



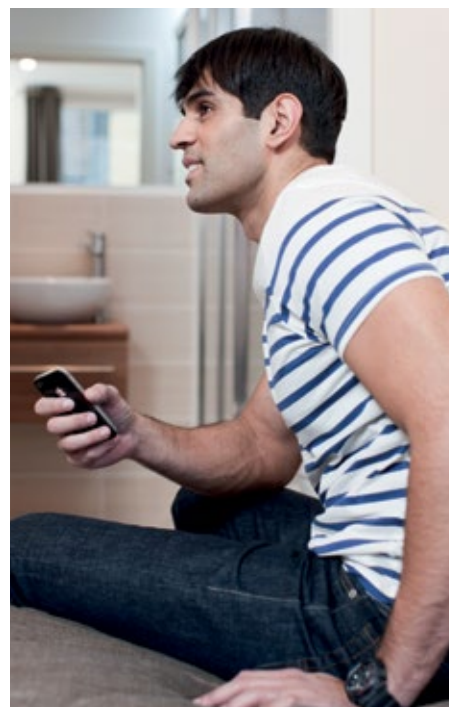
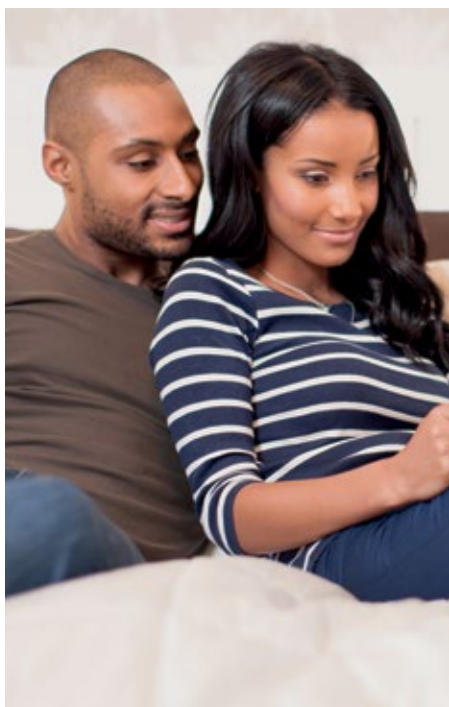
**Dales View
Brailsford**

millershomes

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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Plot information

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Welcome to Dales View

In peaceful rural surroundings just seven miles from the centre of Derby, the village of Brailsford offers a wonderful place to rediscover a natural pace of life and enjoy the changing seasons as part of a mature, welcoming community. A short stroll from the local shop and the picturesque village pub, Dales View is a prestigious selection of three, four and five bedroom homes combining modern, energy efficient design with attractive streetscapes that harmonise with the ambience of the village.



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.

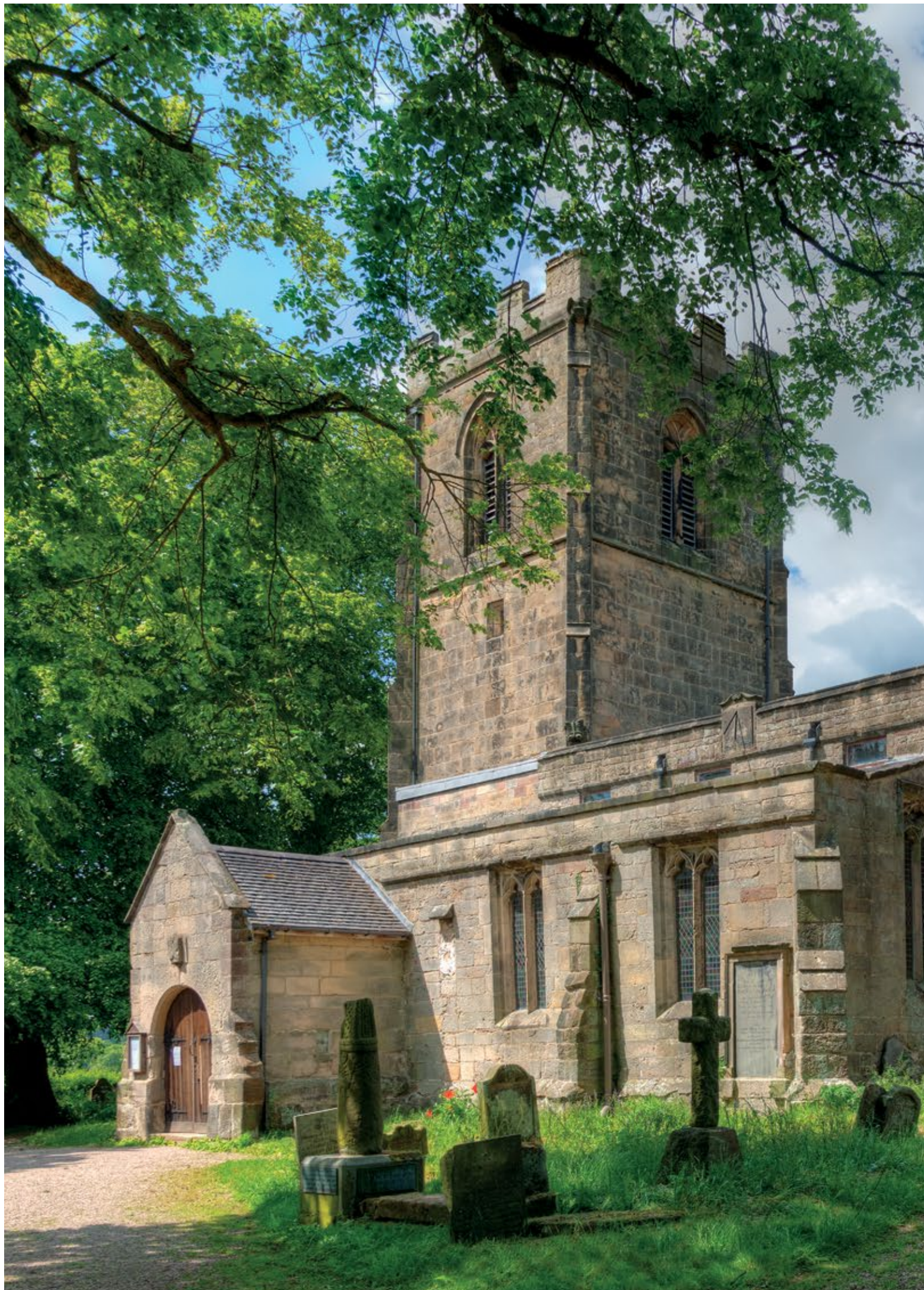
Be Happy

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.



