



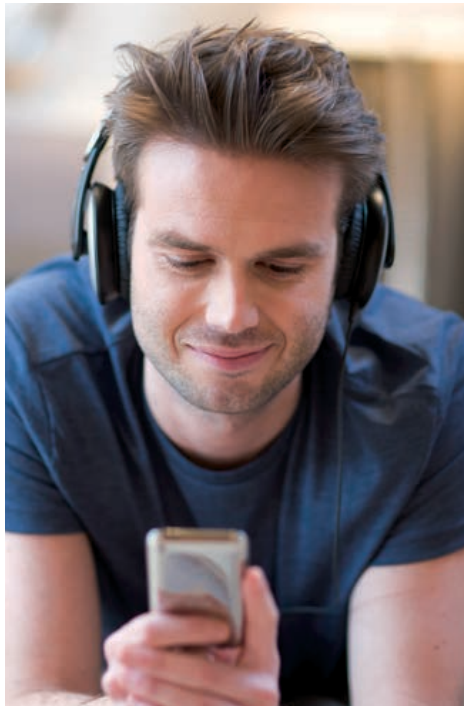
**Brooklands
Gainsborough**

millerhomes

the place to be®



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.



the place to be[®]

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- 02 Living in Gainsborough
- 04 Plot information
- 06 Floor plans
- 28 Specification
- 30 How to find us

Welcome to Brooklands

On the edge of the thriving market town of Gainsborough, with open farmland stretching away to the south and east, the beautifully laid out development of Brooklands offers a wide choice of homes with a wonderful sense of peace and retreat. Arranged around village green style open spaces and a children's play area, Brooklands is within commuting range of Sheffield, Doncaster and Lincoln.



We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in Gainsborough

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 be a pleasant place to live. So here's some useful information about the area around Brooklands.





Local History

Gainsborough grew in importance as a trading port on the River Trent, attracting a sizeable number of Danes who settled in the community as long ago as the ninth century and added a Viking flavour to the town's story. King Sweyn Forkbeard and his son Knut are associated with the area, and by the eleventh century around three-quarters of the population are reckoned to have been of Danish origin. In the eighteenth century, the ferry crossing was replaced by a stone toll bridge: the crossing only became free in 1932, when the bridge was brought into public ownership. Today, evidence of the prosperity of the town survives in the many fine period buildings, such as the 15th century Gainsborough Old Hall and All Saints Church with its original medieval tower.

Entertainment

The Trinity Arts Centre, housed in a converted church within the town centre, includes a 200-seat auditorium and presents a varied mixture of films and live entertainment, including drama, comedy, music and talks. The Centre is regularly used by a range of local organisations including the amateur dramatic society and the folk club. There is also a good selection of bars and inns in the town.

Transport

Located at the intersection of the A631, the A159 and the A156, Gainsborough is in easy reach of Sheffield, Doncaster, Lincoln, Scunthorpe and Grimsby. There are frequent trains from Lea Road Station, less than half a mile from Brooklands, to Lincoln, Sheffield and Doncaster, and good local bus services, with a bus station in the town. Robin Hood Airport is just over 15 miles away.

Shopping

There is a Morrison's supermarket less than half a mile from Brooklands and the comprehensive selection of shops in the town centre is just fifteen minutes walk away. The revitalisation of the town's waterfront includes the conversion of Marshall's Yard, once the Britannia Ironworks, into a retail and leisure complex with 32 stores, including a host of high street names such as Marks and Spencer, New Look and Next, alongside a landscaped plaza with two restaurants.

Education

There are several nursery and primary schools within walking distance of Brooklands, and the Queen Elizabeth's High School, around 2 miles away, has an excellent academic record.

Sport and Leisure

The West Lindsey Leisure Centre in Gainsborough, offers comprehensive facilities including a swimming pool and separate learner pool, gymnastic training hall, a sauna and steam room, 5-a-side football, table tennis and a fully equipped gym, and it offers a full programme of instruction and training. There is also an excellent Golf Club in the town, with two 18-hole courses, one a traditional parkland layout and the other an American-style course featuring large bunkers and lakes.

Outdoor Activities

The countryside around Gainsborough is excellent territory for the walker or cyclist, and there is a lively local Rambling Club. The local attractions include Laughton Forest, with its waymarked trail through a fascinating site, and the magnificent Clumber Park near Worksop where, set in 15,000 hectares of heath, woods and farmland, there is a serpentine lake, a Gothic chapel and the longest avenue of lime trees in Europe.

Health

There is a medical practice with a staff of five doctors in Caskgate Street, just under 2 miles from Brooklands, and a dental surgery in Bridge Street, in the town centre.

Useful Contacts

All Saints Church
Church Street
01427 611 036

Gainsborough Old Hall
Parnell Street
01522 782 040

West Lindsay Leisure Centre
The Avenue
01427 615 169

Gainsborough Golf Club
Belt Road, Thonock
01427 613 088

Trinity Arts Centre
Trinity Street
01427 676 655

Morrison's Supermarket
Heapham Road South
01427 615 522

Marshall's Yard
Beaumont Street
01427 810 706

Caskgate Street Surgery
3 Caskgate Street
01427 619 033

The Dental Design Studio
134 Bridge Street
01427 612 537





Plot information

- The Hardy
- The Melville
- The Weaver
- The Buchan
- The Buchan (alt)
- The Gissing
- The Kipling
- The Chaucer
- The Orwell
- The Edgeworth
- The Yare
- The Cooper
- The Dahl
- The Darwin
- The Meyer
- The Nevis
- The Gaskell
- The Calder
- The Tolkien
- Foxby House Apartments 111-116
- Affordable Housing

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





Existing Buildings

g Open Space



Existing Open Space
Future Development
By Others

Existing Buildings/
Possible Future
Housing Development

Equipped
Play Area

Pump
Station

Public
Open Space

Easement

The Hardy

4 Bed

Plots

215, 216, 217*

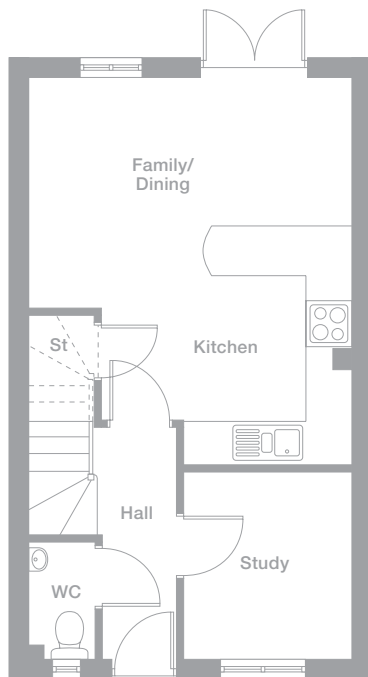
Key Features

French doors
Large store room
2 en-suite shower rooms

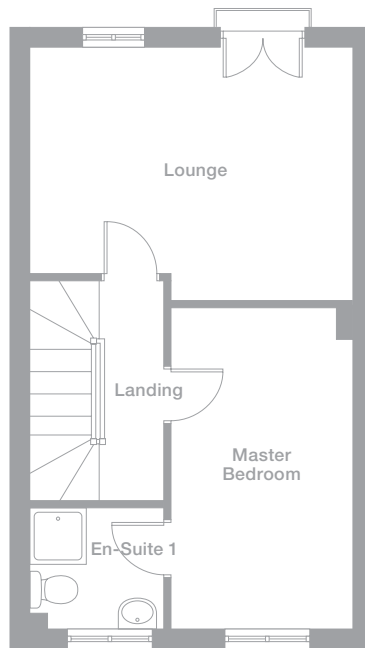
This wonderfully flexible accommodation includes a formal lounge with delightful French windows, complementing an adaptable ground floor dining and family room. The first floor bedroom has an en-suite shower room that adds another level of versatility to this superb home.



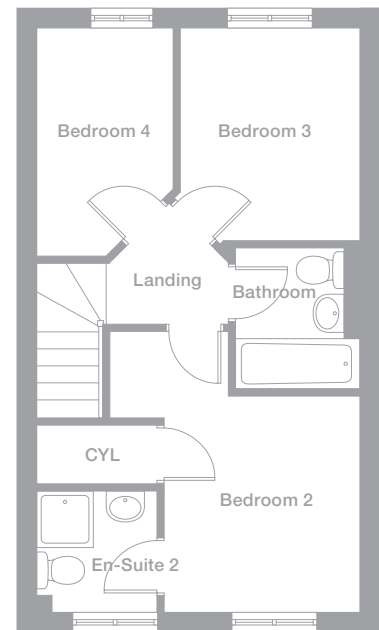
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen
3.420m x 3.294m max
11'3" x 10'10"

Family/Dining
4.440m x 3.175
14'7" x 10'5"

WC
1.595m x 0.910m
5'3" x 3'0"

First Floor

Lounge
4.440m x 3.502m max
14'7" x 11'6"

Master Bedroom
4.459m max x 2.512m
14'8" x 8'3"

En-Suite 1
1.828m x 1.650m
6'0" x 5'5"

Second Floor

Bedroom 2
3.860m max x 2.705m
12'8" x 8'10"

En-Suite 2
1.635m x 1.650m
5'4" x 5'5"

Bedroom 3
2.920m max x 2.474m max
9'7" x 8'1"

Bedroom 4
3.130m max x 1.866m max
10'3" x 6'1"

Bathroom
1.970m x 1.700m max
6'6" x 5'7"

* Plot is a mirror image of plans shown above

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The Melville

2 Bed

Plots

219

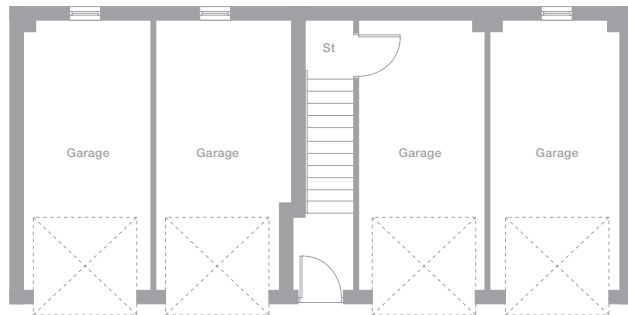
Key Features

Single garage
Open-plan design
En-suite shower room

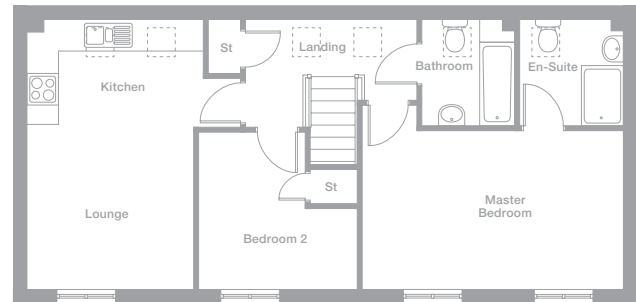
The large open-plan living area has a crisp, modern ambience, and the many practical touches – including a large downstairs store room and luxurious en-suite facilities – make this an exceptionally comfortable home.



