



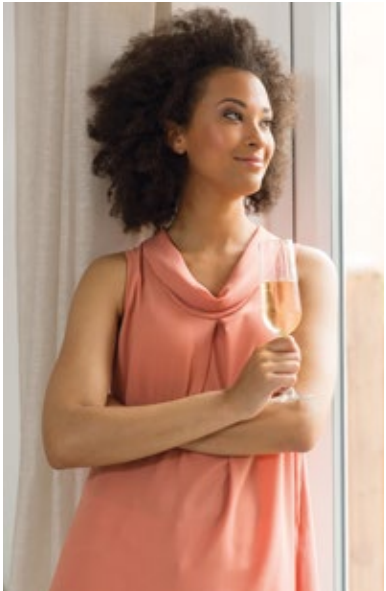
**Kings Park
Drighlington**

the place to be®

millerhomes

- 02 Living in Drighlington
- 08 Welcome Home
- 10 Floorplans
- 30 The Miller Difference
- 34 Useful Contacts
- 36 How to Find Us

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.



Plot Information

Overton	
See Page 10	
Kingston	
See Page 12	
Tiverton	
See Page 14	
Eaton	
See Page 16	
Hazelwood	
See Page 18	
Pearwood	
See Page 20	
Maplewood	
See Page 22	
Ashwood	
See Page 24	
Cedarwood	
See Page 26	
Kingwood	
See Page 28	
Affordable Housing	



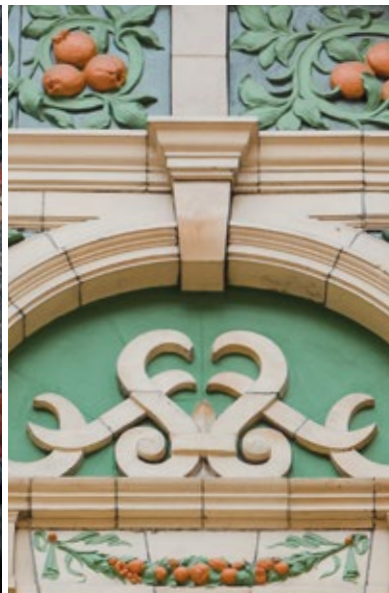
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that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



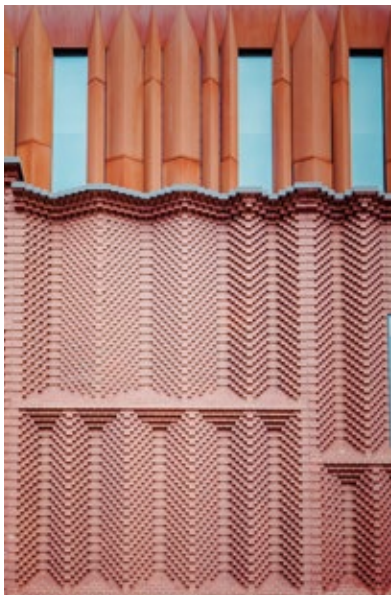
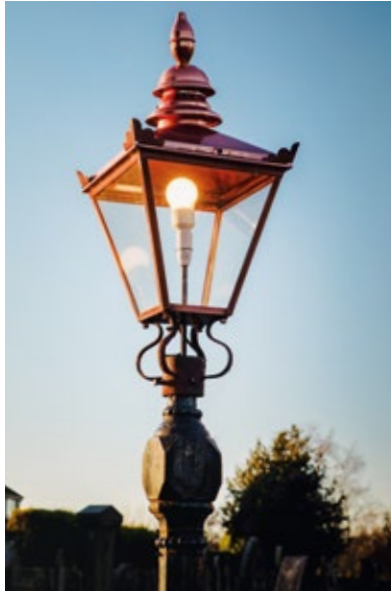
Within fifteen minutes' drive of the centres of both Bradford and Leeds and just five minutes from the junction of the M62 and the M621, Kings Park is an exceptionally convenient base for travel throughout the north of England. Buses into Bradford and Leeds pass close to the development, and some services call at the Junction 27 shops and amenities a mile and a half from the development.

Shops within a few minutes' walk include a pharmacy and a Londis convenience store with off-licence facilities. Quarter of a mile away, there is a large Co-op food store that is still housed in its original 1886 building. There are also food takeaways, traditional pubs, cafés and hairdressers located around the village.



The retail cluster approximately a mile and a half away that includes Birstall Shopping Park, J27 Retail Park and a major Ikea store, attracts visitors from throughout the region. High street names from fashion and phone shops to furniture and white goods are represented, including Boots, Barker and Stonehouse, Next, River Island, M&S food, and Currys PC World. In addition to the superstores, cafés and restaurants, including Starbucks and Pizza Express, the parks include a 16-screen Showcase cinema and a DW Fitness Gym with cardio and resistance equipment and a swimming pool.

Drighlington's active, welcoming community supports a wide range of sports and leisure associations. The village has football, cricket and rugby league teams, and there are youth organisations and a well respected brass band with junior and senior sections. The village also has a volunteer-run library and a social club, the Tempest Constitutional Club, that presents live music, quiz nights and other events.



Welcome
home

The village of Drighlington, often simply called ‘Drig’ by the locals, has a peaceful, traditional appeal that contrasts with its superbly convenient location. Midway between Bradford and Leeds, a mile and a half from the intersection of the M62 and the M621, and less than ten minutes drive from the major shopping destination at Junction 27, this exciting selection of two, three and four bedroom homes offers the best of all options
Welcome to Kings 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"

