



**Weaver Grange
Moulton**

millershomes

the place to be®

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



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Plot Information

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- Shakespeare**
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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.



Attenuation Basin

L.A.P.



On the edge of the small, traditional community of Moulton, facing out over miles of open farmland, Weaver Grange presents a wonderful opportunity to enjoy peaceful surroundings and a strong sense of place. With a number of adjacent villages in walking distance and good transport links, this prestigious new neighbourhood combines a selection of modern, energy-efficient three, four and five bedroom homes with a delightfully landscaped setting featuring a village green style play area. Welcome to Weaver Grange...



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 Weaver Grange.



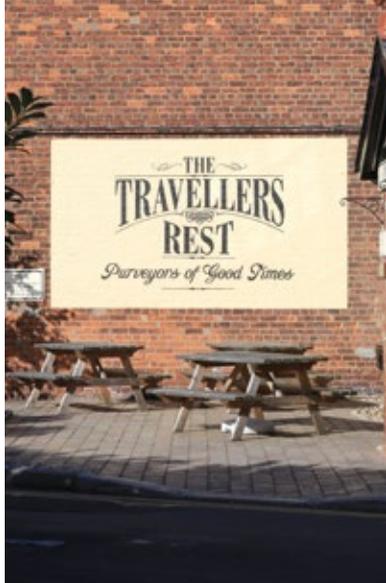


Moulton lies at the heart of a group of towns and villages that includes Northwich, Davenham, Winsford and Middlewich, each with its individual character and amenities. Buses between Moulton and the surrounding villages pass adjacent to Weaver Grange, some of them also serving the train station at Winsford, two and half miles away, from where there are direct trains from Winsford to Liverpool Lime Street, around 40 minutes away, and Birmingham New Street, a journey of just over an hour.

Local shops include a post office and a Co-op food store, both within a few minutes walk of Weaver Grange, and a pharmacy around a mile away in neighbouring Davenham.

There is a Chinese food takeaway in the village, and the choice of supermarkets includes a Tesco store in Leftwich, less than two miles away. Winsford, approximately three miles to the south, has a wider selection of retailers including a selection of high street names, department stores, fashion and food in the covered Winsford Cross Shopping Centre. Moulton village has recycling facilities for glass bottles and jars opposite the Co-op.









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Windsor

Overview

The elegant portico entrance opens on to a stylishly practical bungalow designed to add comfort to convenience. A french window adds a focal point to the lounge, and the third bedroom could become a useful home office.

Ground Floor

Lounge
3.360m x 5.100m
11'1" x 16'7"

Kitchen/Dining
4.370m x 3.035m
14'3" x 9'10"

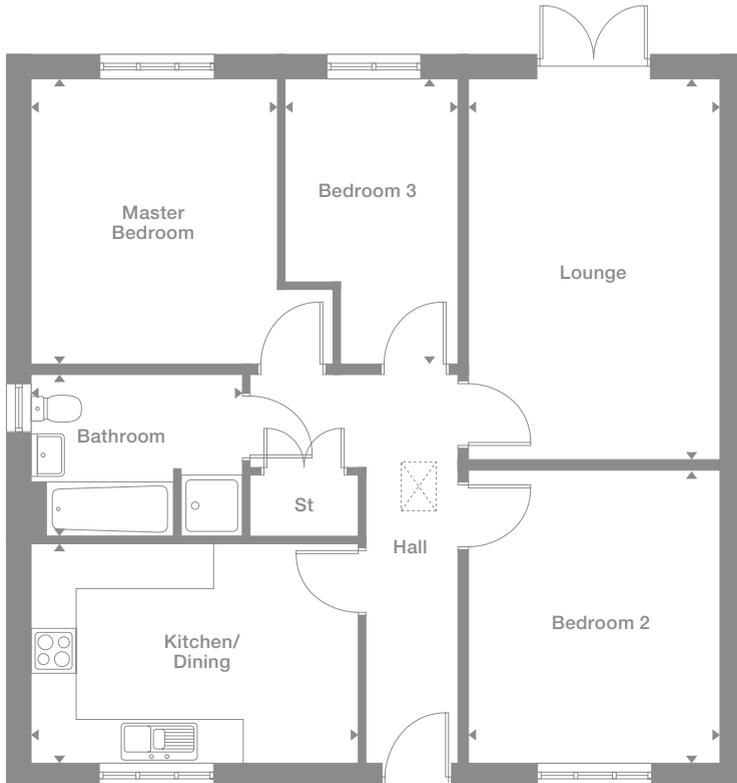
Master Bedroom
3.290m min x 3.830m max
10'8" x 12'6"

Bedroom 2
3.360m x 3.940m
11'1" x 11'1"

Bedroom 3
2.320m max x 3.830m max
7'6" x 12'6"

Bathroom
2.800m x 2.135m
9'1" x 7'0"

Ground Floor



Please note: Plots may be a mirror image of plans shown above

Plots
9, 10, 11, 12

Floor Space
900 sq ft
83m²



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Overview

The feature bay window that adds character to the elevation also introduces an impressive focal point to the lounge, while french doors keep the kitchen and dining room bright, cool and welcoming. An inviting staircase leads to an en-suite master bedroom with a capacious built-in wardrobe.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

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 max x 3.247m
12'8" x 10'8"

