



Park View
Gateshead

millershomes

the place to be®



Welcome home	01
Floor plans	04
Specification	14
How to find us	16

Plot information

- Allensford A
See Page 04
- Allensford B
See Page 06
- The Hyde
See Page 08
- North Dene House
See Page 10

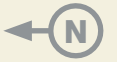
- Retaining wall
- Location of bins
- VP Visitor parking
- Gradient



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.

A167)

Bus Stop



117

116

Existing
Residential

L.A.P

L.E.A.P with
Play Equipment

L.E.A.P

125

126

127

128

131

129

130

VP

all To Be Retained

Future Development

Welcome to Park View

It's hard to imagine a more perfect location in the north-east. Park View lies along the eastern edge of Saltwell Park and just west of the sought-after Low Fell neighbourhood. A selection of magnificent one and two bed apartments and three, four and five bedroom homes, all designed to take maximum advantage of their unique location, the development sensitively blends reclaimed stone features, conservation-quality paving and beautiful landscaping - even the bollards are by the sculptor Anthony Gormley. Park View is destined to become a benchmark for modern, sustainable urban living.



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 2015, 94% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.





Allensford A

Plots

118, 119, 124

Overview

Featuring a spectacular open-plan living area with dual-aspect outlooks and french doors, these light, airy apartments offer contemporary living with real style. Practical as well as luxurious, two of the bedrooms, including the master suite, incorporate french windows and built-in wardrobes.

Key Features

Open Plan Living Area
Juliette Balconies
French Doors
Master Bed En-Suite
Downstairs WC

Total Floor Space

1,167 sq ft

Ground Floor



Plot 118

Ground Floor

Living/Dining
5.316m max x 5.822m max
17'5" x 19'1"

Kitchen
4.400m x 2.287m min
14'5" x 7'6"

WC
1.900m x 1.450m
6'2" x 4'9"

Plot 119

Ground Floor

Living/Dining
5.316m max x 5.822m max
17'5" x 19'1"

Kitchen
4.400m x 2.287m min
14'5" x 7'6"

WC
1.900m x 1.450m
6'2" x 4'9"

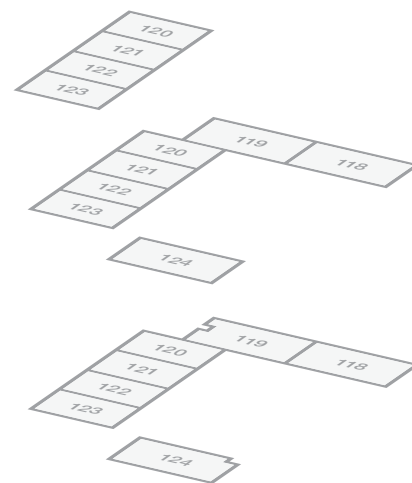
Plot 124

Ground Floor

Living/Dining
5.316m max x 5.822m max
17'5" x 19'1"

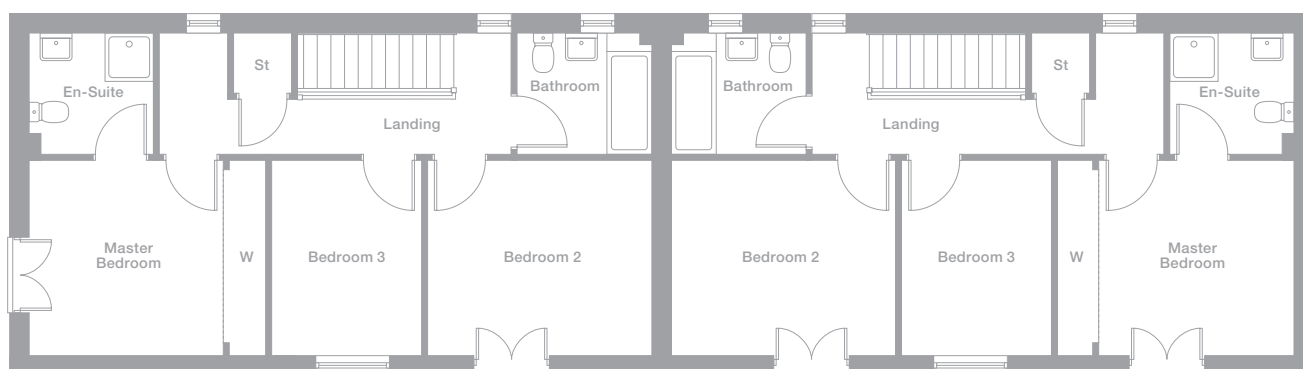
Kitchen
4.400m x 2.287m min
14'5" x 7'6"

WC
1.900m x 1.450m
6'2" x 4'9"

