



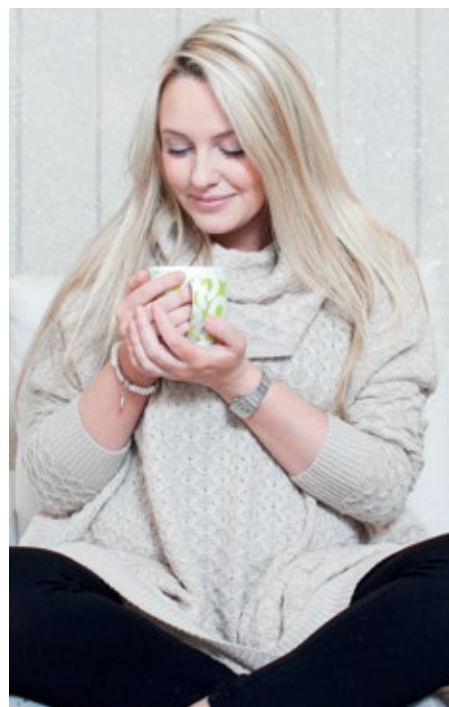
**The Potteries  
Lancaster**

**millerhomes**

*the place to be®*



A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with the right people. So, once you've chosen a Miller home, we'll do everything we can to make the rest of the process easy, even enjoyable. From the moment you make your decision until you've settled happily in, we'll be there to help.



*the place to be®*

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# Plot information

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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.





## Welcome to The Potteries

With miles of open farmland to the east and the vibrant, historic city centre of Lancaster just over a mile away, The Potteries combines the attractions of an established community with wide horizons and a wonderfully natural ambience. Delightfully landscaped and bordered by a fringe of mature trees, this prestigious selection of attractive, energy efficient homes, ranging in size from one to four bedrooms, presents a very special opportunity to enjoy peaceful seclusion while staying conveniently close to amenities.



### We care about you

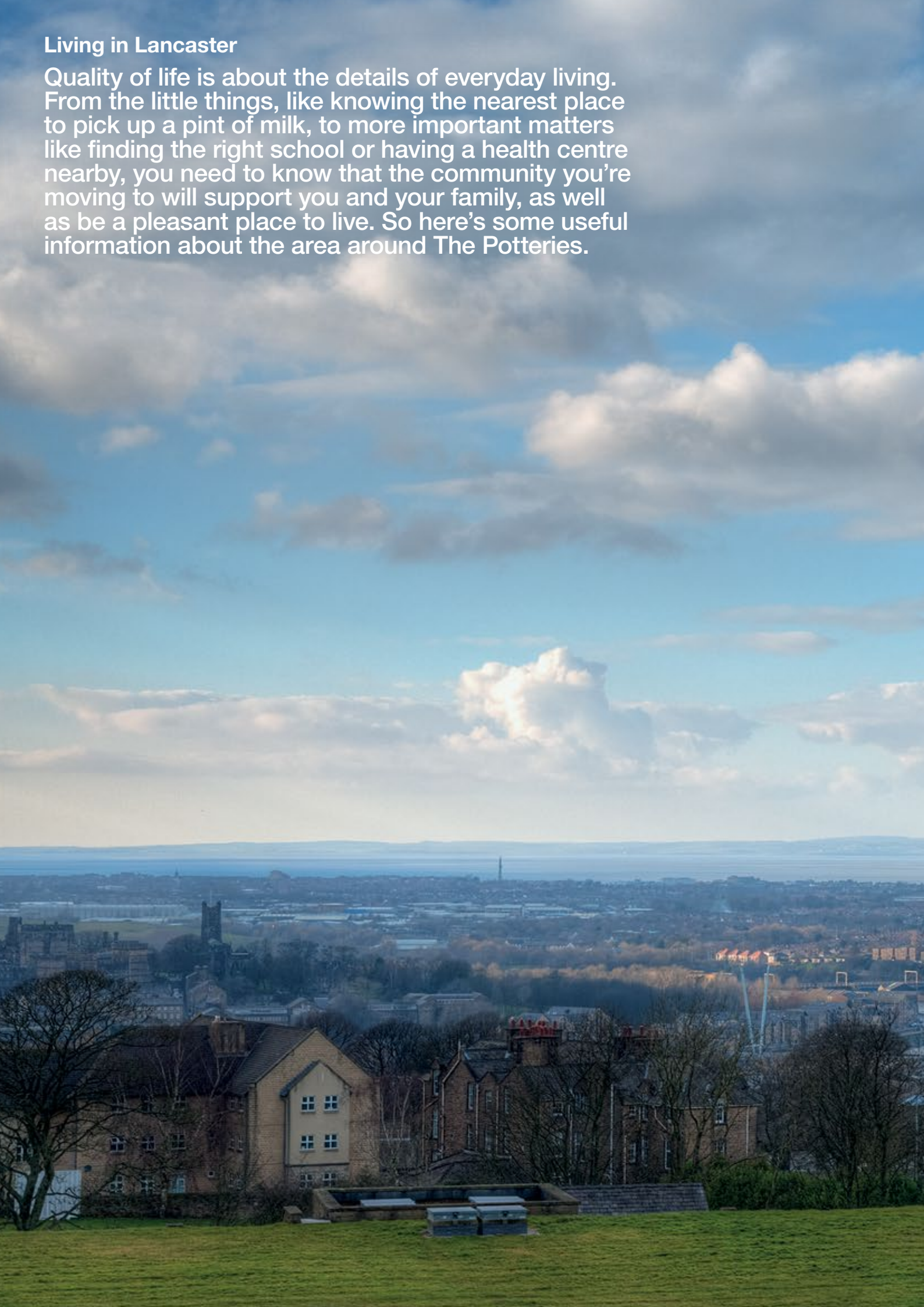
Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

### 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 2015, 94% of customers at Q4 in the North West region said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

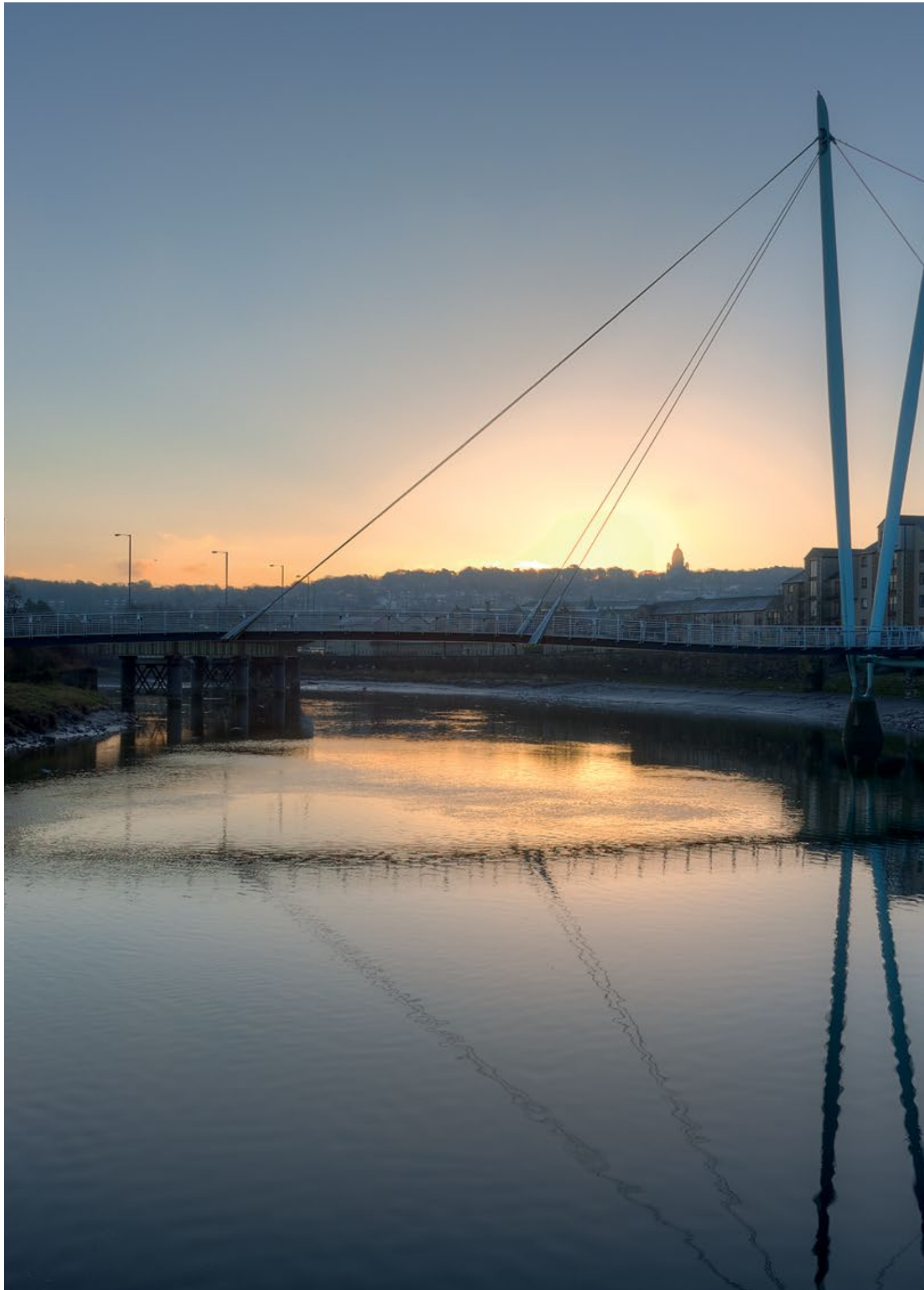
## Living in Lancaster

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













### Transport

Lancaster railway station is on the West Coast Main Line, with direct services to London, Manchester, Leeds and Glasgow, as well as local trains to Morecambe. The 15a bus service from the city centre passes the development. The Potteries is around three miles from junction 34 of the M6.

