



START SOMETHING

**BIG**

START IT IN CANTON

THE  
**M** | **I** | **I**  
CANTON | CARDIFF

A landmark development of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom homes for sale and for rent, in a convenient riverside location to the west of Cardiff city centre.

WELCOME TO

# THE MILL

**The Mill, Canton will create a brand new community in an extremely desirable riverside location, close to the city centre.**

The development which is being delivered by a partnership of Lovell, the Tirion Group and Cadwyn Housing Association will transform the former Arjo Wiggins paper mill site with new homes. Tirion has unlocked the potential of the long disused paper mill site by acquiring and cleaning up the brownfield land with support from the Welsh Government and Principality Building Society, securing planning permission and developing the site in partnership with Lovell.

The £100 million urban village is one of Wales' biggest regeneration schemes which will create a vibrant and sustainable new community. This flagship scheme will create homes for open market sale by Lovell and homes for Tirion which will be available for rent through Cadwyn.





Cardiff Bay



Wales Millennium Centre



Cardif Castle



Principality Stadium

EXTRAORDINARY

# OPPORTUNITY

**Cardiff is something to everyone - an exciting journey of discovery.**

It's a people place. Europe's youngest city and one of its most forward thinking and innovative. With a can-do attitude, it's a city that tells captivating stories and people whose warmth and humour compel you to return.

Best of all, it's your neighbour as The Mill is just two miles away.

The city streets are a delight for culture buffs, food lovers, sports fans, fashionistas and casual strollers. For striking architecture at its best look to the Wales Millennium Centre, home to a myriad of performing arts and standing tall in Cardiff Bay.

Go shopping in style at St Davids, Cardiff or Grand Victorian Arcades and many of the boutique independents throughout the city.

When Six Nations rugby is in town, the city roars with expectation and passion at the Principality Stadium.

Even in the city you'll never be far from the chance to stroll in one of over 330 parks and gardens including the landmark Bute Park which hosts many festivals and events.

If a faster pace of life is your thing and adrenalin is top of your agenda then white water rafting, trampolining and climbing could tempt your inner thrill seeker.

When night falls the Brewery Quarter is one hub of the vibrant social scene with its wealth of cuisine, wine, cocktails and independent ales. Cardiff Bay is another evening hotspot in which you can while away time.

**Always captivating, ever evolving Cardiff is yours to enjoy.**



The Willow CGI



Bryn Celyn, Llanharry showhome

ELEGANT

## LIVING

Ever wondered if you really can have it all? The charm and calm of a sophisticated riverside village community plus the energy and endless choices of an exciting city pulse? At The Mill you can.

Born out of the rich heritage of the local community, The Mill is being re-born using locally sourced construction skills.

The inspired range of imaginative homes nestles just west of one of Europe's most desired capitals. The Mill is an investment in future generations, creating an outstanding urban village. Somewhere you truly belong because it fits with who you are and where you are on life's journey; *Your first home* - your own independence, the freedom of your own choices. *Your new family home* - your loved ones at the heart of all you do. *Your growing family home* - your reward for hard work, the place where memories are made.

**The best of city living, the best of village life - your welcome home is The Mill.**





# LOVELL LIFE

**All of our homes are of the highest quality and we make customer satisfaction our number one priority. This means that you enjoy extraordinary value for money, as well as a superior and distinctive home.**

Using our 40 years' experience, we bring unique designs to every development to ensure our homes work perfectly in their environment whilst keeping our focus firmly on the people who will be calling our properties 'home'.

Our dedicated sales teams are able to offer a range of market-leading buying incentives and Government schemes to ensure that customers are still able to make their dream move.

Our partnership is committed to sustainable development with the environment in mind, delivering on what it promises by strictly adhering to the Consumer Code for House Builders, with every new home under warranty for 10 years by a national warranty provider.



**SQV**  
STYLE  
QUALITY  
VALUE

It's what makes  
our homes unique

**We believe your home should be more than about the right place at the right price. It should also reflect your personality and tastes.**

That's why each of our homes has Style, Quality and Value (or SQV, as we call it) built-in from the start, making your new home somewhere you'll be proud to call your own.