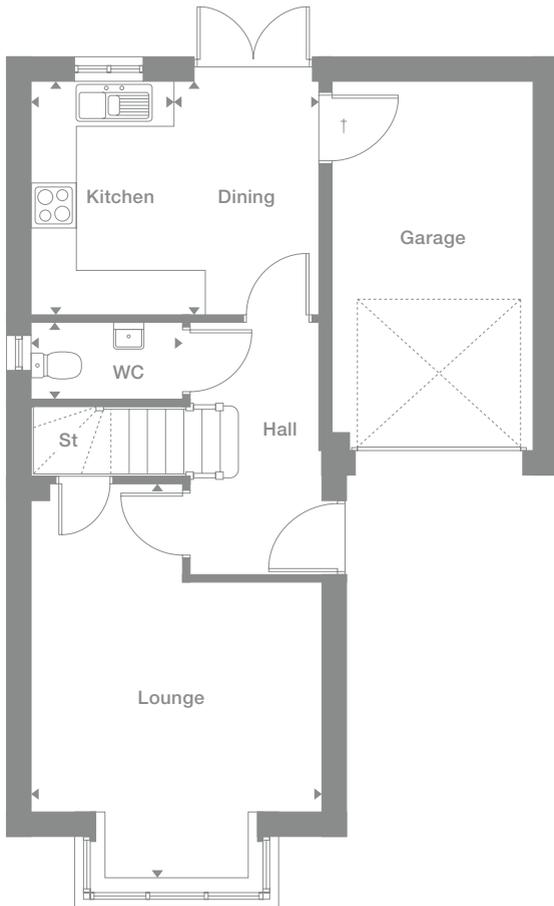
En-Suite
2.844m max x 1.017m max
9'4" x 3'4"

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"

Ground Floor



† Optional personnel door

Please note: Plots may be a mirror image of plans shown above

Plots

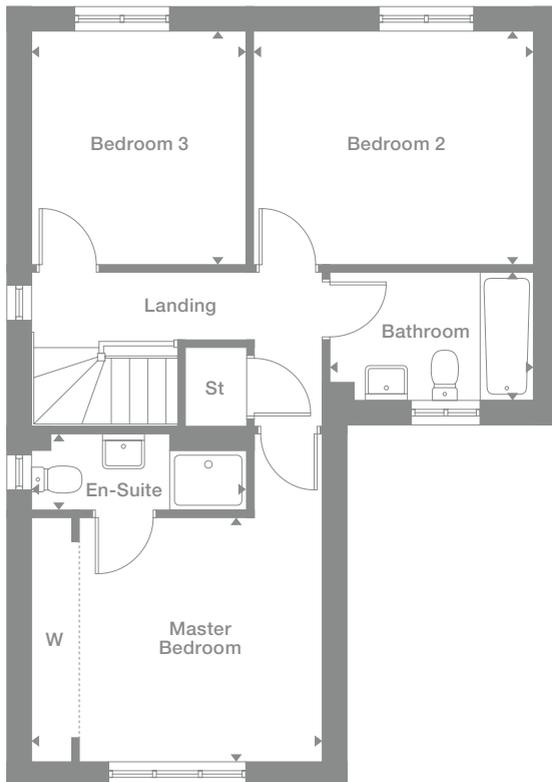
3, 22, 24, 25, 26,
37, 47, 49, 51, 52,
53, 57, 58, 62, 64,
67, 68

Floor Space

967 sq ft
89m²



First Floor



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Overview

French doors in the lounge and an elegant bay window in the dining room fill this stylish home with natural light. The utility room adds amenity to the beautifully planned kitchen, and the feature staircase ascends to four bedrooms, one of them en-suite with a built-in wardrobe.

Ground Floor

Lounge
3.470m x 4.617m
11'5" x 15'2"

Dining
2.621m max x 3.908m max
8'7" x 12'10"

Kitchen
2.800m x 3.147m
9'2" x 10'4"

Utility
1.657m x 1.652m
5'5" x 5'5"

WC
1.460m x 1.007m
4'9" x 3'4"

First Floor

Master Bedroom
3.409m max x 2.972m
11'2" x 9'9"

En-Suite
2.559m max x 2.010m max
8'5" x 6'7"

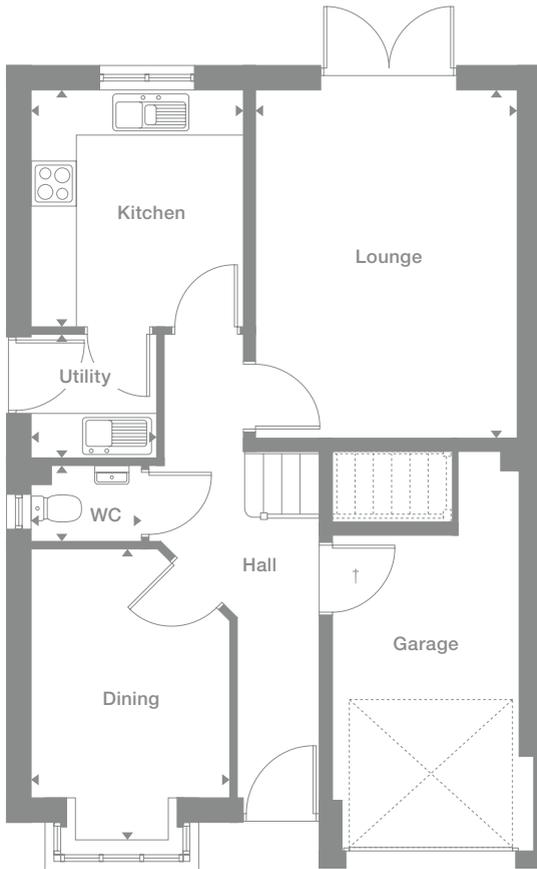
Bedroom 2
3.390m x 2.782m
11'1" x 9'2"

Bedroom 3
2.918m x 2.135m
9'7" x 7'0"

Bedroom 4
2.937m x 1.778m
9'8" x 5'10"

Bathroom
1.888m x 1.881m
6'2" x 6'2"

