



Langley Gate
York

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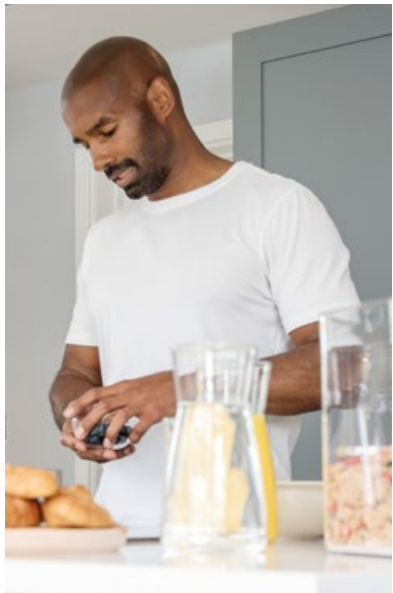
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homes

the place to be

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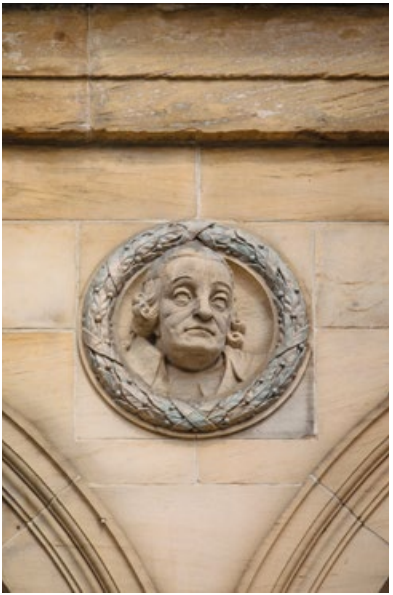
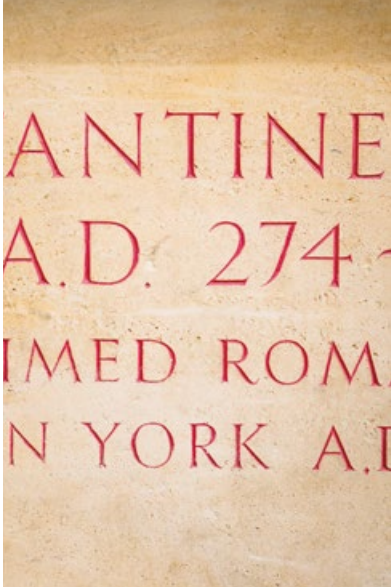
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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.





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 Langley Gate.

Set in a quiet residential neighbourhood 500 yards from York's outer ring road, convenient for travel around the city as well as further afield, Langley Gate also benefits from easy access to quiet cycle routes and footpaths. Fifteen minutes' walk away, National Cycle Route 65 provides a peaceful path to York city centre via Rawcliffe Ings, alongside delightful parks and into the Museum Gardens. Local bus services link the development with the city centre and York railway station, while Poppleton station, ten minutes' walk away, is a stop on the York to Leeds line. The varied, cosmopolitan cultural life and attractions of York city centre are just five minutes away by train.



Welcome home

Close to the A1237 and approximately two and a half miles from the attractions of York’s beautiful, historic city centre, this attractive selection of new build homes for sale combines exceptional convenience with a delightful, open ambience and excellent local amenities. These superb one, two, three, four and five bedroom energy efficient homes are beautifully landscaped with open green spaces, playgrounds and distinctive character areas to add variety and interest.

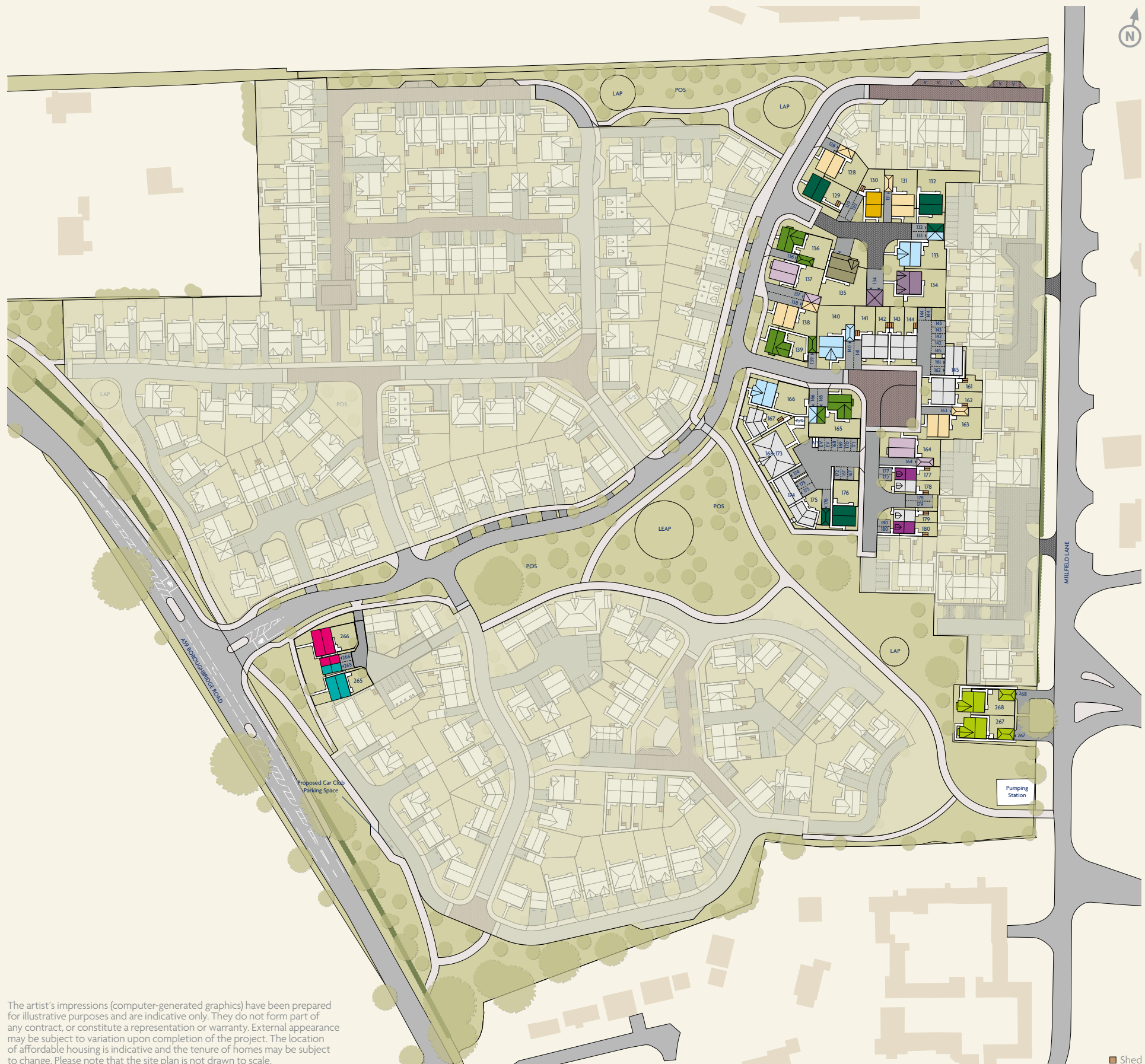
Welcome to Langley Gate...

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.



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Shed

Overview
With a laundry room to help keep household management separate from the social space, the light, airy kitchen complements an elegant lounge to provide a practical, inviting backdrop to entertaining. The four bedrooms, one of them en-suite, ensure that peace and privacy are always available.

