



**Priory Fields  
Crofton**

**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.

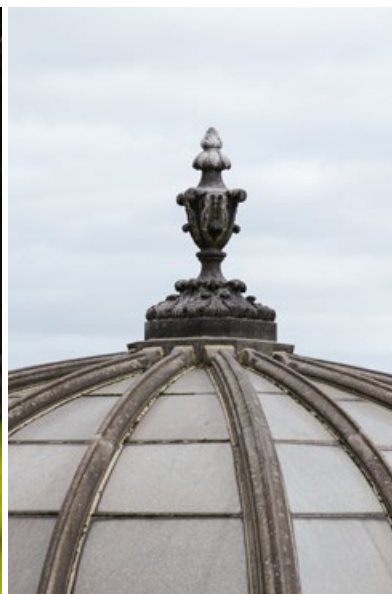
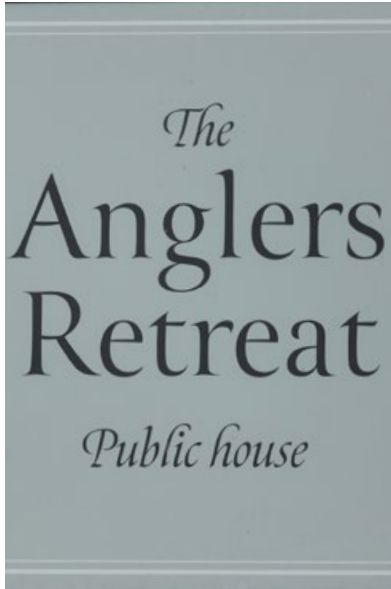


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Crofton is just five miles from the M1 and six from the M62, and several bus routes pass through the village, with services between Wakefield and Hemsworth stopping a few minutes' walk from Priory Fields. There are two railway stations within three miles. Trains from Streethouse Station reach Leeds in half an hour, while services from Fitzwilliam Station run to Leeds, Doncaster, Rotherham and Sheffield. The development is also close to the 21-mile long Wonders of Wakefield Cycle Trail, providing quiet routes to both stations as well as a delightful way to explore the area.

A Premiere convenience store, off-licence and a post office five minutes' walk from the development stands next to a traditional fish and chip shop. Half a mile away, Crofton High Street includes a Sainsbury's Local, a pharmacy and another convenience store. Wakefield's shops, pubs and restaurants are set in elegant Victorian streets, modern malls and shopping centres, and the city has a wide selection of cinemas, theatres and live entertainment venues. Leisure amenities include a gym, activity studio and 25m swimming pool at the Sun Lane Leisure Centre, and Wakefield's art galleries include the Hepworth Wakefield in the city centre and the celebrated Yorkshire Sculpture Park is nearby.



# Welcome home

Surrounded by beautiful countryside on the edge of the village of Crofton, just minutes from shops and schools, this inviting new neighbourhood of energy efficient three, four and five bedroom homes presents an exciting opportunity to settle in a mature rural community. Less than five miles from the centre of Wakefield and half an hour's drive from Leeds, it offers a perfect balance of convenient location and peaceful, natural surroundings. Welcome to Priory Fields...

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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- Shed
- Visitor Parking  V
- Bin Collection Point  BCP
- Public Open Space  POS
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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

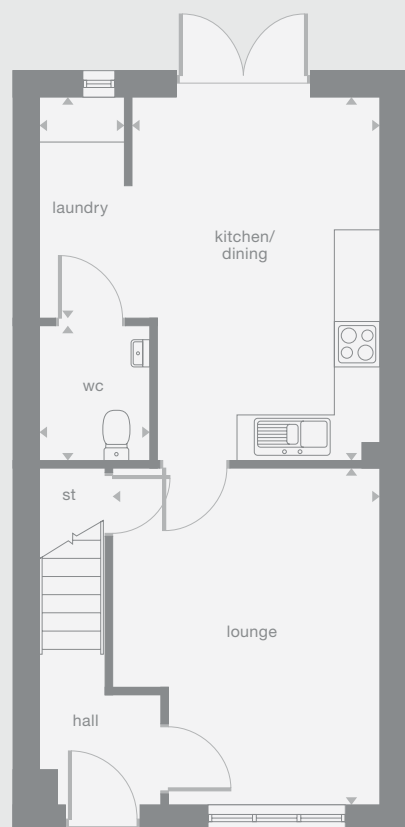
904 sq ft

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

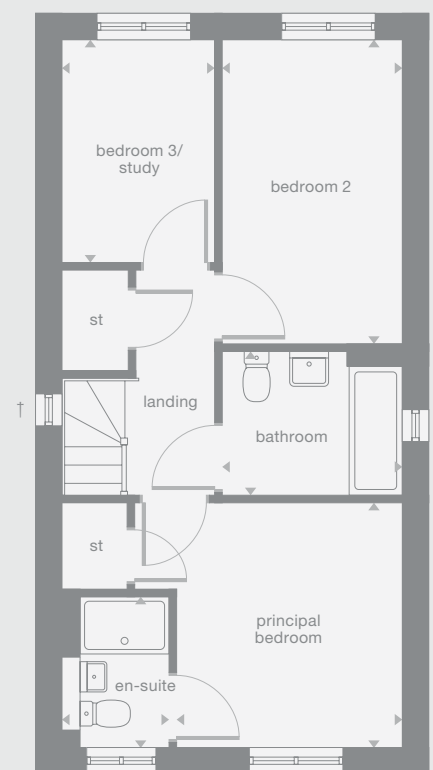
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details.



