



**Hawksley Park
Huddersfield**

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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.



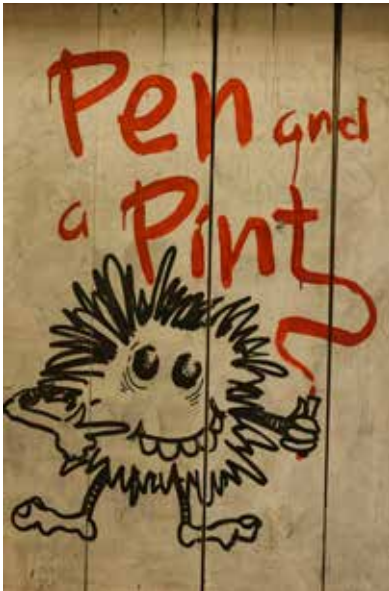


Living in Huddersfield

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 Hawksley Park.

Hawksley Park is less than five miles from the M62, bringing the centres of Leeds and Manchester within 50 minutes' drive. Trains between Huddersfield and Sheffield stop at Lockwood Station, around half an hour's walk from Hawksley Park. From Huddersfield, just three minutes by rail from Lockwood Station, there are direct services to Manchester, Liverpool, Newcastle, Middlesbrough, Leeds, Bradford and Hull. The development is served by local buses linking Huddersfield town centre and railway station with the station at Lockwood and the villages of Linthwaite and Blackmoorfoot.

Local amenities include The Sands House, five minutes' walk from Hawksley Park, a rustic, family friendly pub with a mediterranean-themed menu. Linthwaite, around three-quarters of a mile away, includes convenience stores, one of them with 24 hour opening, and two traditional pubs, Th'Alma and The Sair Inn. Local shops in Milnsbridge, a mile and a half away, include a bakery, convenience stores, an off-licence, a pharmacy, a post office, hairdressers and takeaways, as well as a large Aldi supermarket.



Welcome
home

Set between Leeds and Manchester in the beautiful landscapes of historic West Riding, close to miles of breathtaking countryside and moorland, Hawksley Park brings modern, energy efficient homes into an outstanding location. Just two and a half miles from Huddersfield's bustling town centre, this superb selection of three, four and five bedroom homes, with its private games and recreation area, forms an immensely attractive neighbourhood within a very special place. Welcome to Hawksley Park...

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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- Affordable Housing

- Electrical Sub-Station

S/S
- Shed
- Visitor Parking

V
- Neighbourhood Equipped Area of Play

NEAP



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. The location of affordable housing is indicative and the tenure of homes may be subject to change. Please note that the site plan is not drawn to scale.

Calderton

Overview
The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

Ground Floor	First Floor	Second Floor
Lounge 2.96m x 4.32m 9'9" x 14'2"	Bedroom 2 3.96m x 2.74m 13'0" x 9'0"	Principal Bedroom 3.01m x 2.52m to 1.500m H.L. 9'11" x 8'3"
Kitchen/Dining 3.96m x 3.08m 13'0" x 10'1"	Bedroom 3/Study 1.95m x 2.52m 6'5" x 8'4"	En-Suite 1.89m x 1.81m to 1.500m H.L. 6'3" x 6'0"
WC 1.12m x 1.52m 3'8" x 5'0"	Bathroom 1.70m x 2.03m 5'7" x 6'8"	

Floor Space
842 sq ft

↑ Window not applicable to all plots. Please see Development Sales Manager for details.

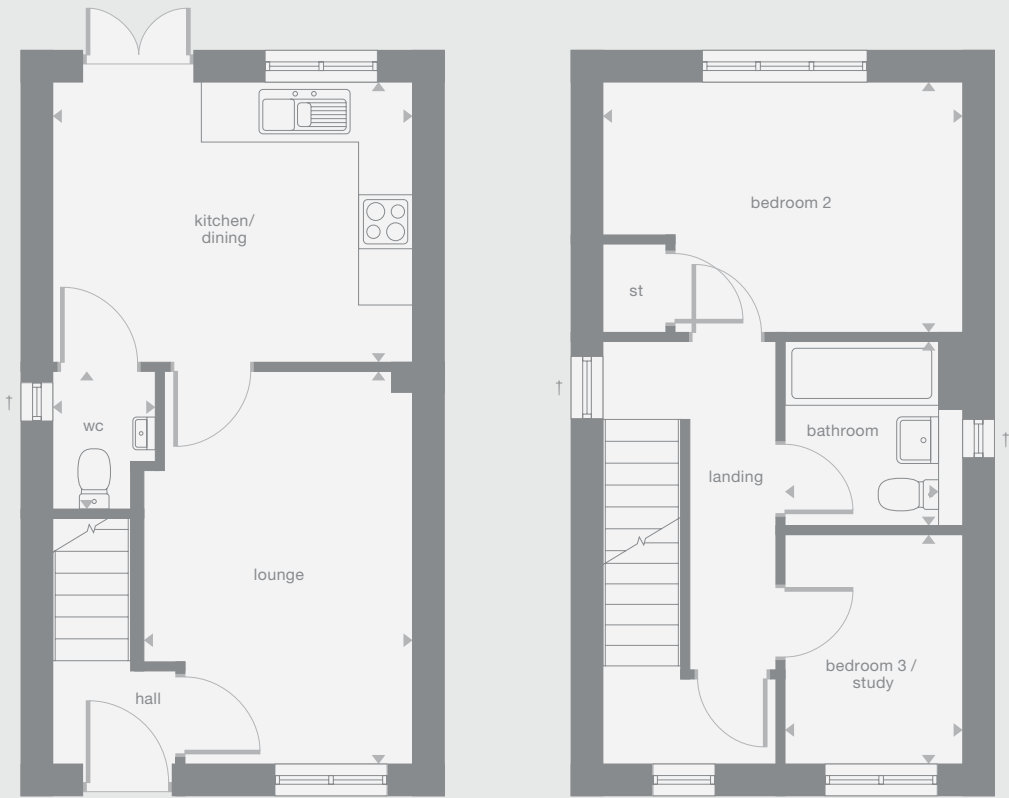
Denotes full height ceiling line

Denotes 1,500m height ceiling line

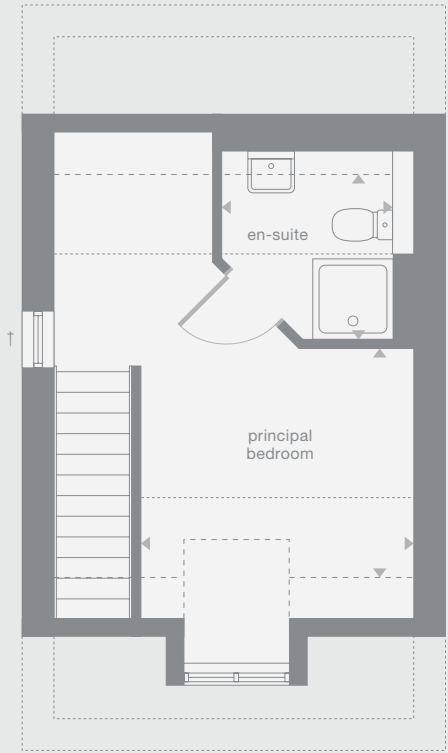
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Inglemont

Overview

The bright lounge shares the ground floor with an airy kitchen and dining room featuring french doors and a separate laundry area. There is a downstairs WC, one of the three bedrooms is en-suite, one can be used as a study, and there are convenient cupboards in the lounge, landing and bedroom.