### Shopping

The choice of local shops includes the Countrystyle Meats Farm Shop in Lancaster Leisure Park, adjacent to The Potteries, and a shopping area at nearby Bowerham Road with a convenience store, a family butcher, a post office and a pharmacy. Lancaster city centre incorporates an exciting choice of retail environments that ranges from covered malls and supermarkets to a traditional street market which is held on Wednesdays and Saturdays.

### Arts & Entertainment

The eclectic Lancaster Leisure Park, a few minutes walk away, includes a dance studio, children's play area and the country's biggest indoor antiques centre. Lancaster, as a historic town with two university campuses, has a wide range of live entertainment, bars, cafés, restaurants, museums and cinemas, including The Dukes, a lively arts, cinema and theatre complex, and the Lancaster Grand Theatre.

### Leisure & Recreation

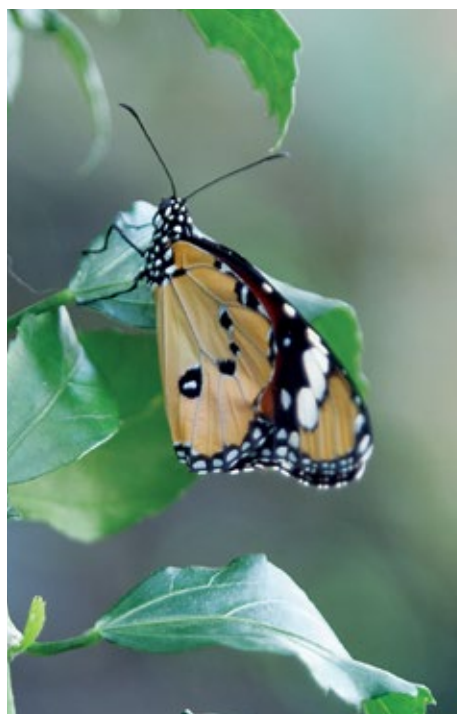
The Potteries offers easy access to several outstandingly beautiful tracts of countryside, including the Forest of Bowland, the Lake District National Park and the Yorkshire Dales National Park. Nearer to home, the superb Williamson Park, 54 acres of woodland walks, play areas, a Butterfly Farm and magnificent views to the coast, is just a few minutes walk away. The Lancaster Canal is used by pleasure craft and the towpath is a popular route for walkers and cyclists, and the long-distance Way of the Roses cycle route passes through the centre of Lancaster.

### Recycling Facilities

Greaves Park Hotel, around a mile away, has recycling facilities within its grounds for glass, paper and cardboard, metal cans, textiles and shoes.

### Education & Health

Schools within walking distance include Bowerham Primary and Nursery, and St Bernadette's RC Primary. Lancaster Royal Grammar School, a boys-only school with an 'outstanding' OFSTED rating, is very close to The Potteries, and the Lancaster Girls' Grammar School and the co-educational Central Lancaster High School are also nearby. The Meadowside Medical Practice, with a choice of six GPs and full ancillary staff, is around a mile away, and there is a good choice of dentists in the city centre.















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Thames

5 Bed

Plots  
36\*, 46, 54

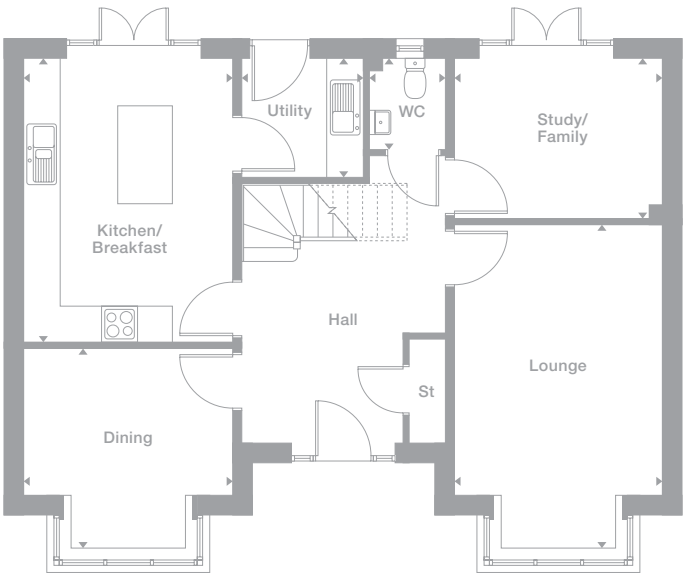
**Overview**  
Superb twin bay windows add distinction to both the living and dining rooms, and feature french doors delightfully integrate the kitchen, family room and garden, typifying the imaginative architecture found throughout this very special home.

**Key Features**  
French Doors  
Feature Bay Windows  
Master Bed Wardrobe  
Downstairs WC  
2 En-Suites  
Utility  
Study/Family

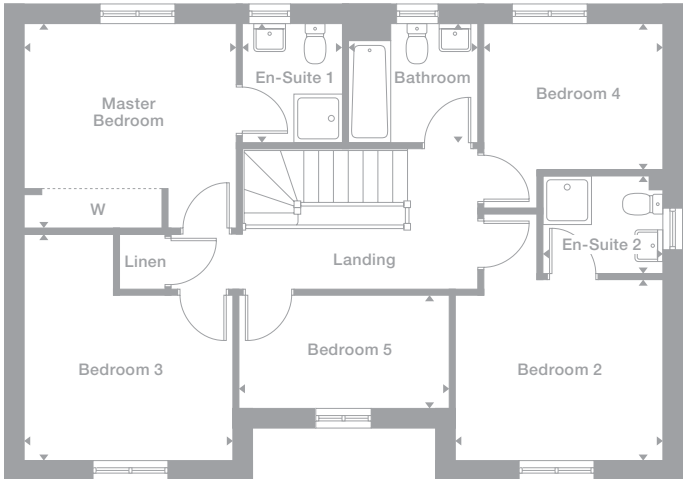
**Total Floor Space**  
1,615 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

|                     |                 |
|---------------------|-----------------|
| Lounge              | WC              |
| 3.450m x 5.368m max | 1.260m x 1.523m |
| 11'4" x 17'7"       | 4'2" x 5'0"     |
| Kitchen/Breakfast   | Utility         |
| 3.450m x 4.706m     | 2.014m x 1.972m |
| 11'4" x 15'5"       | 6'7" x 6'6"     |
| Dining              | Study/Family    |
| 3.450m x 3.332m max | 3.450m x 2.670m |
| 11'4" x 10'11"      | 11'4" x 8'9"    |

First Floor

|                     |                     |
|---------------------|---------------------|
| Master Bedroom      | Bedroom 3           |
| 3.507m x 3.377m max | 3.450m x 3.760m max |
| 11'6" x 11'1"       | 11'4" x 12'4"       |
| En-Suite 1          | Bedroom 4           |
| 1.667m x 1.972m     | 2.970m x 2.421m     |
| 5'6" x 6'6"         | 9'9" x 7'11"        |
| Bedroom 2           | Bedroom 5           |
| 3.450m x 2.993m     | 3.480m x 1.891m     |
| 11'4" x 9'10"       | 11'5" x 6'2"        |
| En-Suite 2          | Bathroom            |
| 1.987m x 1.630m     | 2.143m x 1.972m     |
| 6'6" x 5'4"         | 7'0" x 6'6"         |

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\* Plots are a mirror image of plans shown above





## 5 Bed

## Buttermere

### Plots

1\*, 39\*, 41\*, 49\*

### Key Features

French Doors  
Feature Bay Window  
Master Bed Wardrobe  
Downstairs WC  
3 En-Suites  
Double Garage  
Utility