Ground Floor



† Optional personnel door

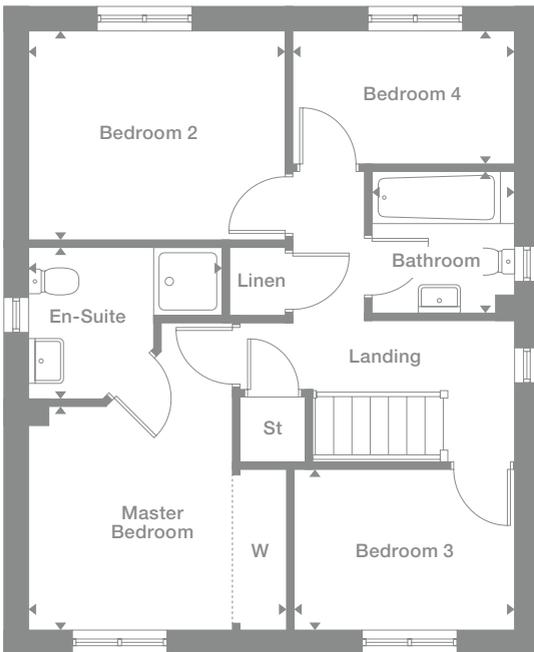
Please note: Plots may be a mirror image of plans shown above

Plots
5, 20, 23, 54, 56

Floor Space
1,080 sq ft
100m²



First Floor



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Rolland

Overview

With french doors adding a focal point to the dining area, the ground floor accommodation presents a superb, practical setting for entertaining. Three bedrooms are joined on the first floor by the entrance to the fourth, a superb en-suite master bedroom with an internal staircase, built-in wardrobe and delightful dormer window.

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

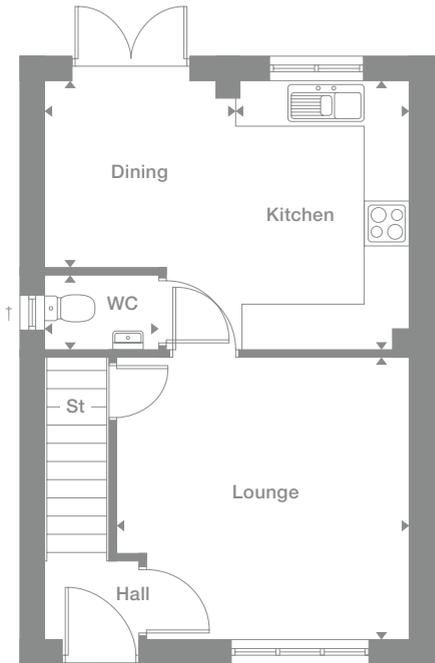
Bedroom 2
2.872m x 3.082m
9'5" x 10'1"

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

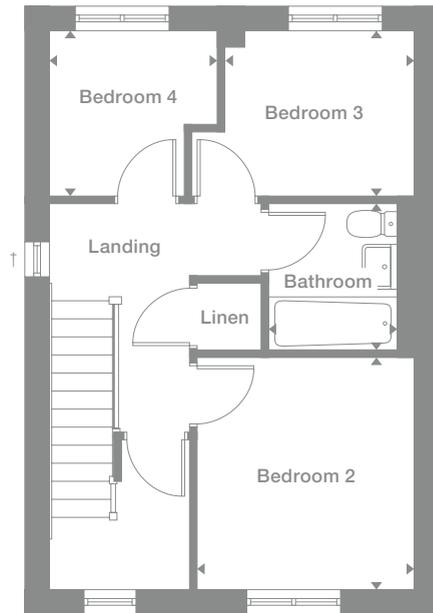
Bedroom 4
2.210m max x 2.218m max
7'3" x 7'3"

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

Ground Floor



First Floor



† End terrace only

Please note: Plots may be a mirror image of plans shown above

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

35, 36, 38, 39,

59, 60, 61

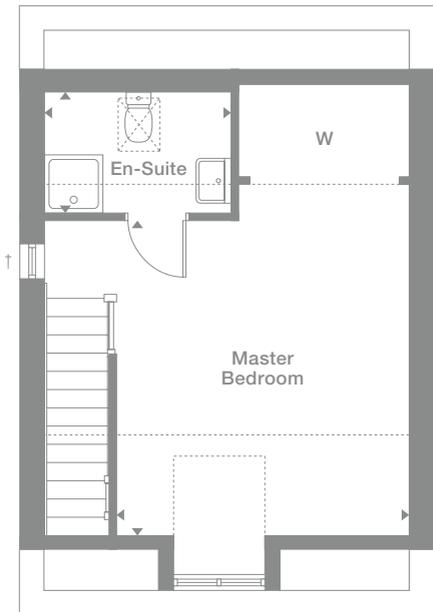
Floor Space

1,086 sq ft

100m²



Second Floor



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Overview

With its bay-windowed lounge complementing an impressive family kitchen and dining area with feature french doors and a separate utility room, this is a distinguished family home of exceptional quality. Upstairs, two of the four bedrooms include en-suite facilities.

