



**Simpson Park  
Harworth**

**millerhomes**

*the place to be®*

02 Living in Harworth  
06 Welcome Home  
08 Floorplans  
24 The Miller Difference  
30 Useful Contacts  
32 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 08
- Masterton**  
See Page 10
- Kingston**  
See Page 12
- Tiverton**  
See Page 14
- Eaton**  
See Page 16
- Hazelwood**  
See Page 18
- Maplewood**  
See Page 20
- Oakwood**  
See Page 22



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 site plan is not drawn to scale.





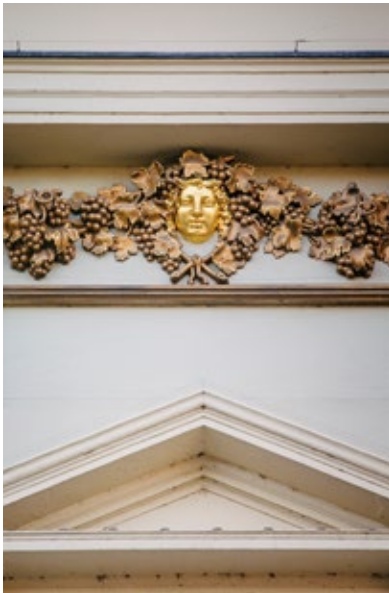


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Situated just three miles from junction 34 of the A1(M), 20 minutes' drive from Doncaster and a little over half an hour from Sheffield, Harworth is linked with Worksop and Doncaster by buses that stop a few minutes' walk from Simpson Park. The development is named in honour of one of the UK's greatest ever cyclists, Tom Simpson, who was born in the town. His many achievements are marked by a memorial stone near the entrance to the development.

Access to shops and services is outstanding. As well as a large Asda supermarket on the edge of the development, nearby Scrooby Road contains a post office, a family butcher, convenience and food stores, hairdressers, a choice of food takeaways and the local library. Further along, there is a large Aldi supermarket and a home and garden discount store. All of these are within half a mile of Simpson Park. The Blacksmith's Arms pub in Main Street complements the wide choice of cafés, restaurants and pubs in easy reach in the many surrounding towns and villages. The Phoenix Theatre in Bawtry, two miles away, is the home of a local amateur dramatic society. It also hosts a film society and folk and blues evenings.





# Welcome home

Bringing an exciting new neighbourhood into the small, semi-rural community of Harworth and Bircotes, ten miles from Doncaster and around 20 miles from Sheffield, this attractive selection of energy efficient three and four bedroom homes has an outstanding choice of amenities, shops and services within a few minutes' walk. Less than three miles from the A1(M) it combines convenience with peaceful surroundings, creating a special place to put down roots. Welcome to Simpson Park...

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.



**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.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.56m x 4.49m 11'8" x 14'9"	<b>Principal Bedroom</b> 3.09m x 3.28m 10'2" x 10'9"
<b>Kitchen/Dining</b> 3.31m x 3.83m 11'0" x 12'7"	<b>En-Suite</b> 1.18m x 2.03m 3'10" x 6'8"
<b>Laundry</b> 1.11m x 1.96m 3'8" x 6'5"	<b>Bedroom 2</b> 2.37m x 3.26m 7'10" x 10'8"
<b>WC</b> 1.11m x 1.78m 3'8" x 5'10"	<b>Bedroom 3</b> 2.04m x 2.17m 6'8" x 7'2"
	<b>Bathroom</b> 2.37m x 1.69m 7'10" x 5'7"

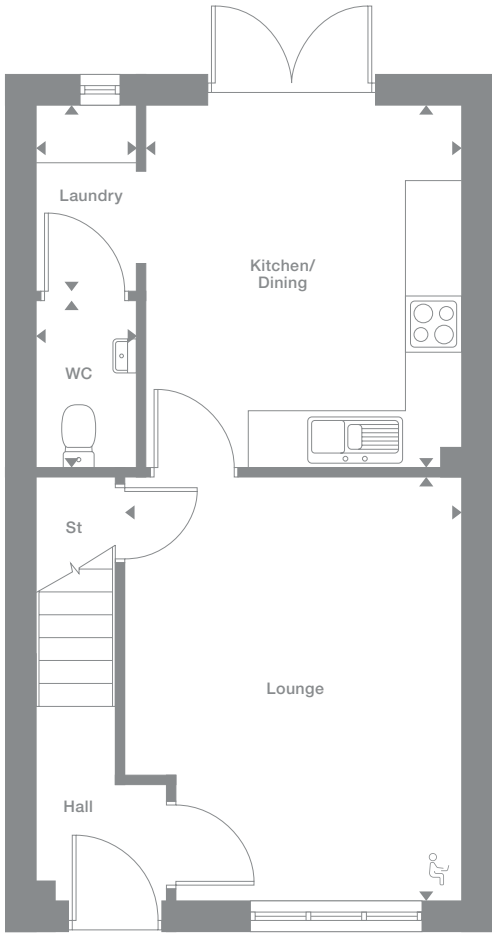
**Floor Space**  
819 sq ft

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

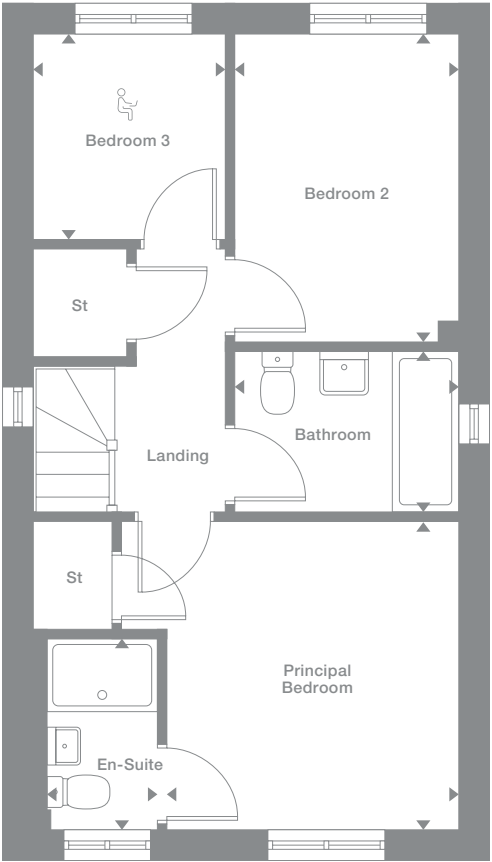
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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.



