



Lodge Farm Chase Ashbourne

the place to be®

miller homes



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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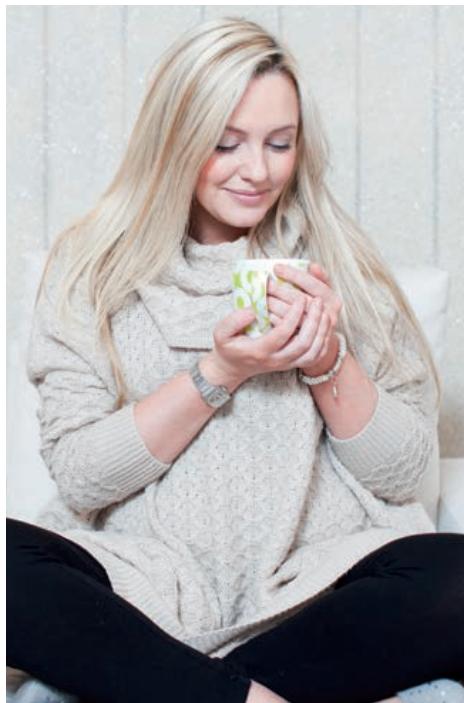
Proposed Development And
Possible Extension
of Road Subject
To Planning Approval





Welcome to Lodge Farm Chase

Lodge Farm Chase presents a rare opportunity to combine a modern, energy efficient home with a wonderful location just ten minutes' stroll from the centre of Ashbourne, a picturesque traditional market town where historic coaching inns and Georgian streets sit comfortably alongside modern supermarkets and leisure facilities. This small, delightfully landscaped development of two, three and four bedroom homes is set in a semi-rural neighbourhood that is surprisingly close to the town's excellent amenities.



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 2013, 97% 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 Lodge Farm Chase.







Transport

There are bus services approximately once an hour between Uttoxeter, Ashbourne and Derby, with the trip into Derby taking around 40 minutes. A few bus services a day link the town with other surrounding towns and villages. Derby railway station operates services to London St Pancras International, a journey time of around an hour and a half, as well as to Nottingham, Leicester and Birmingham.

Arts & Entertainment

Ashbourne Arts Festival, an annual event held in June and July, transforms the town with an eclectic mixture of classical and contemporary arts and street theatre. One curious local custom that takes place in the earlier part of the year is the traditional Shrovetide football game played over two days between goals three miles apart. There is also an active youth theatre company, the Peakland Players, in the town.

Leisure & Recreation

Six miles to the north, Dovedale National Nature Reserve presents wonderful opportunities for rambling through fascinating woodland and riverside walks with some famous limestone formations and caves. The Tissington Trail, a popular 13-mile walking and cycling route, runs northwards from Ashbourne into the Nature Reserve passing close to some picturesque villages and towns. For indoor activities, Ashbourne Leisure Centre is a modern facility with a swimming pool, sports hall, tennis courts and a well-equipped gym, just ten minutes' walk from Lodge Farm Chase. Ashbourne Golf Club is also within a few minutes' walk of the development.

Shopping

The Waterside Retail Park, five minutes' walk from Lodge Farm Chase, includes a Marks & Spencer food store, Homebase, Majestic Wine Warehouse and Halfords. There are also Waitrose and Sainsbury's supermarkets, a post office and a pharmacist within ten minutes' walk. The town centre is a compact shopping area with a comprehensive range of independent local traders as well as high street names, centred around a charming cobbled market place. Market days are Thursdays and Saturdays.

Recycling Facilities

There is a recycling centre in the car park of the local Sainsbury's store, with receptacles for household waste and packaging, paper and card, aerosols, glass bottles, shoes and textiles. For larger or difficult items, including white goods, TVs and paint, Ashbourne Recycling Centre is just three-quarters of a mile away.

Education & Health

There is a choice of infant and junior schools in Ashbourne, with St Oswald's Church of England, and Ashbourne Hilltop infant schools amongst the nearest. The Queen Elizabeth's Grammar School is just a mile away, and there are two medical practices and a dental surgery within minutes of the development.





Living in Ashbourne

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 Lodge Farm Chase.





Rydal

2 Bed

Plots

17*, 18, 19, 20*, 21,
22, 31*, 32, 33

Overview

The spacious living and dining 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.

