



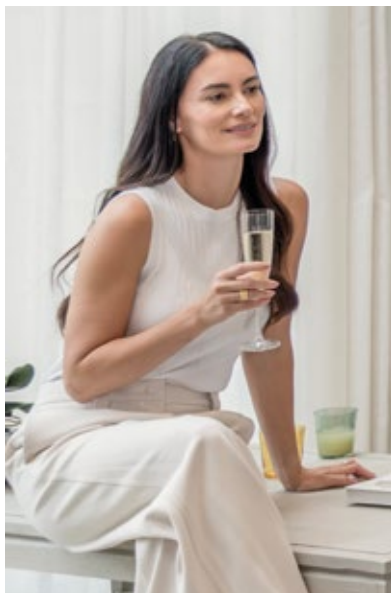
**Holmebank Gardens  
Honley**

**millerhomes**

*the place to be®*

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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  
Honley

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 Holmebank Gardens

Holmebank Gardens peaceful rural setting, buffered by mature trees along the River Holme, contrasts with its convenience, a short walk from the village centre and 200 yards from the A616. The homes are less than 15 minutes' drive from Huddersfield, with Leeds, Sheffield and Manchester all within around an hour's drive. Trains from Brockholes Station, less than half a mile away, reach Huddersfield in ten minutes and Sheffield in a little over an hour. Good local bus services run along both New Mill Road and Woodhead Road, on the east and west sides of the development.

A convenience store a few minutes' walk away in Brockholes complements the superb selection of shops in the village, where the Co-op food store, off-licence, pharmacy, hardware store and other specialists are interspersed with hairdressers, food takeaways, cafés, restaurants and traditional pubs. Independent local traders include Taylors Foodstore, offering fresh local produce and an international selection of food and drink, and Lamb2Ewe, a family butcher with a focus on high quality and ethical farming.



# Welcome home

In beautiful Yorkshire countryside, amidst the magnificent Pennine Hills, the picturesque village of Honley is a welcoming, traditional community where excellent independent local shops and services are complemented by good transport connections. This attractive tree-lined development brings an exciting selection of energy efficient two, three, four and five bedroom homes into a peaceful setting just two minutes' drive from the A616 and a pleasant fifteen minute stroll from the village centre.

Welcome to Holmebank Gardens...

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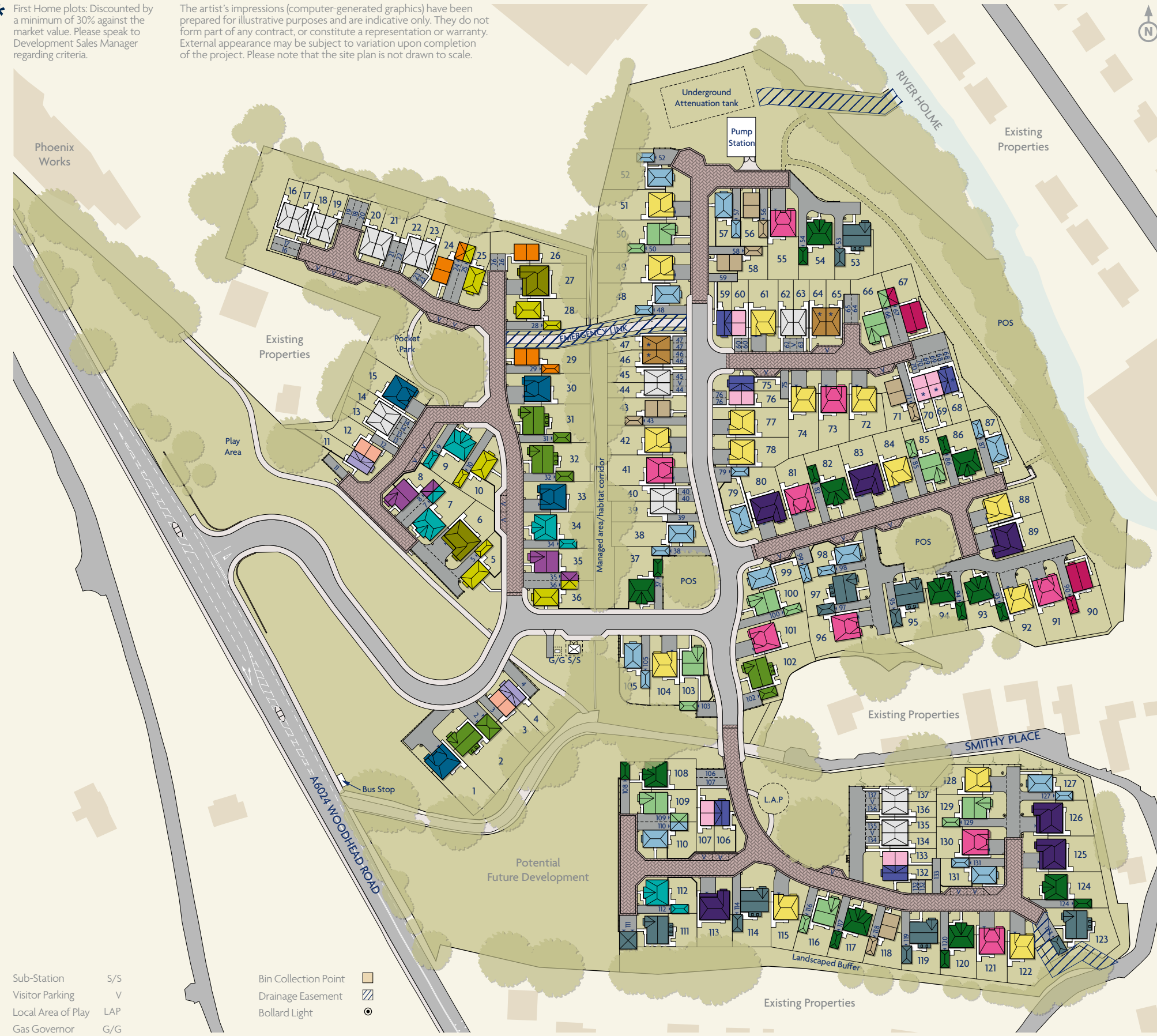




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\* First Home plots: Discounted by a minimum of 30% against the market value. Please speak to Development Sales Manager regarding criteria.

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Sub-Station S/S  
Visitor Parking V  
Local Area of Play L.A.P.  
Gas Governor G/G

Bin Collection Point  
Drainage Easement  
Bollard Light

# Ingleton

## Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principle bedroom with built-in storage space.

## Ground Floor

**Lounge**  
3.53m x 4.45m  
11'7" x 14'8"

**Kitchen/Dining**  
3.27m x 3.80m  
10'9" x 12'6"

**Laundry**  
1.11m x 1.92m  
3'8" x 6'4"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

## First Floor

**Principal Bedroom**  
2.98m x 3.24m  
9'9" x 10'8"

**En-Suite**  
1.18m x 1.99m  
3'10" x 6'7"

**Bedroom 2**  
2.37m x 3.22m  
7'10" x 10'7"

**Bedroom 3**  
2.00m x 2.14m  
6'7" x 7'0"

**Bathroom**  
2.37m x 1.70m  
7'10" x 5'7"

## Floor Space

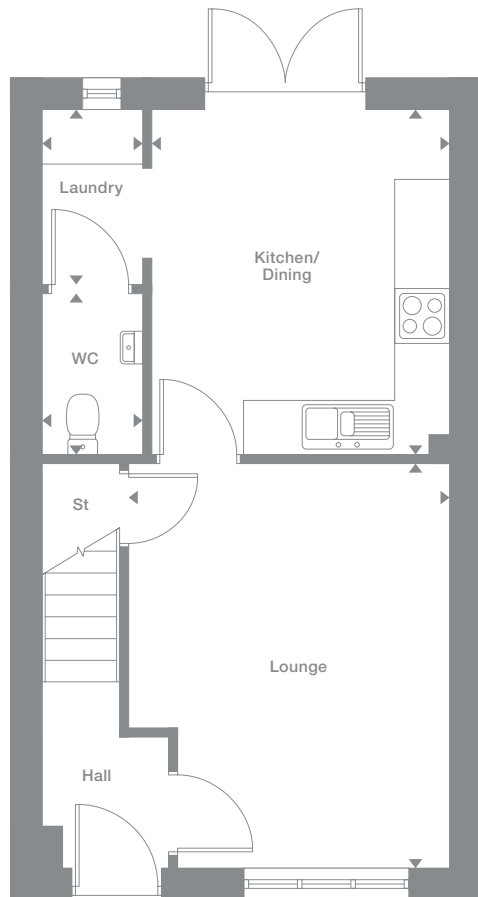
806 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

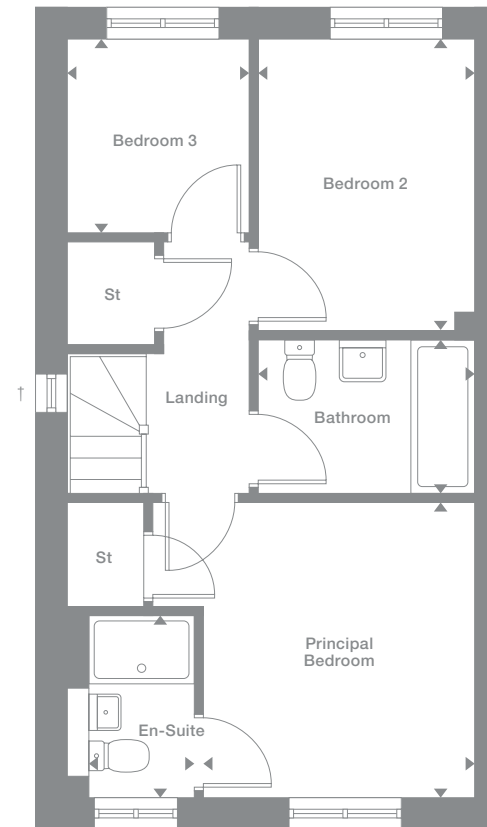
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Two of our Ingleton properties are 'First Home' plots. They are discounted by 30% from the market value and can only be sold to a person or persons meeting the qualifying criteria. Purchaser(s) should be aged 18 or older, a first-time buyer and have a connection to the local area\*. For joint purchasers, only one of the purchasers needs to have a local connection. The homes will have a restriction registered on the title at HM Land Registry to ensure the discount (as a percentage of current market value) and other restrictions (such as qualifying criteria for buyers) are passed on at each subsequent title transfer. The first sale of a First Home must be at a price no higher than £250,000. There is a total of two Ingleton properties at our Holmebank Gardens development, those are plots 69 and 70. Local connection criteria can be found by visiting: <https://www.kirklees.gov.uk/beta/housing/first-homes-scheme.aspx> Local connection criteria does not apply for active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the armed forces (if their death was wholly or partly caused by their service) and veterans within 5 years of leaving the armed forces.



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# Overmont

**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 study, useful laundry space and the principal bedroom includes an en-suite shower and a generously sized cupboard.

**Ground Floor**

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

**Kitchen/Dining**  
3.31m x 3.83m  
11'0" x 12'7"

**Laundry**  
1.11m x 1.96m  
3'8" x 6'5"

**WC**  
1.11m x 1.78m  
3'8" x 5'10"

**First Floor**

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

**En-Suite**  
1.18m x 2.03m  
3'10" x 6'8"

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

**Study**  
2.04m x 2.17m  
6'8" x 7'2"

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

**Floor Space**

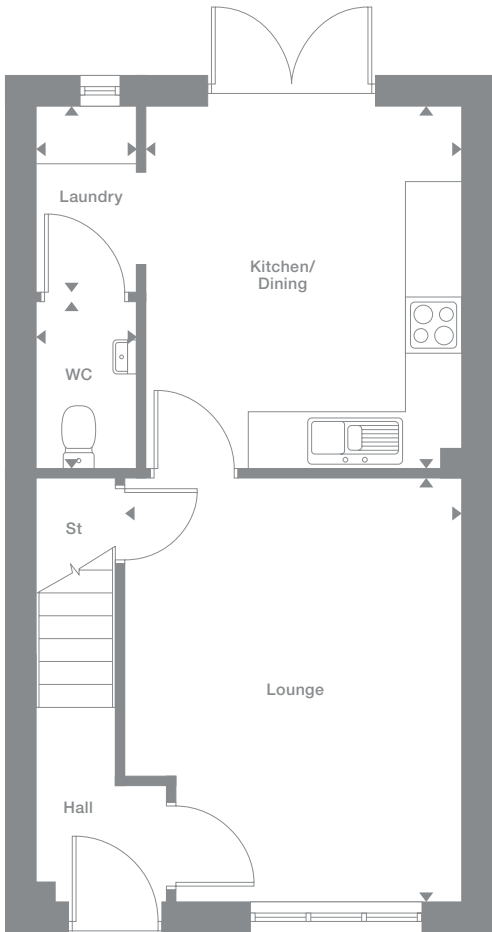
819 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

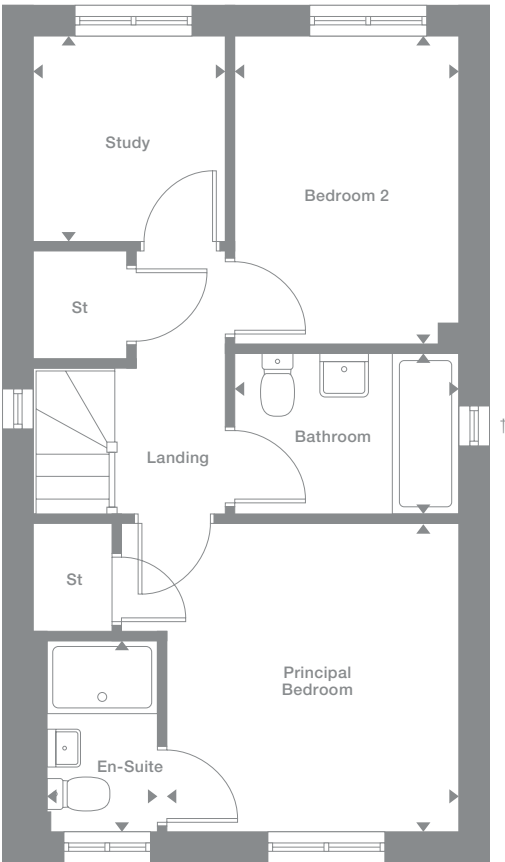
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Weston

## Overview

With dual aspect windows in the lounge and the kitchen, and french doors in the dining area, this is a delightfully light, airy home. Upstairs, in addition to the family bathroom there are three bedrooms, one of them en-suite and another with dual aspect outlooks.

