



**Knights Manor
Copmanthorpe, York**

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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.

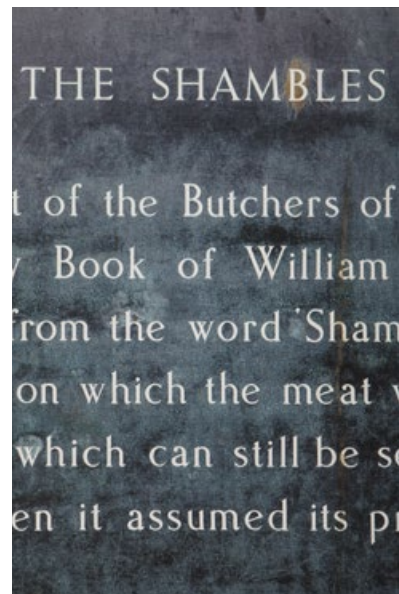
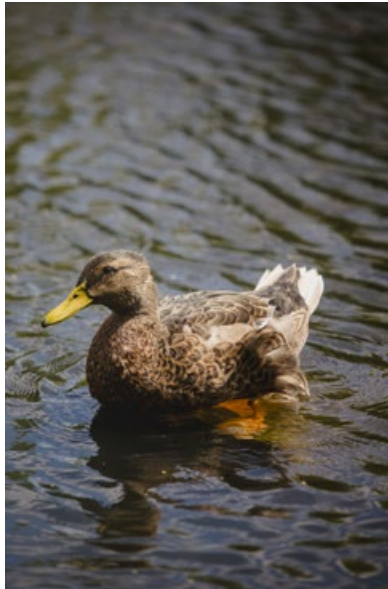
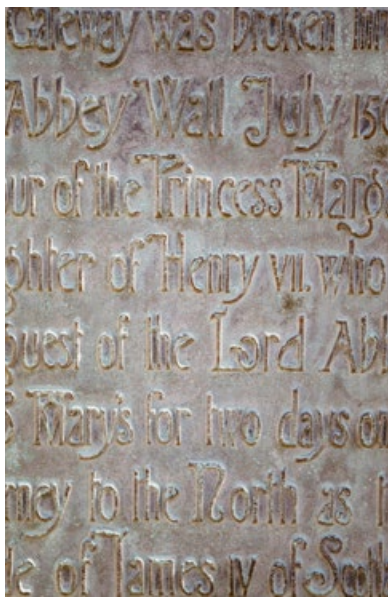


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



A few minutes' drive from both the A64 and the A1237, Knights Manor offers easy access to both York city centre and the surrounding countryside. Leeds is around half an hour's drive away, and Hull and Scarborough can be reached in just over an hour. Half-hourly bus services stopping close to the development include Coastliner services between Leeds and Scarborough or Whitby, and routes through York to Haxby. York is on the Intercity network, with excellent rail connections throughout the country.

In Copmanthorpe village, a ten minute walk from Knights Manor, the shops beside the Royal Oak pub include a Post Office, a pharmacy, a Co-op, a butcher, a convenience store, hairdressers, takeaways and a café. The local library is also located beside the shops, and a Tesco Extra supermarket approximately a mile away is open 24 hours a day. The historic centre of York, three and a half miles from the development, presents a varied, exciting shopping environment. Traditional cobbled streets lined with local traders, pubs, tearooms and restaurants complement shopping parks such as Designer Outlet York, home to over 100 high street fashion, sports and homeware brands, or the contrasting Shambles Market with its fresh produce, apparel, crafts and gifts.



Welcome home

Three and a half miles from the centre of York and around ten minutes' walk from Copmanthorpe's village shops, this exciting selection of energy efficient two, three, four and five bedroom homes brings an attractive new neighbourhood to a prime location just yards from the A64. It combines the appeal of a small, mature community with the amenities and attractions of a historic city with a vibrant, cosmopolitan cultural life.

Welcome to Knights Manor...

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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- Faverwood** See Page 32
- Affordable Housing**

- Electrical Sub-Station S/S
- Bin Collection Point BCP
- Visitor Parking V
- Shed
- Sustainable Urban Drainage SUDS
- Neighbourhood equipped area for play NEAP
- Grasscrete Emergency Access Link



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Graymont

Overview
 The welcoming lounge adjoins a practical, ergonomic kitchen and dining room that opens on to the garden. A downstairs WC complements the family bathroom, one of the two bedrooms includes an en-suite shower room and the second bedroom features dual windows and a useful cupboard.

Ground Floor	First Floor
Lounge 3.55m x 4.32m 11'8" x 14'2"	Principal Bedroom 4.53m x 3.71m 14'10" x 12'2"
Kitchen/Dining 4.53m x 3.08m 14'10" x 10'1"	En-Suite 1.08m x 2.30m 3'7" x 7'7"
WC 1.50m x 1.14m 4'11" x 3'9"	Bedroom 2 4.53m x 2.67m 14'10" x 8'9"
	Bathroom 2.36m x 2.15m 7'9" x 7'1"

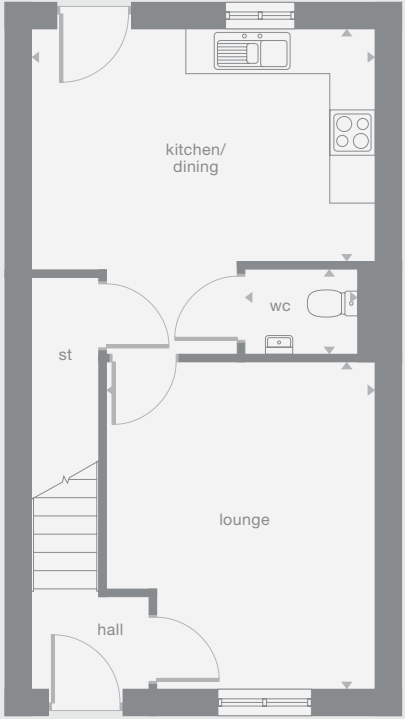
Floor Space
 758 sq ft

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

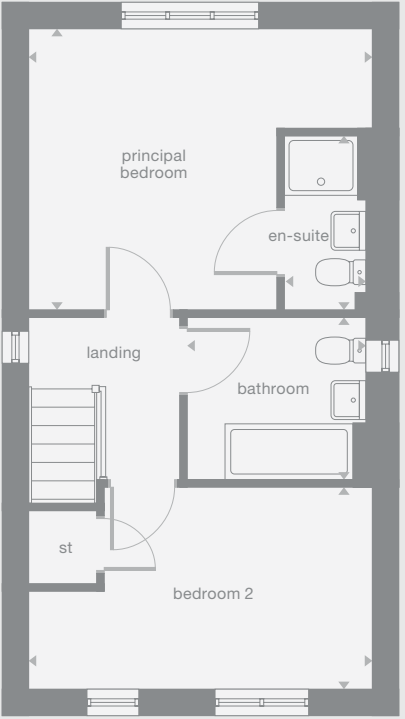
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



Ground Floor



First Floor



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Clevemont

Overview

This impressive bungalow features a bright, airy open-plan living space incorporating a beautifully planned kitchen area, while french doors add both flexibility and a focal point to the dining area. In addition to two bedrooms and the bathroom, the accommodation includes a walk-in cupboard.

