



**Wilbury Park
Halewood**

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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- Affordable Housing**

Plots 5-15, 150, 151 and 162 will be built using timber frame construction. This may affect the dimensions and they may be different to the dimensions shown in this brochure. Speak to the Development Sales Manager for details.

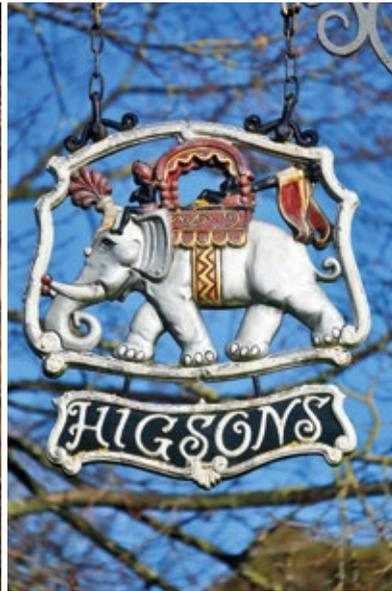
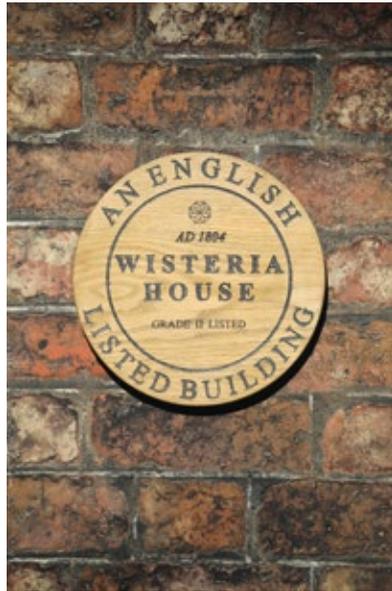
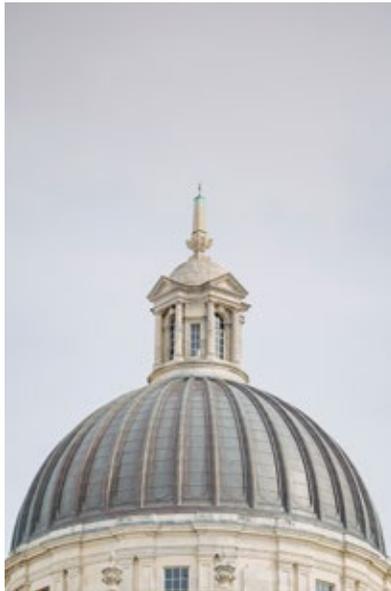
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



Adjacent to the A562 and just a few yards from the A561 Speke Boulevard, Wilbury Park offers easy access to central Liverpool as well as to centres like Warrington, Widnes and, via the Silver Jubilee Bridge, to Runcorn and the south. The M62, four miles to the north, brings Manchester within around half an hour's drive and Liverpool John Lennon Airport is less than three miles away. Direct train services from Halewood Station, three-quarters of a mile from Wilbury Park, reach Liverpool Lime Street in less than 25 minutes and Manchester Oxford Road in around 45 minutes. In addition, there are frequent services from the bus interchange at Halewood Shopping Centre, ten minutes walk away, into Liverpool.



Close to open countryside and just eight miles from Liverpool city centre, this beautifully landscaped selection of energy efficient three and four bedroom homes combines its peaceful setting with a wide variety of local shops and amenities. Strategically situated for national and international travel by road, rail or air, yet with all the convenience of a mature, welcoming community, this exciting new neighbourhood is destined to become one of Merseyside's most sought-after locations. Welcome to Wilbury Park...

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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.

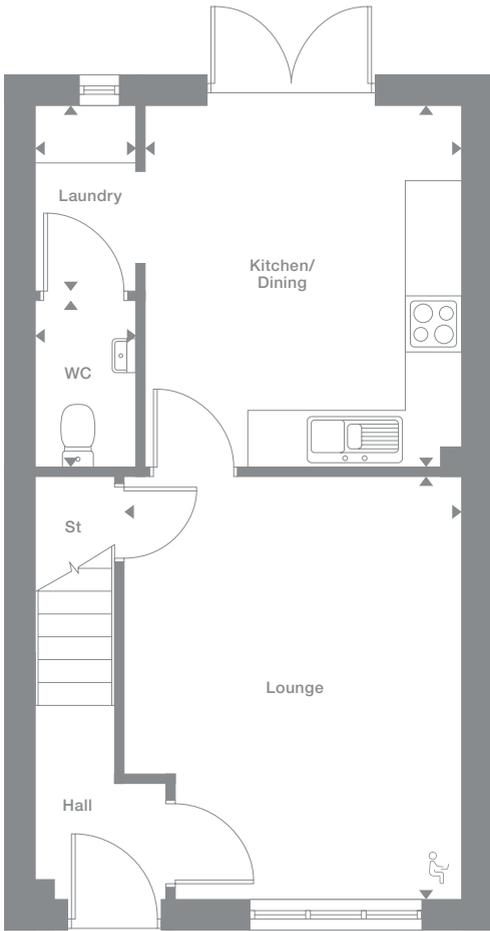
Ground Floor	First Floor
Lounge 3.56m x 4.49m 11'8" x 14'9"	Principal Bedroom 3.09m x 3.28m 10'2" x 10'9"
Kitchen/Dining 3.34m x 3.83m 11'0" x 12'7"	En-Suite 1.21m x 2.03m 4'0" x 6'8"
Laundry 1.08m x 1.96m 3'7" x 6'5"	Bedroom 2 2.37m x 3.26m 7'10" x 10'8"
WC 1.08m x 1.78m 3'7" x 5'10"	Bedroom 3 2.04m x 2.17m 6'8" x 7'2"
	Bathroom 2.37m x 1.69m 7'10" x 5'7"