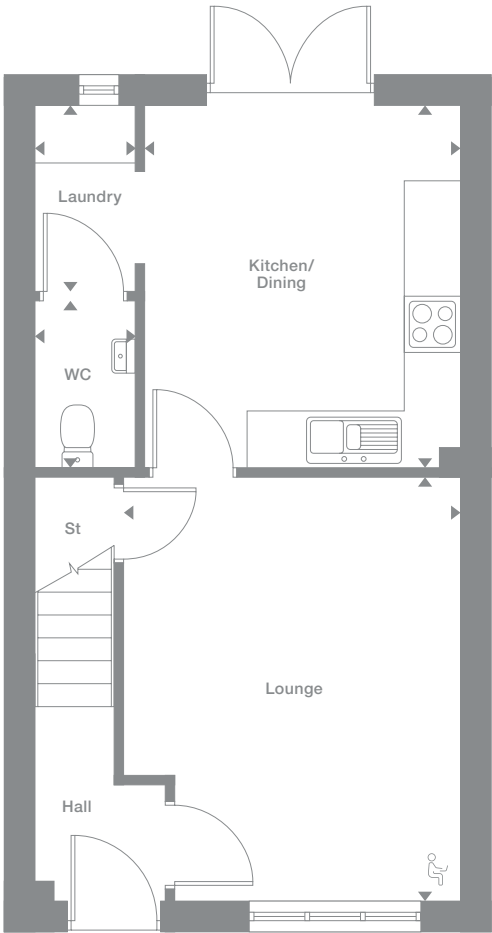
Floor Space
819 sq ft

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

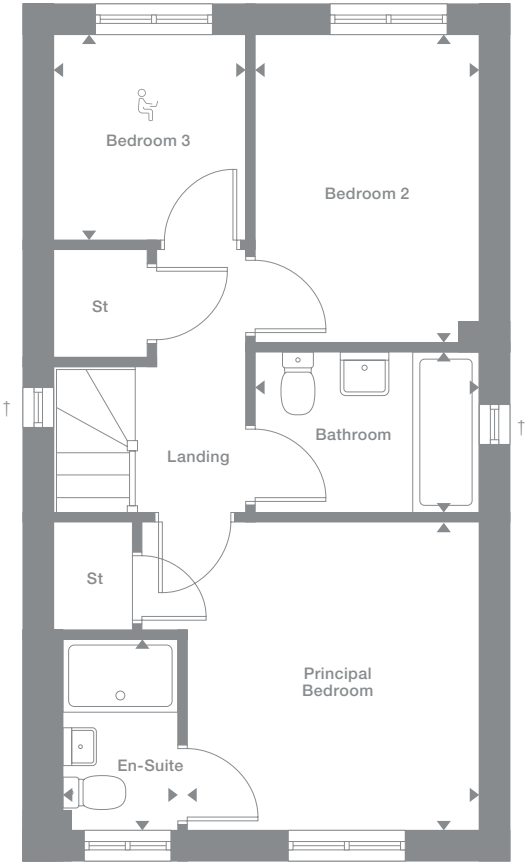
† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification



Ground Floor



First Floor



 Office space area

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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.

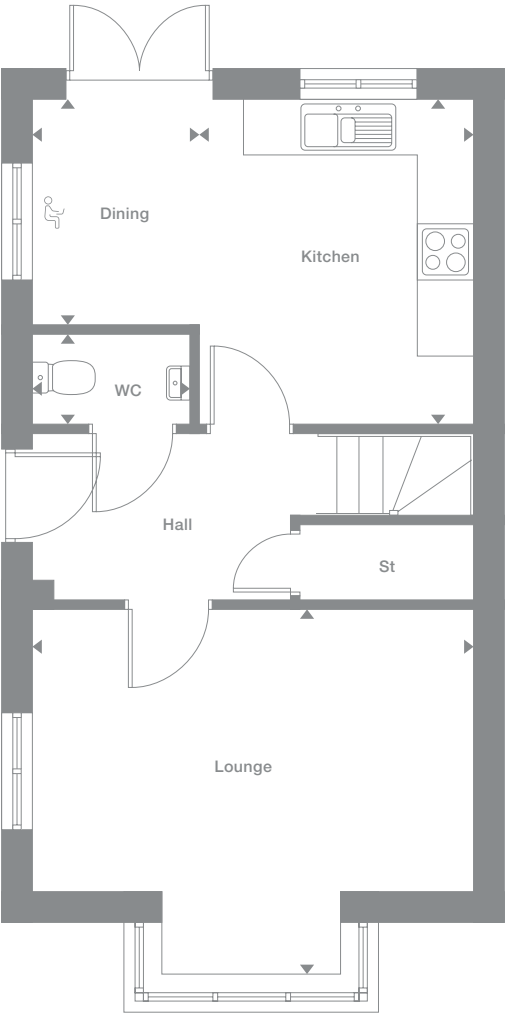
Ground Floor	First Floor
Lounge 4.68m x 3.91m 15'5" x 12'10"	Principal Bedroom 3.37m x 3.01m 11'1" x 9'11"
Kitchen 2.91m x 3.45m 9'7" x 11'4"	En-Suite 1.01m x 2.78m 3'4" x 9'2"
Dining 1.76m x 2.40m 5'10" x 7'11"	Bedroom 2 2.56m x 3.46m 8'5" x 11'4"
WC 1.67m x 0.96m 5'6" x 3'2"	Bedroom 3 2.02m x 3.46m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

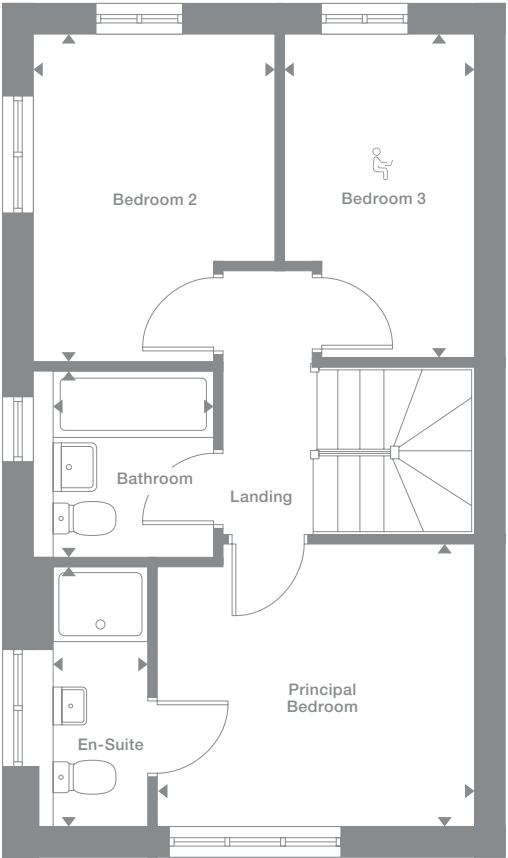


Ground Floor



 Office space area

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.

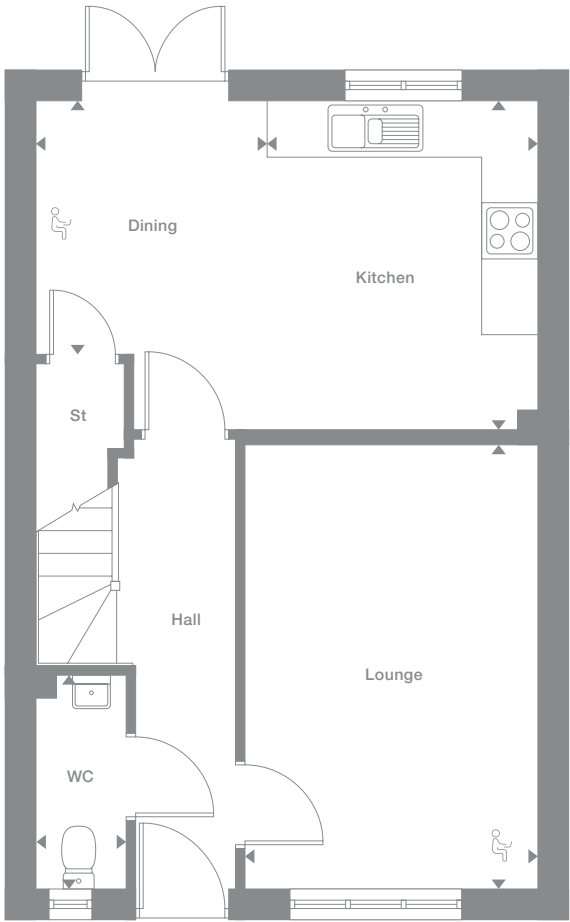
Ground Floor	First Floor
Lounge 3.10m x 4.71m 10'2" x 15'6"	Principal Bedroom 3.64m x 3.38m 12'0" x 11'1"
Kitchen 2.86m x 3.50m 9'5" x 11'6"	En-Suite 1.34m x 2.26m 4'5" x 7'5"
Dining 2.44m x 2.70m 8'0" x 8'10"	Bedroom 2 3.21m x 2.83m 10'7" x 9'4"
WC 0.95m x 2.28m 3'2" x 7'6"	Bedroom 3 1.99m x 2.83m 6'7" x 9'4"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