Ground Floor

Living/Dining
4.55m x 3.71m
14'11" x 12'2"

Kitchen
2.75m x 3.71m
9'0" x 12'2"

Principle Bedroom
3.00m x 4.44m
9'10" x 14'7"

Bedroom 2
3.59m x 2.51m
11'9" x 8'3"

Bathroom
2.30m x 2.60m
7'7" x 8'6"

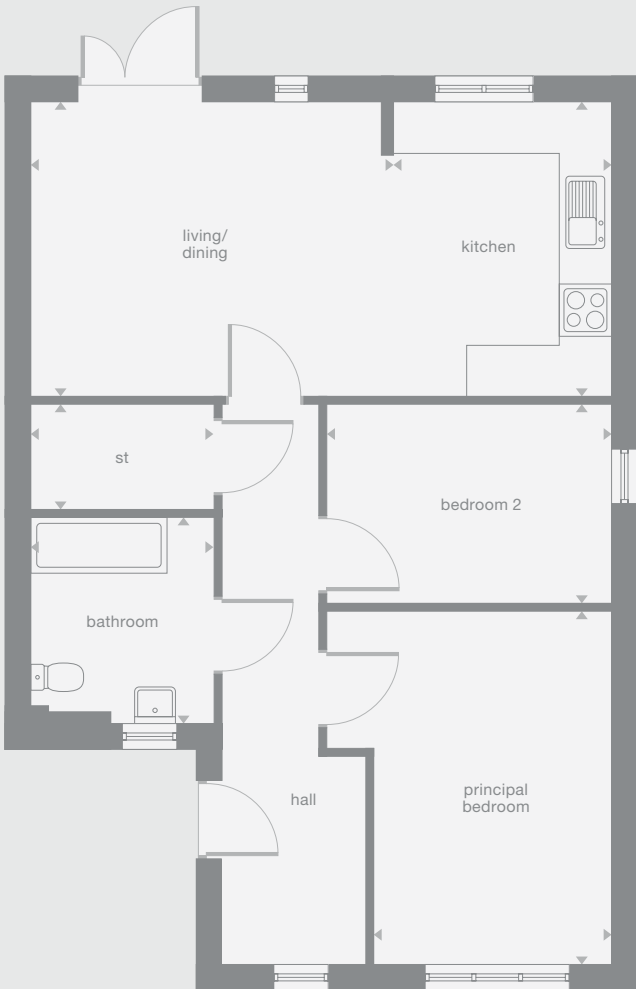
Floor Space

777 sq ft

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



Ground Floor



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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

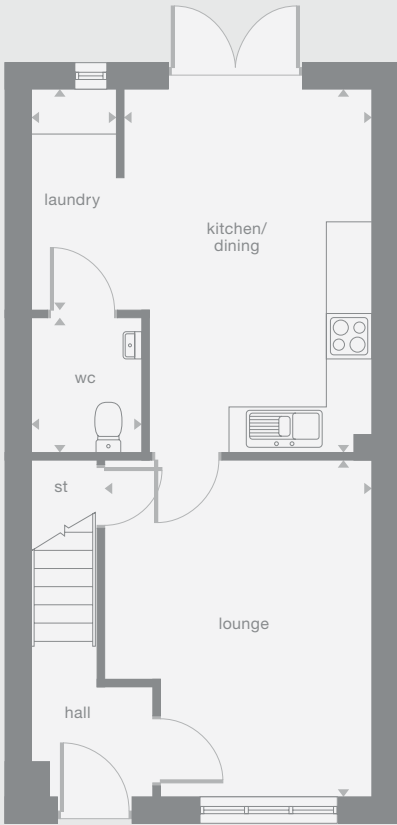
904 sq ft

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

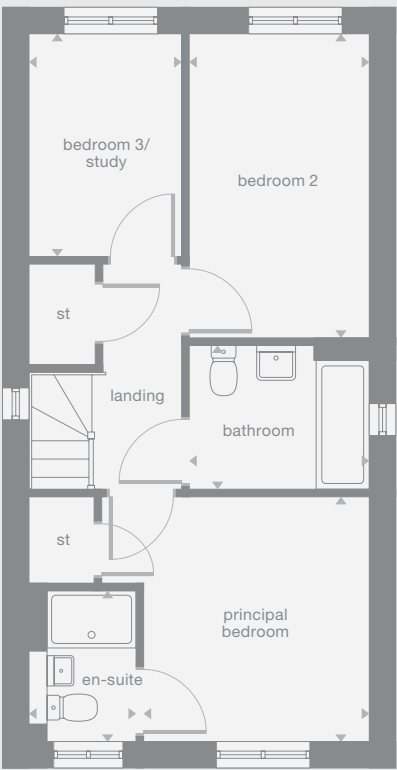
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Ground Floor



First Floor



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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

Lounge
5.20m x 3.22m
17'1" x 10'7"

Kitchen
3.07m x 2.74m
10'1" x 9'0"

Dining
2.12m x 2.46m
7'0" x 8'1"

WC
1.87m x 1.00m
6'2" x 3'3"

First Floor

Principal Bedroom
3.78m x 3.22m
12'5" x 10'7"

En-Suite
1.10m x 2.86m
3'7" x 9'5"

Bedroom 2
2.96m x 3.54m
9'9" x 11'8"

Bedroom 3
2.15m x 3.55m
7'1" x 11'8"

Bathroom
1.70m x 2.11m
5'7" x 6'11"