Ground Floor

Lounge
3.53m x 4.44m
11'7" x 14'7"

Kitchen/Dining
3.27m x 4.80m
10'9" x 15'9"

Laundry
1.10m x 2.93m
3'8" x 9'7"

WC
1.10m x 1.45m
3'8" x 4'9"

First Floor

Principal Bedroom
2.98m x 3.23m
9'9" x 10'7"

En-Suite
1.18m x 1.98m
3'10" x 6'6"

Bedroom 2
2.37m x 4.02m
7'10" x 13'3"

Bedroom 3/Study
2.00m x 2.94m
6'7" x 9'8"

Bathroom
2.37m x 1.90m
7'10" x 6'3"

Floor Space

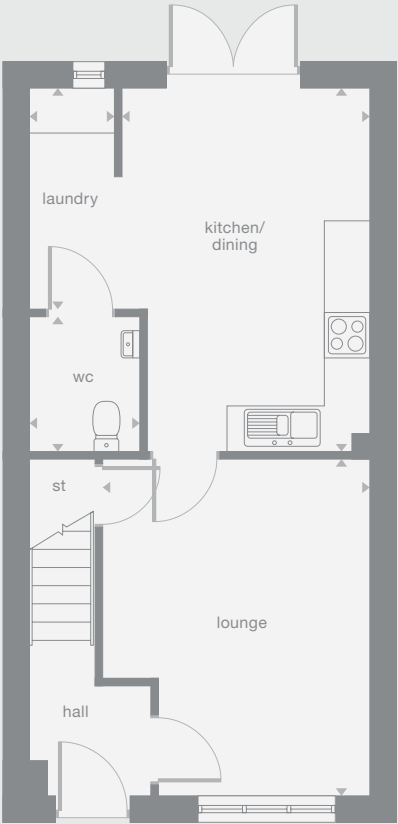
904 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

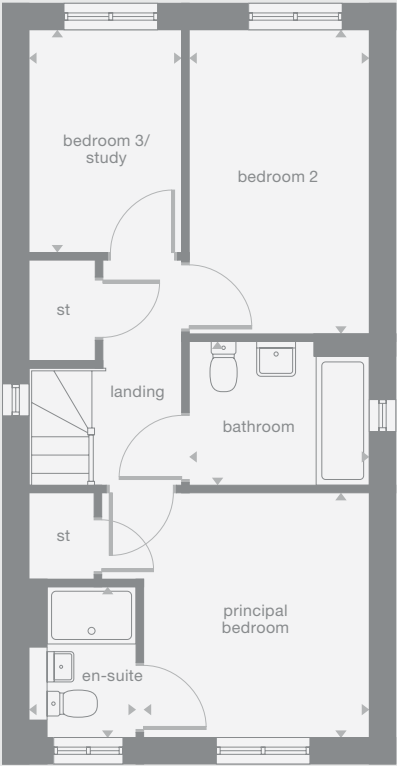
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Ground Floor



First Floor



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Overview
The bright lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in cupboard.

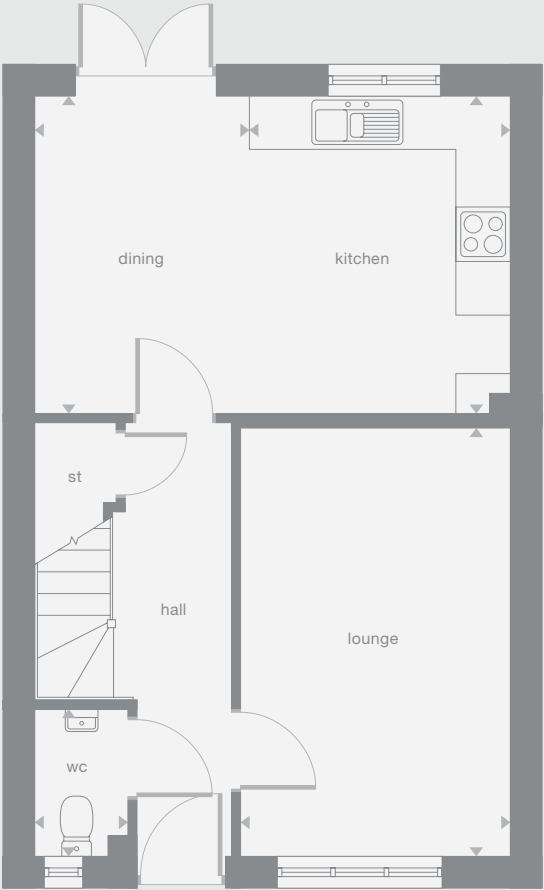
Ground Floor	First Floor
Lounge 2.96m x 4.73m 9'9" x 15'6"	Principal Bedroom 3.21m x 3.69m 10'7" x 12'1"
Kitchen 2.86m x 3.51m 9'5" x 11'6"	En-Suite 1.92m x 1.95m 6'4" x 6'5"
Dining 2.37m x 3.51m 7'9" x 11'6"	Bedroom 2 2.98m x 2.46m 9'10" x 8'1"
WC 1.03m x 1.63m 3'5" x 5'4"	Bedroom 3 2.15m x 3.51m 7'1" x 11'6"
	Bathroom 1.70m x 2.04m 5'7" x 6'8"

Floor Space
947 sq ft

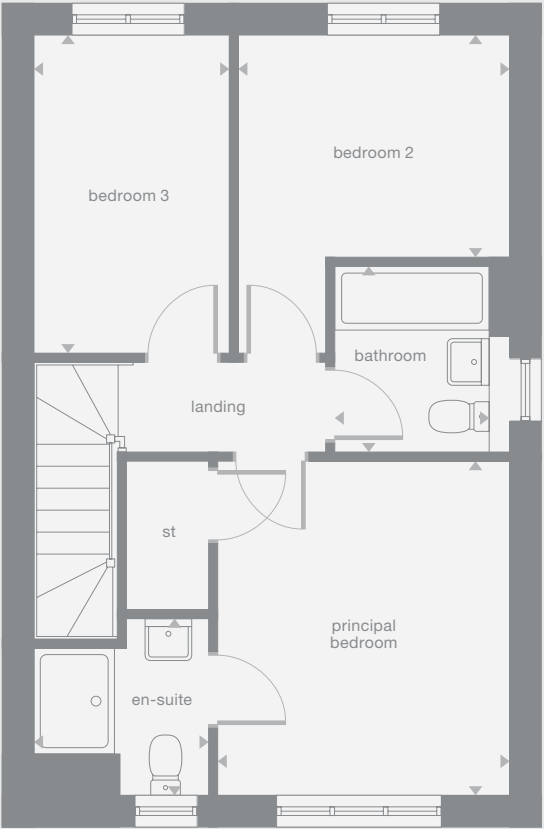
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Chilton