## Ground Floor

**Lounge**  
4.95m x 2.98m  
16'2" x 9'9"

**Kitchen**  
3.08m x 3.42m  
10'1" x 11'2"

**Dining**  
1.87m x 2.32m  
6'1" x 7'7"

**WC**  
1.67m x 0.99m  
5'6" x 3'3"

## First Floor

**Principal Bedroom**  
3.62m x 2.98m  
11'9" x 9'9"

**En-Suite**  
1.23m x 2.75m  
3'4" x 9'0"

**Bedroom 2**  
2.53m x 3.42m  
8'4" x 11'3"

**Bedroom 3**  
2.32m x 3.42m  
7'6" x 11'3"

**Bathroom**  
1.70m x 1.96m  
5'7" x 6'5"

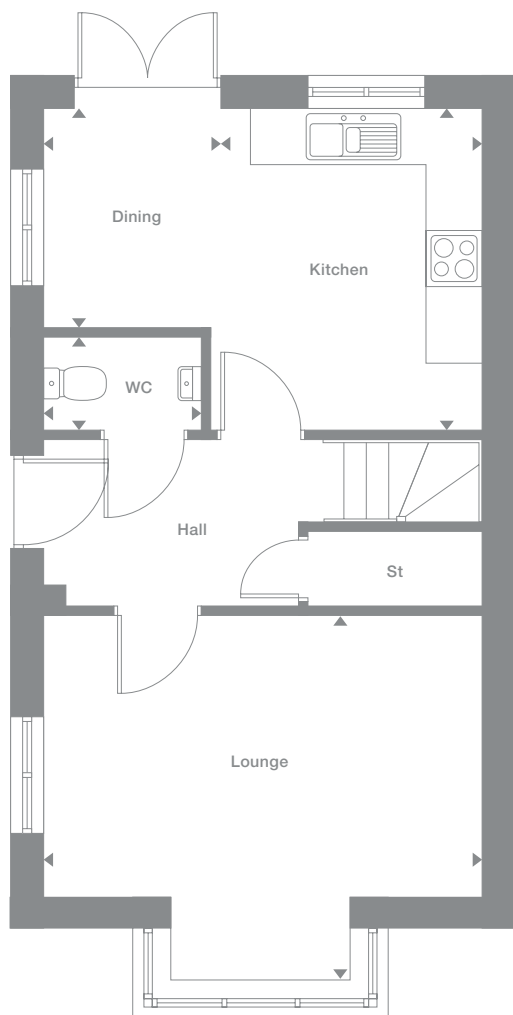
## Floor Space

904 sq ft

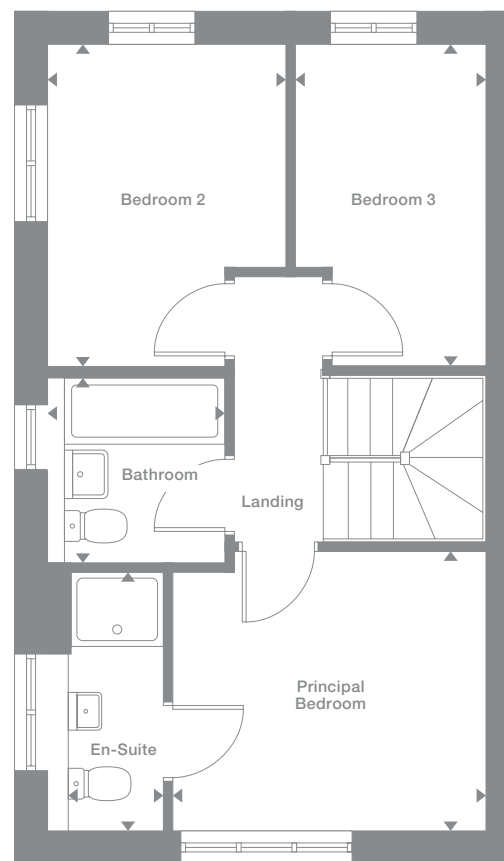
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



One of our Weston properties is a 'First Home' plot. It is discounted by 30% from the market value and can only be sold to a person or persons meeting the qualifying criteria. Purchaser(s) should be aged 18 or older, a first-time buyer and have a connection to the local area\*. For joint purchasers, only one of the purchasers needs to have a local connection. The home will have a restriction registered on the title at HM Land Registry to ensure the discount (as a percentage of current market value) and other restrictions (such as qualifying criteria for buyers) are passed on at each subsequent title transfer. The first sale of a First Home must be at a price no higher than £250,000. There is a total of one Weston property at our Holmebank Gardens development, that's plot 68. Local connection criteria can be found by visiting: <https://www.kirklees.gov.uk/beta/housing/first-homes-scheme.aspx> Local connection criteria does not apply for active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the armed forces (if their death was wholly or partly caused by their service) and veterans within 5 years of leaving the armed forces.



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## Overview

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

## 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"

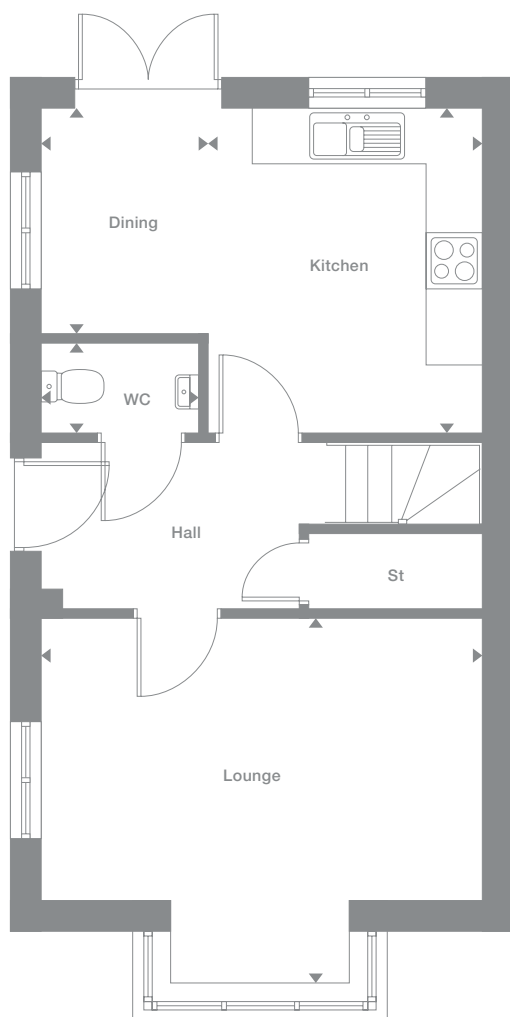
## Floor Space

869 sq ft

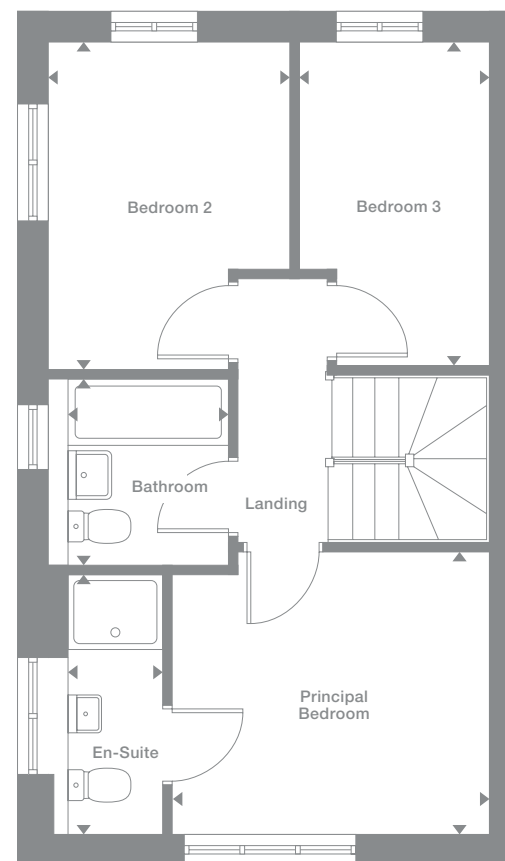
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Denton

## Overview

French doors add a fresh, open appeal to a welcoming, light-filled kitchen and dining room that features a separate laundry area adjoining a WC. With three bedrooms, a family bathroom and generous storage space upstairs, there is the option of creating an impressive home office.

## Ground Floor

**Lounge**  
3.58m x 4.45m  
11'9" x 14'8"

**Kitchen/Dining**  
3.35m x 4.74m  
11'0" x 15'7"

**Laundry**  
1.08m x 2.99m  
3'7" x 9'10"

**WC**  
1.08m x 1.65m  
3'7" x 5'5"

## First Floor

**Principal Bedroom**  
4.53m x 2.71m  
14'10" x 8'11"

**Bedroom 2**  
2.15m x 4.38m  
7'1" x 14'5"

**Bedroom 3**  
2.28m x 3.34m  
7'6" x 11'0"

**Bathroom**  
1.92m x 2.00m  
6'4" x 6'7"

## Floor Space

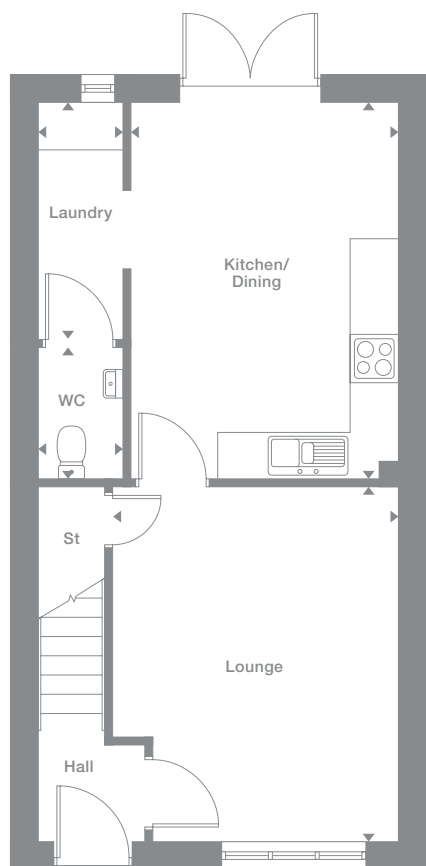
907 sq ft

† Window position may vary. Please see siteplan or speak to our Development Sales Manager for clarification.

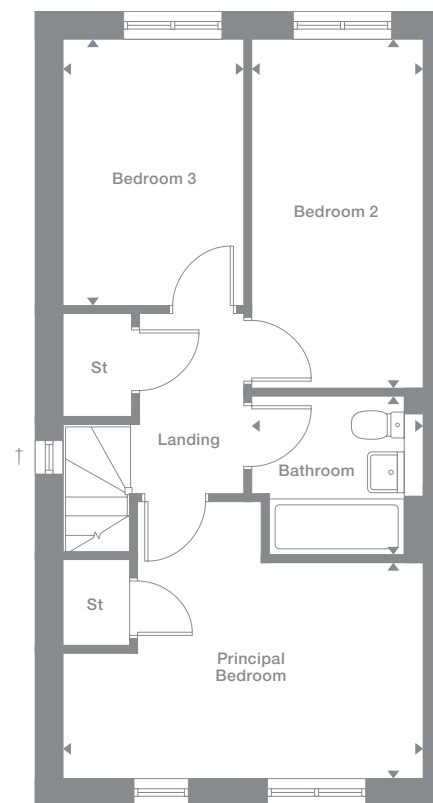
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



Four of our Denton properties are 'First Home' plots. They are discounted by 30% from the market value and can only be sold to a person or persons meeting the qualifying criteria. Purchaser(s) should be aged 18 or older, a first-time buyer and have a connection to the local area\*. For joint purchasers, only one of the purchasers needs to have a local connection. The homes will have a restriction registered on the title at HM Land Registry to ensure the discount (as a percentage of current market value) and other restrictions (such as qualifying criteria for buyers) are passed on at each subsequent title transfer. The first sale of a First Home must be at a price no higher than £250,000. There is a total of Four Denton properties at our Holmebank Gardens development, those are plots 46, 47, 64 and 65. Local connection criteria can be found by visiting: <https://www.kirklees.gov.uk/beta/housing/first-homes-scheme.aspx> Local connection criteria does not apply for active members of the Armed Forces, divorced/separated spouses or civil partners of current members of the Armed Forces, spouses or civil partners of a deceased member of the armed forces (if their death was wholly or partly caused by their service) and veterans within 5 years of leaving the armed forces.