## Ground Floor



## First Floor



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## Overview

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"

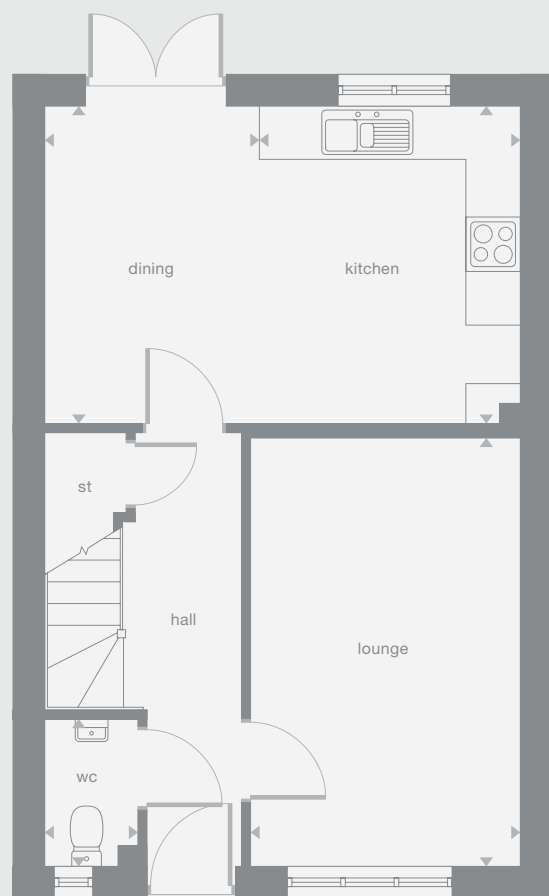
## Floor Space

947 sq ft

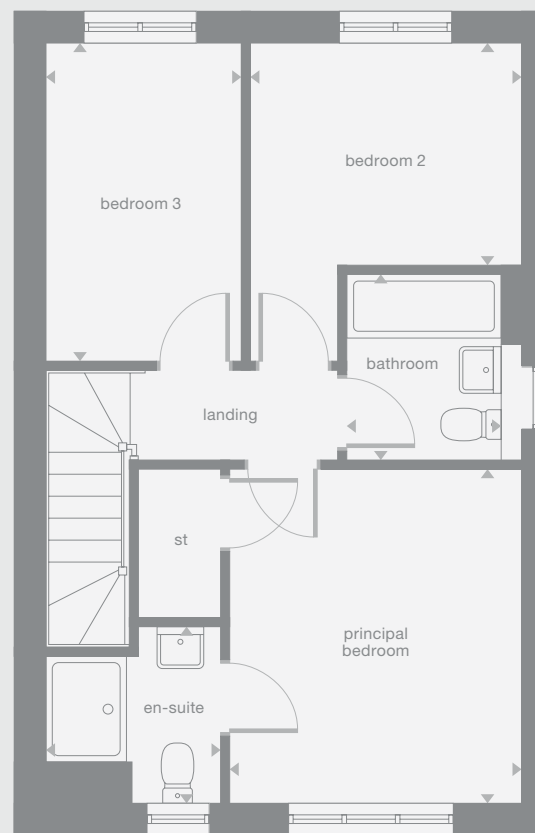
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## Ground Floor



## 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**  
2.15m 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**  
1.71m x 2.20m  
5'7" x 7'3"

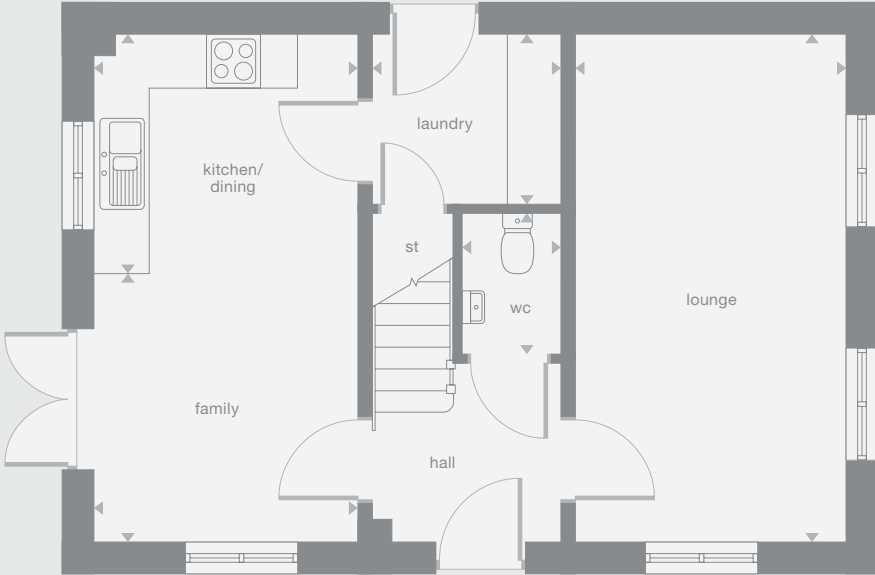
**Floor Space**

996 sq ft

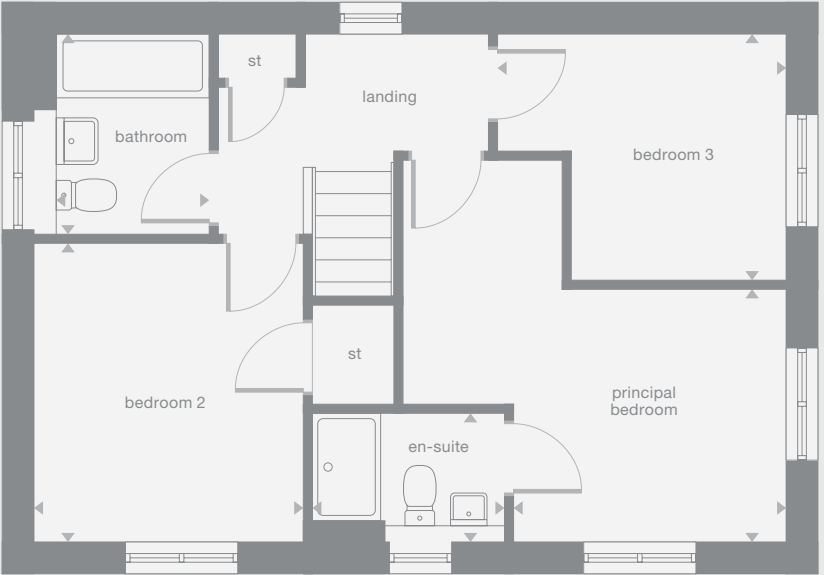
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Ground Floor



First Floor



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# Hampton

## Overview

The superb kitchen, with its dining area opening to the garden and the light, elegant lounge form a flexible backdrop to everyday life. The family bathroom shares the first floor with three bedrooms, and the en-suite principal bedroom features a dressing room.

