

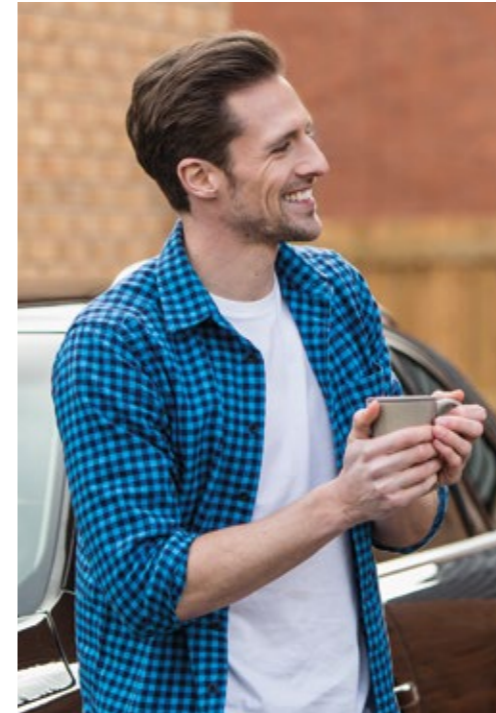


**Highfields
Littleover**

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.



Living in Littleover	02
Welcome home	06
Floor plans	08
Specification	20
How to find us	26

Plot Information

- Rydal See Page 08
- Nevis See Page 09
- Hawthorne See Page 10
- Morley See Page 11
- Darwin See Page 12
- Gregory See Page 13
- Pushkin See Page 14
- Repton See Page 15
- Mitford See Page 16
- Harper See Page 17
- Chichester See Page 18
- 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.



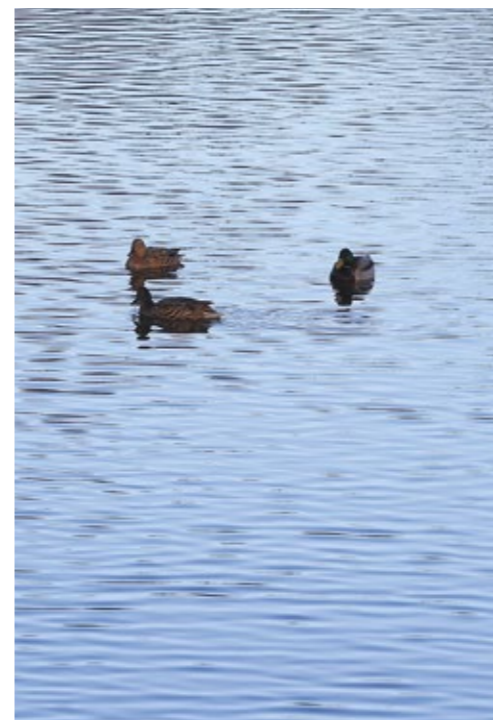
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Highfields is within reach of a number of relaxing and attractive green spaces, from the meadows, wood-lands and ponds of the local nature reserve at Sinfin Moor to the superb facilities of Markeaton Park near the town centre or the vast expanse of the Peak District National Park. There are nearby golf courses at Mickleover and Sinfin, and the Littleover Lodge Hotel, with its welcoming restaurant and Lodge Bar, is just a short walk from the development.

Around half a mile from the A38, Highfields offers fast travel to both Derby and Burton upon Trent, and is well within commuting range of Birmingham. The A38 and A50 intersection is two and a half miles away, and the M1 is just 15 minutes' drive from the development. Local bus services include the V3, travelling along Rykneld Road between Derby and Burton, and the Harlequin which links Heatherton Village and Derby centre. East Midlands International Airport, with flights to more than 80 national and international destinations, is only 20 minutes' drive away.

Central Derby, around four miles away, presents a rich mixture of museums, galleries, cinemas, and live entertainment, ranging from pubs and small, intimate spaces to celebrated venues such as the Derby Theatre, the Guildhall and the popular QUAD with its exhibitions, café bar and cinema.

There is a local shopping area 10 minutes' walk away at Heatherton District Centre, with a Co-op, a pharmacy, a hairdresser and an Indian restaurant, and another convenience store and newsagent on Rykneld Road. Findern village, just over a mile away, includes a post office and newsagent. Derby's premiere shopping area, the Cathedral Quarter, offers a superb choice of high street chains, fashion and specialist shops, including the wonderful miscellany of the charming Victorian Market Hall.



In an increasingly sought-after residential location on the southern edge of Derby, popular for its excellent transport links and peaceful ambience, Highfields combines strategic convenience with easy access to beautiful, unspoiled countryside. Four miles from the city centre and close to the rural ambience of Findern village, this superb neighbourhood of two, three, four and five bedroom homes right in the heart of England offers traditional comfort with contemporary energy efficiency in a sensitively landscaped, spacious setting.

Welcome to Highfields...

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.



Rydal

Overview

The spacious living area of the Rydal features french doors that add a light, open feel to the room, and extend the living space into the garden to make barbecues a tempting summer prospect.

Floor Space

657 sq ft
Plots
847, 848*, 849, 850*, 873*, 874, 875*, 876, 901, 902*, 929, 930*, 940, 941*, 942, 943*, 946, 947*, 1102*, 1103, 1125*, 1126

Ground Floor

Living/Dining
4.390m x 3.315m
14'5" x 10'11"
Kitchen
1.912m x 3.540m
6'3" x 11'7"
WC
0.995m x 1.457m
3'3" x 4'9"

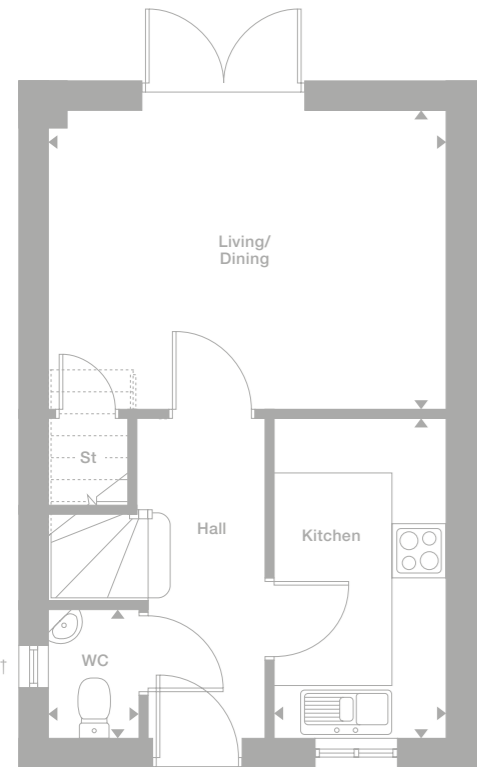
First Floor

Master Bedroom
4.390m max x 3.430m max
14'5" x 11'3"
Bedroom 2
2.287m max x 3.425m max
7'6" x 11'3"
Bathroom
2.010m x 1.695m
6'7" x 5'7"

