchen/Laundry	Bathroom/En-Suites	Electrical	Heating	Exterior	Decorative	Landscaping
Contemporary style fitted kitchen with selection of colour choices	Ideal Standard's Concept contemporary style white sanitaryware	TV socket to lounge and master bedroom	Gas fired central heating throughout	Double glazed PVCu windows	Moulded skirting boards and architraves	Turf to front garden
40mm PVC edged or 40mm Premium Range (Current choice of 14 PVC edged and 6 premium worktops) with matching 95mm post-formed upstand to walls	Soft close toilet seat to bathroom	BT and Virgin Media ready	Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)	Double glazed PVCu french casement doors to patio/garden deck area (where layout permits)	Moulded spindles and newels to staircase	1.8m close board solid fencing with matching gate (rear garden)
Zanussi single oven, gas hob, chimney style hood and stainless steel splashback	Low profile shower tray with silver framed clear glass enclosure	White sockets and switches	Programmable control of heating zones (where applicable)	PVCu facias, soffits and rainwater goods	Smooth finish ceilings, painted in white	1.8m close board solid fencing between plots
Blanco Lanis 1½ bowl slim-line stainless steel sink top and Vado Kori style taps	Porcelanosa ceramic wall tiles to bathroom and en-suites (please refer to drawings for specific areas)	USB charging socket to kitchen		Multi point locking system to front and rear/side doors	White internal ladder profile style doors with brass handles	Rotovated top soil to rear garden
	LED brushed steel downlights	Front doorbell and chime		House numbers ready fitted	Walls painted in white	
		Battery operated carbon monoxide detectors (locations vary)		Up-and-over steel garage door (where applicable)	Woodwork painted in white	
		Mains wired (with battery back-up) smoke detectors		Electric vehicle charging point		
		PIR operated porch light				
		Power and lighting to integral garages				
		Photovoltaic roof panels (development specific and position specific to plot orientation - ask for details)				

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager 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.



# The Miller Difference

## 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.

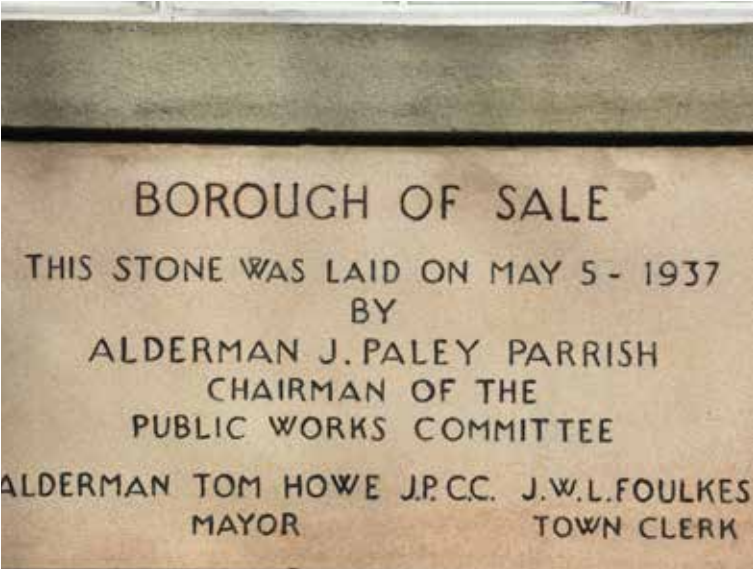
## A place to grow

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.





One of the most exciting features of Varsity Quarter is its proximity to some of the finest outdoor attractions and urban wild areas in the area. Wythenshaw Park, five minutes walk away, comprises of more than 100 hectares of woodlands and meadow, a city farm and play facilities. Half a mile to the north, paths through Kenworthy Woods lead to scenic walks along the Mersey and Chorlton Water Park, a nature reserve with adventure play amenities for young people. The Withington Club is the nearest of five golf courses within walking distance.







Rack House Primary School, St Aidan's RC Primary School and Pioneer House High School are all within ten minutes walk. Both primaries are assessed as 'Good' by Ofsted, and Pioneer House has been awarded 'Outstanding' status. There is also comprehensive health provision. Two dental surgeries sit just 250 yards from the entrance to the development, two medical practices, the Northenden Group and the Northern Moor Practice, can be found within three-quarters of a mile, and Wythenshaw Hospital, two miles away, has a 24-hour A&E Department.