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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

**Lounge**  
2.96m x 4.73m  
9'9" x 15'6"

**Kitchen**  
2.86m x 3.51m  
9'5" x 11'6"

**Dining**  
2.37m x 3.51m  
7'9" x 11'6"

**WC**  
1.03m x 1.63m  
3'5" x 5'4"

## First Floor

**Principal Bedroom**  
3.21m x 3.69m  
10'7" x 12'1"

**En-Suite**  
1.92m x 1.95m  
6'4" x 6'5"

**Bedroom 2**  
2.98m x 2.46m  
9'10" x 8'1"

**Bedroom 3**  
2.15m x 3.51m  
7'1" x 11'6"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

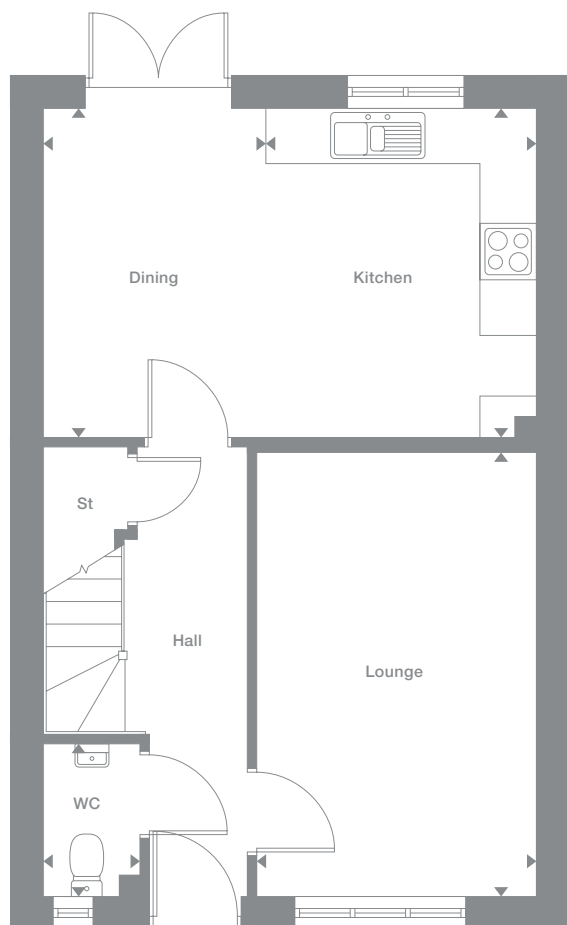
## Floor Space

947 sq ft

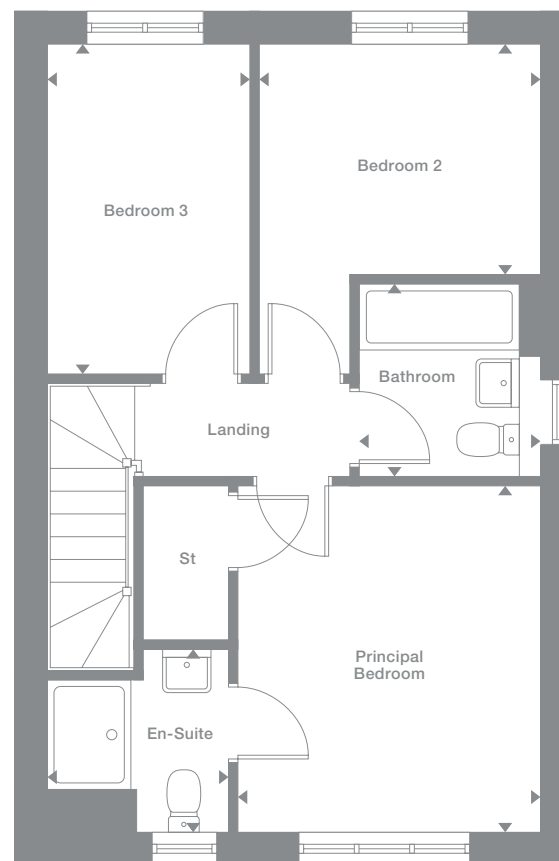
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Tiverton

**Overview**

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

**Ground Floor**

- Lounge**  
3.10m x 4.71m  
10'2" x 15'6"
- Kitchen**  
2.86m x 3.50m  
9'5" x 11'6"
- Dining**  
2.44m x 2.70m  
8'0" x 8'10"
- WC**  
0.95m x 2.28m  
3'2" x 7'6"

**First Floor**

- Principal Bedroom**  
3.64m x 3.38m  
12'0" x 11'1"
- En-Suite**  
1.34m x 2.26m  
4'5" x 7'5"
- Bedroom 2**  
3.21m x 2.83m  
10'7" x 9'4"
- Bedroom 3**  
1.99m x 2.83m  
6'7" x 9'4"
- Bathroom**  
1.70m x 1.95m  
5'7" x 6'5"

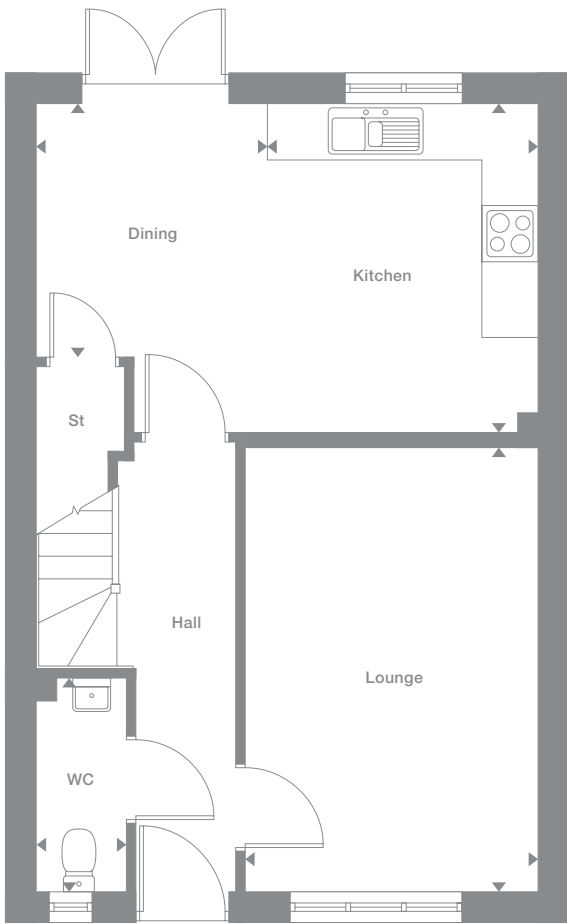
**Floor Space**

972 sq ft

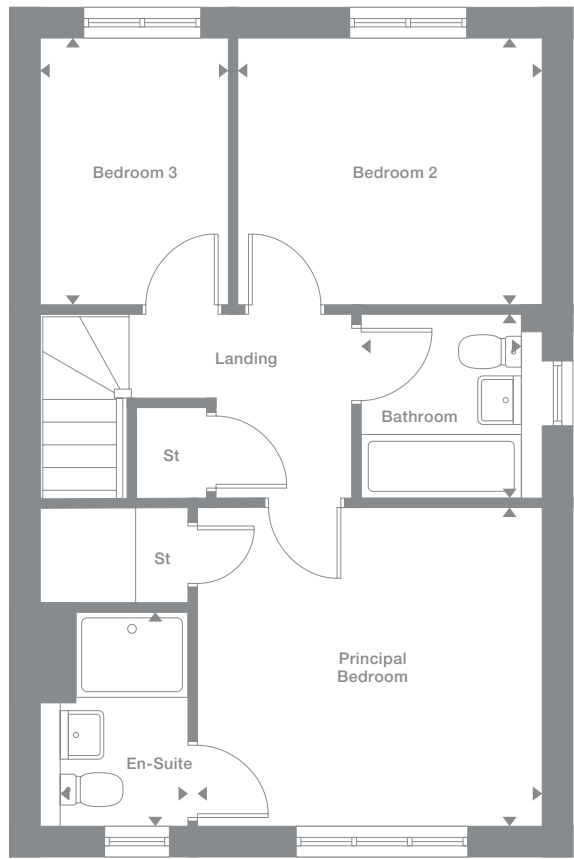
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



how will you use your new home?

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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, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

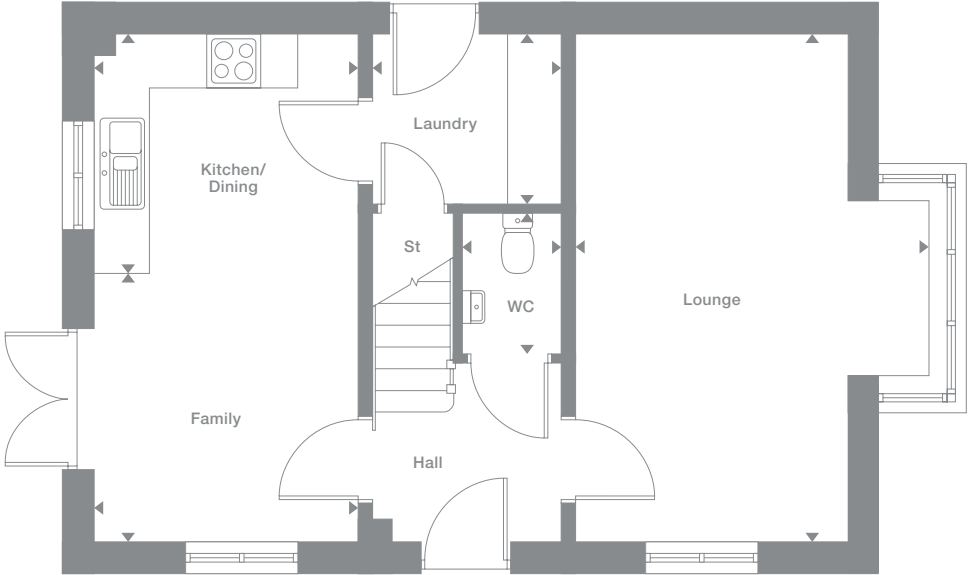
<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.69m x 5.58m 12'11" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 1.70m x 2.20m 5'7" x 7'3"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom

**Floor Space**  
1,010 sq ft

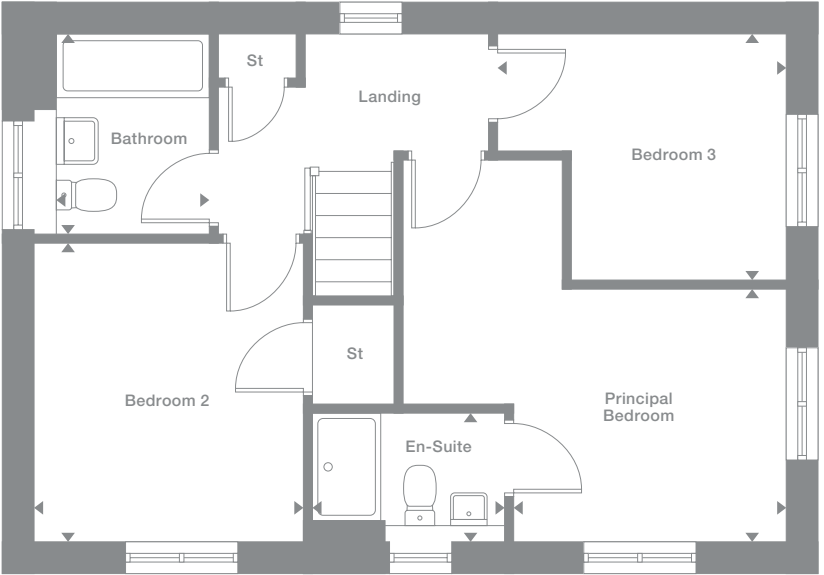
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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**Overview**

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

**Ground Floor**

- Lounge**  
3.92m x 5.54m  
12'11" x 18'2"
- Kitchen/Dining**  
2.93m x 2.65m  
9'8" x 8'9"
- Laundry**  
2.09m x 1.92m  
6'10" x 6'4"
- Family**  
2.93m x 2.88m  
9'8" x 9'6"
- WC**  
1.08m x 1.44m  
3'7" x 4'9"

**First Floor**

- Principal Bedroom**  
3.40m x 3.12m  
11'2" x 10'3"
- En-Suite**  
1.77m x 2.06m  
5'10" x 6'9"
- Bedroom 2**  
2.99m x 3.31m  
9'10" x 10'11"
- Bedroom 3**  
2.60m x 2.33m  
8'6" x 7'8"
- Bathroom**  
1.70m x 2.13m  
5'7" x 7'0"

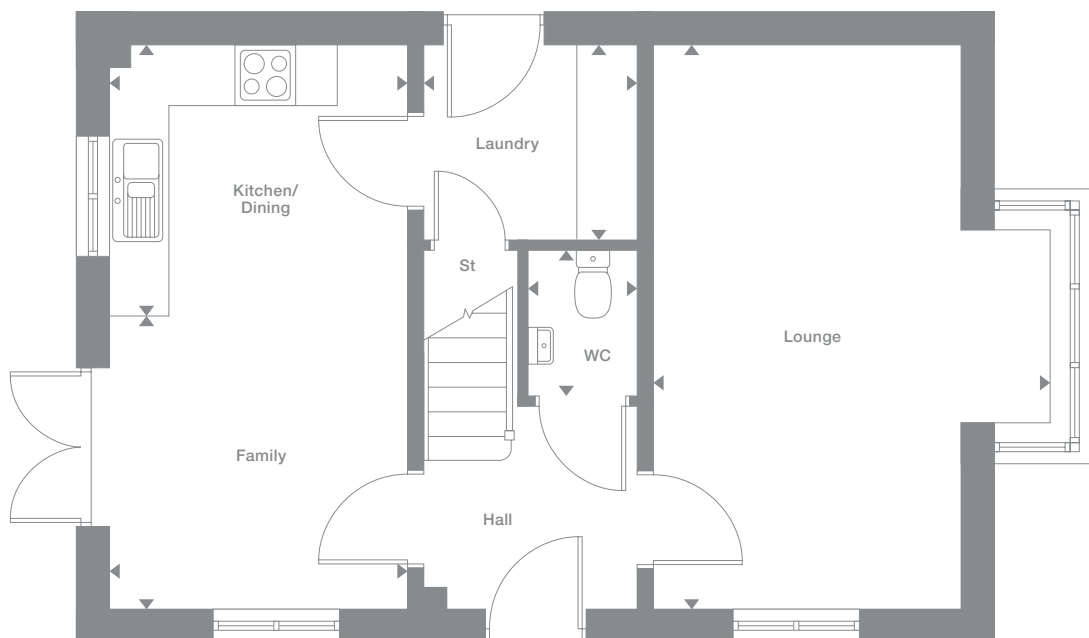
**Floor Space**

1,016 sq ft

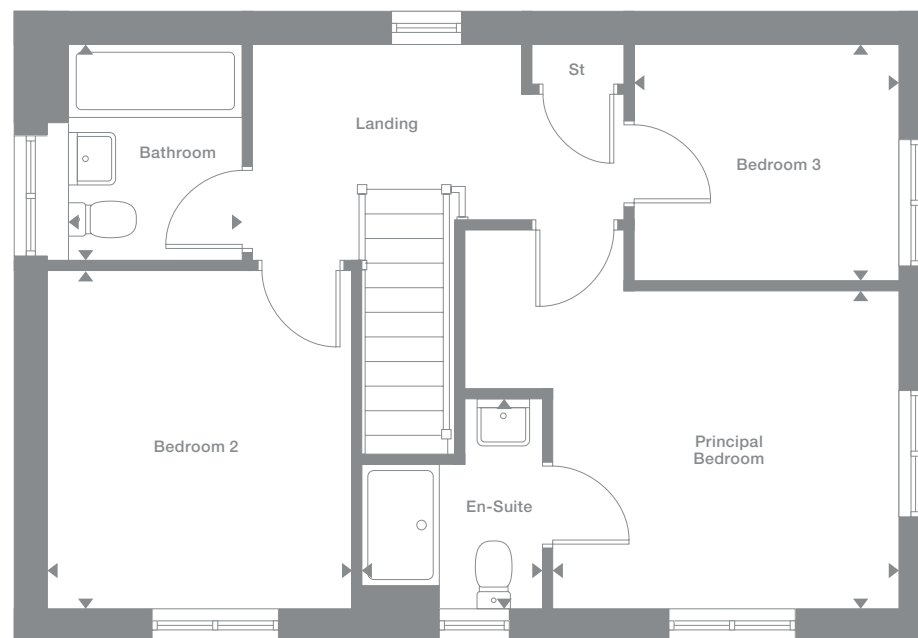
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Kirkwood

## Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

## Ground Floor

**Lounge**  
2.95m x 4.43m  
9'8" x 14'7"

**Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"

**Laundry**  
1.80m x 1.26m  
5'11" x 4'2"

**Dining**  
2.16m x 2.68m  
7'1" x 8'10"

**Family**  
3.14m x 2.36m  
10'4" x 7'9"

**WC**  
1.44m x 1.26m  
4'9" x 4'2"

## First Floor

**Principal Bedroom**  
4.03m x 2.75m  
13'3" x 9'0"

**En-Suite**  
2.60m x 1.19m  
8'6" x 3'11"

**Dressing**  
2.60m x 1.42m  
8'6" x 4'8"

**Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"

**Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"

**Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"

**Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

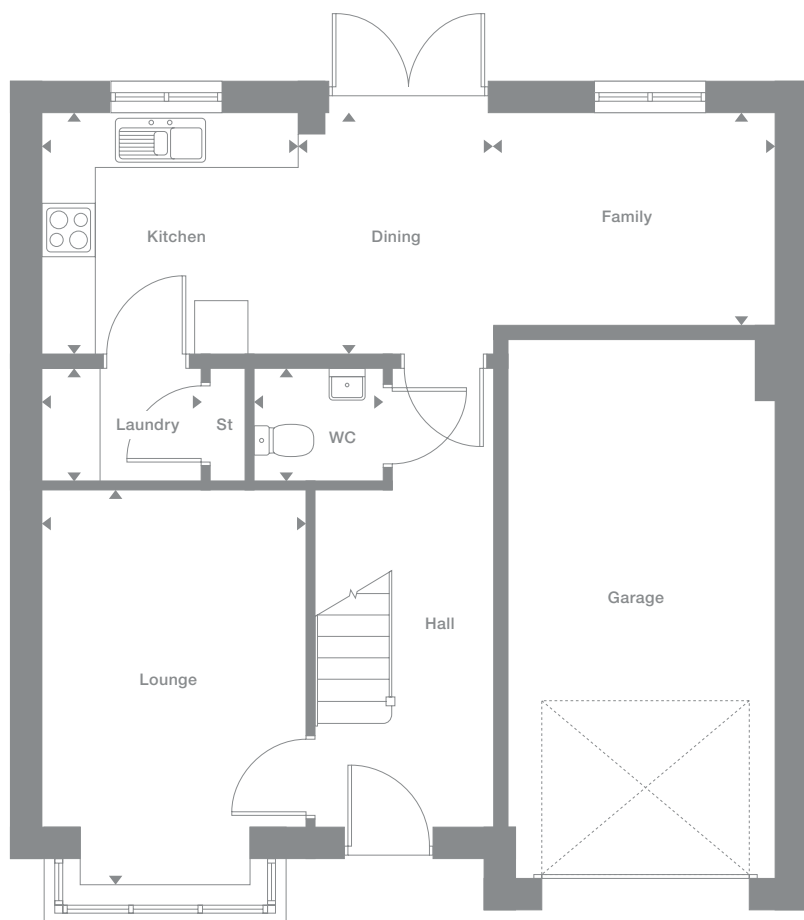
## Floor Space

1,240 sq ft

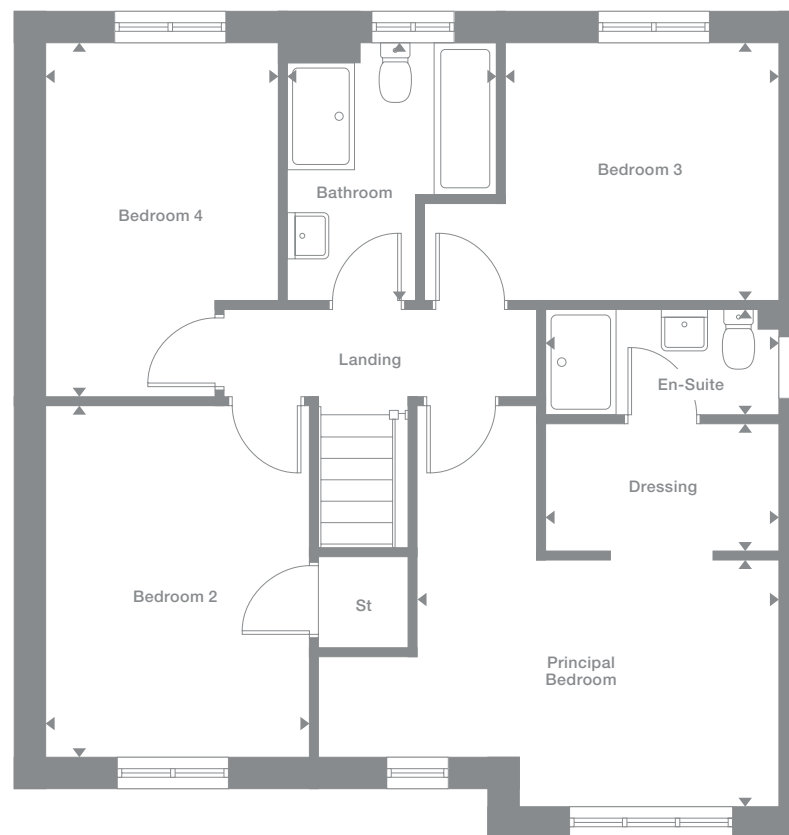
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Norwood

## Overview

From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

## Ground Floor

**Lounge**  
3.58m x 4.51m  
11'9" x 14'10"

**Kitchen**  
3.36m x 2.95m  
11'0" x 9'8"

**Laundry**  
2.06m x 1.66m  
6'9" x 5'5"

**Family/Dining**  
3.71m x 3.84m  
12'2" x 12'7"

**Study**  
2.05m x 1.96m  
6'9" x 6'5"

**WC**  
2.06m x 1.12m  
6'9" x 3'8"

## First Floor

**Principal Bedroom**  
3.58m x 3.17m  
11'9" x 10'5"

**En-Suite**  
2.31m x 1.30m  
7'7" x 4'3"

**Bedroom 2**  
3.65m x 2.73m  
12'0" x 9'0"

**Bedroom 3**  
3.40m x 3.15m  
11'2" x 10'4"

**Bedroom 4**  
3.32m x 2.72m  
10'11" x 8'11"

**Bathroom**  
2.57m x 1.99m  
8'5" x 6'6"

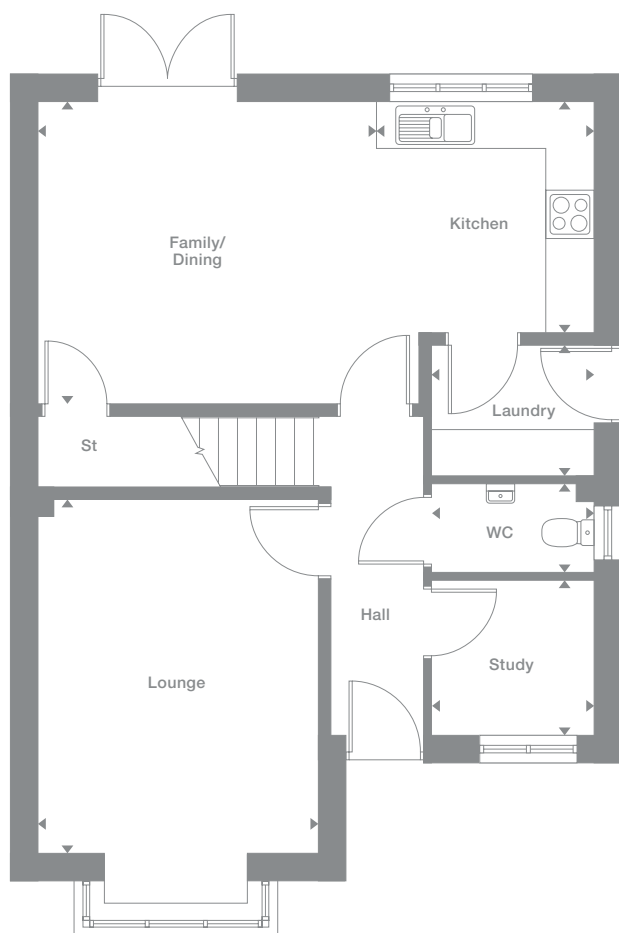
## Floor Space

1,344 sq ft

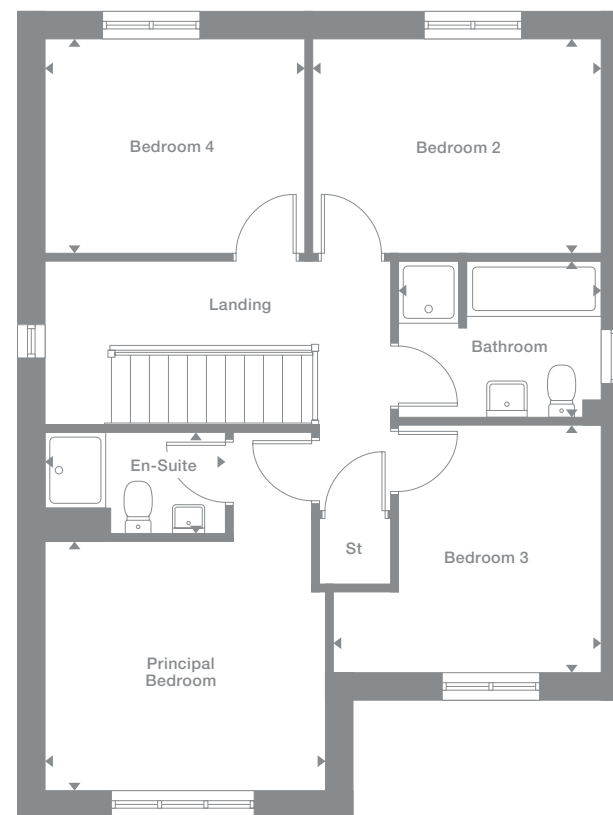
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Denwood

**Overview**

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, 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 dressing area.

**Ground Floor**

- Lounge**  
3.15m x 4.74m  
10'4" x 15'7"
- Kitchen**  
3.19m x 3.16m  
10'6" x 10'4"
- Laundry**  
1.83m x 1.26m  
6'0" x 4'2"
- Dining**  
2.17m x 3.16m  
7'2" x 10'4"
- Family**  
3.14m x 2.59m  
10'4" x 8'6"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.75m x 3.09m  
15'7" x 10'2"
- En-Suite 1**  
2.76m x 1.18m  
9'1" x 3'10"
- Dressing**  
2.76m x 1.56m  
9'1" x 5'2"
- Bedroom 2**  
3.66m x 3.05m  
12'0" x 10'0"
- En-Suite 2**  
1.98m x 2.13m  
6'6" x 7'0"
- Bedroom 3**  
2.74m x 3.33m  
9'0" x 10'11"
- Bedroom 4**  
3.10m x 2.60m  
10'2" x 8'6"
- Bathroom**  
2.44m x 2.60m  
8'0" x 8'6"