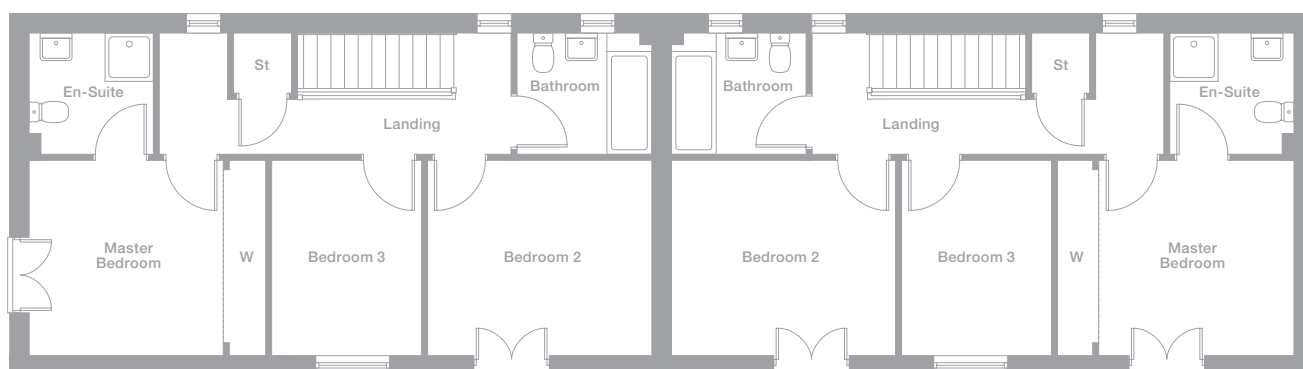


First Floor

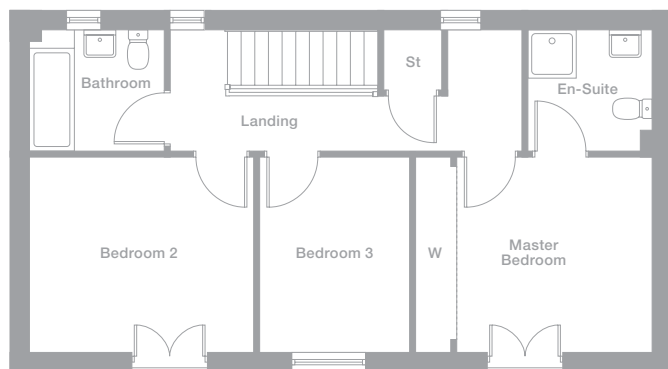
Plot 119



Plot 118



Plot 124



Plot 118

First Floor

Master Bedroom
3.914m x 3.216m
12'10" x 10'6"

En-Suite
2.000m x 2.060m
6'9" x 6'6"

Bedroom 2
3.706m x 3.215m
12'1" x 10'6"

Bedroom 3
3.216m x 2.465m
10'6" x 8'1"

Bathroom
2.240m x 2.000m
7'4" x 6'9"

Plot 119

First Floor

Master Bedroom
3.914m x 3.216m
12'10" x 10'6"

En-Suite
2.000m x 2.060m
6'9" x 6'6"

Bedroom 2
3.706m x 3.215m
12'1" x 10'6"

Bedroom 3
3.216m x 2.465m
10'6" x 8'1"

Bathroom
2.240m x 2.000m
7'4" x 6'9"

Plot 124

First Floor

Master Bedroom
3.914m x 3.216m
12'10" x 10'6"

En-Suite
2.000m x 2.060m
6'9" x 6'6"

Bedroom 2
3.706m x 3.215m
12'1" x 10'6"

Bedroom 3
3.216m x 2.465m
10'6" x 8'1"

Bathroom
2.240m x 2.000m
7'4" x 6'9"

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.

Allensford B

Plots

120, 121, 122, 123

Overview

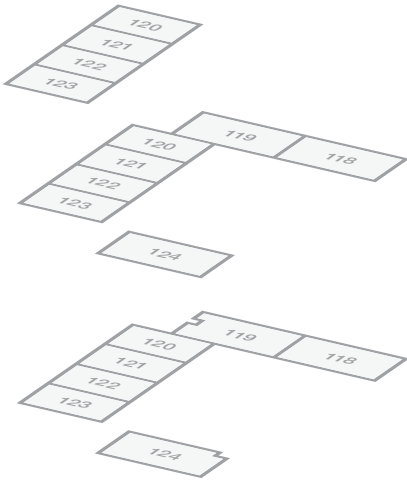
From the exciting L-shaped open plan living area, with its dual aspect windows and french doors, to the second en-suite shared by the two upper bedrooms, this superb home combines comfort and convenience with a confident, modern approach to design.

Key Features

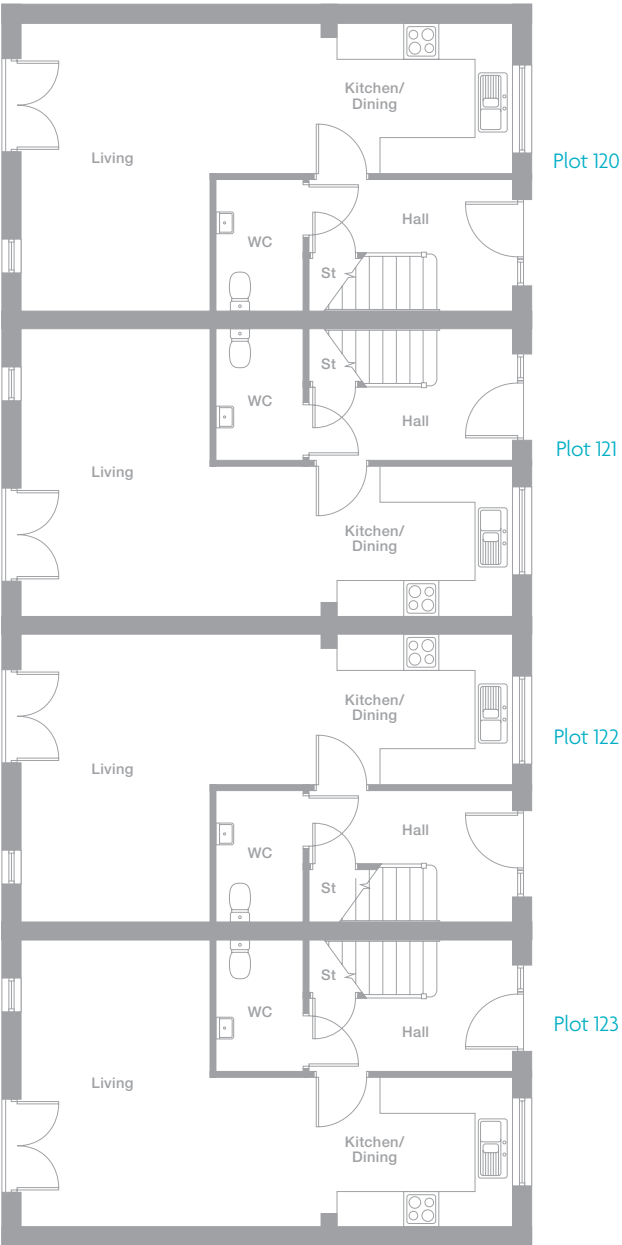
Open Plan Living Area
Juliette Balconies
French Doors
Shared En-Suite
Downstairs WC