Ground Floor

Lounge
3.264m x 6.516m max
10'9" x 21'5"

Breakfast/Family
3.207m x 3.060m max
10'6" x 10'0"

Kitchen
3.052m x 3.060m
10'0" x 10'0"

WC
0.946m x 2.028m
3'1" x 6'8"

Utility
1.812m x 1.904m
5'11" x 6'3"

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"

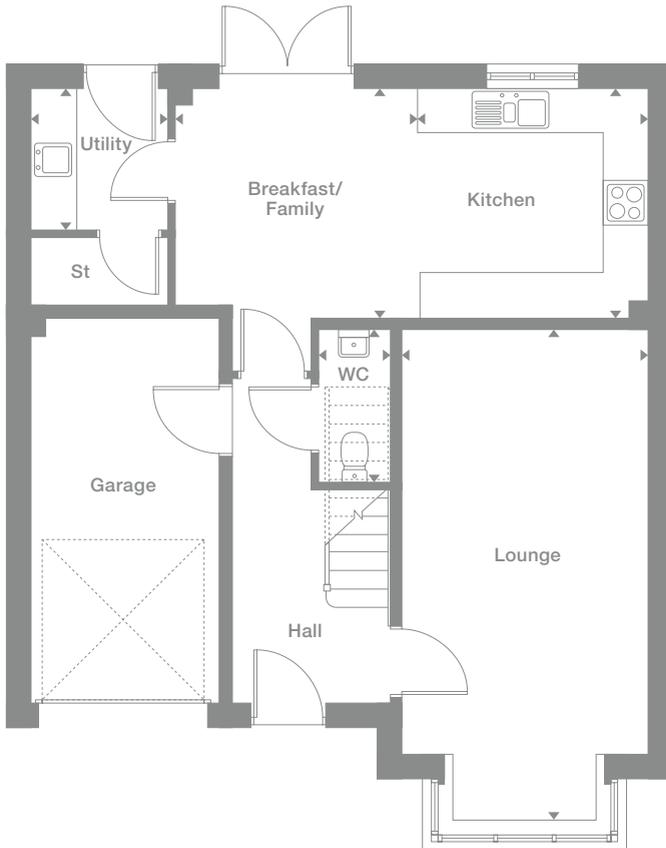
En-Suite 2
2.498m max x 1.806m
8'2" x 5'11"

Bedroom 3
3.336m max x 2.807m
10'11" x 9'3"

Bedroom 4
2.498m x 2.980m
8'2" x 9'9"

Bathroom
2.144m max x 1.794m
7'0" x 5'11"

Ground Floor



Please note: Plots may be a mirror image of plans shown above

Plots

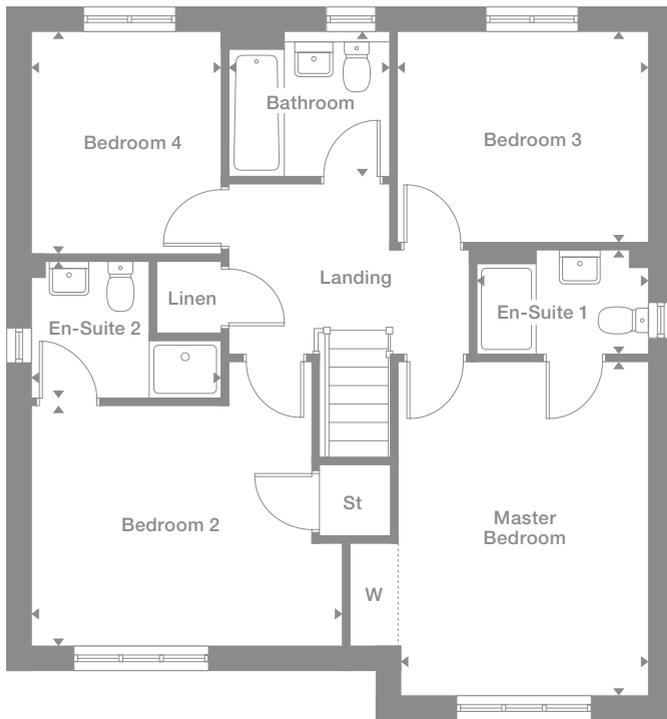
2, 7, 21, 34, 55,
63, 65

Floor Space

1,341 sq ft
124m²



First Floor



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Buttermere

Overview

Complementing the bright ground floor accommodation, with its striking bay window and separate utility room adding to the appeal of the light, airy family kitchen, the five bedrooms reached via the impressive gallery landing include three en-suite shower rooms and twin wardrobes in the master suite.

Ground Floor

Lounge
3.391m x 5.918m max
11'2" x 19'5"

Kitchen
4.882m x 2.980m
16'0" x 9'9"

Breakfast
4.032m x 2.980m
13'3" x 9'9"

WC
1.673m x 0.927m
5'6" x 3'0"

Utility
1.673m x 1.960m
5'6" x 6'5"

First Floor

Master Bedroom
2.806m max x 5.184m
9'2" x 17'0"

En-Suite 1
1.857m x 2.002m
6'1" x 6'7"

Bedroom 2
3.391m x 3.643m
11'2" x 11'11"

En-Suite 2
1.648m max x 2.055m max
5'5" x 6'9"

Bedroom 3
3.201m x 3.053m
10'6" x 10'0"

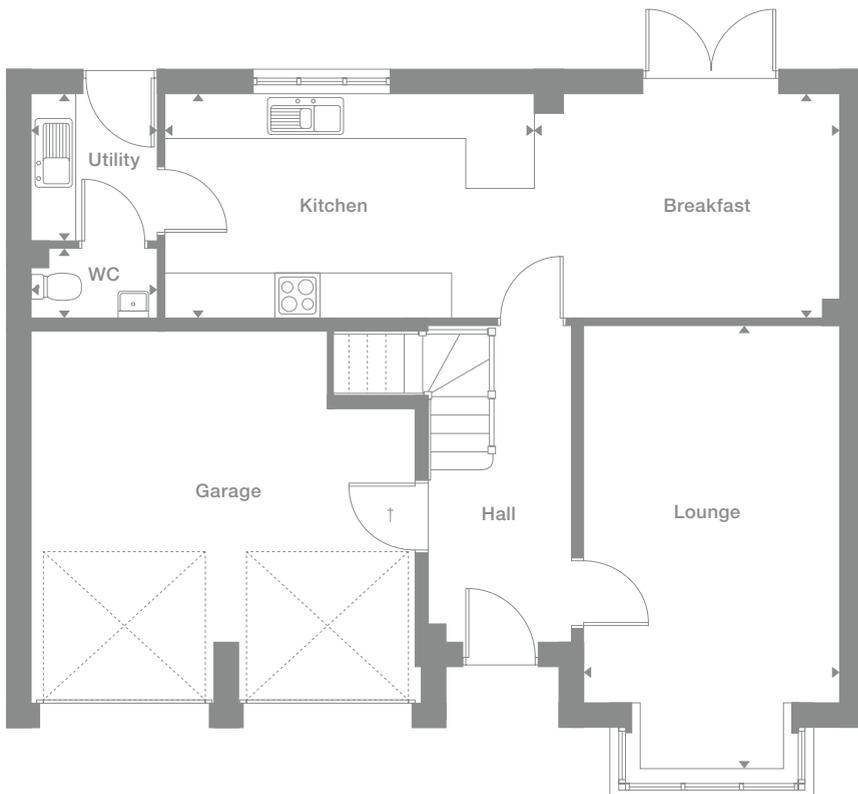
En-Suite 3
2.388m x 1.210m
7'10" x 4'0"