Key Features

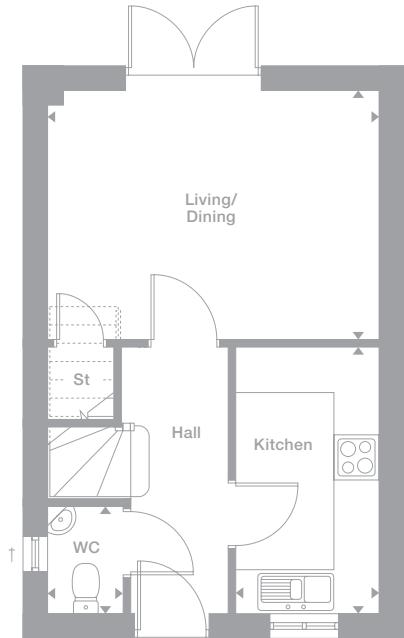
French Doors
Downstairs WC

Total Floor Space

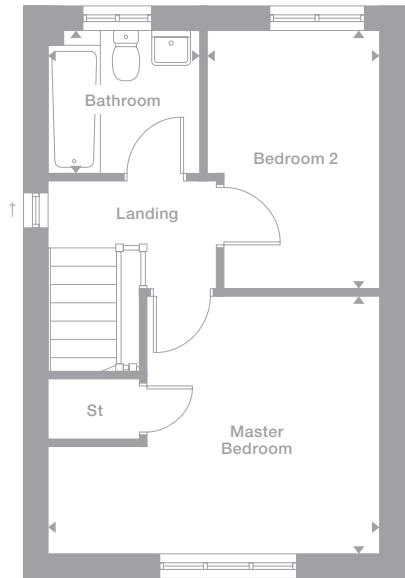
657 sq ft



Ground Floor



First Floor



Room Dimensions

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 1.900m
6'7" x 6'3"

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† End terrace only

* Plots are a mirror image of plans shown above

3 Bed

Hawthorne

Plots

15*, 16, 27*, 28*, 29



Key Features

French Doors
Master Bed En-Suite
Downstairs WC

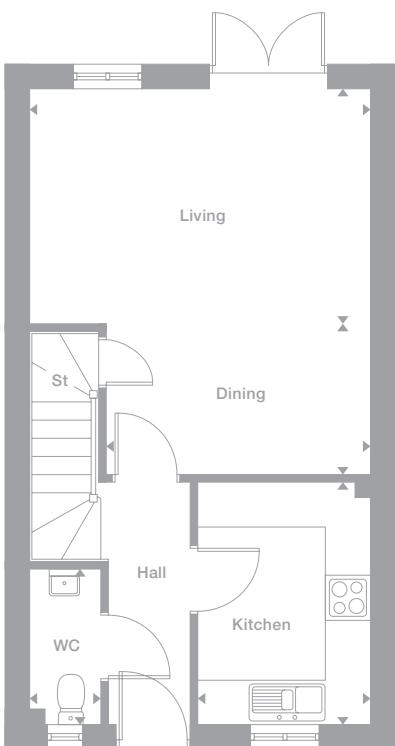
Total Floor Space

819 sq ft

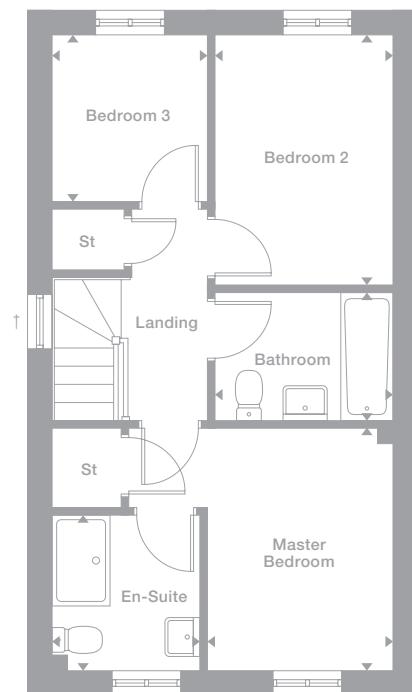
Overview

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. The en-suite master bedroom adds a dash of luxury.