**INSPIRING STYLE**

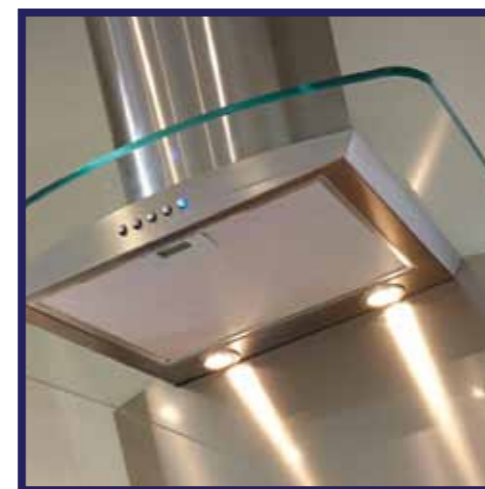
**S** We are well-known for contemporary design and featuring the latest in stylish fixtures and fittings, but that's not all. With our Inspirations range you can add all sorts of extras to make it truly your own.

**UNRIVALLED QUALITY**

**Q** We are particularly proud of the superior specification and workmanship every one of our properties offers, with rigorous attention to detail you'll simply love.

**EXCEPTIONAL VALUE**

**V** But most of all, you'll love how surprisingly affordable and easy it can be to own one of our homes, especially with the range of purchase options available.





**PERFECTLY**  
**CONNECTED**

With a home at The Mill you really have got everything within reach.

Access into the city could not more convenient with regular bus services available from the many stops on Lansdowne Road. By car, you've got the nearby A48 giving access to the M4 and beyond, and to the south the A4232 takes you straight onto Cardiff Bay. Slightly further afield, junction 33 of the M4 Motorway is just six miles away.

The Mill is just two miles from Cardiff central railway station, providing regular services throughout South Wales and into England. Looking to travel a little further? Cardiff Airport is 12 miles to the south west offering direct flights to many popular holiday destinations as well as being ideal for business commuting.