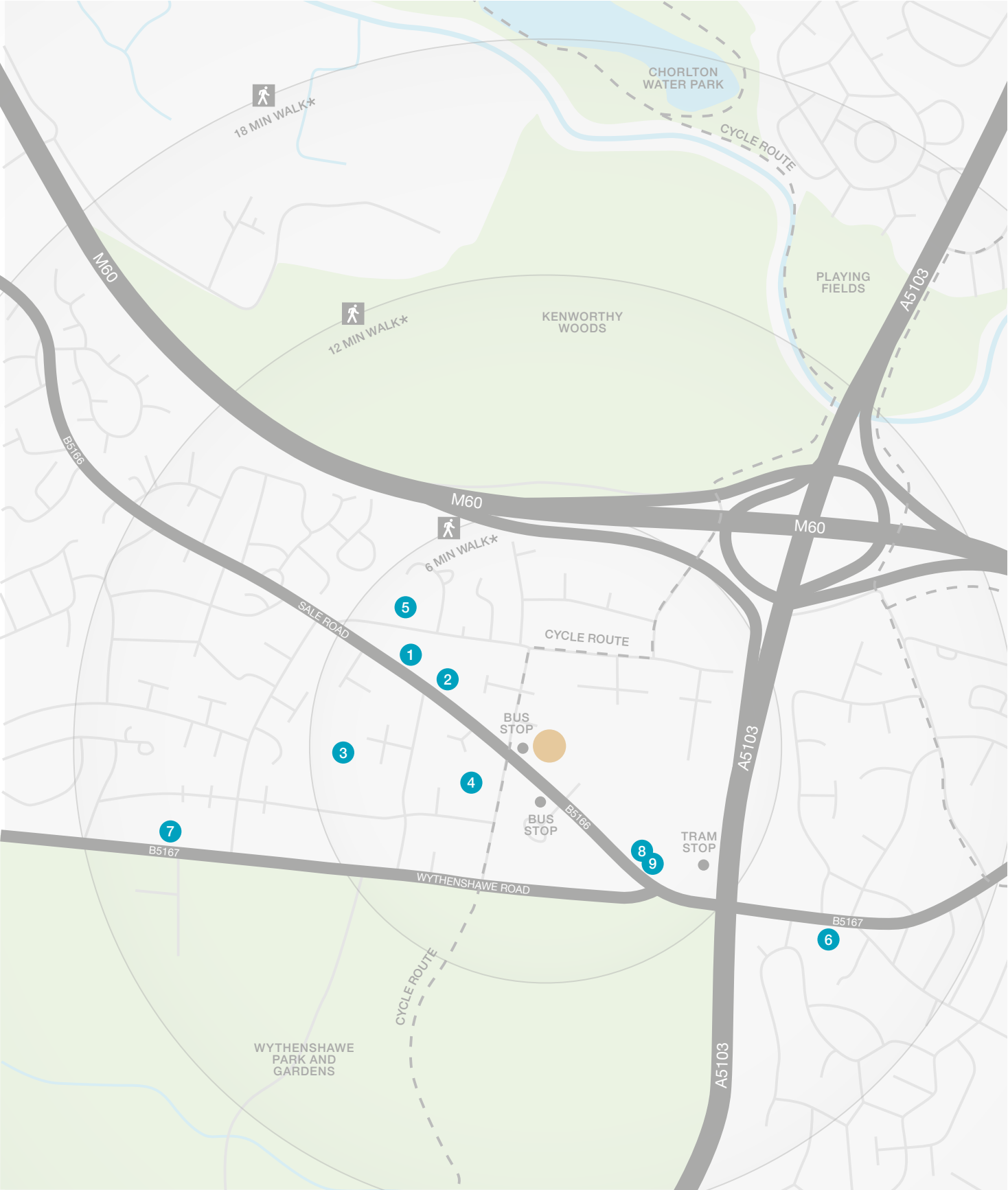


Useful  
Contacts

- 1 Sale Road Post Office  
128 Sale Road  
0345 611 2870
  - 2 Rowlands Pharmacy  
104 Sale Road  
0161 998 2124
  - 3 Rack House Primary School  
Yarmouth Drive  
0161 998 2544
  - 4 St Aidan's RC Primary School  
Rackhouse Road  
0161 998 4126
  - 5 Pioneer House High School  
200 Yewtree Lane  
0161 241 8100
  - 6 The Northenden Group  
Medical Practice  
489 Palatine Road  
0161 998 3206
  - 7 The Northern Moor  
Medical Practice  
216 Wythenshaw Road  
0161 998 2503
  - 8 Glen Maye Dental Practice  
Sale Road  
0161 998 5588
  - 9 Northenden House  
Orthodontics  
Sale Road  
0161 998 2622
- Sale Leisure Centre  
Broad Road  
0161 749 2570

\* 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



How to  
find us

**From the M60  
Manchester Outer  
Ring Road travelling  
clockwise**

Leave the M60 at junction 4 to join the M56 following signs for the Airport. Leave the M56 at junction 2 to join the A560, and take the second exit at the next two roundabouts, the first signposted for the A560 and the second for the M56. At the junction with the M56 take the third exit, for Wythenshaw Park. Bear left for Northenden then turn right onto the B5166 at the lights, and after quarter of a mile the entrance to Varsity Quarter is on the right.

**From the M60  
Manchester Outer  
Ring Road travelling  
anticlockwise**

Leave the M60 at junction 5, joining the A5103, then bear left to take the first exit for Northenden via the B5166. Turn right at the traffic lights, and after quarter of a mile the entrance to Varsity Quarter is on the right.

Sat Nav: M23 0DD

Development  
Opening Times:  
7 days, 10.30am -  
5.30pm

03301 730 022

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

tsi  
APPROVED CODE  
TRADINGSTANDARDS.UK



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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homes

**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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors.

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