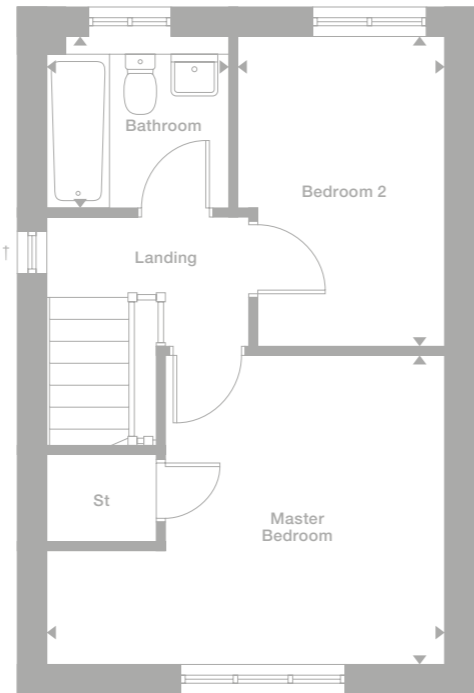


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Please note: Elevational and boundary treatments may vary

Ground Floor

Lounge
3.607m x 4.095m
11'10" x 13'5"
Dining
2.566m x 2.517m
8'5" x 8'3"
Kitchen
2.474m x 2.760m max
8'1" x 9'1"
WC
1.340m x 1.268m
4'5" x 4'2"

First Floor

Master Bedroom
2.618m x 3.693m max
8'7" x 12'1"
Bedroom 2
2.618m x 3.162m
8'7" x 10'4"
Bedroom 3
2.329m x 2.321m
7'8" x 7'7"
Bathroom
2.329m x 1.700m
7'8" x 5'7"

Nevis

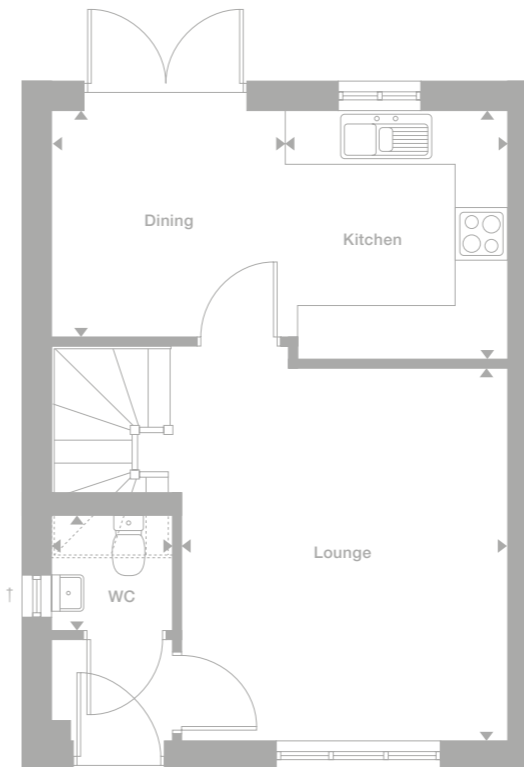
Overview

A broad window and stylishly integrated staircase bring a light, open appeal to the lounge, complementing a kitchen to which french doors add an attractive focal point. The third bedroom, ideal for guests, could also become a superb home office.

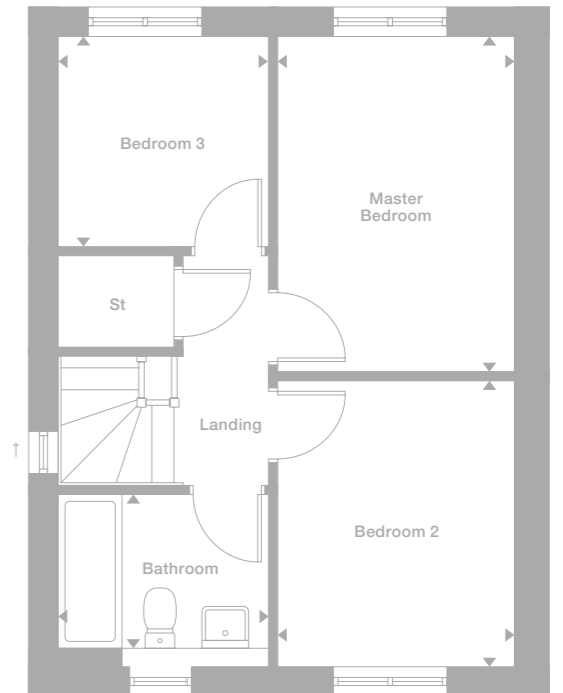
Floor Space

754 sq ft
Plots
1006, 1007*, 1008, 1009*, 1012, 1013*

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† End terrace only

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.

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

† End terrace only

Hawthorne

Overview

Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character.

Floor Space

819 sq ft

Plots

827*, 828, 829*, 830, 897, 920*, 925, 926*, 927, 928*, 944, 957, 959, 960, 961, 980, 981*, 987*, 988, 989*, 990, 991*, 993, 994, 995, 1023, 1024*, 1025, 1026*, 1031, 1032*, 1033, 1034*, 1035, 1036*, 1052, 1053*, 1054, 1055*, 1068*, 1069, 1070*, 1071, 1072*, 1073, 1091*, 1092, 1129*, 1130, 1131*, 1132, 1138*, 1139

Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.826m x 3.212m
9'3" x 10'6"

En-Suite
1.595m x 2.060m
5'3" x 6'9"

Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

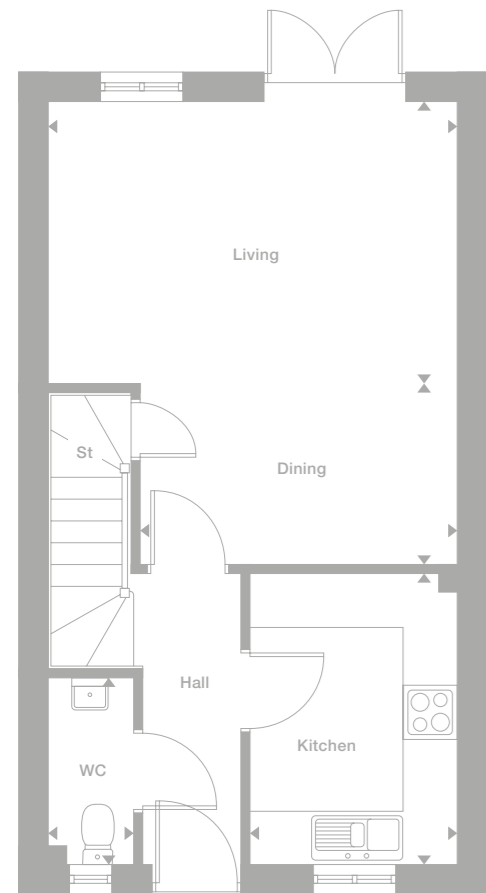
Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"