**BY CAR?**

**M4 motorway**



**BY TRAIN?**

**Cardiff Central railway station**

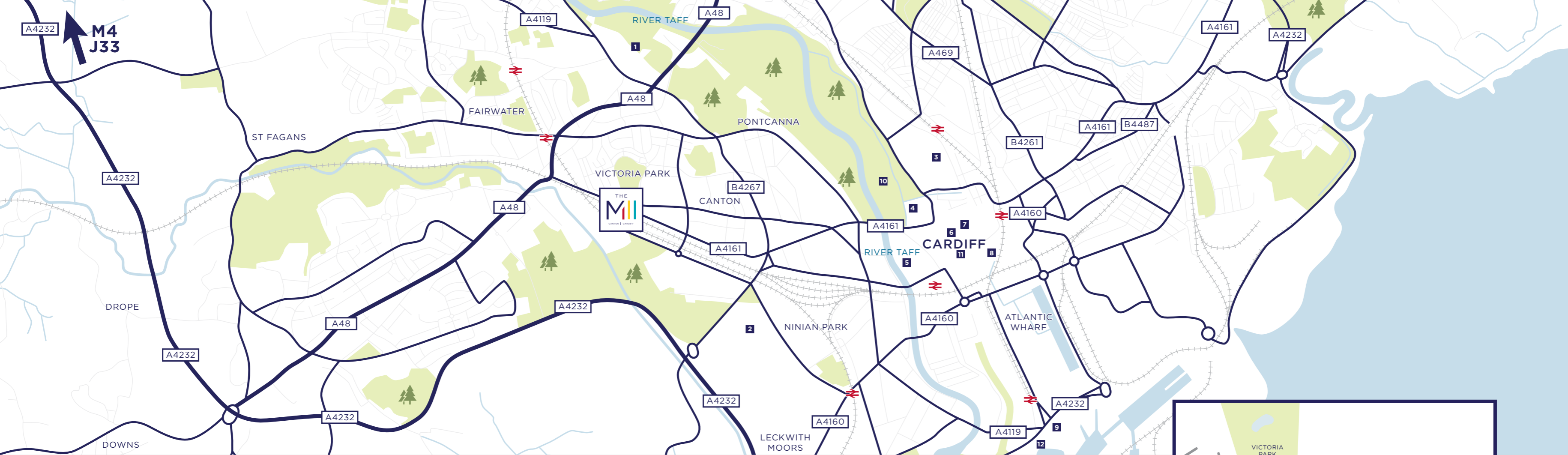


**BY PLANE?**

**Cardiff Airport**







**HOW TO**  
**FIND US**

To find The Mill  
use Sat Nav postcode:  
**CF11 8DH**

**From the M4**

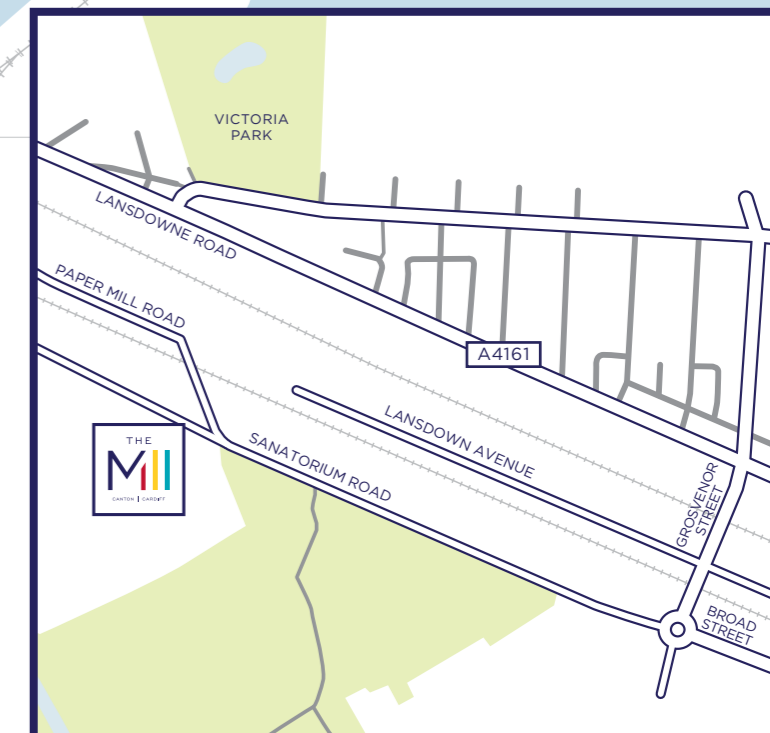
Leave the M4 at Junction 33, and exit onto the A432 (signposted Cardiff(W)/Cardiff Airport). After six miles bear left, following signs for the B4267/Ninian Park. From the roundabout take the first exit onto the B4267, then after passing the football ground, left onto Broad Street. Continue straight ahead onto Sanatorium Road and The Mill.

**From Cardiff Central Railway Station**

Head west on Central Square towards Wood Street, then continue westbound for one mile along Tudor Street/Ninian Park Road. After passing under the two railway bridges, turn right onto Broad Street. Continue straight ahead onto Sanatorium Road and The Mill.

**LOCAL LANDMARKS**

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| <b>1</b> Llandaff Cathedral         | <b>7</b> Cardiff Cathedral       |
| <b>2</b> Cardiff City Football Club | <b>8</b> Motorpoint Arena        |
| <b>3</b> Cardiff University         | <b>9</b> Wales Millennium Centre |
| <b>4</b> Cardiff Castle             | <b>10</b> Bute Park              |
| <b>5</b> Principality Stadium       | <b>11</b> St David's, Cardiff    |
| <b>6</b> St David's Hall            | <b>12</b> Mermaid Quay           |



## HOW TO

# PURCHASE

**Buying a new home at The Mill couldn't be easier. Follow our step-by-step purchasing guide and you'll be home in no time!**

### Choose and reserve

Once you've chosen your new home, you can reserve it by paying a reservation fee which will go towards the purchase price. The fee will ensure the property is reserved in your name and the price is held for an agreed period while the legal processes are completed.

### Keeping things moving

Once you've reserved your new home, there are two things to do:

- Instruct your solicitor and give our Sales Executive their contact details so we can forward the contract documents.
- If you need a mortgage, act now. You may obtain one yourself or we can put you in touch with an independent financial advisor to help you.

Our Sales Executives will then make an appointment for you to come in and choose the fixtures and fittings for your new home (subject to build stage).

### Exchanging contracts

Your solicitor will confirm when they are satisfied with their enquiries and your lender will send you a formal mortgage offer. Now it's time to exchange contracts; you sign the documents to make a binding agreement to purchase.

Your solicitor will ask you to pay your deposit, which is sent to our legal team along with the contract you've signed. To make your move as stress-free as possible, your solicitor should ensure that the sale of your existing home – if you have one – proceeds alongside the purchase of your new one.

And remember, our Sales Executives are always on hand to answer your questions.

### You're nearly there

Your new home is ready, but under the terms of the contract, a set period is needed for financial completion.

When this has taken place, our Sales Executives will notify your solicitor, who will request the mortgage funds from

your lender and pay the remainder of the asking price. This money is forwarded to our solicitors, who complete the deed transferring the property to your name.