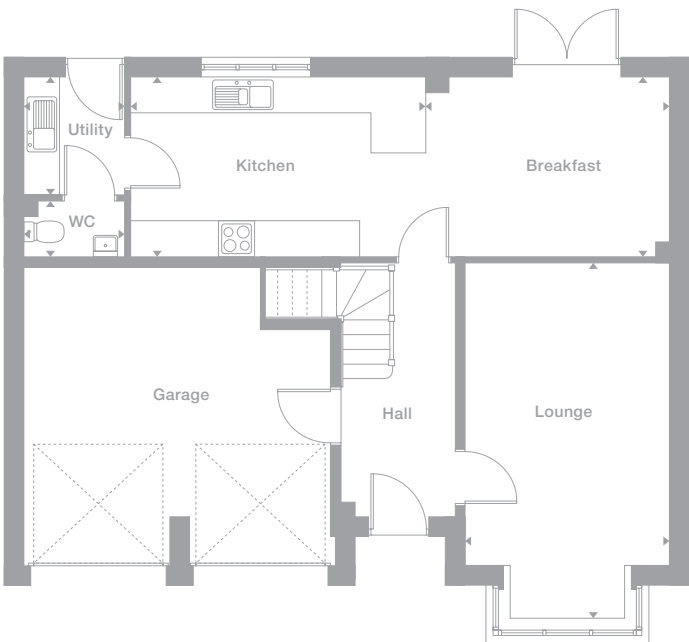
### Total Floor Space

1,509 sq ft

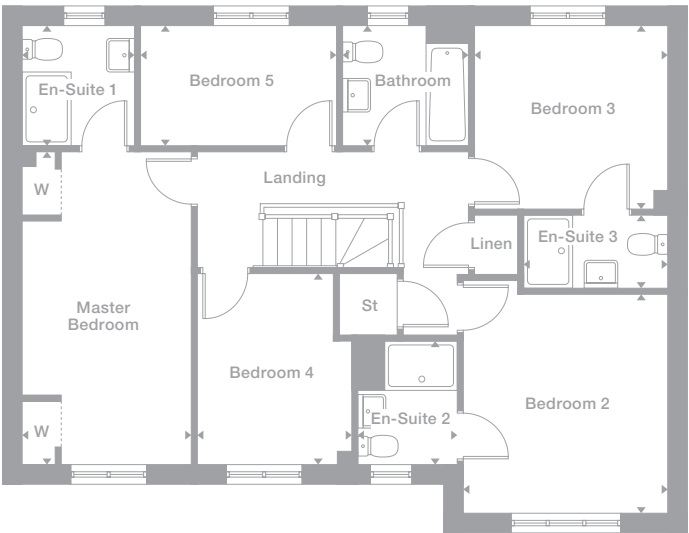
### Overview

With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

|  |   |
|--|---|
| Lounge<br>3.391m x 5.918m max<br>11'2" x 19'5" | WC<br>1.673m x 0.927m<br>5'6" x 3'0"      |
| Kitchen<br>4.882m x 2.980m<br>16'0" x 9'9"     | Utility<br>1.673m x 1.960m<br>5'6" x 6'5" |
| Breakfast<br>4.032m x 2.980m<br>13'3" x 9'9"   |   |

#### First Floor

|   |  |  |
|---|--|--|
| Master Bedroom<br>2.806m max x 5.184m<br>9'2" x 17'0" | En-Suite 2<br>1.648m max x 2.055m max<br>5'5" x 6'9" | Bedroom 4<br>2.556m max x 3.173m max<br>8'5" x 10'5" |
| En-Suite 1<br>1.857m x 2.002m<br>6'1" x 6'7"          | Bedroom 3<br>3.201m x 3.053m<br>10'6" x 10'0"        | Bedroom 5<br>3.255m x 2.002m<br>10'8" x 6'7"         |
| Bedroom 2<br>3.391m x 3.643m<br>11'2" x 11'11"        | En-Suite 3<br>2.388m x 1.210m<br>7'10" x 4'0"        | Bathroom<br>2.088m x 2.002m<br>6'10" x 6'7"          |

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Crompton

4 Bed

**Plots**  
5, 35, 37, 40\*, 44\*,  
45, 48\*, 51\*, 53, 56

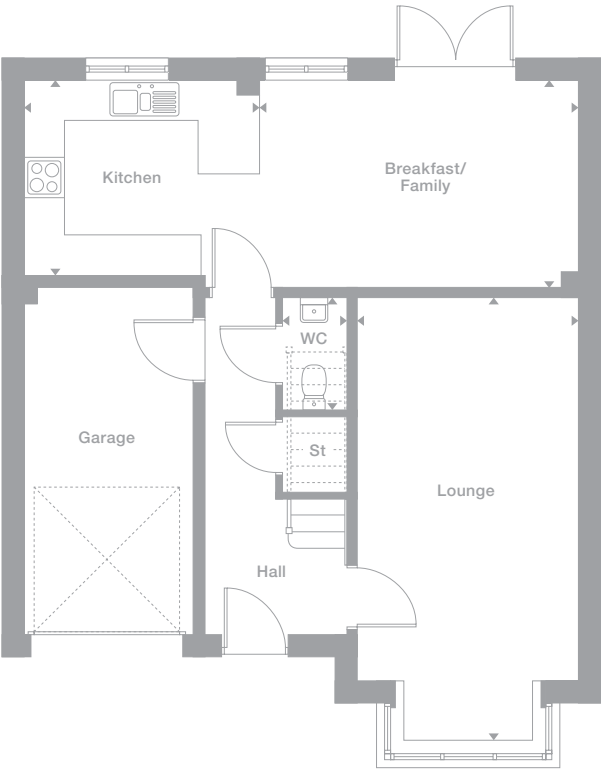
**Overview**  
From the traditional elegance of the feature bay window to the cleverly shared en-suite that means three of the four bedrooms benefit from en-suite convenience, this family home presents a superb combination of timeless style with practical modern features.

**Key Features**  
French Doors  
Feature Bay Window  
Master Bed Wardrobe  
Downstairs WC  
2 En-Suites  
Garage

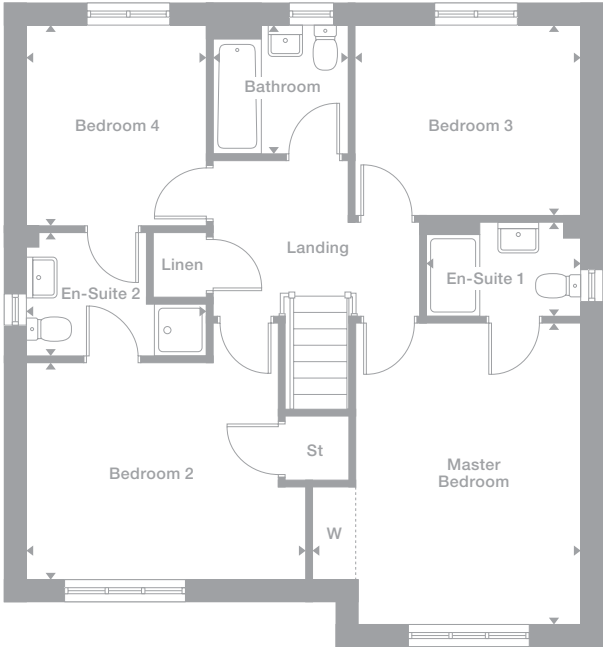
**Total Floor Space**  
1,349 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

**Lounge**  
3.264m x 6.529m max  
10'9" x 21'5"

**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"

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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"

\* Plots are a mirror image of plans shown above



4 Bed

Buchan DA

Plots  
6, 29\*

#### Key Features

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

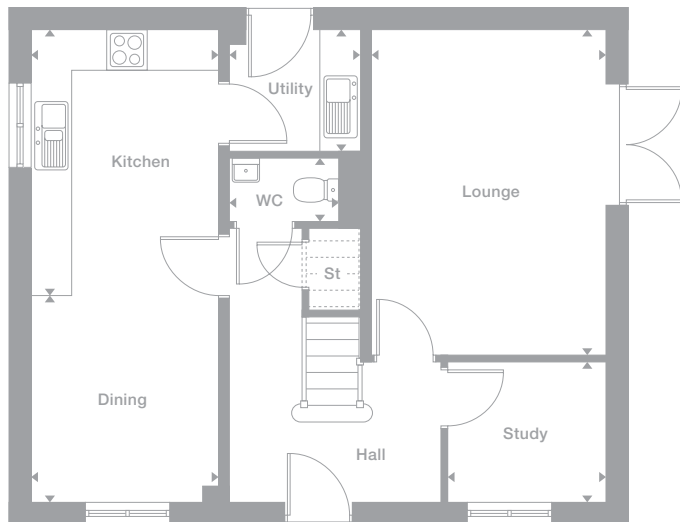
#### Total Floor Space

1,264 sq ft

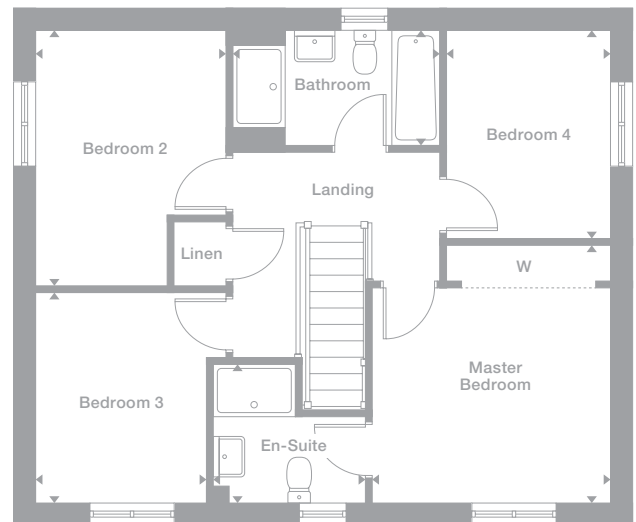
#### Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and utility room demonstrate a meticulous attention to detail.