## Ground Floor

**Lounge**  
3.42m x 3.57m  
11'3" x 11'9"

**Kitchen**  
3.43m x 3.37m  
11'3" x 11'1"

**Family/Dining**  
5.47m x 2.38m  
17'11" x 7'10"

**WC**  
1.95m x 1.47m  
6'5" x 4'10"

## First Floor

**Principal Bedroom**  
3.30m x 3.14m  
10'10" x 10'4"

**En-Suite**  
2.18m x 1.87m  
7'2" x 6'2"

**Dressing**  
2.07m x 1.68m  
6'10" x 5'6"

**Bedroom 2**  
2.81m x 3.85m  
9'3" x 12'8"

**Bedroom 3**  
2.56m x 3.65m  
8'5" x 12'0"

**Bathroom**  
1.98m x 2.21m  
6'6" x 7'3"

## Floor Space

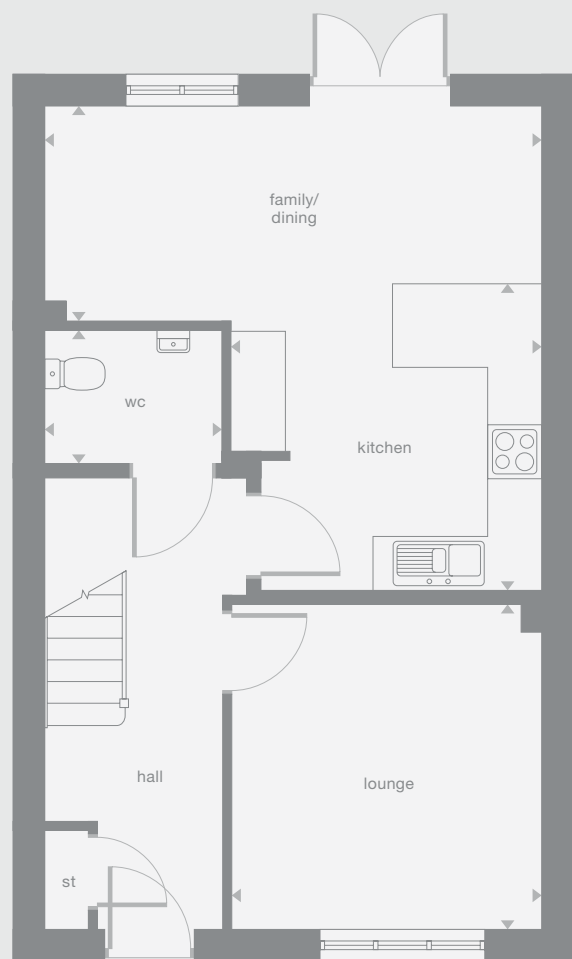
1,069 sq ft

Some Hampton plots are built to M4(2) regulations, meaning that there may be a slight change to room design or dimensions. Please see our Development Sales Manager for plot-specific details

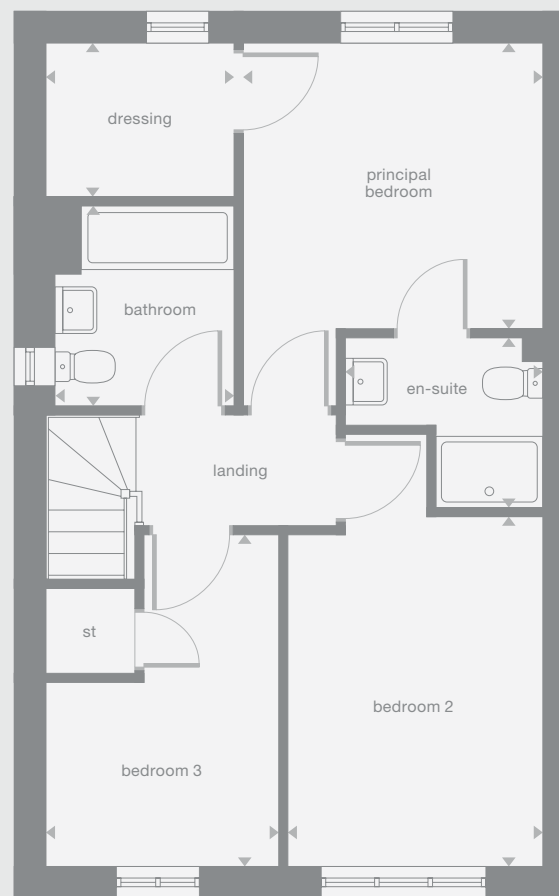
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Cherrywood

## Overview

Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them has an en-suite with a dressing area, and a bathroom with separate shower.