Overview
The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

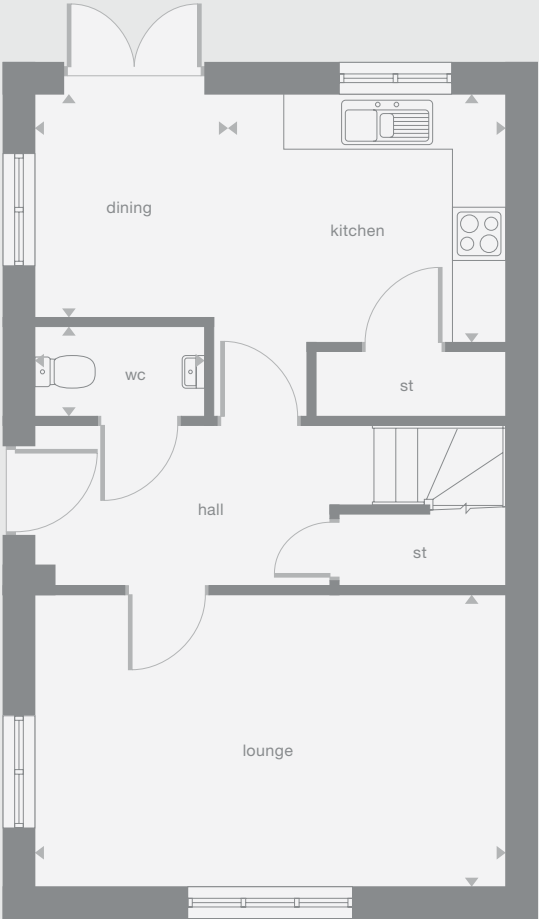
Ground Floor	First Floor
Lounge 5.20m x 3.22m 17'1" x 10'7"	Principal Bedroom 3.78m x 3.22m 12'5" x 10'7"
Kitchen 3.07m x 2.74m 10'1" x 9'0"	En-Suite 1.10m x 2.86m 3'7" x 9'5"
Dining 2.12m x 2.46m 7'0" x 8'1"	Bedroom 2 2.96m x 3.54m 9'9" x 11'8"
WC 1.87m x 1.00m 6'2" x 3'3"	Bedroom 3 2.15m x 3.55m 7'1" x 11'8"
	Bathroom 1.70m x 2.11m 5'7" x 6'11"

Floor Space
979 sq ft

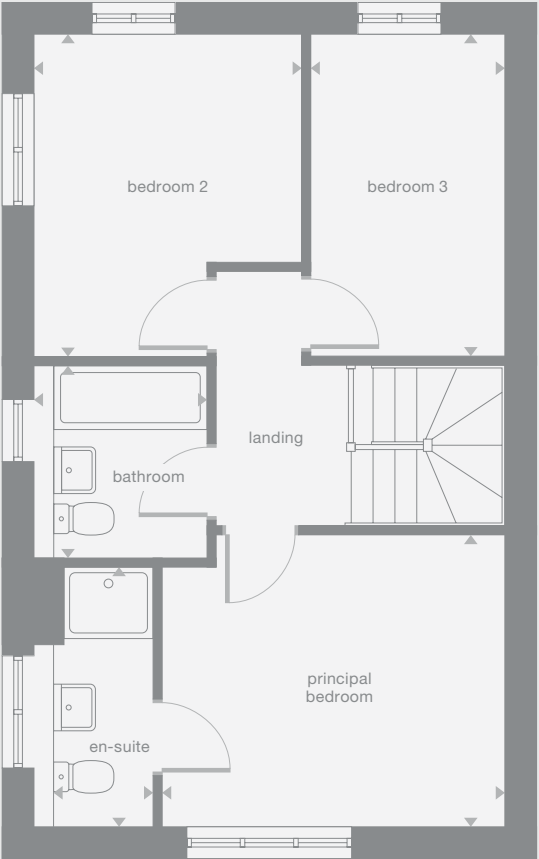
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Braxton

Overview

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

Ground Floor

- Lounge
2.99m x 5.58m
9'10" x 18'4"
- Kitchen/Dining
2.90m x 2.65m
9'6" x 8'9"
- Laundry
2.09m x 1.88m
6'10" x 6'2"
- Family
2.90m x 2.92m
9'6" x 9'7"
- WC
1.09m x 1.55m
3'7" x 5'1"

First Floor

- Principal Bedroom
3.01m x 2.77m
9'11" x 9'1"
- En-Suite
2.07m x 1.34m
6'10" x 4'5"
- Bedroom 2
2.95m x 3.28m
9'8" x 10'9"
- Bedroom 3
3.19m x 2.72m
10'6" x 8'11"
- Bathroom
1.70m x 2.10m
5'7" x 6'11"