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 Dales View.







2



3



4

- 1 All Saints Church
- 2 Kedleston Hall
- 3 Rose and Crown Pub
- 4 Market Hall, Derby

Transport

Buses between Uttoxeter and Derby via Ashbourne, running approximately hourly from Monday to Saturday with a reduced Sunday service, stop opposite the Rose and Crown pub a few minutes' walk from Dales View. Bus trips into Derby or Ashbourne take less than 20 minutes. The development is just a few yards from the A52, and approximately 10 minutes' drive from Ashbourne and quarter of an hour from Derby city centre.

Village Life

Many of the community activities in the village, including Brownies, Scouts, dance classes, keep fit, Women's Institute and a craft guild, take place in the Brailsford and Ednaston Village Institute, a few minutes' walk from Dales View. The fascinating twelfth century All Saints Church, just over a mile from the development along a pleasant tree-lined lane, is celebrated for its peaceful setting and thousand year-old yew tree as well as for its picturesque architecture. There are two traditional pubs in the area, the Rose and Crown around ten minutes' walk away and the Yew Tree around a mile away in the neighbouring village of Ednaston.

Leisure & Recreation

Dales View is less than six miles from Ashbourne, home of the ancient Shrovetide Football game played between teams from either end of the town, with hundreds of locals taking part. The town is known as the Gateway to the Peak District, and the National Park and Dovedale National Nature Reserve present an enormous variety of environments to explore. There are beautiful views from Kedleston Hall, around 15 minutes' drive away, and courses in watersports such as sailing, paddlesports and windsurfing can be found at Carsington Water, just 20 minutes' drive from the development. The nearby Brailsford Golf Club has full clubhouse facilities, and Wild Park Derbyshire, an outdoor activity centre with facilities for paintballing, quad biking, laser tag and archery, is less than two miles away. For indoor activities, Ashbourne Leisure centre offers a modern 30-station gym, squash courts, swimming pool and sports halls.

- 1 Cathedral Quarter, Derby
- 2 Derby Museum
- 3 Brailsford Golf Club
- 4 Westfield Shopping Centre

Shopping

Brailsford Stores, a general store, stationer, newsagent and off-licence that incorporates a post office, is just 400 yards from Dales View. There is a good mixture of shops in the picturesque town centre of Ashbourne, including pharmacies and supermarkets as well as traditional local traders, while Derby, a short journey away, offers an exciting mix of high street shops, local specialist retailers, indoor and outdoor markets and covered malls.

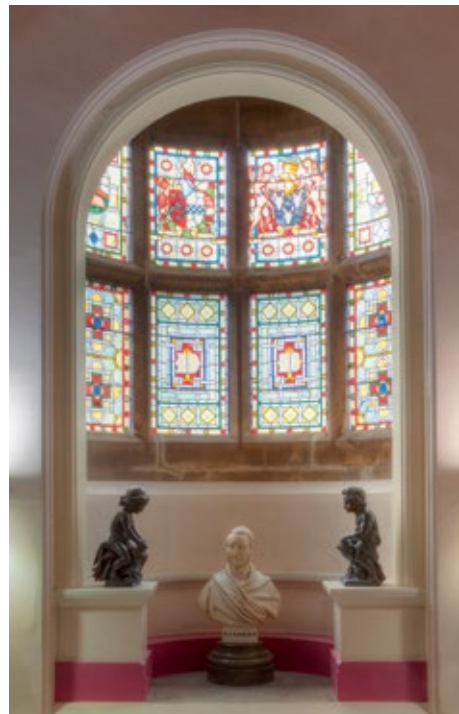
Recycling Facilities

There are recycling receptacles for glass bottles and jars, metal cans and plastic bottles in the car park of the Rose and Crown pub in the main street, less than half a mile from Dales View.

Education & Health

Brailsford C of E School, rated good by Ofsted, is less than half a mile from Dales View and will shortly move to a new site adjacent to the development. Children from Brailsford normally move on to Queen Elizabeth's Grammar School in Ashbourne, an academy school with an excellent academic record. The village medical centre, a full-time practice with three GPs and full nursing support, is just a few minutes' walk away, and there is a choice of dentists in Ashbourne.

2



3



4









Gregory

3 Bed

Plots

13, 30*, 47*

Overview

The dual aspect lounge with its central bay window brings a wonderfully bright, open appeal to the Gregory, and the ambience is carried through to the kitchen/dining room, with its french doors, and upstairs into a light-filled gallery landing.