# Masterton

### Overview

This exciting home features an inviting lounge that opens on to a stylish dining kitchen with french doors, adding convenience and flexibility to family life. In addition to the two first floor bedrooms there is a luxurious en-suite principal bedroom with a traditional dormer window.

### Ground Floor

#### Lounge

2.89m x 4.37m  
9'6" x 14'4"

#### Kitchen/Dining

3.88m x 3.10m  
12'9" x 10'2"

#### WC

1.07m x 1.51m  
3'6" x 4'11"

### First Floor

#### Bedroom 2

3.88m x 2.78m  
12'9" x 9'2"

#### Bedroom 3

1.88m x 2.56m  
6'2" x 8'5"

#### Bathroom

1.69m x 2.03m  
5'7" x 6'8"

### Second Floor

#### Principal Bedroom

2.93m x 2.74m  
to 1.500m H.L.  
9'7" x 9'0"

#### En-Suite

2.19m x 1.60m  
to 1.500m H.L.  
7'2" x 5'3"

### Floor Space

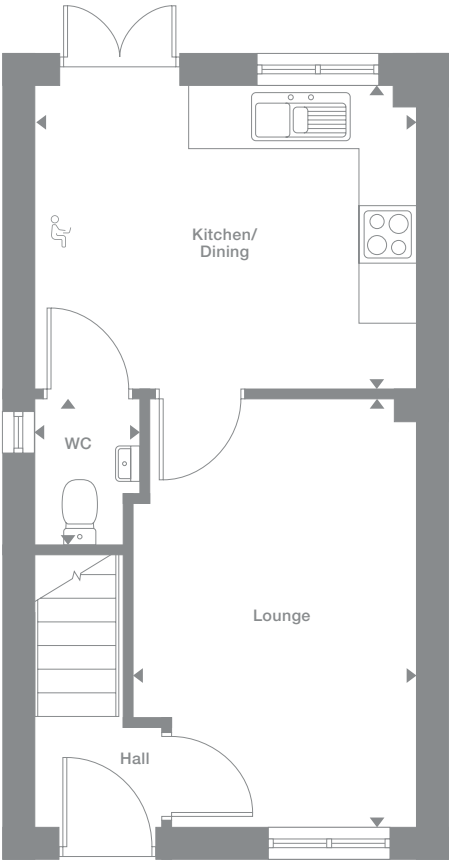
831 sq ft

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

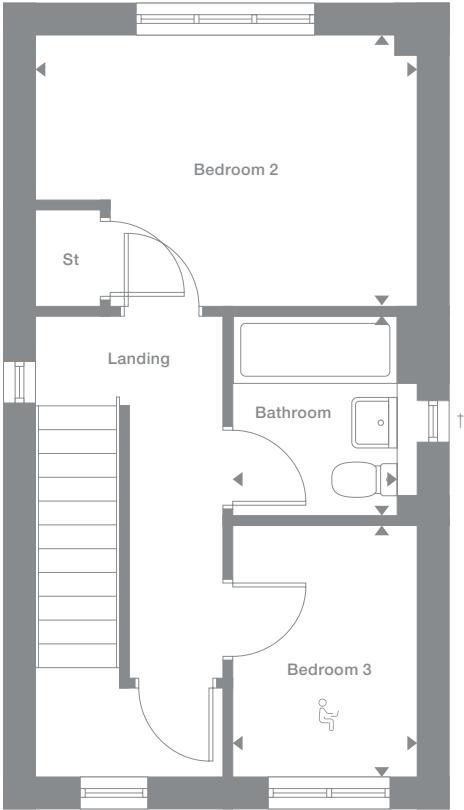
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



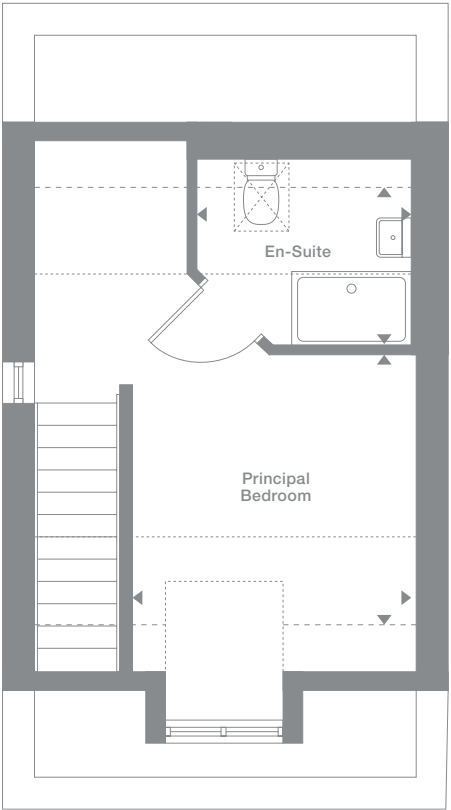
Ground Floor



First Floor



Second Floor



Office space area

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.