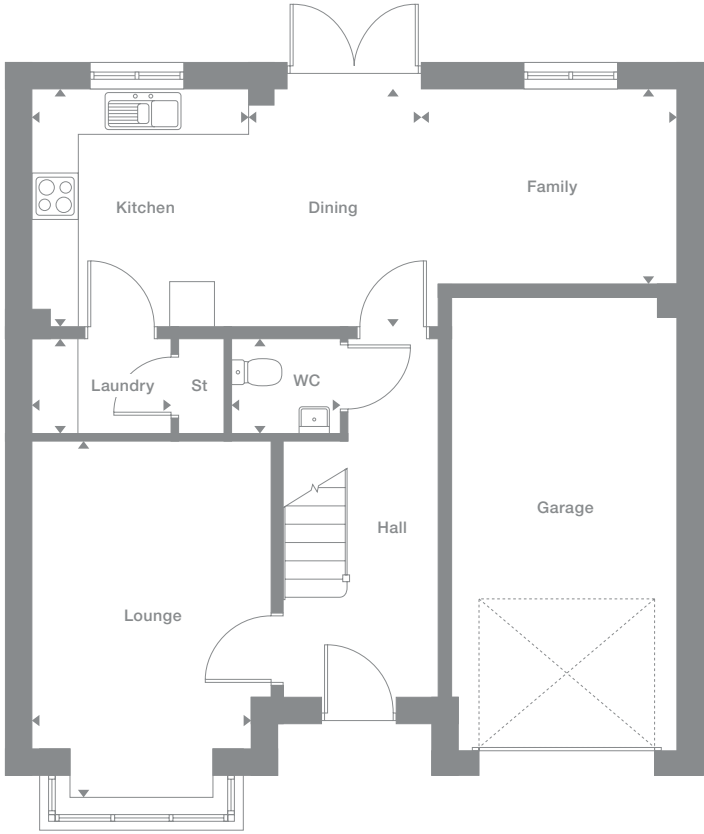
**Floor Space**

1,368 sq ft

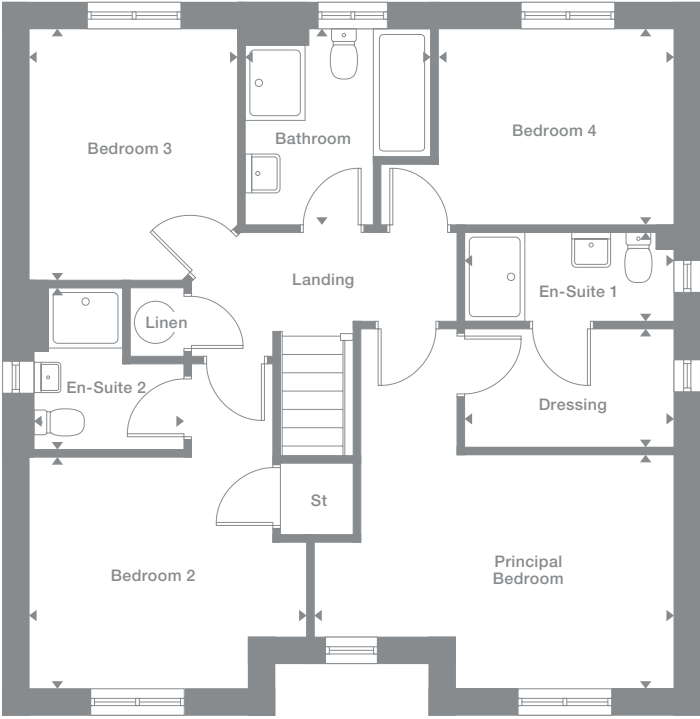
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**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 or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features 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"

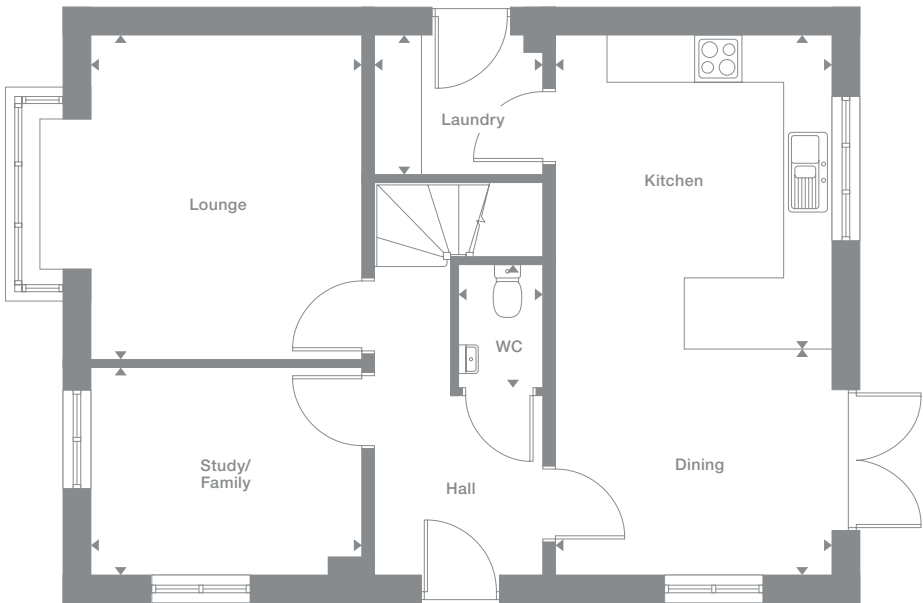
**Floor Space**

1,379sq ft

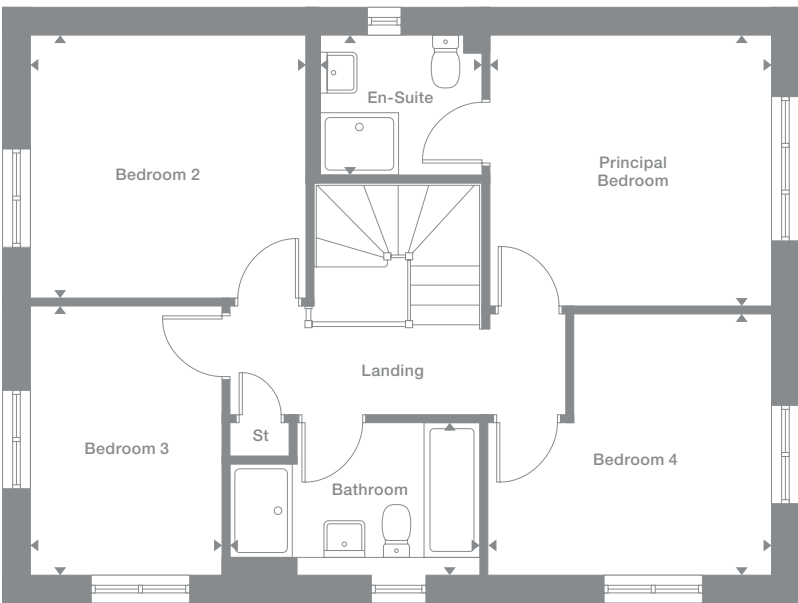


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor**



**First Floor**



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# 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**  
2.56m x 2.00m  
8'5" x 6'7"

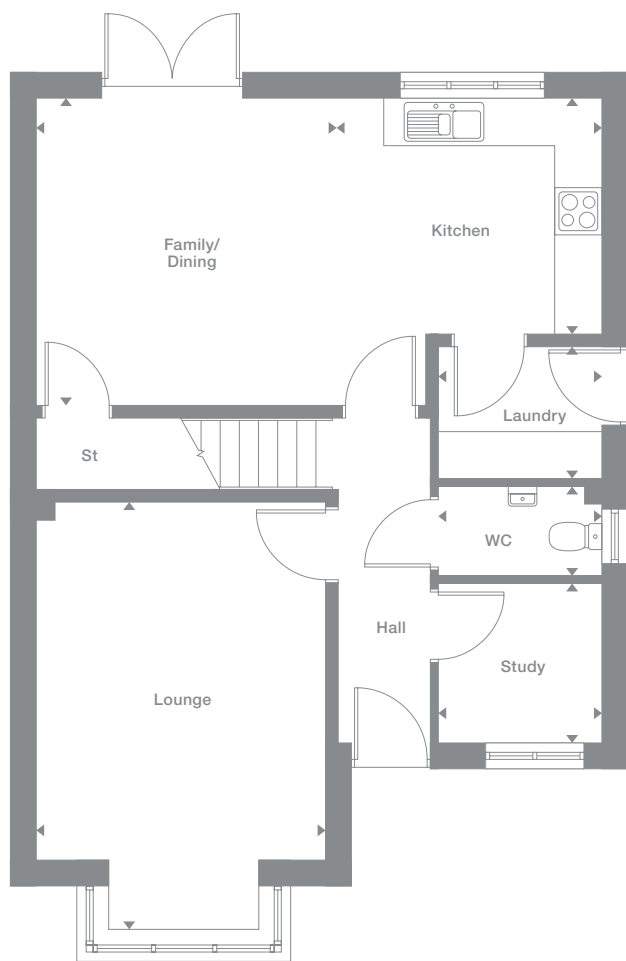
## Floor Space

1,388 sq ft

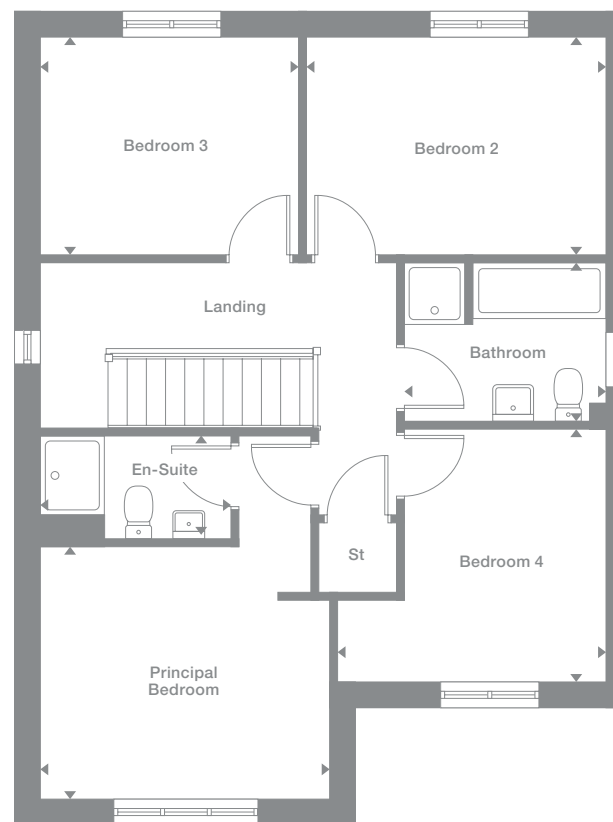
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## Ground Floor



## First Floor



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# Sherwood

## Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

## Ground Floor

**Lounge**  
3.19m x 5.04m  
10'6" x 16'7"

**Kitchen**  
3.22m x 3.16m  
10'7" x 10'4"

**Laundry**  
1.87m x 1.26m  
6'2" x 4'2"

**Dining**  
2.20m x 3.16m  
7'3" x 10'4"

**Family**  
3.15m x 2.62m  
10'4" x 8'7"

**WC**  
1.44m x 1.26m  
4'9" x 4'2"

## First Floor

**Principal Bedroom**  
4.78m x 3.09m  
15'9" x 10'2"

**Dressing**  
2.80m x 1.63m  
9'2" x 5'4"

**En-Suite 1**  
2.80m x 1.18m  
9'2" x 3'10"

**Bedroom 2**  
3.69m x 3.09m  
12'2" x 10'2"

**En-Suite 2**  
1.98m x 2.15m  
6'6" x 7'1"

**Bedroom 3**  
2.74m x 3.37m  
9'0" x 11'1"

**Bedroom 4**  
3.14m x 2.60m  
10'4" x 8'6"

**Bathroom**  
2.48m x 2.60m  
8'2" x 8'6"

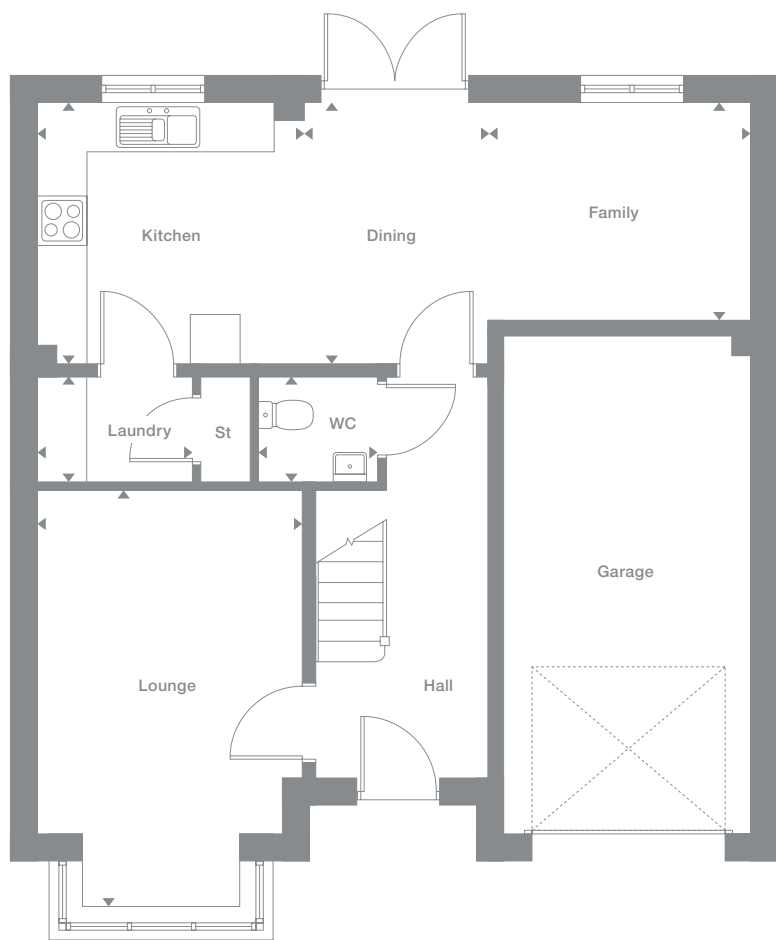
## Floor Space

1,400 sq ft

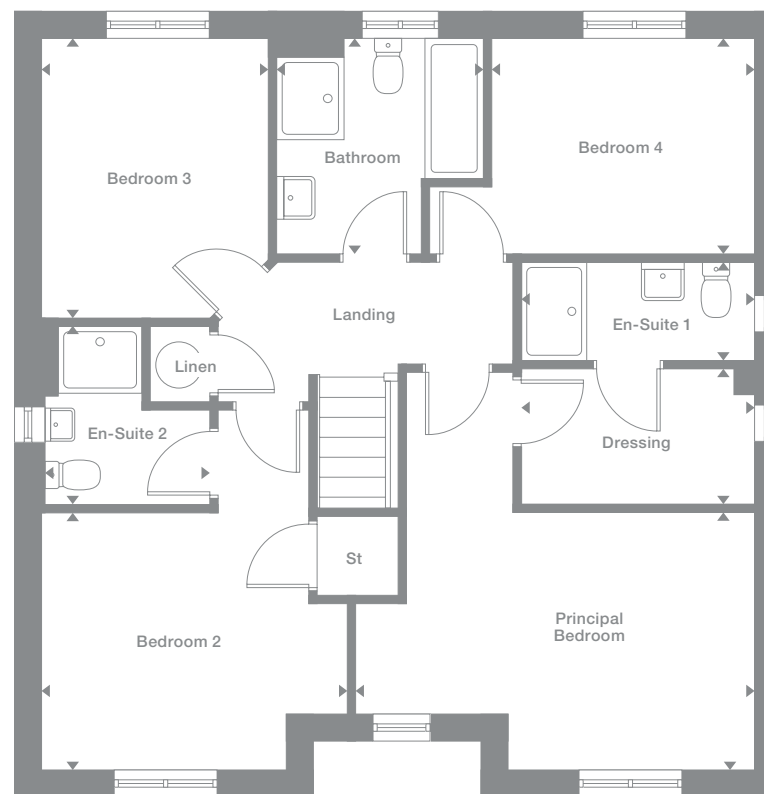
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



your home  
your choice...