Total Floor Space

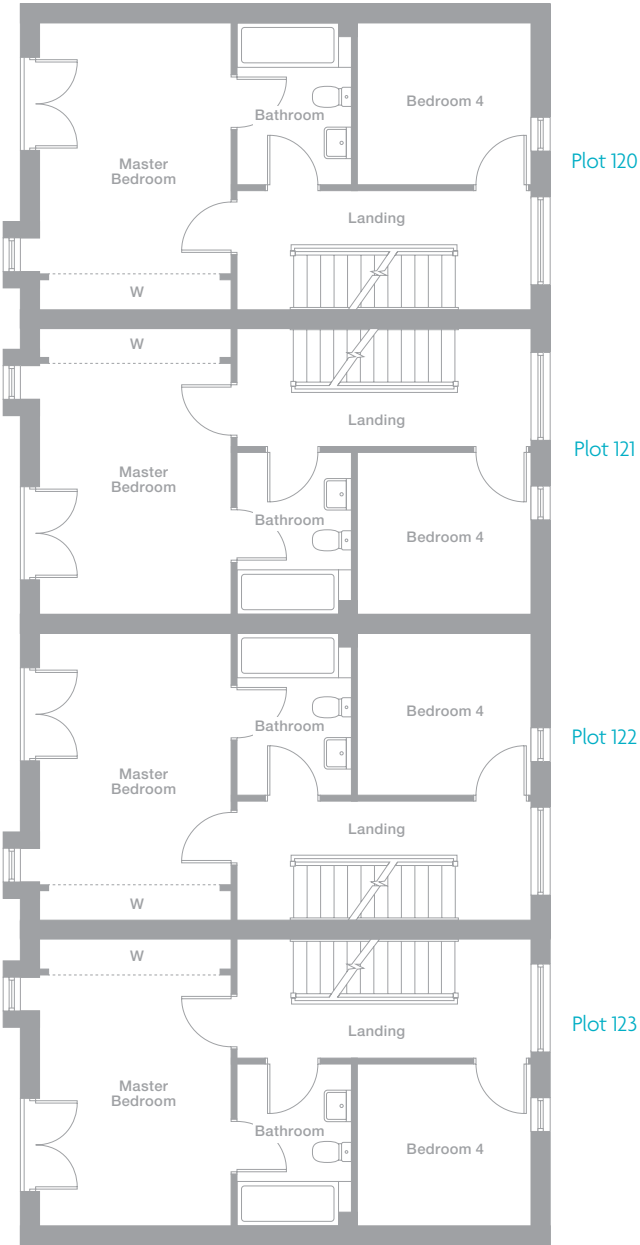
1,280 sq ft



Ground Floor

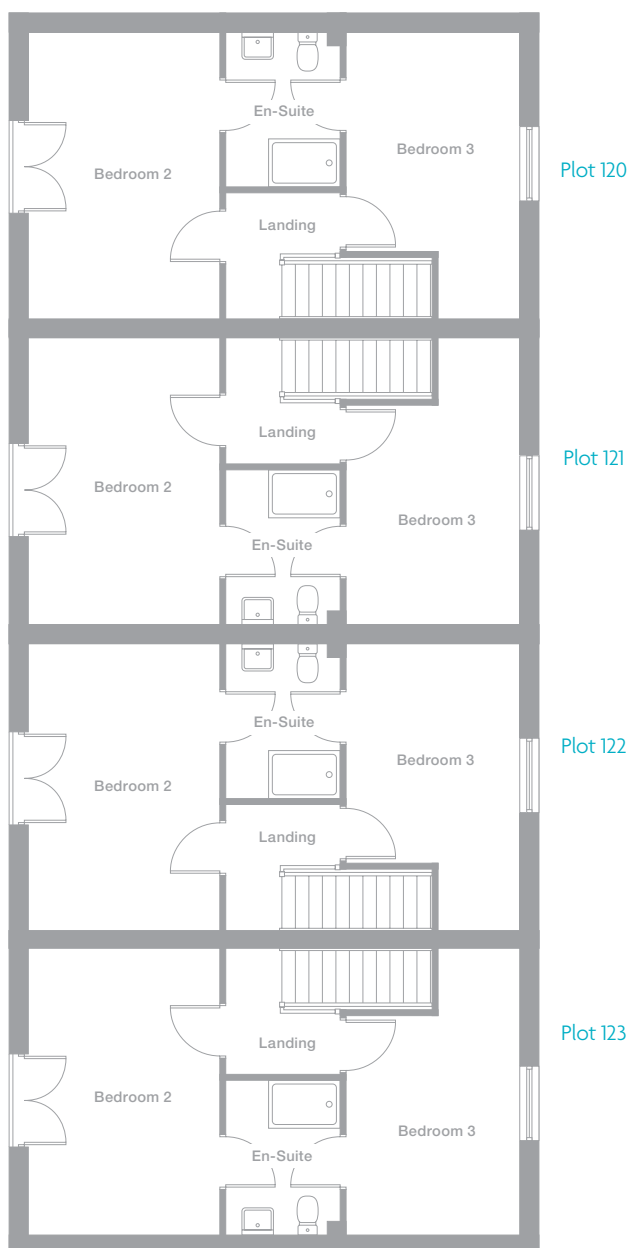


First Floor





Second Floor



Plot 120

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

Plot 121

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

Plot 122

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

Plot 123

Ground Floor

Living
4.811m x 3.160m
15'9" x 10'4"

Kitchen/Dining
5.082m x 2.510m
16'8" x 8'2"

WC
2.201m x 1.450m
7'2" x 4'9"

First Floor

Master Bedroom
4.811m x 3.210m
15'9" x 10'6"

Bedroom 4
2.912m x 2.710m
9'6" x 8'10"

Bathroom
2.710m x 1.920m
8'10" x 6'3"

Second Floor

Bedroom 2
4.811m x 3.210m
15'9" x 10'6"

En-Suite
2.587m x 1.920m
8'5" x 6'3"

Bedroom 3
3.678m min x 2.912m