..... Denotes full height ceiling line  
---- Denotes 1.500m height ceiling line



**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.

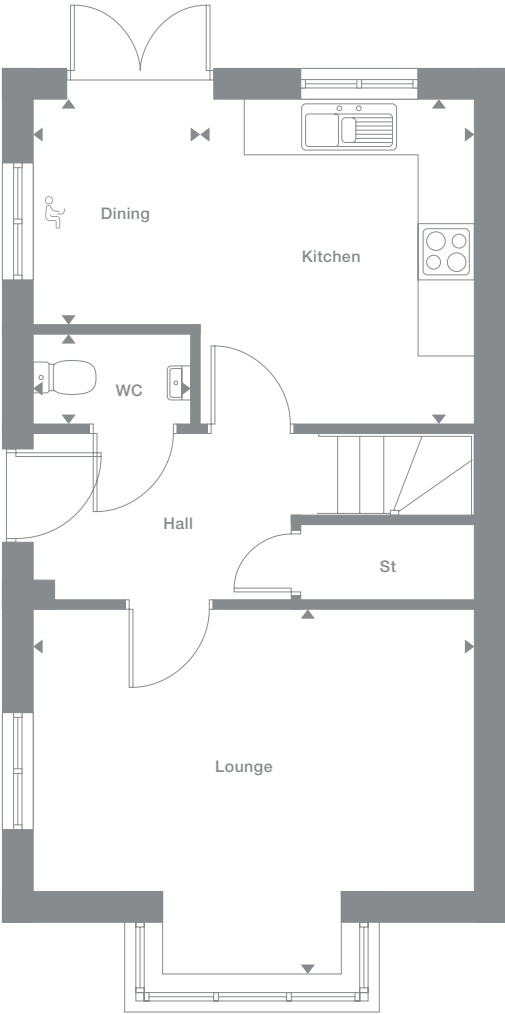
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 4.68m x 3.91m 15'5" x 12'10"	<b>Principal Bedroom</b> 3.37m x 3.01m 11'1" x 9'11"
<b>Kitchen</b> 2.91m x 3.45m 9'7" x 11'4"	<b>En-Suite</b> 1.01m x 2.78m 3'4" x 9'2"
<b>Dining</b> 1.76m x 2.40m 5'10" x 7'11"	<b>Bedroom 2</b> 2.56m x 3.46m 8'5" x 11'4"
<b>WC</b> 1.67m x 0.96m 5'6" x 3'2"	<b>Bedroom 3</b> 2.02m x 3.46m 6'8" x 11'4"
	<b>Bathroom</b> 1.70m x 1.96m 5'7" x 6'5"

**Floor Space**  
869 sq ft

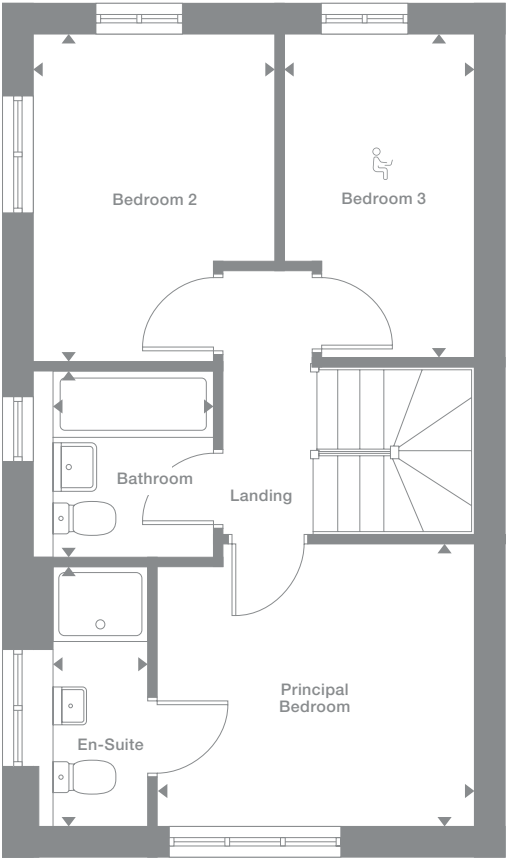
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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.



# 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 room with a built-in cupboard.

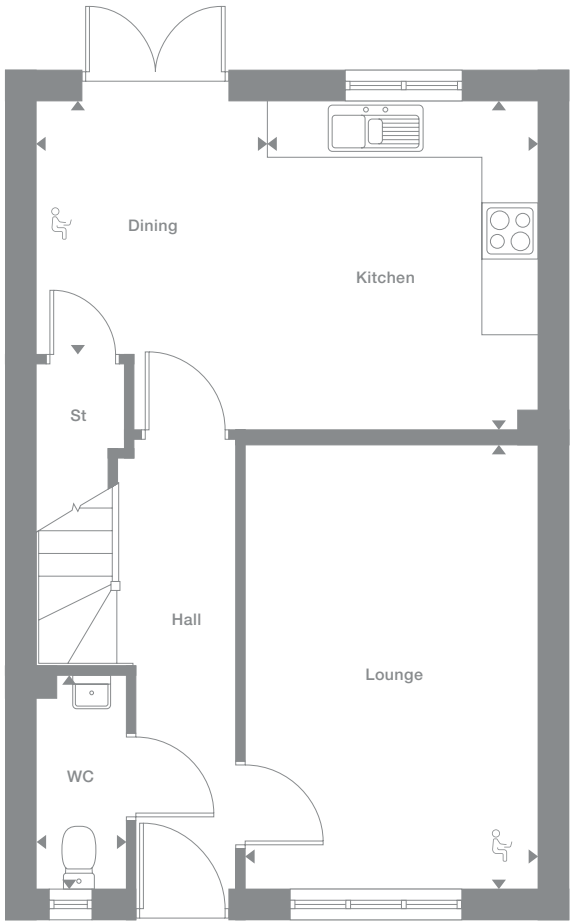
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.10m x 4.71m 10'2" x 15'6"	<b>Principal Bedroom</b> 3.64m x 3.38m 12'0" x 11'1"
<b>Kitchen</b> 2.86m x 3.50m 9'5" x 11'6"	<b>En-Suite</b> 1.34m x 2.26m 4'5" x 7'5"
<b>Dining</b> 2.44m x 2.70m 8'0" x 8'10"	<b>Bedroom 2</b> 3.21m x 2.83m 10'7" x 9'4"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