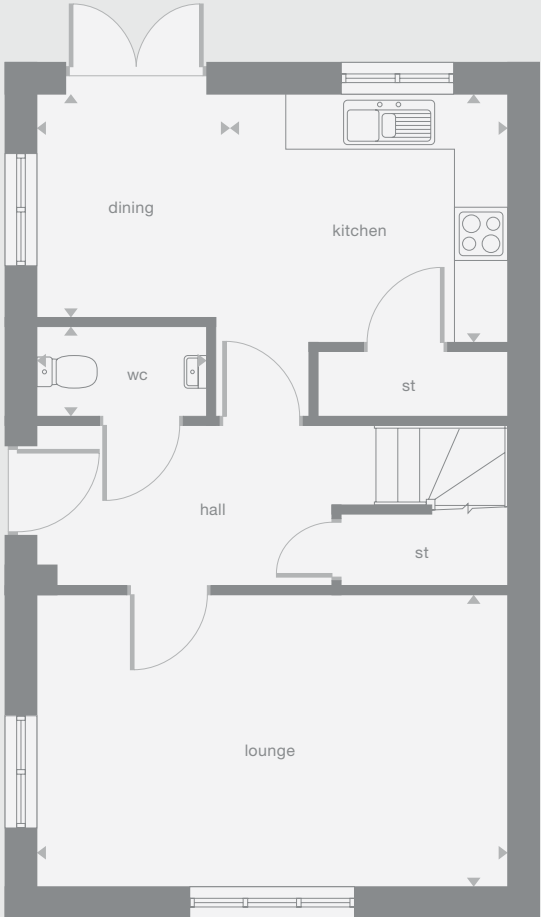
Floor Space

979 sq ft

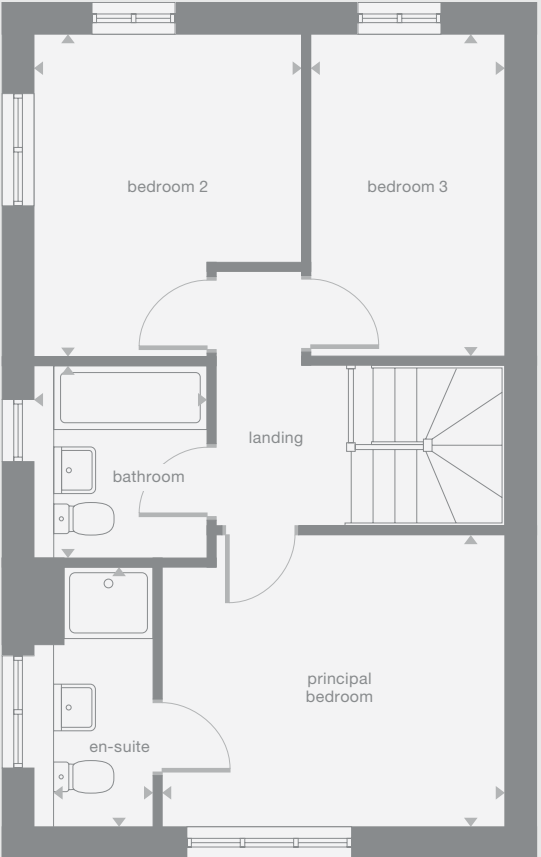
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Ground Floor



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**
2.11m x 1.24m
6'11" x 4'1"
- 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 2.20m
5'7" x 7'3"

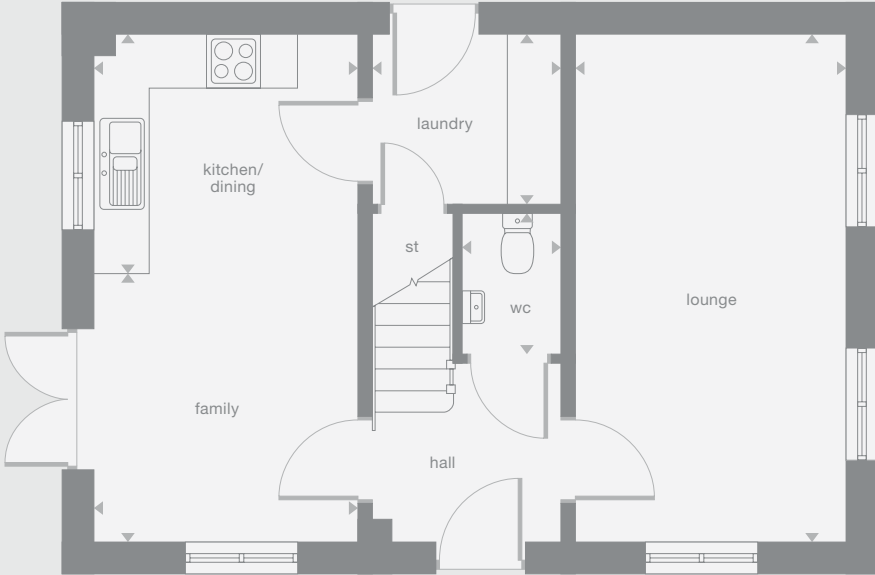
Floor Space

996 sq ft

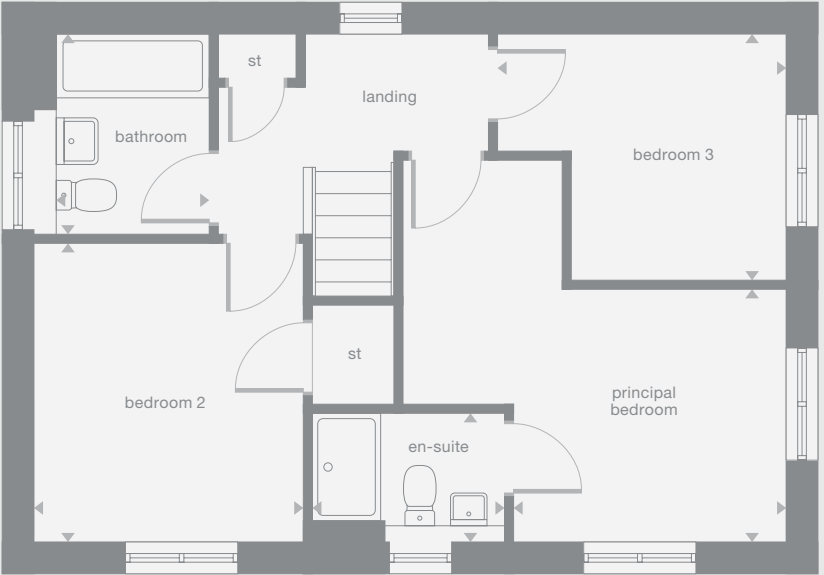
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Overview

In addition to the lounge and convenient WC, the ground floor includes a bright, airy kitchen and dining room with french doors. The first floor includes two bedrooms and a family bathroom, and the en-suite principal bedroom has a built-in wardrobe and charming dormer window.