Key Features

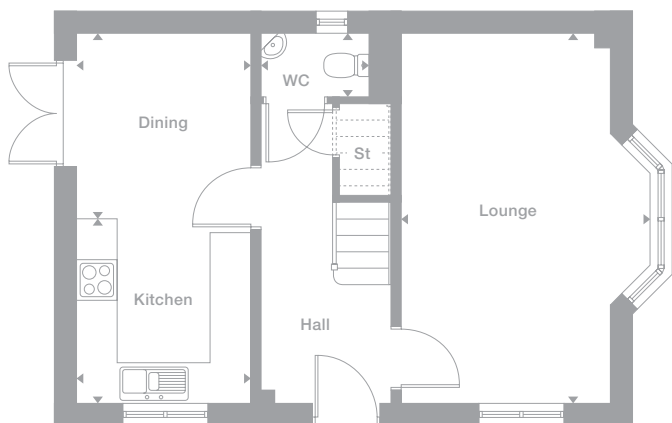
Feature Bay Window
French Doors
Master Bed En-Suite
Downstairs WC
Garage

Total Floor Space

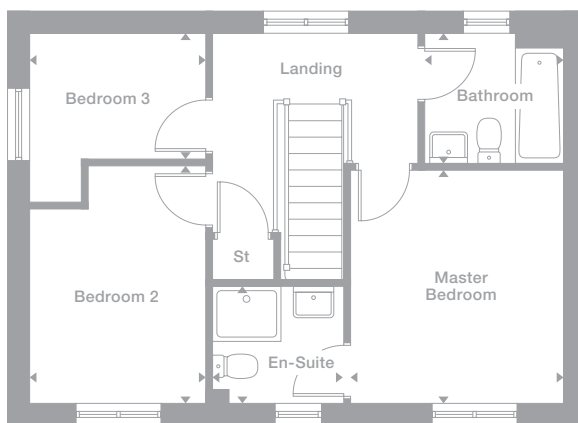
933 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.673m max x 5.450m
12'1" x 17'11"

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

WC
1.590m x 0.949m
5'3" x 3'1"

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First Floor

Master Bedroom
3.138m x 3.440m max
10'4" x 11'3"

En-Suite
1.933m x 1.693m
6'4" x 5'7"

Bedroom 2
2.594m x 3.498m
8'6" x 11'6"

Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"

* Plots are a mirror image of plans shown above

4 Bed

Buchan

Plots

4, 12, 49*

Key Features

French Doors
Master Bed En-Suite
Downstairs WC
Utility
Study
Garage

Total Floor Space

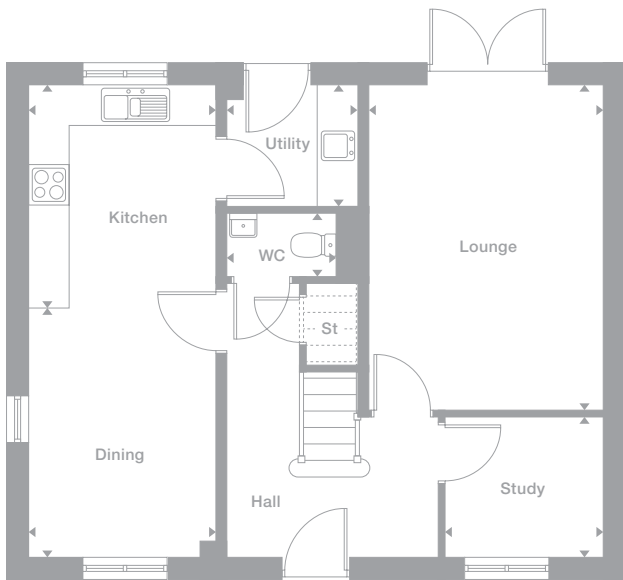
1,264 sq ft

Overview

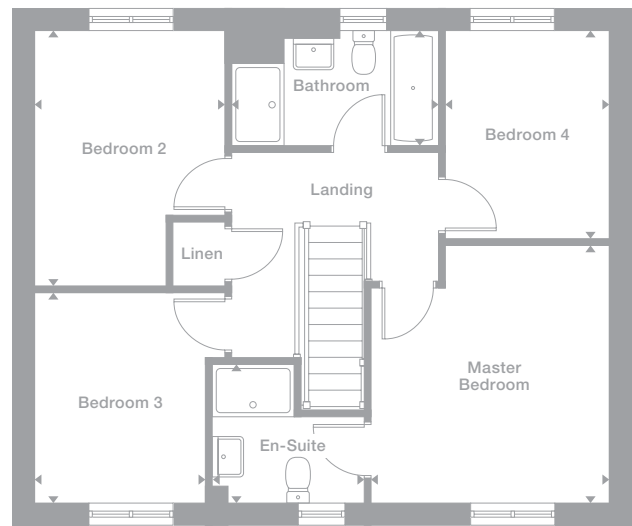
Windows at either end bring a beautifully changing natural light to the impressively spacious kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.450m x 4.797m 11'4" x 15'9"	WC 1.620m x 0.945m 5'4" x 3'1"
Dining 2.763m x 3.320m 9'1" x 10'11"	Utility 1.937m x 1.799m 6'4" x 5'11"
Kitchen 2.763m x 3.630m 9'1" x 11'11"	Study 2.323m x 2.060m 7'7" x 6'9"

First Floor

Master Bedroom 3.507m max x 3.793m max 11'6" x 12'5"	Bedroom 3 2.519m x 3.095m 8'3" x 10'2"
En-Suite 2.238m max x 2.044m max 7'4" x 6'8"	Bedroom 4 2.411m x 3.064m 7'11" x 10'1"
Bedroom 2 2.805m max x 3.762m max 9'2" x 12'4"	Bathroom 3.048m max x 1.700m max 10'0" x 5'7"

† Window to plot 4 only

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Wells

4 Bed

Plots

1*, 3, 5, 8*, 11, 14,
16*, 48*, 50

Overview

The impressive, welcoming entrance hall sets the tone for this beautiful family home. The light, airy lounge and kitchen/dining room provide the perfect backdrop for entertaining, while the study adds both pleasure and convenience to working from home.