Bedroom 4
2.556m max x 3.173m max
8'5" x 10'5"

Bedroom 5
3.255m x 2.002m
10'8" x 6'7"

Bathroom
2.088m x 2.002m
6'10" x 6'7"

Ground Floor



† Optional personnel door

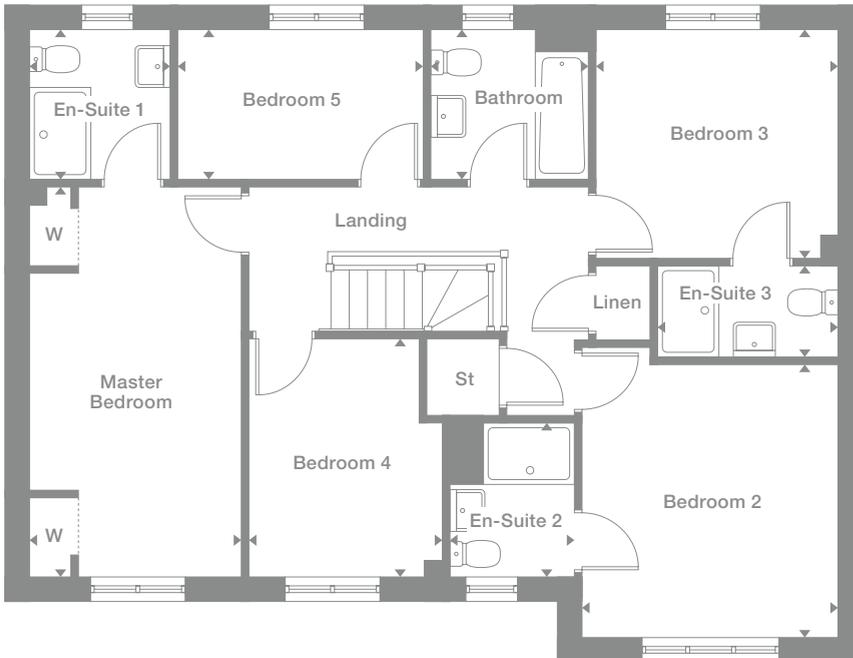
Please note: Plots may be a mirror image of plans shown above

Plots
4, 6, 48, 50,
66, 69

Floor Space
1,502 sq ft
139m²



First Floor



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Shakespeare

Overview

The prestigious dining/kitchen, and the spacious bay-windowed lounge, both feature french doors to the garden. The study, and the five bedrooms that include a master suite with bathroom and dressing room and a second en-suite bedroom, demonstrate a perfect balance of luxury and practicality.

Ground Floor

Lounge
3.400m x 7.415m max
11'2" x 24'4"

Dining
2.700m x 3.640m
8'10" x 11'11"

Kitchen
3.607m x 3.640m
11'10" x 11'11"

WC
1.815m x 0.989m
5'11" x 3'3"

Utility
1.815m x 1.643m
5'11" x 5'5"

Study
3.328m x 2.245m
10'11" x 7'4"

First Floor

Master Bedroom
4.901m max x 4.706m max
16'1" x 15'5"

En-Suite 1
2.810m max x 2.438m max
9'3" x 8'0"

Dressing
1.998m x 2.438m max
6'7" x 8'0"

Bedroom 2
2.900m x 3.697m
9'6" x 12'2"

En-Suite 2
1.900m max x 2.313m max
6'3" x 7'7"

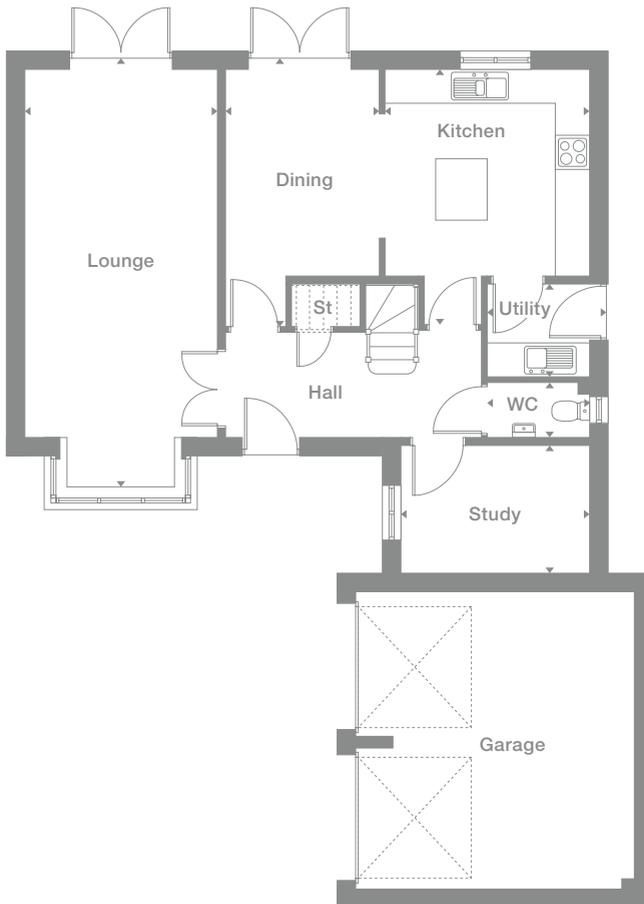
Bedroom 3
3.400m x 3.215m
11'2" x 10'7"