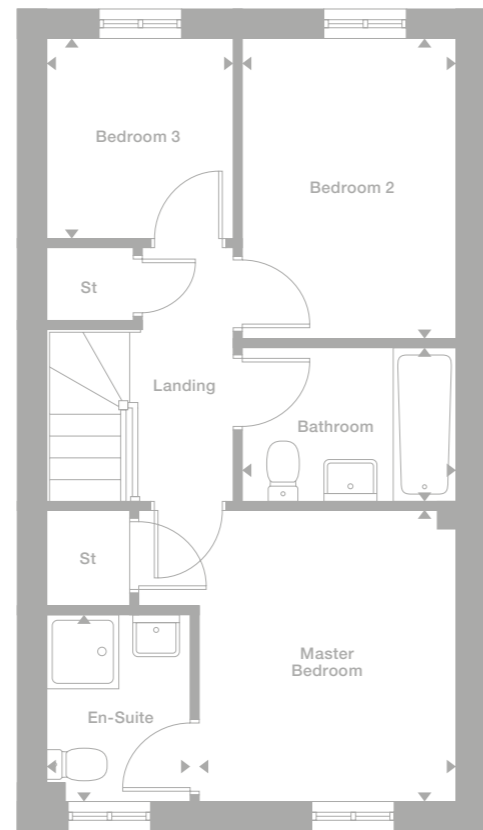


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Please note: Elevational and boundary treatments may vary

Ground Floor

Lounge
4.687m x 3.208m
15'5" x 10'6"

Kitchen/Dining
4.687m max x 3.060m max
15'5" x 10'0"

WC
1.675m x 0.935m
5'6" x 3'1"

First Floor

Master Bedroom
3.384m max x 3.060m
11'1" x 10'0"

En-Suite
1.210m x 3.060m
4'0" x 10'0"

Bedroom 2
2.812m max x 3.225m max
9'3" x 10'7"

Bedroom 3
1.782m x 3.208m
5'10" x 10'6"

Bathroom
1.869m max x 1.953m
6'2" x 6'5"

Morley

Overview

The elegantly ornamented façade introduces a bright, comfortable interior. Both of the downstairs rooms and one of the bedrooms are dual aspect, with french doors keeping the dining area light and airy. A shower room adds en-suite convenience to the master bedroom.

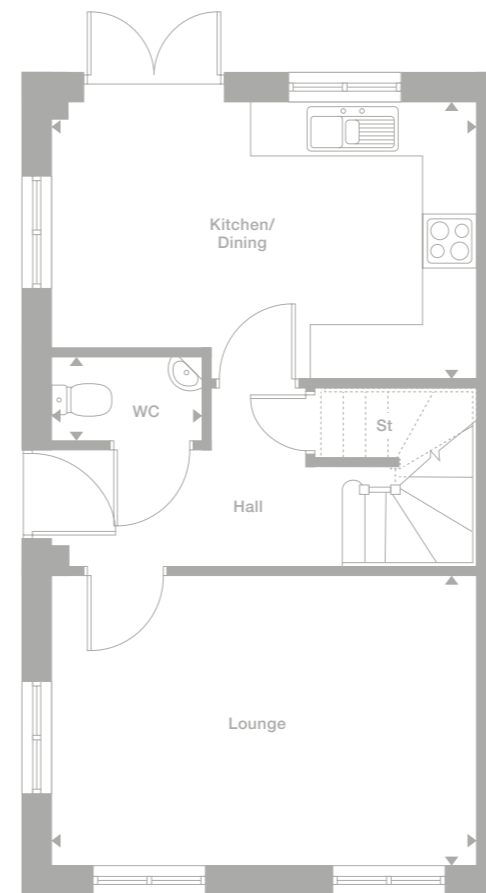
Floor Space

850 sq ft

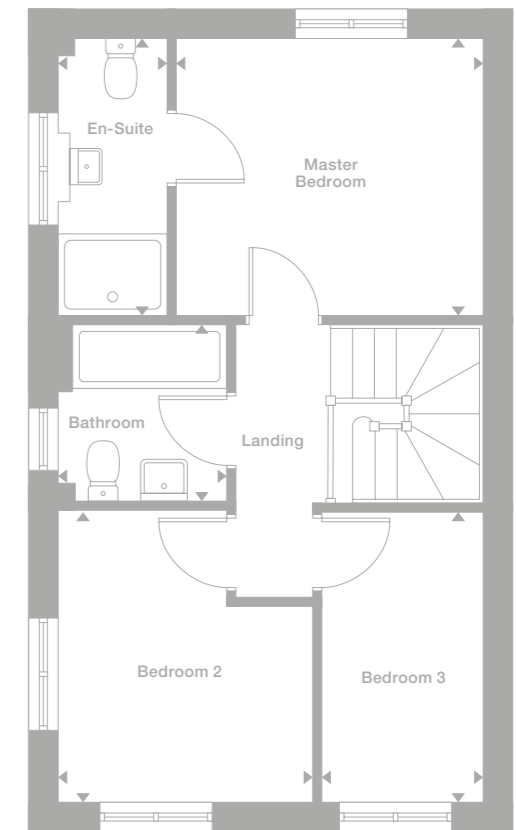
Plots

898*, 919, 945*, 958*, 986

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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.

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.

Darwin

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Floor Space

921 sq ft
933 sq ft (with bay)

Plots

900, 917*,
979*, 982,
1003*, 1004,
1037*, 1075,
1076*

Ground Floor

Lounge
3.080m x 5.450m
10'1" 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"

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 2.863m
8'6" x 9'5"

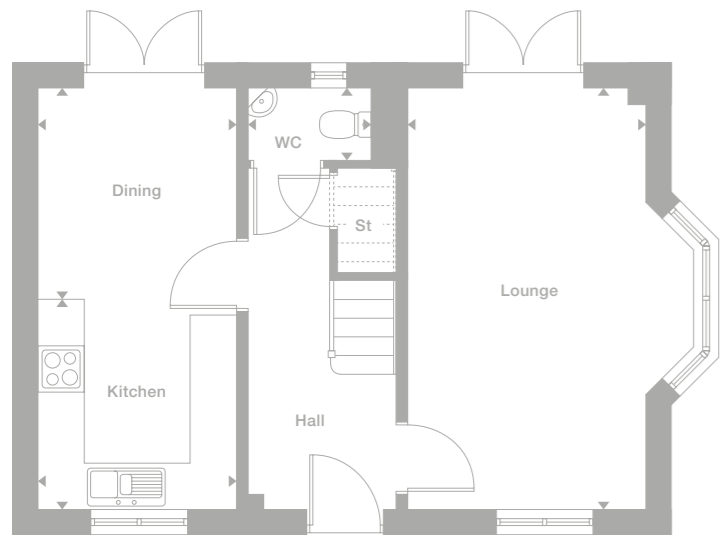
Bedroom 3
2.594m x 1.859m
8'6" x 6'1"