Floor Space
 819 sq ft

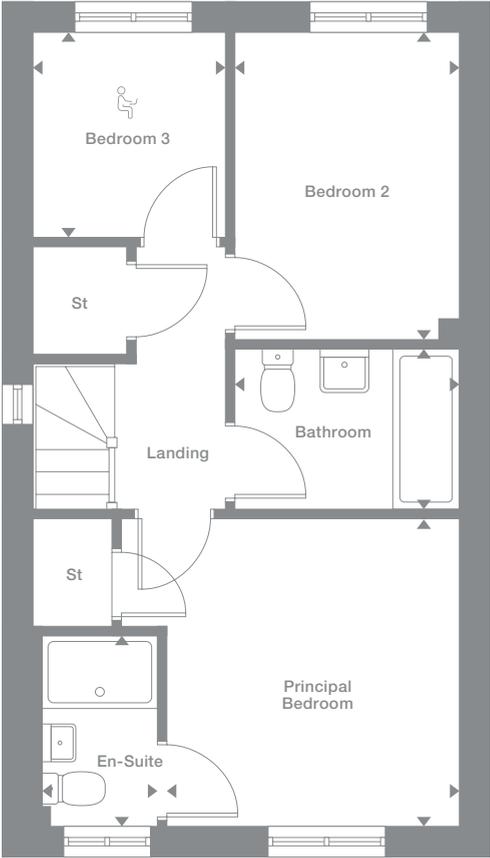
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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† Window to plots 14, 31, 58, 51, 63, 71, 74, 76, 93, 90, 98, 120, 112, 139, 157, 2, 50, 57, 59, 62, 64, 75, 68, 94, 92, 89, 123, 121, 143, 151

Masterton

Overview

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

Ground Floor

Lounge
2.89m x 4.37m
9'6" x 14'4"

Kitchen/Dining
3.88m x 3.10m
12'9" x 10'2"

WC
1.07m x 1.51m
3'6" x 4'11"

First Floor

Bedroom 2
3.88m x 2.78m
12'9" x 9'2"

Bedroom 3
1.88m x 2.56m
6'2" x 8'5"

Bathroom
1.69m x 2.03m
5'7" x 6'8"

Second Floor

Principal Bedroom
2.85m x 2.74m
to 1.500m H.L.
9'8" x 9'0"

En-Suite
2.19m x 1.60m
to 1.500m H.L.
7'2" x 5'3"

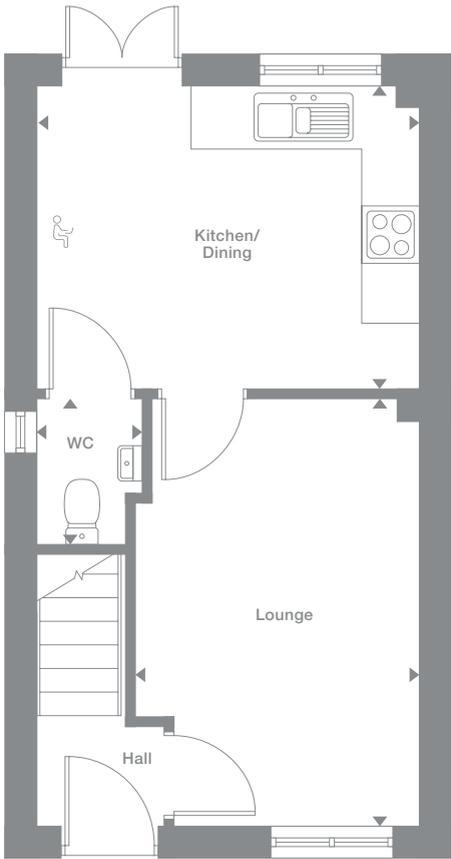
Floor Space

831 sq ft

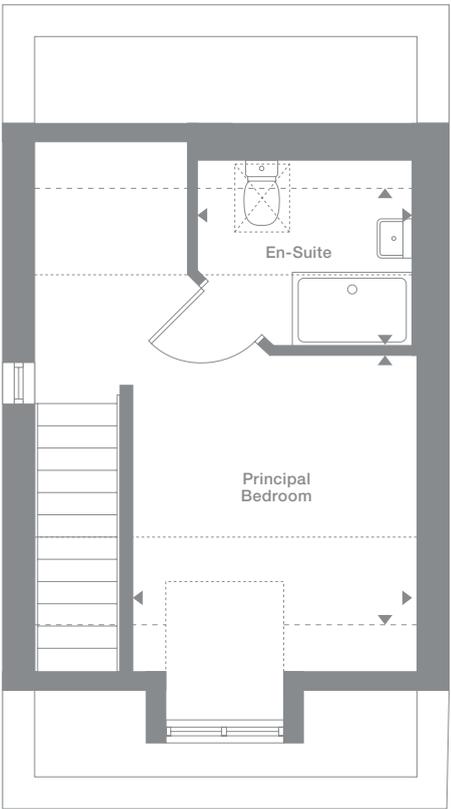
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



† Window to plots 7, 8, 9, 10, 23, 24, 27, 28, 47, 48, 53, 54, 83, 84, 87, 88, 96, 97, 108, 109, 110, 111, 124, 125, 135, 136, 137, 138

Office space area

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..... Denotes full height ceiling line
---- Denotes 1,500m height ceiling line

Kingston

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.

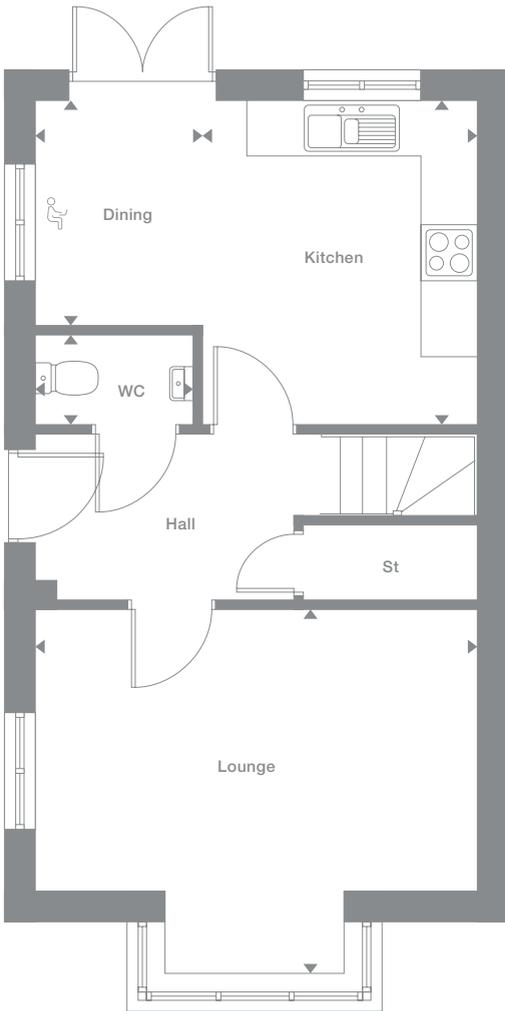
- Ground Floor**
- Lounge
4.68m x 3.91m
15'5" x 12'10"
- Kitchen
2.91m x 3.45m
9'7" x 11'4"
- Dining
1.76m x 2.40m
5'10" x 7'11"
- WC
1.67m x 0.96m
5'6" x 3'2"
- First Floor**
- Principal Bedroom
3.37m x 3.01m
11'1" x 9'11"
- En-Suite
1.01m x 2.78m
3'4" x 9'2"
- Bedroom 2
2.56m x 3.46m
8'5" x 11'4"
-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