Ground Floor



First Floor



Room Dimensions

First Floor

Lounge	En-Suite
3.360m x 3.269m	2.104m x 2.108m
11'0" x 10'9"	6'11" x 6'11"
Kitchen	Bedroom 2
3.586m max x 3.2160m	3.211m max x 3.170m
11'9" x 7'1"	10'6" x 10'5"
Master Bedroom	Bathroom
5.254m x 3.221m	1.892m x 2.108m
17'3" x 10'7"	6'2" x 6'11"

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Note: Plot 219 is constructed with Velux rooflights to rear elevation in lieu of the windows to kitchen, landing, bathroom and en-suite

Weaver

4 Bed

Plots

105, 120, 123*, 125, 129*,
130, 131, 134*, 137*, 141*

Overview

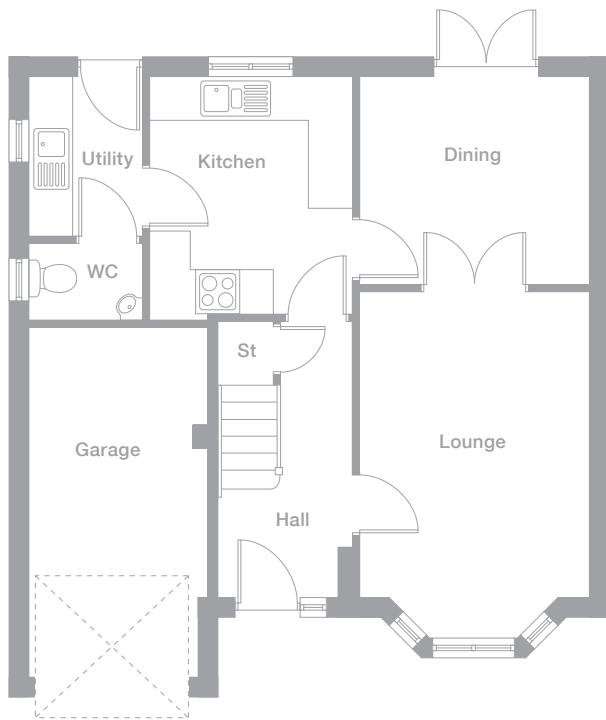
Distinguished by its elegant traditional bay window, the lounge opens through to a dining room with garden access to provide a strikingly light, expansive setting for social gatherings. The separate utility room provides an ideal space for storing gardening boots and wet umbrellas.

Key Features

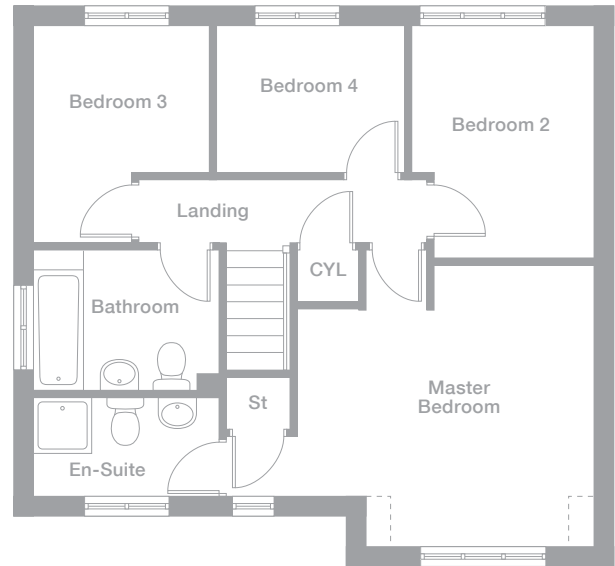
Integral Garage
Utility Room
Bay Window
En-Suite Shower Room



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.200m x 4.908m into bay
10'6" x 16'1"

Kitchen
2.850m x 3.350m
9'4" x 11'0"

Dining
3.200m x 2.910m
10'6" x 9'7"

Utility
1.584m x 2.240m
5'2" x 7'4"

WC
1.584m x 1.010m
5'2" x 3'4"

First Floor

Master Bedroom
4.181m x 3.960m max
13'9" x 13'0"

En-Suite
2.583m x 1.415m
8'6" x 4'8"

Bedroom 2
2.569m max x 3.265m max
8'5" x 10'9"

Bedroom 3
2.460m x 3.065m max
8'1" x 10'1"

Bedroom 4
2.655m x 2.060m
8'9" x 6'9"

Bathroom
2.583m x 1.970m
8'6" x 6'6"

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* Plots are a mirror image of plans shown above

Buchan /Alt

4 Bed

Plots

92*, 117, 119, 1261, 128*, 132, 133, 140*, 143, 145, 147, 156*, 157, 160*, 161, 213*, 228*

Overview

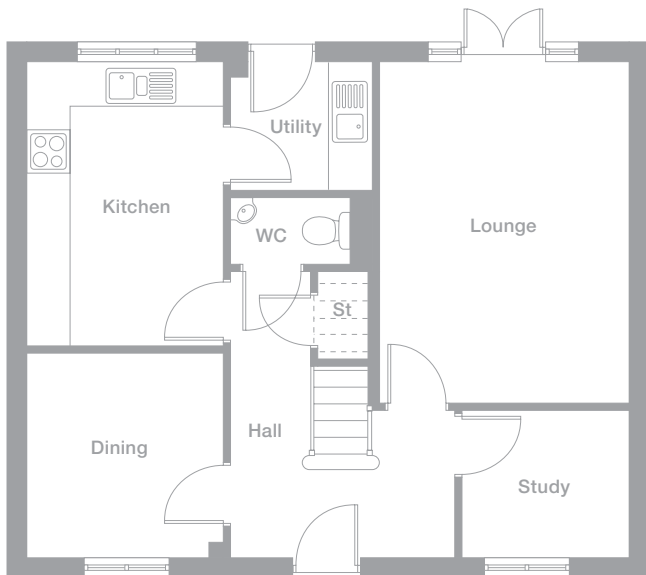
The spacious hall opens into a lounge that features french doors flanked by glazed panels, bringing a bright and airy feel to the room. The separate study, perfect for working from home, could also be used to create a peaceful library space.

Key Features

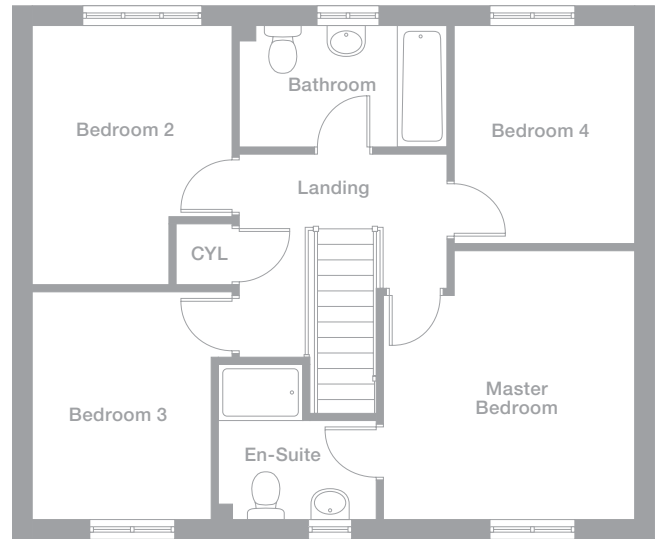
Utility Room
French Doors to Lounge
Gallery Landing



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.450m x 4.790m 11'4" x 15'9"	Utility 1.937m x 1.800m 6'4" x 5'11"
Kitchen 2.763m x 3.997m 9'1" x 13'1"	Study 2.310m x 2.060m 7'7" x 6'9"
Dining 2.763m x 2.853m 9'1" x 9'4"	WC 1.613m x 0.945m 5'4" x 3'1"

First Floor

Master Bedroom 3.500m x 3.800m max 11'6" x 12'6"	Bedroom 3 2.515m x 3.180m 8'3" x 10'5"
En-Suite 2.235m x 2.180m max 7'4" x 7'2"	Bedroom 4 2.500m x 3.050m 8'2" x 10'0"
Bedroom 2 2.805m x 3.670m max 9'2" x 12'0"	Bathroom 2.945m x 1.700m 9'8" x 5'7"

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Please note that elevational treatments may vary. Render only applies to Plots 92, 117, 119, 133 and 140.

* Plots are a mirror image of plans shown above

† Plot 126 Buchan Alt has plot specific amendments to the layout. Please speak with the sales advisor for further clarification.