Key Features

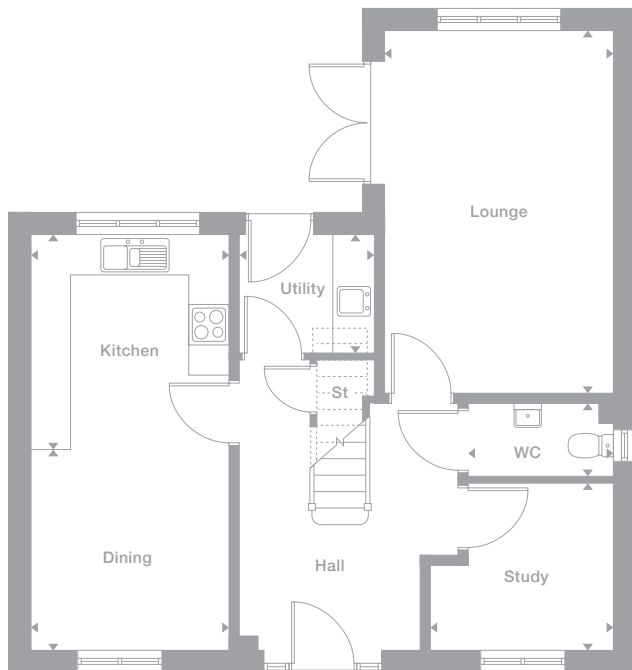
French Doors
Master Bed En-Suite
Downstairs WC
Utility
Study
Garage

Total Floor Space

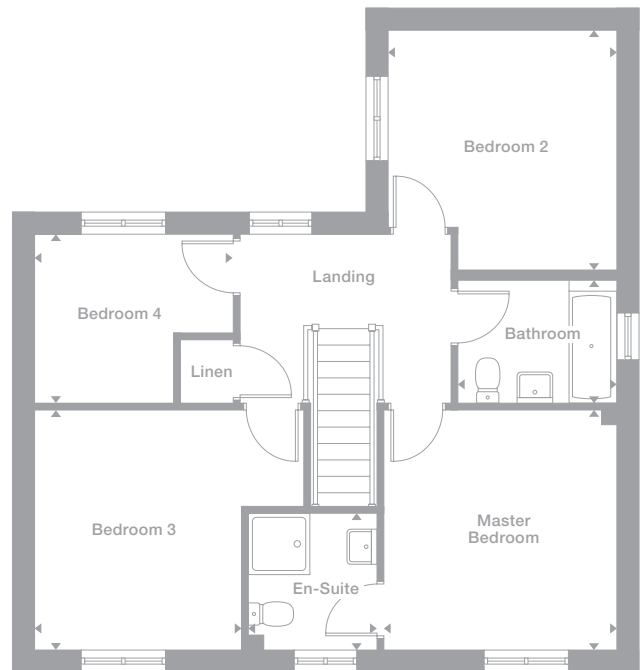
1,344 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.365m x 5.334m 11'0" x 17'6"	WC 2.126m x 1.075m 7'0" x 3'6"
Dining 2.924m x 3.085m 9'7" x 10'1"	Utility 1.976m x 1.761m 6'6" x 5'9"
Kitchen 2.924m x 3.030m 9'7" x 9'11"	Study 2.685m max x 2.466m max 8'10" x 8'1"

First Floor

Master Bedroom 3.425m x 3.532m max 11'3" x 11'7"	Bedroom 3 3.064m x 3.532m 10'1" x 11'7"
En-Suite 1.900m x 2.017m 6'3" x 6'7"	Bedroom 4 2.932m max x 2.495m max 9'7" x 8'2"
Bedroom 2 3.365m max x 3.544m max 11'0" x 11'8"	Bathroom 2.343m x 1.825m 7'8" x 6'0"

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* Plots are a mirror image of plans shown above



4 Bed

Mitford

Plots

10, 17, 18*, 28, 29*,
33, 34, 36, 44*

Key Features

French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Utility
Study
Garage

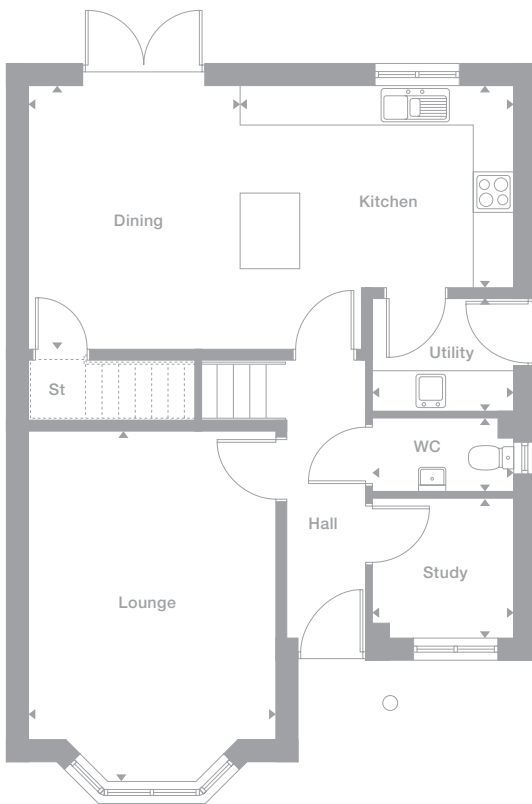
Total Floor Space

1,381 sq ft

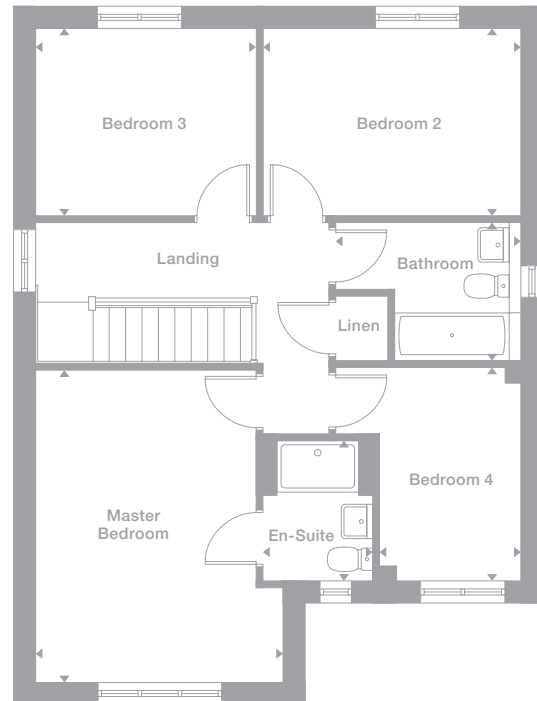
Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate utility room helps to keep the kitchen free for creative cooking and conversation.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.651m x 5.139m max
12'0" x 16'10"