Ground Floor

Lounge
2.63m x 4.70m
8'8" x 15'5"

Kitchen
2.73m x 3.66m
9'0" x 12'0"

Dining
2.08m x 3.00m
6'10" x 9'10"

WC
0.90m x 2.29m
2'11" x 7'6"

First Floor

Bedroom 2
4.82m x 3.02m
15'10" x 9'11"

Bedroom 3
4.82m x 3.16m
15'10" x 10'4"

Bathroom
2.48m x 2.10m
8'2" x 6'11"

Second Floor

Principal Bedroom
4.82m x 4.73m
15'10" x 15'6"

En-Suite
1.41m x 2.44m
4'8" x 8'0"

Floor Space

1,177 sq ft

* Storage arrangement differs slightly on plots 9 and 10. Please see Development Sales Manager for details

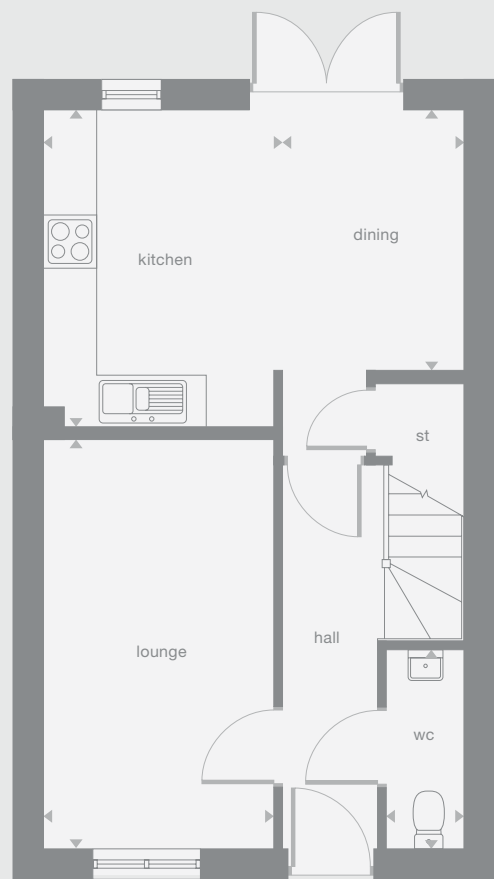
Denotes full height ceiling line

Denotes 1,500m height ceiling line

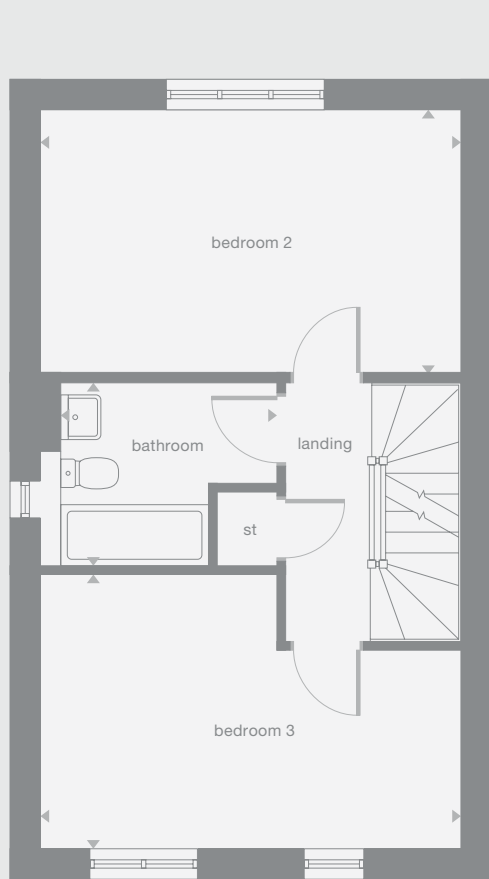
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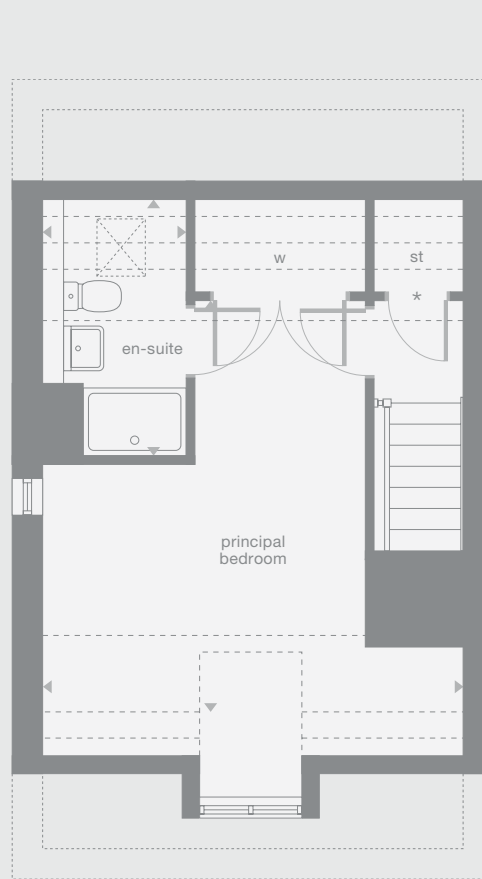
Ground Floor



First Floor



Second 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, bedroom 4 can be used as a study 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/Study**
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

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

From the impressive bay-windowed lounge to the light filled family kitchen with its french doors, this is an outstanding home. It includes a dedicated laundry, downstairs WC, two of the four bedrooms are en-suite, one has a luxurious dressing room and one can be used as a study.