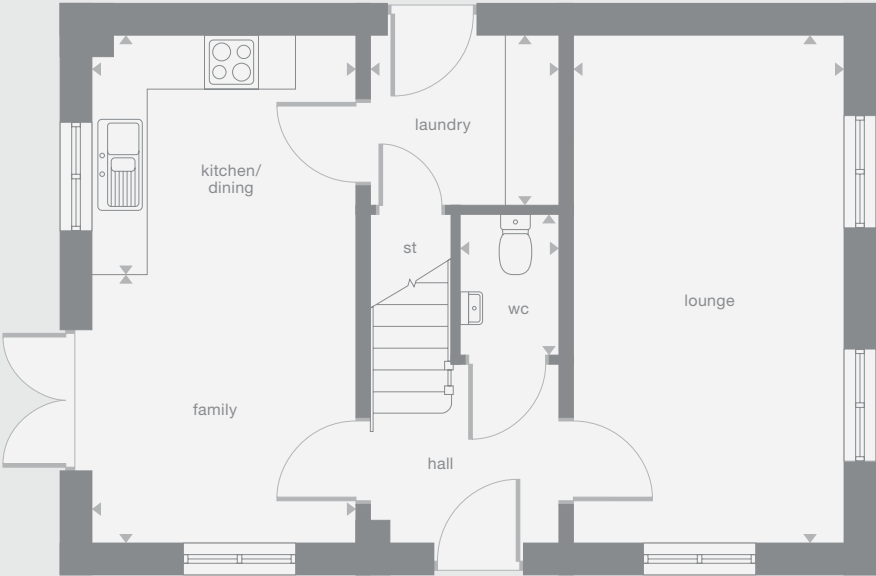
Floor Space

996 sq ft

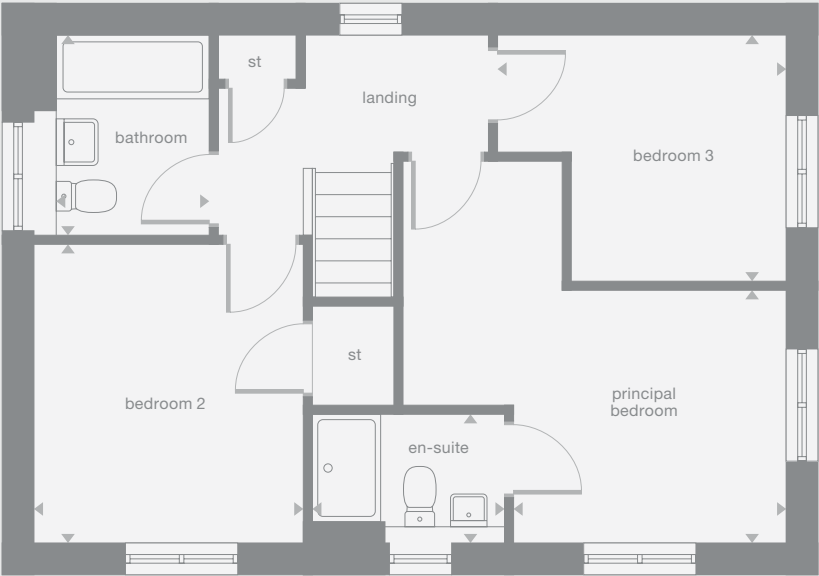
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Glenwood

Overview

A bay window brings light flooding into the lounge, the practical family kitchen has a separate laundry, and french doors make the dining area especially inviting. The bathroom and four bedrooms, one of them en-suite, are reached via a landing with a generously sized cupboard.

Ground Floor

Lounge

3.56m x 5.30m
11'8" x 17'5"

Kitchen

2.72m x 2.86m
8'11" x 9'5"

Laundry

2.05m x 1.56m
6'9" x 5'2"

Family/Dining

3.31m x 4.52m
10'10" x 14'10"

WC

1.00m x 1.74m
3'3" x 5'9"

First Floor

Principal Bedroom

3.11m x 3.72m
10'3" x 12'3"

En-Suite

2.01m x 1.19m
6'7" x 3'11"

Bedroom 2

2.93m x 3.92m
9'7" x 12'11"

Bedroom 3

2.83m x 2.65m
9'3" x 8'8"

Bedroom 4

3.01m x 2.47m
9'11" x 8'2"

Bathroom

1.70m x 1.99m
5'7" x 6'7"

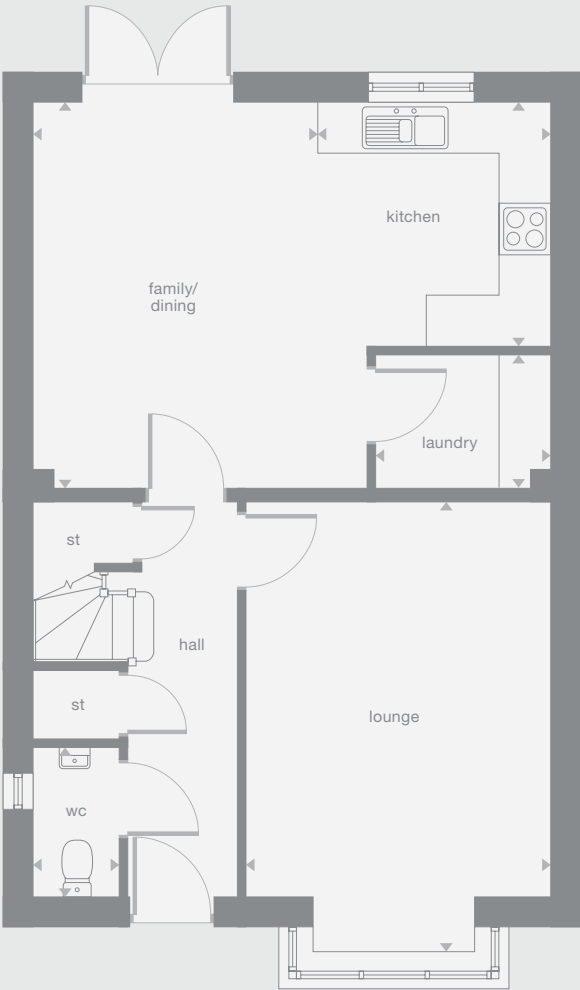
Floor Space

1,222 sq ft

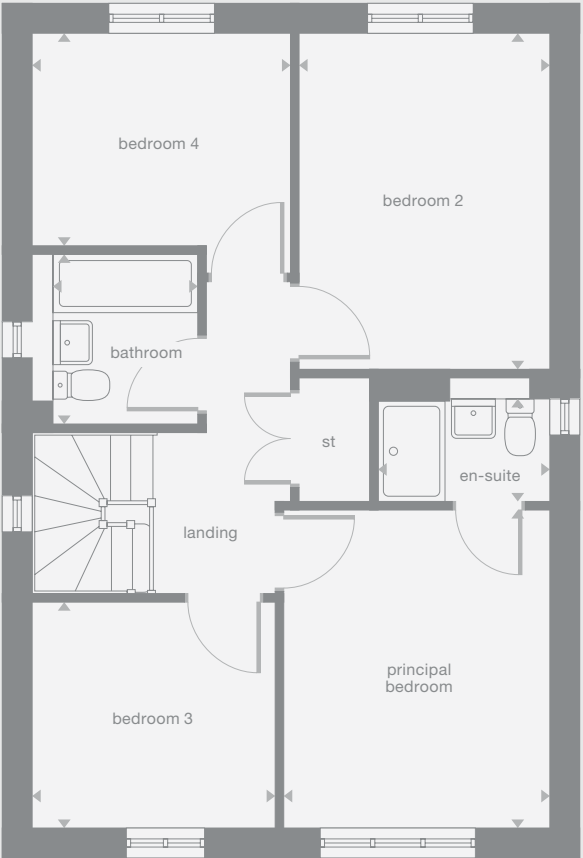
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Chesterwood

Overview

The family room extends via a dining area with french doors into an ergonomic kitchen, forming an inviting social space. There is a laundry room, downstairs WC, one of the four bedrooms has an en-suite with a dressing room, and the bathroom features a separate shower.