The Gissing

3 Bed with Study

Plots

214*, 218, 223*, 224

Key Features

French doors
Dormer window
Seperate study

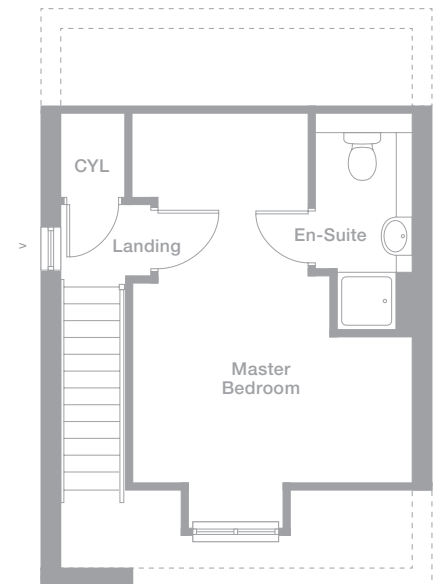
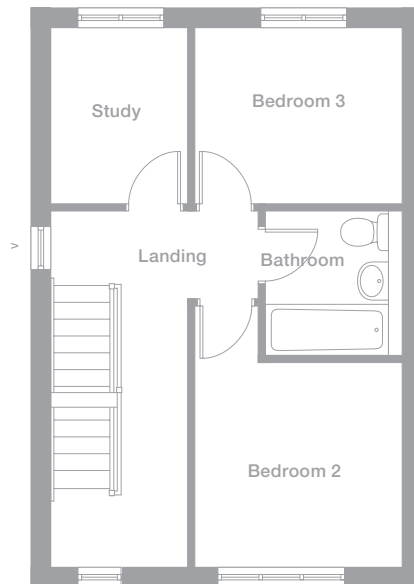
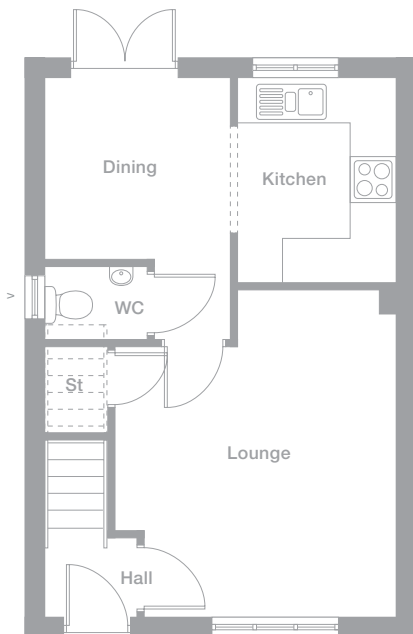
The large lounge of this spacious home opens directly through to a bright dining area that, with its garden access and adjoining kitchen, combines a welcoming, convivial ambience with supremely practical design.



Ground Floor

First Floor

Second Floor



Room Dimensions

Ground Floor

Lounge
3.885m max x 4.480m max
12'9" x 14'8"

Kitchen
2.140m x 2.800m
7'0" x 9'2"

Dining
2.550m x 2.470m
8'4" x 8'1"

WC
1.400m x 0.990m
4'7" x 3'3"

First Floor

Bedroom 2
2.859m x 2.801m
9'5" x 9'2"

Bedroom 3
2.869m x 2.424m
9'5" x 7'11"

Bathroom
1.700m x 2.020m
5'7" x 6'8"

Study
1.871m x 2.409m
6'2" x 7'11"

Second Floor

Master Bedroom
3.841m max x 4.970m max
12'7" x 16'4"

En-Suite
1.308m x 2.725m*
4'3" x 8'11"

* Minimum ceiling height 1.194m

> Gable windows apply to plot 214 only

* Plots are a mirror image of plans shown above

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Kipling

3 Bed

Plots

49*, 50, 138*, 139, 151, 152*,
172, 173*, 182, 183*

Overview

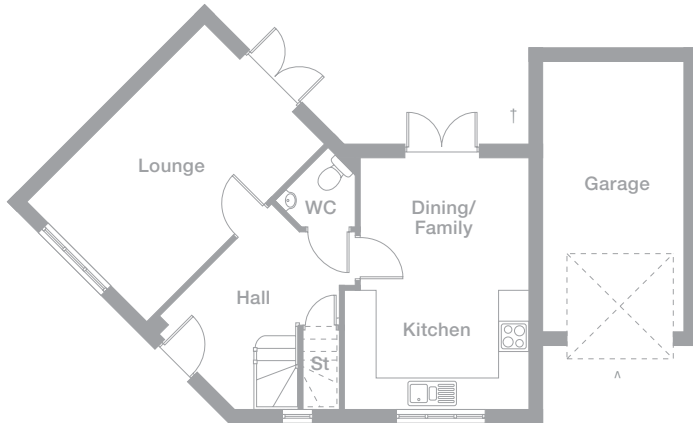
The gentle angles of the frontage are reflected in the striking pentagonal hallway and delightful bathroom. The lounge and the kitchen/dining area both have windows at either end, bringing an exceptionally light, open ambience to the whole of the ground floor.

Key Features

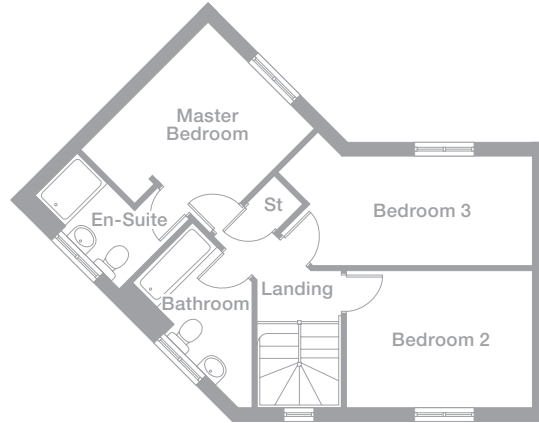
Garage
Downstairs WC
Dual French Doors
En-Suite Shower Room



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.220m x 4.964m
10'11" x 16'3"

Kitchen
3.650m x 2.325m
12'0" x 7'8"

Dining/Family
3.350m x 2.639m
11'0" x 8'8"

WC
1.445m max x 1.489m
4'9" x 4'11"

First Floor

Master Bedroom
3.588m max x 2.971m
11'9" x 9'9"

En-Suite
2.477m x 1.276m
8'2" x 4'2"

Bedroom 2
3.700m x 2.704m
12'2" x 8'10"

Bedroom 3
4.439m max x 2.160m
14'7" x 7'1"

Bathroom
3.253m max x 1.926m
10'8" x 6'4"

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^ Position of garage varies for each plot

* Plot is a mirror image of plans shown above

† Personnel door to plots 152 and 182

Chaucer

1 Bed

Plots

65,169*

Overview

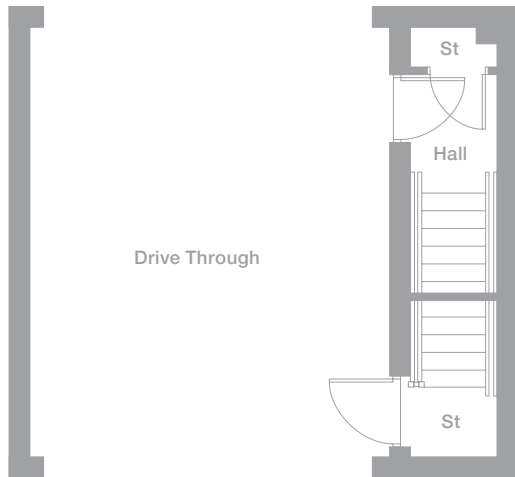
Imaginative design allied with a wealth of attractive features make The Chaucer a dwelling of real character. The staircase is integrated into the lounge to give a loft-style quality.

Key Features

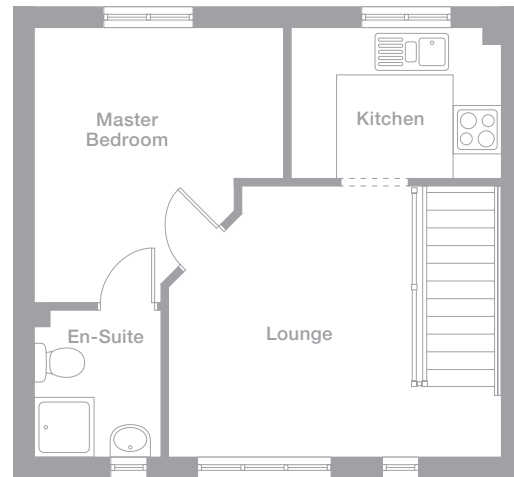
Loft-style design
En-suite shower room
Stainless steel oven, hob & extractor



Ground Floor



First Floor



Room Dimensions

First Floor

Lounge
4.355m max x 3.560m max
14'3" x 11'8"

Kitchen
2.740m x 1.970m
9'0" x 6'6"

Master Bedroom
3.290m max x 3.620m max
10'10" x 11'11"

En-Suite
1.675m x 1.910m
5'6" x 6'3"

* Plots are a mirror image of plans shown above

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Orwell

3 Bed

Plots

91, 93, 94*, 103, 106*, 118*, 121*, 122, 124, 127*, 135*, 136, 142*, 144, 146*, 154*, 179, 180*, 226, 227*

Overview

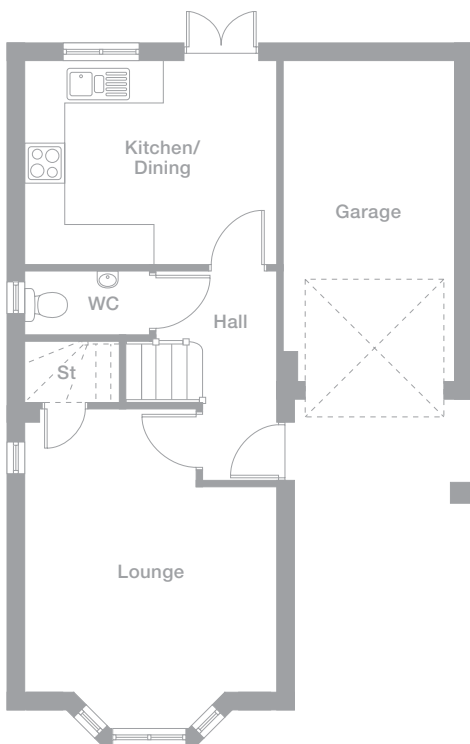
From the welcoming sheltered entrance to the spacious master bedroom, every aspect of the Orwell clearly reflects the attention to detail that runs throughout its design and construction.