Bedroom 4
3.400m x 3.207m
11'2" x 10'6"

Bedroom 5
3.433m x 2.689m max
11'3" x 8'10"

Bathroom
1.900m x 2.306m
6'3" x 7'7"

Ground Floor



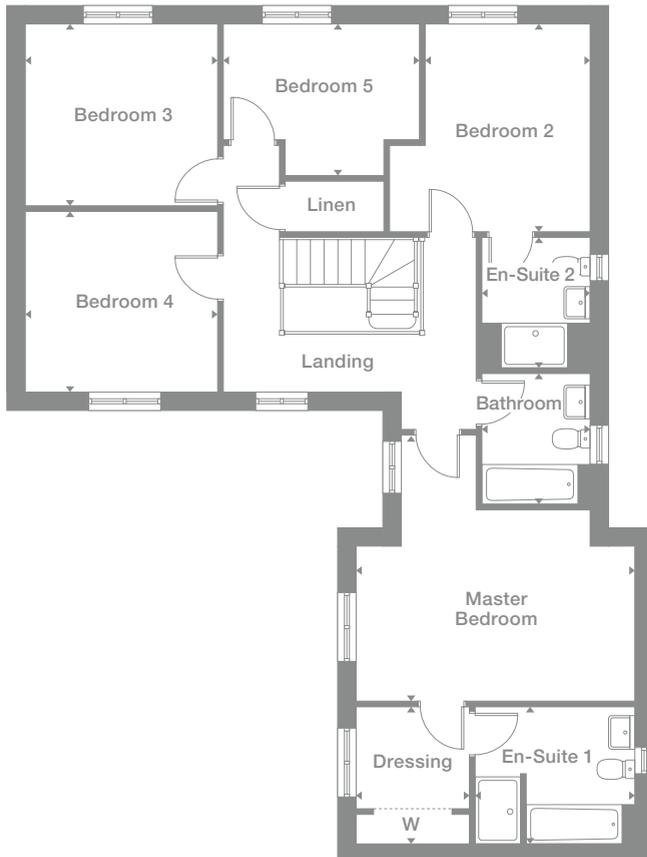
Please note: Plots may be a mirror image of plans shown above

Plots
1, 8, 70

Floor Space
1,875 sq ft
173m²



First Floor



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Specification

- ✓ Standard
- Optional Extra
- Not Available

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals

Square PVC edged worktop with upstand to wall

Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap

Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)

Stainless steel chimney hood and stainless steel splashback to hob

Integrated hood with glass splashback to hob

Stainless steel 60cm Zanussi gas hob

60cm Zanussi induction hob

Zanussi stainless steel single fan oven

Zanussi stainless steel single multi-function fan oven

Zanussi stainless steel double multi-function fan oven

Stainless steel integrated microwave oven (where layout permits)

Zanussi integrated fridge/freezer

Plumbing and electrics for washing machine

Integrated washing machine

Zanussi integrated dishwasher

LED HD squarelights to underside of wall units

3 spot LED track light to ceiling

LED downlighters to ceiling

Brushed stainless steel sockets and switches

Ceramic floor tiles

Bathrooms

Ideal Standard's contemporary styled 'Concept Arc/Cube/Sphere' bathroom suite

Soft close toilet seat to bathroom

Soft close toilet seats to WC's and en-suites

Vado wall mounted chrome bath filler unit

Vado wall mounted chrome thermostatic bar style shower valve

Low profile shower tray with stainless steel framed clear glass enclosure

Shaver point to en-suite

LED downlighters to ceiling of bathrooms, en-suites and WC's

Full height ceramic tiling to shower area

Half height ceramic tiling to walls incorporating sanitaryware appliances to bathrooms and en-suites

Tiled splashback to WC sink

Ceramic floor tiles

	Windsor	Orwell	Greene	Rolland	Tressell	Buttermere	Shakespeare
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	-	-	✓	-	✓	✓	✓
	✓	✓	○	○	○	○	○
	○	○	✓	✓	✓	✓	✓
	✓	✓	○	○	○	○	○
	○	○	✓	✓	✓	✓	✓
	✓	✓	-	-	-	-	-
	○	○	-	-	-	-	-
	○	○	✓	✓	✓	✓	✓
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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.

Specification

- ✓ Standard
- Optional Extra
- Not Available

Electrical

Mains wired (with battery back-up) smoke and carbon dioxide detectors (except where boiler located in garage)

Power and lighting to garage (where applicable)

TV socket to lounge and master bedroom

BT socket

PIR operated porch light

Front doorbell and chime

Intruder alarm

USB charging outlet in kitchen

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 (where applicable)

House numbers ready fitted

Outside cold water tap

Decorative

Stop chamfer moulded spindles and newels to staircase

American white oak staircase handrail and newel cap

Ovolo moulded skirting boards and architraves

White ladder style smooth finish internal doors with chrome lever on rose door handles

Smooth finish ceilings, painted in white emulsion

Walls painted in 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 close board boundary and divisional fencing

	Windsor	Orwell	Greene	Rolland	Tressell	Buttermere	Shakespeare
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓
	○	○	○	○	○	○	○
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	✓	✓	✓	✓	✓	✓	✓
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	○	○	○	○	○	○	○
	✓	✓	✓	✓	✓	✓	✓
	✓	✓	✓	✓	✓	✓	✓

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The Miller Difference

The Miller Difference

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

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

Trust

For us, the most important people are the customers who buy our homes and raise their families in them. We have a five star rating (that's the best possible) for Customer Satisfaction from the Home Builders Federation.