Floor Space
956 sq ft

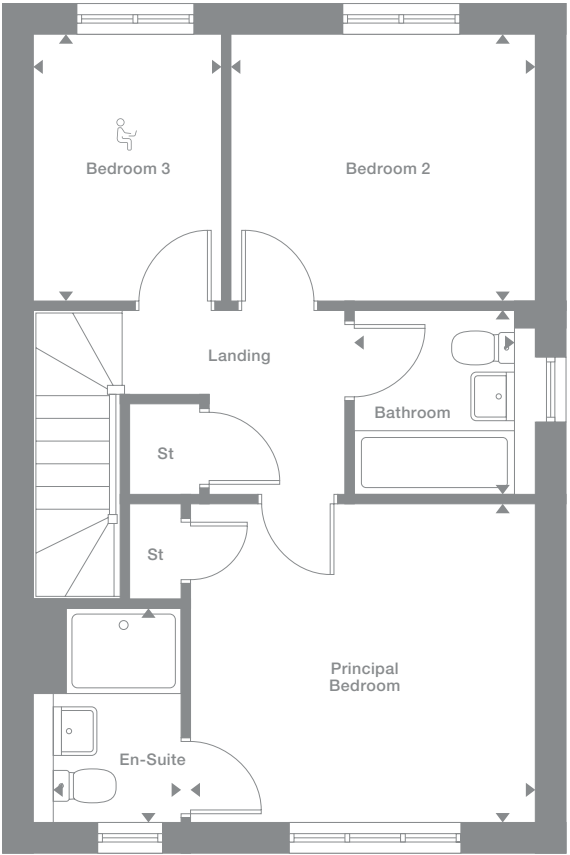
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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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.

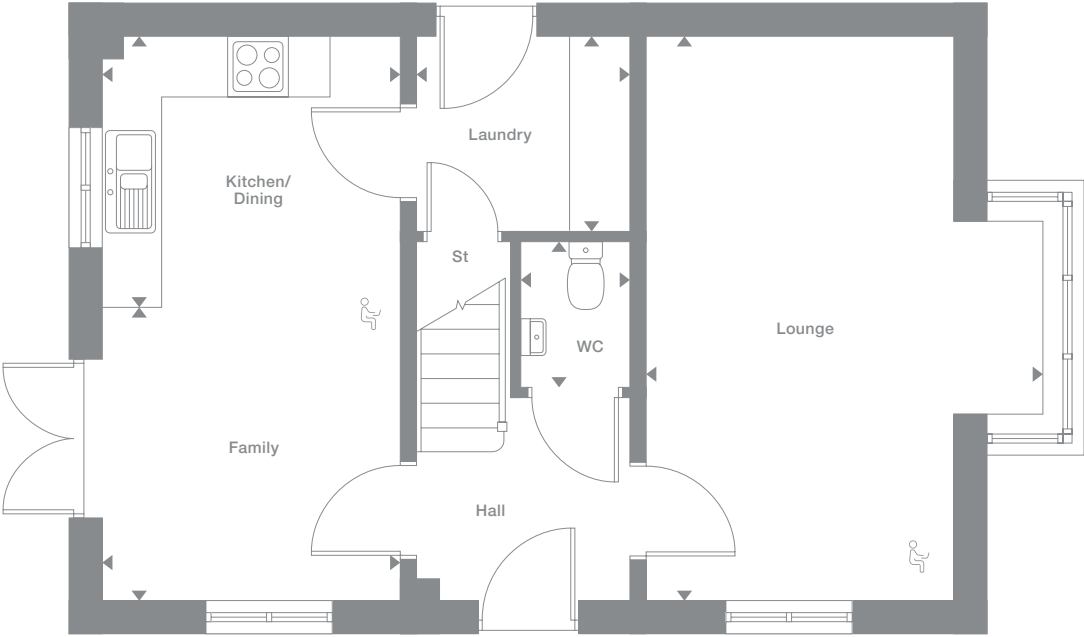
Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.44m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

Floor Space
1,016 sq ft

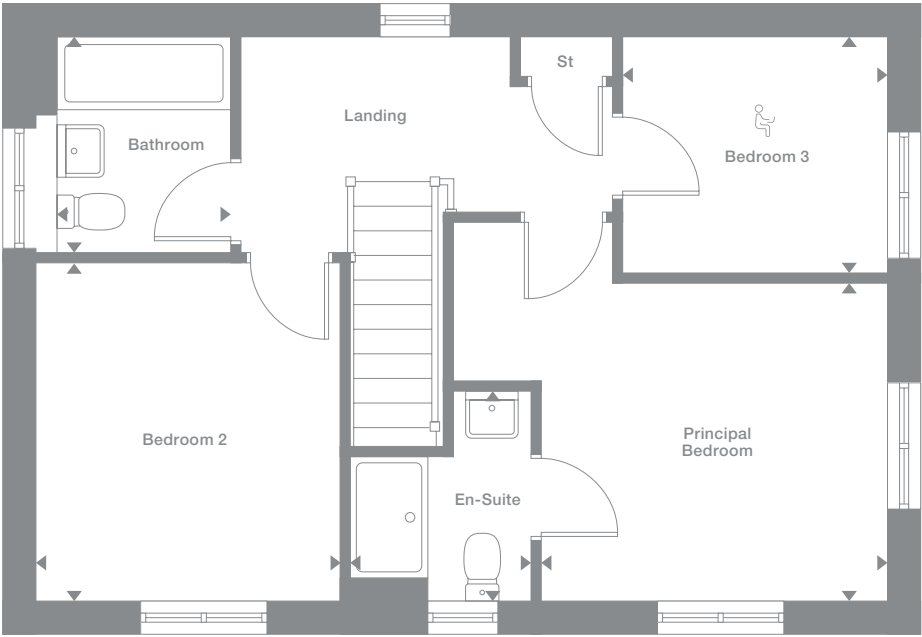
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 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"