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/Study
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

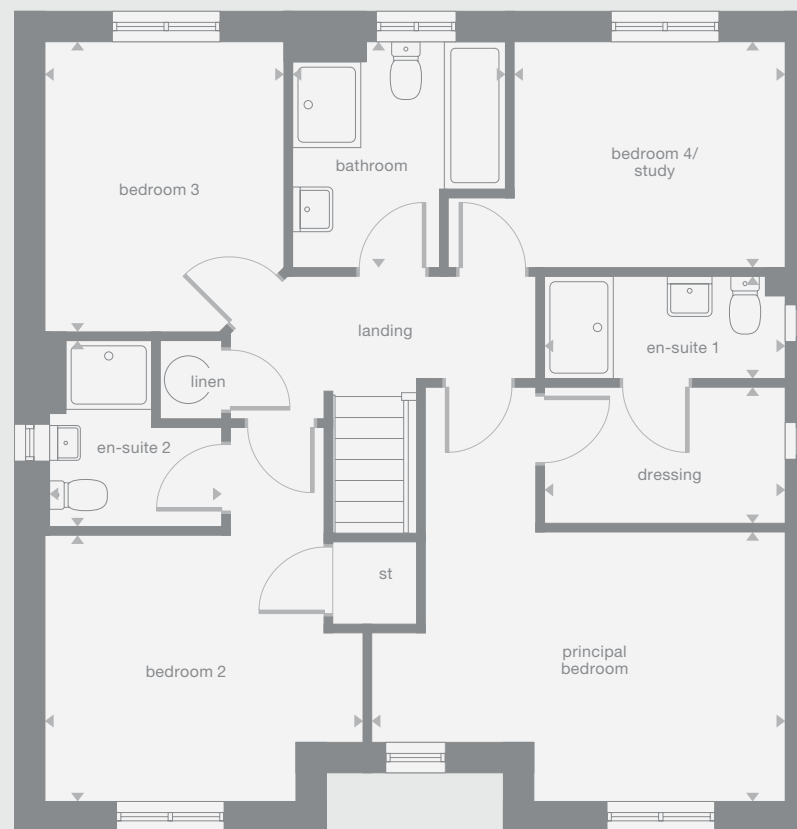
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Ground Floor



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**
4.07m x 3.86m
13'4" x 12'8"
- Kitchen**
3.52m x 3.96m
11'7" 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**
2.05m x 2.77m
6'9" x 9'1"
- WC**
1.82m x 1.47m
6'0" x 4'10"

First Floor

- Principal Bedroom**
3.53m x 3.60m
11'7" x 11'10"
- En-Suite**
2.04m x 1.76m
6'8" x 5'9"
- Bedroom 2**
3.48m x 3.30m
11'5" x 10'10"
- Bedroom 3**
2.30m x 3.39m
7'7" x 11'2"
- Bedroom 4**
3.56m x 3.09m
11'8" x 10'2"
- Bathroom**
3.26m x 1.92m
10'9" x 6'4"

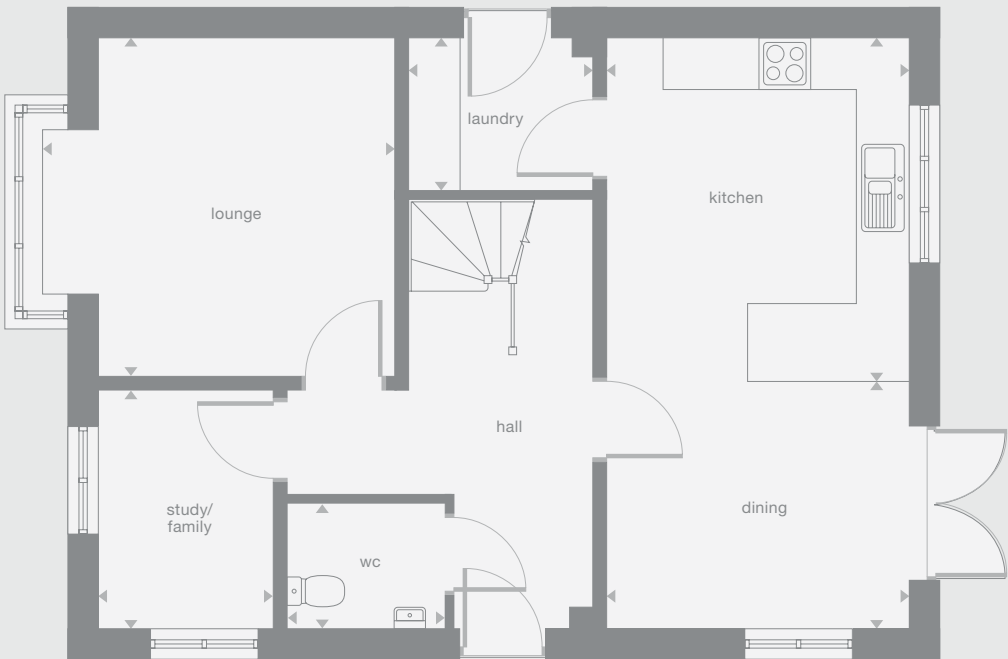
Floor Space

1,379 sq ft

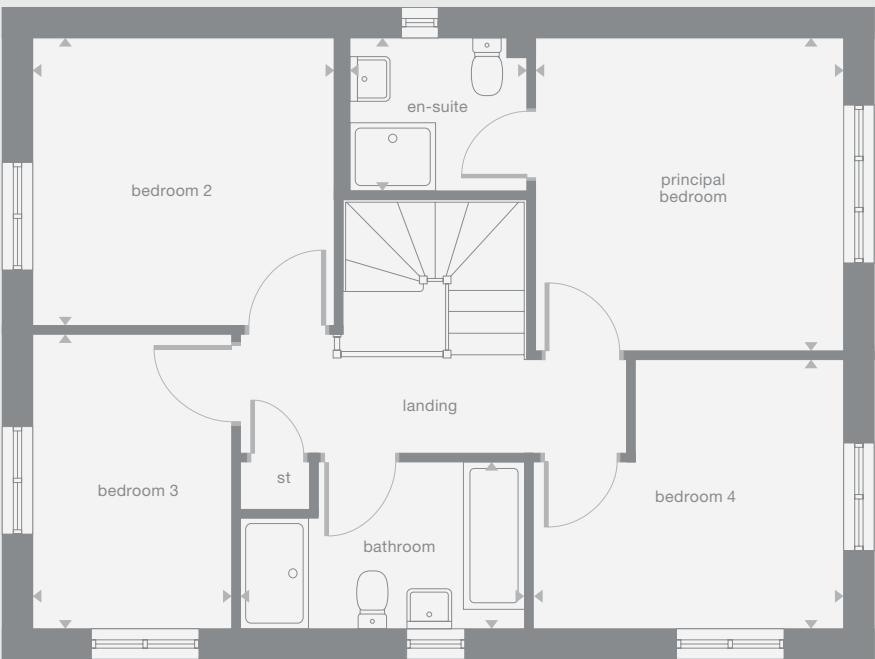
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Ground Floor



First Floor



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Homesford

Overview

The breathtaking kitchen, featuring a light-filled dual 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.