**Floor Space**  
956 sq ft

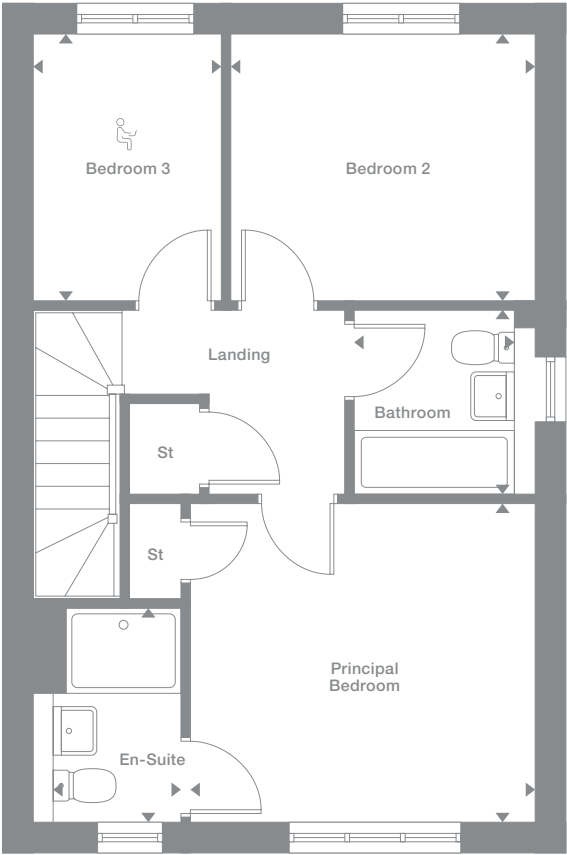
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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.



**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 room. Every detail testifies to quality and attention to detail.

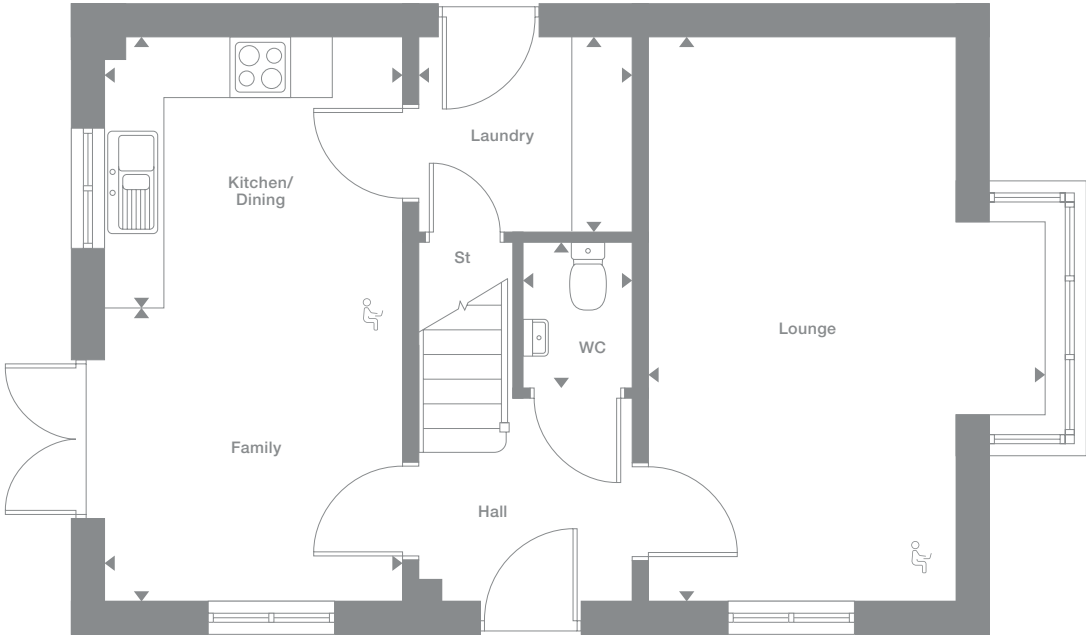
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 3.92m x 5.54m 12'11" x 18'2"	<b>Principal Bedroom</b> 3.40m x 3.12m 11'2" x 10'3"
<b>Kitchen/Dining</b> 2.93m x 2.65m 9'8" x 8'9"	<b>En-Suite</b> 1.77m x 2.06m 5'10" x 6'9"
<b>Laundry</b> 2.09m x 1.92m 6'10" x 6'4"	<b>Bedroom 2</b> 2.99m x 3.31m 9'10"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

**Floor Space**  
1,016 sq ft

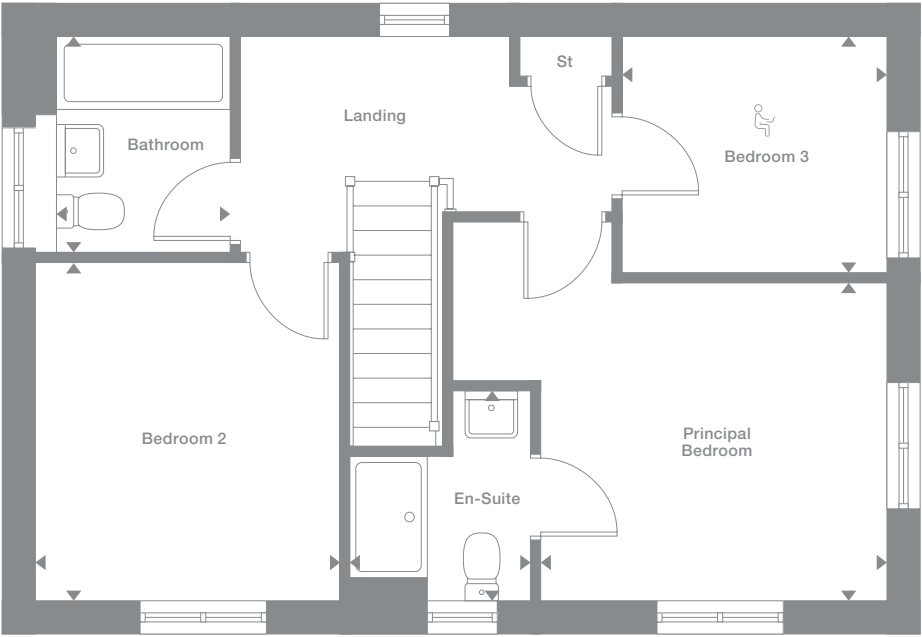
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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.