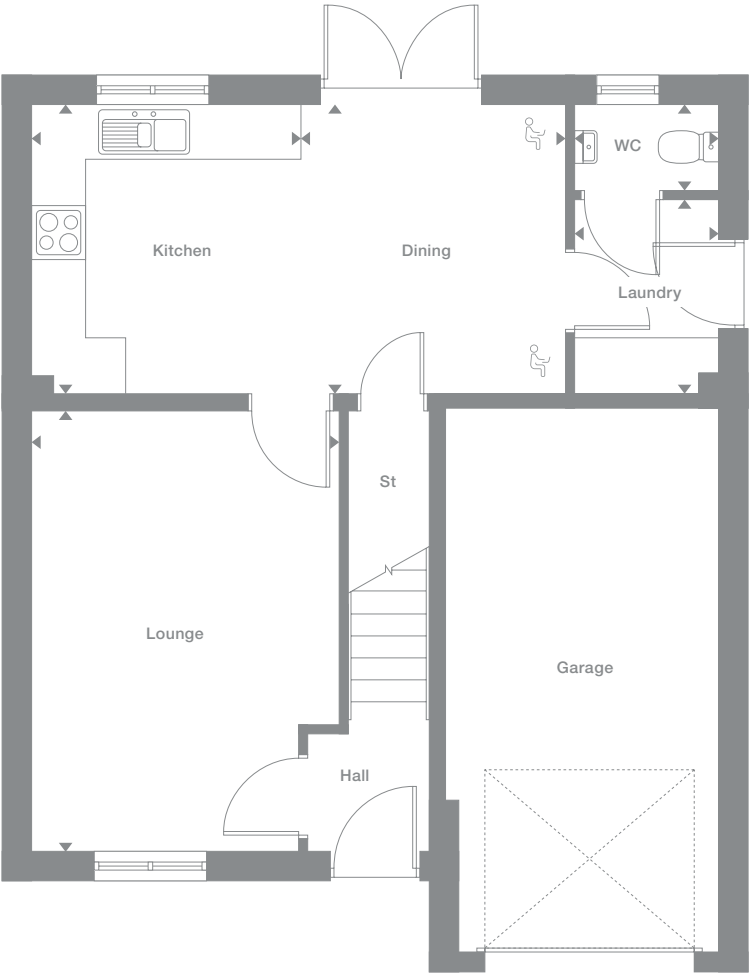
Floor Space

1,150 sq ft

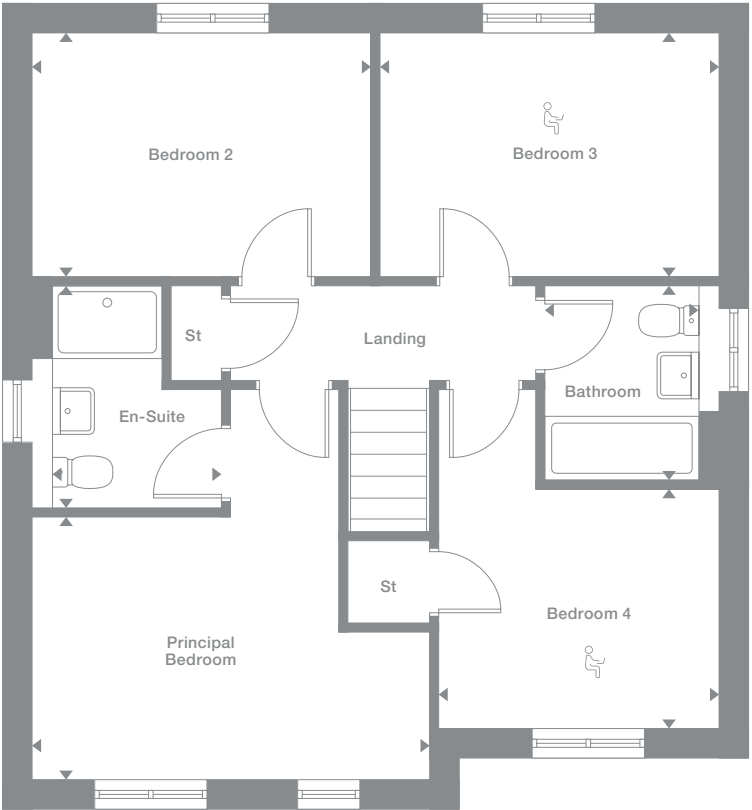
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Pearwood

Overview

The L-shaped, dual aspect family room, extending into a galley-style kitchen, presents a fascinating space that changes character as you pass through a dining area with french doors. There is a walk-in hall cupboard, a laundry and the en-suite principal bedroom includes a dressing room.

Ground Floor

- Lounge
2.96m x 4.15m
9'9" x 13'7"
- Kitchen
3.45m x 2.70m
11'4" x 8'10"
- Laundry
1.91m x 1.71m
6'4" x 5'7"
- Dining
3.06m x 4.23m
10'1" x 13'11"
- Family
3.06m x 2.77m
10'1" x 9'1"
- WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

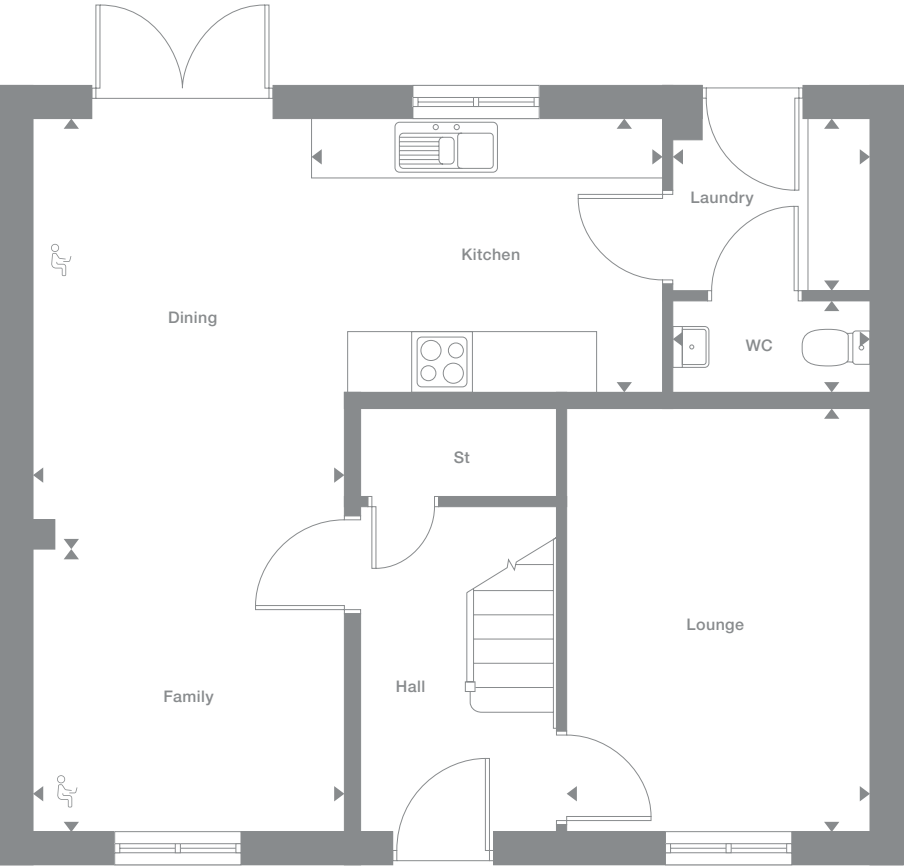
- Principal Bedroom
3.18m x 2.76m
10'5" x 9'1"
- Dressing
1.85m x 1.97m
6'1" x 6'6"
- En-Suite
1.97m x 1.55m
6'6" x 5'1"
- Bedroom 2
2.96m x 3.92m
9'9" x 12'10"
- Bedroom 3
3.76m x 2.50m
12'4" x 8'2"
- Bedroom 4
2.18m x 2.99m
7'2" x 9'10"
- Bathroom
2.05m x 1.70m
6'9" x 5'7"