12'0" x 9'6"

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.

The Hyde

Plots

116, 117

Overview

Both the magnificent triple-aspect lounge and the dual-aspect kitchen and dining room incorporate elegant bay windows, creating a home filled with natural light. Two of the bedrooms are en-suite and one features french doors opening on to a delightful deck.

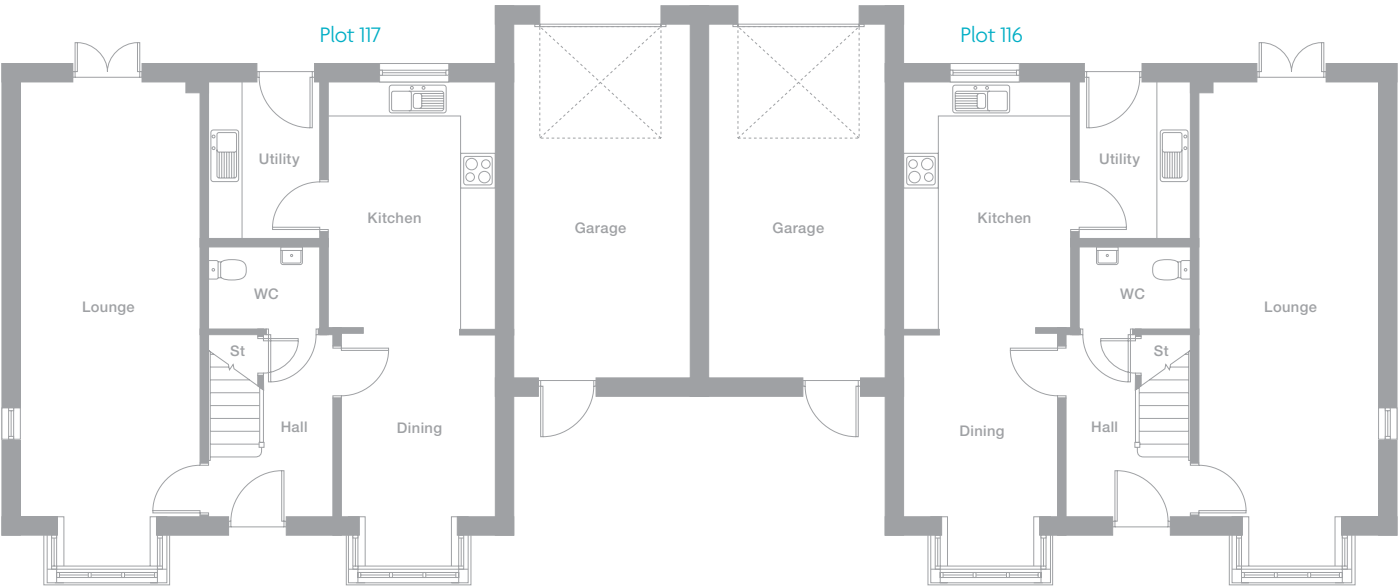
Key Features

- Feature Bay Windows
- French Doors
- 2 En-Suites
- Utility
- Garage

Total Floor Space

1,621 sq ft

Ground Floor



Plot 117

Ground Floor

Lounge	WC
7.679m min x 3.154m	1.975m x 1.450m
25'3" x 10'4"	6'5" x 4'9"
Dining	Utility
3.209m min x 2.695m	2.770m x 1.975m
10'6" x 8'10"	9'1" x 6'5"
Kitchen	
4.370m x 2.925m	
14'4" x 9'6"	