Ground Floor

Lounge

3.21m x 4.56m
10'6" x 15'0"

Kitchen

3.45m x 2.78m
11'4" x 9'1"

Laundry

1.91m x 1.72m
6'3" x 5'8"

Dining

2.92m x 3.83m
9'7" x 12'7"

Family

2.92m x 3.66m
9'7" x 12'0"

WC

1.91m x 0.96m
6'3" x 3'2"

First Floor

Principal Bedroom

3.21m x 2.75m
10'6" x 9'0"

En-Suite

1.18m x 2.03m
3'10" x 6'8"

Dressing

1.90m x 1.93m
6'3" x 6'4"

Bedroom 2

2.97m x 3.27m
9'9" x 10'9"

Bedroom 3

2.78m x 4.13m
9'2" x 13'7"

Bedroom 4

2.97m x 2.52m
9'9" x 8'3"

Bathroom

2.32m x 2.52m
7'8" x 8'3"

Floor Space

1,337 sq ft

Additional windows to plot 50. Please speak to our Development Sales Manager for full details

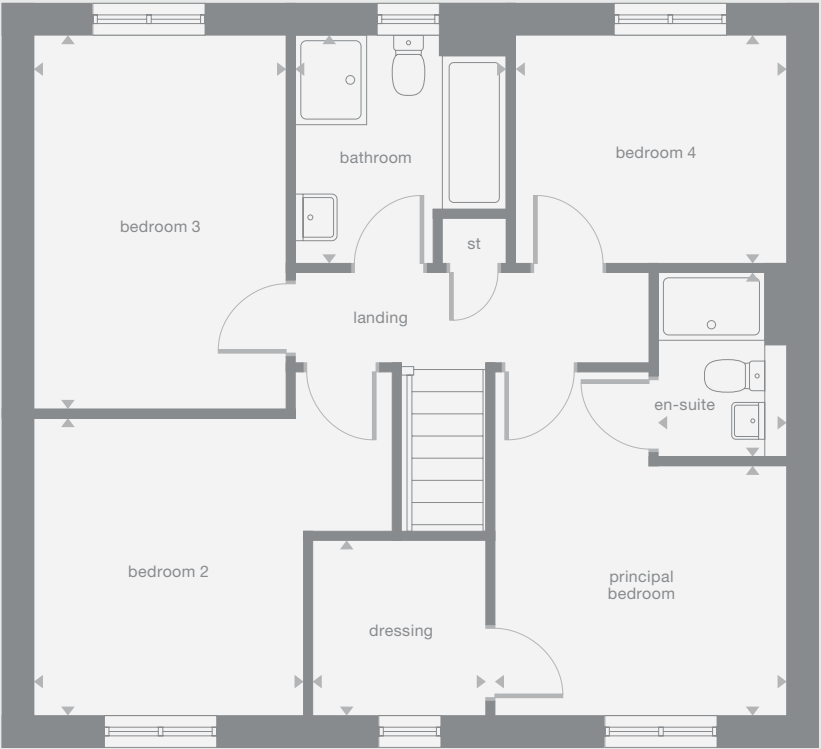
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denwood

Overview
The bright bay window in the lounge and the light, stimulating kitchen and dining room reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a walk-through dressing room.

Ground Floor	First Floor	
Lounge 3.15m x 4.74m 10'4" x 15'7"	Principal Bedroom 4.75m x 3.09m 15'7" x 10'2"	Bedroom 3 2.74m x 3.33m 9'0" x 10'11"
Kitchen 3.19m x 3.16m 10'6" x 10'4"	En-Suite 2.76m x 1.18m 9'1" x 3'10"	Bedroom 4 3.10m x 2.60m 10'2" x 8'6"
Laundry 1.83m x 1.26m 6'0" x 4'2"	Dressing 2.76m x 1.56m 9'1" x 5'2"	Bathroom 2.44m x 2.60m 8'0" x 8'6"
Dining 2.17m x 3.16m 7'2" x 10'4"	Bedroom 2 3.66m x 3.05m 12'0" x 10'0"	
Family 3.14m x 2.59m 10'4" x 8'6"	En-Suite 2 1.98m x 2.13m 6'6" x 7'0"	
WC 1.44m x 1.26m 4'9" x 4'2"		

Floor Space
1,368 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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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, the family bathroom includes a separate shower.

Ground Floor

Lounge

4.10m x 4.09m
13'5" x 13'5"

Kitchen

3.48m x 3.96m
11'5" x 13'0"

Laundry

2.12m x 1.76m
7'0" x 5'9"

Dining

3.48m x 2.83m
11'5" x 9'4"

Study/Family

3.42m x 2.61m
11'3" x 8'7"

WC

1.07m x 1.55m
3'6" x 5'1"

First Floor

Principal Bedroom

3.53m x 3.41m
11'7" x 11'2"

En-Suite

2.04m x 1.79m
6'8" x 5'11"

Bedroom 2

3.48m x 3.30m
11'5" x 10'10"

Bedroom 3

2.42m x 3.39m
8'0" x 11'2"

Bedroom 4

3.56m x 3.28m
11'8" x 10'9"

Bathroom

3.14m x 1.70m
10'4" x 5'7"