Ground Floor



First Floor



Room Dimensions

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
2.461m x 3.212m
8'1" x 10'6"

En-Suite
1.960m x 2.060m
6'5" 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"

† End terrace/semi detached only

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Darwin 1

3 Bed

Plots

3, 12*

Overview

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

Key Features

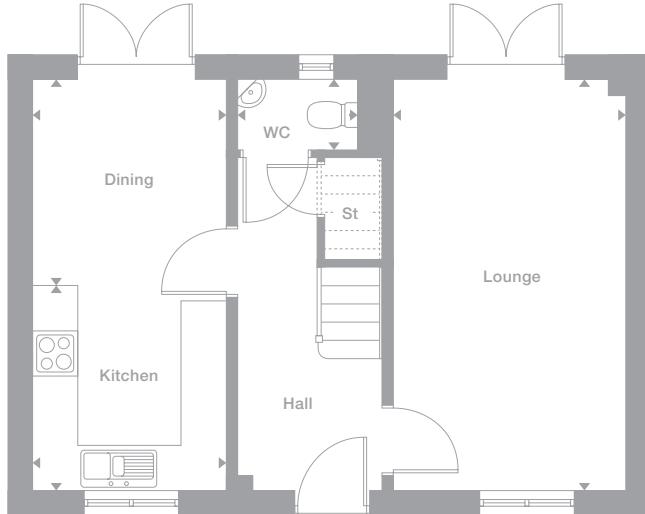
French Doors
Master Bed En-Suite
Downstairs WC

Total Floor Space

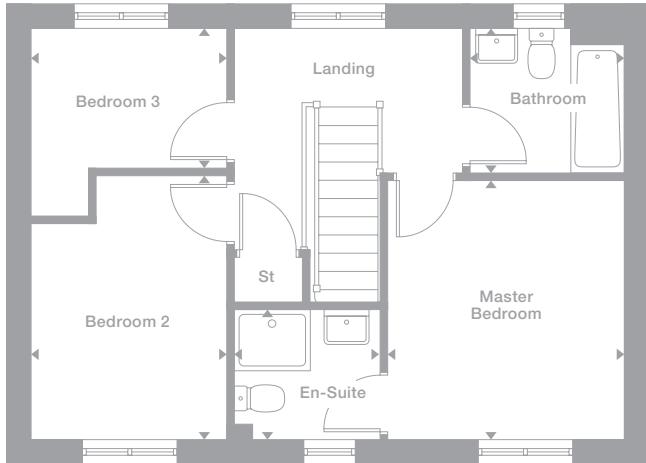
921 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

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 1.730m
6'4" x 5'8"

Bedroom 2
2.594m x 3.498m max
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

3 Bed

Darwin 2

Plots

7, 23*

Key Features

French Doors
Dual Aspect Windows
Feature Bay Window
Master Bed En-Suite
Downstairs WC

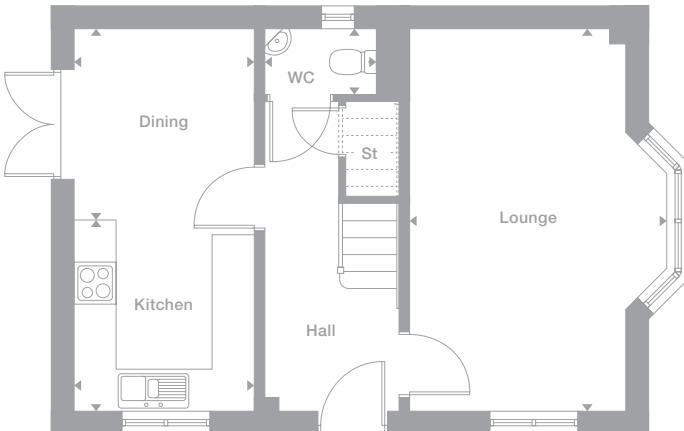
Total Floor Space
933 sq ft

Overview

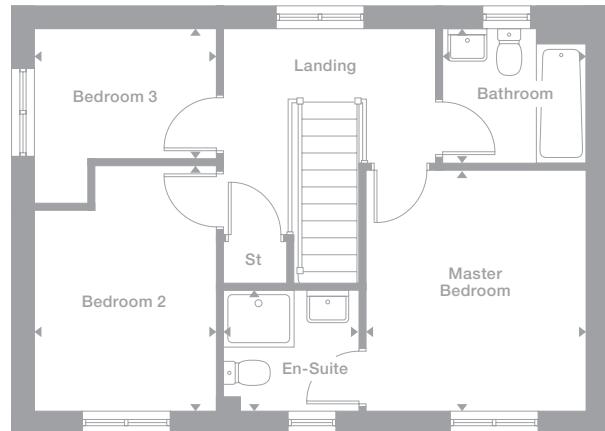
The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.



Ground Floor



First Floor



Room Dimensions

Ground Floor

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

Dining
2.556m x 2.728m
8'5" x 8'11"

Kitchen
2.556m x 2.722m
8'5" x 8'11"

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 x 1.730m
6'4" x 5'8"

Bedroom 2
2.594m x 3.498m max
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"

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Orwell

3 Bed

Plots

24*, 35, 36

Overview

The welcoming entrance reflects the stylish way in which a host of practical features have been incorporated into this inviting, spacious home. From the generously proportioned hall to the en-suite master bedroom, the Orwell combines comfort with real convenience.