Floor Space

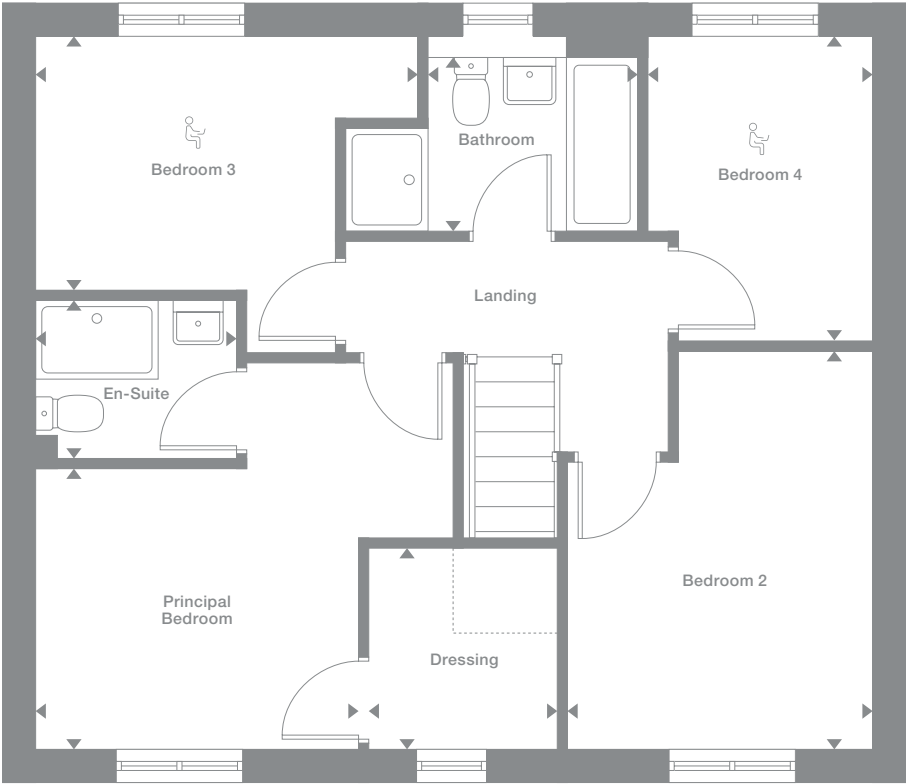
1,235 sq ft
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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.

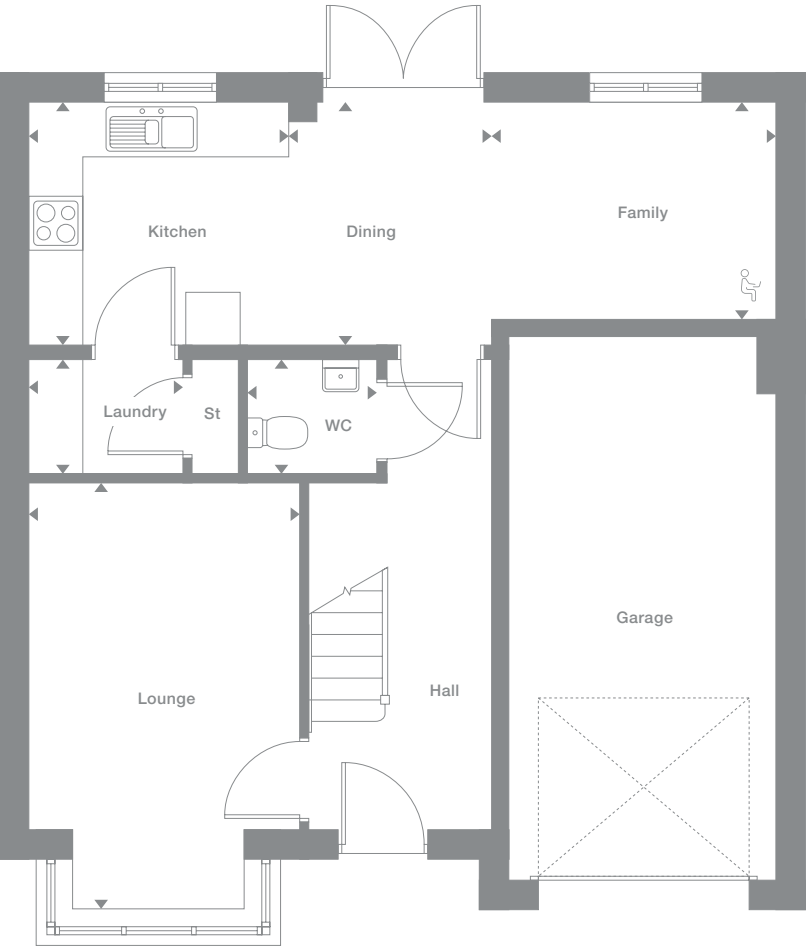
- Ground Floor**
Lounge
2.98m x 4.72m
9'10" x 15'6"
- Kitchen**
2.86m x 2.68m
9'5" x 8'10"
- Laundry**
1.70m x 1.26m
5'7" x 4'2"
- Dining**
2.23m x 2.68m
7'4" x 8'10"
- Family**
3.15m x 2.41m
10'4" x 7'11"
- WC**
1.44m x 1.26m
4'9" x 4'2"
- First Floor**
Principal Bedroom
4.06m x 2.79m
13'4" x 9'2"
- 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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Ashwood

Overview

With its light-filled, welcoming appeal enhanced by french doors, the kitchen and dining room provides a lively focal point for family life, while the lounge, dedicated study and four bedrooms, one of them en-suite with a walk-in dressing room, mean that privacy is always available.

Ground Floor

- Lounge
3.04m x 4.50m
10'0" x 14'9"
- Kitchen
3.36m x 3.10m
11'0" x 10'2"
- Laundry
1.74m x 2.07m
5'9" x 6'10"
- Dining
2.30m x 3.10m
7'7" x 10'2"
- Family
2.30m x 3.10m
7'7" x 10'2"
- Study
2.73m x 2.33m
9'0" x 7'8"
- WC
0.90m x 2.07m
2'11" x 6'10"

First Floor

- Principal Bedroom
3.09m x 3.35m
10'2" x 11'0"
- Dressing
1.90m x 1.85m
6'3" x 6'1"
- En-Suite
1.91m x 1.83m
6'3" x 6'0"
- Bedroom 2
2.77m x 3.77m
9'1" x 12'5"
- Bedroom 3
2.77m x 3.88m
9'1" x 12'9"
- Bedroom 4
2.60m x 2.36m
8'7" x 7'9"
- Bathroom
2.40m x 1.92m
7'11" x 6'4"