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# Sandalwood

## Overview

The study provides a peaceful counterpoint to an impressively bright kitchen and family room, with french doors adding a focal point to the dining area. The family bathroom has a separate shower, two of the four bedrooms are en-suite and one features a dressing room.

## Ground Floor

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

## First Floor

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

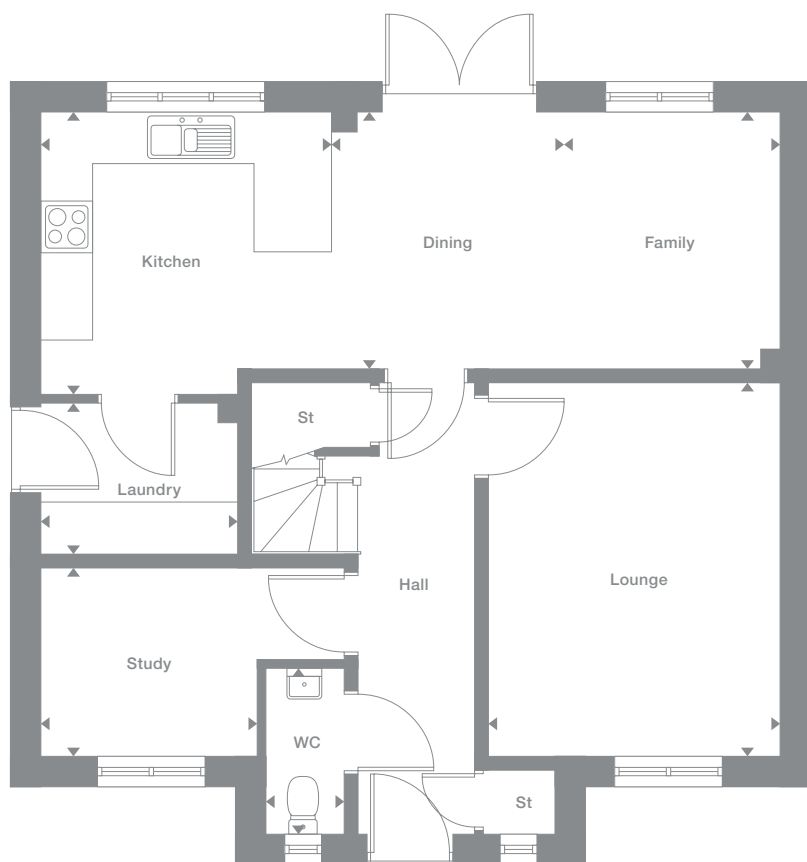
## Floor Space

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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# Cedarwood

## Overview

From the classic façade to the private study and the magnificent, broad kitchen/dining with its garden access and separate laundry, this is a strikingly opulent home. Reached by a feature landing, two of the bedrooms are en-suite and one incorporates a luxurious dressing room.

## Ground Floor

**Lounge**  
3.40m x 4.36m  
11'2" x 14'4"

**Kitchen**  
3.36m x 3.26m  
11'0" x 10'8"

**Laundry**  
2.30m x 1.74m  
7'7" x 5'9"

**Dining**  
2.70m x 2.96m  
8'10" x 9'9"

**Family**  
2.52m x 2.96m  
8'3" x 9'9"

**Study**  
2.49m x 2.23m  
8'2" x 7'4"

**WC**  
0.95m x 1.97m  
3'1" x 6'6"

## First Floor

**Principal Bedroom**  
3.40m x 3.19m  
11'2" x 10'6"

**Dressing**  
2.36m x 2.29m  
7'9" x 7'6"

**En-Suite 1**  
2.36m x 1.34m  
7'9" x 4'5"

**Bedroom 2**  
2.49m x 3.38m  
8'2" x 11'1"

**En-Suite 2**  
2.24m x 1.40m  
7'4" x 4'7"

**Bedroom 3**  
2.49m x 3.65m  
8'2" x 12'0"

**Bedroom 4**  
3.03m x 2.50m  
10'0" x 8'2"

**Bathroom**  
2.00m x 1.89m  
6'7" x 6'3"

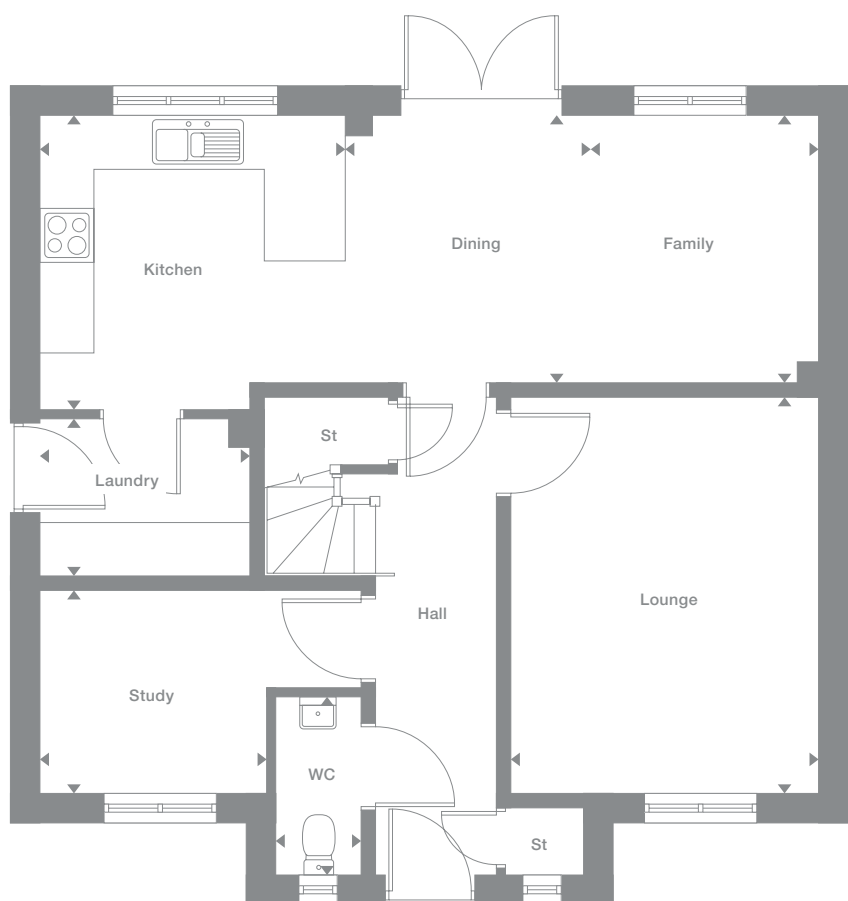
## Floor Space

1,448 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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# Homesford

**Overview**

The breathtaking kitchen, featuring a light-filled triple aspect dining area and generous family space, shares the ground floor with an impressive bay-windowed lounge, a study, a laundry and a WC. Upstairs, the five bedrooms include two en-suites and the bathroom has a separate shower cubicle.

**Ground Floor**

- Lounge**  
3.44m x 5.33m  
11'4" x 17'6"
- Kitchen**  
3.03m x 3.02m  
10'0" x 9'11"
- Laundry**  
2.06m x 1.78m  
6'9" x 5'10"
- Dining**  
3.78m x 4.71m  
12'5" x 15'6"
- Family**  
2.58m x 3.02m  
8'6" x 9'11"
- Study**  
3.17m x 2.00m  
10'5" x 6'7"
- WC**  
1.01m x 1.78m  
3'4" x 5'10"

**First Floor**

- Principal Bedroom**  
3.44m x 2.81m  
11'4" x 9'3"
- En-Suite 1**  
1.42m x 2.26m  
4'8" x 7'5"
- Bedroom 2**  
2.88m x 2.53m  
9'5" x 8'4"
- En-Suite 2**  
1.74m x 1.66m  
5'9" x 5'5"
- Bedroom 3**  
3.48m x 2.56m  
11'5" x 8'5"
- Bedroom 4**  
2.77m x 2.56m  
9'1" x 8'5"
- Bedroom 5**  
2.94m x 1.76m  
9'8" x 5'9"
- Bathroom**  
1.92m x 2.56m  
6'4" x 8'5"

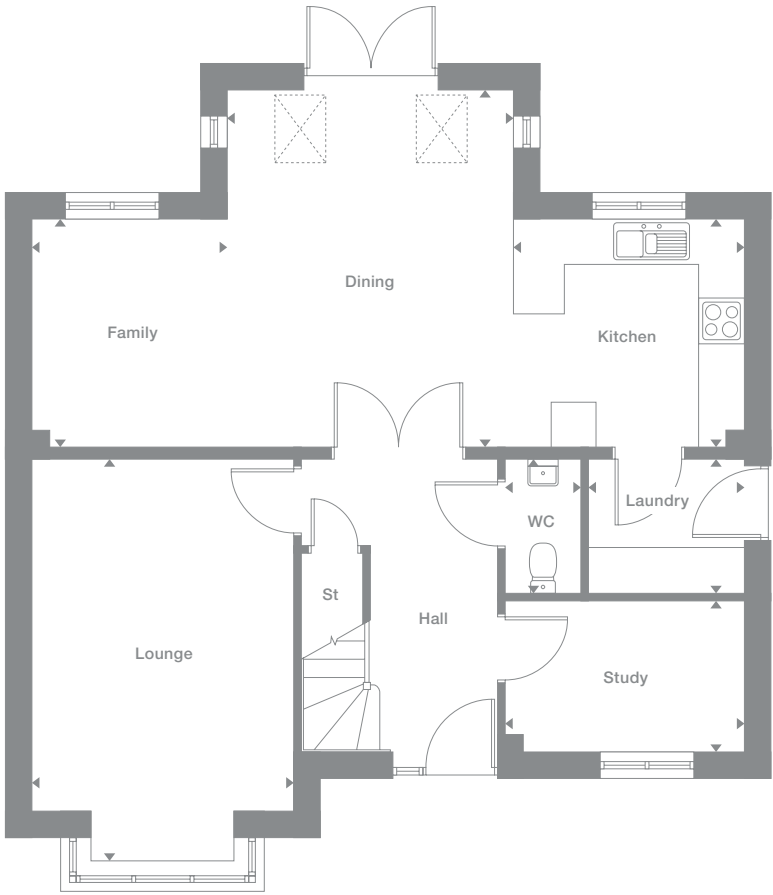
**Floor Space**

1,568 sq ft

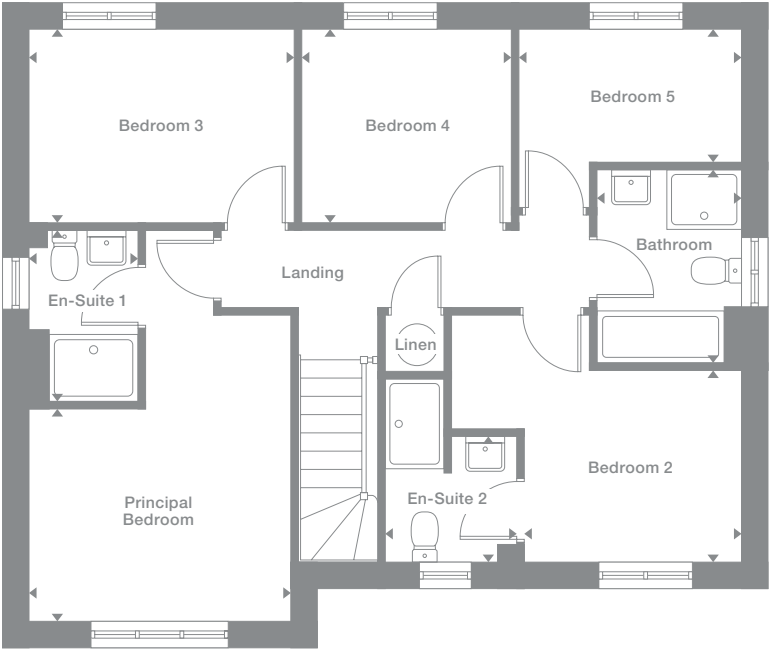


Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details

**Ground Floor**



**First Floor**



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# Castleford

**Overview**  
 Double doors from the entrance hall open on to a breathtaking family kitchen with a spacious conservatory-style dining area, extending into the garden and incorporating french doors. With a bay windowed lounge, a separate study and two en-suite bedrooms, this is an outstanding residence.