#### Ground Floor



#### First Floor



#### Room Dimensions

##### Ground Floor

|   |  |
|---|--|
| Lounge<br>3.450m x 4.797m<br>11'4" x 15'9"  | WC<br>1.620m x 0.945m<br>5'4" x 3'1"       |
| Dining<br>2.763m x 3.041m<br>9'1" x 10'0"   | Utility<br>1.937m x 1.799m<br>6'4" x 5'11" |
| Kitchen<br>2.763m x 3.909m<br>9'1" x 12'10" | Study<br>2.323m x 2.060m<br>7'7" x 6'9"    |

##### First Floor

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

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Glenmuir

4 Bed

Plots  
34\*, 47\*, 50, 52\*, 55\*

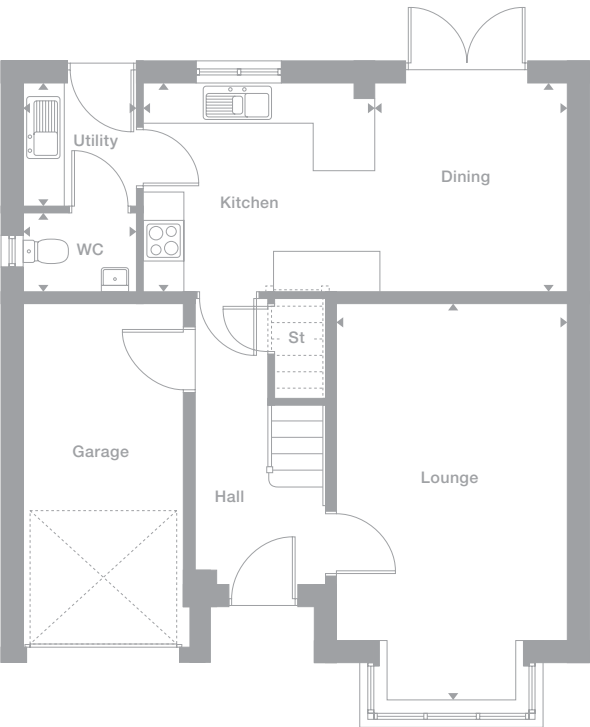
**Overview**  
The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate utility room is an invaluable aid to the household management.

**Key Features**  
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Garage  
Utility

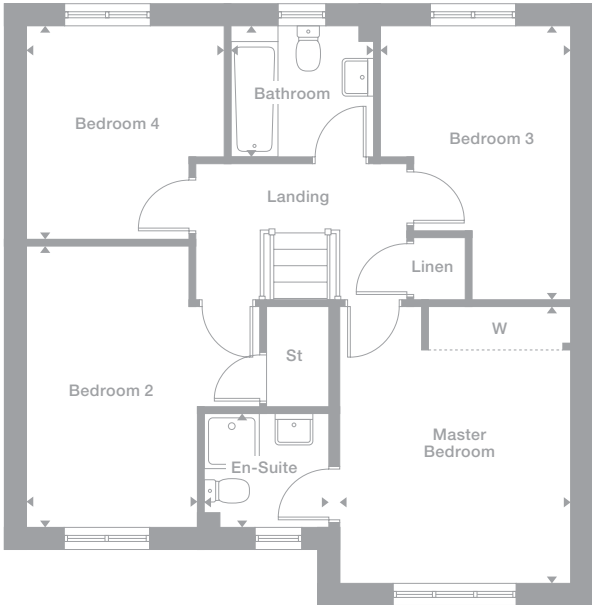
**Total Floor Space**  
1,233 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

|                     |                 |
|---------------------|-----------------|
| Lounge              | WC              |
| 3.392m x 5.866m max | 1.663m x 1.172m |
| 11'2" x 19'3"       | 5'5" x 3'10"    |
| Dining              | Utility         |
| 2.833m x 3.077m     | 1.663m x 1.810m |
| 9'4" x 10'11"       | 5'5" x 5'11"    |
| Kitchen             |                 |
| 3.410m x 3.077m     |                 |
| 11'2" x 10'11"      |                 |

First Floor

|                     |                         |
|---------------------|-------------------------|
| Master Bedroom      | Bedroom 3               |
| 3.392m x 4.070m max | 2.790m max x 4.030m max |
| 11'2" x 13'4"       | 9'2" x 13'3"            |
| En-Suite            | Bedroom 4               |
| 1.840m x 1.686m     | 2.915m max x 3.137m max |
| 6'0" x 5'6"         | 9'7" x 10'4"            |
| Bedroom 2           | Bathroom                |
| 2.525m x 4.148m max | 2.108m x 1.928m         |
| 8'3" x 13'7"        | 6'11" x 6'4"            |

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\* Plots are a mirror image of plans shown above



## 4 Bed

## Rolland

### Plots

30, 31\*, 58, 59\*

### Key Features

French Doors  
Dormer Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

### Total Floor Space

1,086 sq ft

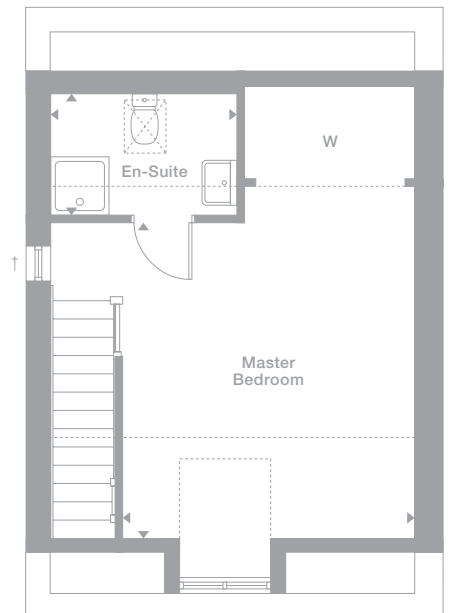
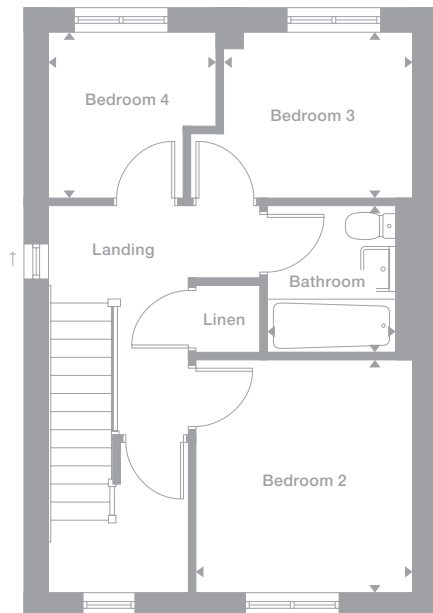
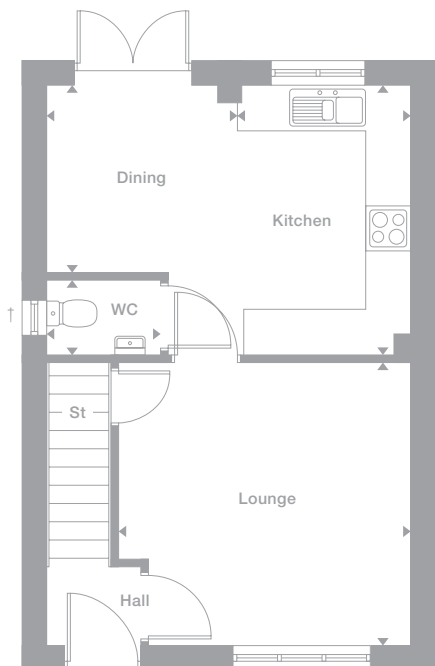
### Overview

With its dormer window and door canopy, the Rolland has an instant charm that is exemplified by its exciting en-suite master bedroom, a retreat of immense character that is entered via its own private staircase.

### Ground Floor

### First Floor

### Second Floor



### Room Dimensions

#### Ground Floor

**Lounge**  
3.872m max x 3.766m  
12'8" x 12'4"

**Dining**  
2.520m x 2.478m  
8'3" x 8'2"

**Kitchen**  
2.300m x 3.571m  
7'7" x 11'9"

**WC**  
1.500m x 1.000m  
4'11" x 3'3"

#### First Floor

**Bedroom 2**  
2.872m x 3.082m  
9'5" x 10'1"

**Bedroom 3**  
2.517m x 2.218m  
8'3" x 7'3"

**Bedroom 4**  
2.210m max x 2.218m max  
7'3" x 7'3"

**Bathroom**  
1.700m x 1.944m  
5'7" x 6'5"

#### Second Floor

**Master Bedroom**  
3.872m x 4.185m  
1159 HGT. L.  
12'8" x 13'9"

**En-Suite**  
2.466m x 1.618m  
1270 HGT. L.  
8'1" x 5'4"

\* Plots are a mirror image of plans shown above

† End terrace only

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Greene

4 Bed

Plots  
2, 4\*, 32, 38, 57\*, 61\*

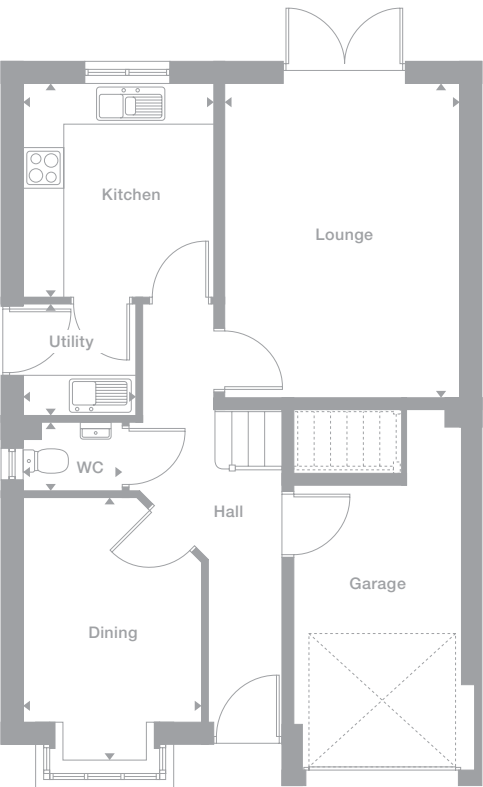
**Overview**  
An expertly-designed kitchen and beautiful bay-windowed dining room make the Greene a wonderful, welcoming setting for formal entertaining, while the fourth bedroom could be used to create a practical home office, studio or games room.