## Ground Floor

**Lounge**  
3.56m x 4.34m  
11'8" x 14'3"

**Kitchen**  
3.92m x 3.46m  
12'11" x 11'4"

**Laundry**  
1.95m x 1.80m  
6'5" x 5'11"

**Dining/Family**  
5.02m x 2.29m  
16'6" x 7'7"

**WC**  
1.00m x 1.80m  
3'3" x 5'11"

## First Floor

**Principal Bedroom**  
3.05m x 3.87m  
10'0" x 12'8"

**En-Suite**  
2.58m x 1.26m  
8'6" x 4'2"

**Dressing**  
2.58m x 1.39m  
8'6" x 4'7"

**Bedroom 2**  
3.56m x 3.56m  
11'8" x 11'8"

**Bedroom 3**  
2.67m x 4.03m  
8'9" x 13'3"

**Bedroom 4**  
2.73m x 2.97m  
9'0" x 9'9"

**Bathroom**  
2.67m x 2.39m  
8'9" x 7'10"

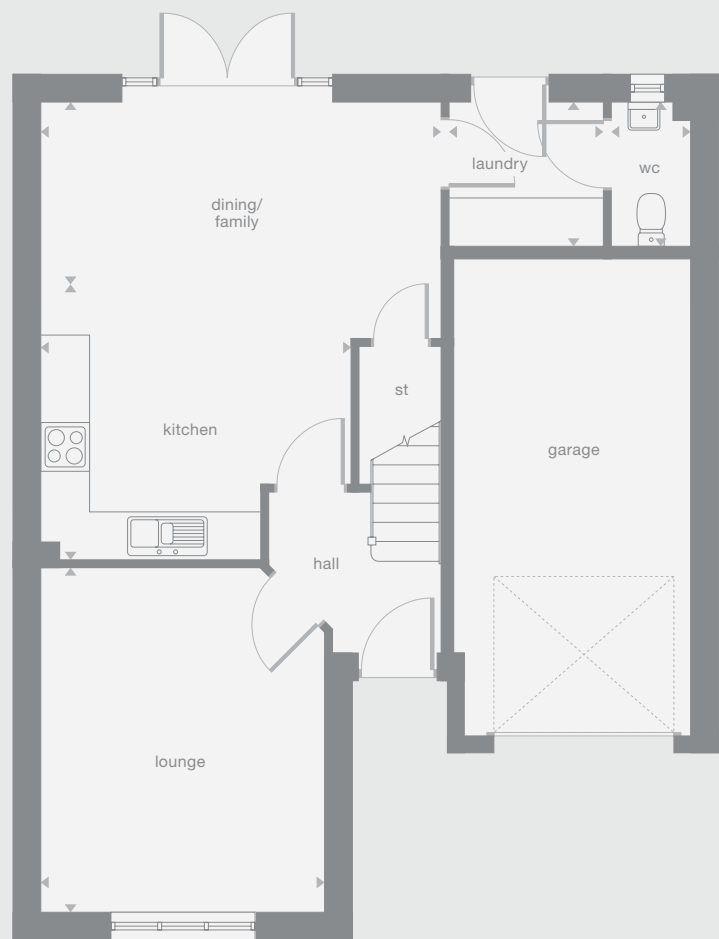
## Floor Space

1,296 sq ft

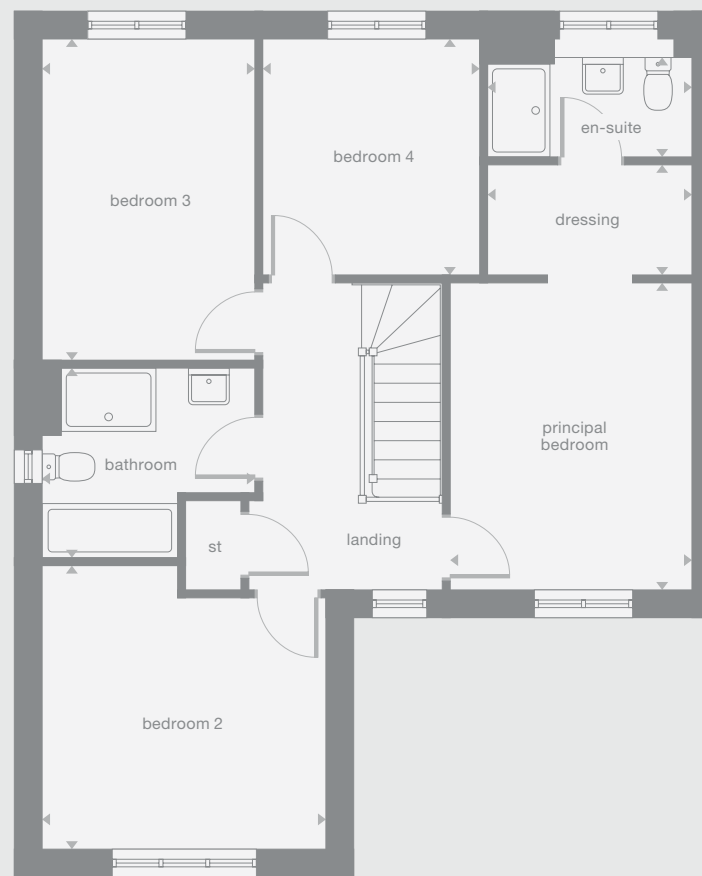
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Ground Floor



First Floor



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# Charleswood

## Overview

From the striking bay-windowed lounge to the four bedrooms, one a en-suite bedroom with a dressing area, this is a home of unmistakable prestige. The family kitchen and dining room, with dual windows, french doors and separate laundry, is perfect for lively social gatherings.