**Ground Floor**

- Lounge**  
3.51m x 5.59m  
11'6" x 18'4"
- Kitchen**  
3.03m x 3.06m  
10'0" x 10'0"
- Laundry**  
2.06m x 1.78m  
6'9" x 5'10"
- Dining**  
3.85m x 4.74m  
12'8" x 15'7"
- Family**  
2.58m x 3.06m  
8'6" x 10'0"
- Study**  
3.15m x 2.03m  
10'4" x 6'8"
- WC**  
1.00m x 1.78m  
3'3" x 5'10"

**First Floor**

- Principal Bedroom**  
3.51m x 2.85m  
11'6" x 9'4"
- En-Suite 1**  
1.42m x 2.26m  
4'8" x 7'5"
- Bedroom 2**  
2.91m x 2.56m  
9'7" x 8'5"
- En-Suite 2**  
1.74m x 1.66m  
5'9" x 5'5"
- Bedroom 3**  
3.51m x 2.60m  
11'6" x 8'6"
- Bedroom 4**  
2.77m x 2.60m  
9'1" x 8'6"
- Bedroom 5**  
2.98m x 1.80m  
9'9" x 5'11"
- Bathroom**  
1.91m x 2.56m  
6'4" x 8'5"

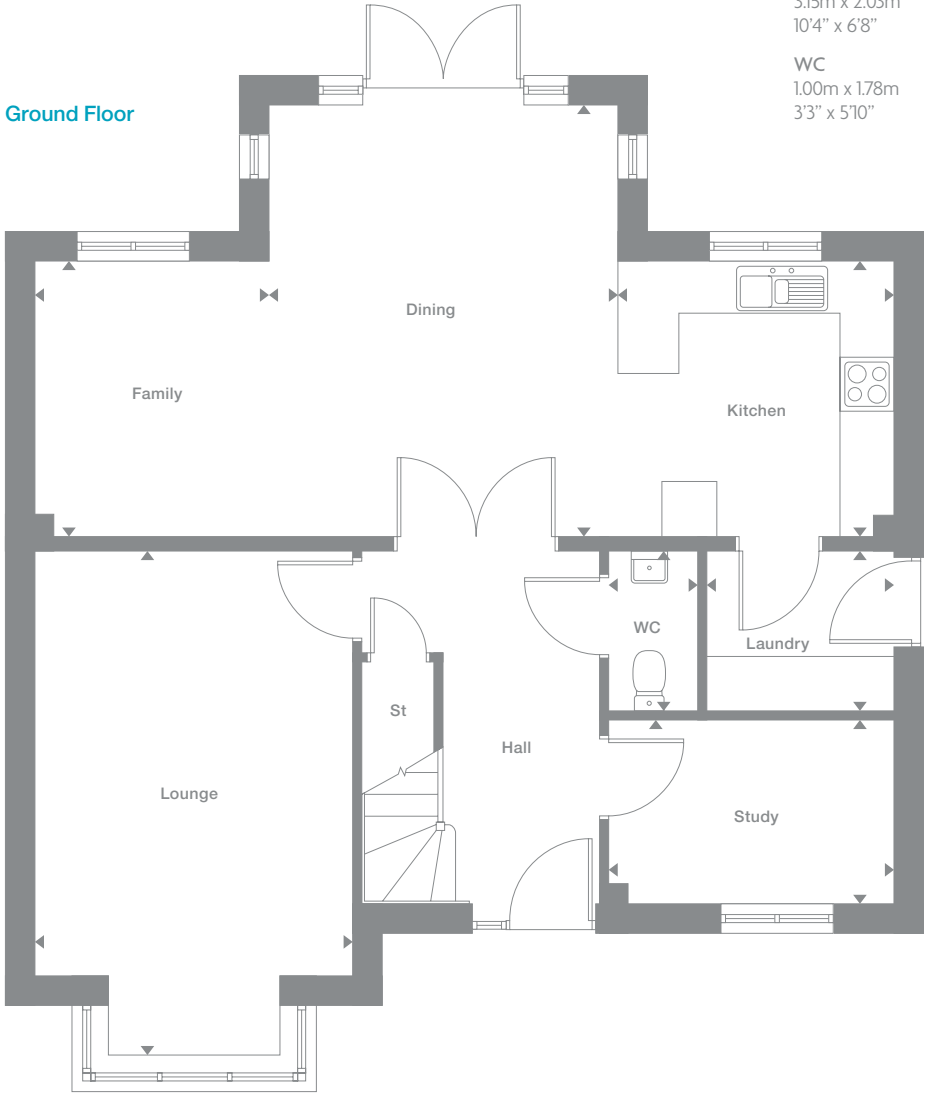
**Floor Space**

1,601 sq ft

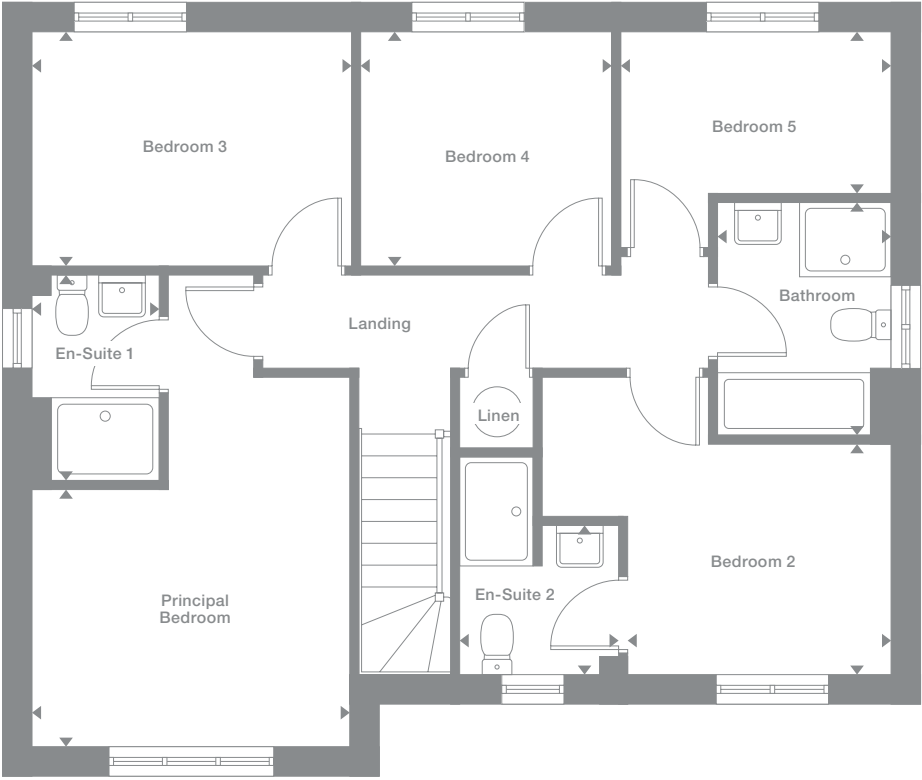
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# 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**

- Lounge**  
3.78m x 4.78m  
12'5" x 15'8"
- Kitchen**  
4.18m x 2.81m  
13'9" x 9'3"
- Laundry**  
1.88m x 1.74m  
6'2" x 5'9"
- Dining**  
4.04m x 2.81m  
13'3" x 9'3"
- Family**  
4.04m x 2.75m  
13'3" x 9'0"
- WC**  
1.88m x 0.97m  
6'2" x 3'2"

**First Floor**

- Principal Bedroom**  
3.78m x 3.12m  
12'5" x 10'3"
- En-Suite 1**  
2.46m x 1.18m  
8'1" x 3'10"
- Dressing**  
1.67m x 2.17m  
5'6" x 7'2"
- Bedroom 2**  
3.03m x 3.65m  
9'11" x 12'0"
- En-Suite 2**  
1.96m x 1.51m  
6'5" x 4'11"
- Bedroom 3**  
3.96m x 2.91m  
13'0" x 9'7"
- Bedroom 4**  
2.99m x 2.91m  
9'10" x 9'7"
- Bedroom 5**  
4.24m x 2.47m  
13'11" x 8'1"
- Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

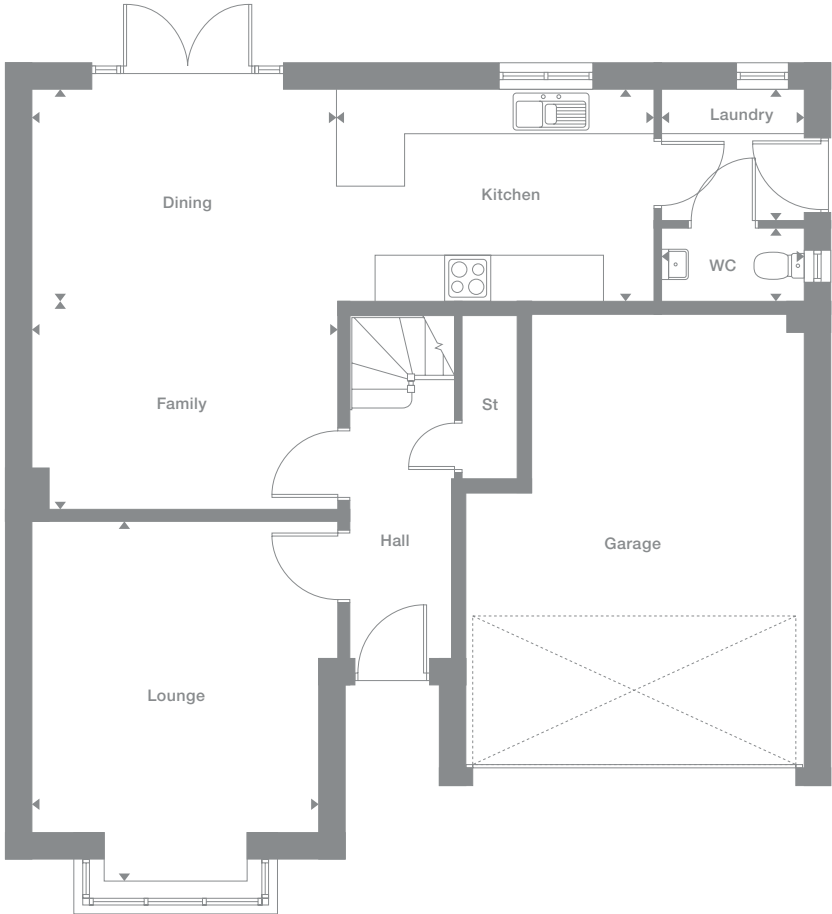
**Floor Space**

1,640 sq ft

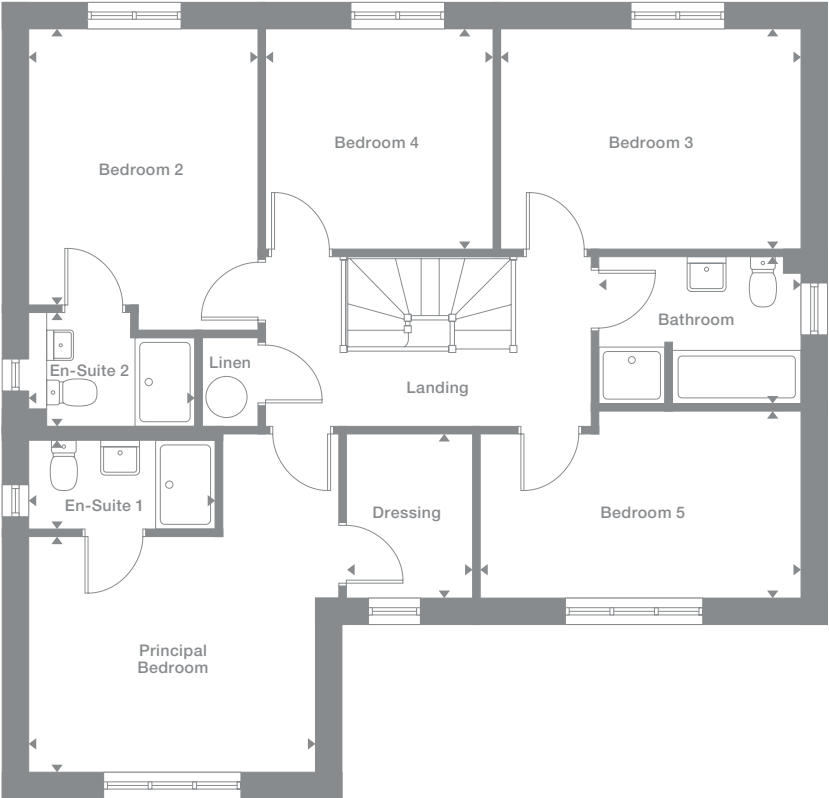
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



Photography represents typical Miller Homes' interiors and exteriors. 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.

# Thetford

## Overview

In the imaginatively designed kitchen, the character of the room changes with movement from the family area, via the dining area with its french doors, to the practical galley kitchen. The principal bedroom, one of two with en-suite facilities, includes a luxurious walk-in dressing room.