Remember that our on-site sales team will work closely with you all the way. Your mortgage repayments usually start one month after completion.

### Moving in

Our Sales Executives will hand you the keys to your new home as soon as financial completion takes place. You will sign a handover certificate and key receipt form. The meters will already have been read on the day of your legal completion.

### The fine tuning...

We pride ourselves on making sure your new home is as individual as it can be. That's why the direction it faces, its exterior details and construction materials may differ from what you see in the brochure. Use our brochure as a style guide – and for detailed information on individual plots, ask our sales team, who will be pleased to help you.

The dimensions in the brochure are within 50mm (2") but shouldn't be used as an accurate basis for furnishings, furniture or appliance spaces. You will need to take actual measurements.

We are always trying to improve our new homes, and you may find that individual features such as kitchen and bathroom layouts, doors and windows may vary.

Specification details are for guide purposes only and are subject to change without prior notice. Should a replacement be required, this will be to an equal or higher standard.

Consequently these particulars represent a general guide only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any order made under Consumer Protection from Unfair Trading Regulations 2008 (CPRs).

Computer generated images are indicative only and may be subject to change. Details are correct at time of going to print. The Mill is a marketing name and may not form part of the final postal address.

This brochure is a purchasing guide and its content are for illustration only and does not form a contract, part of a contract or a warranty.

**SUSTAINABLE**  
**COMMUNITIES**  
**ASPIRATIONAL**  
**HOMES**



THE  
**MII**  
CANTON | CARDIFF  
**PHASE 1**

# PHASE 1

- ASHTON**  
2 bedroom home
- ALDERTON**  
2 bedroom home
- MAPLEWOOD**  
3 bedroom home
- HAZELWOOD**  
3 bedroom home
- PINEWOOD**  
3 bedroom home
- PINEWOOD 2**  
3 bedroom home
- ASPEN**  
3 bedroom home
- BIRCHWOOD**  
3 bedroom home
- BEECHWOOD**  
3 bedroom home
- BLACKTHORN**  
4 bedroom home
- CHESTNUT**  
4 bedroom home
- OAK**  
3 bedroom home with study
- WILLOW**  
4 bedroom home
- WILLOW 2**  
4 bedroom home
- COACH HOUSE 2**  
2 bedroom home
- COACH HOUSE 3**  
2 bedroom home
- HAWTHORN HOUSE**  
1 & 2 bedroom apartments

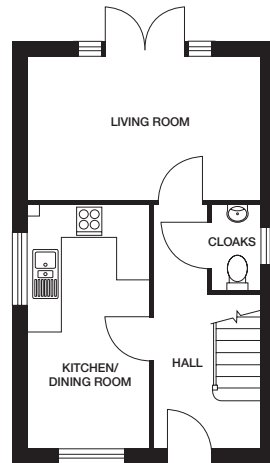


This development layout plan depicts the intended layout and development mix at the time of going to press, however those intentions may change and a purchaser cannot rely on the details shown on this plan. Landscaping shown is only indicative. Any queries should be raised through the conveyancing process in the usual way.

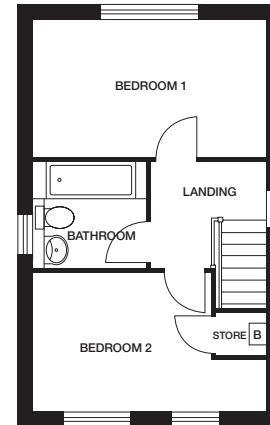
**THE**  
**ASHTON**



## Ground floor



## First floor



### Kitchen/Dining Room

2224mm x 4550mm (max)  
7'3" x 14'11" (max)

### Living Room

4342mm x 2641mm  
14'2" x 8'8"

### Cloaks

900mm x 1600mm (max)  
2'11" x 5'3" (max)

### Bedroom 1

4342mm x 2546mm  
14'2" x 8'4"

### Bedroom 2

4342mm x 2600mm (max)  
14'2" x 8'6" (max)

### Bathroom

2100mm x 2000mm (max)  
6'10" x 6'6" (max)

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

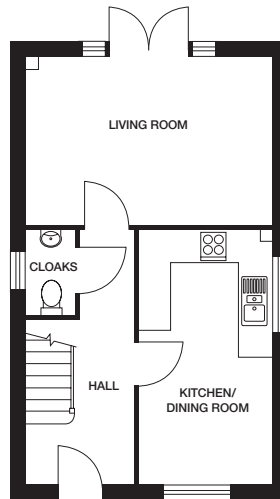
Customers should note this illustration is an example of the Ashton house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.