Floor Space
869 sq ft

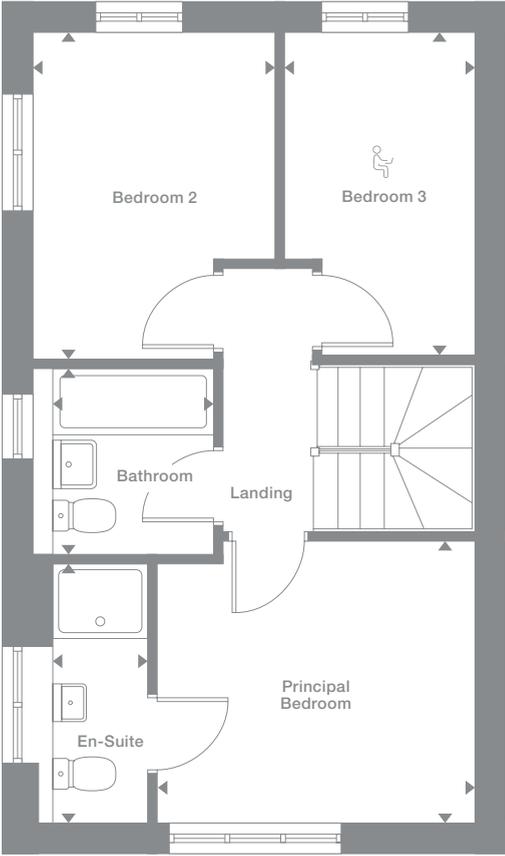
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Office space area

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Kipling

Overview

The arrangement of the entrance hall and staircase instantly demonstrates the inviting character of the Kipling. French doors from both the living room and the dining area add a fascinating interplay between the interior and garden.

Ground Floor

- Lounge**
3.32m x 4.96m
10'11" x 16'3"
- Dining**
3.35m x 2.63m
11'0" x 8'8"
- Kitchen**
3.65m x 2.32m
12'0" x 7'8"
- WC**
1.45m x 1.49m
4'9" x 4'11"

First Floor

- Principal Bedroom**
2.87m x 3.54m
9'5" x 11'8"
- En-Suite**
2.46m x 1.21m
8'1" x 4'0"
- Bedroom 2**
3.70m x 2.71m
12'2" x 8'11"
- Bedroom 3**
4.39m x 2.16m
14'5" x 7'1"
- Bathroom**
3.27m x 1.95m
10'9" x 6'5"

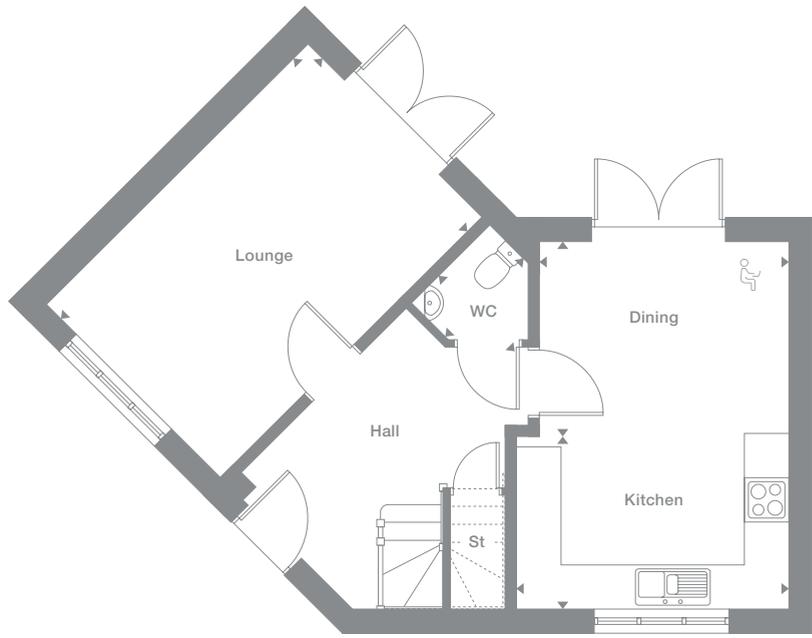
Floor Space

1,027 sq ft

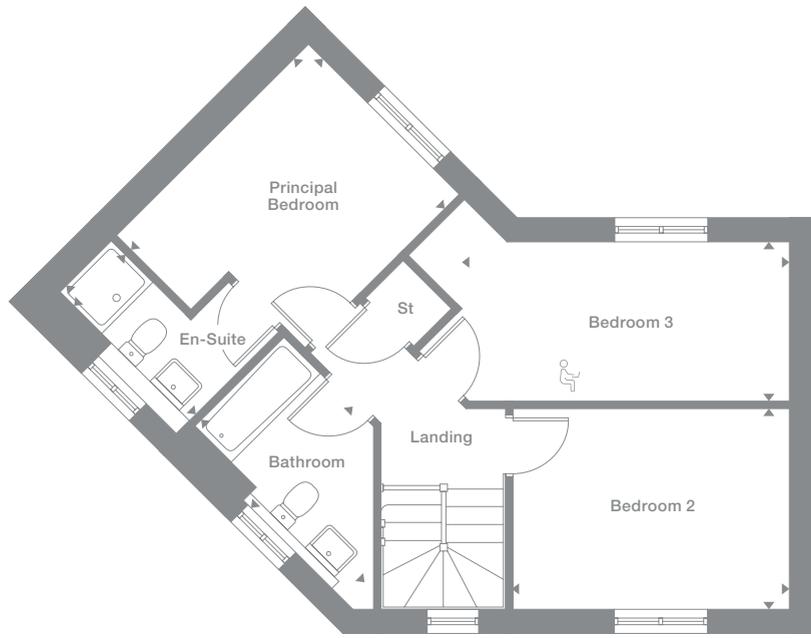
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Ground Floor