Key Features

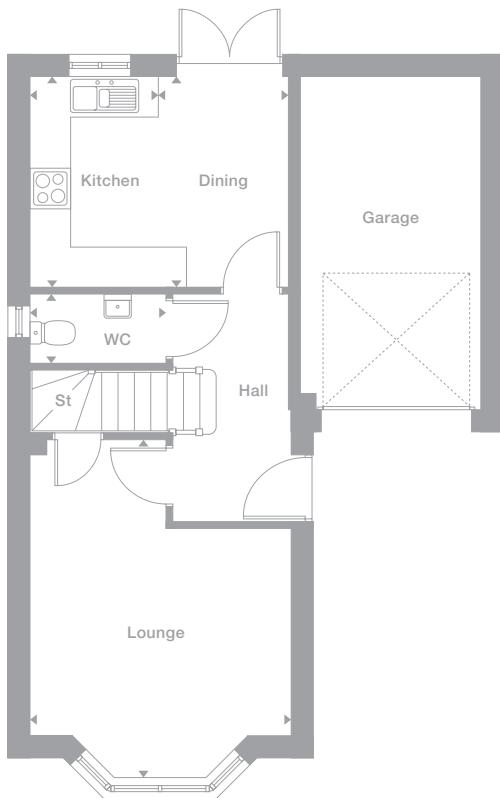
French Doors
Feature Bay Window
Master Bed En-Suite
Downstairs WC
Garage

Total Floor Space

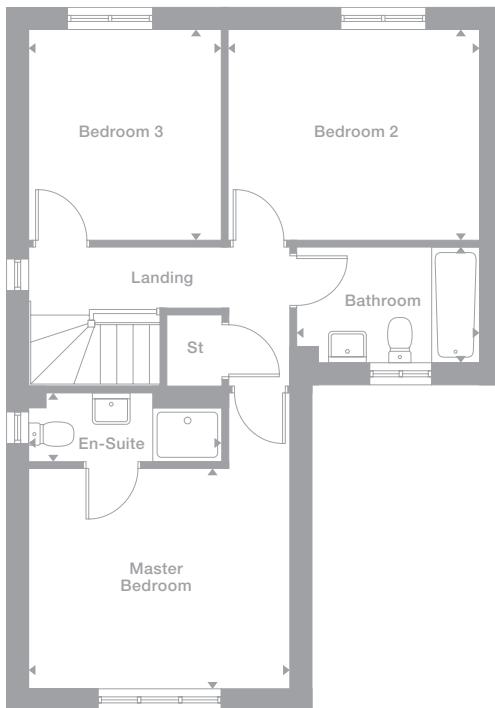
960 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.850m max x 4.950m max
12'8" x 16'3"

Dining
1.905m x 3.107m
6'3" x 10'2"

Kitchen
1.900m x 3.107m
6'3" x 10'2"

WC
2.006m x 1.020m
6'7" x 3'4"

First Floor

Master Bedroom
3.850m x 3.247m
12'8" x 10'8"

En-Suite
2.844m max x 1.017m max
9'4" x 3'4"

Bedroom 2
3.694m x 3.107m
12'1" x 10'2"

Bedroom 3
2.838m x 3.107m
9'4" x 10'2"

Bathroom
2.682m x 1.700m
8'10" x 5'7"

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* Plots are a mirror image of plans shown above