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

- 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

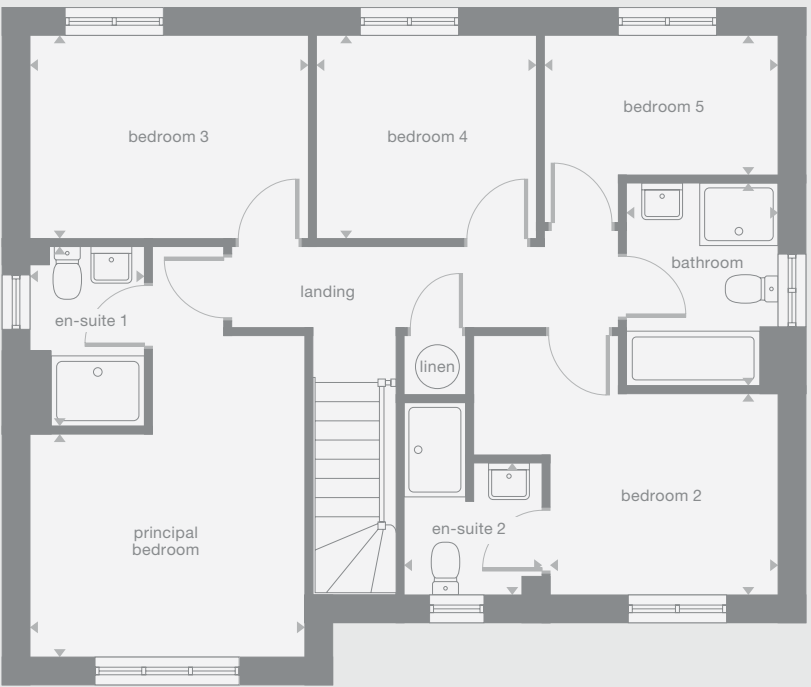
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Ground Floor



First Floor



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Faverwood

Overview

French doors fill the family kitchen and breakfast room with light, complementing an impressive lounge and dining room. The landing includes a useful cupboard, the bathroom features a separate shower, two of the four bedrooms are en-suite and the principal bedroom includes a dressing room.

Ground Floor

- Lounge**
3.20m x 5.19m
10'6" x 17'1"
- Kitchen**
3.92m x 3.04m
12'11" x 10'0"
- Laundry**
2.59m x 1.82m
8'6" x 6'0"
- Family/Breakfast**
4.13m x 4.62m
13'7" x 15'2"
- Dining**
2.66m x 3.31m
8'9" x 10'11"
- WC**
1.90m x 1.45m
6'3" x 4'9"

First

- Principal Bedroom**
2.91m x 3.51m
9'7" x 11'6"
- En-Suite 1**
1.68m x 2.07m
5'6" x 6'10"
- Dressing**
2.50m x 1.54m
8'3" x 5'1"
- Bedroom 2**
3.26m x 3.34m
10'9" x 11'0"
- En-Suite 2**
2.14m x 1.54m
7'1" x 5'1"
- Bedroom 3**
3.22m x 3.49m
10'7" x 11'6"
- Bedroom 4**
2.44m x 4.62m
8'0" x 15'2"
- Bathroom**
2.19m x 2.77m
7'2" x 9'1"