First Floor



Office space area

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Rolland

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

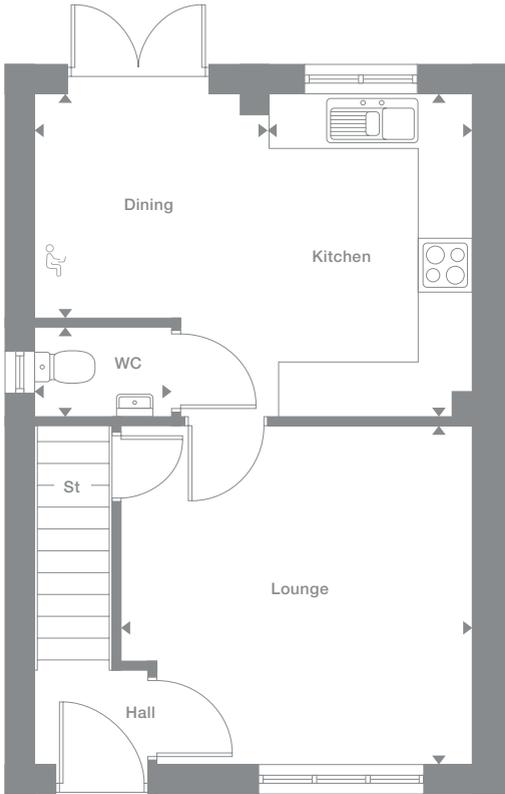
Ground Floor	First Floor	Second Floor
Lounge 3.87m x 3.76m 12'8" x 12'4"	Bedroom 2 2.87m x 3.08m 9'5" x 10'1"	Principal Bedroom 4.82m x 4.15m 1.235 HGT. L. 15'10" x 13'7"
Dining 2.56m x 2.47m 8'5" x 8'2"	Bedroom 3 2.51m x 2.21m 8'3" x 7'3"	En-Suite 2.46m x 1.62m 1.402 HGT. L. 8'1" x 5'4"
Kitchen 2.25m x 3.57m 7'5" x 11'9"	Bedroom 4 2.21m x 2.21m 7'3" x 7'3"	
WC 1.50m x 1.07m 4'11" x 3'6"	Bathroom 1.70m x 1.94m 5'7" x 6'5"	

Floor Space
 1,091 sq ft

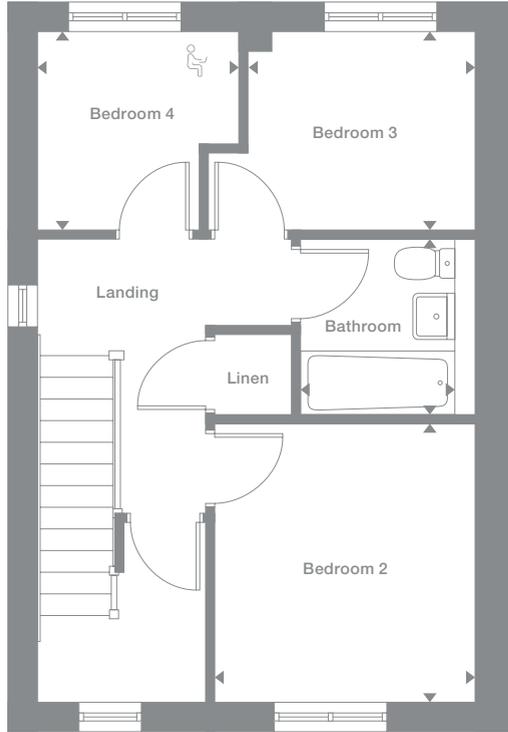
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



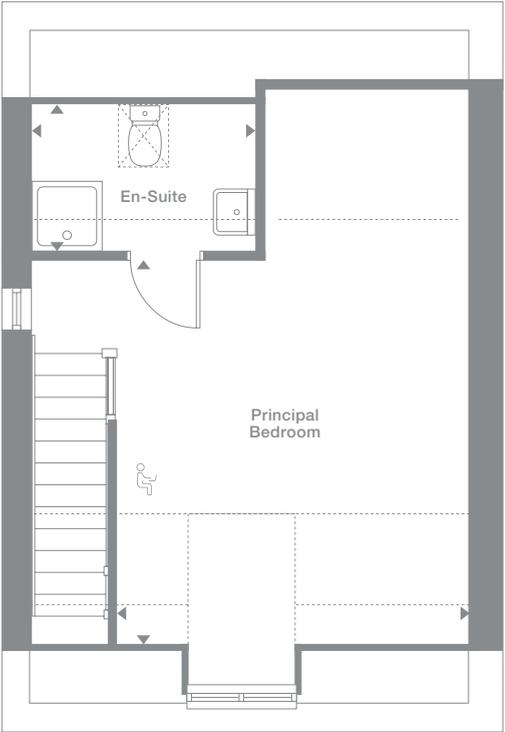
Ground Floor



First Floor



Second 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.