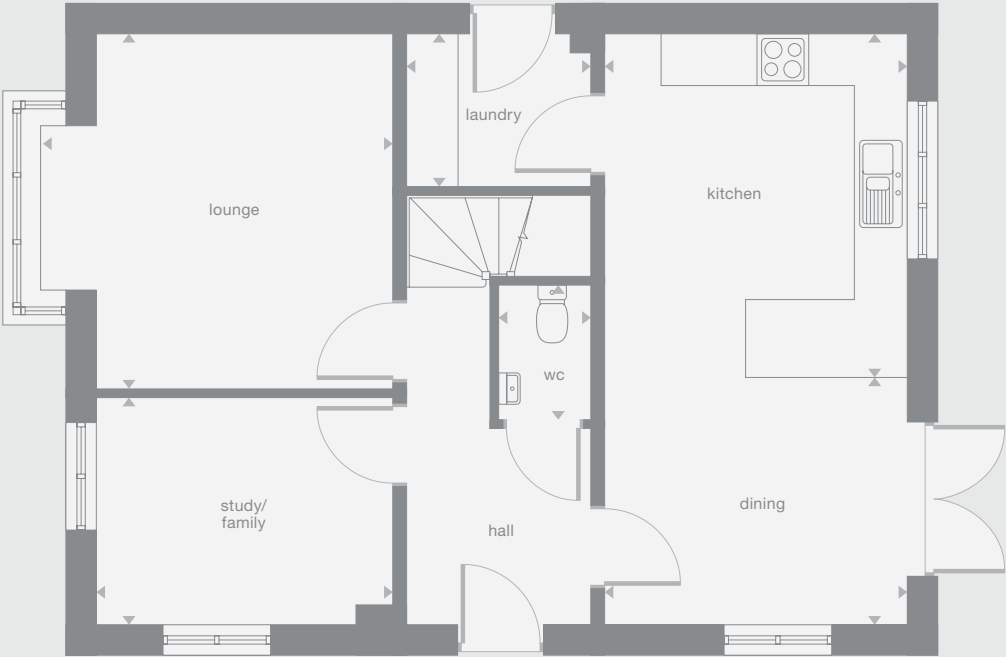
Floor Space

1,379 sq ft

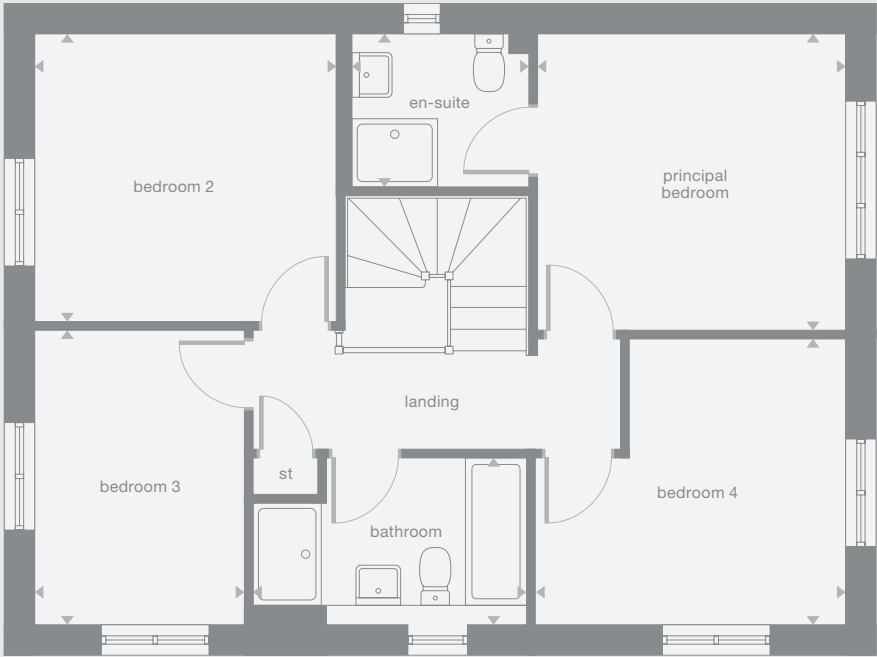
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Sandalwood

Overview
The broad, bright family kitchen, with french doors enhancing the dining area, shares the ground floor with a welcoming lounge, a study, a laundry room and a WC. Upstairs the family bathroom features a separate shower, two of the four bedrooms are en-suite and one has a dressing room.

Ground Floor	
Lounge	Family
3.36m x 4.29m	2.48m x 2.96m
11'0" x 14'1"	8'2" x 9'9"
Kitchen	Study
3.36m x 3.26m	2.49m x 2.16m
11'0" x 10'8"	8'2" x 7'1"
Laundry	WC
2.27m x 1.74m	0.91m x 1.90m
7'5" x 5'9"	3'0" x 6'3"
Dining	
2.66m x 2.96m	
8'9" x 9'9"	

First Floor	
Principal Bedroom	En-Suite 2
3.33m x 3.12m	2.21m x 1.40m
10'11" x 10'3"	7'3" x 4'7"
En-Suite	Bedroom 3
2.32m x 1.38m	2.45m x 3.62m
7'8" x 4'6"	8'1" x 11'11"
Dressing	Bedroom 4
2.49m x 2.22m	3.00m x 2.46m
8'2" x 7'4"	9'10" x 8'1"
Bedroom 2	Bathroom
2.49m x 3.35m	2.00m x 1.83m
8'2" x 11'0"	6'7" x 6'0"

Floor Space
1,422 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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Crosswood

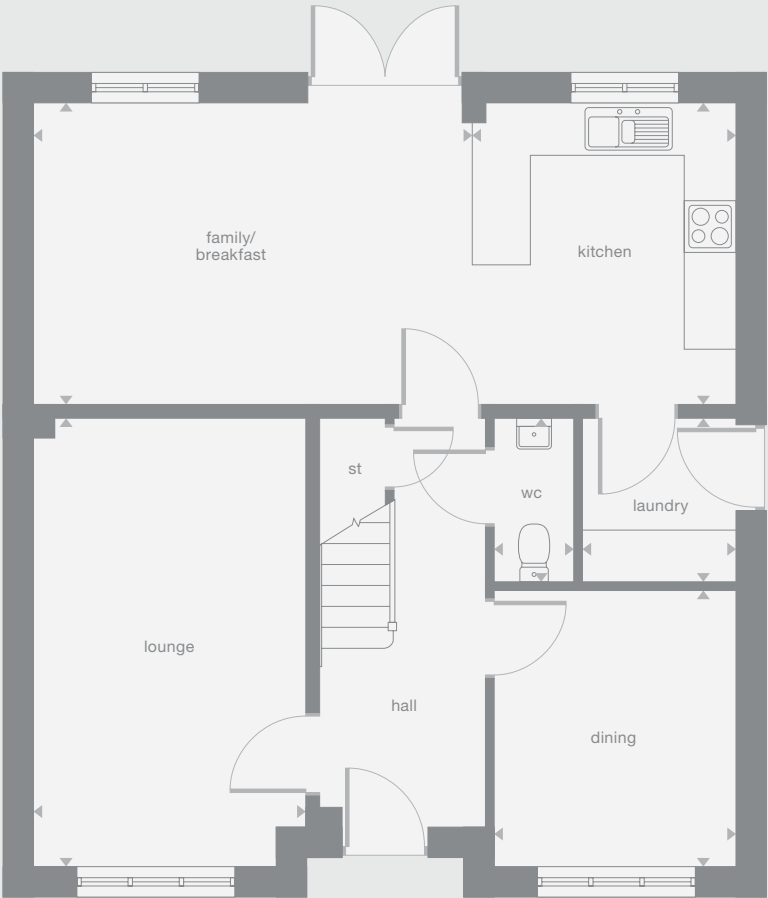
Overview
Perfect for social events, the lounge and dining room complement a broad family kitchen that opens out to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

Ground Floor	First	Floor Space
Lounge 3.12m x 5.15m 10'3" x 16'11"	Principal Bedroom 2.91m x 3.79m 9'7" x 12'5"	1,500 sq ft
Kitchen 3.02m x 3.47m 9'11" x 11'5"	En-Suite 1.55m x 2.02m 5'1" x 6'8"	
Laundry 1.76m x 1.88m 5'9" x 6'2"	Dressing 2.61m x 1.70m 8'7" x 5'7"	
Family/Breakfast 5.03m x 3.47m 16'6" x 11'5"	Bedroom 2 3.16m x 3.47m 10'5" x 11'5"	
Dining 2.77m x 3.18m 9'1" x 10'5"	En-Suite 2 2.13m x 1.60m 7'0" x 5'3"	
WC 0.92m x 1.88m 3'0" x 6'2"		
	Bedroom 3 2.38m x 3.28m 7'10" x 10'9"	
	Bedroom 4 2.61m x 3.09m 8'7" x 10'2"	
	Bathroom 2.86m x 1.70m 9'5" x 5'7"	