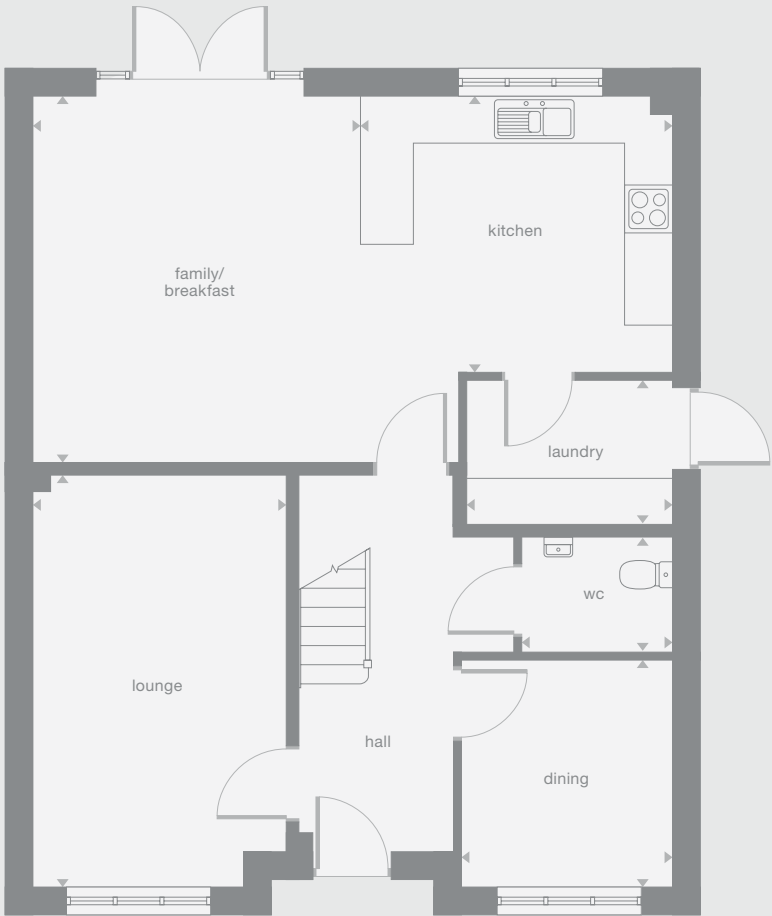
Floor Space

1,704 sq ft

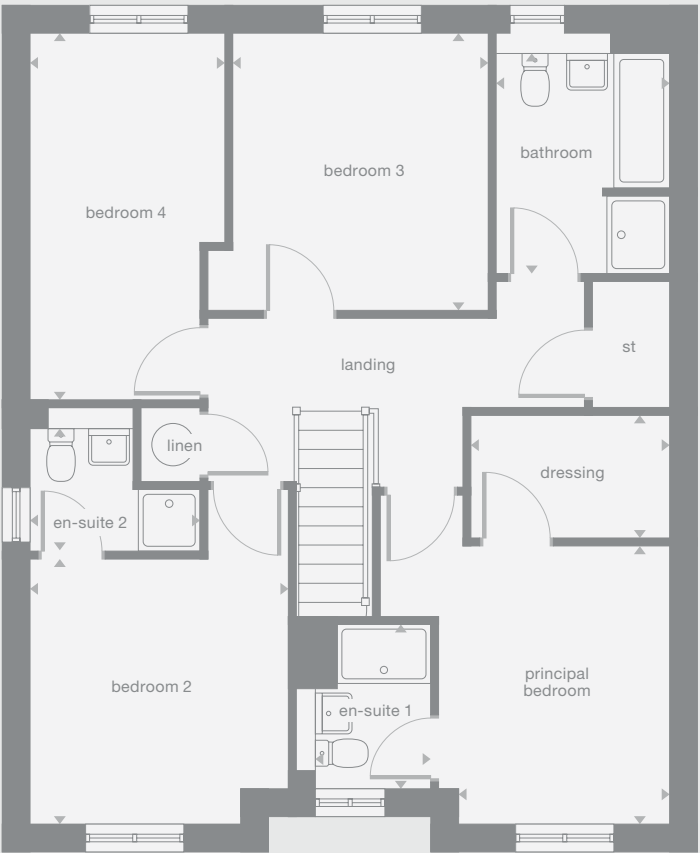
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



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

The Miller Difference
Every home we build is the start of an adventure. For more than 90 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.

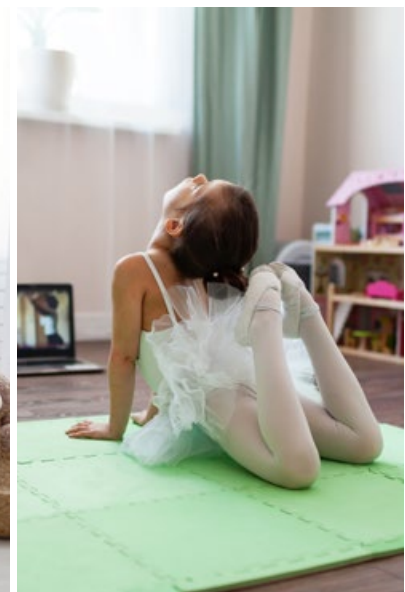
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

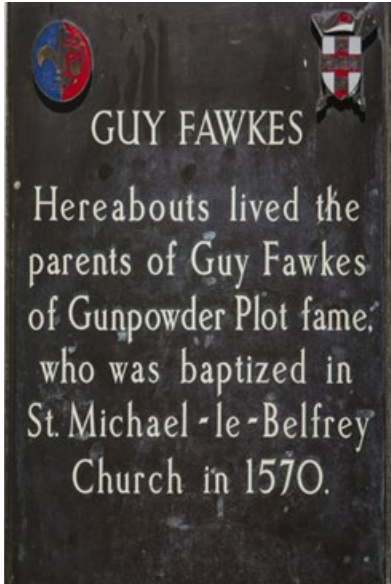
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

your home
your way...



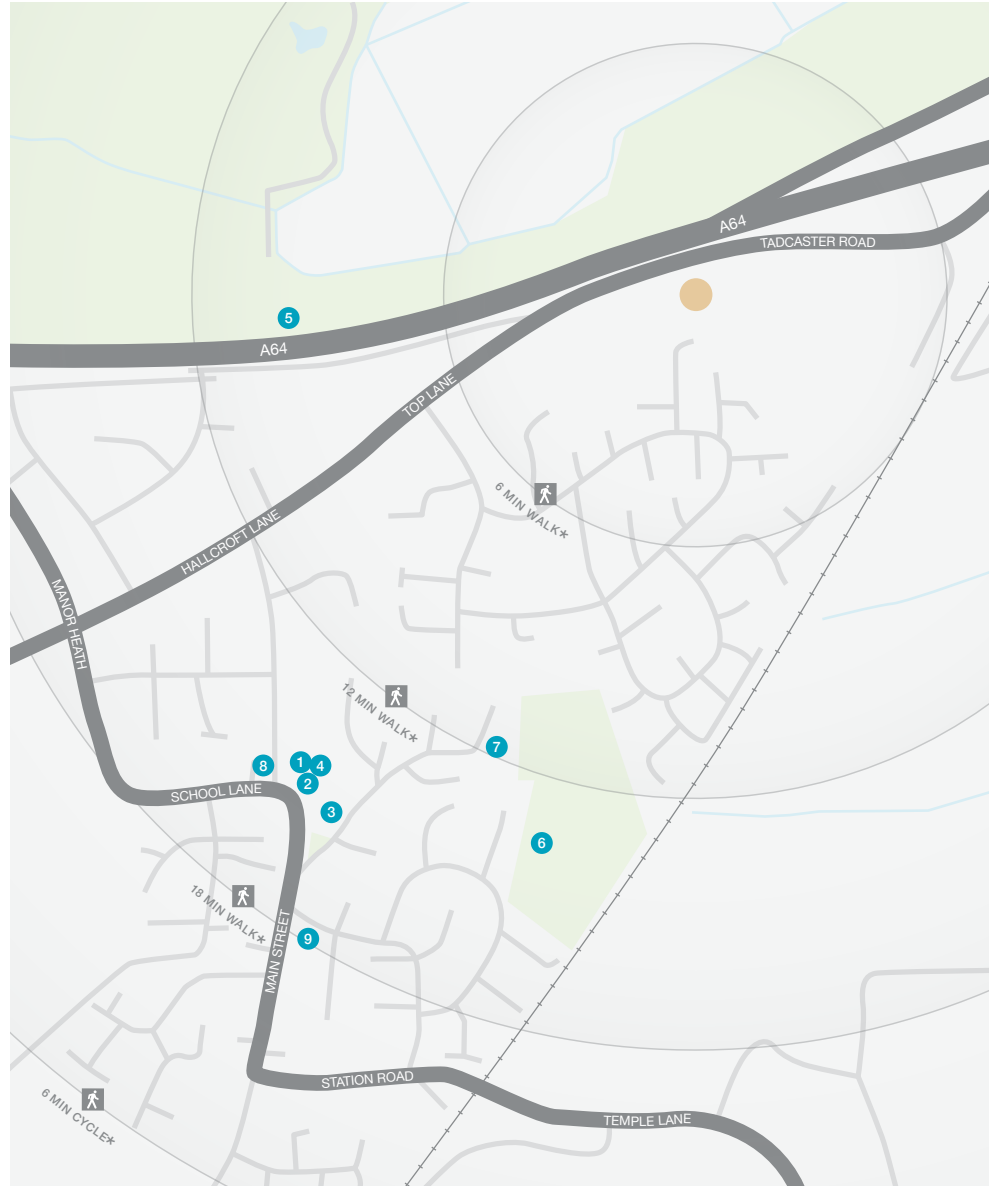
Copmanthorpe Sports and Community Centre, known as The Rec, is the focal point for village activities from quiz nights to football, tennis, bowls and cricket. Pike Hills Golf Club is just half a mile from Knights Manor, and the village is an excellent base for recreational cycling. Energise Leisure Centre in York incorporates a 98-station gym, two swimming pools, and badminton and tennis courts. As befits a popular destination, York has a rich spectrum of culture, entertainment and nightlife, with a choice of cinemas, theatres and galleries as well as outstanding historic buildings, museums and visitor centres, including the castle and the famous Jorvik Viking Centre. York Racecourse is just two and a half miles away, and there is a wealth of open countryside, woodland walks and nature reserves nearby.