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

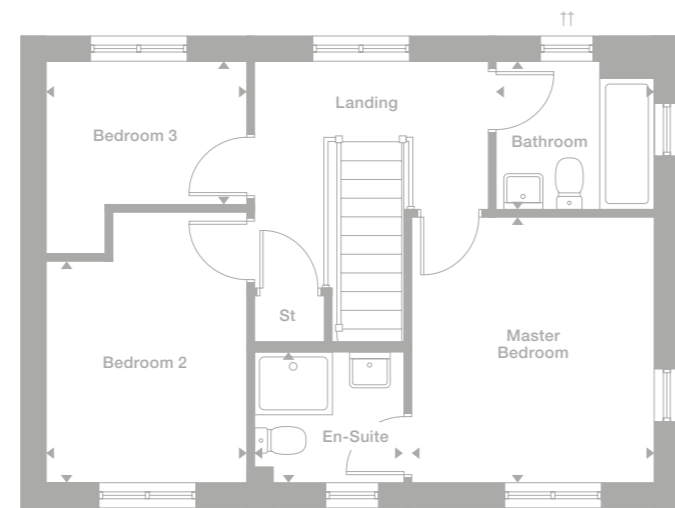


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Please note: Elevational and boundary treatments may vary

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"

First Floor

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

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

Bedroom 2
2.594m max x 2.863m
8'6" x 9'5"

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

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

Gregory

Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

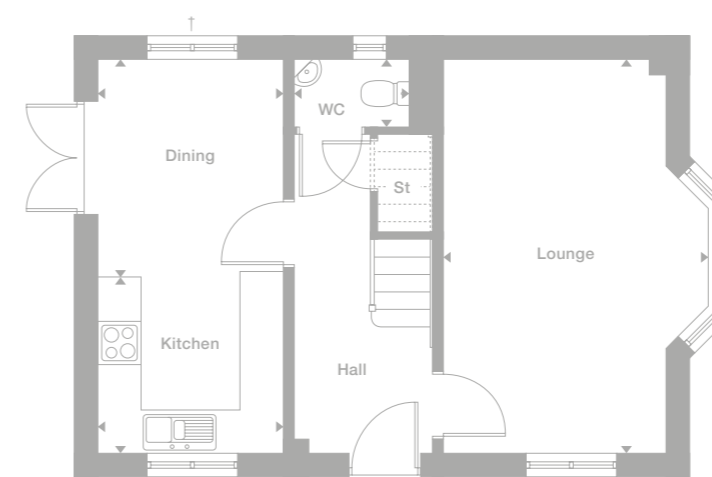
Floor Space

933 sq ft

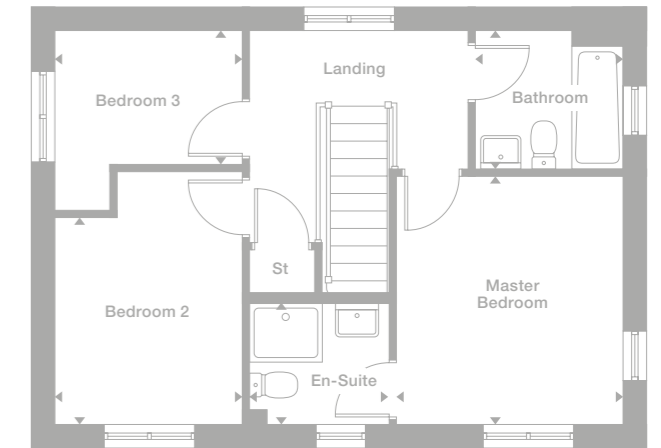
Plots

826*, 831*,
846, 861*,
870, 924*,
932, 939*,
974*, 975*,
978, 992,
1000*, 1001*,
1010, 1030*,
1045, 1046*,
1067, 1090*,
1104, 1124*,
1127*, 1133*

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Bay window to plots 1003 and 1037 only

†† Window omitted on plots 1003 and 1037 only

> Window to plots 1003 and 1037 only

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.

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

† Window to plots 939, 974, 975, and 978 only

Pushkin

Overview

The welcoming entrance canopy gives the Pushkin an immediate appeal that reflects the quality of detail found throughout the home, from the stylish kitchen with its garden access to the comfort of the en-suite master bedroom.

Floor Space

954 sq ft

Plots

820, 822*, 877, 895*, 896, 899, 911, 916, 918*, 921, 922*, 923, 933, 934*, 935*, 938, 983*, 985*, 1050, 1057, 1074, 1077, 1094, 1128

Ground Floor

Lounge
3.920m max x 5.129m
12'10" x 16'10"

Dining
2.372m x 3.882m
7'9" x 12'9"

Kitchen
2.496m x 2.732m
8'2" x 9'0"

WC
1.925m x 1.057m
6'4" x 3'6"

First Floor

Master Bedroom
3.284m x 3.104m
10'9" x 10'2"

En-Suite
1.415m max x 2.297m max
4'8" x 7'6"

Bedroom 2
2.925m x 3.600m max
9'7" x 11'10"

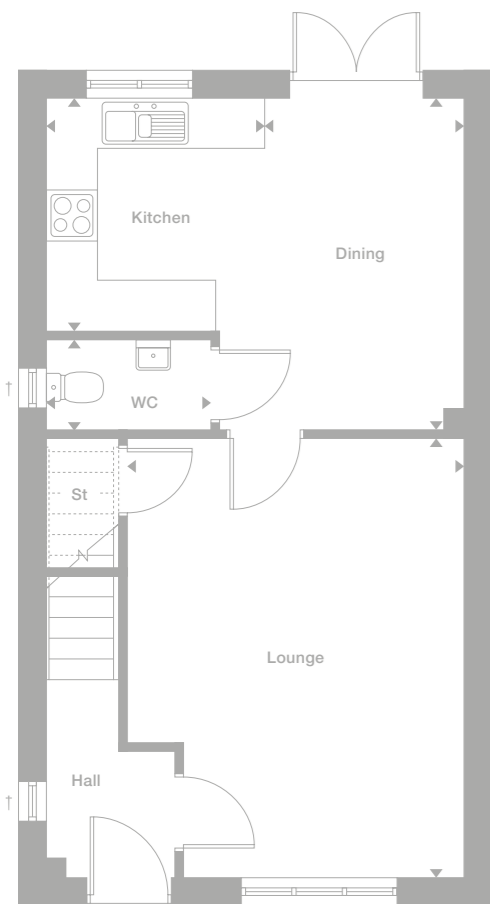
Bedroom 3
1.850m x 2.950m
6'1" x 9'8"

Bathroom
1.700m x 2.214m
5'7" x 7'3"