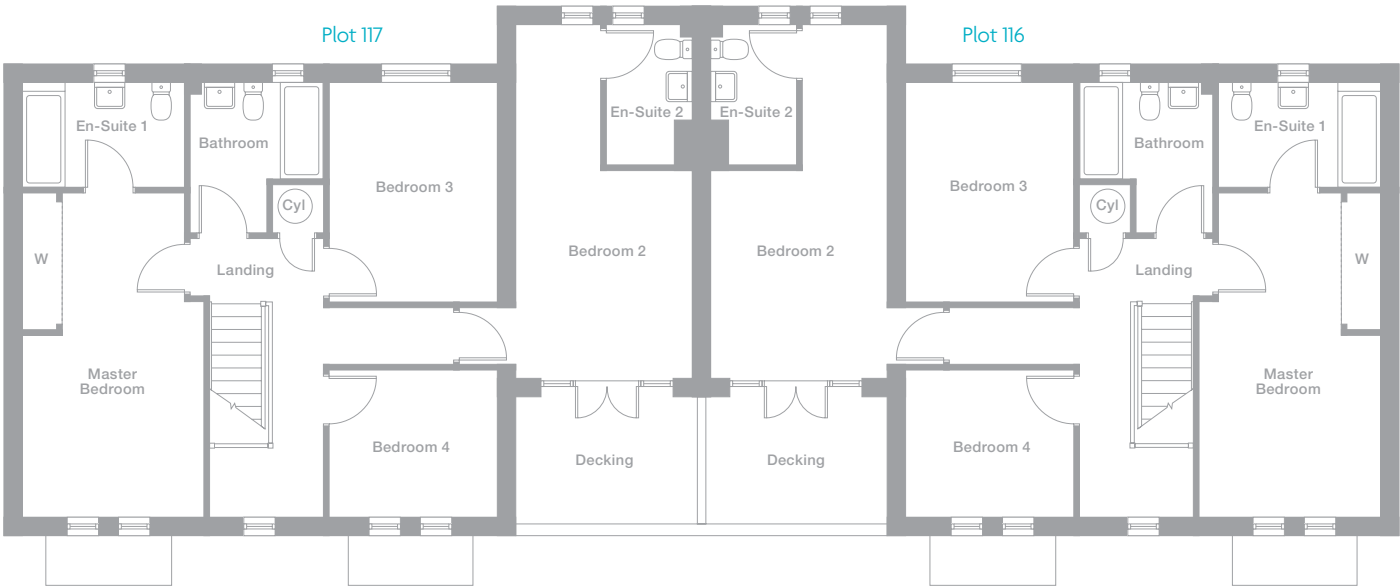
Plot 116

Ground Floor

Lounge	WC
7.679m min x 3.154m	1.975m x 1.450m
25'3" x 10'4"	6'5" x 4'9"
Dining	Utility
3.209m min x 2.695m	2.770m x 1.975m
10'6" x 8'10"	9'1" x 6'5"
Kitchen	
4.370m x 2.925m	
14'4" x 9'6"	



First Floor



Plot 117

First Floor

Master Bedroom	Bedroom 3
5.719m x 3.154m max	3.888m max x 2.949m
18'8" x 10'4"	12'9" x 9'8"
En-Suite 1	Bedroom 4
2.860m x 1.860m	2.930m x 2.601m max
9'4" x 6'1"	9'7" x 8'6"
Bedroom 2	Bathroom
3.631m x 3.114m	2.660m max x 2.307m max
11'10" x 10'2"	8'8" x 7'6"
En-Suite 2	
3.114m x 2.485m	
10'2" x 8'1"	

Plot 116

First Floor

Master Bedroom	Bedroom 3
5.719m x 3.154m max	3.888m max x 2.949m
18'8" x 10'4"	12'9" x 9'8"
En-Suite 1	Bedroom 4
2.860m x 1.860m	2.930m x 2.601m max
9'4" x 6'1"	9'7" x 8'6"
Bedroom 2	Bathroom
3.631m x 3.114m	2.660m max x 2.307m max
11'10" x 10'2"	8'8" x 7'6"
En-Suite 2	
3.114m x 2.485m	
10'2" x 8'1"	

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.

North Dene House

Plots

125, 126, 127, 128,
129, 130, 131

Overview

A sensitive approach has transformed this stately stone building into a series of very special apartments with a contemporary, open-plan design. The conversions range from a charming one-bedroom flat to beautiful three-bedroom homes with en-suites.