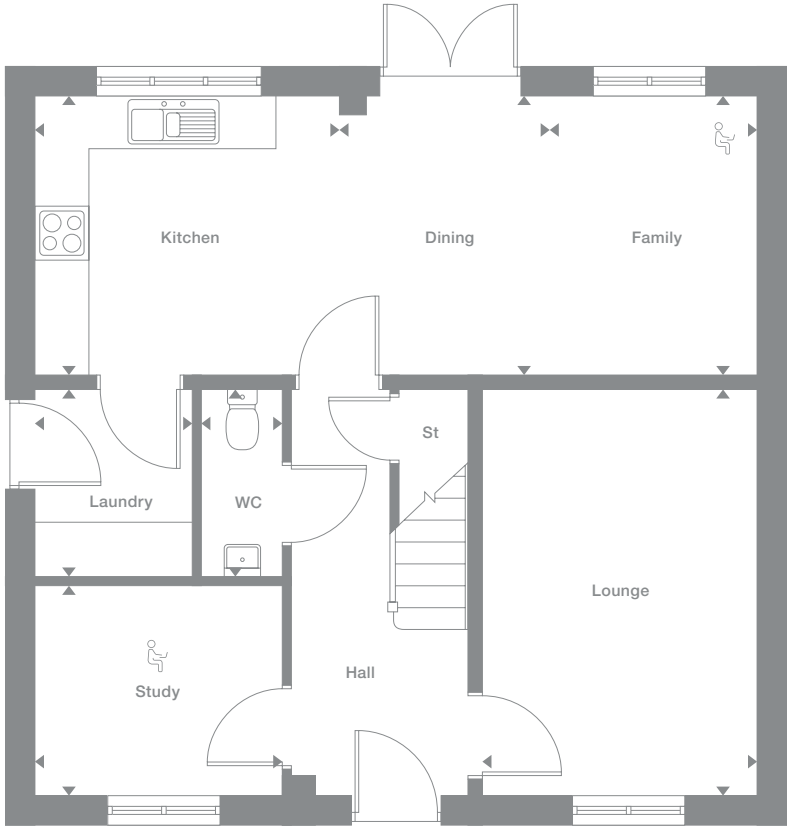
Floor Space

1,330 sq ft

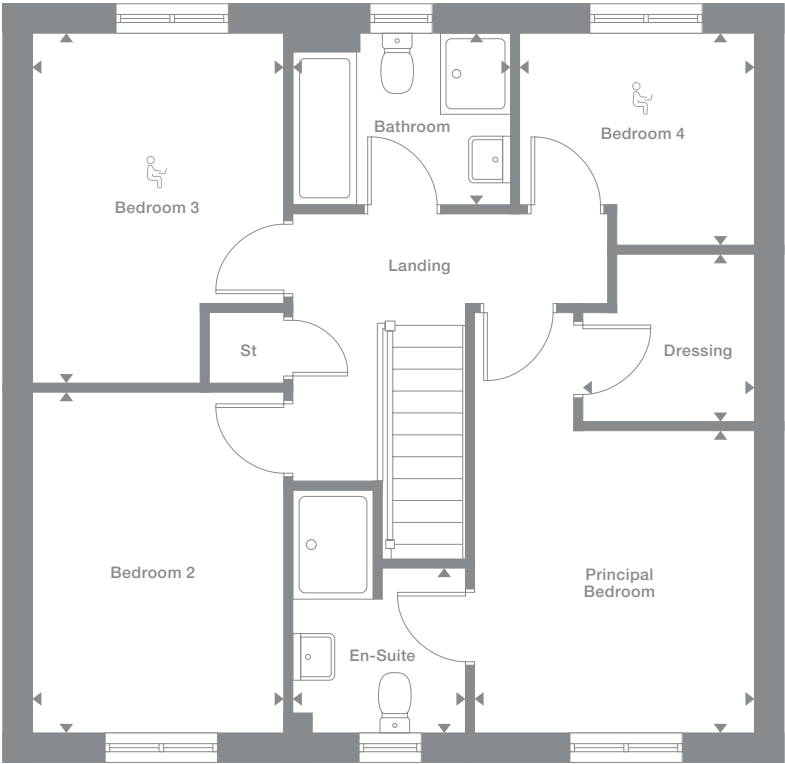
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Cedarwood

Overview

From the classic façade to the private study and the magnificent, broad family kitchen 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

3.53m x 3.19m
11'7" x 10'6"

Dressing

2.36m x 2.00m
7'9" x 6'7"

En-Suite 1

2.36m x 1.63m
7'9" x 5'4"

Bedroom 2

2.49m x 3.27m
8'2" x 10'9"

En-Suite 2

1.74m x 1.62m
5'9" x 5'4"

Bedroom 3

2.49m x 3.65m
8'2" x 12'0"

Bedroom 4

2.88m x 2.40m
9'6" x 7'10"

Bathroom

2.09m x 1.94m
6'10" x 6'4"

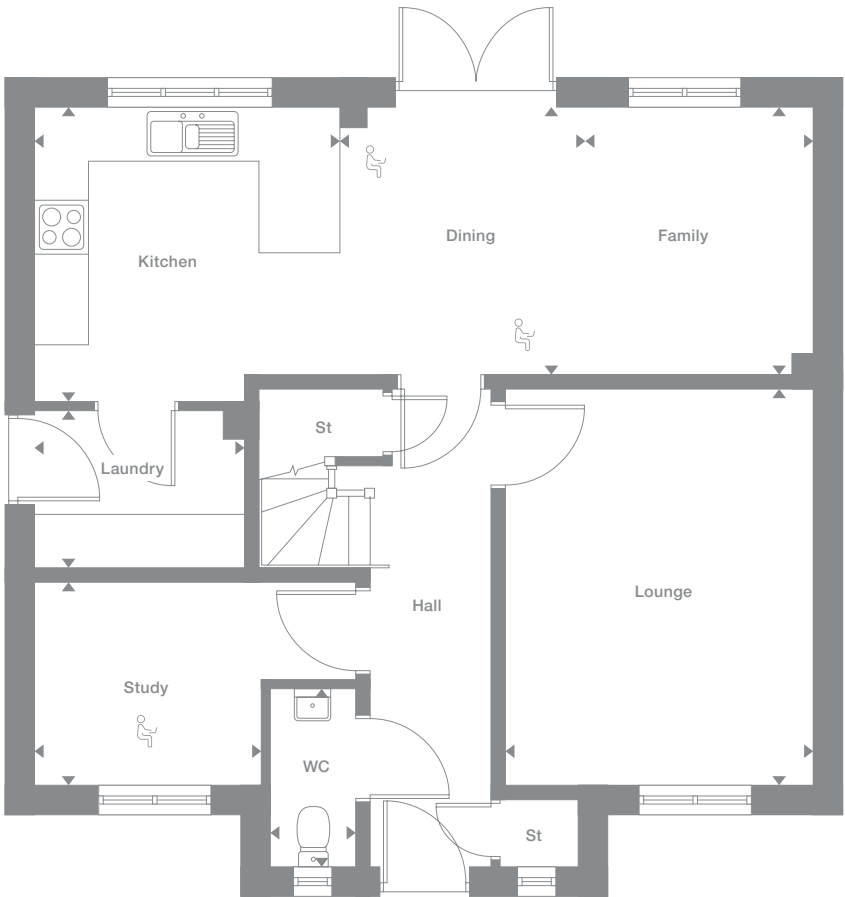
Floor Space

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



 Office space area

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Kingwood

Overview

The magnificent family room is subtly divided, by a stylish breakfast bar, into an expertly planned kitchen with separate laundry and a delightfully bright leisure area opening to the garden. There is a separate formal dining room, and two of the four bedrooms are en-suite.