## Ground Floor

**Lounge**  
3.17m x 4.58m  
10'5" x 15'0"

**Kitchen**  
3.16m x 2.86m  
10'5" x 9'5"

**Laundry**  
1.85m x 1.50m  
6'1" x 4'11"

**Dining**  
2.08m x 2.86m  
6'10" x 9'5"

**Family**  
3.14m x 2.86m  
10'4" x 9'5"

**WC**  
1.80m x 1.50m  
5'11" x 4'11"

## First Floor

**Principal Bedroom**  
5.11m x 3.03m  
16'9" x 9'11"

**En-Suite**  
2.57m x 1.43m  
8'5" x 4'8"

**Dressing**  
2.57m x 1.43m  
8'5" x 4'5"

**Bedroom 2**  
3.17m x 3.52m  
10'5" x 11'7"

**Bedroom 3**  
4.52m x 2.55m  
14'10" x 8'5"

**Bedroom 4**  
3.77m x 2.96m  
12'4" x 9'9"

**Bathroom**  
1.83m x 2.22m  
6'0" x 7'4"

## Floor Space

1,378 sq ft

Some Charleswood plots are built to M4(2) regulations, meaning that there may be a slight change to room design or dimensions. Please see our Development Sales Manager for plot-specific 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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# Beauwood

**Overview**

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

**Ground Floor**

- Lounge**  
4.10m x 4.09m  
13'5" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

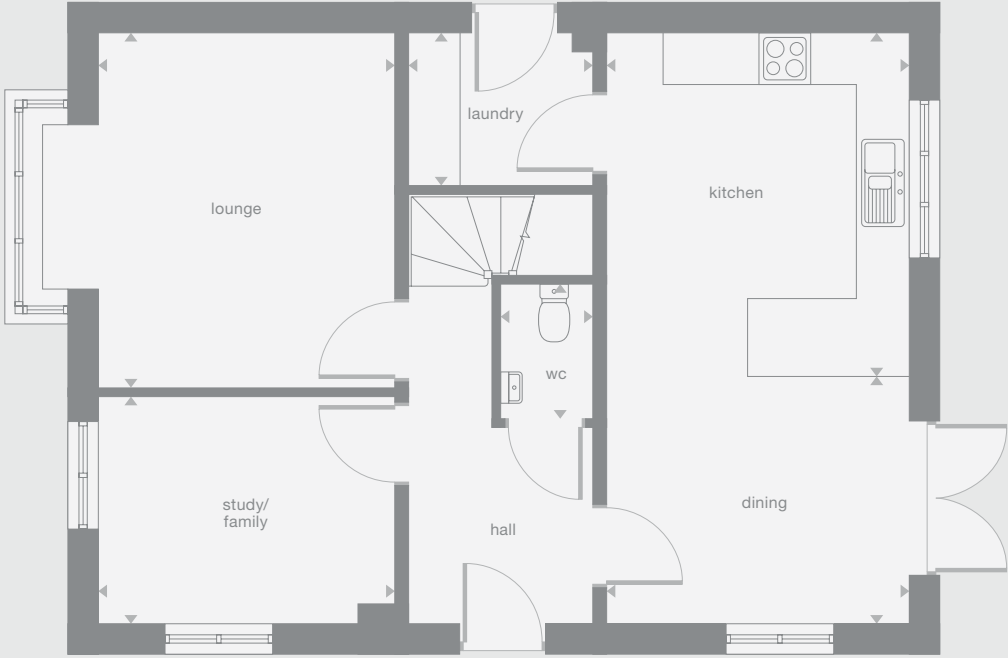
**Floor Space**

1,379 sq ft

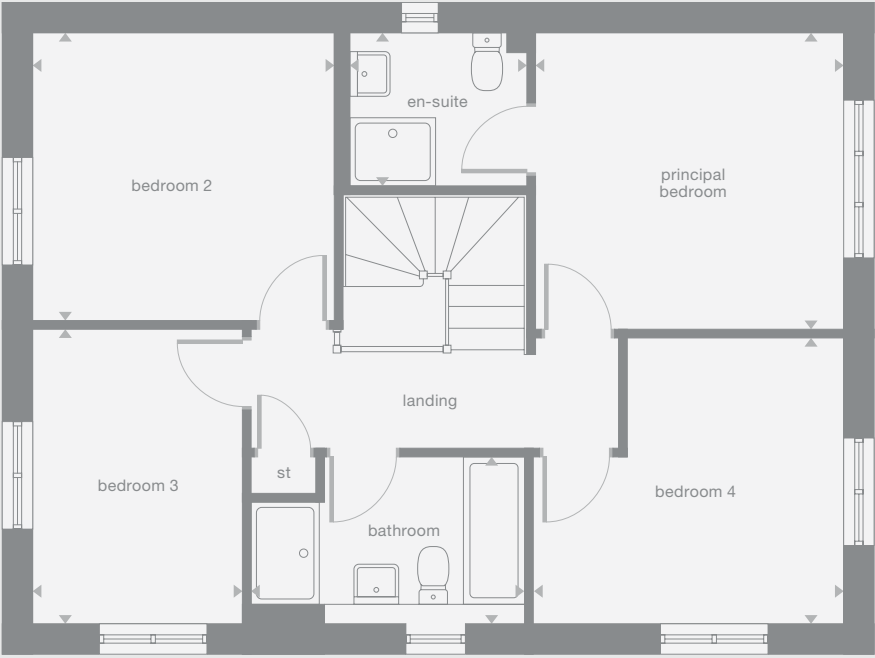
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**Ground Floor**



**First Floor**



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## Overview

The bay windowed lounge complements a striking family kitchen where french windows enhance the dining area. There is a laundry room and a downstairs WC, two of the four bedrooms are en-suite, one has a dedicated dressing area and the family bathroom includes a separate shower.