THE

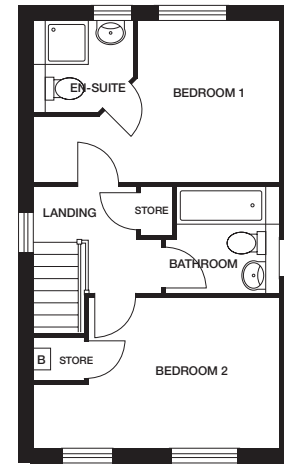
ALDERTON



## Ground floor



## First floor



### Kitchen/Dining Room

2453mm x 4750mm (max)  
8'0" x 15'7" (max)

### Living Room

4580mm x 3125mm (max)  
15'0" x 10'3" (max)

### Cloaks

900mm x 1600mm (max)  
2'11" x 5'3" (max)

### Bedroom 1

4580mm x 3021mm (max)  
15'0" x 9'10" (max)

### En-suite

1850mm x 1700mm (max)  
6'0" x 5'7" (max)

### Bedroom 2

4580mm x 2800mm (max)  
15'0" x 9'2" (max)

### Bathroom

1900mm x 2000mm (max)  
6'2" x 6'6" (max)

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

Customers should note this illustration is an example of the Alderton house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.

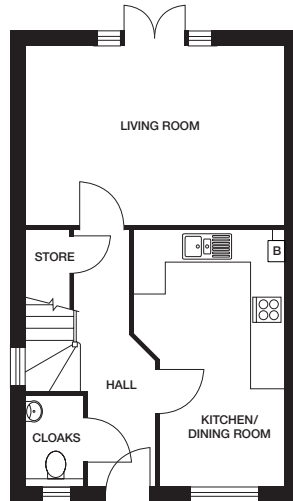




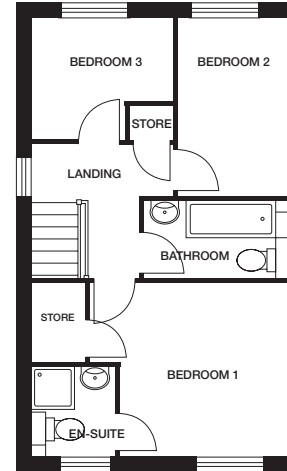
THE

MAPLEWOOD

## Ground floor



## First floor



### Kitchen/Dining Room

2800mm x 4800mm (max)  
9'2" x 15'9" (max)

### Living Room

4800mm x 3326mm  
15'9" x 10'10"

### Cloaks

1050mm x 1665mm  
3'5" x 5'5"

### Bedroom 1

3719mm x 3249mm (max)  
12'2" x 10'7" (max)

### En-suite

1562mm x 1665mm  
5'1" x 5'5"

### Bedroom 2

2050mm x 3335mm  
6'8" x 10'11"

### Bedroom 3

2661mm x 2261mm (max)  
8'8" x 7'5" (max)

### Bathroom

2707mm x 1462mm  
8'10" x 4'9"

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

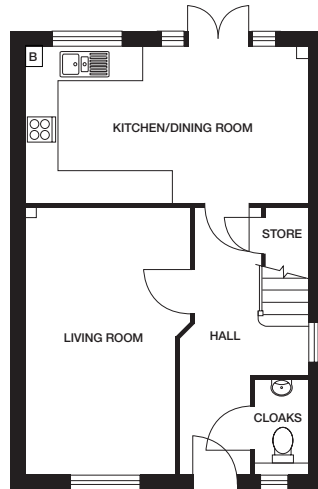
Customers should note this illustration is an example of the Maplewood house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.

THE

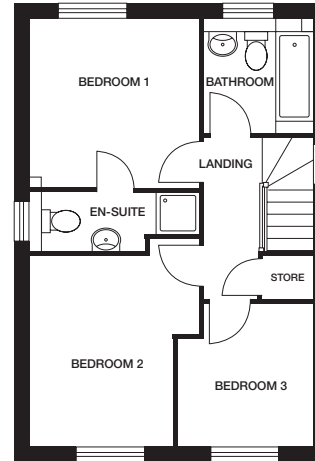
HAZELWOOD



## Ground floor



## First floor



### Kitchen/Dining Room

5312mm x 2865mm (max)  
17'5" x 9'4" (max)

### Living Room

3061mm x 5010mm (max)  
10'0" x 16'5" (max)