## Ground Floor

**Lounge**  
3.85m x 5.35m  
12'8" x 17'7"

**Kitchen**  
4.18m x 2.85m  
13'9" x 9'4"

**Laundry**  
1.92m x 1.85m  
6'4" x 6'1"

**Dining**  
4.07m x 2.85m  
13'5" x 9'4"

**Family**  
4.07m x 2.44m  
13'5" x 8'0"

**WC**  
1.92m x 0.90m  
6'4" x 2'11"

## First Floor

**Principal Bedroom**  
3.85m x 3.15m  
12'8" x 10'4"

**Dressing**  
1.67m x 2.21m  
5'6" x 7'3"

**En-Suite 1**  
2.50m x 1.18m  
8'2" x 3'10"

**Bedroom 2**  
3.03m x 3.34m  
9'11" x 11'0"

**En-Suite 2**  
2.01m x 1.86m  
6'7" x 6'1"

**Bedroom 3**  
3.77m x 2.95m  
12'5" x 9'8"

**Bedroom 4**  
3.26m x 2.95m  
10'8" x 9'8"

**Bedroom 5**  
4.27m x 2.51m  
14'0" x 8'3"

**Bathroom**  
2.67m x 1.95m  
8'9" x 6'5"

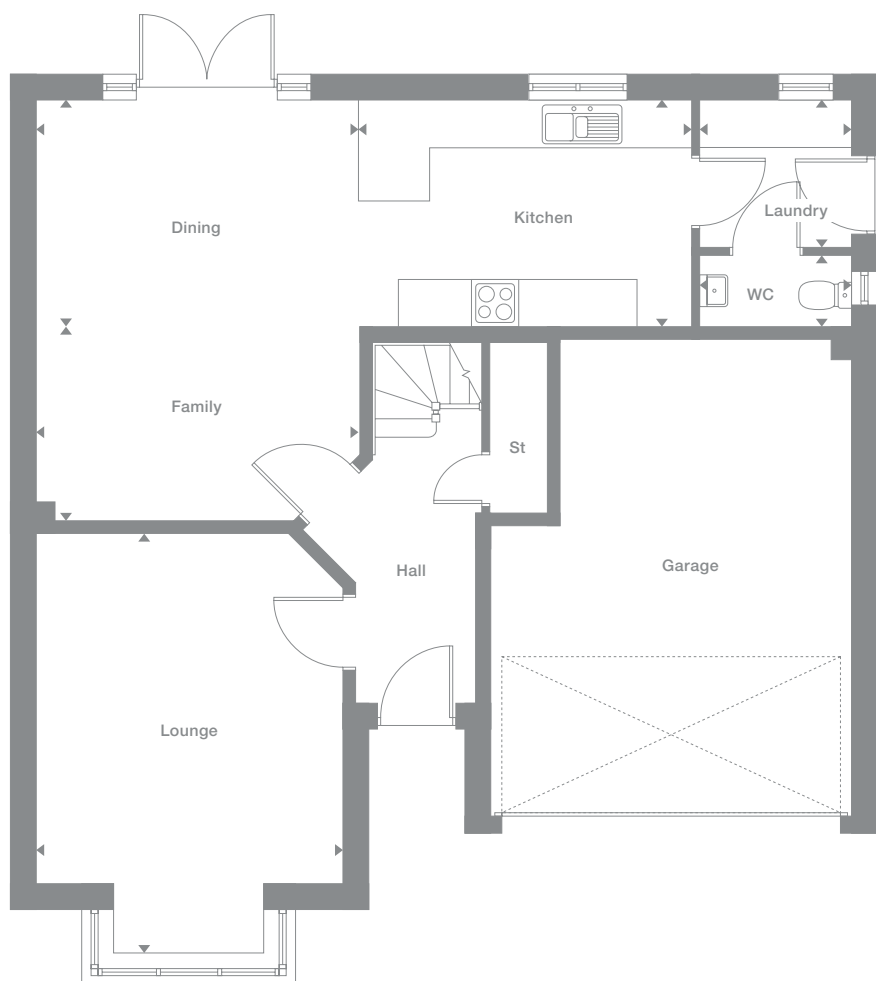
## Floor Space

1,671 sq ft

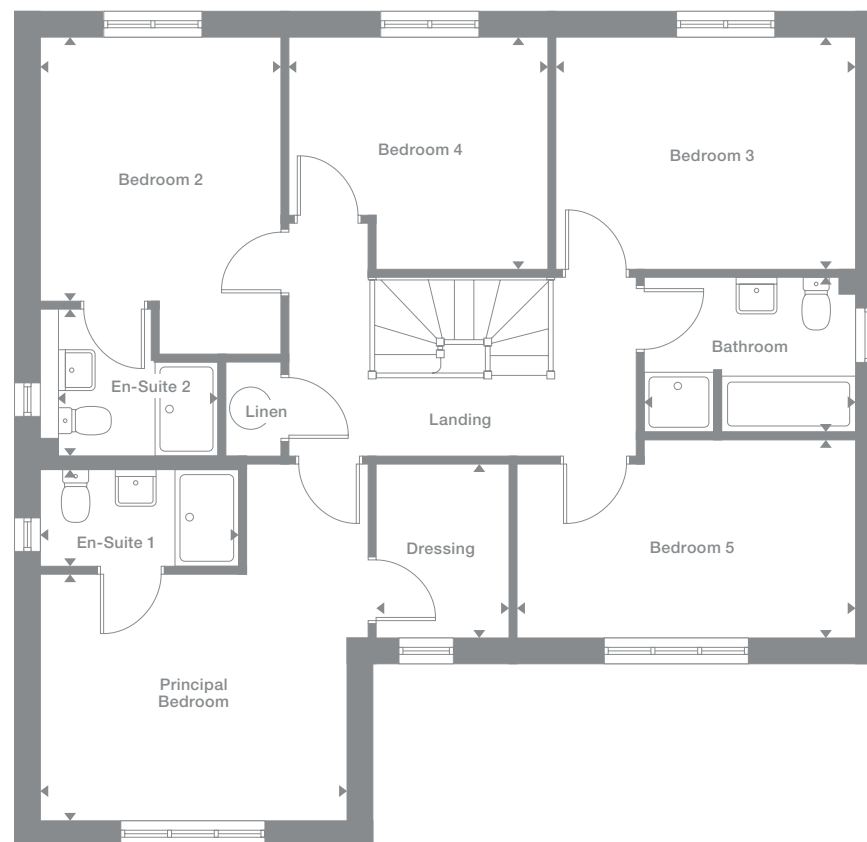
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# 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.

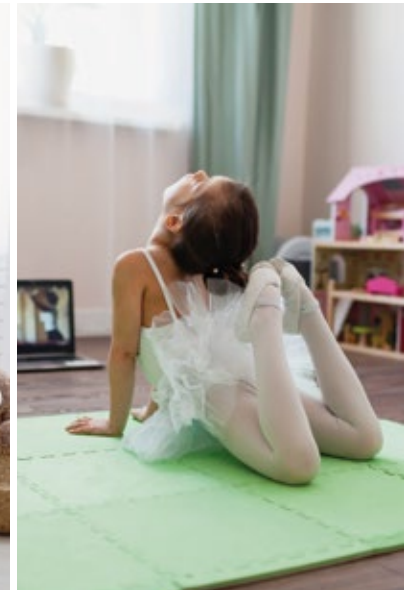
**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able 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.

**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.

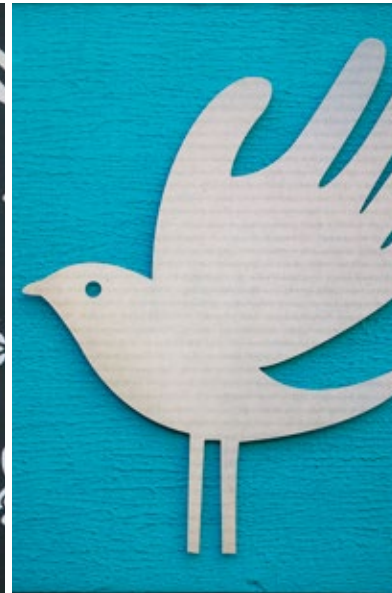
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home  
your way...

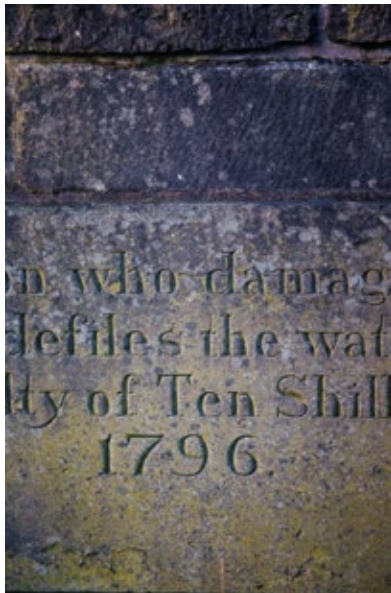


Honley's active, welcoming community life is reflected in a newsletter and website covering local issues, and in the wide range of community groups. The library is run by volunteers, and the spectrum of village activities ranges from local history groups and youth organisations to fitness classes and sports, including a cricket club. The Honley Players amateur dramatic society present shows in the delightful Southgate Theatre, and the popular Honley Agricultural Show is normally held in late spring.

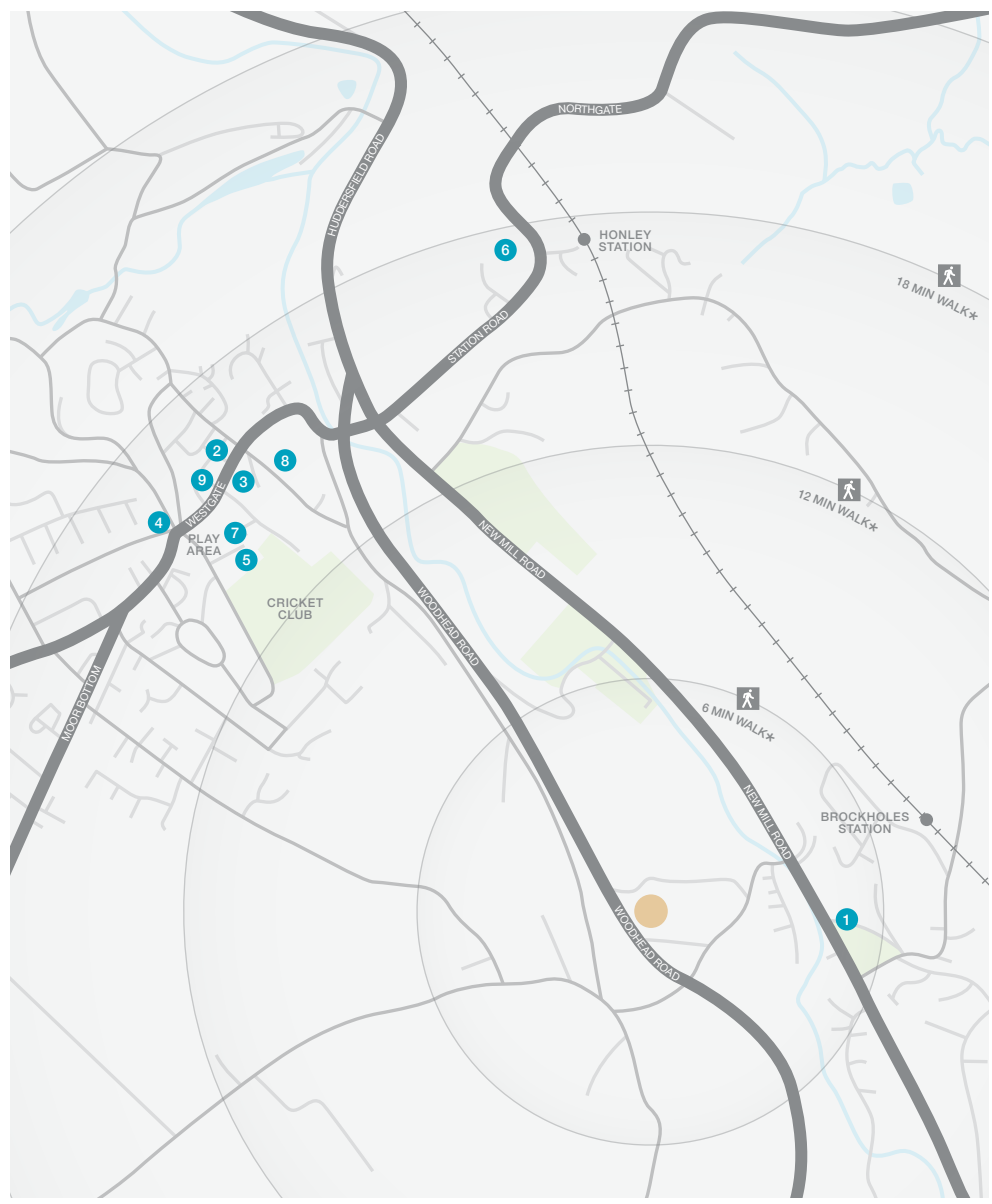
One of the most inspiring aspects of Honley life, however, is the setting itself. The breathtakingly beautiful Pennines provide an endlessly fascinating resource for exploration and leisure. The wealth of woodland and waterside paths, perfect for walking, running or cycling, is complemented by charming hamlets and villages. Holmfirth, the famous setting for Last of the Summer Wine, can be reached in around an hour via pleasant wooded paths and Meltham Golf Club is just three miles away.



Honley CE Junior, Infant and Nursery School offers daycare from age two as well as primary education. The school's two sites, one for Early Years and Key Stage 1 and the other covering Daycare and Key Stage 2, are both within 20 minutes' walk. Honley High School, assessed by Ofsted as 'Good', is less than two miles away. Health care in the village includes a dentist, an optician and a full-time surgery with five GPs.



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 Brockholes Convenience Store  
15 Brockholes Lane  
01484 766 676
  - 2 Medicare Chemists  
8-10 Westgate  
01484 661 818
  - 3 Honley Post Office  
Nisa Local,  
13-15 Westgate  
0345 611 2970
  - 4 Honley Library  
West Avenue  
01484 414 868
  - 5 Honley CE Junior, Infant and Nursery School  
School Street  
01484 508 001
  - 6 Honley High School  
Station Road  
01484 506 484
  - 7 Honley Surgery  
Marsh Gardens  
01484 303 366
  - 8 The Honley Dental Practice  
12 Southgate  
01484 664 692
  - 9 Valli Opticians  
30 Westgate  
01484 667 406
- Meltham Golf Club  
Thick Hollins Drive  
01484 850 227

\* 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  
03330 600 451

**From Huddersfield**  
From Queensgate or Castlegate, join the A616 for Holmfirth via the A6024, and at Lockwood Bar follow the A616 left into Bridge Street. After two and a quarter miles, move into the right hand lane and turn right for Honley via the A6024. Go straight on at the traffic lights and, half a mile on, the entrance to the development is on the left.

**From the M1 northbound**  
Leave the M1 at junction 37 and follow signs for Manchester via the A628 through a series of roundabouts. Four miles on, at Hoylandswaine Roundabout take the third exit, for Huddersfield. Stay on the A629 for five miles, then at The Sovereign at Shepley pub turn left into the A635. After two miles, at New Mill Crossroads turn right, for Honley. After passing the Rock Inn, take the next left into Smithy Place. At the crossroads turn right, and the development is on the right.

Sat Nav: HD9 6PR



**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.



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

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03330 600 451

Sat Nav: HD9 6PR

[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

*the place to be®*