Kitchen
3.922m x 2.993m
12'10" x 9'10"

Dining
3.224m x 3.885m
10'7" x 12'9"

WC
2.087m x 1.082m
6'10" x 3'7"

Utility
2.087m x 1.660m
6'10" x 5'5"

Study
2.087m x 2.060m
6'10" x 6'9"

First Floor

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1"

En-Suite
1.618m max x 2.073m max
5'4" x 6'10"

Bedroom 2
3.793m x 2.758m
12'5" x 9'1"

Bedroom 3
3.260m x 2.758m
10'8" x 9'1"

Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.729m max x 2.040m max
8'11" x 6'8"

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* Plots are a mirror image of plans shown above

Chatsworth

5 Bed

Plots

2*, 6*, 9, 15, 19, 20,
21*, 23*, 25, 26, 31*,
32*, 35*, 46*

Overview

From the triple-aspect breakfast area to the splendid gallery landing, from the lounge and adjoining dining room to the master bedroom with its separate dressing area, every detail of the Chatsworth underlines its quite exceptional status.

Key Features

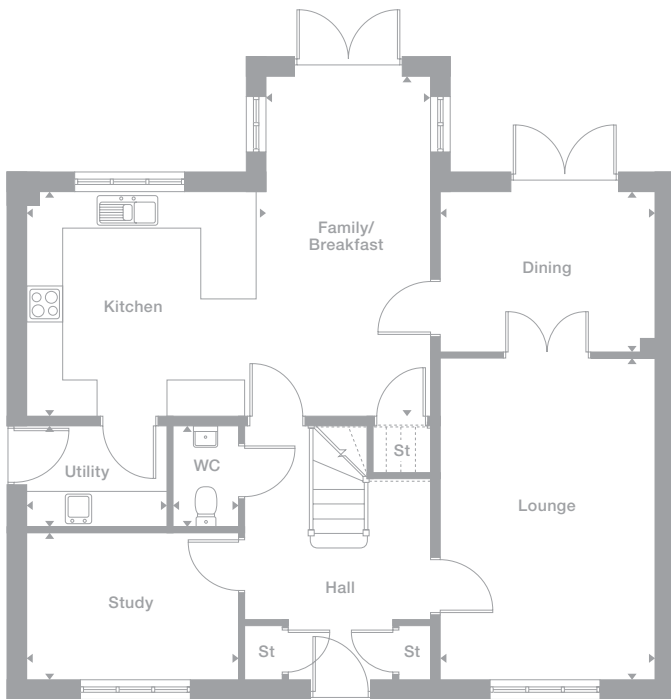
French Doors
Dressing Area
Downstairs WC
2 En-Suites
Utility
Study
Double Garage

Total Floor Space

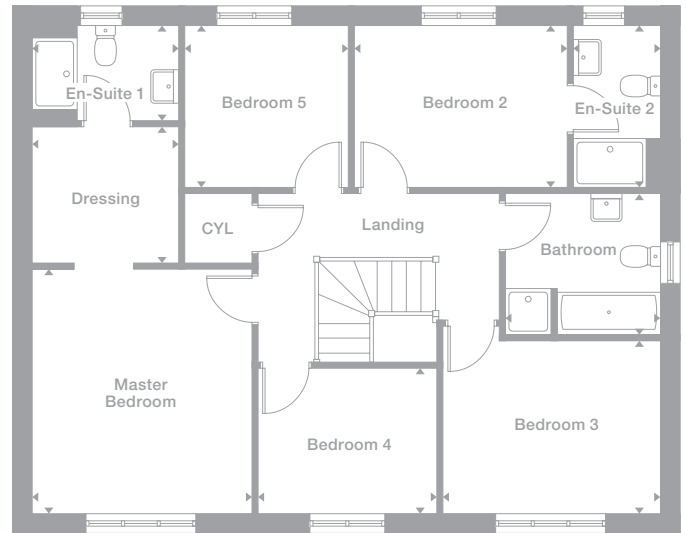
1,860 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.560m x 5.312m 11'8" x 17'5"	WC 1.096m x 1.683m 3'7" x 5'6"
Dining 3.560m x 2.660m 11'8" x 8'9"	Utility 2.332m x 1.683m 7'8" x 5'6"
Family/Breakfast 2.714m x 5.629m 8'11" x 18'6"	Study 3.521m x 2.422m 11'7" x 7'11"
Kitchen 3.966m x 3.717m 13'0" x 12'2"	

First Floor

Master Bedroom 3.642m x 4.041m 11'11" x 13'3"	Bedroom 2 3.535m x 2.680m 11'7" x 8'10"	Bedroom 4 2.970m x 2.403m 9'9" x 7'11"
En-Suite 1 2.442m max x 1.585m max 8'0" x 5'2"	En-Suite 2 1.435m max x 2.680m max 4'8" x 8'10"	Bedroom 5 2.699m x 2.680m 8'10" x 8'10"
Dressing 2.442m max x 2.253m 8'0" x 7'5"	Bedroom 3 3.592m x 2.857m 11'9" x 9'4"	Bathroom 2.563m max x 2.342m max 8'5" x 7'8"