# 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"

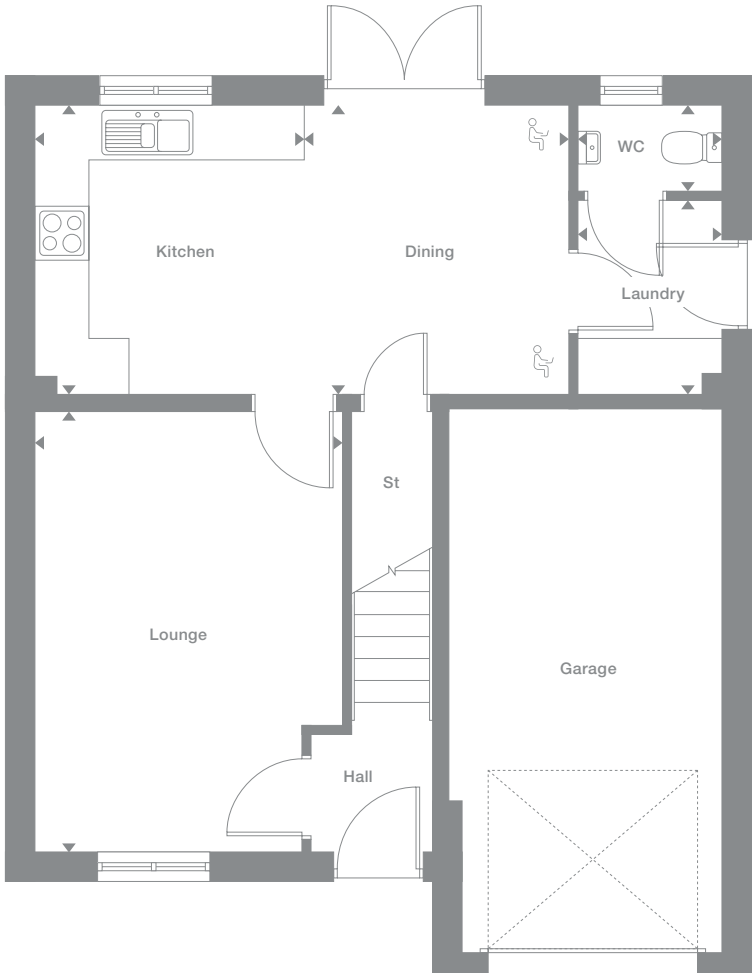
## Floor Space

1,150 sq ft

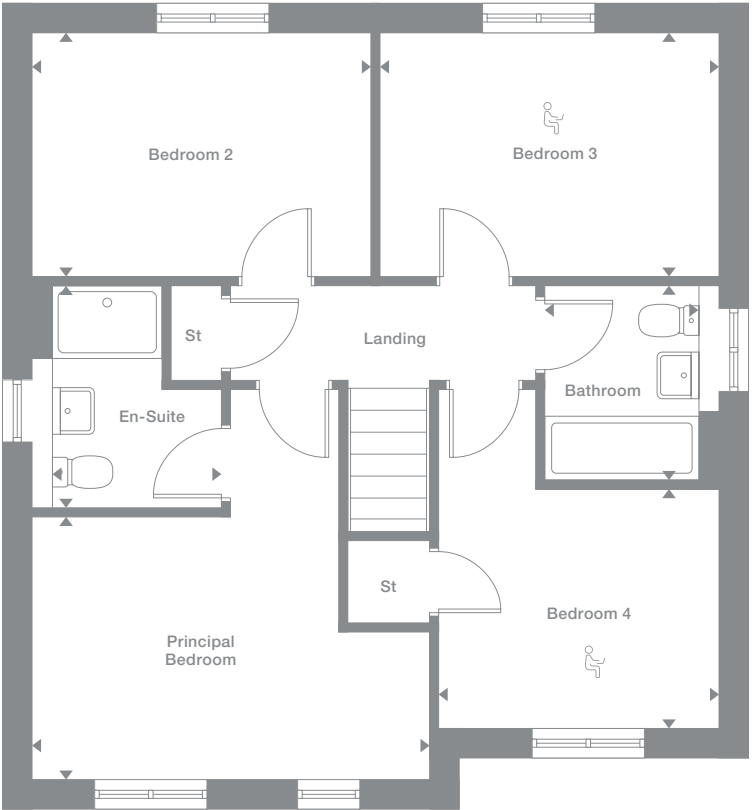
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



 Office space area

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.