**Key Features**  
French Doors  
Feature Bay Window  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Garage  
Utility

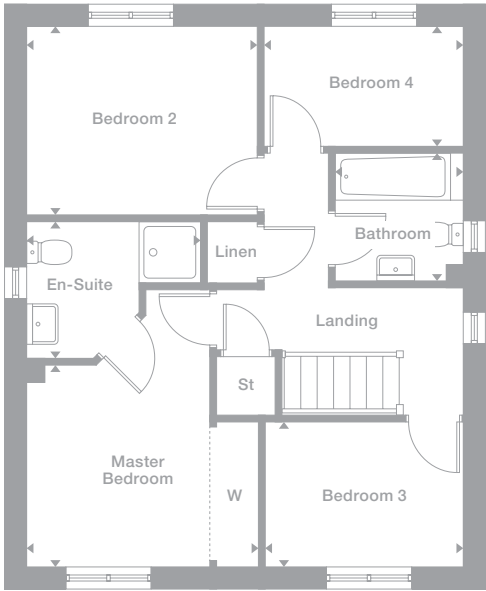
**Total Floor Space**  
1,072 sq ft



Ground Floor



First Floor



Room Dimensions

Ground Floor

|                         |                 |
|-------------------------|-----------------|
| Lounge                  | Utility         |
| 3.470m x 4.617m         | 1.657m x 1.652m |
| 11'5" x 15'2"           | 5'5" x 5'5"     |
| Dining                  | WC              |
| 2.621m max x 3.908m max | 1.460m x 1.007m |
| 8'7" x 12'10"           | 4'9" x 3'4"     |
| Kitchen                 |                 |
| 2.800m x 3.147m         |                 |
| 9'2" x 10'4"            |                 |

First Floor

|                         |                 |
|-------------------------|-----------------|
| Master Bedroom          | Bedroom 4       |
| 3.409m max x 2.972m     | 2.937m x 1.778m |
| 11'2" x 9'9"            | 9'8" x 5'10"    |
| En-Suite                | Bathroom        |
| 2.559m max x 2.010m max | 1.888m x 1.881m |
| 8'5" x 6'7"             | 6'2" x 6'2"     |
| Bedroom 2               |                 |
| 3.390m x 2.782m         |                 |
| 11'1" x 9'2"            |                 |
| Bedroom 3               |                 |
| 2.918m x 2.135m         |                 |
| 9'7" x 7'0"             |                 |

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\* Plots are a mirror image of plans shown above





## 3 Bed

## Carron

### Plots

3, 33\*, 42\*, 43\*,  
60\*, 64\*, 65\*

### Key Features

French Doors  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC  
Integral Garage

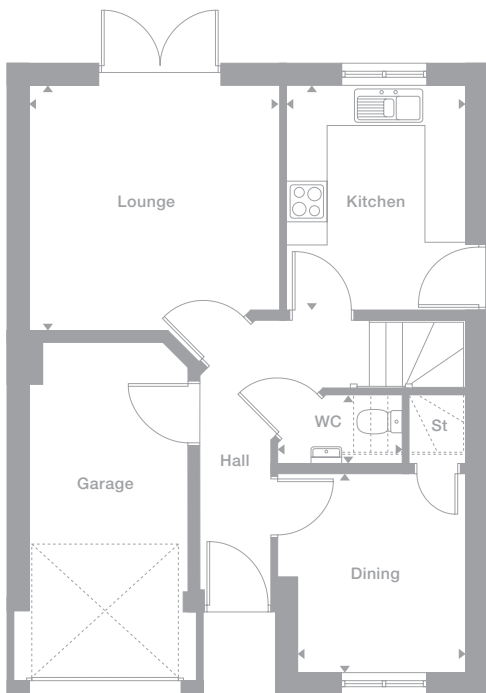
### Total Floor Space

957 sq ft

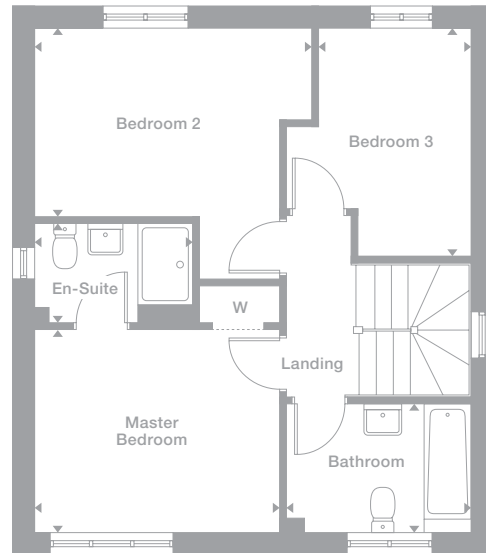
### Overview

The sheltered porch and distinctive hallway reflect the individual style and character of the Carron, and the approach is carried through into the living room.

### Ground Floor



### First Floor



### Room Dimensions

#### Ground Floor

Lounge  
3.686m x 3.617m max  
12'1" x 11'10"

Dining  
2.464m x 2.935m  
8'1" x 9'8"

Kitchen  
2.640m x 3.312m  
8'8" x 10'10"

WC  
1.839m max x 1.011m max  
6'0" x 3'4"

#### First Floor

Master Bedroom  
3.606m x 2.995m  
11'10" x 9'10"

En-Suite  
2.330m max x 1.460m max  
7'8" x 4'9"

Bedroom 2  
4.074m max x 2.784m  
13'4" x 9'2"

Bedroom 3  
2.252m x 3.369m max  
7'5" x 11'1"

Bathroom  
2.720m x 1.896m  
8'11" x 6'3"

\* Plots are a mirror image of plans shown above

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Darwin

3 Bed

Plots  
28\*, 62, 63\*

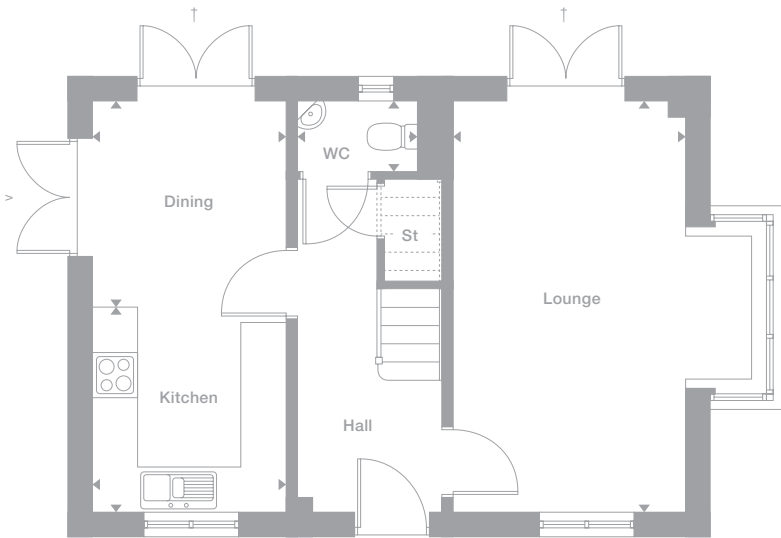
**Overview**  
French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

**Key Features**  
French Doors  
Dual Aspect Windows  
Master Bed En-Suite  
Master Bed Wardrobe  
Downstairs WC

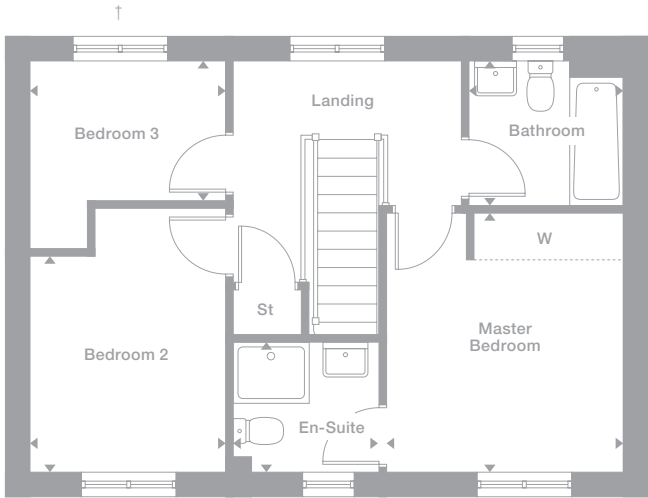
**Total Floor Space**  
921 sq ft



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"

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 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"

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\* Plots are a mirror image of plans shown above

† French doors and window to plots 62 and 63 only

> French doors to plot 28 only



### Every Step

When you decide to buy a Miller home, it's the beginning of a journey. And we're with you all the way. We'll always be there with advice and assistance to guide you through the process of buying your new home and even beyond.