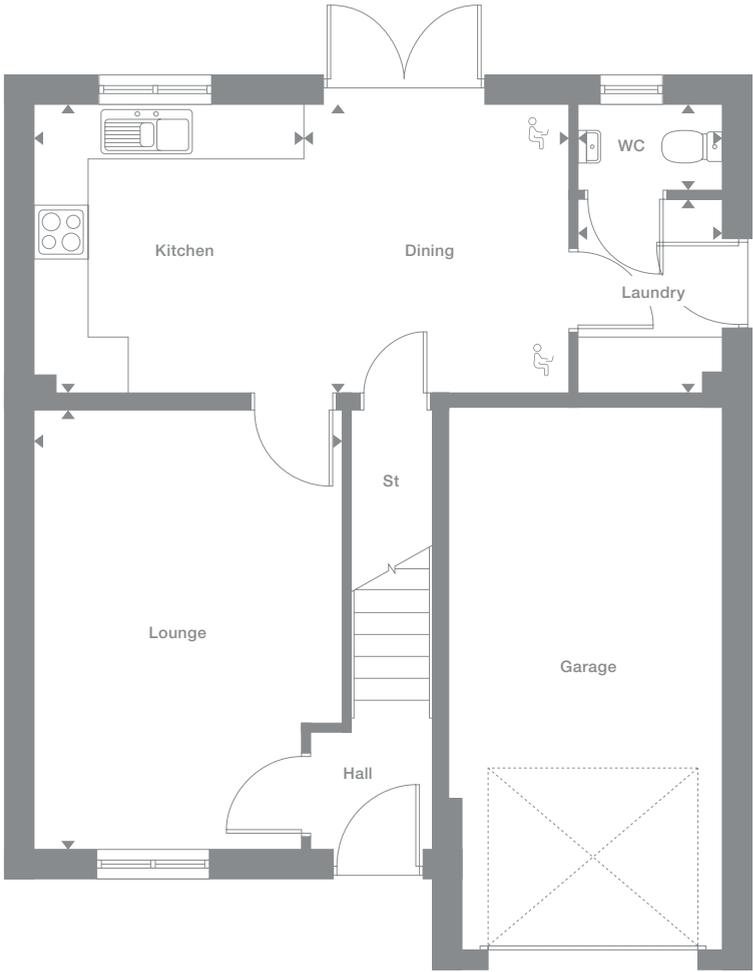
- Ground Floor**
- Lounge
3.38m x 4.86m
11'1" x 15'11"
- Kitchen
2.95m x 3.18m
9'8" x 10'5"
- Dining
2.91m x 3.18m
9'7" x 10'5"
- Laundry
1.60m x 2.13m
5'3" x 7'0"
- WC
1.60m x 0.96m
5'3" x 3'2"
- First Floor**
- Principal Bedroom
4.38m x 2.90m
14'5" x 9'6"
- En-Suite
1.87m x 2.45m
6'2" x 8'1"
- Bedroom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

Floor Space
 1,150 sq ft

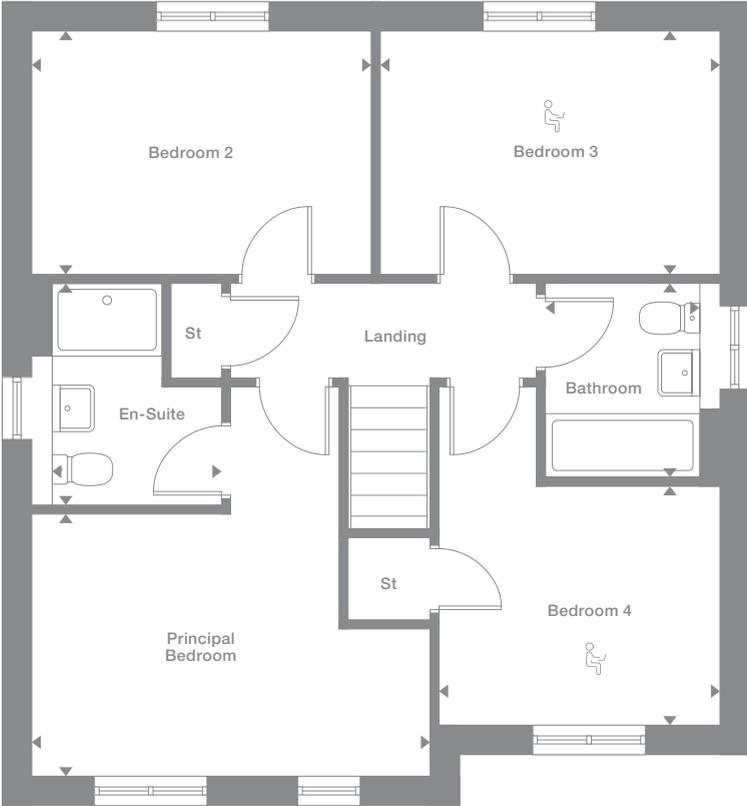
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

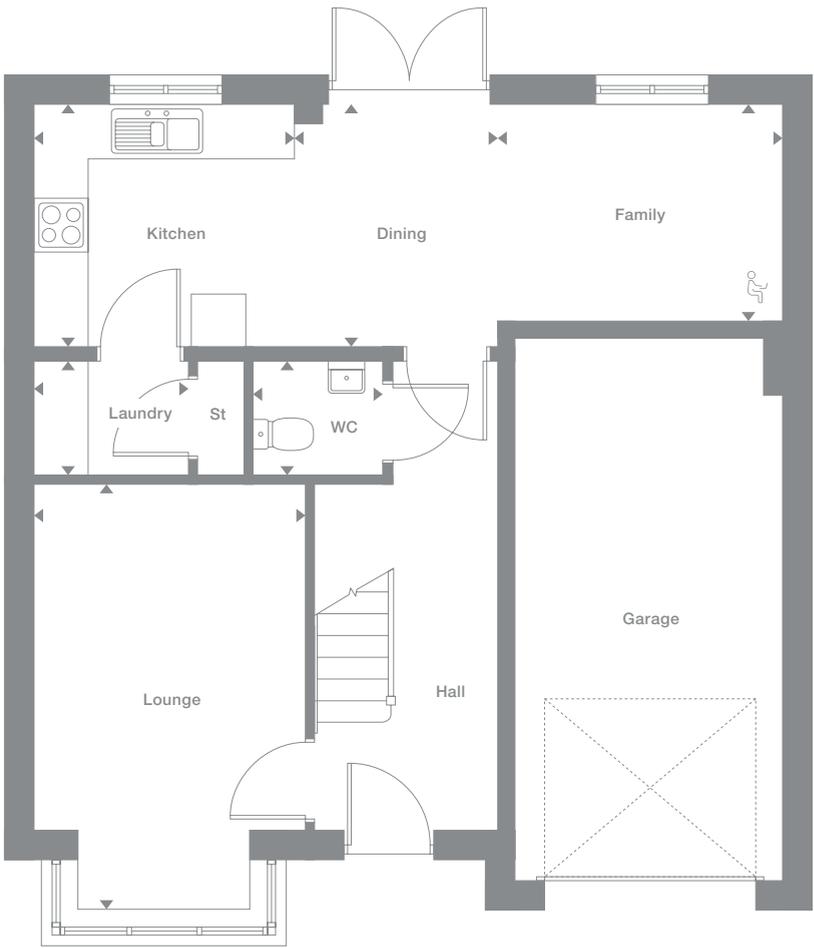
- Ground Floor**
- Lounge
2.98m x 4.72m
9'10" x 15'6"
- Kitchen
2.86m x 2.68m
9'5" x 8'10"
- Laundry
1.70m x 1.26m
5'7" x 4'2"
- Dining
2.23m x 2.68m
7'4" x 8'10"
- Family
3.15m x 2.41m
10'4" x 7'11"
- WC
1.44m x 1.26m
4'9" x 4'2"
- First Floor**
- Principal Bedroom
4.06m x 2.79m
13'4" x 9'2"
- Dressing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