Ground Floor	First Floor
Lounge 3.08m x 4.02m 10'1" x 13'2"	Principal Bedroom 2.89m x 3.28m 9'6" x 10'9"
Kitchen/Dining 5.13m x 3.06m 16'10" x 10'0"	En-Suite 1.21m x 1.99m 4'0" x 6'7"
Laundry 1.94m x 1.52m 6'4" x 5'0"	Bedroom 2 2.52m x 3.36m 8'3" x 11'1"
WC 1.04m x 1.52m 3'5" x 5'0"	Bedroom 3 2.52m x 2.35m 8'3" x 7'9"
	Bedroom 4 2.15m x 2.05m 7'1" x 6'9"
	Bathroom 1.70m x 1.99m 5'7" x 6'7"

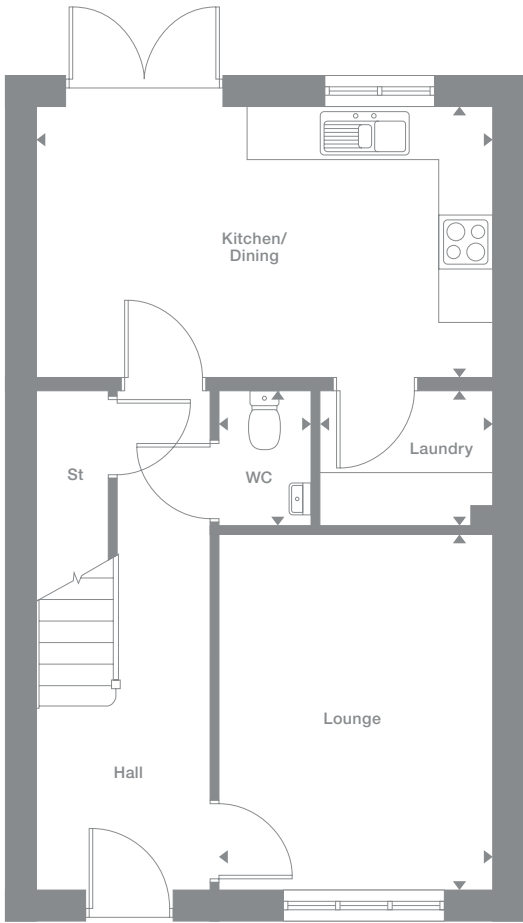
Floor Space
978 sq ft

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

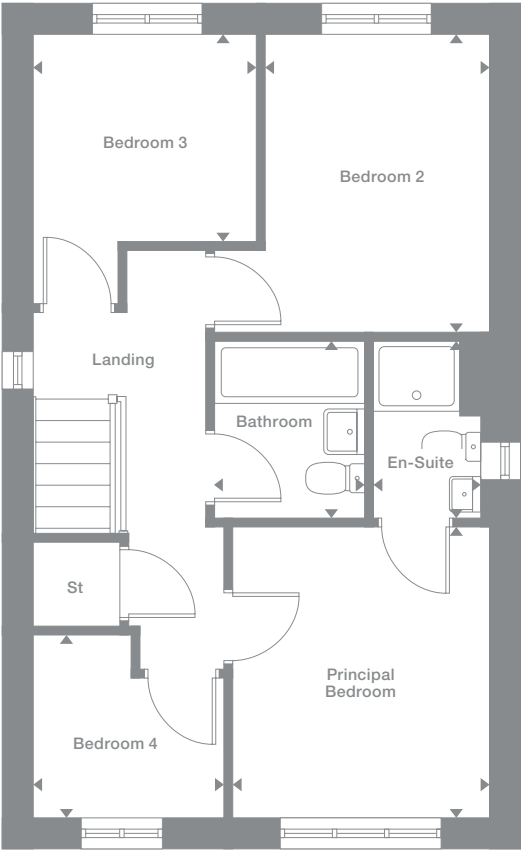
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

- Lounge
2.93m x 4.08m
9'7" x 13'5"
- Kitchen
3.45m x 2.70m
11'4" x 8'10"
- Laundry
1.91m x 1.71m
6'4" x 5'7"
- Dining
3.03m x 4.16m
9'11" x 13'8"
- Family
3.03m x 2.76m
9'11" x 9'1"
- WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

- Principal Bedroom
3.14m x 2.75m
10'4" x 9'0"
- En-Suite
1.97m x 1.55m
6'6" x 5'1"
- Dressing
1.85m x 1.97m
6'1" x 6'6"
- Bedroom 2
2.93m x 3.81m
9'7" x 12'6"
- Bedroom 3
3.72m x 2.44m
12'3" x 8'0"
- Bedroom 4/Study
2.15m x 3.02m
7'1" x 9'11"
- Bathroom
2.05m x 1.69m
6'9" x 5'7"

Floor Space

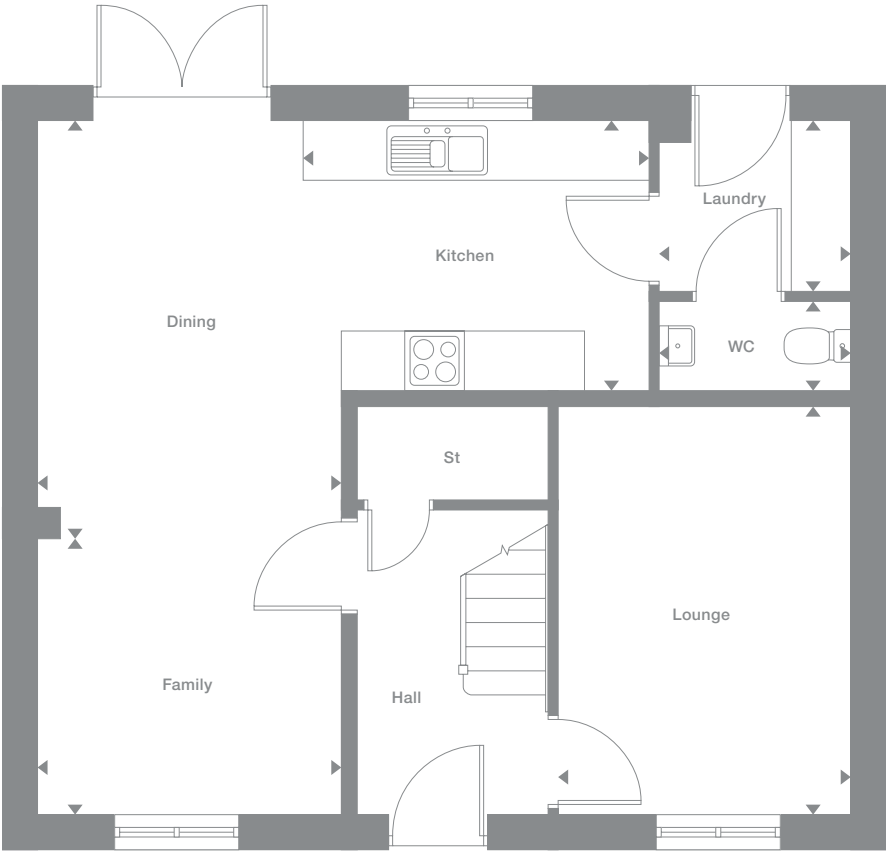
1,212 sq ft

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

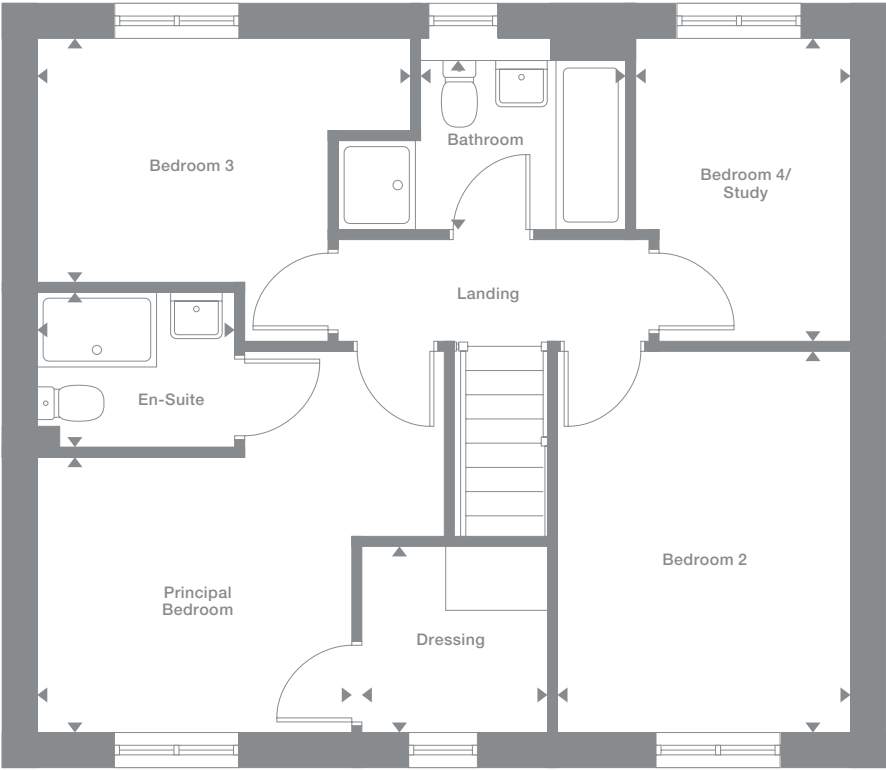
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Ground Floor



First Floor



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Buchan

Overview

An impressive hall opens on to a light-filled, dual aspect dining kitchen, and a lounge with stylish french windows. With a utility room, study and four bedrooms, one en-suite, this is a comfortable, practical home.