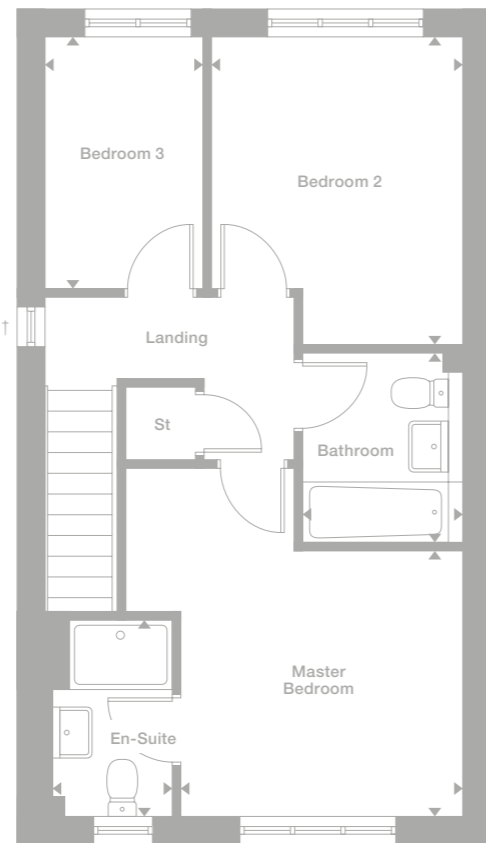


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



Please note: Elevational and boundary treatments may vary

Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

Dining
3.281m max x 4.134m
10'9" x 13'7"

WC
0.937m x 2.293m
3'1" x 7'6"

First Floor

Master Bedroom
4.642m max x 2.749m max
15'3" x 9'0"

En-Suite
2.471m max x 1.210m
8'1" x 4'0"

Bedroom 2
5.562m max x 2.647m
18'3" x 8'8"

Bedroom 3
3.325m max x 2.885m
10'11" x 9'6"

Bedroom 4
2.339m x 2.297m
7'8" x 7'6"

Bathroom
2.696m x 1.700m
8'10" x 5'7"

Repton

Overview

With its bay-windowed, dual-aspect dining room and french doors from the lounge and the family kitchen, the Repton has an open, spacious ambience that is carried upstairs through a feature gallery landing and dual-aspect second bedroom.

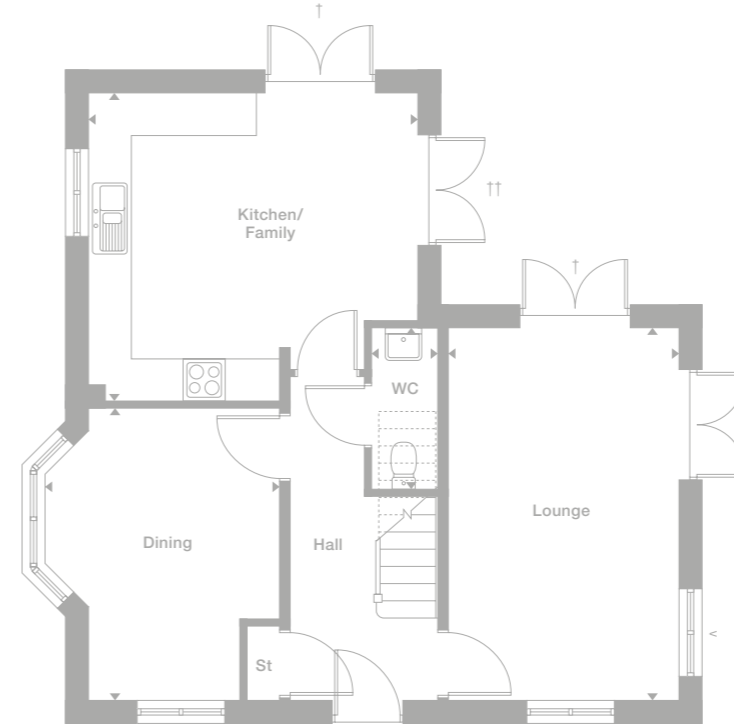
Floor Space

1,290 sq ft

Plots

800, 806, 810, 817, 819*, 823*, 835*, 838, 842*, 843*, 851*, 855, 857, 878, 894*, 996*, 998*, 1002, 1011*, 1027, 1051, 1056*, 1064, 1078*, 1083, 1084*, 1089, 1100*, 1101, 1137, 1141*

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† End terrace only

* Plots are a mirror image of plans shown above

† French doors/window position to plots 996, 998, 1002, 1011, 1027 and 1051 only

> Window to plots 996, 1011, 1027 and 1051 only

†† French doors/window position to plots 1056 and 1064 only

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.

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.

Mitford

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.

Floor Space

1,381 sq ft

Plots

805, 812, 813*, 821*, 834*, 836*, 839, 840, 844*, 845, 856*, 931*, 936*, 937, 976*, 977, 997*, 999, 1005*, 1028*, 1029, 1047, 1048*, 1049, 1065, 1066*, 1093, 1096*, 1109, 1140*

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"

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

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

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

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

First Floor

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'11"

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"

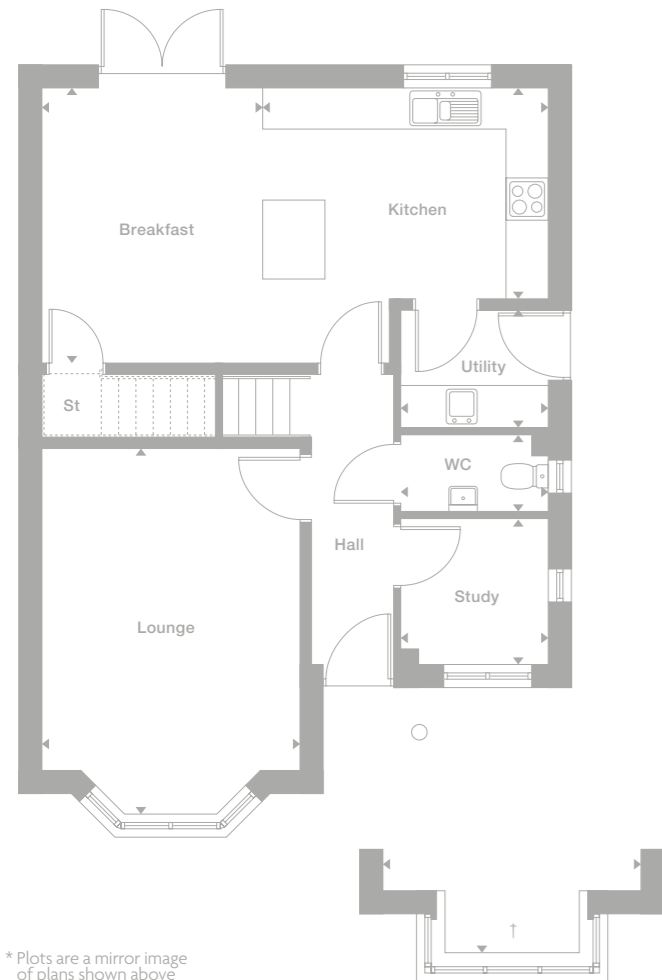
Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.558m max x 2.040m max
8'5" x 6'8"