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2**
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3**
3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4**
3.40m x 3.18m
11'2" x 10'5"
- Bathroom**
2.55m x 2.00m
8'5" x 6'7"

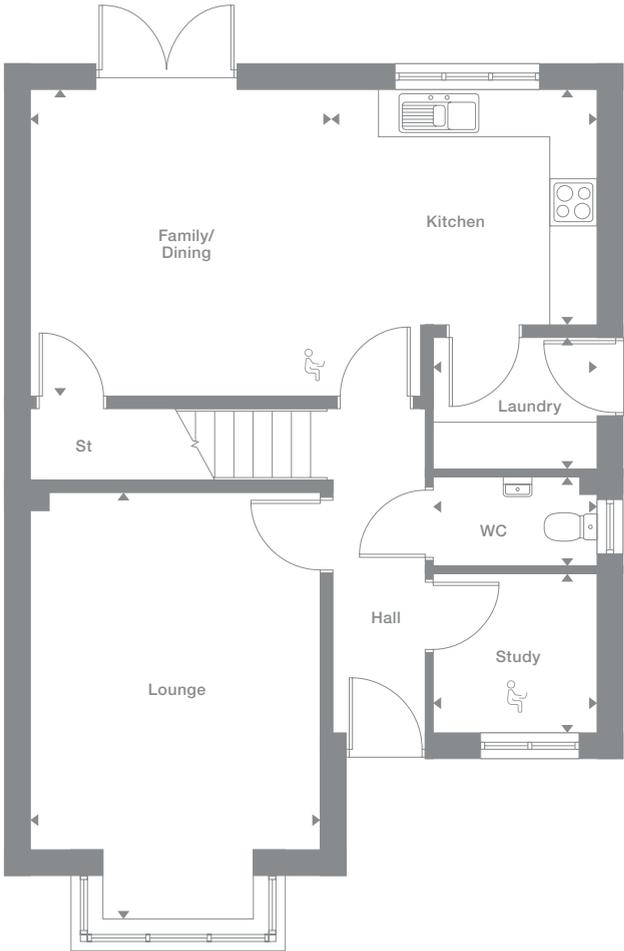
Floor Space

1,388 sq ft

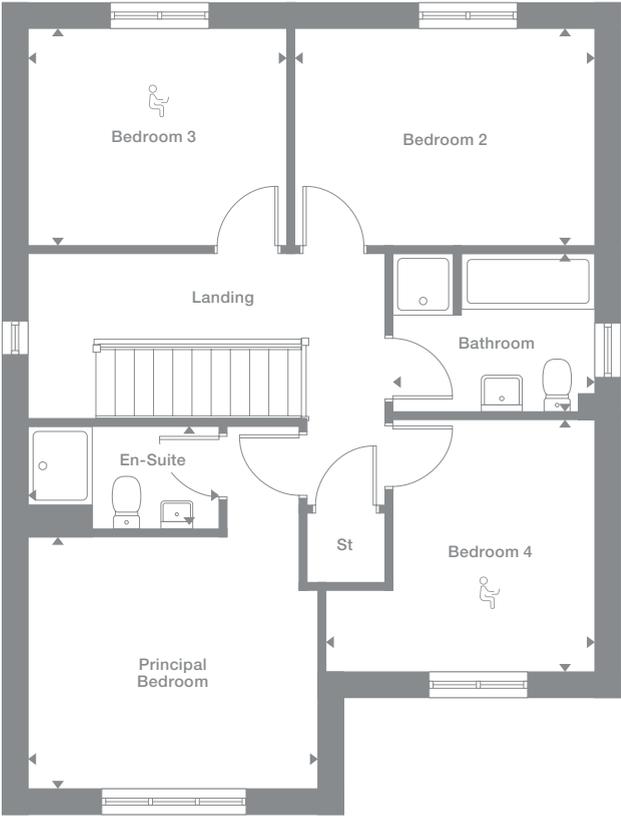
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Ground Floor



First Floor



Office space area

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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 Development Sales Manager who will give you any help you need in choosing and buying your home. Then your Site Manager, who will supervise the build of your home and answer your questions along the way.