## Ground Floor

**Lounge**  
3.25 x 5.19m  
10'8" x 17'1"

**Kitchen**  
3.15m x 3.38m  
10'4" x 11'1"

**Laundry**  
1.83m x 1.26m  
6'0" x 4'2"

**Dining**  
2.21m x 3.38m  
7'3" x 11'1"

**Family**  
3.14m x 3.26m  
10'4" x 10'9"

**WC**  
1.49m x 1.26m  
4'11" x 4'2"

## First

**Principle Bedroom**  
4.75m x 3.01m  
15'7" x 9'11"

**En-Suite 1**  
2.89m x 1.18m  
9'6" x 3'10"

**Dressing**  
2.89m x 1.63m  
9'6" x 5'4"

**Bedroom 2**  
3.66m x 2.60m  
12'0" x 8'7"

**En-Suite 2**  
1.11m x 2.28m  
3'8" x 7'6"

**Bedroom 3**  
2.82m x 4.32m  
9'3" x 14'2"

**Bedroom 4**  
3.17m x 3.29m  
10'5" x 10'10"

**Bathroom**  
2.31m x 3.06m  
7'7" x 10'1"

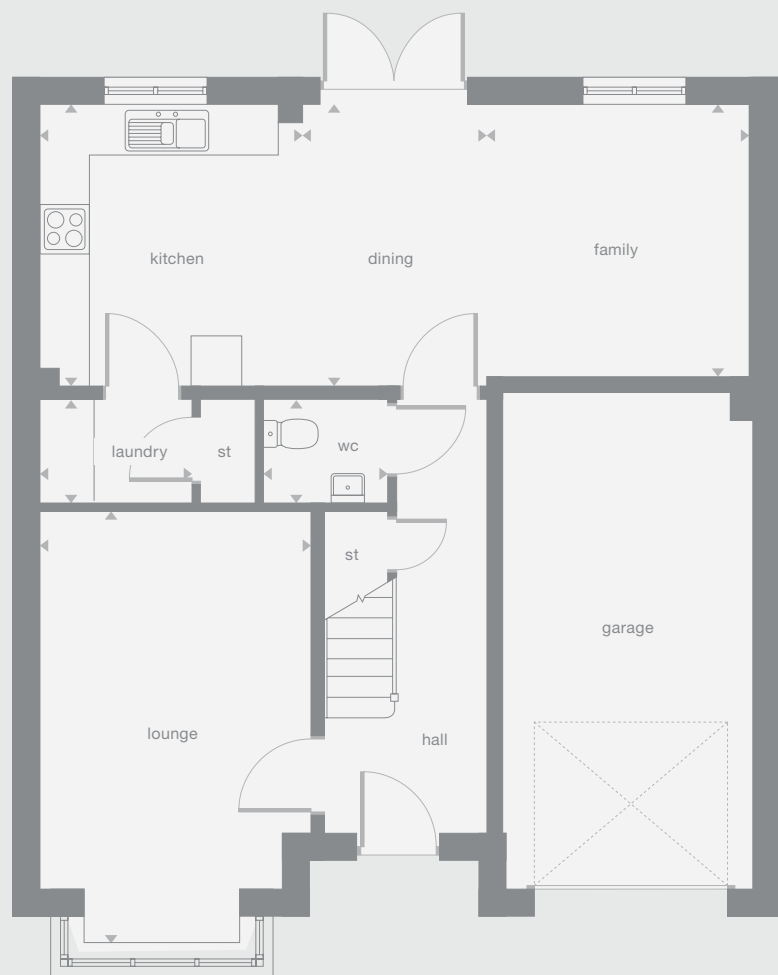
## Floor Space

1,492 sq ft

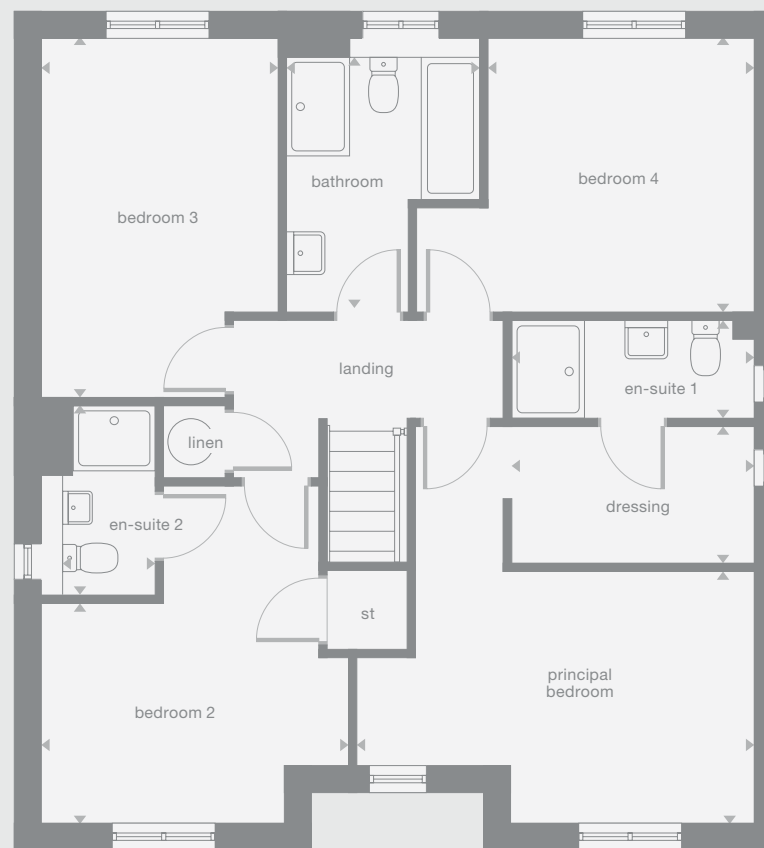
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Ground Floor