Key Features

Open Plan Living/Dining
External Period Features

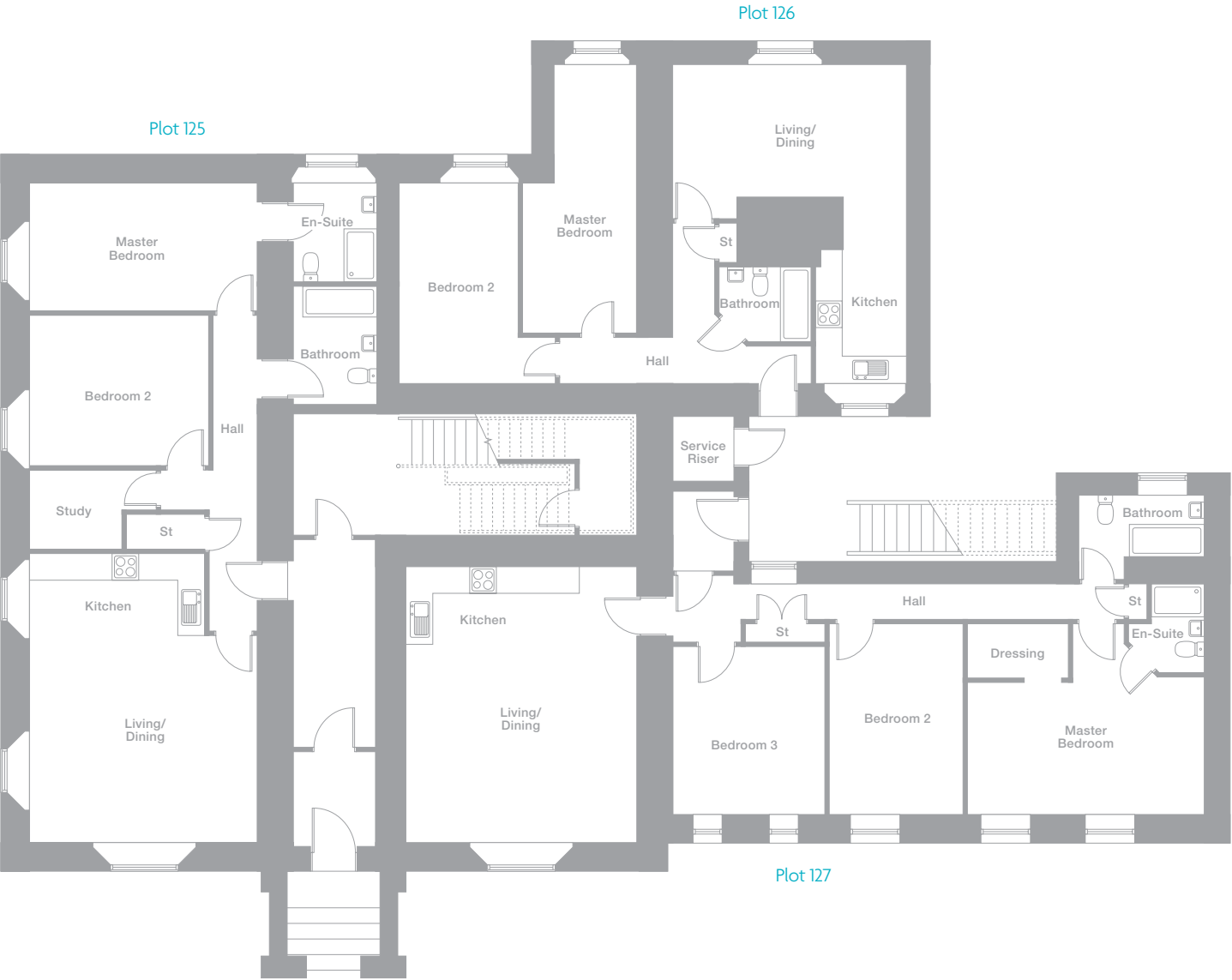
Total Floor Space

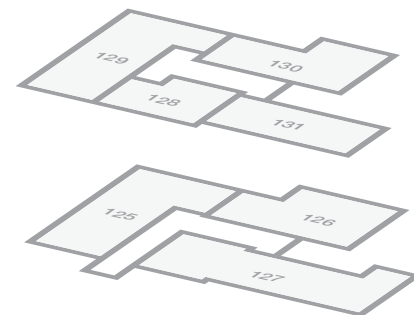
Plot 125: 964 sq ft

Plot 126: 705.8 sq ft

Plot 127: 1105.14 sq ft

Ground Floor





Plot 125

Ground Floor

Living/Dining
5.192m x 4.723m
17'0" x 15'6"

Kitchen
4.011m x 1.875m
13'2" x 6'2"

Master Bedroom
5.192m x 2.919m
17'0" x 9'7"

En-Suite
1.909m x 2.249m
6'3" x 7'5"

Bedroom 2
4.091m x 3.428m
13'5" x 11'3"

Bathroom
1.909m x 2.935m
6'3" x 9'8"

Study
2.111m x 1.798m
6'11" x 5'11"

Plot 126

Ground Floor

Living/Dining
5.326m x 2.993m
17'6" x 9'10"

Kitchen
2.063m max x 4.243m max
6'9" x 13'11"

Master Bedroom
2.587m max x 6.149m max
8'6" x 20'2"

Bedroom 2
2.710m x 4.583m
8'11" x 15'0"

Bathroom
2.081m max x 1.700m max
6'10" x 5'7"

Plot 127

Ground Floor

Living/Dining/Kitchen
5.244m x 6.303m
17'2" x 20'8"

Master Bedroom
5.399m max x 3.001m
17'9" x 9'10"

En-Suite
1.204m x 2.021m max
3'11" x 6'8"

Bedroom 2
3.055m x 4.351m
10'0" x 14'3"

Bedroom 3
3.499m x 3.826m
11'6" x 12'7"

Dressing
2.294m x 1.249m
7'6" x 4'1"

Bathroom
2.852m max x 1.391m
9'4" x 4'7"

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.

North Dene House

Plots

125, 126, 127, 128,
129, 130, 131

Overview

A sensitive approach has transformed this stately stone building into a series of very special apartments with a contemporary, open-plan design. The conversions range from a charming one-bedroom flat to beautiful three-bedroom homes with en-suites.

Key Features

Open Plan Living/Dining
External Period Features

Total Floor Space

Plot 128: 903.31 sq ft

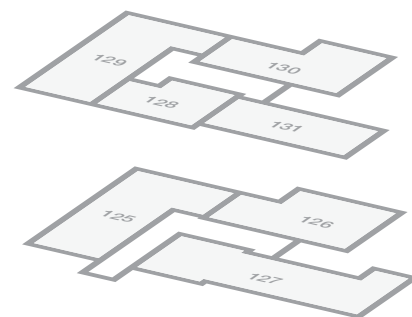
Plot 129: 486.3 sq ft

Plot 130: 656.8 sq ft

Plot 131: 688.68 sq ft

First Floor





Plot 128

First Floor

Living/Dining/Kitchen
5.192m x 7.521m
17'0" x 24'8"

Master Bedroom
3.401m max x 4.167m max
11'2" x 13'8"