Key Features

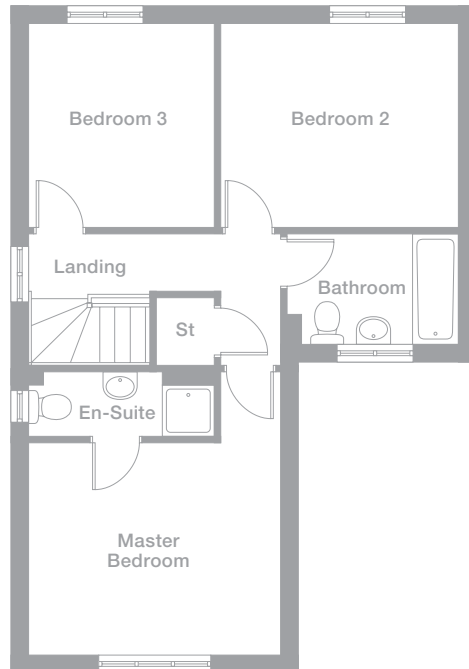
Integral Garage
Bay Window
French Doors
En-Suite Shower to Master Bedroom



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.850m max
x 4.943m into bay
12'8" x 16'3"

Kitchen/Dining
3.805m x 3.100m
12'6" x 10'2"

WC
1.915m x 1.013m
6'3" x 3'4"

First Floor

Master Bedroom
3.850m x 3.240m
12'8" x 10'8"

En-Suite
2.850m x 1.010m
9'4" x 3'4"

Bedroom 2
3.675m x 3.100m
12'1" x 10'2"

Bedroom 3
2.850m max x 3.100m
9'4" x 10'2"

Bathroom
2.675m x 1.700m
8'9" x 5'7"

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* Plots are a mirror image of plans shown above

Please note that the elevational treatments may vary. Plots 121, 122 and 124 are rendered plots

Edgeworth

2 Bed

Plots

66, 67, 167*, 168*

Overview

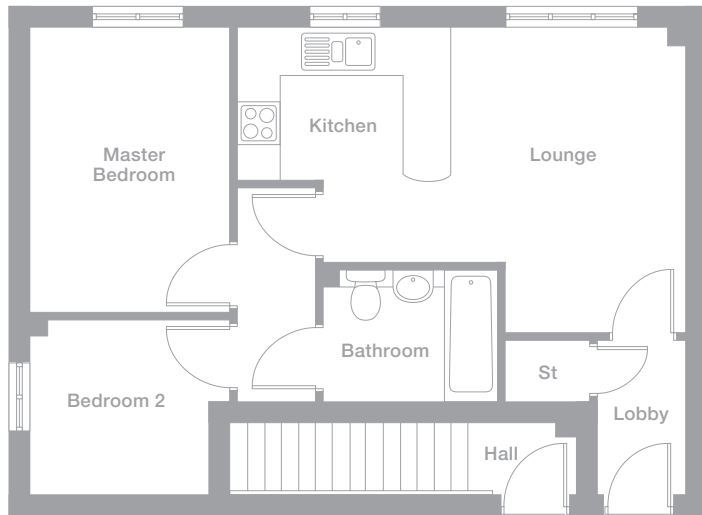
The Edgeworth apartments are strikingly different in layout, giving each a distinctive character. The ground floor home opens onto a living area which leads to a second hallway. The upper dwelling is arranged around a large gallery landing.

Key Features

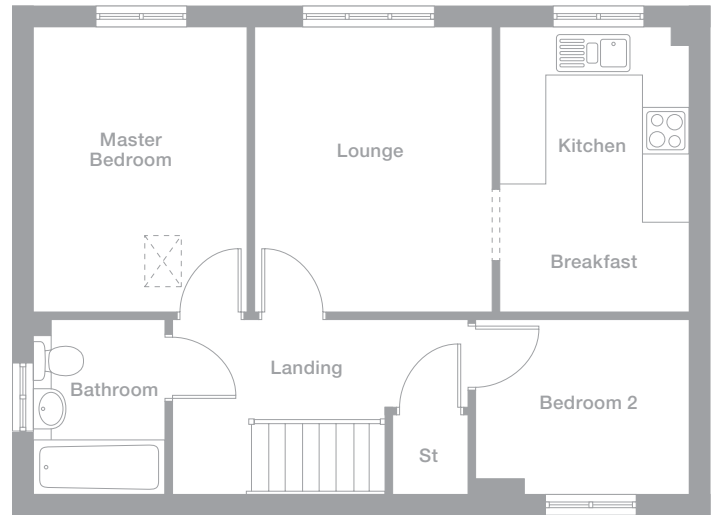
Allocated Parking
Feature Arch to Kitchen
Open-Plan Design



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.074m max x 3.985m max 10'1" x 13'1"	Bedroom 2 2.300m x 2.300m 7'7" x 7'7"
Kitchen 2.835m x 3.075m max 9'4" x 10'1"	Bathroom 2.300m x 1.700m 7'7" x 5'7"
Master Bedroom 2.600m x 3.725m max 8'6" x 12'3"	

First Floor

Lounge 3.139m x 3.725m 10'4" x 12'3"	Bedroom 2 2.800m x 2.300m 9'2" x 7'7"
Kitchen/Breakfast 2.470m x 3.725m 8'1" x 12'3"	Bathroom 1.700m x 2.300m 5'7" x 7'7"
Master Bedroom 2.800m x 3.725m max 9'2" x 12'3"	

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* Plots are a mirror image of plans shown above

Yare

2 Bed

Plots

61, 62, 63*, 64*, 68,
71*, 87, 90*, 96, 97*,
98*, 101, 162*, 163*,
164, 165, 170*, 171

Overview

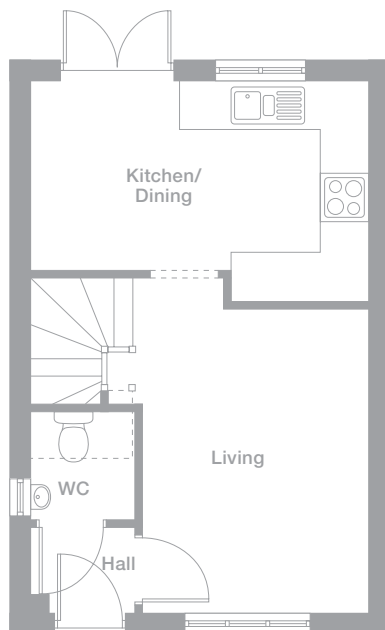
Open plan design, with a staircase ascending directly from the living space and an archway that maximises natural light, gives the Yare a contemporary appeal that complements its hugely practical, and convenient design.

Key Features

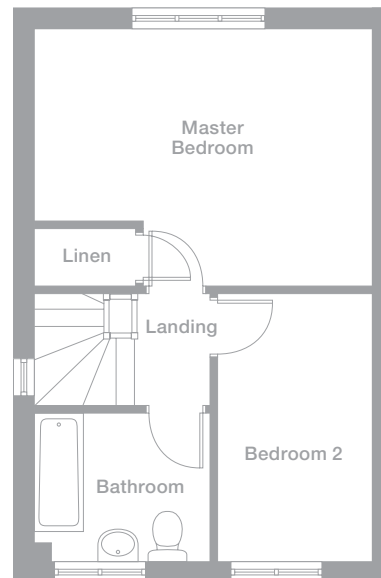
French Doors
Kitchen/Dining Room
Spacious Master Bedroom
Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.300m max x 2.950m
10'10" x 9'8"

Kitchen/Dining
4.390m x 2.835m max
14'5" x 9'4"

WC
1.340m x 1.420m
4'5" x 4'8"

First Floor

Master Bedroom
4.390m max x 3.360m
14'5" x 11'0"

Bedroom 2
2.015m x 3.488m
6'7" x 11'5"

Bathroom
2.275m x 1.911m
7'6" x 6'3"

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.

* Plots are a mirror image of plans shown above

Cooper

3 Bed

Plots

155, 158

Overview

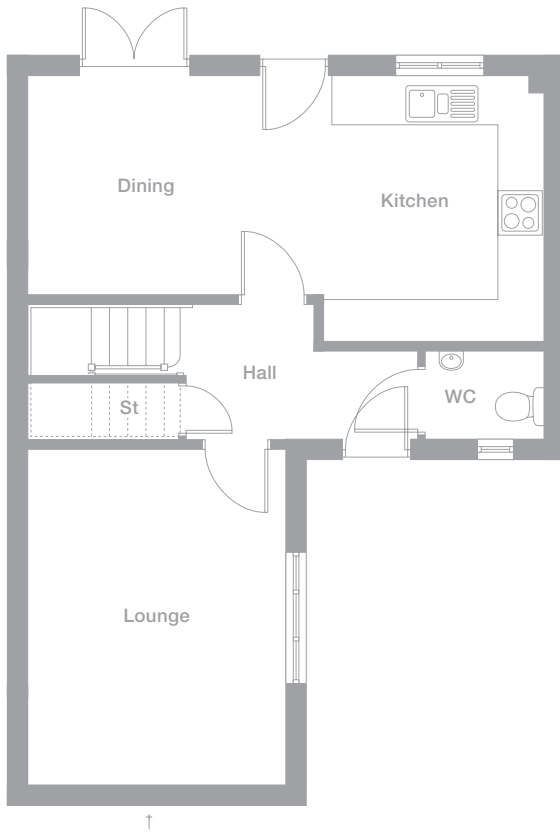
The magnificent kitchen and dining room not only present an impressive setting for entertaining, they will make planning and preparing meals a pleasure. On summer evenings, the french doors will make outdoor dining a tempting option.