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* Plots are a mirror image of plans shown above

5 Bed

Rosebury

Plots

7, 22, 24*, 27, 45



Key Features

French Doors
Feature Bay Window
Downstairs WC
2 En-Suites
Utility
Study
Double Garage

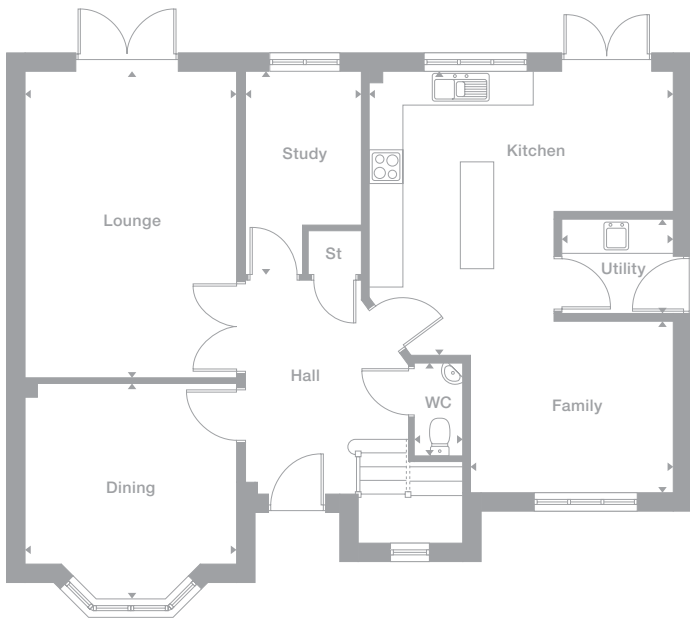
Total Floor Space

1,984 sq ft

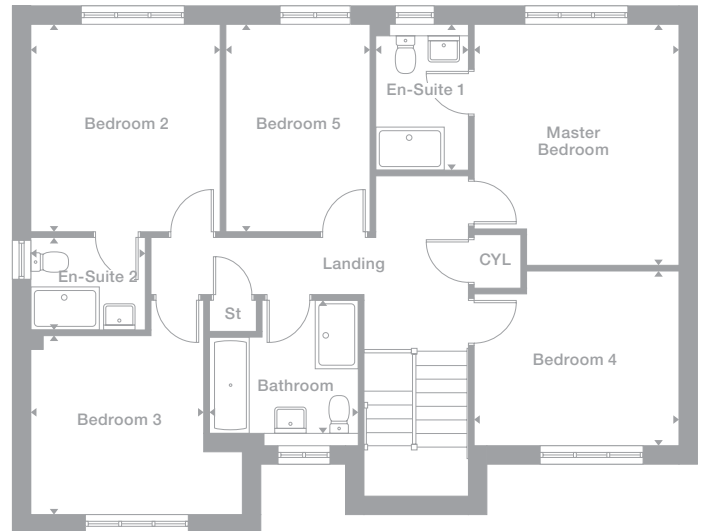
Overview

Distinguished by features like the bay-windowed dining room, bright half-landing and the truly outstanding kitchen with its contemporary island layout, garden access and adjoining family area, this is a home that draws instant, lasting admiration.

Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge 3.750m x 5.421m 12'4" x 17'9"	WC 0.857m x 1.637m 2'10" x 5'4"
Dining 3.750m x 3.753m max 12'4" x 12'4"	Utility 1.950m x 1.650m 6'5" x 5'5"
Kitchen 5.341m max x 5.010m max 17'6" x 16'5"	Study 2.045m x 2.730m 6'9" x 8'11"
Family 3.550m x 3.050m 11'8" x 10'0"	

First Floor

Master Bedroom 3.607m max x 4.273m max 11'10" x 14'0"	Bedroom 3 3.060m x 3.160m 10'0" x 10'4"
En-Suite 1 1.631m x 2.379m 5'4" x 7'10"	Bedroom 4 3.607m max x 3.078m max 11'10" x 10'1"
Bedroom 2 3.350m x 3.699m 11'0" x 12'2"	Bedroom 5 2.543m x 3.699m 8'4" x 12'2"
En-Suite 2 2.024m x 1.630m 6'8" x 5'4"	Bathroom 2.640m max x 2.355m 8'8" x 7'9"

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Specification

	Gregory	Buchan	Wells	Mitford	Chatsworth	Rosebury
Kitchens						
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓
Square 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 5-burner gas hob	-	○	○	○	○	○
Stainless steel single fan oven	✓	○	○	○	○	○
Stainless steel double fan oven	○	✓	✓	✓	✓	✓
Space for in-column fridge/freezer	✓	✓	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓
Integrated fridge/freezer	○	○	○	○	○	○
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓
Integrated dishwasher	○	○	○	○	○	○
Delta downlighters to underside of wall units	○	○	○	○	○	○
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○
USB charging outlet to kitchen	✓	✓	✓	✓	✓	✓

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilets	✓	✓	✓	✓	✓	✓
Soft close toilet seats throughout	✓	✓	✓	✓	✓	✓
Lever operate chrome monobloc mixer taps	✓	✓	✓	✓	✓	✓
Chrome finished electric shower with anti-limescale system (where applicable) to second shower	○	✓	○	○	○	○
Bar style chrome shower mixer valve	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓	✓	✓	✓	✓	✓
Shaver point to en-suite	○	○	○	○	○	○
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓
Full height tiling	○	○	○	○	○	○
Ceramic floor tiles	○	○	○	○	○	○