### Cloaks

1000mm x 1771mm  
3'3" x 5'9"

### Bedroom 1

3161mm x 3145mm (max)  
10'4" x 10'3" (max)

### En-suite

3161mm x 1117mm  
10'4" x 3'8"

### Bedroom 2

3161mm x 3559mm (max)  
10'4" x 11'8" (max)

### Bedroom 3

2560mm x 2657mm (max)  
8'4" x 8'8" (max)

### Bathroom

2062mm x 2114mm  
6'9" x 6'11"

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

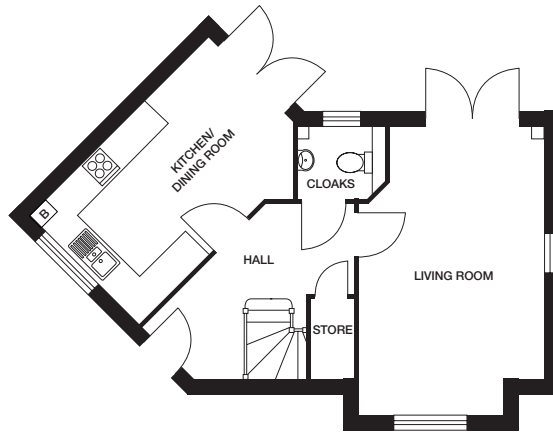
Customers should note this illustration is an example of the Hazelwood house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.

THE

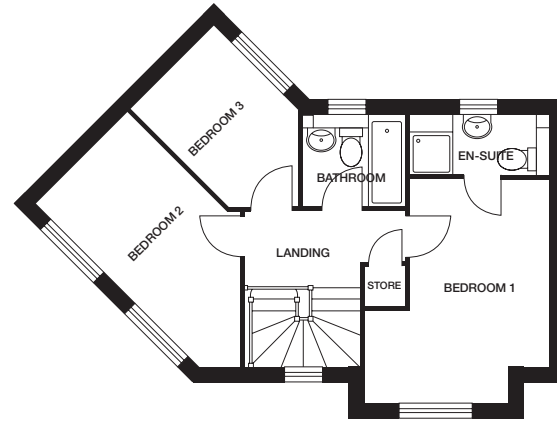
PINEWOOD



## Ground floor



## First floor



### Kitchen/Dining Room

2846mm x 4700mm (max)  
9'4" x 15'5" (max)

### Living Room

3447mm x 5375mm (max)  
11'3" x 17'7" (max)

### Cloaks

1624mm x 1289mm (max)  
5'4" x 4'2" (max)

### Bedroom 1

3447mm x 4186mm (max)  
11'3" x 13'8" (max)

### En-suite

2604mm x 1100mm (max)  
8'6" x 3'7" (max)

### Bedroom 2

4328mm x 2417mm (max)  
14'2" x 7'11" (max)

### Bedroom 3

2591mm x 2194mm (max)  
8'6" x 7'2" (max)

### Bathroom

1939mm x 1700mm (max)  
6'4" x 5'7" (max)

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

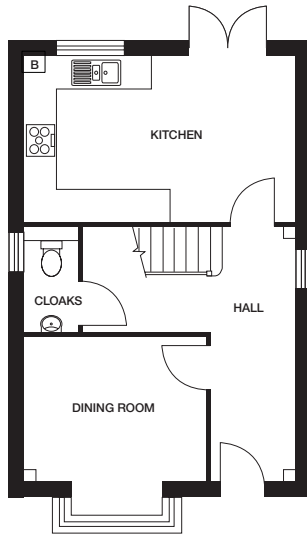
Customers should note this illustration is an example of the Pinewood house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.



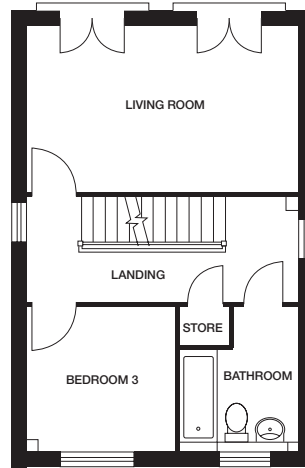
THE

ASPEN

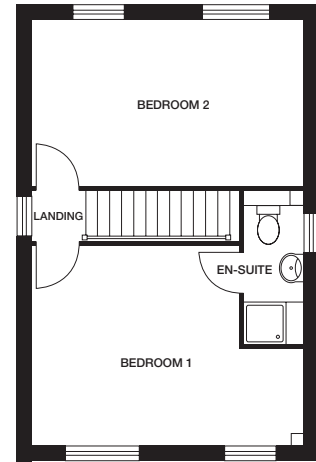
## Ground floor



## First floor



## Second floor



### Kitchen

5087mm x 3114mm (max)  
16'8" x 10'2" (max)