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

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

A Better Place

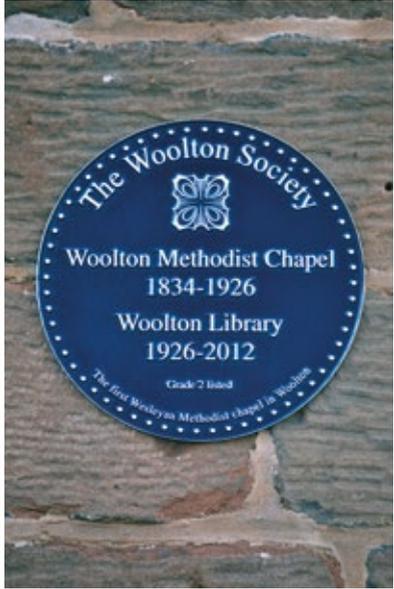
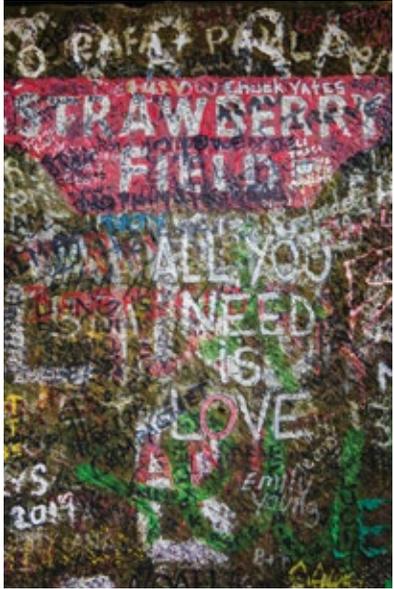
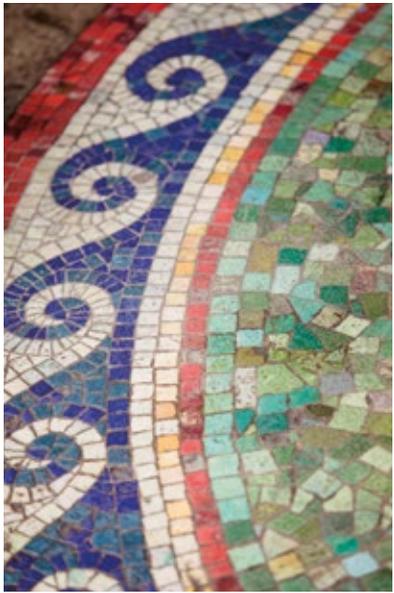
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

For your future

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

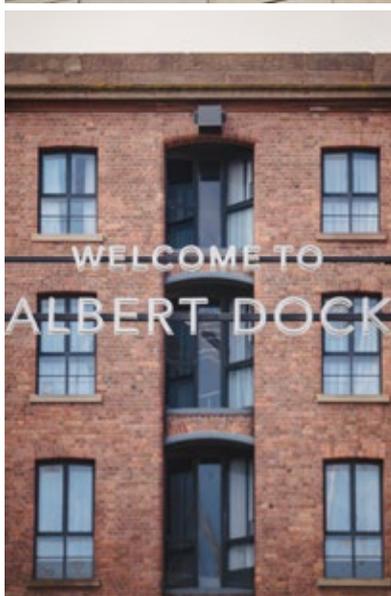
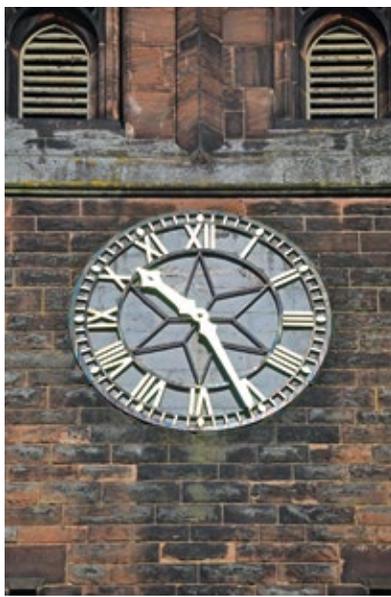


Halewood Shopping Centre incorporates an Aldi supermarket, Tesco Express, Home Bargains and Iceland stores alongside a fast food outlet, café, post office, hairdresser and other services. In addition, there are two small precincts on Church Road, a short walk away, that include a newsagent, convenience stores and an off-licence. Shopping centres at Speke and Hunts Cross extend the choice of high street names, and there is a Dobbies Garden Centre two and a half miles away.