Ground Floor

- Lounge
3.45m x 4.79m
11'4" x 15'9"
- Dining
2.76m x 3.32m
9'1" x 10'11"
- Kitchen
2.76m x 3.63m
9'1" x 11'11"
- WC
1.93m x 0.94m
5'4" x 3'1"
- Laundry
1.93m x 1.79m
6'4" x 5'11"
- Study
2.32m x 2.06m
7'7" x 6'9"

First Floor

- Principal Bedroom
3.50m x 3.79m
11'6" x 12'5"
- En-Suite
2.23m x 2.04m
7'4" x 6'8"
- Bedroom 2
2.80m x 3.76m
9'2" x 12'4"
- Bedroom 3
2.51m x 3.09m
8'3" x 10'2"
- Bedroom 4
2.41m x 3.06m
7'11" x 10'1"
- Bathroom
3.04m x 1.70m
10'0" x 5'7"

Floor Space

1,264 sq ft

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

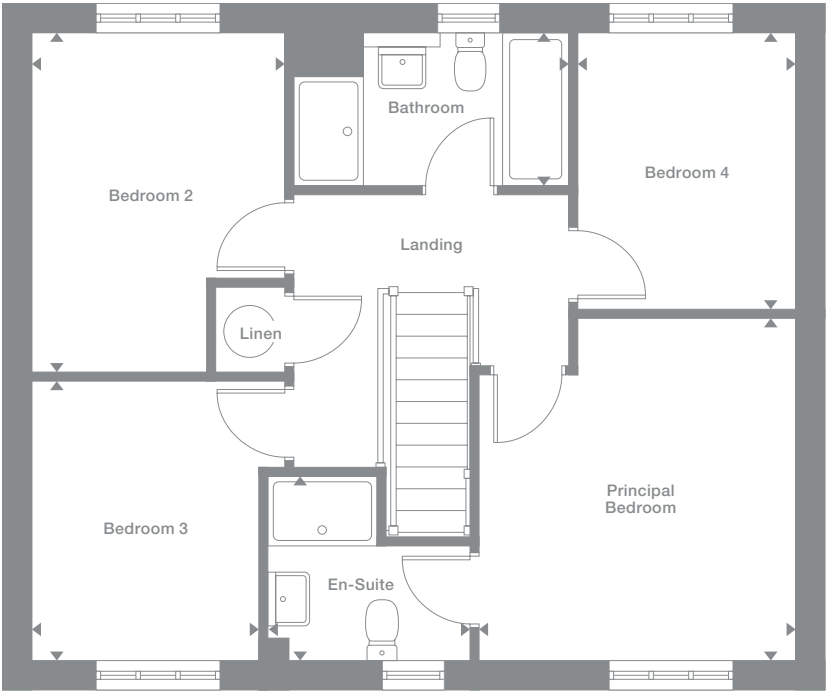
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Fordwood

Overview

The bay windowed family room adjoins a kitchen dining room with french doors, creating a breathtaking triple aspect space. French doors enhance the dual aspect lounge and a laundry and downstairs WC complete the ground floor layout. Upstairs the principal bedroom is en-suite, another is dual aspect and storage is available in bedroom three.

Ground Floor

Lounge
3.23m x 5.20m
10'7" x 17'1"

Kitchen/Dining
4.57m x 3.16m
15'0" x 10'4"

Laundry
2.08m x 1.82m
6'10" x 6'0"

Family
3.32m x 5.20m
10'11" x 17'1"

WC
1.09m x 1.50m
3'7" x 4'11"

First Floor

Principal Bedroom
4.57m x 3.21m
15'0" x 10'7"

En-Suite
1.45m x 1.23m
4'9" x 4'1"

Bedroom 2
4.54m x 2.52m
14'11" x 8'3"

Bedroom 3
3.63m x 3.07m
11'11" x 10'1"

Study/Bedroom 4
2.25m x 2.03m
7'5" x 6'8"

Bathroom
2.77m x 1.89m
9'1" x 6'3"