### Dining Room

3410mm x 2671mm  
11'2" x 8'9"

### Cloaks

1000mm x 1950mm (max)  
3'3" x 6'4" (max)

### Living Room

5087mm x 3113mm  
16'8" x 10'2"

### Bedroom 3

2797mm x 2670mm  
9'2" x 8'9"

### Bathroom

2201mm x 2670mm (max)  
7'2" x 8'9"

### Bedroom 1

5087mm x 3740mm (max)  
16'8" x 12'3" (max)

### En-suite

1100mm x 2850mm  
3'7" x 9'4"

### Bedroom 2

5087mm x 3156mm  
16'8" x 10'4"

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

Customers should note this illustration is an example of the Aspen house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.

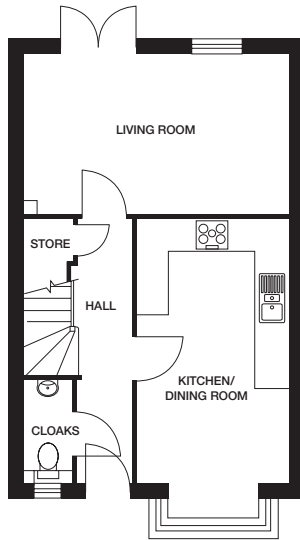




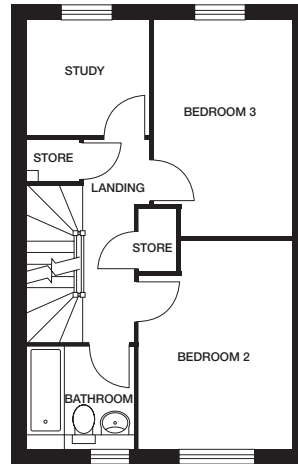
THE

OAK

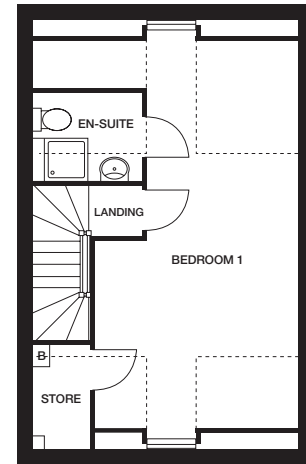
## Ground floor



## First floor



## Second floor



### Kitchen/Dining Room (exc. Bay)

2788mm x 4930mm (max)  
9'1" x 16'2" (max)

### Living Room

4950mm x 2945mm (max)  
16'2" x 9'7" (max)

### Cloaks

900mm x 1900mm (max)  
2'11" x 6'2" (max)

### Bedroom 2

2861mm x 3884mm (max)  
9'4" x 12'8" (max)

### Bedroom 3

2563mm x 4026mm (max)  
8'4" x 13'2" (max)

### Study

2298mm x 2106mm  
7'6" x 6'10"

### Bathroom

2000mm x 1900mm (max)  
6'6" x 6'2" (max)

### Bedroom 1

3809mm x 7320mm  
12'6" x 24'0"

### En-suite

2045mm x 1662mm (max)  
6'8" x 5'5" (max)

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

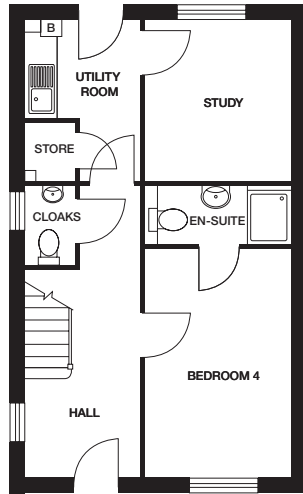
Customers should note this illustration is an example of the Oak house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.