# 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.

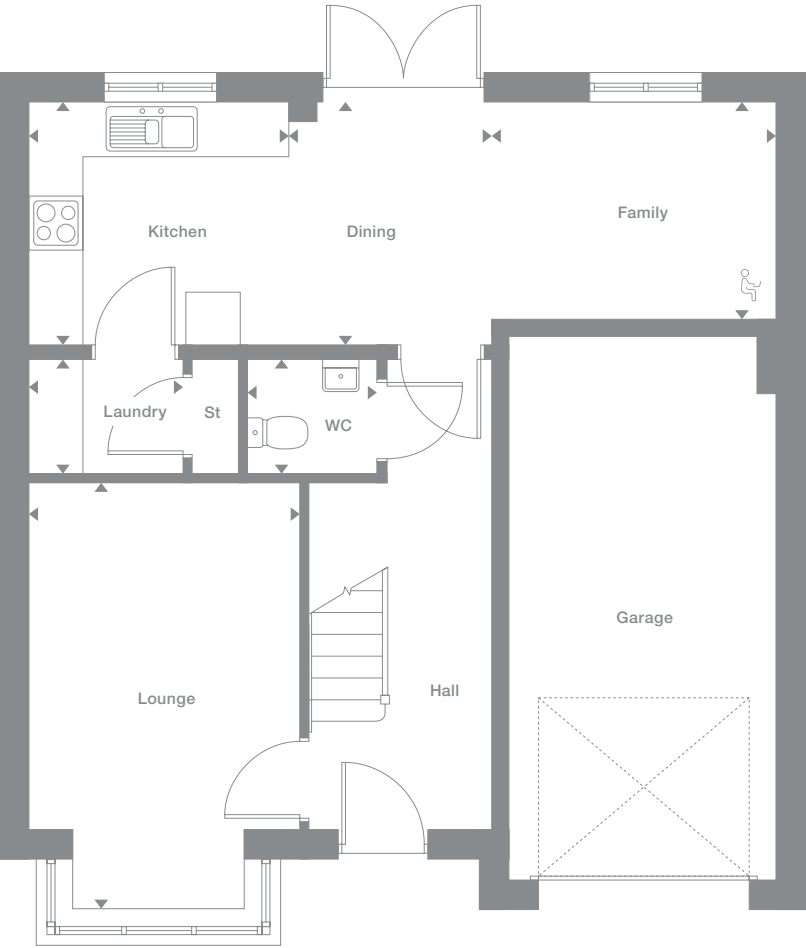
<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.98m x 4.72m 9'10" x 15'6"	<b>Principal Bedroom</b> 4.06m x 2.82m 13'4" x 9'3"
<b>Kitchen</b> 2.86m x 2.68m 9'5" x 8'10"	<b>Dressing</b> 2.63m x 1.38m 8'8" x 4'7"
<b>Laundry</b> 1.76m x 1.26m 5'9" x 4'2"	<b>En-Suite</b> 2.63m x 1.18m 8'8" x 3'10"
<b>Dining</b> 2.23m x 2.68m 7'4" x 8'10"	<b>Bedroom 2</b> 2.98m x 3.82m 9'10" x 12'6"
<b>Family</b> 3.15m x 2.41m 10'4" x 7'11"	<b>Bedroom 3</b> 2.54m x 4.10m 8'4" x 13'6"
<b>WC</b> 1.44m x 1.26m 4'9" x 4'2"	<b>Bedroom 4</b> 3.06m x 2.91m 10'1" x 9'7"
	<b>Bathroom</b> 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

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.



# Oakwood

### Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

### Ground Floor

- Lounge**  
3.65m x 5.44m  
12'0" x 17'10"

**Kitchen**  
3.36m x 2.99m  
11'0" x 9'10"

**Laundry**  
2.08m x 1.66m  
6'10" x 5'5"

**Family/Dining**  
3.78m x 3.88m  
12'5" x 12'9"

**Study**  
2.08m x 2.01m  
6'10" x 6'7"

**WC**  
2.08m x 1.13m  
6'10" x 3'9"
- First Floor**

**Principal Bedroom**  
3.65m x 3.21m  
12'0" x 10'6"

**En-Suite**  
2.40m x 1.30m  
7'11" x 4'3"

**Bedroom 2**  
3.79m x 2.75m  
12'5" x 9'1"

**Bedroom 3**  
3.26m x 2.74m  
10'8" x 9'0"

**Bedroom 4**  
3.40m x 3.18m  
11'2" x 10'5"

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

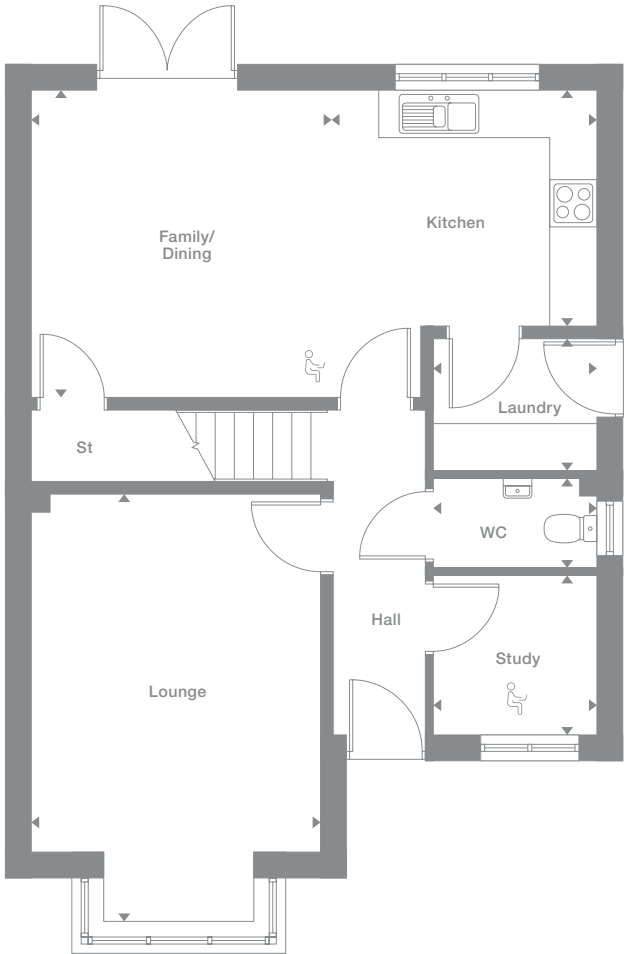
### Floor Space

1,388 sq ft

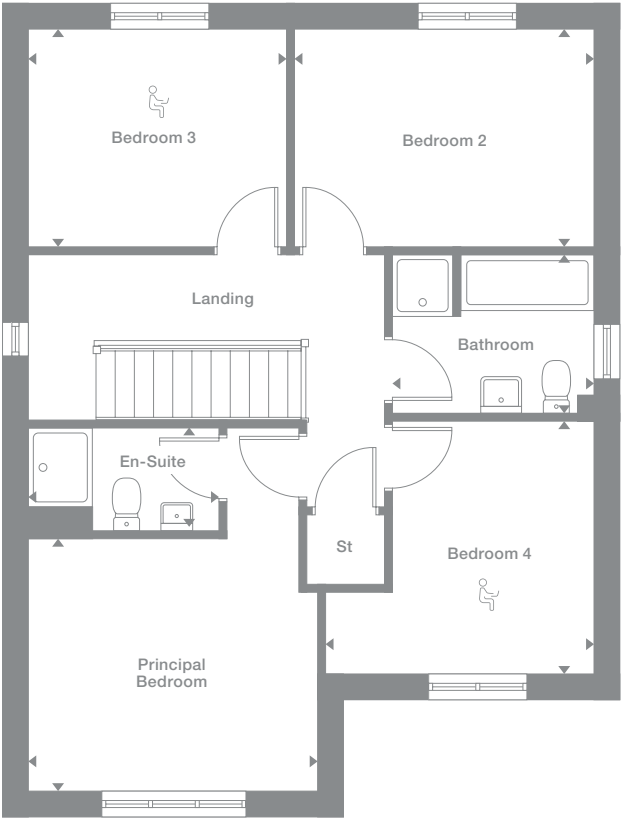
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