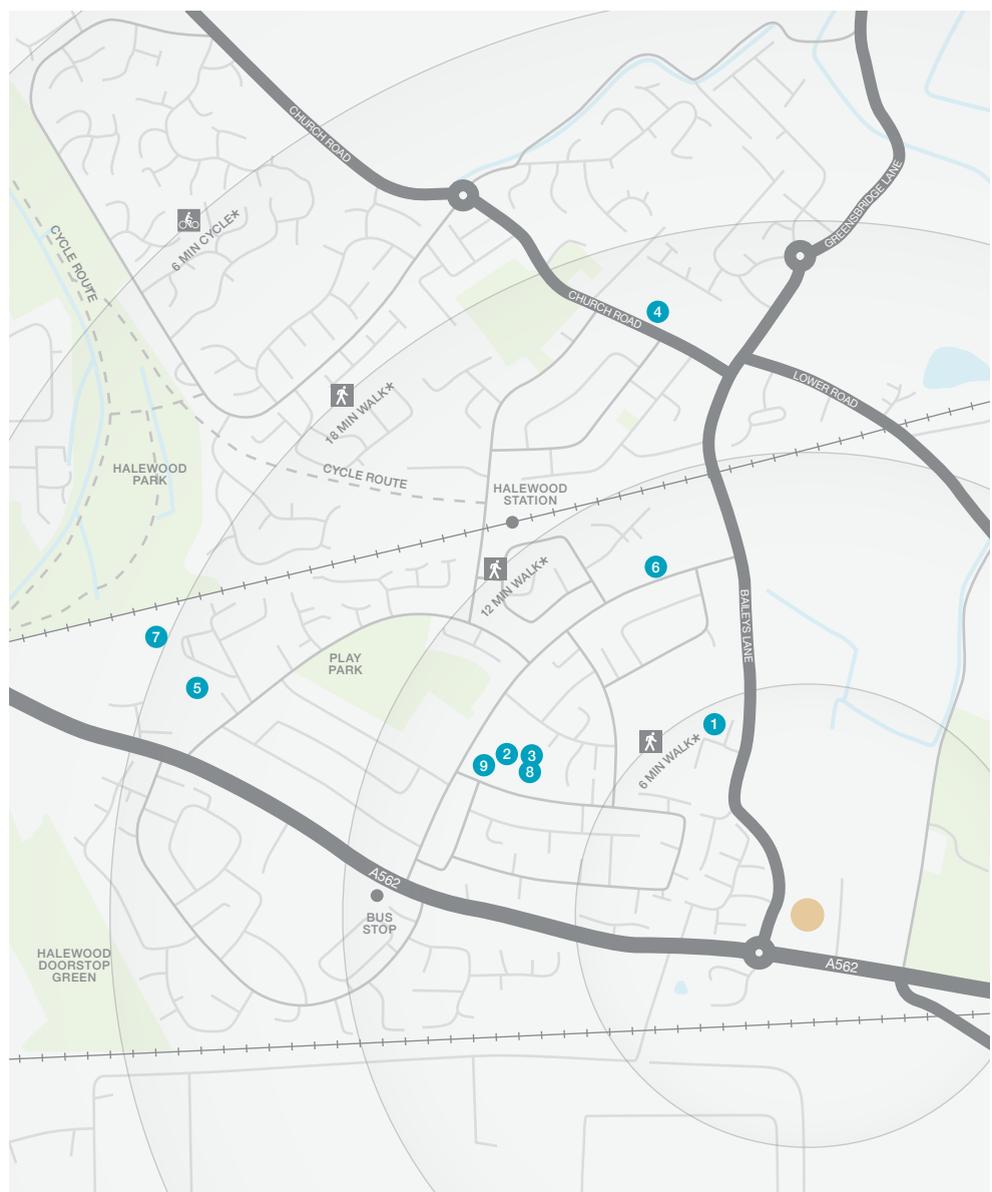


Halewood Leisure Centre, just 400 yards from Wilbury Park, features a 25m swimming pool, gym, badminton courts, five-a-side pitches, sauna, sports hall and spin studios. It also has a superb adventure play area with an underwater theme, and a soft play facility for toddlers. For outdoor recreation, the local countryside and open areas include the impressive Halewood Park, holder of a Green Flag award. The Park, a mixture of woodlands and wetland habitats with playgrounds and a green gym, is linked by a footpath to the Woodland Trust's Doorstep Green, and both form part of the Transpennine Trail. Woolton Golf Club's delightful tree-lined parkland course, two miles away, is the nearest of several courses in the area.

Schools within walking distance include Halewood C of E Primary, rated 'Outstanding' by Ofsted, Yew Tree Primary Academy and St Mark's Catholic Primary, both assessed as 'Good'. Halewood Academy, a secondary with excellent facilities and strong community links, and also recognised as 'Good' by Ofsted, is less than a mile away. The Halewood Centre, less than half a mile away next to the shopping centre, houses a local library as well as health services including a large, full-time GP practice, an Origins dental surgery and a Boots pharmacy.

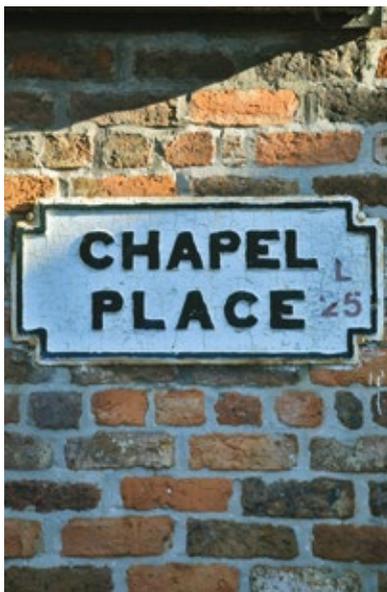
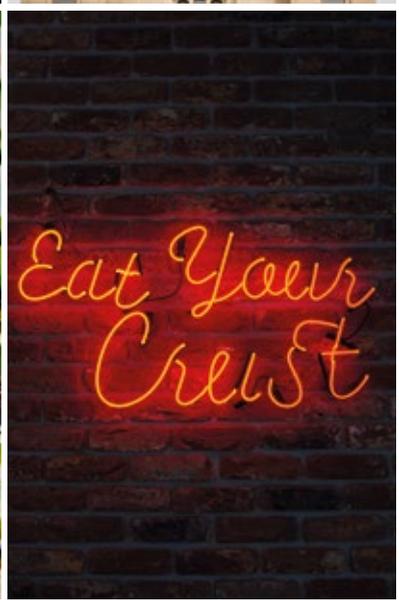
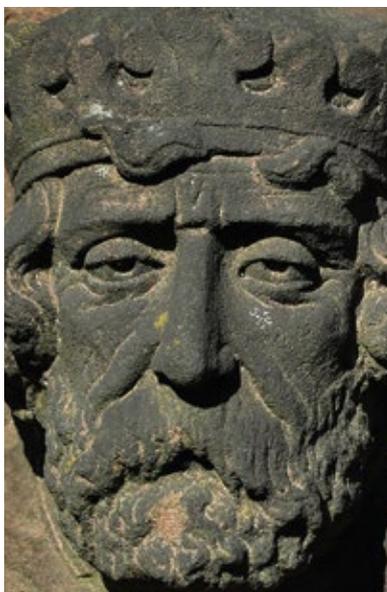


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Halewood Leisure Centre
Bailey's Lane
0151 443 2200
 - 2 Leather's Lane Post Office, Halewood Shopping Centre
0345 611 2970
 - 3 Boots Pharmacy
The Halewood Centre, Roseheath Drive
0151 486 4092
 - 4 Halewood C of E Primary School
Church Road
0151 478 5673
 - 5 Yew Tree Primary Academy
The Avenue, Wood Road
0151 477 8950
 - 6 St Mark's Catholic Primary School
Fir Avenue
0151 288 8912
 - 7 Halewood Academy
The Avenue, Wood Road
0151 477 8830
 - 8 Roseheath Surgery
The Halewood Centre, Roseheath Drive
0151 902 0025
 - 9 Origins Dental Centre
The Halewood Centre, Roseheath Drive
0151 921 9896
- Woolton Golf Club
Doe Park, Speke Road
0151 486 2298

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03303 149 089

From Liverpool

Follow the B5178 through Wavertree, and at Childwall Fiveways roundabout take the third exit, for Liverpool Airport. Almost a mile on, take the first roundabout exit into Woolton Road, then after three-quarters of a mile at the mini roundabout take the first exit into Gateacre Brow. Turn right at traffic lights into Halewood Road. At the next two roundabouts take the first exit, then at the third take the second exit, for Halewood Leisure Centre. At the T-junction turn right and, three quarters of a mile on, Wilbury Park is on the left.

From the M62 westbound

Leave the M62 at junction 6, following signs for Liverpool Airport. At the next roundabout take the third exit, joining the A562, then bear left for Halewood. At the roundabout take the third exit, for Halewood Village, and Wilbury park is on the right.

Sat Nav: L26 9TX



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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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
for development opening
times or call 03303 149 089

Sat Nav: L26 9TX

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