# Eaton Apartments

## Plots

66, 67, 68, 69, 70, 71

## Overview

The fascinating shape of the living space transforms a practical, convenient arrangement into a stimulating and exciting interior. With its convenient storage by the entrance, expertly planned kitchen and en-suite bedroom, the Eaton takes apartment living to new levels.

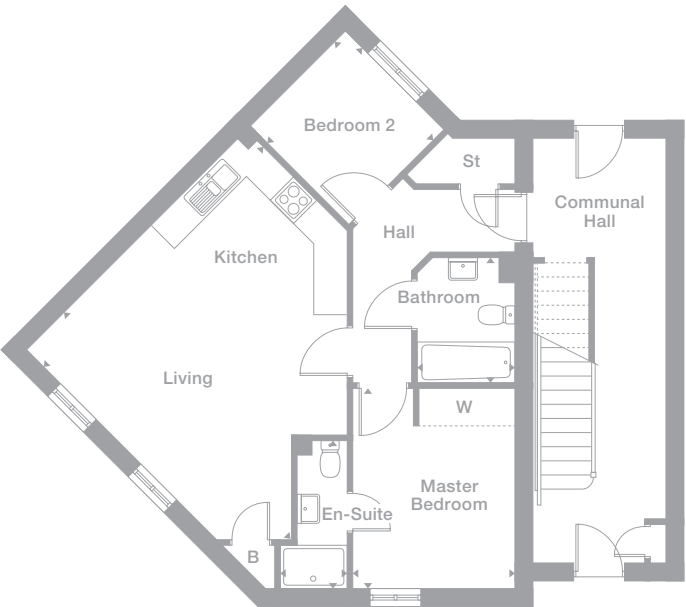
## Key Features

Kitchen/Living  
Master Bed En-Suite  
Master Bed Wardrobe  
2 Bedrooms

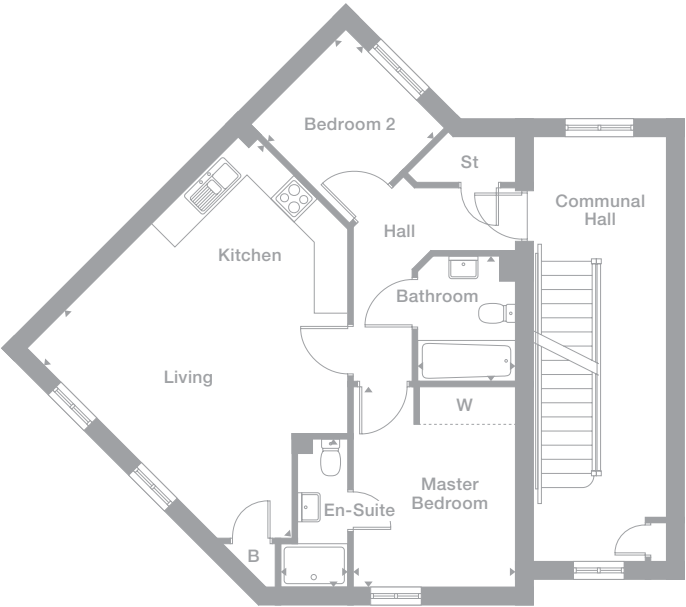
## Total Floor Space

551 sq ft

## Ground Floor Apt



## First Floor Apt



## Room Dimensions

### Ground Floor Apt

#### Living/Kitchen

5.497m max x 5.683m max  
18'0" x 18'8"

#### Master Bedroom

2.853m max x 3.532m max  
9'4" x 11'7"

#### En-Suite

0.895m x 2.607m  
2'11" x 8'7"

#### Bedroom 2

2.460m x 2.360m  
8'1" x 7'9"

#### Bathroom

1.710m max x 2.220m max  
5'7" x 7'3"

### First Floor Apt

#### Living/Kitchen

5.497m max x 5.683m max  
18'0" x 18'8"

#### Master Bedroom

2.853m max x 3.532m max  
9'4" x 11'7"

#### En-Suite

0.895m x 2.607m  
2'11" x 8'7"

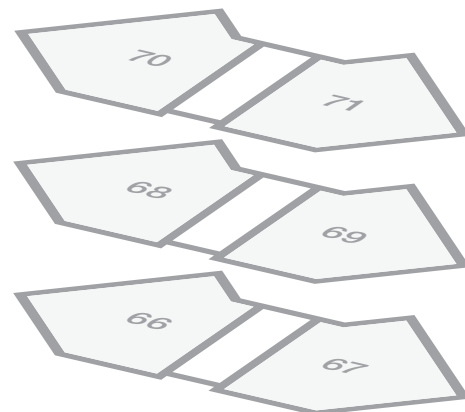
#### Bedroom 2

2.460m x 2.360m  
8'1" x 7'9"

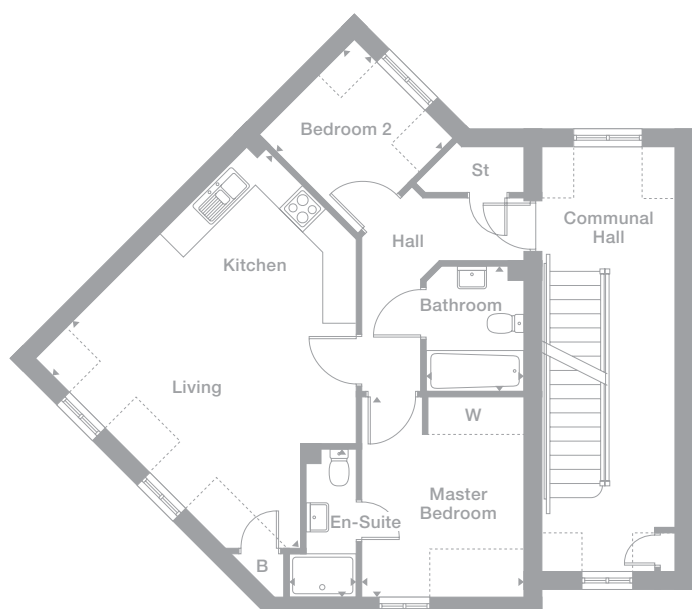
#### Bathroom

1.710m max x 2.220m max  
5'7" x 7'3"

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## Second Floor Apt



## Room Dimensions

### Second Floor Apt

Living/Kitchen  
5.497m max x 5.683m max  
to 1676mm H.L.  
18'0" x 18'8"

Master Bedroom  
2.853m max x 3.532m max  
to 1676mm H.L.  
9'4" x 11'7"

En-Suite  
0.895m x 2.607m  
2'11" x 8'7"

Bedroom 2  
2.460m x 2.360m  
to 1676mm H.L.  
8'1" x 7'9"

Bathroom  
1.710m max x 2.220m max  
5'7" x 7'3"

Photography/CGI represents typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.



# Specification

## Kitchens

|  | Thames (High Spec 2) | Buttermere | Crompton | Buchan DA | Glenmuir | Rolland | Greene | Carron | Darwin | Darwin DA | Eaton Apartments |
|--|----------------------|------------|----------|-----------|----------|---------|--------|--------|--------|-----------|------------------|
| 'Tall bank' kitchen layout as per kitchen specification (where layout permits)   | -                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| All kitchen furniture ranges to be selected from symphony groups 1, 2 and 2a (and group 4 for the Thames housetype) with soft closure to all doors and drawers | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| 40mm PVC edged work surface 100mm upstand  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Tall unit framing - 40mm chunky worktop framing and 22mm frontal framing   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Plinth and corner posts to be carcass coloured   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Plinth and corner posts to be frontal coloured   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Oven - Electrolux/Zanussi stainless steel single multi-function oven   | ○                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Oven - Electrolux/Zanussi stainless steel double multi-function oven   | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |
| Hood - stainless steel and glass 60cm chimney style extractor hood   | ○                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Hood - stainless steel and glass 90cm chimney style extractor hood   | ✓                    | -          | -        | -         | -        | -       | -      | -      | -      | -         | -                |
| Hob - Electrolux/Zanussi 4 burner ceramic hob  | -                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Hob - Electrolux/Zanussi 5 burner ceramic hob  | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |
| Stainless steel splashback (size to suit hob width)  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Fridge/freezer - integrated 50/50 in column  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| No washing machine but a plumbed space and electric point will be provided   | -                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Electrolux/Zanussi integrated washing machine  | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |
| Electrolux/Zanussi integrated dish washer  | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |
| No dishwasher but a plumbed space and electric point will be provided  | -                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Stainless steel 1 and a 1/2 bowl sink and monobloc tap to kitchen (where layout permits)   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Stainless steel single round bowl sink and monobloc tap to utility (where layout permits)  | ✓                    | -          | -        | -         | -        | -       | -      | -      | -      | -         | -                |
| Circular LED downlighters to underside of wall units   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| LED chrome downlighters to ceiling   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Brushed stainless steel sockets to all visible sockets and switches (hidden sockets white) - kitchen only  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Window cills only will be tiled in plain white tiles. Worktops will be fitted with 100mm up-stand  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Kitchen floor tiling   | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |

## Bathrooms

|  |   |   |   |   |   |   |   |   |   |   |   |
|--|---|---|---|---|---|---|---|---|---|---|---|
| Ideal Standard Cube sanitaryware from the Concept range - to all wet rooms                               | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| WC seats - Ideal Standard complementary seats with soft close mechanism                                  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ideal Standard Unilux reinforced bath panels   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Grohe brassware  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mira Vie Electric Shower (CP finish) in 2 and 3 bed houses with en-suite                                 | - | - | - | - | - | - | - | ✓ | ✓ | ✓ | ✓ |
| Grohe bar style thermostatic shower in 2 and 3 bed houses without en-suite and in all 4 and 5 bed houses | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | - | - | - | - |
| Ideal Standard low profile 4-up stand tray shower tray   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Shower enclosures and bath screens to be from the Roman Embrace range                                    | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Bathroom - Fully tiled shower area and half height tiling to appliance walls                             | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| En-suite - Fully tiled shower area and half height tiling to appliance walls                             | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Cloakroom - Half height tiling to appliance walls, tiled cill  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Bathroom - Floor tiling as standard  | ✓ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| En-suite - Floor tiling as standard  | ✓ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| WC - Floor tiling as standard  | ✓ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| 150mm splash back above basins to WC   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Shaver point (white) fitted to en-suite or bathroom where there is no en-suite                           | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome LED downlighters to main bathroom   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Chrome LED downlighters to principle en-suite  | ✓ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ | ○ |
| Drum style LED light fitting to en-suite   | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Drum style LED light fitting to WCs  | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

|   | Thames (High Spec 2) | Buttermere | Crompton | Buchan DA | Glenmuir | Rolland | Greene | Carron | Darwin | Darwin DA | Eaton Apartments |
|---|----------------------|------------|----------|-----------|----------|---------|--------|--------|--------|-----------|------------------|
| <b>Electrical</b>   |                      |            |          |           |          |         |        |        |        |           |                  |
| Three TV sockets (in total) to be fitted as standard (one each in the lounge, kitchen and master bedroom) (position of sockets as indicated on drawing)                         | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| IT area to be indicated on drawing - showing positions of optional sockets (none provided as standard)  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Telephone socket provided to lounge only  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Co-axial digital cable fitted (i.e. no aerial systems)  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| No alarm provided as standard - option to provide system as upgrade   | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |
| Front porch light ready fitted with PIR   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Front doorbell and chimes ready fitted  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Double socket and batten light will be provided to garages within plot boundary (plot specific)   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | -                |
| <b>Heating</b>  |                      |            |          |           |          |         |        |        |        |           |                  |
| Gas central heating throughout - via combi boiler   | -                    | -          | -        | -         | -        | -       | -      | ✓      | ✓      | ✓         | ✓                |
| Gas central heating throughout - via conventional gas boiler  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | -      | -      | -         | -                |
| Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Myson Avonmore straight chrome towel warmer to bathroom only  | ○                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ✓                |
| <b>Exterior</b>   |                      |            |          |           |          |         |        |        |        |           |                  |
| All windows to be PVCu double glazed  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| French casement doors to houses, where local ground conditions permit   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Exterior doors to be GRP pre-finished with a 3 point multi-point locking system   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| House number to front of house  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Up and over garage door (style as indicated on working drawings) where applicable   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| 18mm fascia board, 18mm bargeboard and 9mm soffit all supplied in white PVCu  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Half-round gutters and downpipes in black   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| <b>Decorative</b>   |                      |            |          |           |          |         |        |        |        |           |                  |
| Smooth ceiling finishes   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Walls finished (white crown)  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Woodwork finished white   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Stairs with square newel post with stop chamfer detail and square stop chamfered spindles with flat newel cap. Any wall handrail required is to be white and 'pigs ear' section | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Wardrobes fitted to master bedroom only using a proprietary system; sliding or side hung doors  | -                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Wardrobes fitted to master bedroom and bedroom 2, using a proprietary system; sliding or side hung doors  | ✓                    | ○          | ○        | ○         | ○        | ○       | ○      | ○      | ○      | ○         | ○                |
| White smooth finish internal doors  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Chrome lever handle door furniture  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| 144mm skirting and 58mm architrave ovolo  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| <b>Landscaping</b>  |                      |            |          |           |          |         |        |        |        |           |                  |
| 1,800mm closeboard fencing to external boundaries except where walls/railings shown with 1,800mm high divisional fencing between plots  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Turfing to front garden only  | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |
| Outside cold water tap to be fitted as standard   | ✓                    | ✓          | ✓        | ✓         | ✓        | ✓       | ✓      | ✓      | ✓      | ✓         | ✓                |

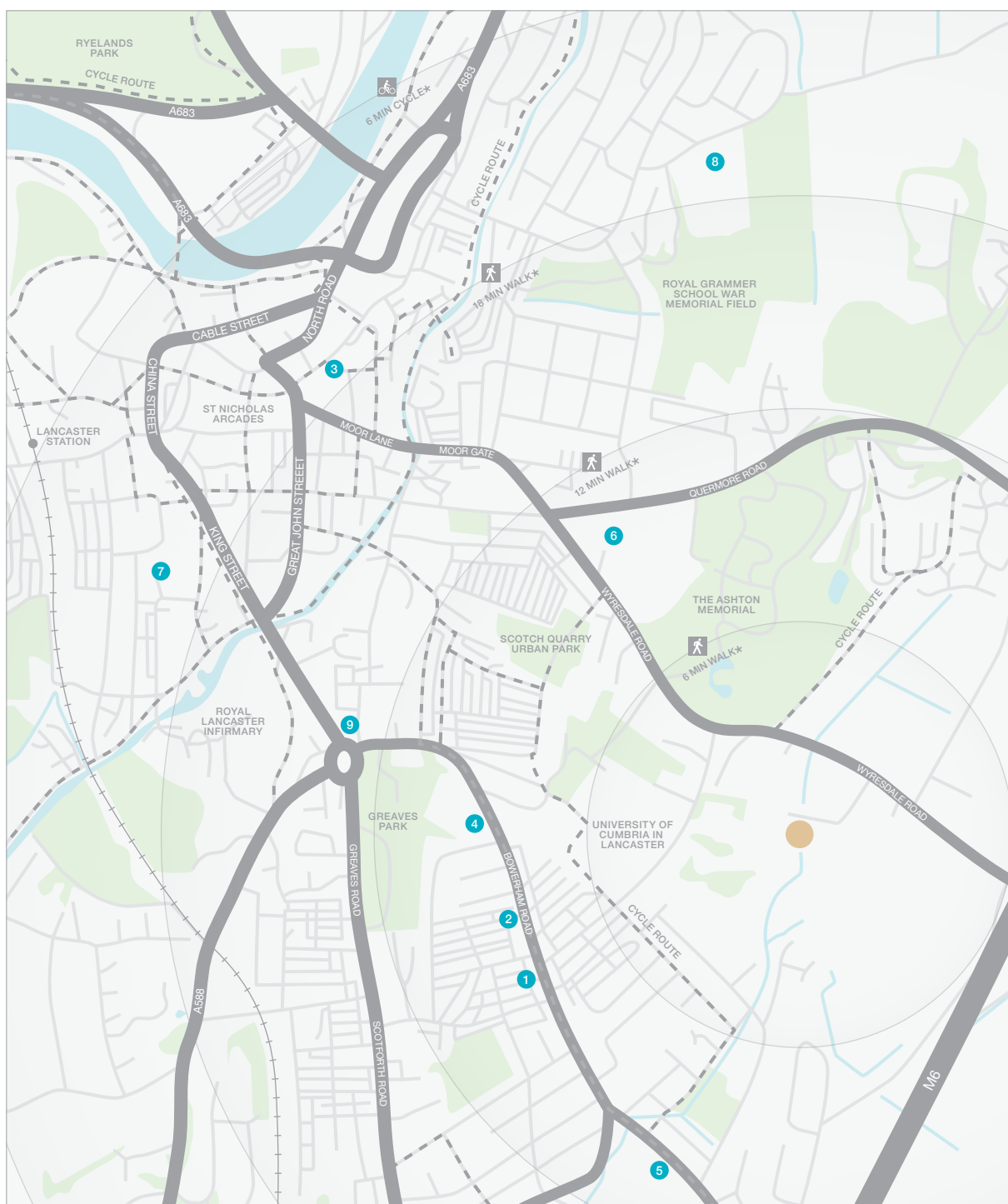
All customer choices and optional extras can only be included at an early stage of building construction please check with the Sales Adviser for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section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