Even better, in our independent customer satisfaction surveys, 97% said they would recommend us to their best friend. That's the real barometer of our quality, our service and the trust people place in us.

Helping where we can

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

When you become a Miller customer, we'll listen to you right from the start. From the day you first look

around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

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

Pushing up standards

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

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

Keeping you involved

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

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

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

A Better Place

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

For your future

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

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

Chris Mackenzie
Miller Home Owner

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

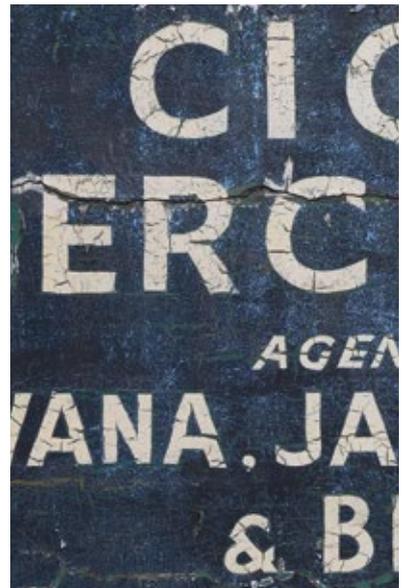
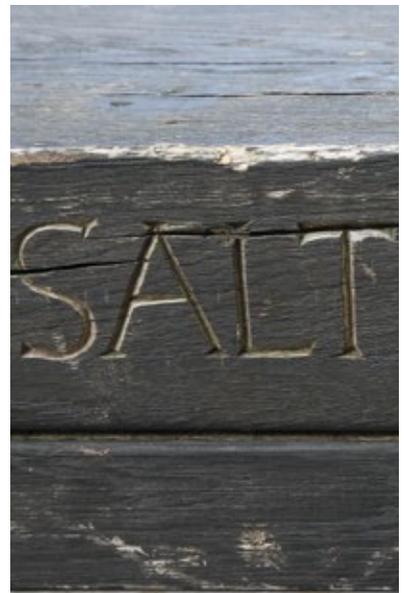
Helen Mascrop
Miller Home Owner

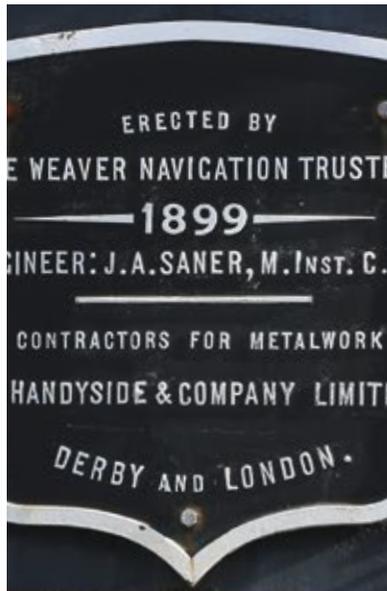
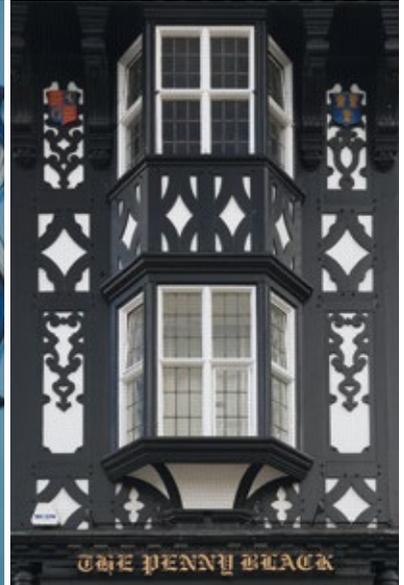


The picturesque River Weaver, a navigable waterway to the west of the village, is widely used by pleasure craft, and it also provides miles of pleasant towpaths for walking or cycling. Winsford Leisure Centres, with swimming pools, a gym and squash courts, is the closest of several nearby gyms and sports facilities.

Moulton Primary School was assessed in 2013 as a well-led school with consistently good teaching, some of it outstanding, and pupil behaviour and safety was judged to be outstanding. Pupils from Moulton usually move on to The County High School, Leftwich, which has an excellent educational record. The County High School is less than two miles from Weaver Grange and, in addition to buses, there is a recommended walking and cycling route from Moulton. There is a large Medical Centre and a dental surgery less than two miles away in Northwich, and a second medical practice just a little further away in Wharton.