First Floor



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# Crosswood

## Overview

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

## Ground Floor

**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

**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

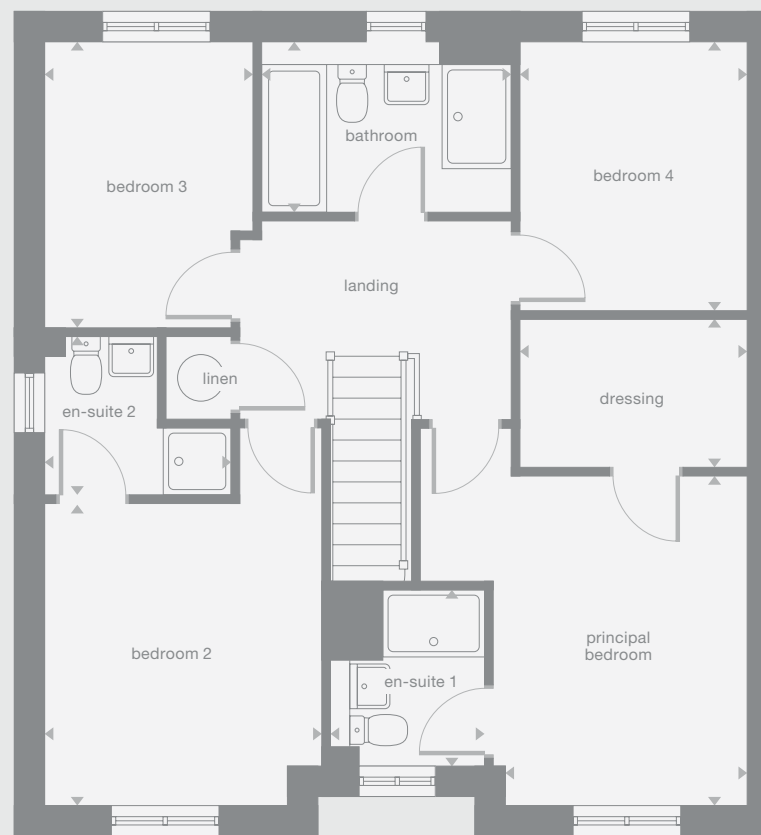
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## Ground Floor



## 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**

- 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**  
2.68m x 1.95m  
8'10" x 6'5"

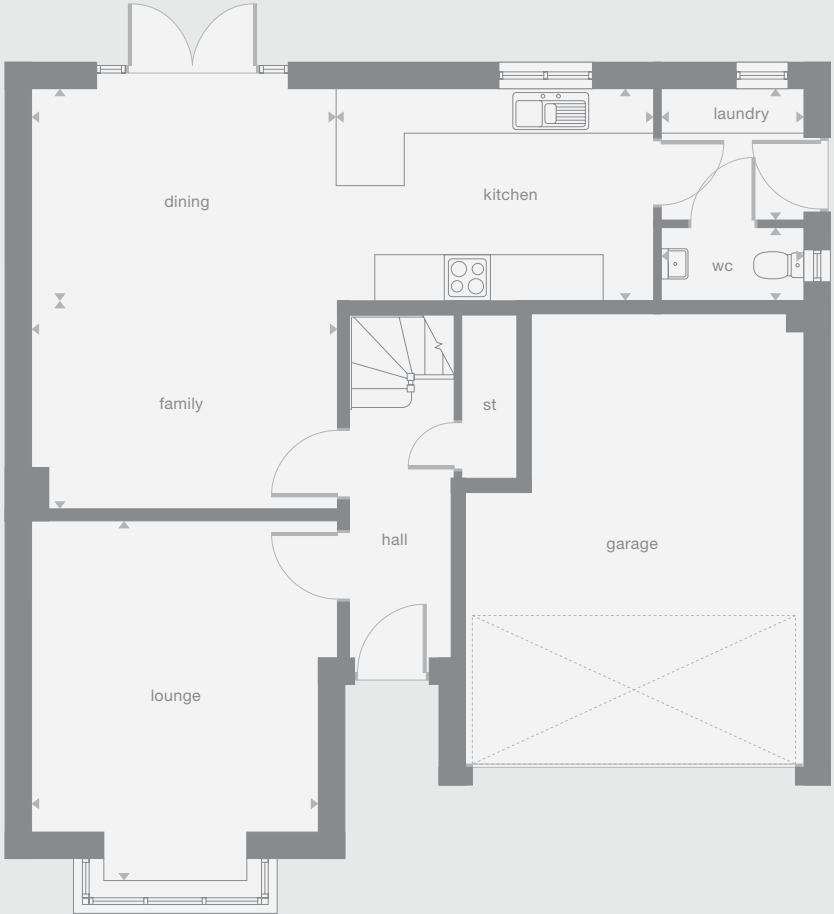
**Floor Space**

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/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 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.

your home  
your way...