Key Features

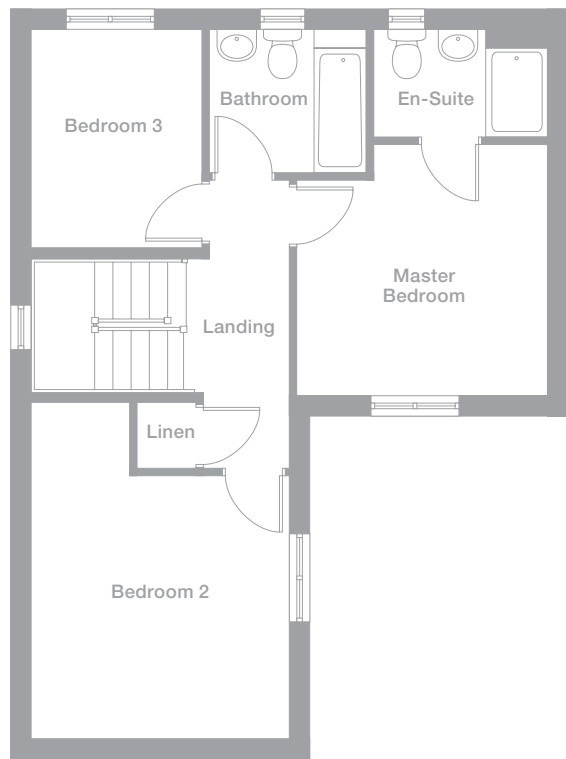
3 Bedrooms
Master Bed En-Suite
Garage
Downstairs WC
Large Dining/Kitchen
Feature Staircase



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.450m x 4.510m
11'4" x 14'10"

Dining
4.100m x 2.900m
13'5" x 9'6"

Kitchen
2.840m x 3.550m
9'4" x 11'8"

WC
1.600m x 1.150m
5'3" x 3'9"

First Floor

Master Bedroom
3.400m x 3.350m
11'2" x 11'0"

En-Suite
2.330m x 1.400m
7'8" x 4'7"

Bedroom 2
3.450m x 3.520m
11'4" x 11'7"

Bedroom 3
2.275m x 2.900m
7'6" x 9'6"

Bathroom
2.135m x 1.900m
7'0" x 6'3"

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.

* Plots are a mirror image of plans shown above

† Plot 158 has attached garages, please speak with Sales Advisor for further clarification

Dahl

3 Bed

Plots

148, 149*, 159*, 176, 177

Overview

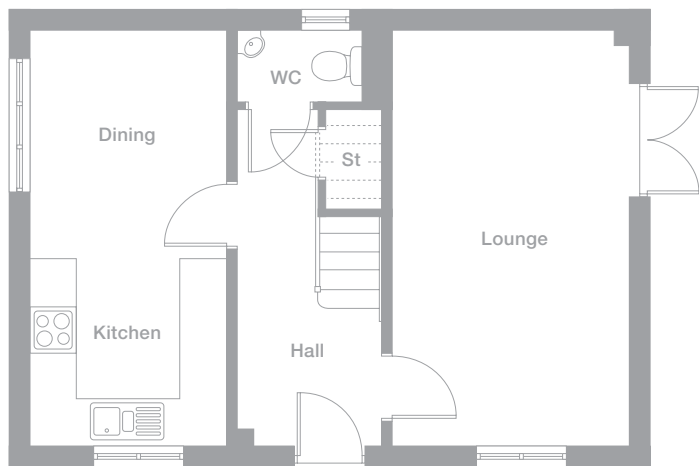
Enhanced by dual aspect windows, the beautifully planned kitchen and dining room combines a bright, friendly stylishness with a wonderfully practical layout. With french doors in the lounge and a bright gallery landing upstairs, the Dahl is filled with welcoming natural light.

Key Features

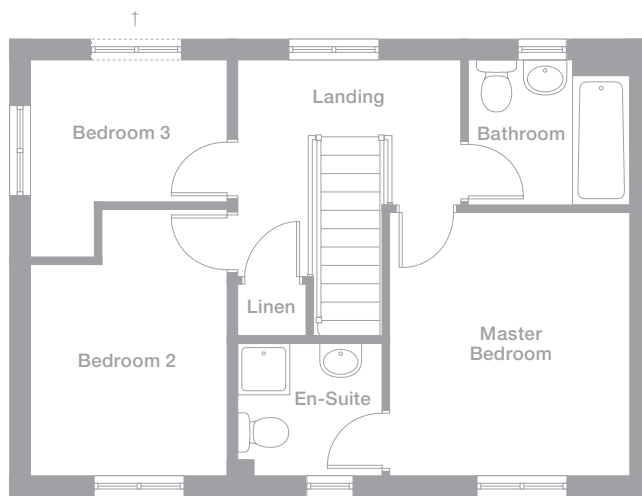
French Doors
Kitchen/Dining
Master Bed En-Suite



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining/Kitchen
2.565m x 5.450m
8'5" x 17'11"

WC
1.637m x 0.938m
5'4" x 3'1"

First Floor

Master Bedroom
3.130m x 3.450m
10'3" x 11'4"

En-Suite
1.905m x 1.730m
6'3" x 5'8"

Bedroom 2
2.565m x 3.500m max
8'5" x 11'6"

Bedroom 3
2.565m x 1.850m
8'5" x 6'1"

Bathroom
2.084m x 1.900m
6'10" x 6'3"

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

* Plots are a mirror image of plans shown above

† Alternative window position for Plot 176

Darwin

3 Bed

Plots

150, 174, 175*, 178, 181*

Overview

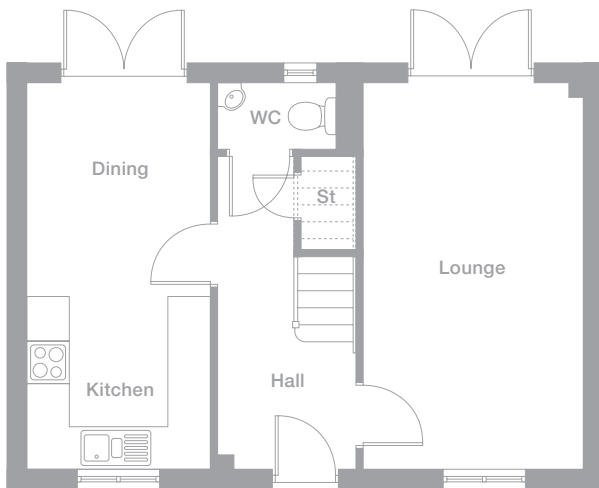
Twin pairs of french doors, opening out from both the lounge and the dining room, add extra flexibility to the layout of the Darwin and help to integrate the garden and the living space.

Key Features

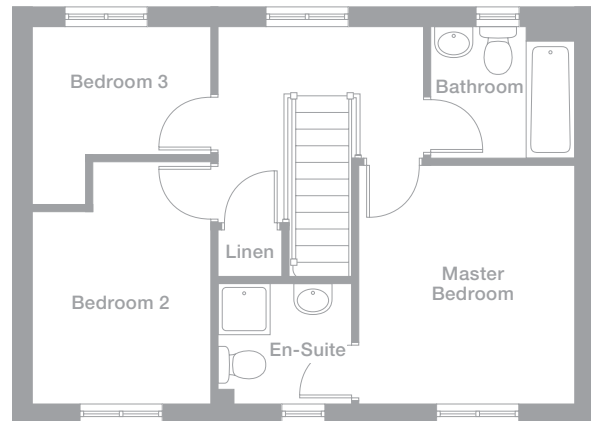
Spacious Entrance Hall
Dual Aspect French Doors
Downstairs WC
En-Suite Shower Room



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.080m x 5.450m
10'1" x 17'11"

Dining/Kitchen
2.565m x 5.450m
8'5" x 17'11"

WC
1.637m x 0.938m
5'4" x 3'1"

First Floor

Master Bedroom
3.130m x 3.450m
10'3" x 11'4"

En-Suite
1.905m x 1.730m
6'3" x 5'8"

Bedroom 2
2.565m x 3.500m max
8'5" x 11'6"

Bedroom 3
2.565m x 1.850m
8'5" x 6'1"

Bathroom
2.084m x 1.900m
6'10" x 6'3"

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.

* Plots are a mirror image of plans shown above

Meyer

2 Bed

Plots

166

Overview

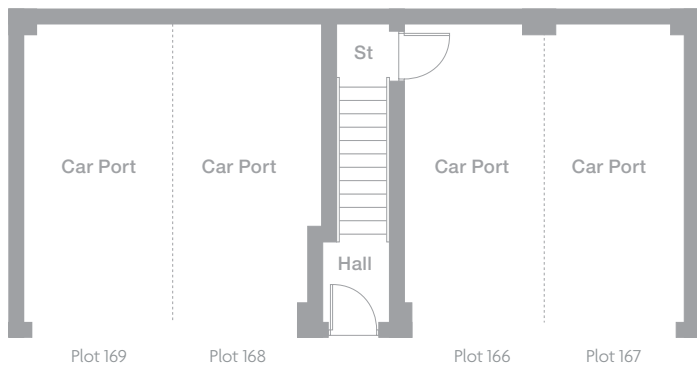
Features like the charming Juliette balcony that adds a focal point to the living space, and the unusual en-suite master bedroom, give the Meyer an instant and lasting appeal. The convenient downstairs storage space is perfect for camping equipment or golf clubs.