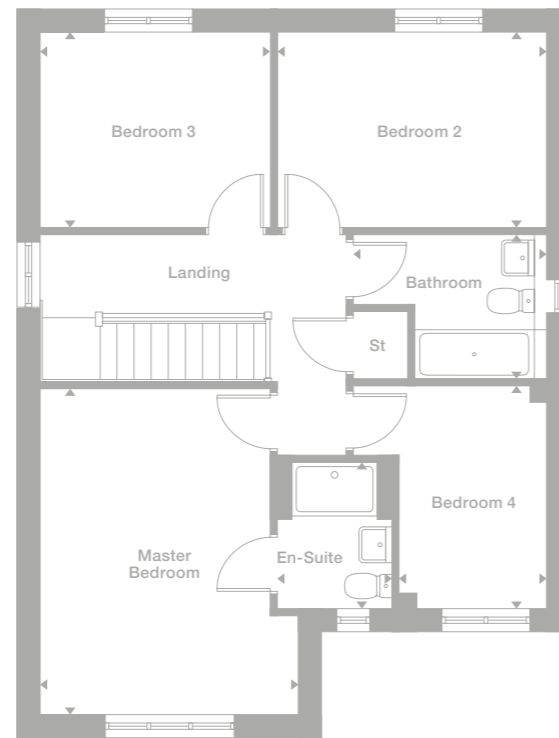
Please note: Elevational and boundary treatments may vary

Ground Floor



* Plots are a mirror image of plans shown above

First Floor



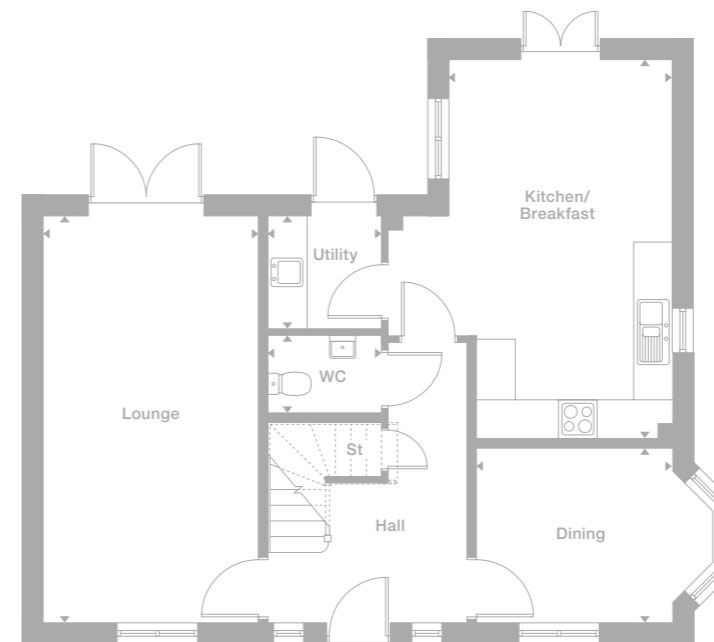
† Square bay to plot 997 only

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.

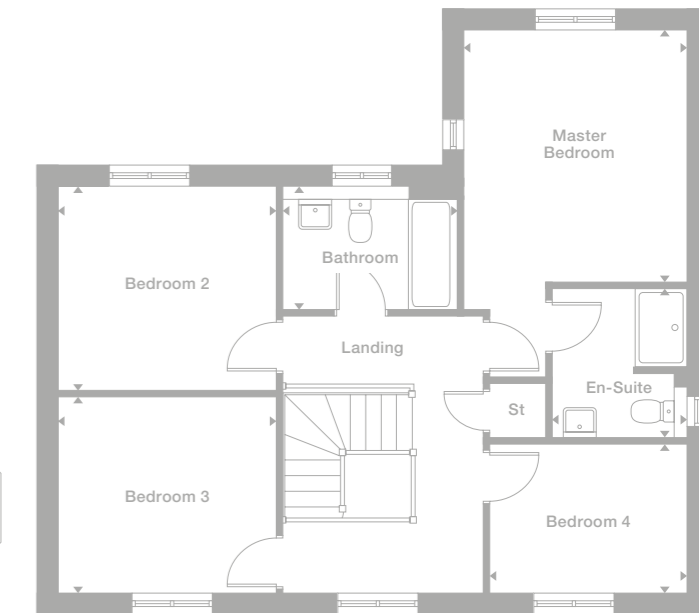


Please note: Elevational and boundary treatments may vary

Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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.

Harper

Overview

The hall and feature staircase makes a statement of quality that sets the tone for this impressive home. The triple aspect lounge and triple aspect kitchen both incorporate french doors, and the separate dining room and utility room add style to convenience.

Floor Space

1,503 sq ft

Plots

1044, 1097*, 1108

Ground Floor

Lounge
3.315m x 6.296m
10'11" x 20'8"

Dining
3.026m x 2.700m
9'11" x 8'10"

Kitchen/Breakfast
3.456m x 5.842m
11'4" x 19'2"

Utility
1.750m x 1.760m
5'9" x 5'9"

WC
1.750m x 1.203m
5'9" x 3'11"

First Floor

Master Bedroom
3.456m x 3.892m
11'4" x 12'9"

En-Suite
2.085m max x 2.318m max
6'10" x 7'7"

Bedroom 2
3.372m x 3.168m
11'1" x 10'5"

Bedroom 3
3.372m x 3.035m
11'1" x 9'11"

Bedroom 4
3.036m x 2.296m
10'0" x 7'6"

Bathroom
2.690m x 1.927m
8'10" x 6'4"

Chichester

Overview

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

Floor Space

1,885 sq ft

Plots

801, 814, 815*, 818*, 833, 859, 860, 1095*

Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

Utility
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom
3.642m x 4.041m
11'11" x 13'3"

Dressing
2.442m max x 2.253m
8'0" x 7'5"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Bedroom 2
3.535m x 2.680m
11'7" x 8'10"

En-Suite 2
1.435m max x 2.680m max
4'8" x 8'10"

Bedroom 3
3.592m x 2.857m
11'9" x 9'4"

Bedroom 4
2.970m x 3.191m
9'9" x 10'6"

Bedroom 5
2.699m x 2.680m
8'10" x 8'10"