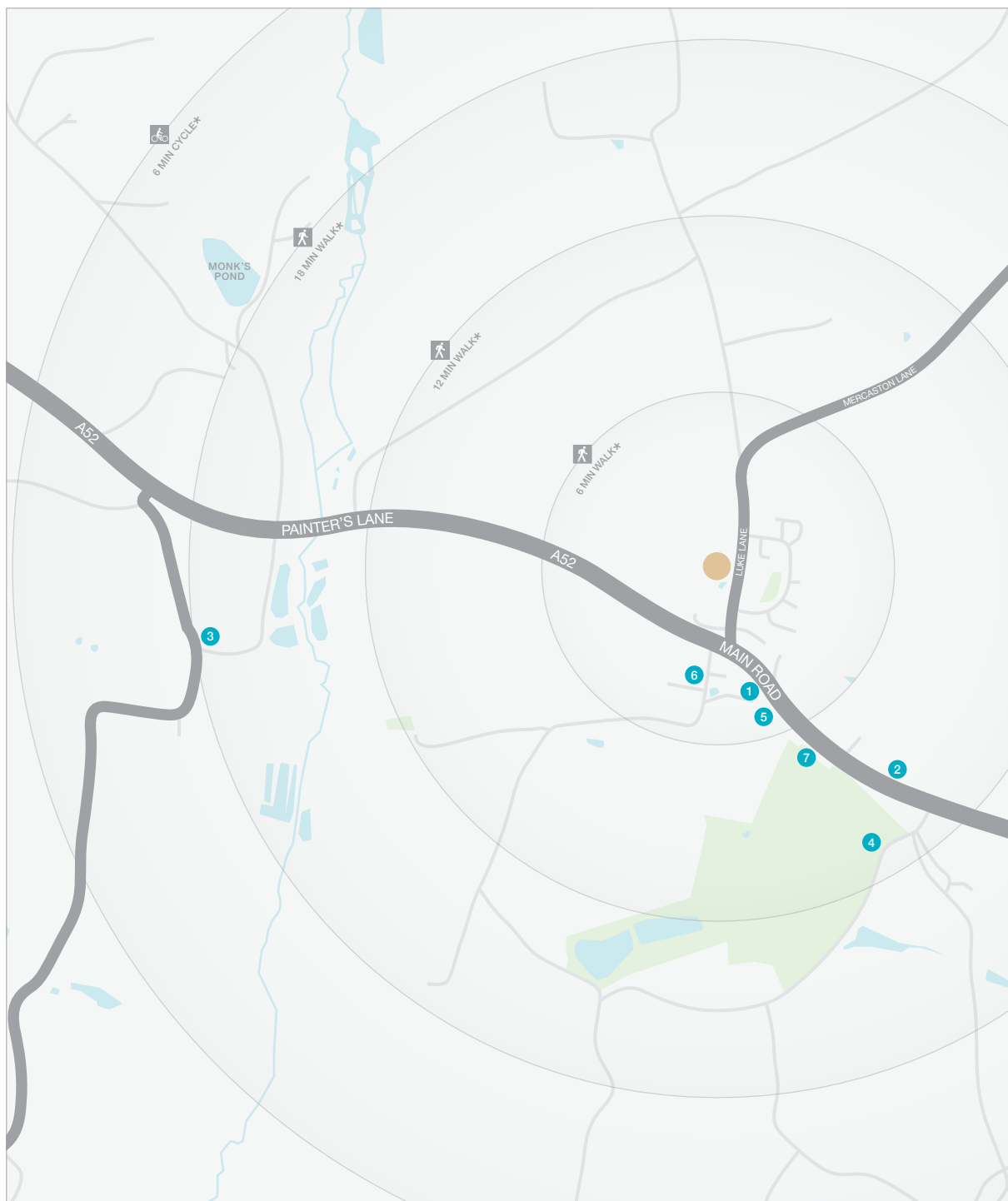
- ✓ Standard
- Optional Extra
- Not Available

	Gregory	Buchan	Wells	Mitford	Chatsworth	Rosebury
Electrical						
Battery powered CO ₂ detectors	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where garage is within curtilage)	✓	✓	✓	✓	✓	✓
TV socket to lounge and master bedroom	✓	○	○	○	○	○
TV socket to lounge, kitchen and master bedroom	○	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓
Intruder alarm	○	○	○	○	○	○
USB charging outlet to master bedroom	○	✓	✓	✓	✓	✓
Heating						
Gas central heating throughout	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓
Chrome towel radiator to bathroom/en-suite	○	○	○	○	○	○
Exterior						
Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓	✓	✓	✓	✓	✓
Double glazed PVCu bi-fold doors to patio (where layout permits)	-	-	-	-	-	-
PVCu fascias, soffits and gutters (where planning permits)	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear doors	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door	✓	✓	✓	✓	✓	✓
Outside cold water tap	○	○	○	○	○	○
Decorative						
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓
White painted soft wood hand rail	✓	-	-	-	-	-
Clear finished natural oak staircase handrail	-	✓	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓
Vertical 5-panel moulded 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	○	○	○	○	○	○
Fitted wardrobe system to bedroom 2	○	○	○	○	○	○
Landscaping						
Turf to front garden	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓

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.

Living in Brailsford

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 of Dales View.