Floor Space

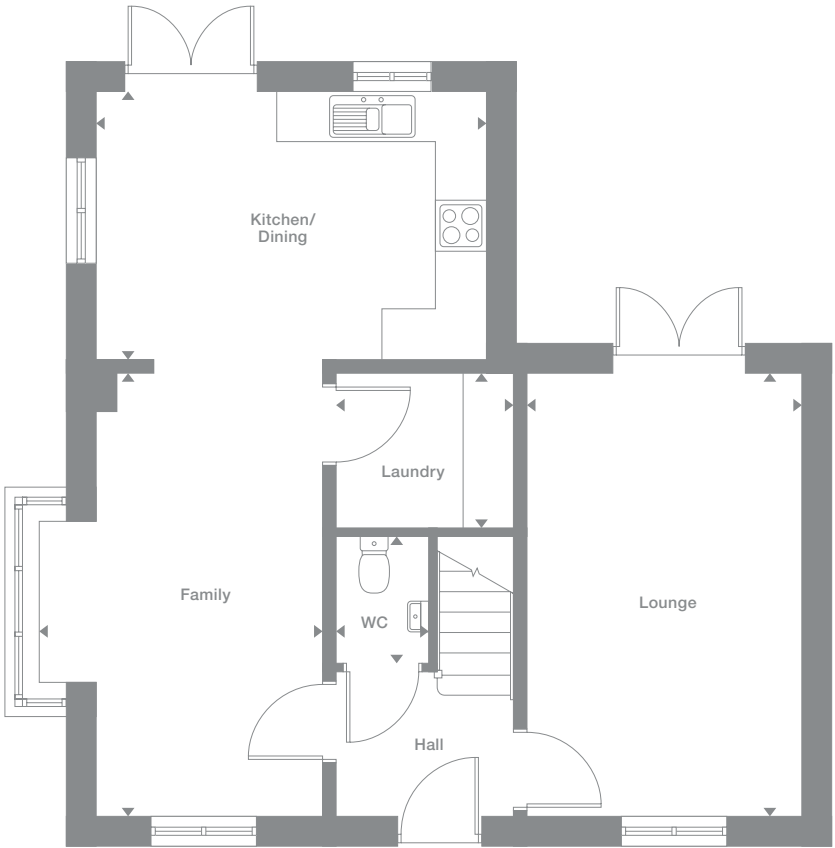
1,267 sq ft

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

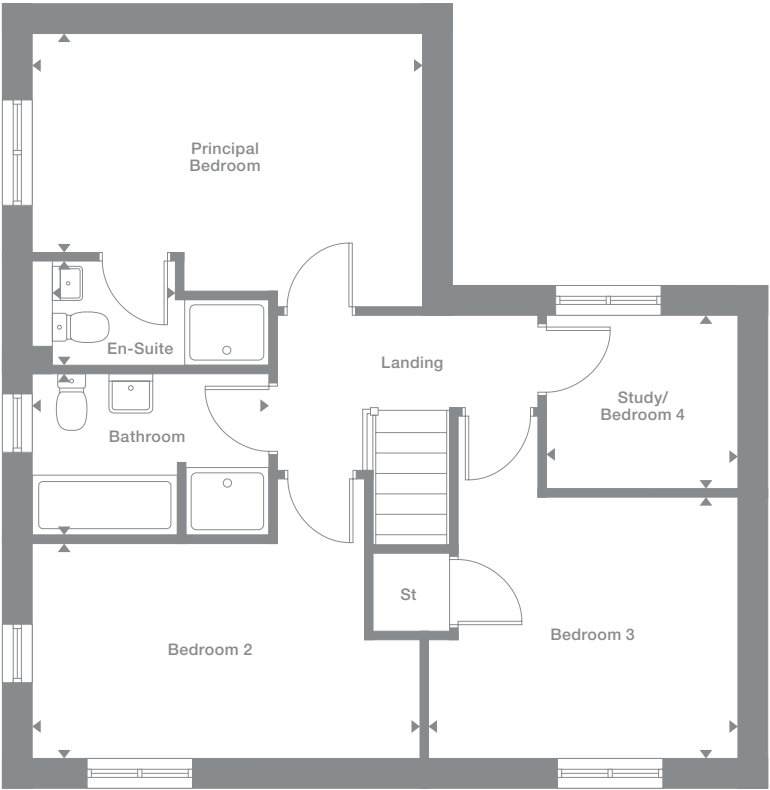
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Ground Floor



First Floor



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Lakewood

Overview

With dual windows and french doors, the bright kitchen, dining and family room is designed for lively family life while the study offers a peaceful workspace. The family bathroom incorporates a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

Lounge

2.97m x 4.43m
9'9" x 14'6"

Kitchen

3.32m x 3.10m
10'11" 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

2.27m x 3.10m
7'5" x 10'2"

Study

2.73m x 2.26m
9'0" x 7'5"

WC

0.90m x 2.07m
2'11" x 6'10"

First Floor

Principal Bedroom

3.02m x 3.31m
9'11" x 10'11"

En-Suite

1.88m x 1.76m
6'2" x 5'10"

Dressing

1.90m x 1.85m
6'3" x 6'1"

Bedroom 2

2.80m x 3.70m
9'3" x 12'2"

Bedroom 3

2.80m x 3.88m
9'3" x 12'9"

Bedroom 4

2.56m x 2.32m
8'5" x 7'8"

Bathroom

2.34m x 1.92m
7'8" x 6'4"

Floor Space

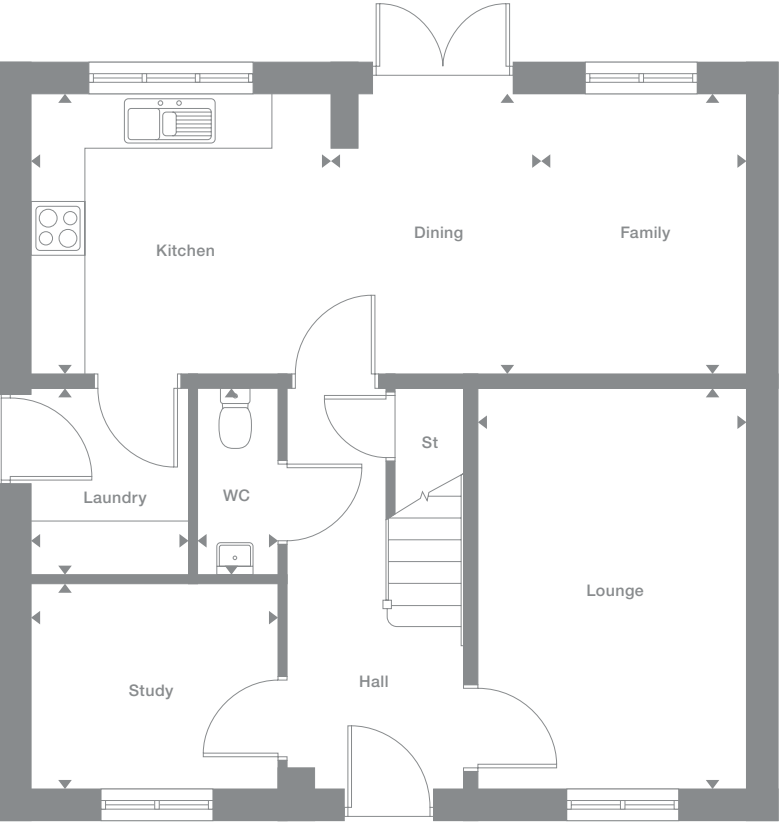
1,307 sq ft

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

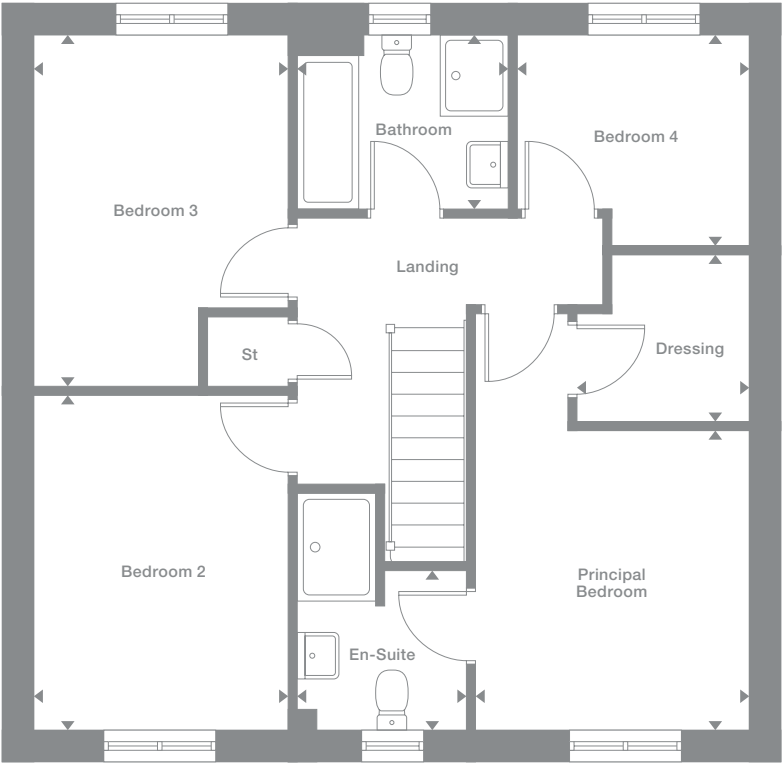
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Ground Floor



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	First Floor
Lounge 3.58m x 4.51m 11'9" x 14'10"	Principal Bedroom 3.58m x 3.17m 11'9" x 10'5"
Kitchen 3.36m x 2.95m 11'0" x 9'8"	En-Suite 2.31m x 1.30m 7'7" x 4'3"
Laundry 2.06m x 1.66m 6'9" x 5'5"	Bedroom 2 3.65m x 2.73m 12'0" x 9'0"
Family/Dining 3.71m x 3.84m 12'2" x 12'7"	Bedroom 3 3.40m x 3.15m 11'2" x 10'4"
Study 2.05m x 1.96m 6'9" x 6'5"	Bedroom 4 3.32m x 2.72m 10'11" x 8'11"
WC 2.06m x 1.12m 6'9" x 3'8"	Bathroom 2.57m x 1.99m 8'5" x 6'6"