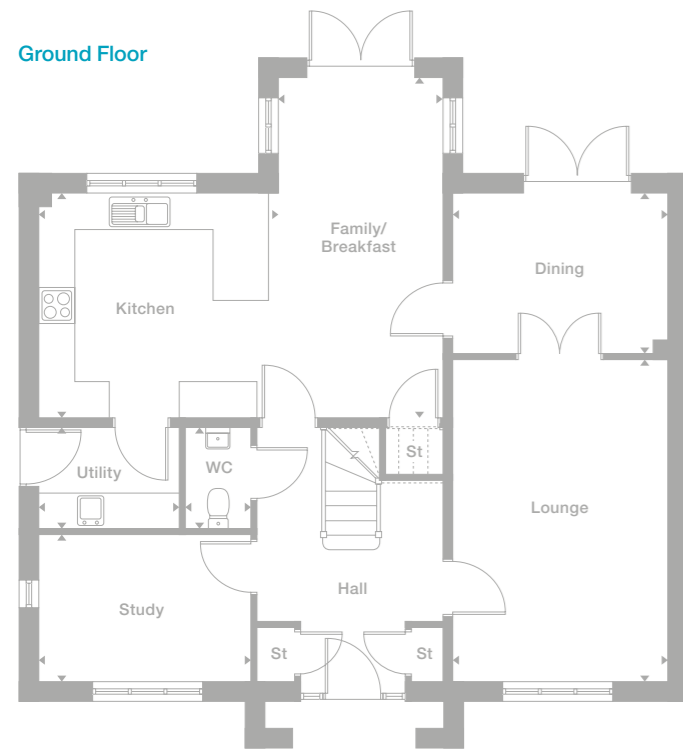
Bathroom
2.563m max x 2.342m max
8'5" x 7'8"



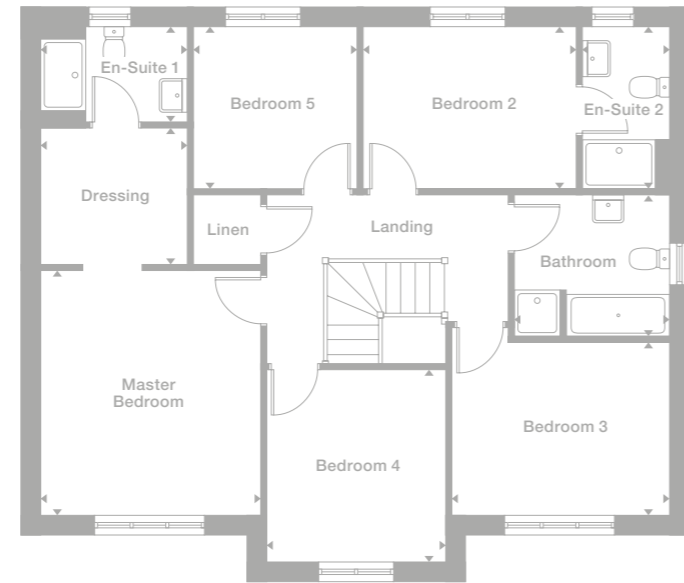
Keeping you informed
From the word go, you'll
know exactly what's
happening with your
home as we'll send
you regular updates
via email or text.



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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.

Specification

	Rydal	Nevis	Hawthorne	Morley	Darwin	Gregory	Pushkin	Repton	Mitford	Harper	Chichester
Kitchens											
Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single bowl sink with monobloc mixer tap to utility (where applicable)	-	-	-	-	-	-	-	-	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	-	-	-	-
Stainless steel double fan oven	-	-	-	-	-	-	-	✓	✓	✓	✓
Housing for integrated fridge/freezer (appliances not included)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome bath shower mixer taps to bath with wall mounted riser rail	✓	✓	-	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	✓	✓	-	-	-	-	-	-	-	-	-

En-Suites (where applicable)

Ideal Standard's contemporary styled 'Concept Cube' sanitaryware	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Water efficient dual flush toilet	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	-	-	-	-	-	-	-	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with bath screen	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED downlighters to ceiling	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

	Rydal	Nevis	Hawthorne	Morley	Darwin	Gregory	Pushkin	Repton	Mitford	Harper	Chichester
Electrical											
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garage (where within plot curtilage)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to kitchen	-	-	-	-	-	-	-	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Exterior

Double glazed PVCu windows (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement 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 (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Decorative

Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓	-	-	-	-
Clear finished natural oak effect staircase handrail	-	-	-	-	-	-	-	✓	✓	✓	✓
Ovolo moulded skirting boards and architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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 awarranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

We don't just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home and to help you get to know the area, your neighbours and live more sustainably once you've moved in.

For your future

For us, success is building exceptional homes, in sustainable communities. And that's how we've built a business that goes from strength to strength.

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner

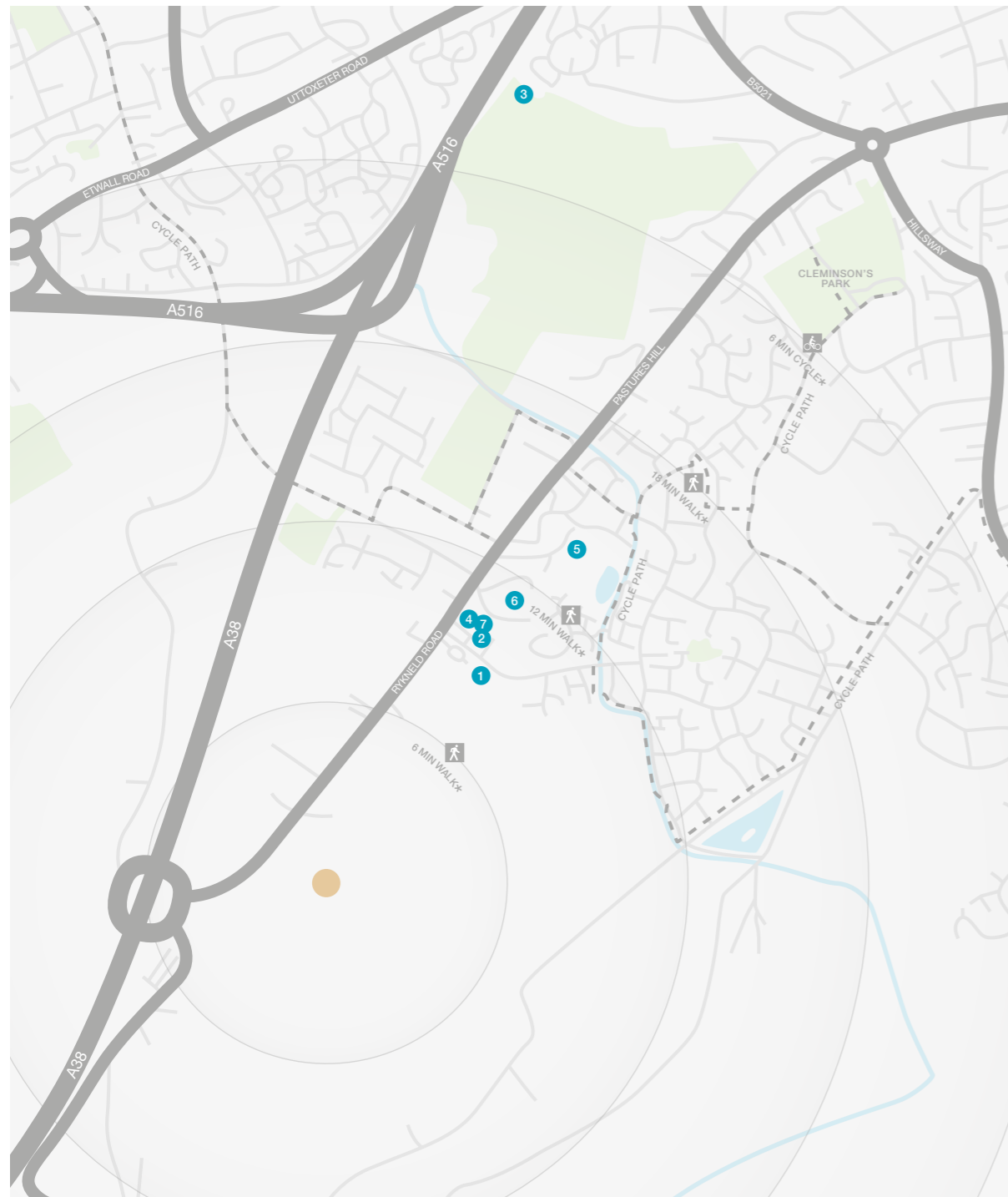


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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.