Key Features

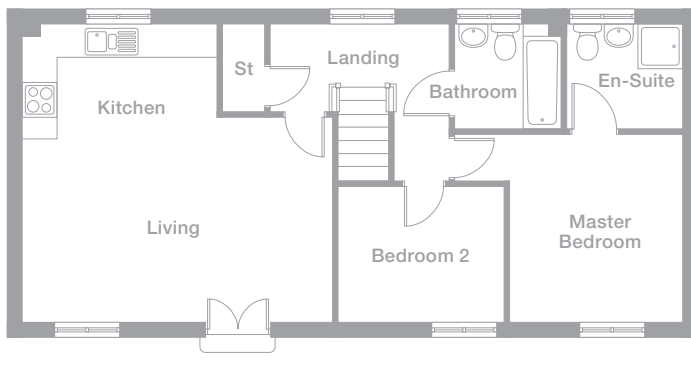
Juliet Balcony
Kitchen/Living
Master Bed En-Suite
Car Port



Ground Floor



First Floor



Room Dimensions

First Floor

Living 5.626m max x 3.732m 18'5" x 12'3"	Bedroom 2 3.024m x 2.460m 9'11" x 8'1"
Kitchen 3.545m x 2.100m 11'8" x 6'11"	Bathroom 1.962m x 1.902m 6'5" x 6'3"
Master Bedroom 4.151m max x 3.427m 13'7" x 11'3"	
En-Suite 2.089m x 1.902m 6'10" x 6'3"	

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

* Plots are a mirror image of plans shown above

Nevis

3 Bed

Plots

69, 70*, 85, 86*, 88,
89*, 99*, 100

Overview

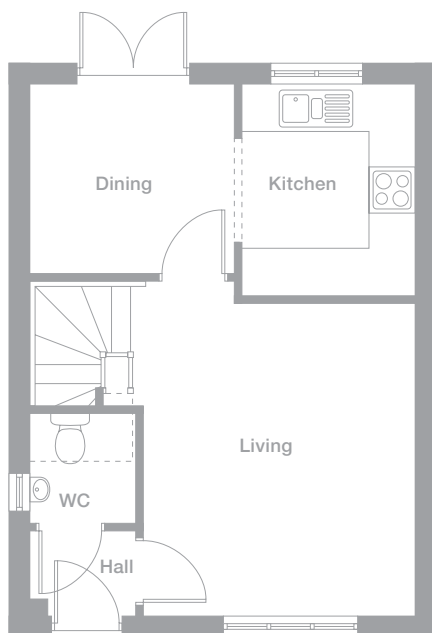
The intelligent approach to the layout of the kitchen and dining area, subtly separated by an elegant archway while keeping both spaces light and airy, maximises convenience without compromising on style.

Key Features

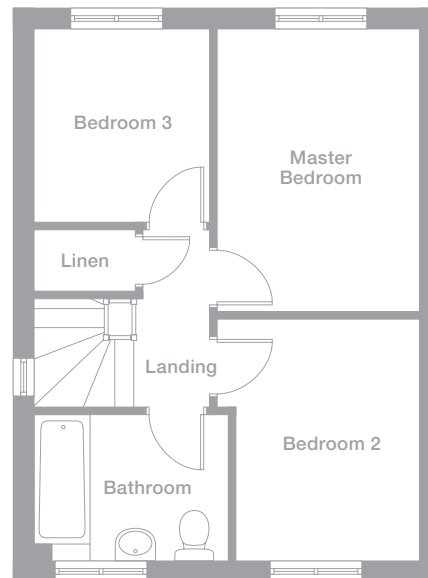
French Doors
Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.580m max x 4.053m
11'9" x 13'4"

Dining
2.660m x 2.470m
8'9" x 8'1"

Kitchen
2.280m x 2.745m
7'6" x 9'0"

WC
1.360m x 1.470m
4'6" x 4'10"

First Floor

Master Bedroom
2.652m x 3.686m
8'8" x 12'1"

Bedroom 2
2.410m x 3.162m
7'11" x 10'4"

Bedroom 3
2.288m x 2.520m
7'6" x 8'3"

Bathroom
2.530m x 1.887m
8'4" x 6'2"

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.

* Plots are a mirror image of plans shown above

Gaskell

3 Bed

Plots

72, 153

Overview

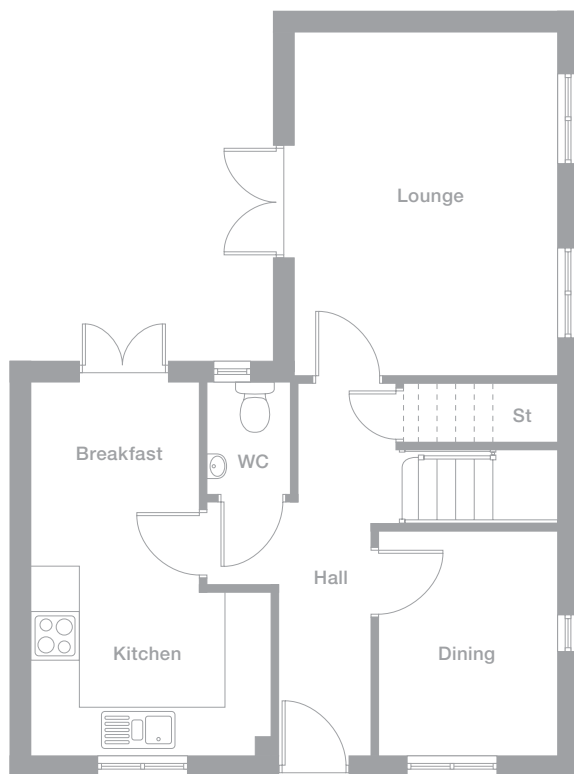
With a succession of beautiful dual aspect rooms, and french doors opening from both the living room and the large family kitchen, the Gaskell incorporates a delightfully sheltered garden into the bright living space.

Key Features

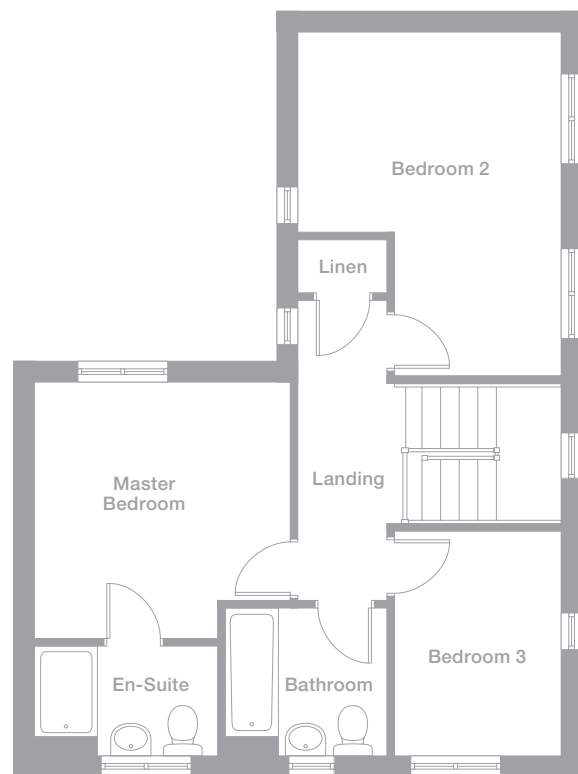
French Doors
Separate Dining Room
Master Bed En-Suite
Downstairs WC



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.450m x 4.500m
11'4" x 14'9"

Dining
2.350m x 2.900m
7'9" x 9'6"

Kitchen/Breakfast
3.148m max x 4.850m max
10'4" x 15'11"

WC
1.100m x 1.450m
3'7" x 4'9"

First Floor

Master Bedroom
3.390m x 3.350m max
11'1" x 11'0"

En-Suite
2.400m x 1.400m
7'10" x 4'7"

Bedroom 2
3.450m max x 4.500m max
11'4" x 14'9"

Bedroom 3
2.200m x 2.900m
7'3" x 9'6"

Bathroom
2.140m x 1.900m
7'0" x 6'3"

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

* Plots are a mirror image of plans shown above

Calder

4 Bed

Plots

102*, 104*

Overview

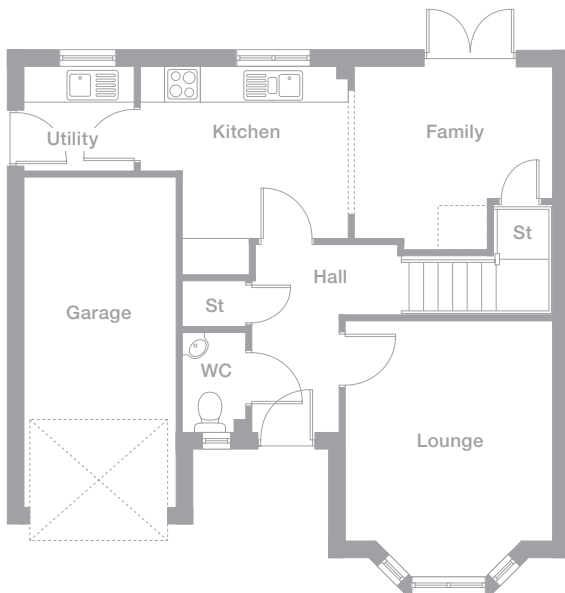
A separate utility room leaves the large kitchen and family room of the Calder free for adventurous cookery and relaxed dining, creating a wonderful space that will quickly become the lively hub of family life.