En-Suite
1.200m x 2.035m
3'11" x 6'8"

Dressing
1.245m x 2.035m
4'1" x 6'8"

Bedroom 2
4.315m x 2.901m
14'2" x 9'6"

Bathroom
1.700m x 2.035m
5'7" x 6'8"

Plot 129

First Floor

Living/Dining/Kitchen
5.192m max x 4.610m max
17'0" x 15'1"

Master Bedroom
5.192m max x 2.583m max
17'0" x 8'6"

Bathroom
1.909m x 2.033m
6'3" x 6'8"

Plot 130

First Floor

Living/Dining
5.315m x 3.210m
17'5" x 10'6"

Kitchen
2.063m max x 4.020m max
6'9" x 13'2"

Master Bedroom
3.083m x 3.317m
10'1" x 10'11"

Bedroom 2
2.213m x 3.317m
7'3" x 10'11"

Bathroom
1.981m x 1.833m
6'6" x 6'0"

Plot 131

First Floor

Living/Dining/Kitchen
5.820m x 5.264m
19'1" x 17'3"

Master Bedroom
3.411m max x 4.075m max
11'2" x 13'4"

Bedroom 2
2.689m max x 3.075m
8'10" x 10'1"

Bathroom
1.864m x 1.708m
6'1" x 5'7"

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

	Allensford A	Allensford B	The Hyde	North Dene House
Kitchens and Utilities				
Stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓
Stainless steel double fan oven	✓	✓	✓	✓
Stainless steel 4 ring gas hob	✓	✓	✓	-
Ceramic electric hob	○	○	○	✓
Washing machine plumbing and electrics will be provided as standard, but not the appliance	✓	✓	✓	✓
Integrated washer dryer	✓	✓	✓	✓
Integrated fridge freezer	✓	✓	✓	✓
Under unit lighting	○	○	○	-
Chrome LED downlighters	✓	✓	✓	✓
White switches and sockets	✓	✓	✓	✓
Stainless steel 1½ or single sink including monobloc tap (where layout permits)	✓	✓	✓	✓
Dishwasher plumbing and electrics will be provided as standard where layout permits, but not the appliance	-	-	-	✓
Integrated dishwasher where layout permits	✓	✓	✓	○
Contemporary style fitted kitchen with choice of frontals	✓	✓	✓	✓
Square edge work tops with 100mm upstand	✓	✓	✓	✓
Floor finishings	○	○	○	○
Bathrooms				
Shaver point	○	○	○	-
A minimum of 1 complete shower in every house/apartment	✓	✓	✓	✓
Ideal Standard Concept Cube range sanitaryware	✓	✓	✓	✓
Full height tiling to shower area	✓	✓	✓	✓
Half height ceramic tiling to wet walls only incorporating bath or basin (bathroom and en-suite only)	✓	✓	✓	✓
Chrome LED downlighters	✓	✓	✓	✓
900mm splashback panel to basin in WC	✓	✓	✓	✓
Floor finishings	○	○	○	○
Electrical				
TV socket to lounge	✓	✓	✓	✓
BT socket	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	-
Aerial System or Sky+ Ready System	○	○	○	✓
LED porch light with PIR	✓	✓	✓	-
Front doorbell and chime	✓	✓	✓	-
Front door entry system (apartments only)	-	-	-	✓
Power and lighting provided to all garages	-	-	✓	-
Intruder alarm system	○	○	○	-

- ✓ Standard
- Optional Extra
- Not Available

	Allensford A	Allensford B	The Hyde	North Dene House
Exterior				
Timber front door	✓	✓	✓	✓
Timber fascias, soffits and bargeboards	✓	✓	✓	✓
Dry verge ridges, valleys and hips will be provided where applicable	✓	✓	✓	✓
Timber double glazed windows	✓	✓	✓	✓
Timber French Doors (where layout permits)	✓	✓	✓	-
House numbers ready fitted	✓	✓	✓	✓
Heating				
Gas central heating throughout	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓
White straight towel radiators to bathroom and en-suite	✓	✓	✓	-
Décor				
White, smooth ceiling finishes	✓	✓	✓	✓
Fitted sliding wardrobes to master bedroom only	✓	✓	✓	-
White woodwork finish	✓	✓	✓	✓
Wall finishes are white throughout	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	-
Ladder style 4 panel moulded internal doors with chrome level on rose door handles	✓	✓	✓	✓
Skirting and architrave	✓	✓	✓	✓
External				
Boundary fencing	✓	✓	✓	-
Landscaping front garden (where planning permits)	✓	✓	✓	-
Outside cold water tap	○	○	○	-