### First Floor



 Office space area

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

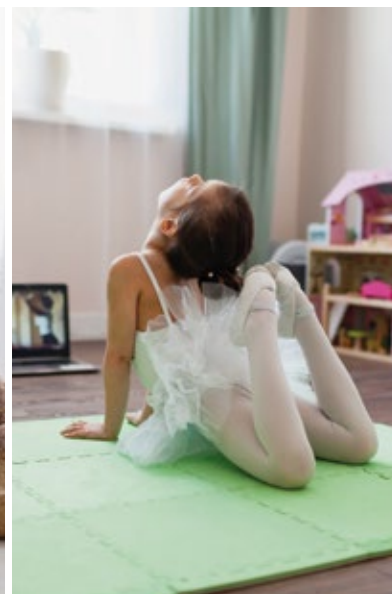
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your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

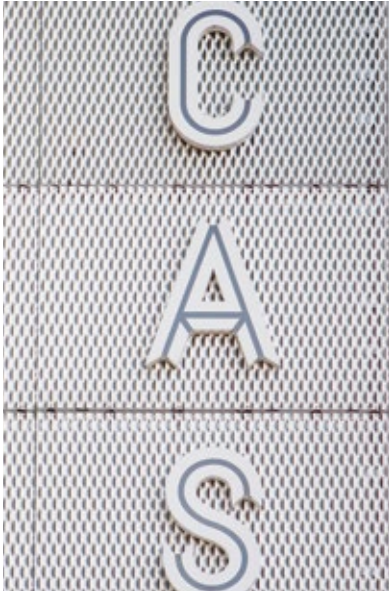
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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



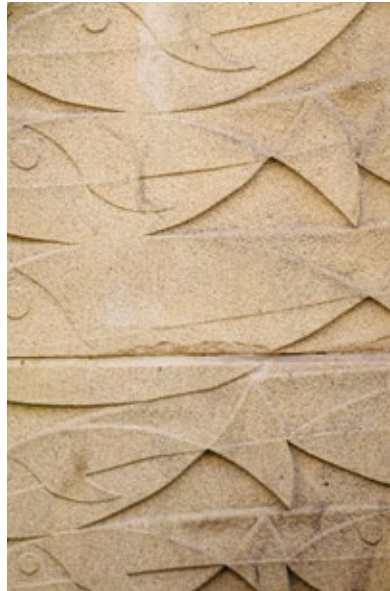
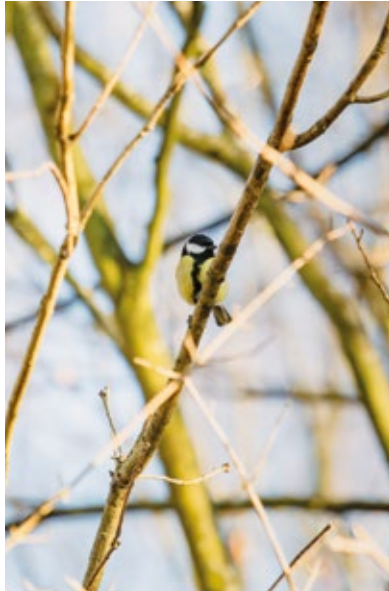


Leisure amenities include Bircotes and Harworth Sports Pavilion on the edge of Simpson Park which, as well as providing sports facilities, hosts family days such as those organised by Harworth and Bircotes First, a voluntary group that organises community events. Bircotes Leisure Centre, ten minutes' walk away, incorporates a 20m swimming pool, cardio machines, a cycle studio, sports courts and a sauna, and Styrrup Hall Golf and Country Club, the nearest of the two local golf courses, also offers dining for non-members.