Key Features

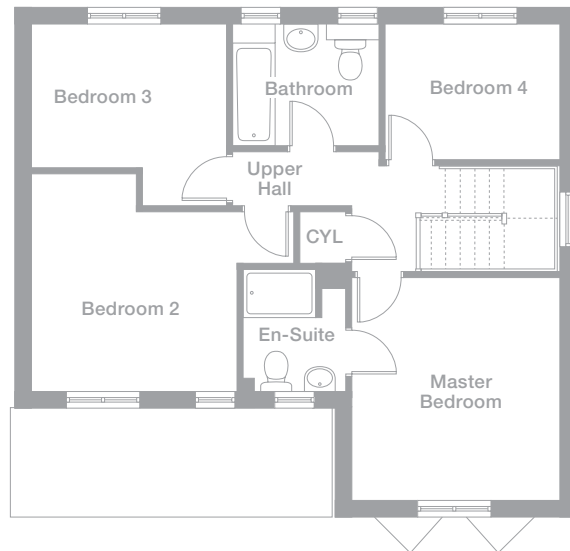
French Doors
Master Bed En-Suite
Downstairs WC
Family Room
Storage Cupboards
Feature Bay Window
Utility Room
Integral Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
3.405m x 4.187m max 11'2" x 13'9"	0.995m x 1.615m 3'3" x 5'4"
Kitchen	Utility
3.445m max x 3.393m max 11'4" x 11'2"	1.800m x 1.650m 5'11" x 5'5"
Family	
3.250m x 2.973m max 10'8" x 9'9"	

First Floor

Master Bedroom	Bedroom 4
3.405m max x 3.644m 11'2" x 11'11"	2.888m x 2.168m 9'6" x 7'1"
En-Suite	Bathroom
1.713m x 1.995m 5'7" x 6'7"	2.397m x 1.960m 7'10" x 6'5"
Bedroom 2	
3.377m x 3.595m max 11'1" x 11'10"	
Bedroom 3	
3.210m x 2.310m 10'6" x 7'7"	

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* Plots are a mirror image of plans shown above

Tolkien

3 Bed

Plots

107*, 108, 109*, 110

Overview

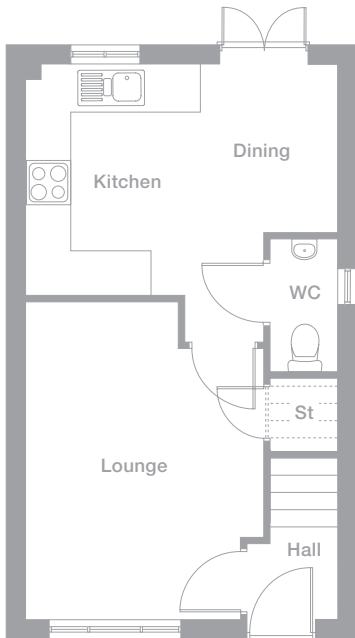
The immensely practical ground floor arrangement, with french windows introducing a special ambience to the dining area, is complemented by a strikingly unusual master bedroom with its own private staircase, an en-suite shower and a charming dormer window.

Key Features

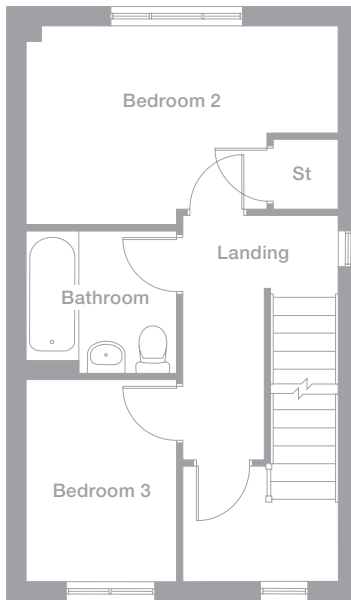
French Doors
En-Suite Shower Room
Allocated Parking



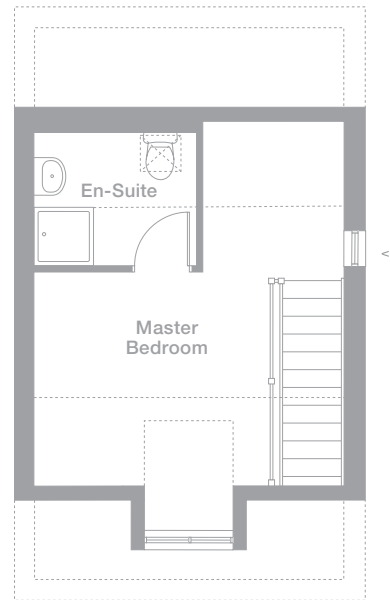
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Lounge
3.185m max x 4.255m max
10'5" x 14'0"

Kitchen/Dining
4.140m x 3.075m max
13'7" x 10'1"

WC
0.855m x 1.800m
2'10" x 5'11"

First Floor

Bedroom 2
4.140m max x 2.596m max
13'7" x 8'6"

Bedroom 3
2.015m x 2.724m
6'7" x 8'11"

Bathroom
2.015m x 1.910m
6'7" x 6'3"

Second Floor

Master Bedroom
3.128m excl. stairs x 2.897m
to 1.194 H.L.
10'3" x 9'6"

En-Suite
2.140m x 1.802m to 1.194 H.L.
7'0" x 5'11"

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< Gable windows only applicable to plots 107 and 110.

* Plots are a mirror image of plans shown above

Foxyby House Apartments

Plots

111, 112, 113, 114, 115, 116

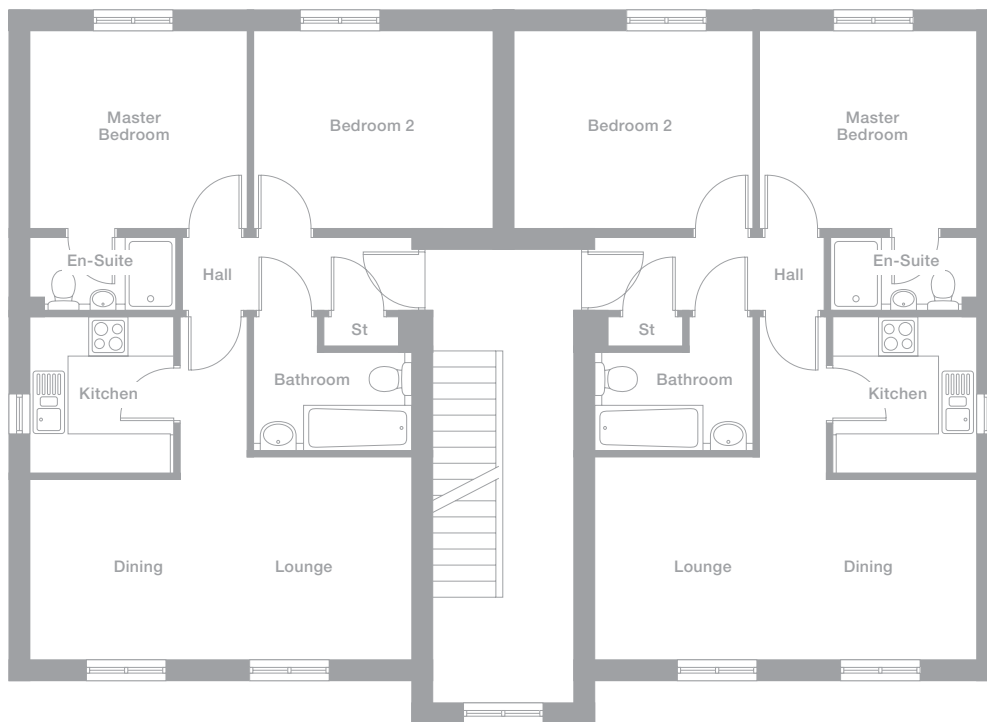
Overview

Raising the attractions of apartment living to new levels of contemporary comfort and flair, these homes all include en-suite master bedrooms, professionally-designed kitchens and broad, twin-windowed living areas with unusual entrance corridors that add a fascinating dynamic to the space.

Key Features

Dining/Lounge
Master Bed En-Suite

Type A - Plots 113, 114, 115, 116



Room Dimensions

Type A

Living/Dining

5.952m x 3.163m max
19'6" x 10'5"

Kitchen

2.400m x 2.251m
7'10" x 7'5"

Master Bedroom

3.389m x 3.078m
11'1" x 10'1"

En-Suite

2.290m x 1.175m
7'6" x 3'11"

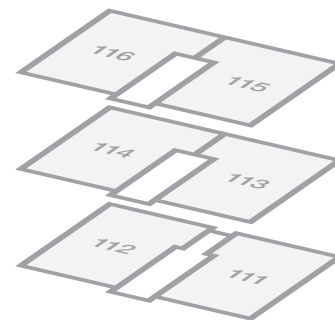
Bedroom 2

3.078m x 2.969m
10'1" x 9'9"

Bathroom

2.463m x 2.075m max
8'1" x 6'10"

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



Type B - Plots 111, 112



Type B

Living/Dining
5.952m x 3.163m max
19'6" x 10'5"

Kitchen
2.400m x 2.251m
7'10" x 7'5"

Master Bedroom
3.389m x 3.078m
11'1" x 10'1"

En-Suite
2.290m x 1.175m
7'6" x 3'1"

Bedroom 2
3.725m x 3.078m
12'3" x 10'1"

Bathroom
2.463m x 2.075m max
8'1" x 6'10"

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

Blyton

3 Bed

Plots

95*

Overview

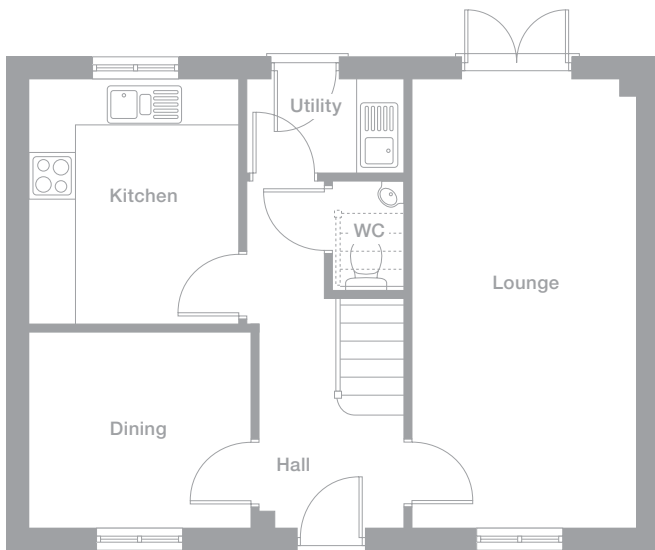
With its elegant french doors, the large dual aspect living area provides an immensely inviting hub for family life while, beyond the spacious feature landing, the third bedroom offers potential to create a study, a nursery or some special guest accommodation.