Please note: Information regarding local schools is correct at time of print

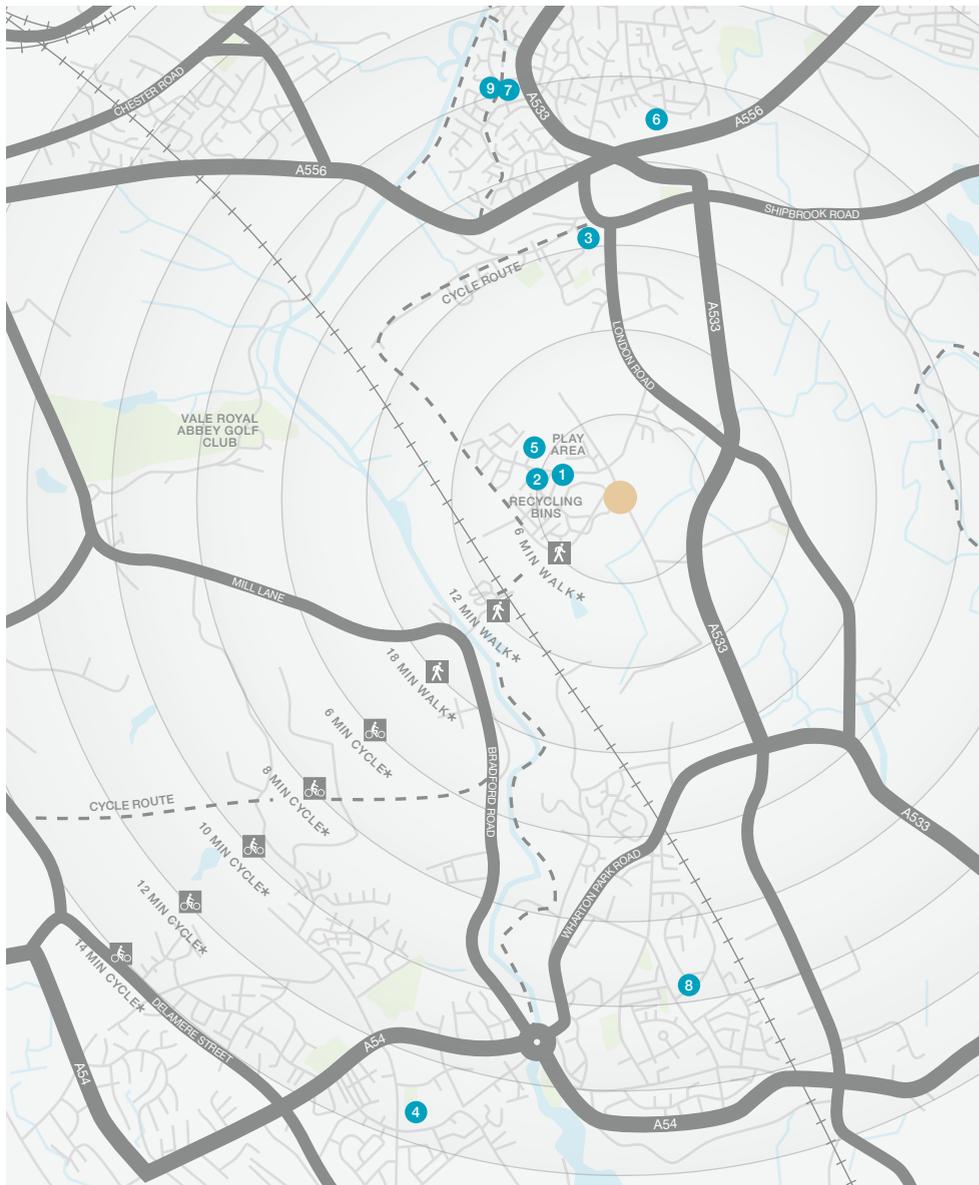




When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite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

The range of village community activities and groups includes a popular social club with a bar, an active and welcoming drama group that presents several productions each year at the Moulton Village Hall, and an innovative, non-profit, music group called Malt'n'Music that arranges live music events in the village, including some at The Lion pub in Main Road.

The Moulton Adventure Group provides indoor and outdoor activities for young people aged between eight and 18, from debating and quizzes to swimming and orienteering, and there are theatres, including amateur dramatic societies, in Davenham and Northwich.



- 1 Moulton Post Office
2 Regent Street
01606 593 212
- 2 Co-op Food
Whitlow Lane
01606 592 330
- 3 Wells Pharmacy
1-3 Church Street
Davenham
01606 49527
- 4 Winsford Leisure Centre,
The Drummer
Winsford
01606 550 700
- 5 Moulton School
School Lane
01606 288 388
- 6 County High School
Granville Road
Leftwich
01606 333 300
- 7 Kingsmead Medical Centre,
2 Kingsmead Square
Regency Way
Northwich
01606 861 140
- 8 Willow Wood Surgery
Wharton Primary Healthcare Centre,
Crook Lane
Wharton
01606 861 120
- 9 Abbey Dental Practice,
3 Kingsmead Square
Regency Way
Northwich
01606 44725

* Times stated are averages based on approximate distances and would be dependent on the route taken.

Based on:
 0.5km = 5 to 7 mins walk
 1.0km = 10 to 14 mins walk
 1.5km = 15 to 21 mins walk
 2.0km = 5 to 8 mins cycle
 2.5km = 6 to 10 mins cycle
 3.0km = 7 to 12 mins cycle
 3.5km = 8 to 14 mins cycle
 4.0km = 10 to 16 mins cycle
 4.5km = 12 to 18 mins cycle
 5.0km = 14 to 20 mins cycle



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0330 0292 198

From the M6 Junction 19

Exit the M6 at junction 19 to join the A556 for Northwich. Stay on the A556 for just over six miles, passing the turn-off for Middlewich, then at the Davenham roundabout take the first exit. Drive straight through Davenham and, three-quarters of a mile on, turn right into Jack Lane. Six hundred yards on take the first exit at the mini-roundabout, and the entrance to Weaver Grange is 200 yards on, on the right.

From the M6 Junction 18

Exit the M6 at junction 18 to join the A54 for Chester. In Middlewich, at the one-way system follow signs for Winsford via the A54, then half a mile on turn right to join the A533 for Northwich. One and a half miles on, at the Road One roundabout take the third exit and after three-quarters of a mile turn left into Jack Lane. Half a mile on, the entrance to Weaver Grange is on the left.

Sat Nav: CW9 8QD



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 Regency Satin. Regency Satin is Carbon Balanced 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

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