Ground Floor

Lounge

3.24m x 5.22m
10'8" x 17'2"

Kitchen

3.02m x 3.47m
9'11" x 11'5"

Laundry

1.68m x 1.78m
5'6" x 5'10"

Dining

2.73m x 3.35m
8'11" x 11'0"

Family/Breakfast

5.10m x 3.47m
16'9" x 11'5"

WC

0.95m x 1.78m
3'1" x 5'10"

First Floor

Principal Bedroom

2.95m x 3.82m
9'8" x 12'7"

Dressing

2.61m x 1.70m
8'7" x 5'7"

En-Suite 1

1.69m x 2.10m
5'7" x 6'11"

Bedroom 2

3.29m x 3.21m
10'10" x 10'7"

En-Suite 2

2.26m x 1.81m
7'5" x 5'11"

Bedroom 3

2.42m x 3.63m
7'11" x 11'11"

Bedroom 4

2.61m x 3.14m
8'7" x 10'4"

Bathroom

2.91m x 1.69m
9'7" x 5'7"

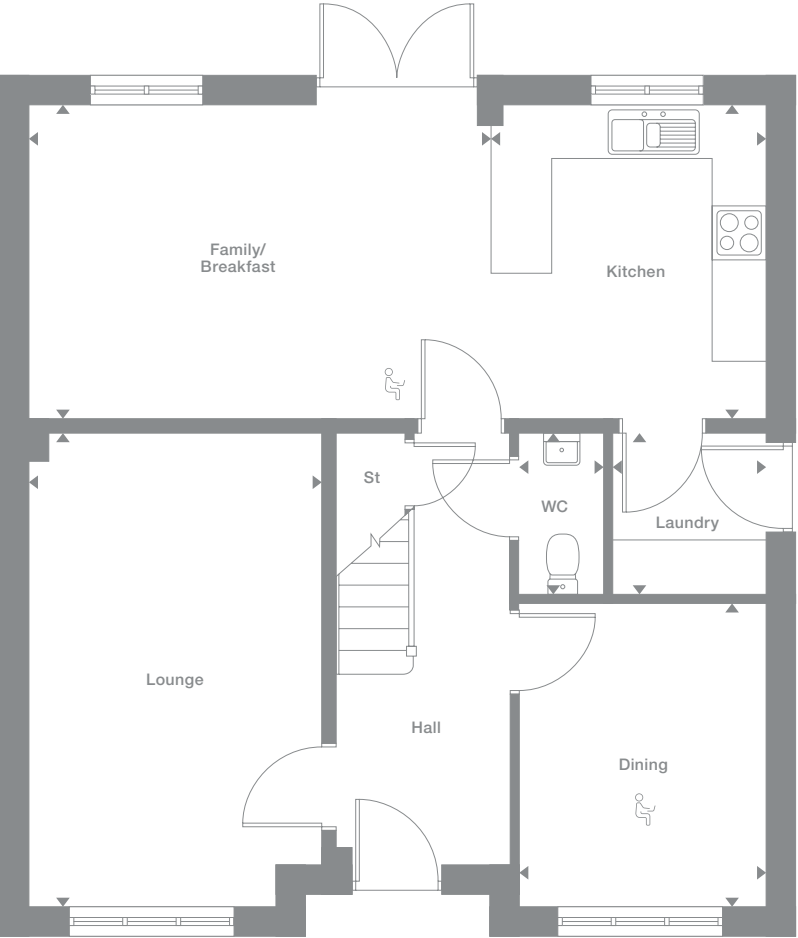
Floor Space

1,524 sq ft

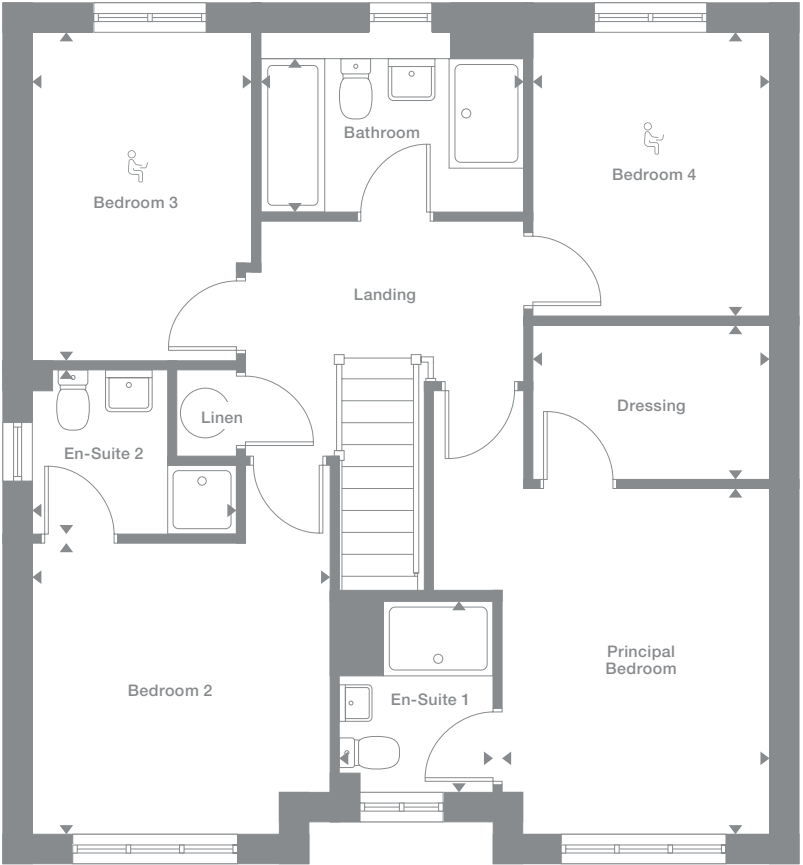
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Ground Floor



First Floor



 Office space area

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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.

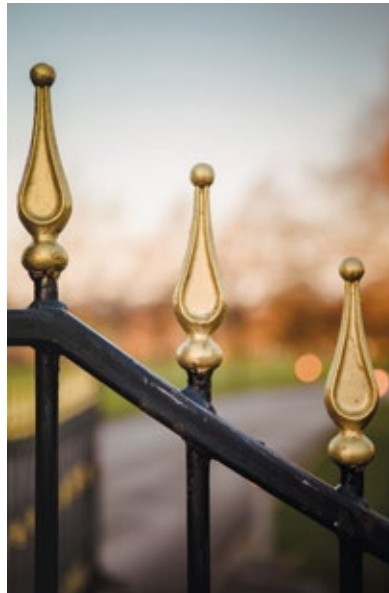
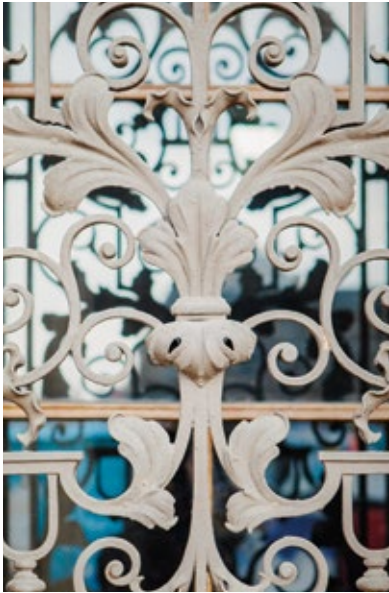
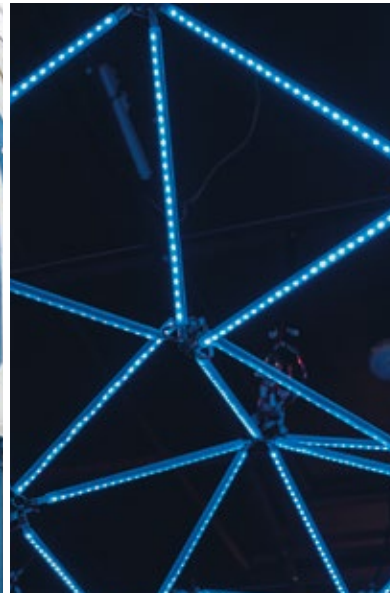
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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