Copmanthorpe Primary School, assessed as Good by Ofsted, and Quackers pre-school facility, rated Outstanding, are both approximately ten minutes' walk from the development. Students normally move on to Tadcaster Grammar School and Sixth Form, also assessed as Good. Tadcaster Grammar School is nine miles away, and qualifies for free bus travel. The village also has a dentist and two medical practices, the full-time Old School Practice and the Front Street Surgery, open on weekday mornings.



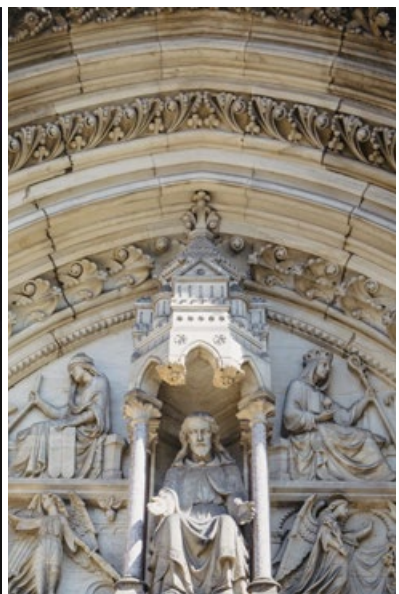
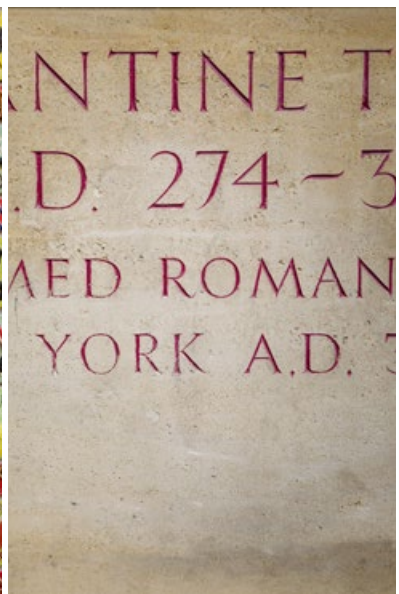
Useful Contacts

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 Copmanthorpe Post Office
9 The Shopping Centre
03457 740 740
- 2 Copmanthorpe Pharmacy
8 The Shopping Centre
01904 701 315
- 3 Co-op Food
17 Church Street
01904 706 323
- 4 Copmanthorpe Library
Main Street
01904 552 672
- 5 Pike Hills Golf Club
Tadcaster Road
01904 700 979
- 6 Copmanthorpe Sports and Community Centre
Barons Crescent
01904 705 530
- 7 Copmanthorpe Primary School
Low Green
01904 554 535
- 8 The Old School Medical Practice
Horseman Lane
01904 706 455
- 9 Copmanthorpe Dental Centre
6 St Giles Way
01904 706 291

* 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



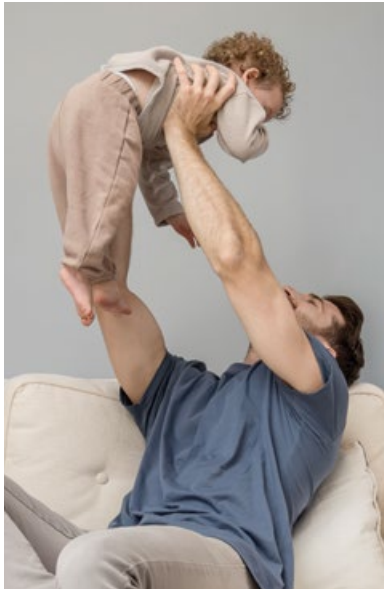
Contact Us

For development opening times please refer to millerhomes.co.uk or call 03300 291 661

From York city centre
From the York Barbican take the A1036 Fishergate southbound, following signs for the By-pass (A64). Carry straight on into Fulford Road (A19). At the junction with the A64, follow signs for Leeds to join the A64 westbound. At the Askham Bar junction leave the A64, following signs for the racecourse. At the next junction turn left, for Copmanthorpe. Six hundred yards on, follow the left turn for Copmanthorpe and, quarter of a mile on, Knights Manor is on the left.

From Leeds
Follow the A64 York Road past Tadcaster. Pass Bilbrough Top services, and stay on the A64 through the Askham Bryan junction, ignoring the sign for Copmanthorpe and Acaster Malbis. Three quarters of a mile on, at Askham Bar, bear left to join the A1036. After 500 yards turn right for Copmanthorpe and, quarter of a mile on, Knights Manor is on the left.

Sat Nav
YO23 3UL



Registered Developer

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.

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

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