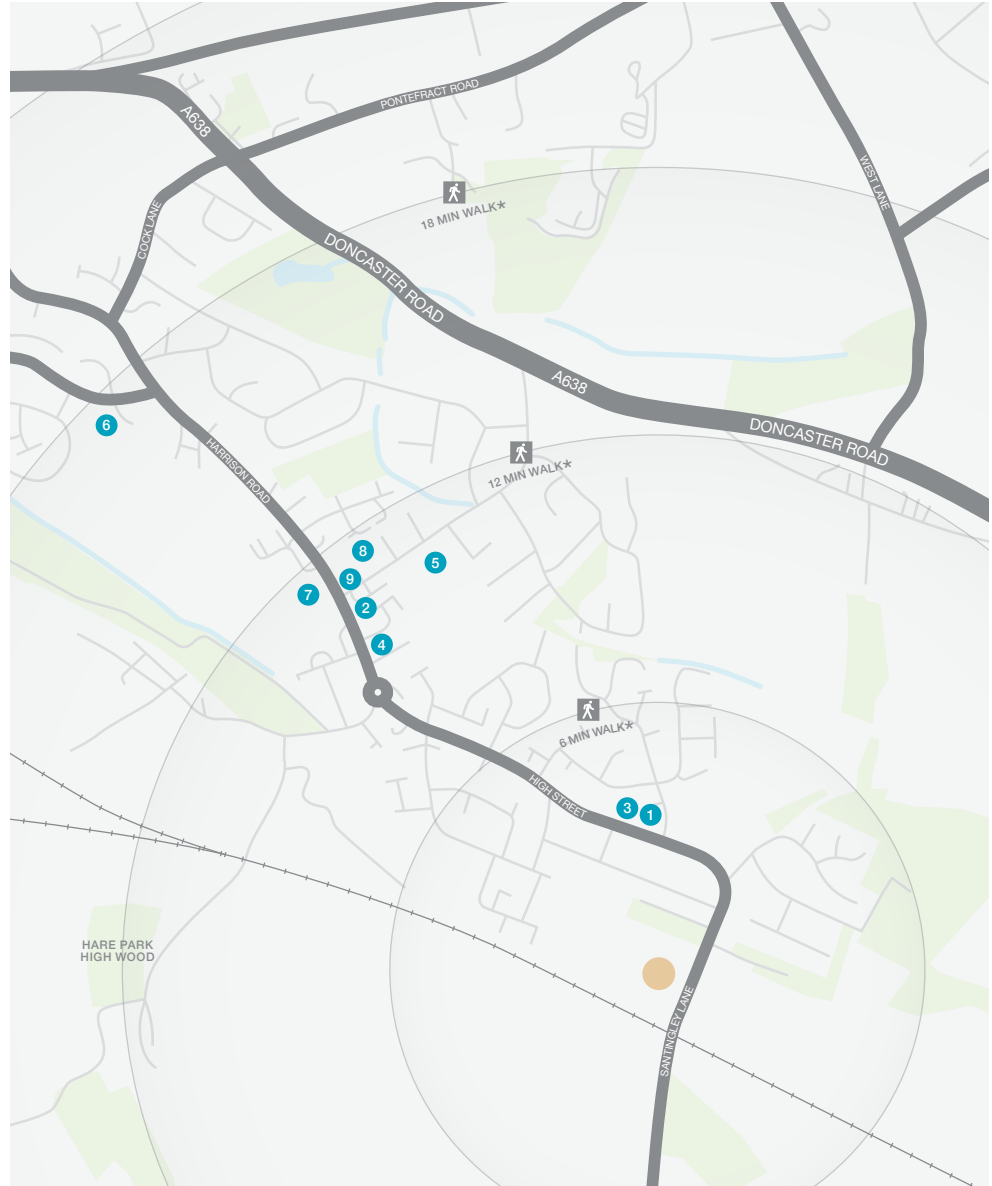
Waterton Park, two and a half miles away, is the world's first nature reserve and the setting for a superb golf club. It is just one of the outstanding outdoor attractions surrounding the development. A short walk to the south, Moorhouse Lane Ponds nature reserve is on the edge of Anglers Country Park, with its reservoirs, sailing club, and extensive Haw Park Wood. To the east lie the woodland trails of St Oswald's Plantation, and the parklands and lakes of Nostell Priory. Walton Nature Reserve sits to the west, and Coppers Lake Park buffers the north of Crofton. In addition, Crofton Community Centre, a short walk from Priory Fields, hosts community activities and offers indoor and outdoor sports facilities.

Crofton has a community library, located in the High Street, and there is a nursery, Little Learners, five minutes' walk from the development. Nearby schools include Crofton Infant School, Shay Lane Primary School and Crofton Academy, all rated 'Good' by Ofsted, and Crofton Junior School, which is assessed as 'Outstanding'. All are within walking distance of Priory Fields. Crofton and Sharleton Medical Practice is around ten minutes' walk from the development, and Crofton Dental Practice can be found in the High Street.



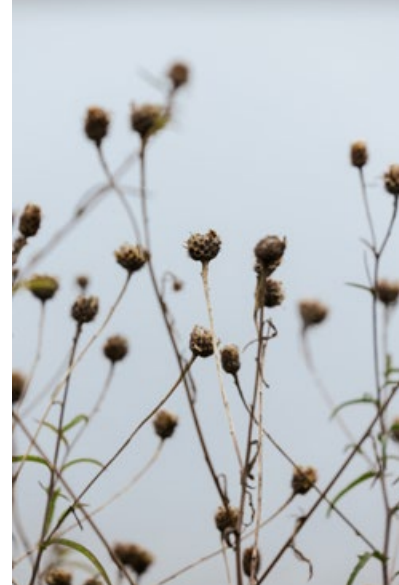
# Useful Contacts

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 New Crofton Post Office  
5 Santingley Lane  
01924 865 478
- 2 Lo's Pharmacy  
45-49 High Street  
01924 862 445
- 3 Little Learners Nursery  
Santingley Lane  
01924 864 940
- 4 Crofton Infants' School  
High Street  
01924 967 606
- 5 Crofton Junior School  
42 Slack Lane  
01924 863 981
- 6 Shay Lane Primary School  
Shay Lane  
01924 862 600
- 7 Crofton Academy  
High Street  
01924 862 985
- 8 Sharleton Medical Practice  
Slack Lane  
01924 862 621
- 9 Crofton Dental Practice  
27 High Street  
01924 863 018

\* 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



# Contact Us

Development opening times  
Thursday – Monday  
10:30am – 5:30pm  
millerhomes.co.uk  
03330 602 082

**From the M1 southbound**  
From M1 junction 41 join the A650 for Wakefield. After two and a quarter miles, at Newton Hill Roundabout take the second exit, for Doncaster. Pass through two roundabouts, and at the third take the third exit and follow the A6194 for two and three quarter miles. At traffic lights, turn left into the A638. One mile on, turn right into Crofton Village. After a mile, the road curves to the right. Priory Fields is on the right.

**From the M1 northbound**  
From M1 junction 39 join the A636 for Wakefield. Two miles on, pass under a railway bridge then take the third roundabout exit, into Thornes Lane. At traffic lights, turn right into the A638 then the A61 and cross the River Calder. Bear left into the A638 for Doncaster. After two and a quarter miles turn right into Crofton Village. A mile on, the road curves to the right. Priory Fields is on the right.

Sat Nav  
WF4 1JP



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*<sup>®</sup>

## 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 602 0820

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

**millerhomes**

*the place to be®*