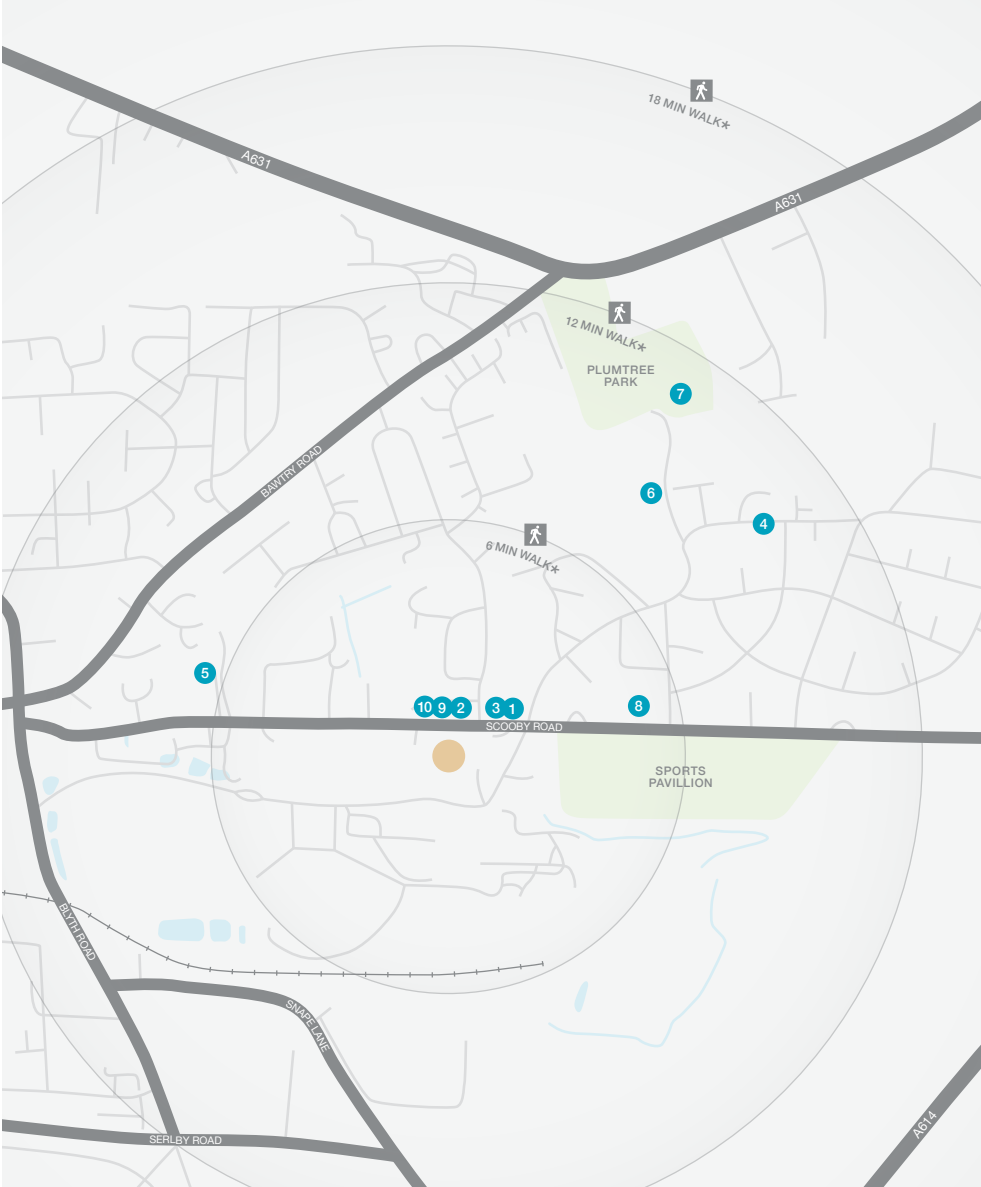
There are two nurseries and three schools within approximately half a mile of Simpson Park. The two primary schools, Harworth C of E Academy and St Patrick's RC Primary, and the high school, Serlby Park Academy, are all assessed as 'Good' by Ofsted. There is also a full range of health services virtually on the doorstep. Harworth Primary Care Centre in Scrooby Road, which houses three GP practices including the Tickhill and Colliery Medical Practice, has an adjacent pharmacy. Robinson's dental surgery is only a few yards from the entrance to the development, and an optician, Woolcott's, can be found a little further along Scrooby Road.





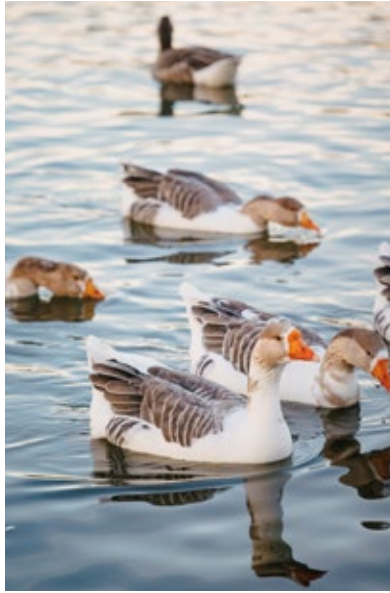
Useful  
Contacts

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 Bircotes Post Office  
123 Scrooby Road  
01302 759 691
- 2 M&R Pharmacy  
105 Scrooby Road  
01302 744 785
- 3 Bircotes Library  
Scrooby Road  
01623 677 200
- 4 Bircotes Leisure Centre  
White House Road  
01302 743 979
- 5 Harworth C of E Academy  
Scrooby Road  
01302 742 477
- 6 St Patrick's Catholic Primary School  
White House Road  
01302 743 145
- 7 Serlby Park Academy  
White House Road  
01302 742 535
- 8 The Colliery Surgery  
Scrooby Road  
01302 986 666
- 9 Robinson Dental  
89 Scrooby Road  
01302 750 273
- 10 Woolcott Opticians  
85 Scrooby Road  
01302 744 300

\* Times stated are averages based on approximate distances and would be dependent on the route taken.  
Based on:  
0.5km = 5 to 7 mins walk  
1.0km = 10 to 14 mins walk  
1.5km = 15 to 21 mins walk  
2.0km = 5 to 8 mins cycle





# How to find us

Development  
Opening Times:  
Thursday - Monday  
10.30am - 5.30pm  
03301 736 804

**From Doncaster**  
From the Cleveland Street Roundabout join the A630 for Rotherham then, after a mile, leave the A630 to join the A60 for Worksop. Six miles on, at the Market Place in Tickhill, turn left to join the A631 for Bawtry. A mile further on, turn right to join the B6463 for Harworth. In Harworth, go straight on at the first mini-roundabout and turn left at the second. After around half a mile, the entrance to Simpson Park is on the right.

**From Sheffield**  
From M1 junction 32 join the M18 for Hull, then at M18 junction 1 leave the motorway to join the A631. From the Bramley Roundabout follow signs for Bawtry. Stay on the A631 for six miles, then at the Market Place in Tickhill, turn right for Bawtry and follow the directions above.

Sat Nav: DN11 8AA

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®



CONSUMER  
CODE FOR  
HOME BUILDERS  
[www.consumercode.co.uk](http://www.consumercode.co.uk)

tsi  
APPROVED CODE  
TRADINGSTANDARDS.UK

**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.



Development  
Opening Times  
Please see [millerhomes.co.uk](http://millerhomes.co.uk)  
for development opening  
times or call 03301 736 804

Sat Nav: DN11 8AA

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

designed by Blood Creative [bloodcreative.co.uk](http://bloodcreative.co.uk)

**millerhomes**

*the place to be®*