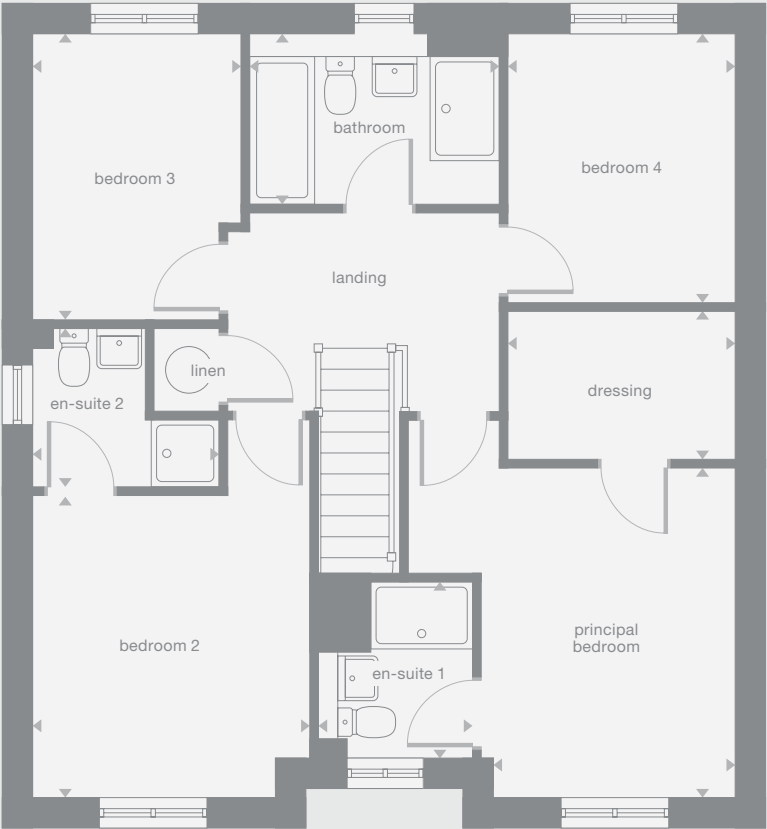
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denford

Overview
From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

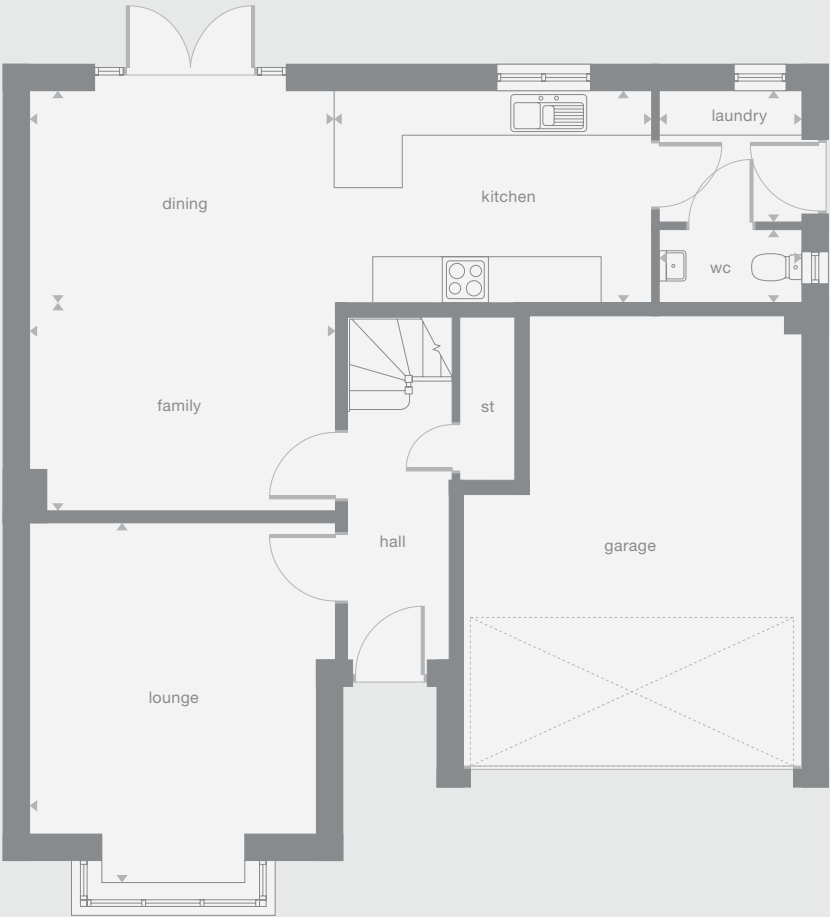
Ground Floor	First	
Lounge 3.78m x 4.78m 12'5" x 15'8"	Principal Bedroom 3.78m x 3.12m 12'5" x 10'3"	Bedroom 3 3.96m x 2.91m 13'0" x 9'7"
Kitchen 4.18m x 2.81m 13'9" x 9'3"	En-Suite 1 2.46m x 1.18m 8'1" x 3'10"	Bedroom 4 2.99m x 2.91m 9'10" x 9'7"
Laundry 1.88m x 1.74m 6'2" x 5'9"	Dressing 1.67m x 2.17m 5'6" x 7'2"	Bedroom 5 4.24m x 2.47m 13'11" x 8'1"
Dining 4.04m x 2.81m 13'3" x 9'3"	Bedroom 2 3.03m x 3.65m 9'11" x 12'0"	Bathroom 2.67m x 1.95m 8'9" x 6'5"
Family 4.04m x 2.75m 13'3" x 9'0"	En-Suite 2 1.96m x 1.51m 6'5" x 4'11"	
WC 1.88m x 0.97m 6'2" x 3'2"		

Floor Space
1,640 sq ft

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



Ground Floor



First Floor



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 Notice' section at the back of this brochure for more information.

The Miller Difference

your home
your way...

The Miller Difference

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

Shaped around you

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

Built on trust

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

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

Helping where we can

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

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

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

Pushing up standards

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

A smooth customer journey

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

With you every step of the way

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

Fully involved

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

Make it your own

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

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

A place to grow

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

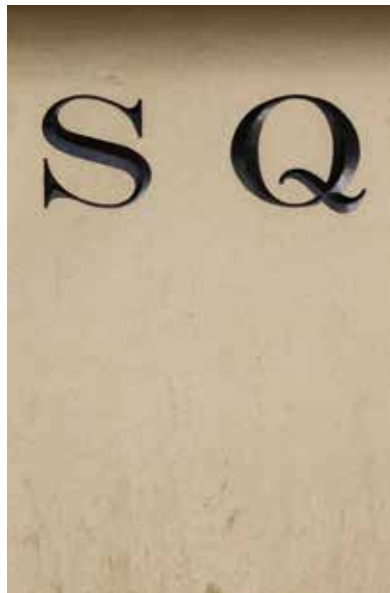
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



In Huddersfield town centre, broad streets lined with shops, cafés, pubs and restaurants complement malls, charming arcades and markets selling fresh produce and crafts. Entertainment venues include cinemas and night clubs, and the Lawrence Batley Theatre presents a varied programme of live music and drama. The town has an excellent art gallery and hosts a series of festivals, including events focused on contemporary music and jazz, throughout the year. Huddersfield Leisure Centre incorporates swimming pools, a gym, cycle studio and extensive sports facilities.