4 Bed

Radcliffe

Plots

1*, 2, 13, 30*, 34, 37*

Key Features

French Doors
Master Bed En-Suite
Downstairs WC

Total Floor Space

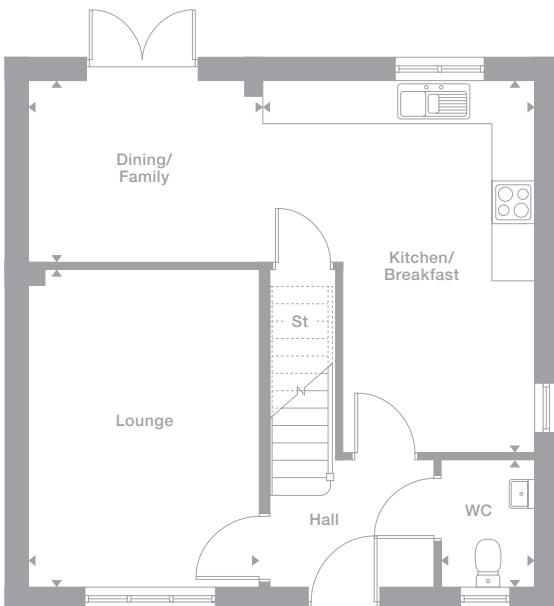
1,070 sq ft

Overview

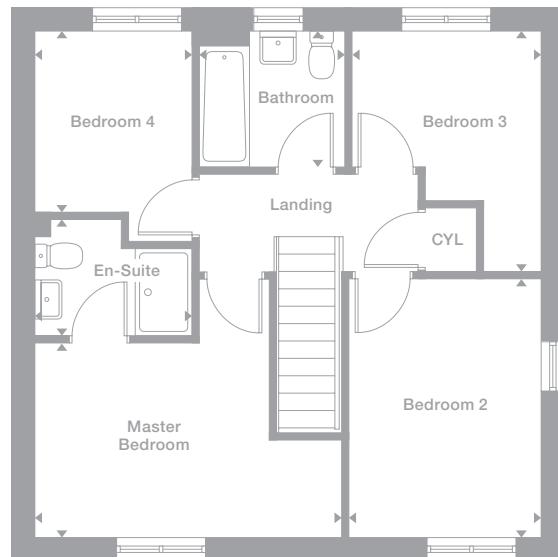
From the well-equipped kitchen, ready for the most convivial entertaining, to the private luxury of the en-suite master bedroom, this is a home that will add continuing pleasure to the everyday routines of life.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.216m x 4.438m
10'7" x 14'7"

Kitchen/Breakfast
3.781m max x 5.193m max
12'5" x 17'0"

Dining/Family
3.270m x 2.525m
10'9" x 8'3"

WC
1.313m x 1.771m
4'4" x 5'10"

First Floor

Master Bedroom
4.279m max x 2.718m
14'0" x 8'11"

En-Suite
2.204m max x 1.625m max
7'3" x 5'4"

Bedroom 2
2.684m x 3.600m
8'10" x 11'10"

Bedroom 3
2.639m max x 3.364m max
8'8" x 11'0"

Bedroom 4
2.204m x 2.533m
7'3" x 8'4"

Bathroom
2.032m x 1.901m
6'8" x 6'3"

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Plots

8*, 11*, 14, 25, 26, 38*

Overview

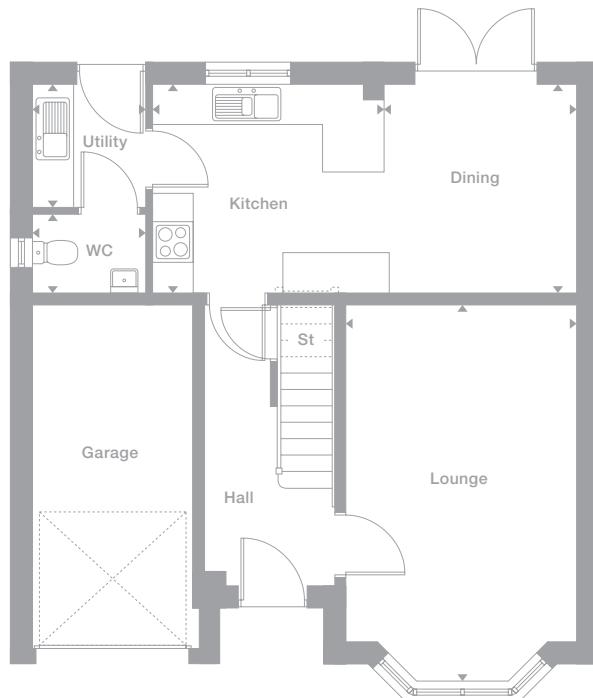
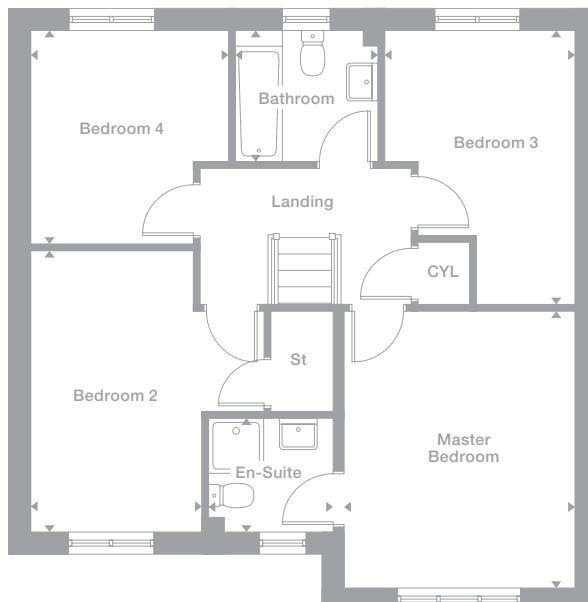
The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