✓ Standard  
○ Optional Extra  
- Not Available



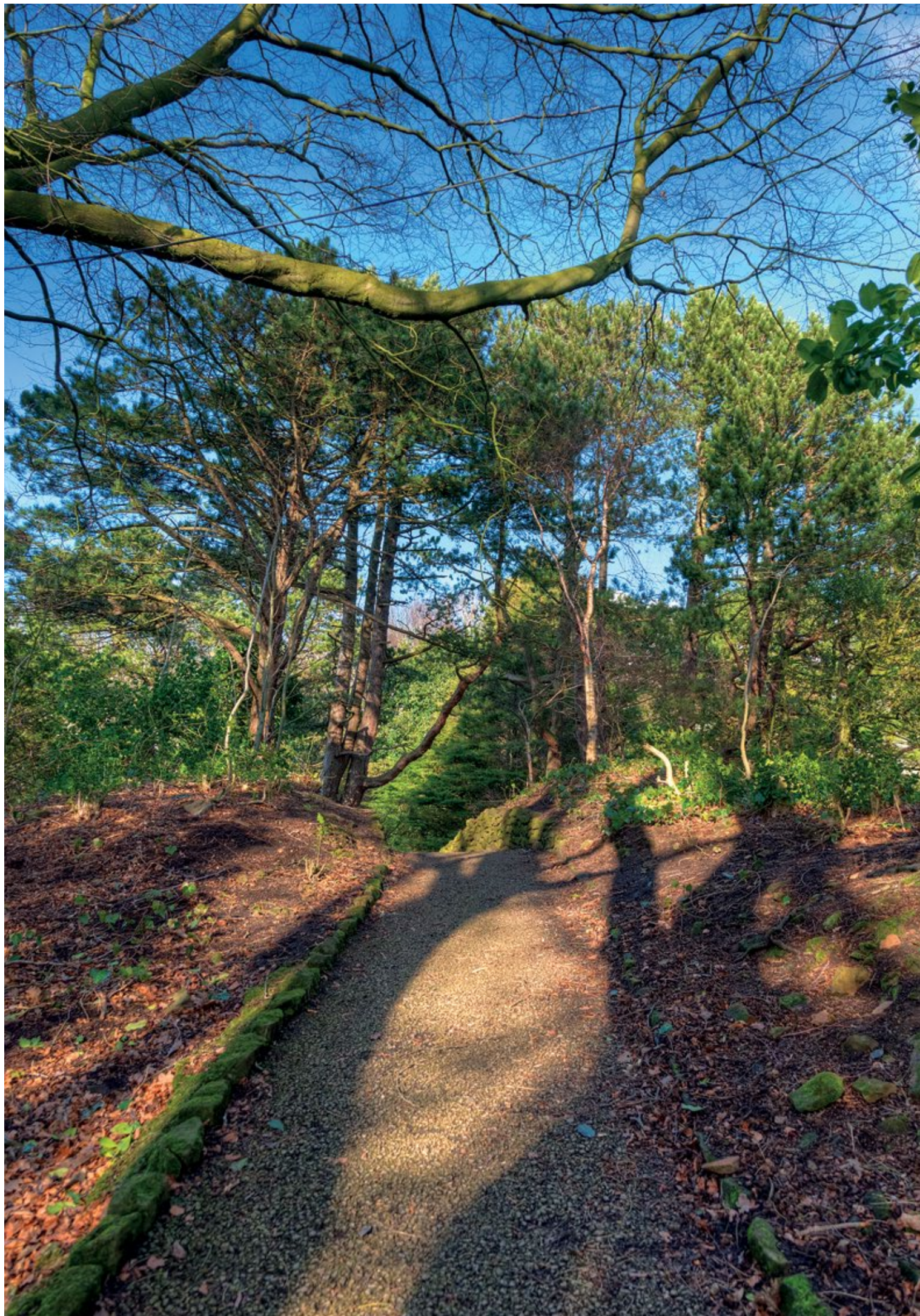
## Living in Lancaster

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 The Potteries.



- 1 Bowerham Pharmacy  
8-9 Gordon Terrace  
Bowerham Road  
01524 64921
- 2 Bowerham Road Post Office  
1 Avondale Road  
01524 63443
- 3 Lancaster Grand Theatre  
St Leonard's Gate  
01524 64695
- 4 Bowerham Primary  
and Nursery School,  
Bowerham Road  
01524 63999
- 5 St Bernadette's RC  
Primary School,  
Bowerham Road  
01524 63934
- 6 Lancaster Royal  
Grammar School,  
East Road  
01524 580 600
- 7 Lancaster Girls  
Grammar School,  
Regent Street  
01524 581 661
- 8 Central Lancaster  
High School,  
Crag Road  
01524 32636
- 9 Meadows Medical Practice  
1-3 Meadows  
01524 32622

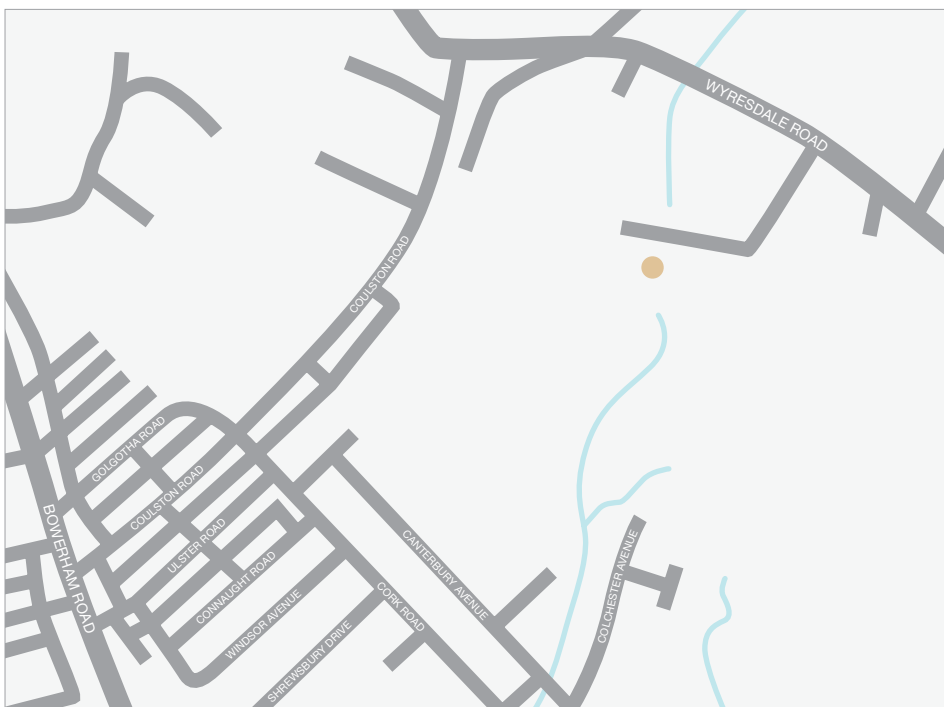
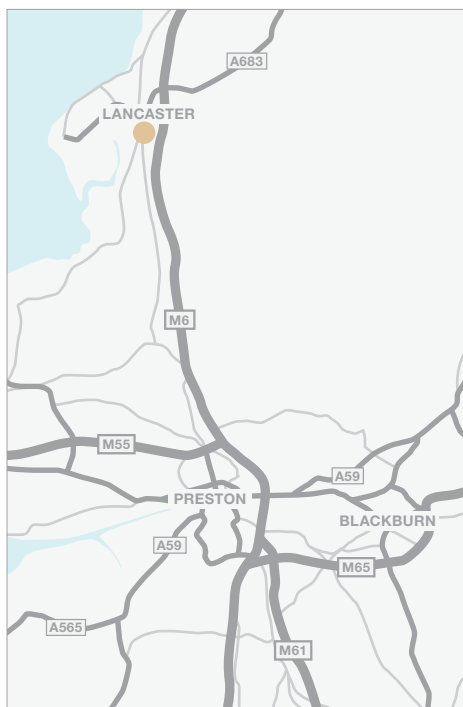






## How to find us

We are open Thursday - Monday  
10.30am - 5.30pm  
Telephone: 0808 278 4745



### From the M6 Southbound

After crossing the River Lune, move into the left hand lane to leave the motorway at junction 34 following signs for Lancaster. Turn left at the T-junction to join the A683 to Lancaster, and after one and a half miles enter the one-way system following signs for the City Centre. Stay on the main road until the traffic lights, then turn right to join the A6, still signposted for the City Centre. Carry straight on at the next lights and follow the road through a sharp left-hand bend, and just after passing St Nicholas Arcade on the right, turn left into the cobbled Moor Lane. Carry on uphill and straight on at the next crossroad, and after three quarters of a mile, just beyond the entrance to the Ashton Memorial, turn left following signs for the Leisure Park. After quarter of a mile, the entrance to The Potteries is on the right.

### From the M6 Northbound

Leave the motorway at junction 33, signposted for Lancaster (South) via the A6. Take the second exit at the roundabout to join the A6 heading north, and stay on the A6 for around three and a quarter miles. Go straight on at the traffic lights beside the Boot and Shoe pub, then at the next junction leave the A6 to take the right hand fork into Barton Road. Stay on Barton Road as it merges with Bowerham Road, then at the mini-roundabout beside the Vantage Pharmacy turn right into Coulston Road. After almost half a mile, turn right following signs for the Leisure Park and after quarter of a mile, the entrance to The Potteries is on the right.

Sat Nav: LA1 3LA

### 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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[www.millerhomes.co.uk](http://www.millerhomes.co.uk)