Key Features

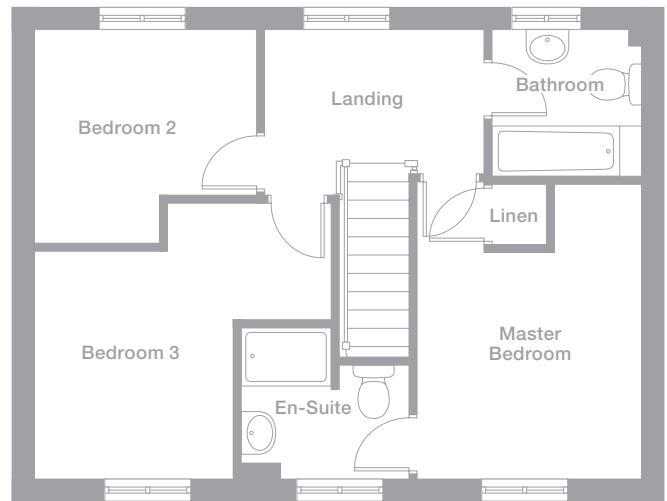
French Doors
Kitchen/Dining
Utility



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge	WC
2.950m x 5.959m	0.930m x 1.442m
9'8" x 19'7"	3'1" x 4'9"
Dining	Utility
2.959m x 2.612m	2.080m x 1.260m
9'8" x 8'7"	6'10" x 4'2"
Kitchen	
2.784m x 3.247m	
9'2" x 10'8"	

First Floor

Master Bedroom	Bedroom 3
3.000m x 2.999m	2.934m x 2.860m max
9'10" x 9'10"	9'8" x 9'5"
En-Suite	Bathroom
2.230m x 1.999m max	2.000m x 1.960m
7'4" x 6'7"	6'7" x 6'5"
Bedroom 2	
2.634m x 2.999m	
8'8" x 9'10"	

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.

* Plots are a mirror image of plans shown above

Make Our House Your Home

When you reserve your home our Choices Adviser will contact you to make an appointment for you to visit our Choices Centre. Then you can start to make the choices that will turn our house into your dream home. From the type of kitchen units you'd like, to the surfaces you prepare dinner on, from what kind of fridge to how cool you want your lighting to be, the choice is yours.



It's Your Choice
Visit the Choices Centre
to see the wide range
of options available to
personalise your home.

CHOICES
helping to make our house your home

Specification

	Chaucer	Edgeworth	Meyer	Yare	Nevis	Tolkein	Dahl	Darwin	Orwell	Kipling	Blyton	Cooper	Gaskell	Weaver	Calder	Buchan	Foxby House Apartments
Kitchens																	
Contemporary designed fitted kitchen with choice of door frontal*	✓	✓	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	✓
Contemporary designed fitted kitchen with choice of mix-n-match frontals*	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Bullnosed edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	-	-	-	-	-	-	-	-	-	-	✓	-	-	✓	✓	✓	-
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas or electric ceramic hob*	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven ('A' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated fridge - freezer ('A+' energy rating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Freestanding washer dryer in Graphite	✓	✓	✓	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
Plumbing and electrics for washing machine	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Plumbing and electrics for dishwasher (where kitchen design allows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
4 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms																	
Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to bathroom WC	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat to en-suite WC	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finished electric shower with anti-limescale system	-	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	✓
Bar style chrome shower mixer valve	✓	✓	-	✓	✓	-	-	-	-	-	-	-	-	✓	✓	✓	-
Low profile shower tray with stainless steel framed clear glass enclosure	✓	-	✓	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Shower over bath with screen*	-	✓	-	✓	✓	○	○	○	○	○	○	○	○	○	○	○	-
Drum type low energy light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area**	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances**	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical																	
Mains wired (with battery back-up) smoke and carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where units have garages)	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Smart TV ready enabled socket to lounge †	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom †	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket †	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Door audio entry system	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓

✓ Standard

○ Optional Extra

- Not Available

* Choice is subject to build programme

† As denoted on working drawing

** Choices and upgrades are available on tiling specification subject to build programme

	Chaucer	Edgeworth	Meyer	Yare	Nevis	Tolkein	Dahl	Darwin	Orwell	Kipling	Blyton	Cooper	Gaskell	Weaver	Calder	Buchan	Foxby House Apartments
Heating																	
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones (where units have zoned heating)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior																	
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors (where layout permits)	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
PVCu fascias, soffits and gutters	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where units have garages)	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Outside cold water tap	-	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	-
Decorative																	
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobe system to master bedroom	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Landscaping																	
Turf or planting to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-
1,800mm high, larch lap fence panel to adjacent to property. 900mm post and rail timber fence to remainder of boundary	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	-



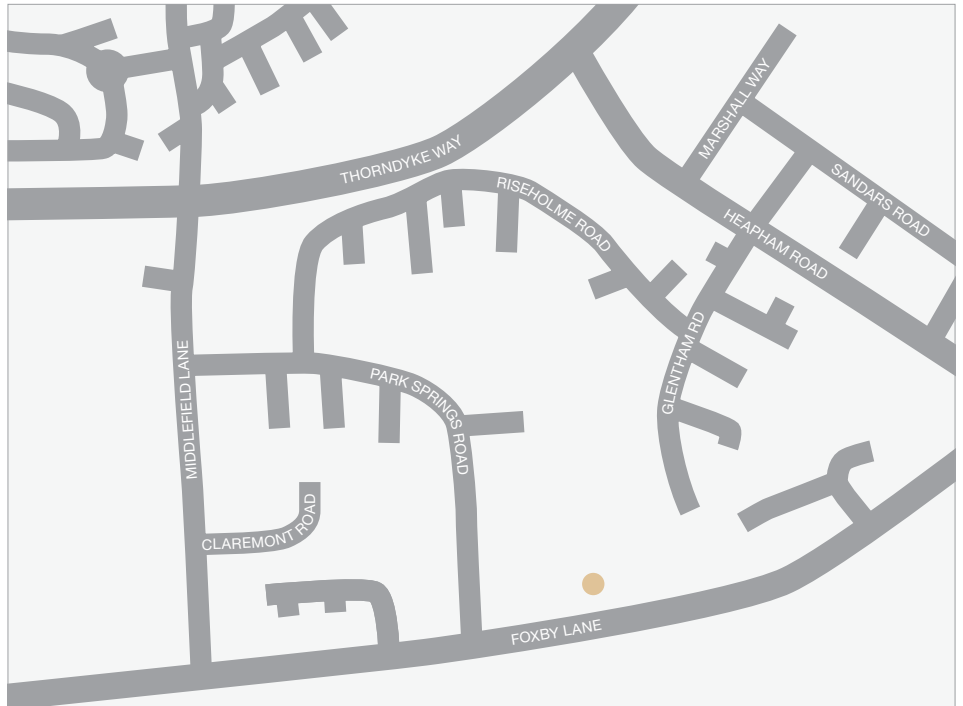
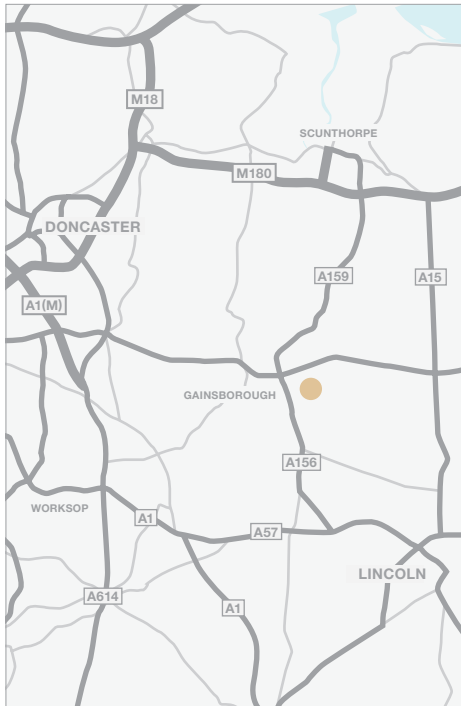
All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

How to find us

We are open Thursday to Monday

10:30am to 5:30pm

Telephone: 0800 840 8584



From the West

Approach Gainsborough by the A631 and after crossing the Bridge over the River Trent proceed straight through the traffic lights to the roundabout. Take the third exit off the roundabout onto A156 Ashcroft Road and continue to reach a second roundabout. Take the first exit onto Lea Road then take the third left turning onto Foxby Hill. Carry on into Foxby Lane, and Brooklands is on the left around half a mile on.

From the North

Approach Gainsborough by the A159 and carry straight on into Trinity Street to pass through the town centre. At the major junction with the A631, keep straight on at the lights to enter Ashcroft Road (A156) and carry on to the T-junction, then turn left into Lea Road (A156). Pass under the railway bridge, then take the third left turning into Foxby Hill. Carry on into Foxby Lane, and Brooklands is on the left around half a mile on.

From the East

Approach Gainsborough by the A631. On the outskirts of the town, pass the turning signposted for Gainsborough Golf Club on the right then the small wooded turning for Thonock on the left, then at the traffic lights bear left into Heapham Road. After just under half a mile, as the road bears round to the left, turn right to enter Foxby Lane. Brooklands is on the right, around quarter of a mile on.

From the South

Approach Gainsborough by the A156. On the outskirts of the town, pass under a railway bridge then take the next right turn into Foxby Hill. Carry on into Foxby Lane, and Brooklands is on the left around half a mile on.

Sat Nav: DN21 IPL

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 Sales Adviser 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 Sales Adviser and confirmed with solicitors.



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We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

www.mymillerstreet.co.uk

Why Miller?

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.

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