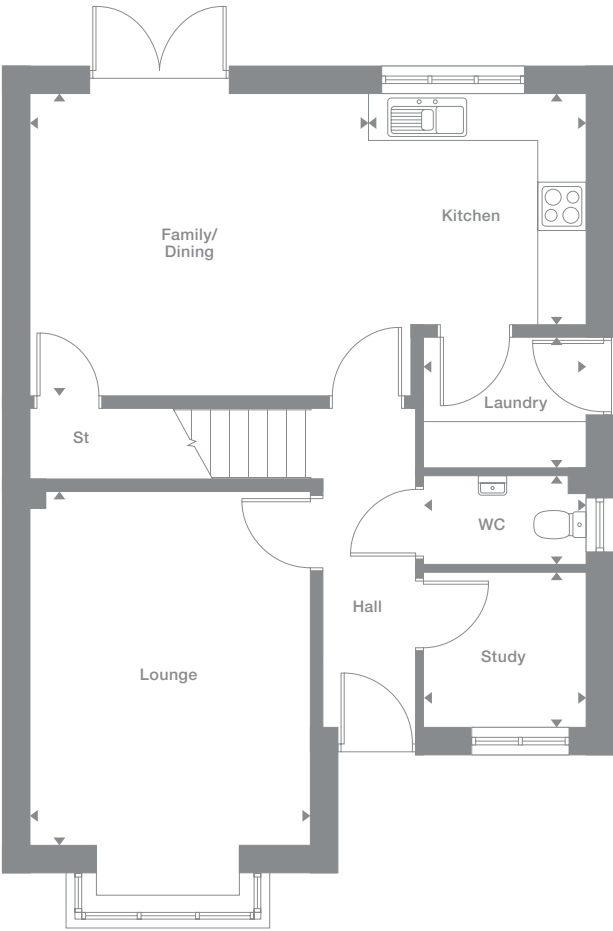
Floor Space
1,344 sq ft

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

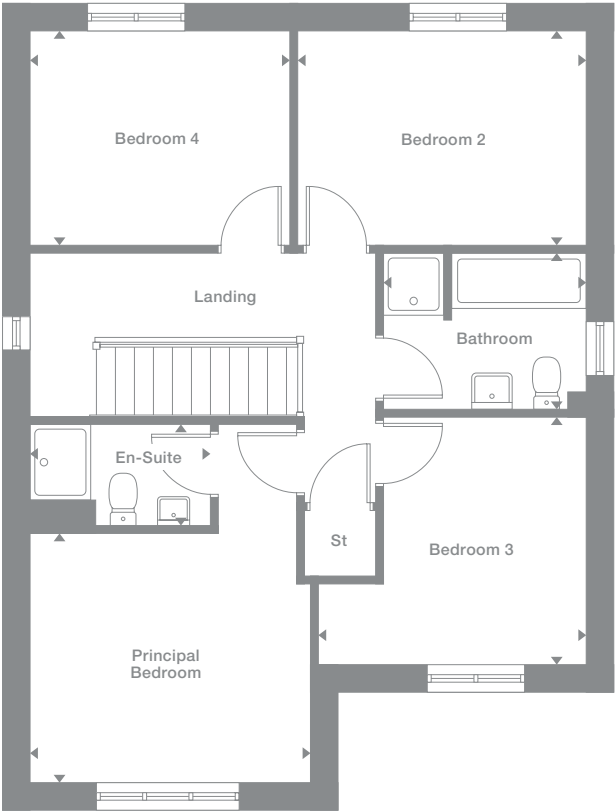
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Ground Floor



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 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

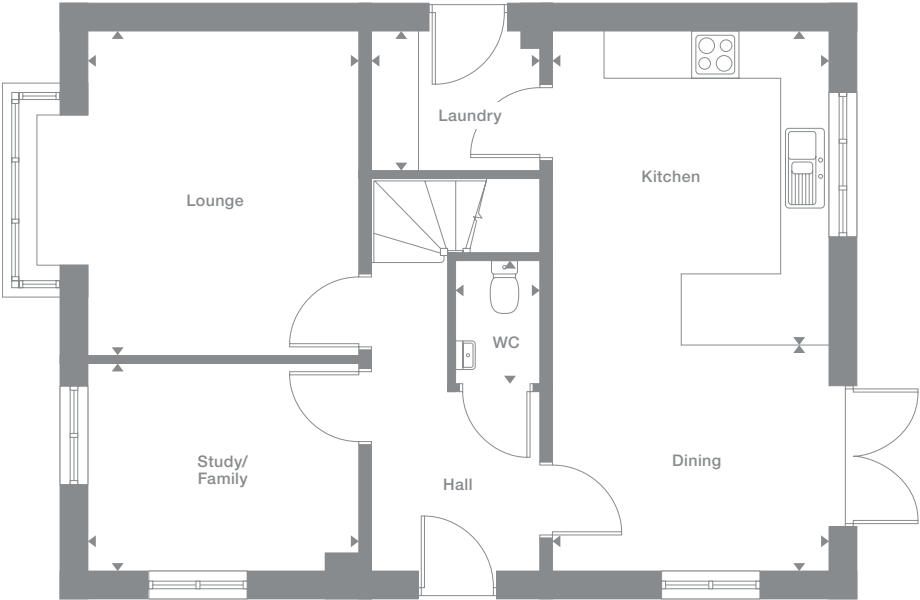
1,379sq ft

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

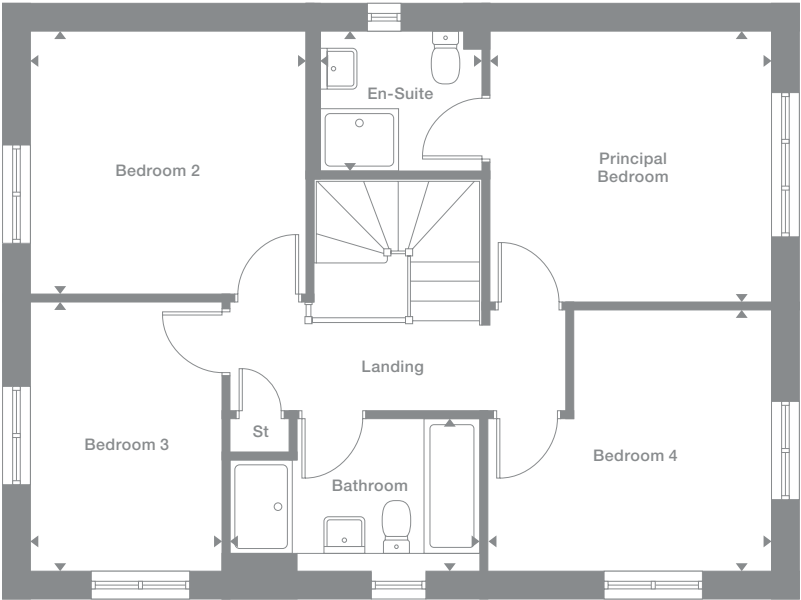
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Ground Floor



First Floor



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Stevenson B

Overview

The magnificent triple aspect kitchen and dining room complements an inviting lounge opening to the garden, presenting an ideal setting for relaxed entertaining. The study and four bedrooms, one en-suite, ensure privacy is always available.

Ground Floor

- Lounge
3.46m x 4.21m
11'4" x 13'10"
- Dining
3.51m x 3.03m
11'6" x 10'0"
- Kitchen
3.51m x 3.82m
11'6" x 11'11"
- WC
0.90m x 1.45m
2'11" x 4'9"
- Laundry
2.12m x 1.76m
7'0" x 5'9"
- Study
2.46m x 2.55m
8'1" x 8'5"

First Floor

- Principal Bedroom
3.57m x 4.35m
11'9" x 14'3"
- En-Suite
2.12m x 1.76m
7'0" x 5'9"
- Bedroom 2
3.51m x 4.26m
11'7" x 14'0"
- Bedroom 3
3.46m x 2.50m
11'4" x 8'3"
- Bedroom 4
3.51m x 2.41m
11'6" x 7'11"
- Bathroom
2.24m x 1.70m
7'4" x 5'7"