Key Features

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

Total Floor Space

1,226 sq ft

**Ground Floor****First Floor****Room Dimensions****Ground Floor**

Lounge
3.392m x 5.559m max
11'2" x 18'3"

Dining
2.833m x 3.077m
9'4" x 10'1"

Kitchen
3.410m x 3.077m
11'2" x 10'1"

WC
1.663m x 1.172m
5'5" x 3'10"

Utility
1.663m x 1.810m
5'5" x 5'11"

First Floor

Master Bedroom
3.392m x 4.070m
11'2" x 13'4"

En-Suite
1.840m x 1.686m
6'0" x 5'6"

Bedroom 2
2.525m x 4.148m max
8'3" x 13'7"

Bedroom 3
2.790m max x 4.030m max
9'2" x 13'3"

Bedroom 4
2.915m max x 3.137m max
9'7" x 10'4"

Bathroom
2.108m x 1.928m
6'11" x 6'4"

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4 Bed

Crompton

Plots

4*, 5*, 6*, 9*, 10

Key Features

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

Total Floor Space

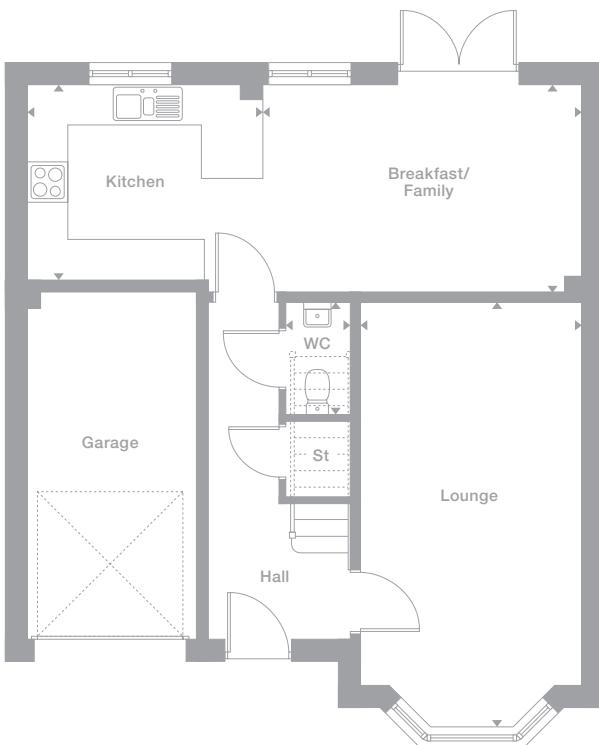
1,341 sq ft

Overview

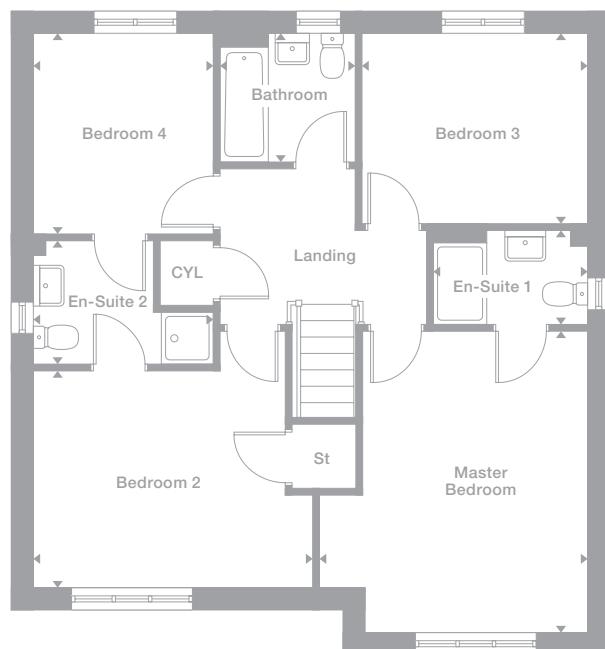
An elegant bay window gives the strikingly long lounge a classic, timeless appeal, while the en-suite shower cleverly shared between bedrooms 2 and 4 is an imaginative addition to the luxury of this superb family home.