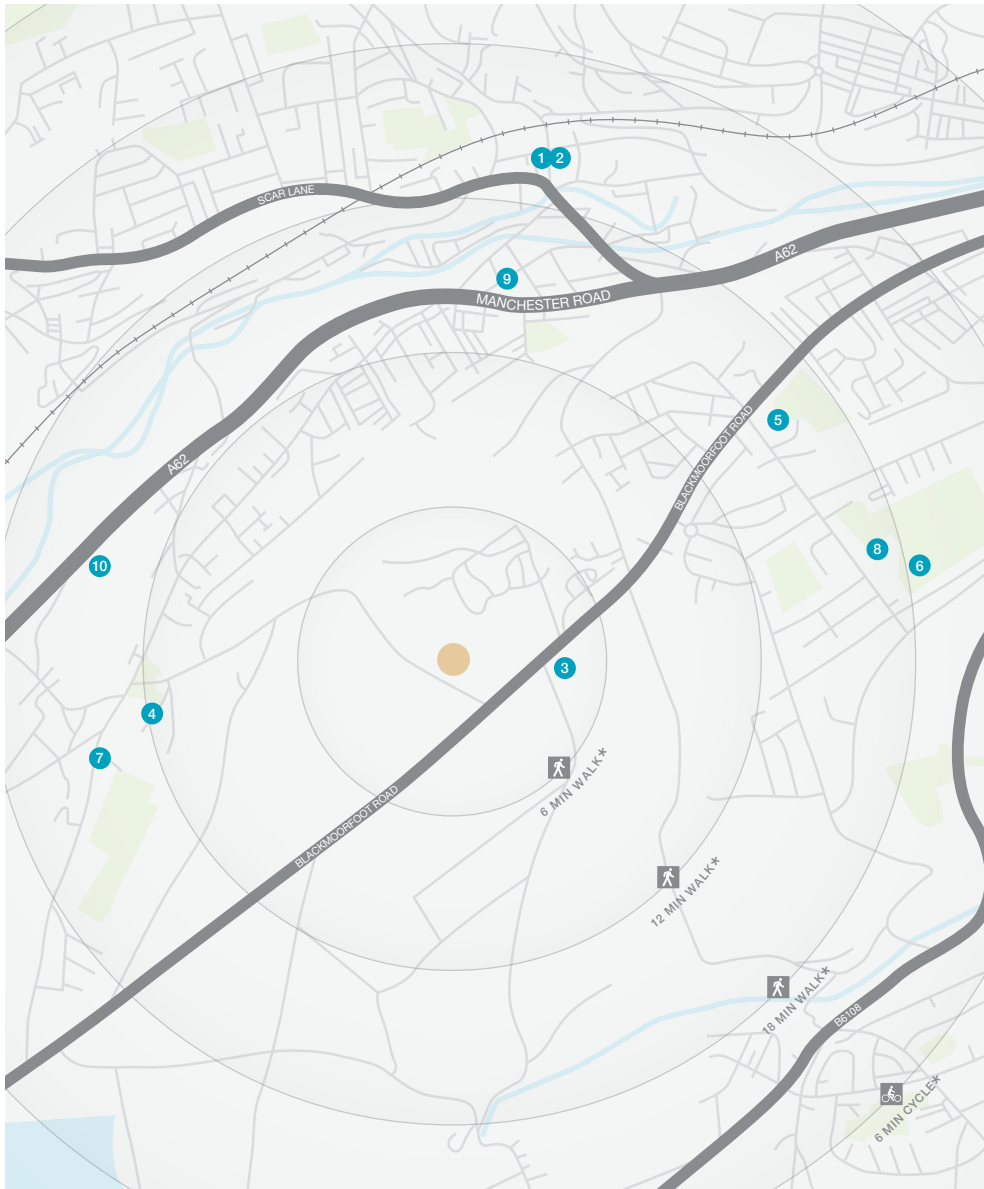
Crosland Heath Golf club is just a few yards from Hawksley Park, and other local amenities include the Northern Fitness Gym in Linthwaite, Broad Oak Cricket Club, and the playground and gardens of Beaumont Park. The development is also within walking distance of Crosland Moor Airfield, a hub for microlight flyers. The outstanding feature of the area, however, is its extraordinary natural beauty. The development is close to the vast, stunning Marston Moor Nature Reserve, and the landscape is peppered with attractions like the Standedge Canal Tunnel, the Colne Valley Heritage Museum and Blackmoorfoot Reservoir, a haven for migrating birds.

Schools within walking distance include Linthwaite Ardon C of E Primary and Infant School and Colne Valley High School in Linthwaite, and Oak Primary, Beaumont Primary Academy and Moor End Secondary to the west. Nearby health services include the New Street and Netherton Group Practice in Milnsbridge, and there are dental surgeries in Linthwaite and Milnsbridge.



Useful Contacts

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 Well Pharmacy
62 Market Street
01484 652 599
- 2 Milnsbridge Post Office
72 Market Street
01484 653 543
- 3 The Sands House
Blackmoorfoot Road
01484 654 478
- 4 Linthwaite Ardron
C of E Junior and Infant School
Church Lane
01484 845 544
- 5 Oak Primary School
Dryclough Road
01484 977 211
- 6 Beaumont Primary Academy
Dryclough Road
01484 503 111
- 7 Colne Valley High School
Gillroyd Lane
01484 848 680
- 8 Moor End Academy
Dryclough Road
01484 222 230
- 9 New Street and Netherton
Group Practice
21 New Street
01484 651 622
- 10 Linthwaite Dental Care
613 Manchester Road
01484 653 218

* Times stated are averages based on approximate distances and would be dependent on the route taken.
Based on:
0.5km = 5 to 7 mins walk
1.0km = 10 to 14 mins walk
1.5km = 15 to 21 mins walk
2.0km = 5 to 8 mins cycle
2.5km = 6 to 10 mins cycle
3.0km = 7 to 12 mins cycle



Contact Us

For development opening times please refer to millerhomes.co.uk or call 03301 624 845



From Huddersfield
From Castlegate, join the A62 Manchester Road. Three-quarters of a mile on, after passing under the railway bridge on Manchester Road, at traffic lights turn left into Blackmoorfoot Road. One and half miles on, after passing The Sands House pub on the left, take the next right turn into Felks Stile Road. After around 150 yards, Hawksley Park is on the right. .

From the M62 junction 24
Leave the motorway following signs for Huddersfield via the A629. One and a half miles after leaving Ainley Top roundabout, just before a pedestrian crossing, turn right into Luther Place. Quarter of a mile on, turn left at the T-junction then take the third roundabout exit, into Gledholt Road. After three-quarters of a mile, at the T-junction turn left to pass under a railway bridge. At traffic lights, turn left into the A62 Manchester Road. After passing under the railway bridge on Manchester Road, follow the directions above.

Sat Nav
HD4 7AF



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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

the place to be®

Why Miller Homes?

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

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



5 stars for customer satisfaction

Development
Opening Times

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millerhomes.co.uk