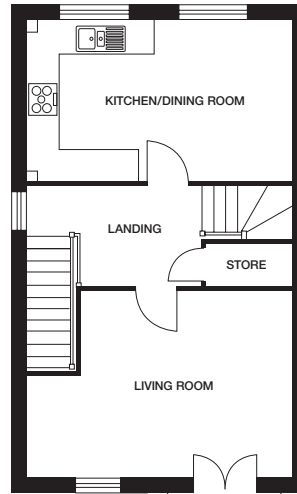
THE

WILLOW

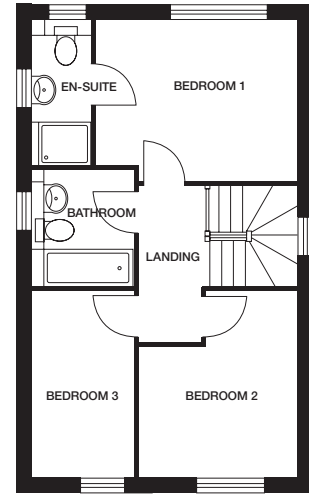
## Ground floor



## First floor



## Second floor



### Bedroom 4

2725mm x 4228mm  
8'11" x 13'10"

### En-suite (Bedroom 4)

2725mm x 1100mm (max)  
8'11" x 3'7" (max)

### Study

2725mm x 2967mm (max)  
8'11" x 9'8" (max)

### Utility Room

2160mm x 1825mm (max)  
7'1" x 5'11" (max)

### Cloaks

925mm x 1500mm (max)  
3'0" x 4'11" (max)

### Kitchen/Dining Room

4974mm x 2976mm (max)  
16'3" x 9'9" (max)

### Living Room

4974mm x 3456mm (max)  
16'3" x 11'4" (max)

### Bedroom 1

3785mm x 2976mm (max)  
12'5" x 9'9" (max)

### En-suite (Bedroom 1)

1100mm x 2691mm (max)  
3'7" x 8'10" (max)

### Bedroom 2

2985mm x 3456mm (max)  
9'9" x 11'4" (max)

### Bedroom 3

1900mm x 3491mm  
6'2" x 11'5"

### Bathroom

1900mm x 2201mm (max)  
6'2" x 7'2" (max)

Please note: Window positions may vary, please ask Sales Executive for details of specific plots.

Customers should note this illustration is an example of the Willow house type. All dimensions are approximate. Homes may be handed (mirror image) versions of the illustrations, and may be detached, semi-detached or terrace. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Marketing Suite during working hours and customers must check their individual specification prior to making a reservation.



**HOUSE**

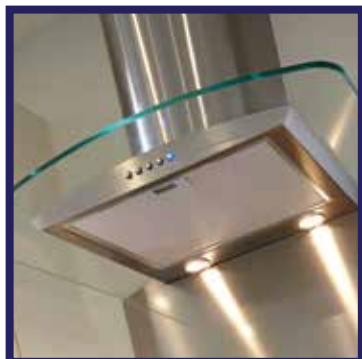
**SPECIFICATION**

## HOUSE

# SPECIFICATION

- 10 year NHBC Warranty
- 2 year emergency cover
- Ideal boiler central heating
- Nuaire Drimaster ventilation
- PVC-u double glazed windows and French doors (where specified on plans)
- IG high performance low maintenance GRP fibre colour grained front door (colours vary)
- 2 panel white internal doors
- White electrical sockets (with USB charging ports to kitchen, living room and bedroom 1) and light switches
- Chrome door bell
- Chrome internal & external ironmongery
- Symphony fitted kitchen with soft closers to cupboards and drawers
- Worktop with upstands
- Bosch brushed steel oven and gas hob
- Brushed steel cooker hood
- Stainless steel splashback to hob
- Plumbing for washing machine
- Mains operated smoke detectors to all floors
- Porcelanosa wall tiles to bathroom, cloakroom and en-suite (choice of tiles available subject to build stage)
- Vinyl flooring to wet areas only (kitchen/dining area, bathroom, en-suite and cloakroom)
- White Kohler sanitaryware
- White ceilings and walls throughout
- Turfed front gardens
- Marshalls Saxon charcoal textured slabs to paths and patios
- External light to front and rear
- External tap
- BT sockets (where applicable)
- Virgin Media sockets (where applicable)

**Speak with our Sales Executives for plot specific choices available.**



**CONSUMER  
CODE FOR  
HOME BUILDERS**

[www.consumercode.co.uk](http://www.consumercode.co.uk)



**THE MILL** Canton, Cardiff CF11 8DH

**T:** 02920 600 270

**E:** [sales@themill-canton.co.uk](mailto:sales@themill-canton.co.uk) **or** [rent@themill-canton.co.uk](mailto:rent@themill-canton.co.uk)

**WWW.THEMILL-CANTON.CO.UK**

A JOINT VENTURE COMMUNITY PROJECT IN PARTNERSHIP WITH

**LOVELL**

**Tirion.**

**Cadwyn**