Floor Space

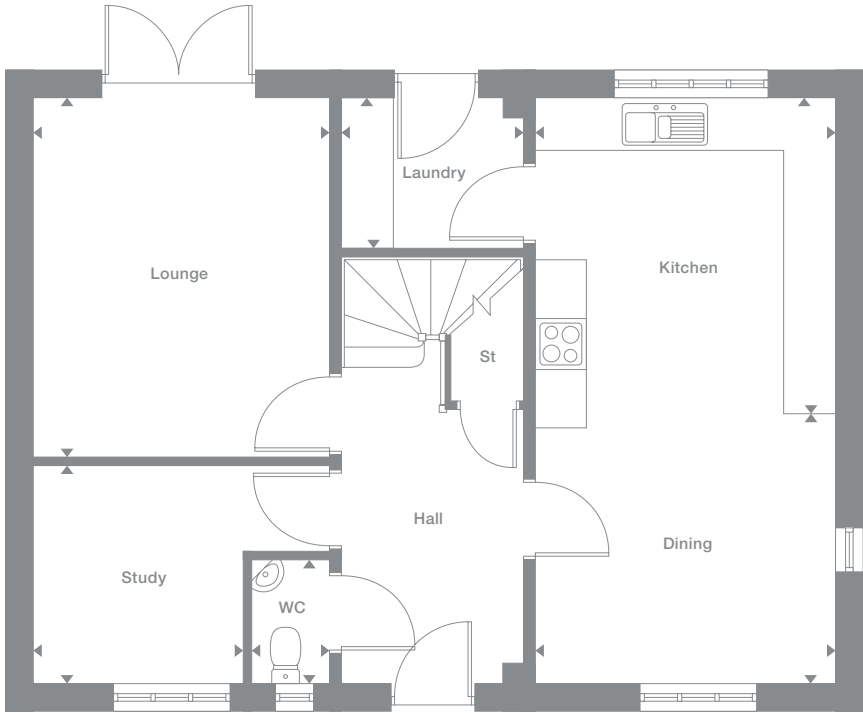
1,390 sq ft

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

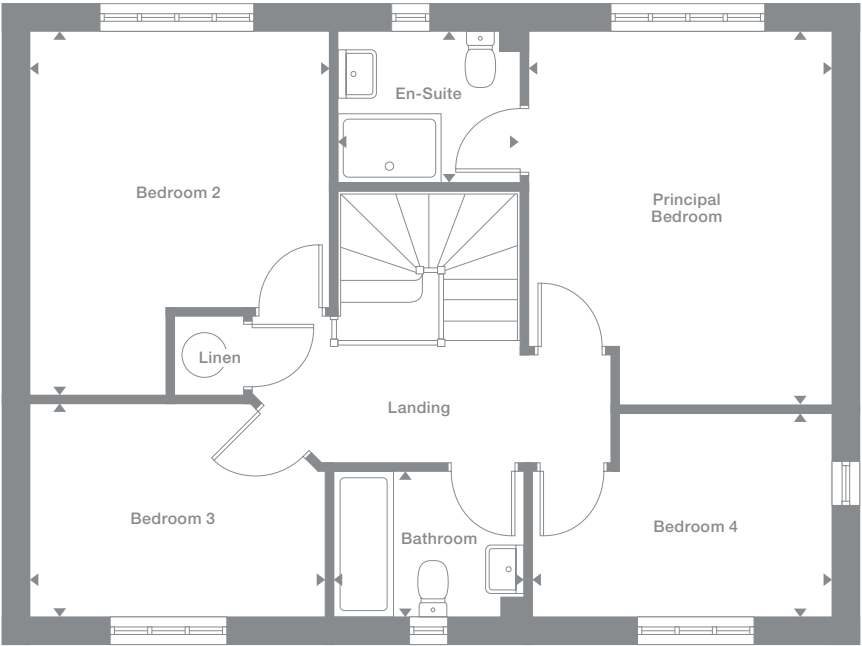
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

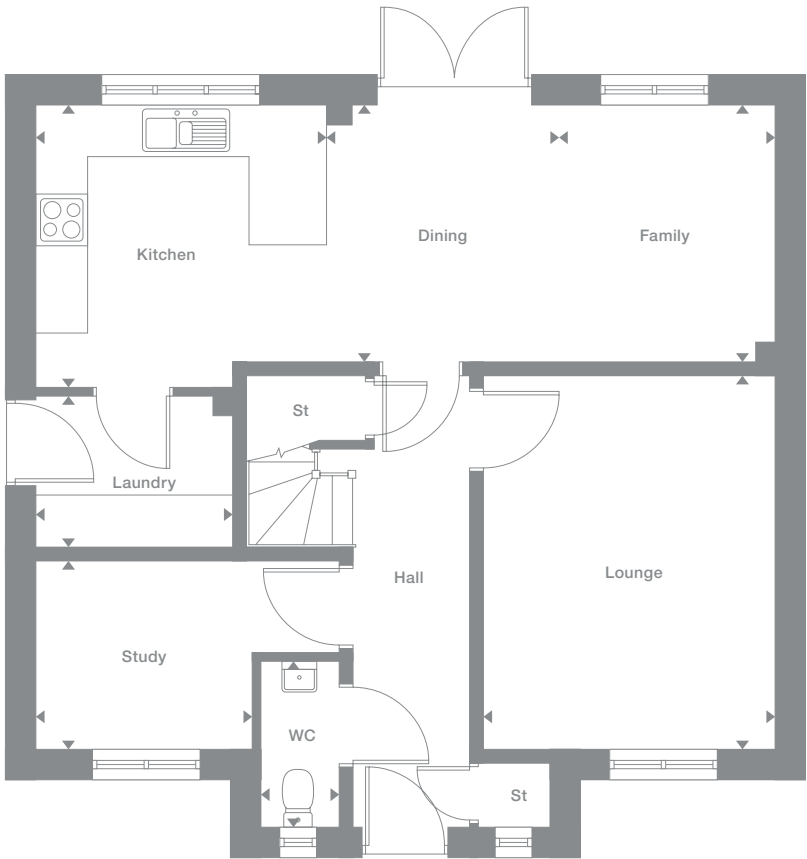
1,422 sq ft

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

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Ground Floor



First Floor



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Beechford

Overview

The striking bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

Ground Floor

- Lounge
3.32m x 5.66m
10'11" x 18'7"
- Kitchen
4.29m x 2.94m
14'1" x 9'8"
- Laundry
1.67m x 1.89m
5'6" x 6'2"
- Dining
4.15m x 2.94m
13'8" x 9'8"
- WC
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom
3.32m x 3.15m
10'11" x 10'4"
- En-Suite 1
1.69m x 1.99m
5'7" x 6'7"
- Dressing
2.27m x 1.62m
7'5" x 5'4"
- Bedroom 2
2.67m x 3.97m
8'9" x 13'1"
- En-Suite 2
1.70m x 2.01m
5'7" x 6'7"
- Bedroom 3
3.15m x 3.06m
10'4" x 10'0"
- Bedroom 4
2.67m x 3.13m
8'9" x 10'4"
- Bedroom 5
2.37m x 2.01m
7'10" x 6'7"
- Bathroom
2.24m x 1.83m
7'4" x 6'0"