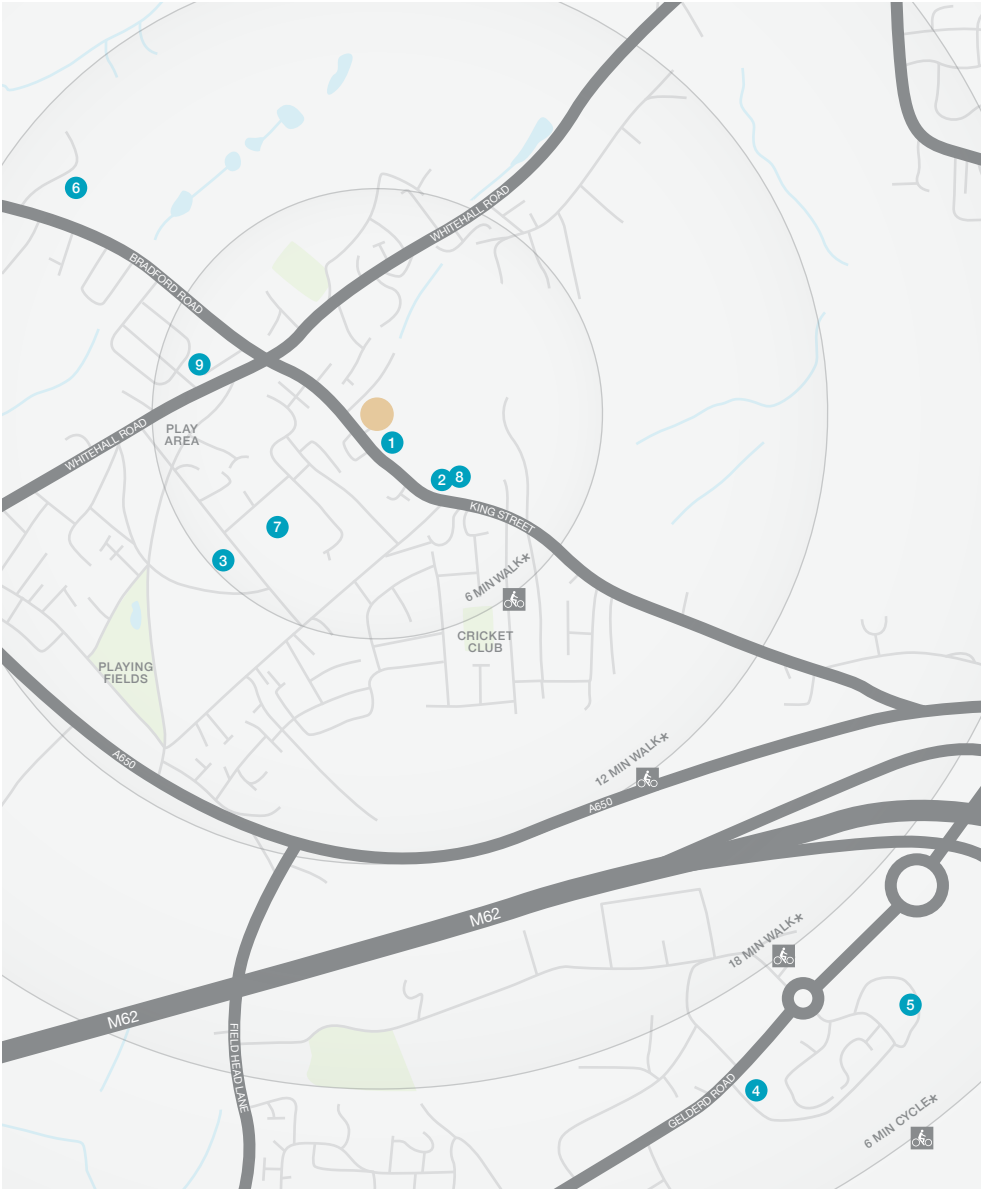
The open countryside around the village, and the leisure spaces within it, including Adwalton Common, sports pitches and a well-equipped playground, provide excellent opportunities for walking and cycling. There is a skate park on the edge of the common, and the Manor, with its fine dining and championship golf course, is less than a mile away.

Drighlington Primary School is just ten minutes' walk from Kings Park. Pupils normally move on to a secondary school in one of the surrounding villages, such as the Morley Academy, around three miles away, which was assessed as 'Outstanding' by Ofsted and designated as a 'World Class School'. Adwalton House Surgery, part of the local Windsor House Group medical practice, is around 300 yards from the development, and there is a dental practice, Letton and Associates, five minutes' walk away.



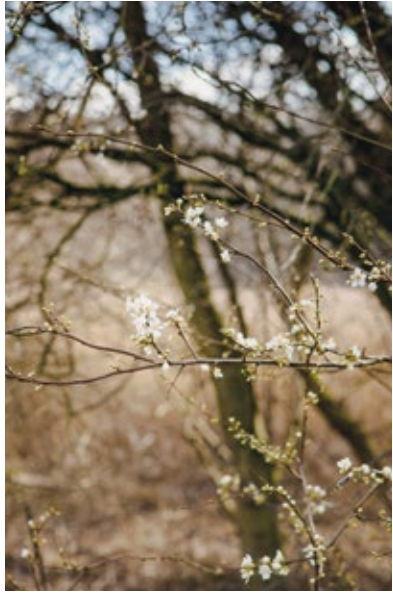
Useful
Contacts

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 Drighlington Pharmacy, 151 King Street 0113 285 2000
- 2 Drighlington Post Office, 91-93 King Street 0113 285 2678
- 3 Drighlington Library Moorland Road 0113 285 3740
- 4 DW Fitness Gelderd Road 01924 444 450
- 5 Showcase Cinema Gelderd Road 0871 220 1000
- 6 The Manor Golf Course, Bradford Road 0113 285 2644
- 7 Drighlington Primary School, Moorland Road 0113 285 3000
- 8 Adwalton House Surgery, 1-3 Wakefield Road 0113 285 3222
- 9 Letton and Associates, 186 Whitehall Road 0113 285 2066
- The Morley Academy Fountain Street Morley 0113 253 2952

* 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

For development opening times please refer to millerhomes.co.uk or call 03301 625 480

From Leeds
Leave Leeds by the M621 following signs for Manchester. At the junction of the M62 and M621 follow signs for Bradford East through the first roundabout then bear left and, at the next roundabout, take the first exit, for Bradford via the A650. After 350 yards, turn right to join the B6135, signposted for Drighlington. Three-quarters of a mile on, Kings Park is on the right.

From Bradford
Leave Bradford by the A650 Wakefield Road and Tong Street. At the roundabout with a petrol station on the right, take the first exit for Drighlington. Just under a mile on, go straight on at the crossroads with traffic lights, and around 250 yards further on, the entrance to Kings Park is on the left.

Sat Nav: BD11 1EJ



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®



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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 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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