Ground Floor



First Floor



Room Dimensions

Ground Floor

Lounge
3.264m x 6.222m max
10'9" x 20'5"

Kitchen
3.464m x 2.880m
11'4" x 9'5"

Breakfast/Family
4.700m x 3.050m
15'5" x 10'0"

WC
0.946m x 1.650m
3'1" x 5'5"

First Floor

Master Bedroom
3.264m x 4.436m
10'9" x 14'7"

En-Suite 1
2.275m max x 1.400m max
7'6" x 4'7"

Bedroom 2
4.115m max x 3.193m
13'6" x 10'6"

En-Suite 2
2.658m max x 1.825m max
8'9" x 6'0"

Bedroom 3
3.340m x 2.807m
10'11" x 9'3"

Bedroom 4
2.658m x 2.961m
8'9" x 9'9"

Bathroom
1.980m x 1.907m
6'6" x 6'3"

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Specification

All House types
(where applicable)

Kitchens

| | |
|---|-------------------------------------|
| Contemporary styled fitted kitchen with choice of mix-n-match frontals | <input checked="" type="checkbox"/> |
| Square PVC edged worktop with upstand to wall | <input checked="" type="checkbox"/> |
| Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap | <input checked="" type="checkbox"/> |
| Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits) | <input checked="" type="checkbox"/> |
| Stainless steel chimney hood and splashback to hob | <input checked="" type="checkbox"/> |
| Stainless steel 4-burner gas hob | <input checked="" type="checkbox"/> |
| Stainless steel 5-burner gas hob | <input type="radio"/> |
| Stainless steel single fan oven ('A' energy rating) | <input checked="" type="checkbox"/> |
| Stainless steel single multi-function fan oven ('A' energy rating) | <input type="radio"/> |
| Stainless steel double multi-function fan oven ('A' energy rating) | <input type="radio"/> |
| Housing for integrated fridge/freezer (appliances not included) | <input checked="" type="checkbox"/> |
| Integrated fridge/freezer ('A+' energy rating) | <input type="radio"/> |
| Plumbing and electrics for washing machine | <input checked="" type="checkbox"/> |
| Integrated washing machine ('A++' energy rating) | <input type="radio"/> |
| Plumbing and electrics for dishwasher | <input checked="" type="checkbox"/> |
| Integrated dishwasher ('A+' energy rating) | <input type="radio"/> |
| 3 spot energy efficient LED track light to ceiling | <input checked="" type="checkbox"/> |
| Energy efficient LED downlighters to ceiling | <input type="radio"/> |
| Ceramic floor tiles | <input type="radio"/> |

Bathrooms

| | |
|---|-------------------------------------|
| Ideal Standard's contemporary 'Concept/Cube' bathroom suite | <input checked="" type="checkbox"/> |
| Water efficient dual flush toilets | <input checked="" type="checkbox"/> |
| Soft close toilet seat to bathroom WC | <input checked="" type="checkbox"/> |
| Lever operate chrome monobloc mixer taps | <input checked="" type="checkbox"/> |
| Chrome finished electric shower (dependent upon system design) | <input checked="" type="checkbox"/> |
| Bar style chrome shower mixer valve (dependent upon system design) | <input checked="" type="checkbox"/> |
| Low profile shower tray with stainless steel framed clear glass enclosure | <input checked="" type="checkbox"/> |
| Shaver point to en-suite | <input type="radio"/> |
| Drum type low energy light to ceiling | <input checked="" type="checkbox"/> |
| Energy efficient LED downlighters to ceiling | <input type="radio"/> |
| Full height ceramic tiling to shower area | <input checked="" type="checkbox"/> |
| Half height ceramic tiling to walls incorporating sanitaryware appliances | <input checked="" type="checkbox"/> |
| Ceramic floor tiles | <input type="radio"/> |

Standard

Optional Extra

- Not Available

Electrical

| | |
|--|---|
| Mains wired (with battery back-up) smoke and carbon monoxide detectors | ✓ |
| Power and lighting to garage (where within plot curtilage) | ✓ |
| TV socket to lounge and master bedroom | ✓ |
| TV socket to lounge, kitchen and master bedroom | ○ |
| BT socket | ✓ |
| Motion sensor porch light with energy efficient LED bulb | ✓ |
| Front doorbell and chime | ✓ |
| Intruder alarm | ○ |

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) | ✓ |
| PVCu fascias, soffits and gutters (where planning permits) | ✓ |
| Multi-point door locking system to front and rear doors | ✓ |
| Up-and-over steel garage door | ✓ |

Decorative

| | |
|--|---|
| White moulded spindles and newels to staircase | ✓ |
| White moulded skirting boards and architraves | ✓ |
| White 2-panel moulded smooth 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 boundary fencing | ✓ |
| Turf to rear garden (including outside cold water tap) | ○ |