Floor Space

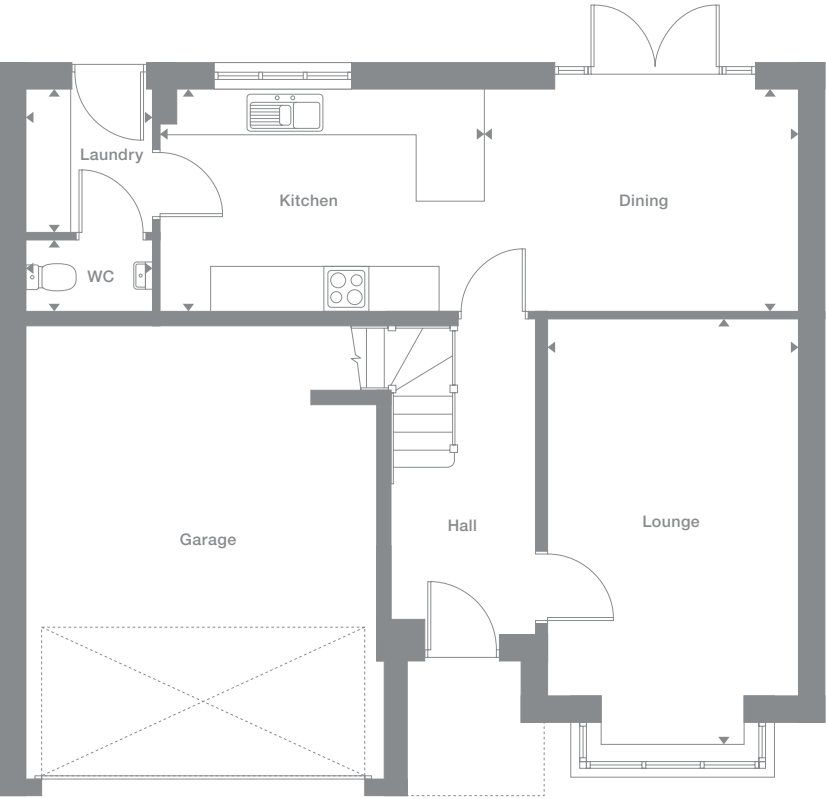
1,435 sq ft

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

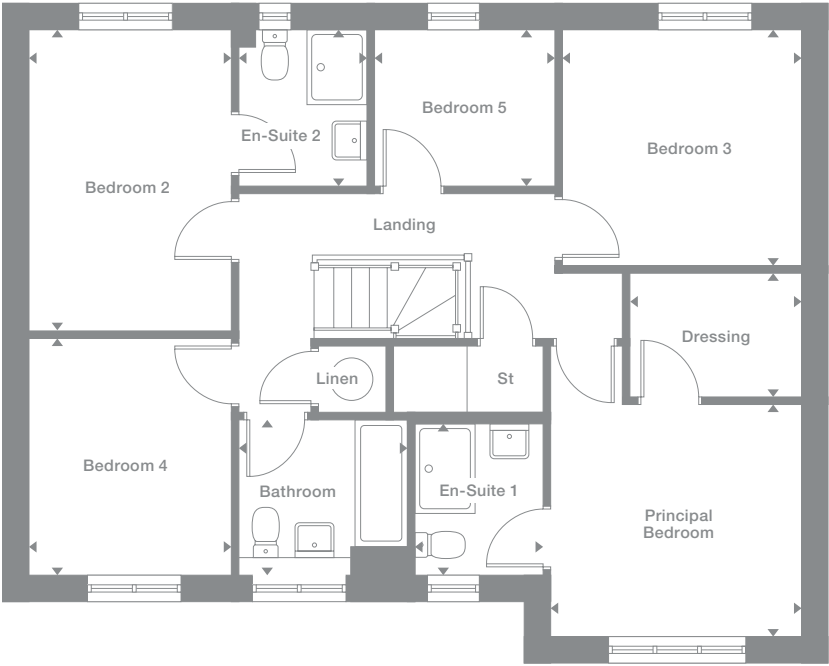
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Crosswood

Overview

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

Ground Floor

Lounge

3.12m x 5.15m
10'3" x 16'11"

Kitchen

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

Laundry

1.76m x 1.88m
5'9" x 6'2"

Family/Breakfast

5.03m x 3.47m
16'6" x 11'5"

Dining

2.77m x 3.18m
9'1" x 10'5"

WC

0.92m x 1.88m
3'0" x 6'2"

First Floor

Principal Bedroom

2.91m x 3.79m
9'7" x 12'5"

En-Suite 1

1.55m x 2.02m
5'1" x 6'8"

Dressing

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

Bedroom 2

3.16m x 3.47m
10'5" x 11'5"

En-Suite 2

2.13m x 1.60m
7'0" x 5'3"

Bedroom 3

2.38m x 3.28m
7'10" x 10'9"

Bedroom 4

2.61m x 3.09m
8'7" x 10'2"

Bathroom

2.86m x 1.70m
9'5" x 5'7"

Floor Space

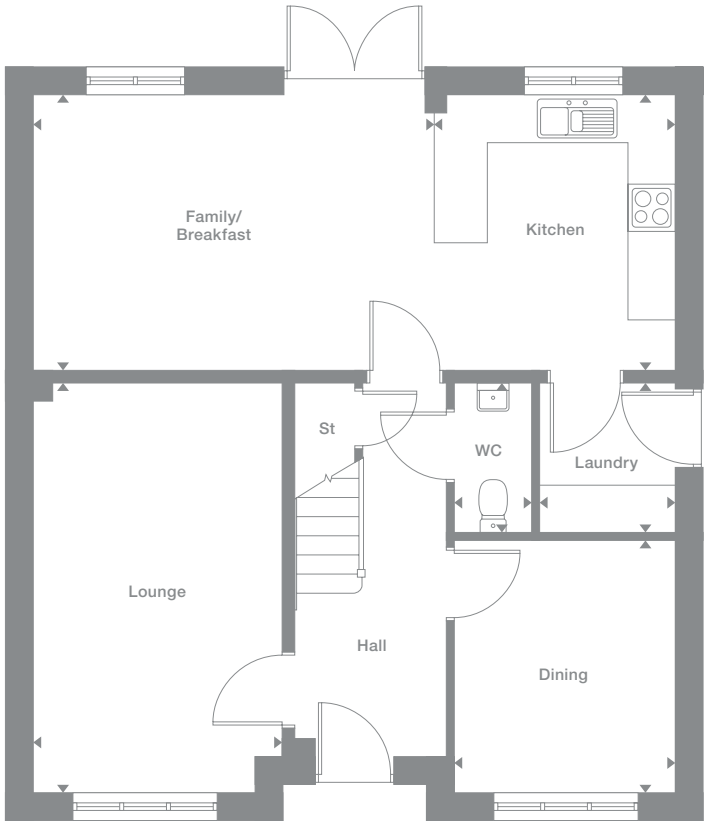
1,500 sq ft

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

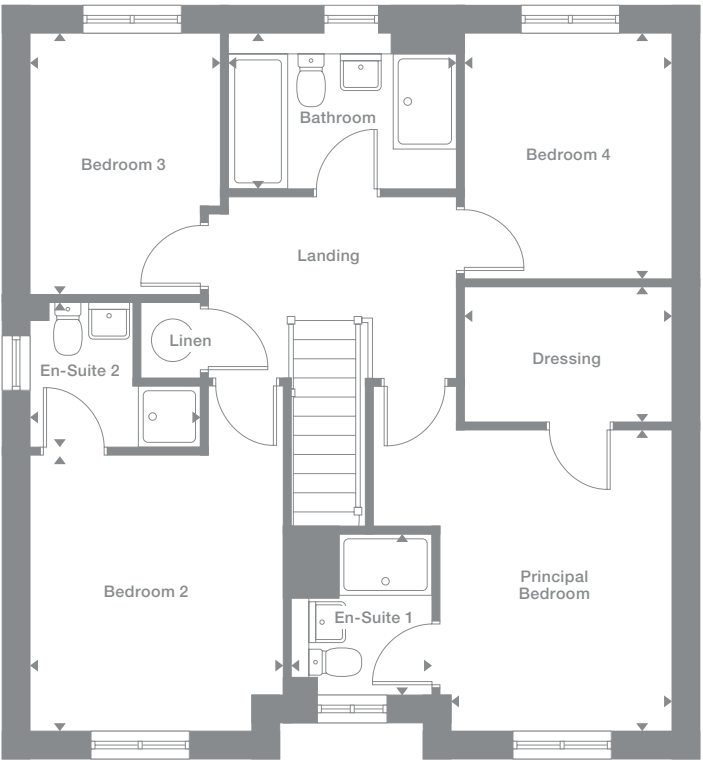
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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

The Miller Difference

your home
your way...