- 1 Brailsford Stores & Post Office
Main Road
01335 360 221
 - 2 The Rose and Crown
Main Street
01335 361 499
 - 3 The Yew Tree
Ednaston
01335 360 433
 - 4 Brailsford Golf Course
Pools Head Lane
01335 360 096
 - 5 Brailsford C of E
Primary School,
Main Road
01335 360 393
 - 6 Brailsford and Hulland
Medical Practice,
The Green
01335 360 328
 - 7 Brailsford & Ednaston
Village Institute,
Main Road
01335 360 387
 - 8 Lloyds Pharmacy
Clifton Road
Ashbourne
01335 343 509
- Queen Elizabeth's
Grammar School,
The Green Road
Ashbourne
01335 343 685
- TLC4 Smiles (dentists)
30 Clifton Road
Ashbourne
01335 348 694
- Kedleston Hall
near Quarndon
Derbyshire
01332 842 191
- Ashbourne Leisure Centre
Clifton Road
Ashbourne
01335 343 712

* 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

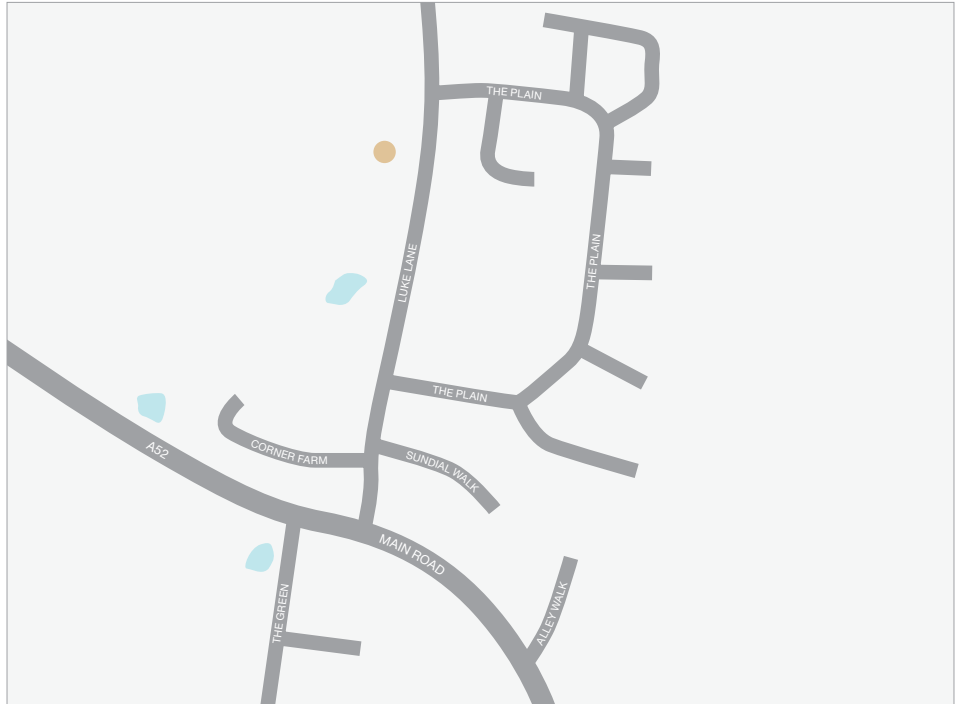
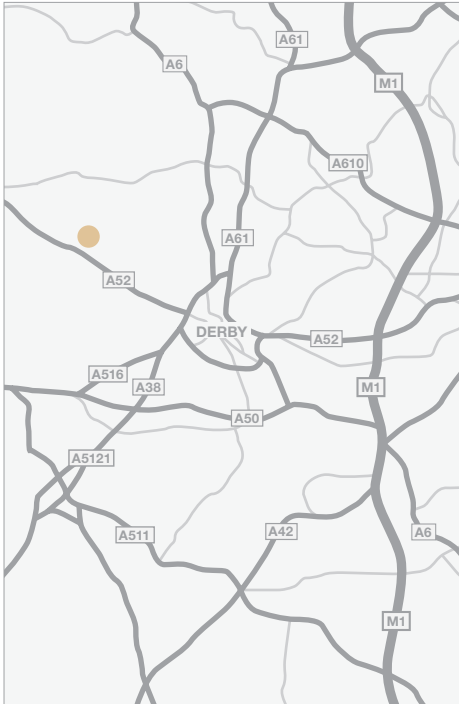


How to find us

We are open Thursday - Monday

10am - 5pm

Telephone: 03331 307 941



From Derby and the East

From central Derby, follow the A52 towards Markeaton Park then at the Markeaton Island roundabout take the second exit to stay on the A52, signposted for Ashbourne. Carry straight on for six miles, passing through Mackworth Village and Kirk Langleigh. Once in Brailsford, look out for the post office and general store on the left, then a little over 150 yards on turn right, signposted for Mercaston and Hulland, and the entrance to Dales View is on the left, around 100 yards on.

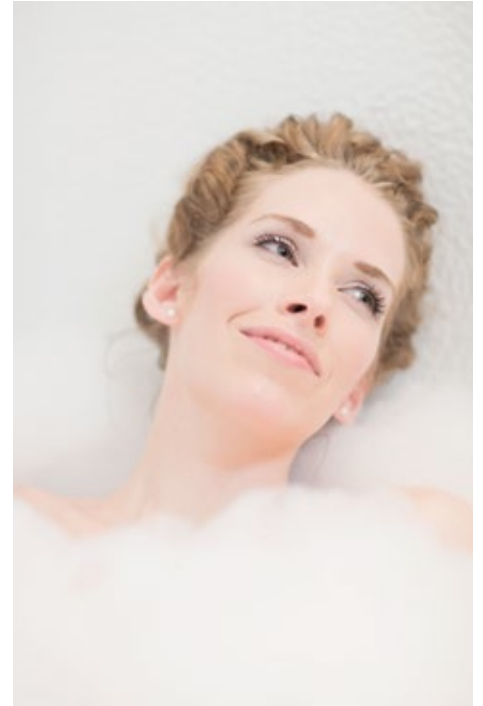
From Stoke-on-Trent and the West

Travel east by the A52 following signs for Ashbourne and Derby. Cross the River Dove at the Derbyshire border and continue to follow signs for Derby, Six and a half miles after the border, on entering Brailsford take the first left turn, signposted for Mercaston and Hulland, and the entrance to Dales View is on the left, around 100 yards on.

Sat Nav: DE6 3BY

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.



the place to be[®]

a better place^{*}

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.

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.

millerhomes

the place to be®

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