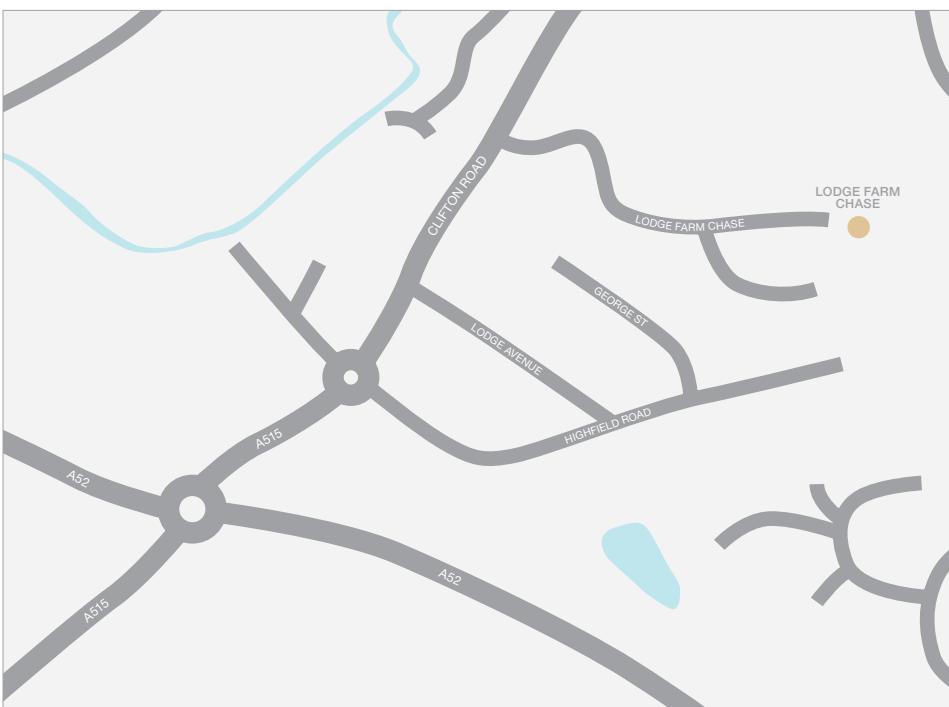
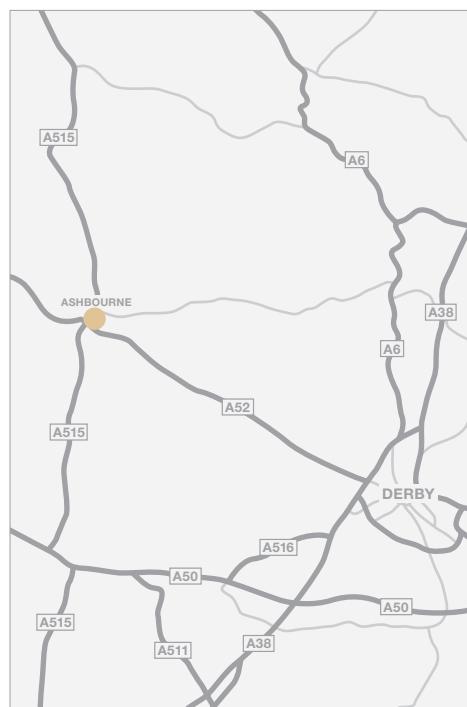
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section 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 - Monday

10am - 5pm

Telephone: 0808 278 9022



From Derby and the East

Take the A52 following signs for Ashbourne. Approaching the town, at the roundabout where Ashbourne is signposted as the second exit, take the first exit instead to stay on the A52, signposted for Leek, Buxton and Lichfield. A little over a mile further on, at the roundabout take the third exit following tourist signs for Carsington Water and Dovedale. Carry straight on through the roundabout at Waterside Business Park, then take the second right turn into Lodge Farm Chase. The development is at the end of the road.

From Newcastle-under-Lyme and the West

Follow signs for Ashbourne along the A52, turning right at the junction with the A523 to stay on the A52. Four miles on, at the roundabout where the first exit is signposted for Ashbourne and Buxton, take the second exit signposted for Derby. Then, at the roundabout by the Waterside Retail Park take the first exit following tourist signs for Carsington Water and Dovedale. Carry straight on through the roundabout at Waterside Business Park then take the second right turn into Lodge Farm Chase. The development is at the end of the road.

Sat Nav: DE6 1GY

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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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.

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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