Highfields is in the catchment area for Findern Primary, set in peaceful countryside to the south of Findern village. Assessed as 'Good' by Ofsted, it makes great use of its superb tree-lined location in its approach to learning. Pupils normally move on to John Port secondary school in Etwall, where the sixth form teaching was rated as

'Outstanding'. There is a convenient day nursery, as well as a large full time medical practice, at Hollybrook Way near Heatherton District Centre.

Recycling facilities for clothing and shoes can be found at Heatherton District Centre. Derby's main recycling site is in Raynesway Park Drive, easily accessed via the A5111.



- 1 Hollybrook Medical Centre, Hollybrook Way 01332 523 300
 - 2 Dean and Smedley, Pharmacists, Unit 2, Heatherton District Centre, Hollybrook Way 01332 523 535
 - 3 Mickleover Golf Club Uttoxeter Road 01332 516 011
 - 4 Busy Bees day nursery, Hollybrook Way 01332 518 888
 - 5 Derby Grammar School, Rykneld Road 01332 523 027
 - 6 Nuffield Health Derby Hospital, Rykneld Road 01332 897 866
 - 7 Heatherton Community Centre, Hollybrook Way 01332 513 777
- Findern Primary School, Buckford Lane Findern 01283 702 150
- John Port School Main Street, Etwall 01283 734 111

* 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



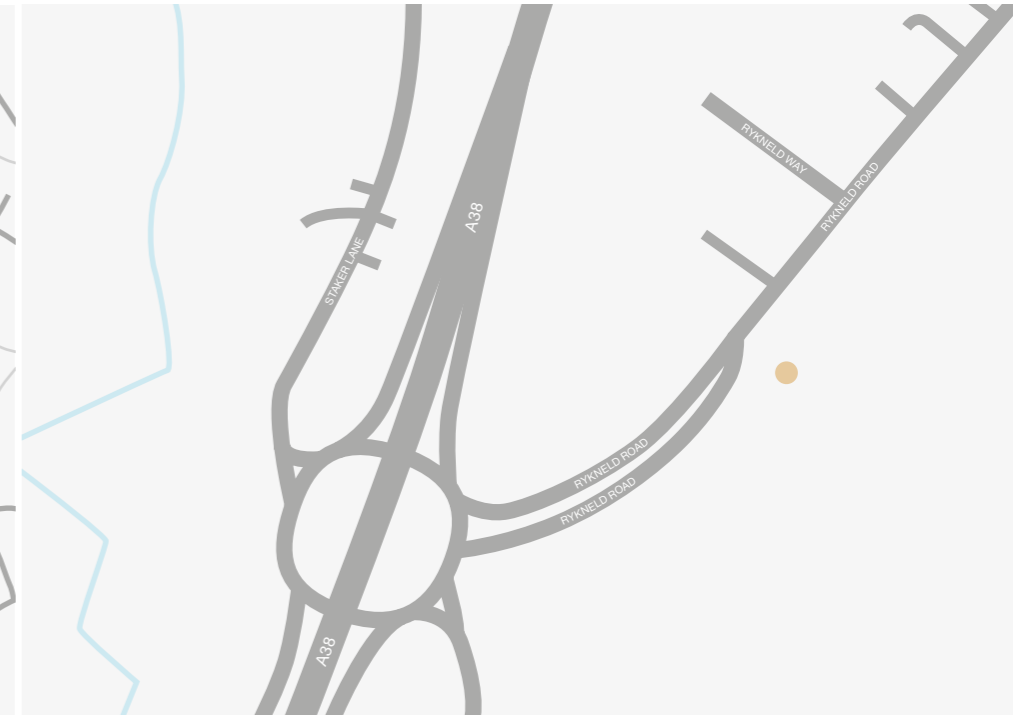
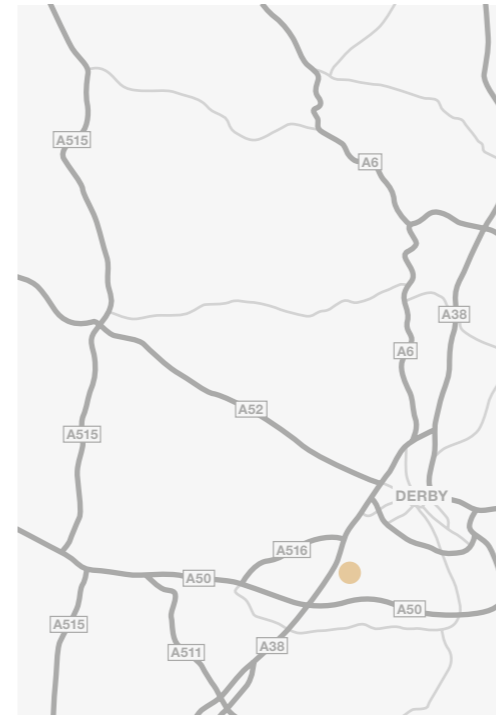
Development
Opening Times:
Daily 10.30am - 5.30pm
03301 624 285

From Derby City Centre

From central Derby, take the A52 towards Markeaton Park then at the Markeaton Island roundabout take the first exit to join the A38, Kingsway, following signs for Birmingham. Travel south on the A38 for three and a quarter miles, then leave the A38 following signs for Littleover, Mickleover and Findern and take the first exit at the roundabout to enter Rykneld Road. After around quarter of a mile, Highfields is signposted on the right.

From Birmingham and the South

Travelling north on the A38, pass the intersection with the A50, signposted for the M1 (South) and Alton Towers, and four miles on leave the A38 following signs for Mickleover, Littleover and Findern. Take the third exit at the roundabout to enter Rykneld Road and, after around quarter of a mile, Highfields is signposted on the right. Sat Nav: DE23 4AP



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 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

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.

This brochure is printed on GaleriArt and contains material sourced from responsibly managed forests. It's certified by the Forest Stewardship Council, an organisation dedicated to promoting responsible forest management and manufacture of wood products, like paper. It's a small thing, we know, but enough small things make a big difference. Please recycle this brochure and help make that difference.

millerhomes.co.uk

miller homes

the place to be[®]