The Miller Difference

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

Shaped around you

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

Built on trust

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

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

Helping where we can

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

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

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

Pushing up standards

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

A smooth customer journey

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

With you every step of the way

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

Fully involved

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

Make it your own

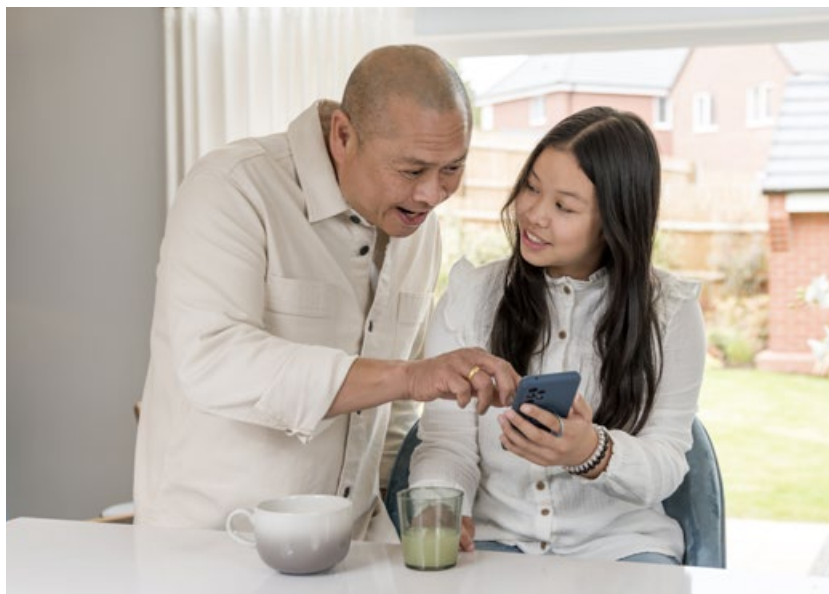
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your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

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

A place to grow

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

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



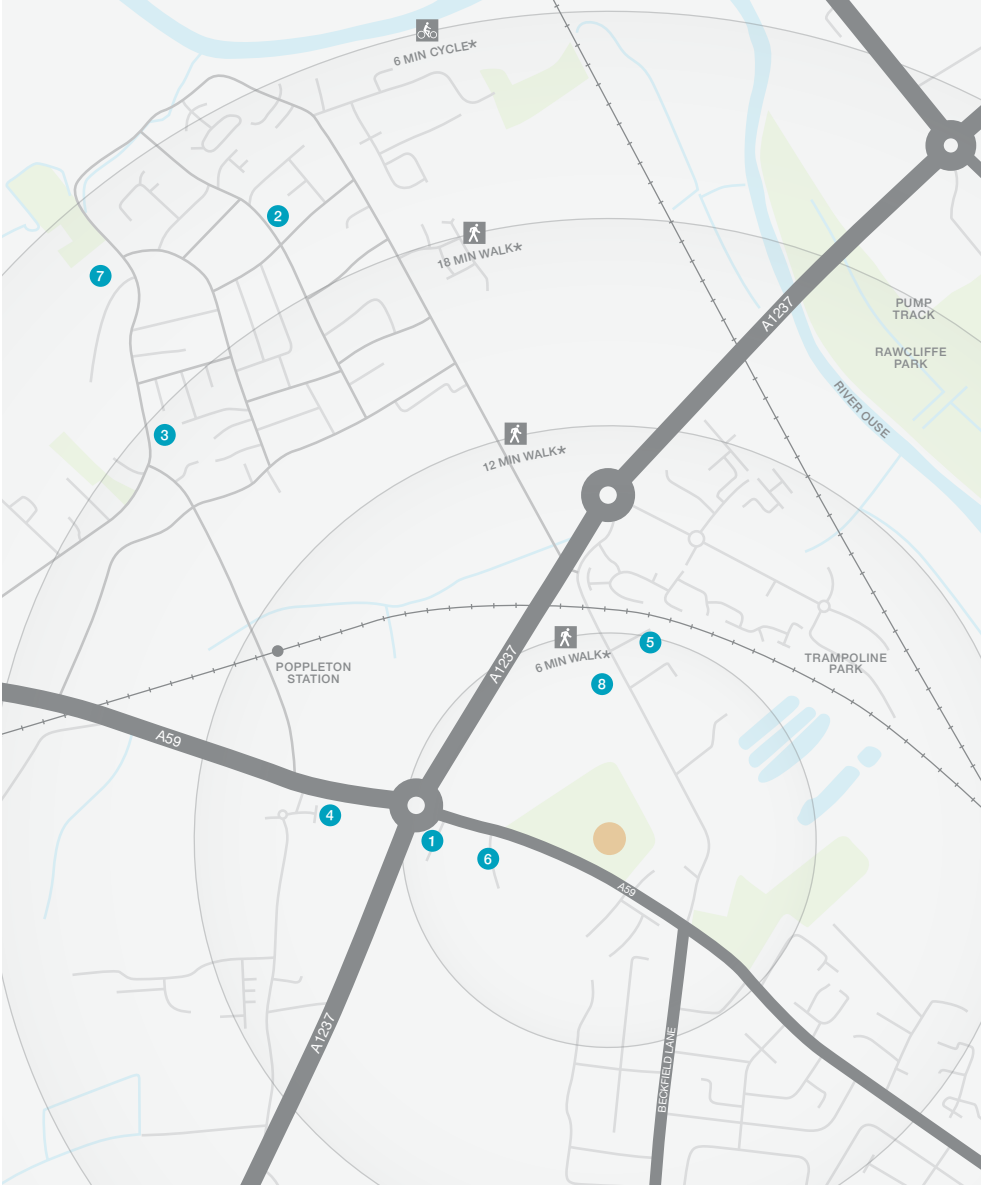
Four hundred yards away there is a 24-hour M&S Food store. More local shops and takeaways, including pharmacies and a post office, can be found within walking distance, and a large precinct at Acomb, a mile and a half away, presents a comprehensive choice of shops and services. Leisure amenities include two gyms within half a mile of Langley Gate.

Lavender Grove Surgery, the closest of several nearby medical centres, is complemented by a wide choice of dental practices. Muddy Boots Nursery, just across the road, takes children from six weeks to five years old, and the development is in the catchment area for Poppleton Ousebank Primary School, rated 'Outstanding' by Ofsted, and for York High School. In addition, the nearby Manor Academy, a Church of England secondary school, holds an 'Outstanding' Ofsted rating.



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 M&S Simply Food
Upper Poppleton
01904 789 382
 - 2 Poppleton Village Store
and Post Office
10-12 Allerton Drive
01904 793 642
 - 3 Citywide Health
Poppleton Pharmacy
The Green,
Upper Poppleton
01904 781 022
 - 4 Dobbies Garden Centre
Northfield Lane
01904 795 920
 - 5 Complete Life Fitness
Millfield Lane
01904 785 499
 - 6 Muddy Boots Nursery
The Gardens,
Boroughbridge Road
0904 289 291
 - 7 Poppleton Ousebank
Primary School
Main Street
01904 795 930
 - 8 York High School
Cornlands Road
01904 806 600
- Manor C of E Academy
Millfield Lane
01904 789 722
- Lavender Grove Surgery
Lavender Grove
01904 404 100

* 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

Please see
millerhomes.co.uk
for development
opening times or call
03301 622 329

**From York
city centre**
Cross Skeldergate
Bridge and from
Bishopsgate Street
turn right into
Nunnery Lane,
following signs for
the Inner Ring Road.
Six hundred yards
on, at the crossroads
turn left into
Blossom Street,
then after 250 yards
turn right into the
A59 Holgate Road,
signposted for
Harrogate. Stay
on the A59 for two
and a quarter miles
and, approaching
the junction with
the ring road, the
entrance to Langley
Gate is on the right.

From the A1(M)
Leave the A1(M) at
junction 47 to join
the A59 following
signs for York. Stay
on the A59 for ten
miles, then at the
junction with York
Inner Ring Road
take the second exit,
following the sign for
York and the Railway
Museum. After 350
yards, the entrance
to Langley Gate is
on the left.

Sat Nav
YO26 6QD



Important Notice:
Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Development Sales Manager and confirm all details with their solicitor. The developer reserves the right to amend the specification, as necessary, without prior notice, but to an equal or higher standard. Please note that items specified in literature and showhomes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

the place to be®

Why Miller Homes?

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

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



5 stars for customer satisfaction

Development Opening Times

Please see millerhomes.co.uk for development opening times or call 03301 622 329

Sat Nav: YO26 6QD

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