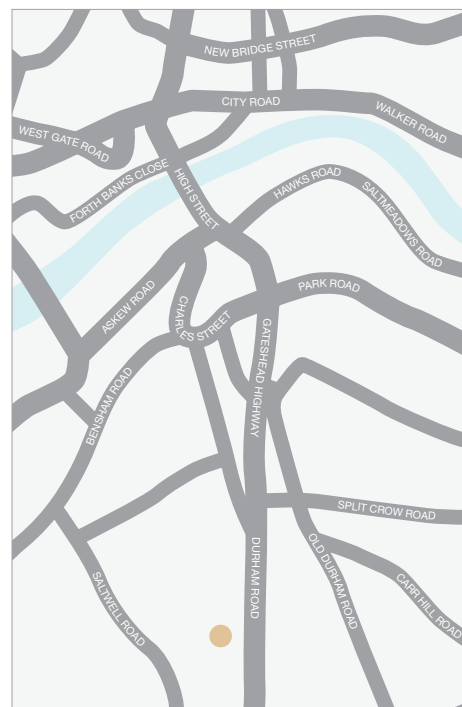
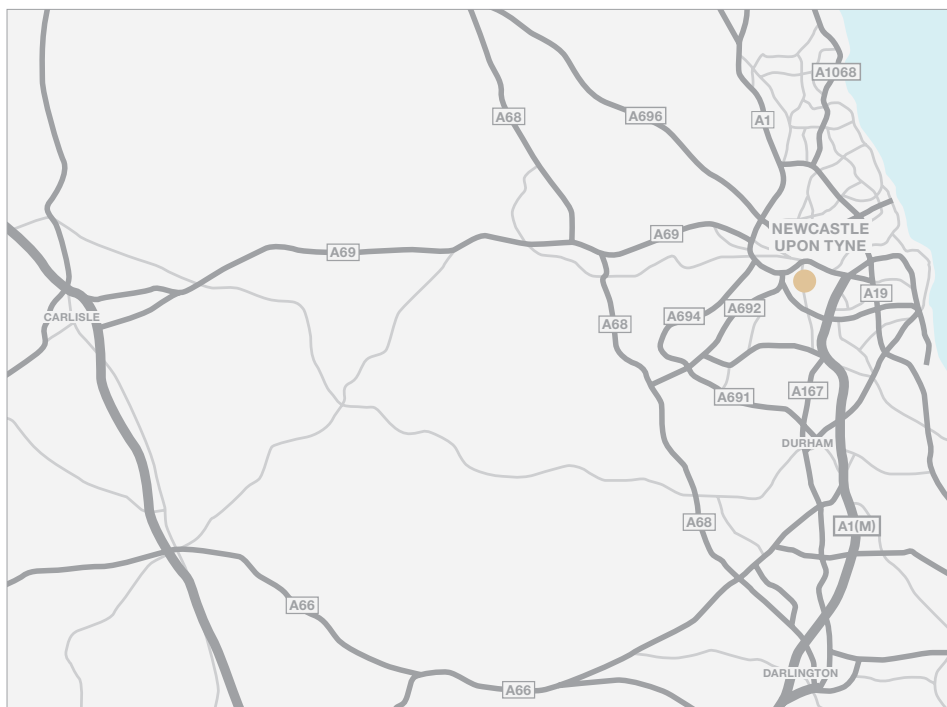
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

10.30am - 5.30pm, Monday 12.30pm - 5.30pm

Telephone: 0800 840 8483



From the Tyne Bridge

Stay on the A167 (Gateshead Highway) following signs for Birtley and Low Fell. After just under two miles, pass through a small shopping area, looking out for signs to Saltwell Park. Turn right onto Enfield Road. The entrance to Park view is on the left, a few yards further on.

From the A1(M) northbound

Stay on the A1(M) as it turns into the A1, then move into the left-hand lane to exit at the next junction. Take the third exit at the roundabout to join the A167 Durham Road towards Gateshead. Following signs for Gateshead South, carry straight on for around two and a half miles. Beyond the small shopping area turn left onto Enfield Road. Park View is signposted on the left.

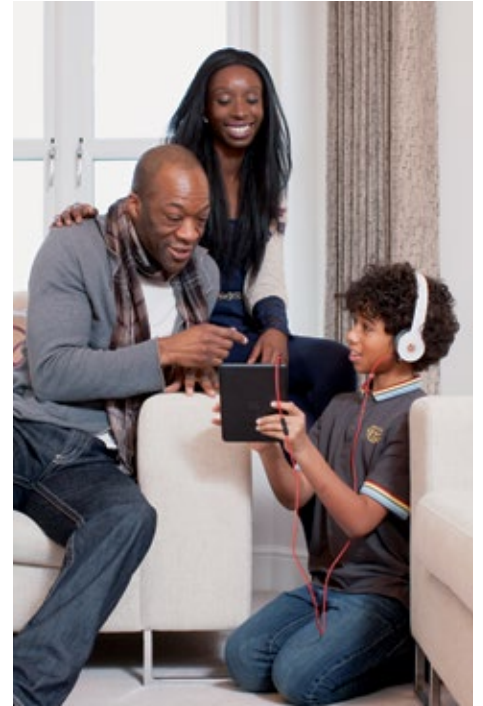
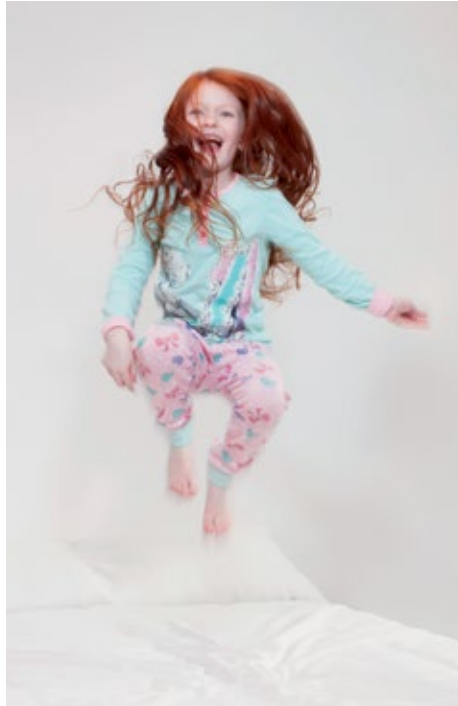
Sat Nav: NE9 5AD

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®



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.

This brochure is printed on GalerArt 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.

www.millerhomes.co.uk

millerhomes

the place to be®