



**Charters Gate
Castle Donington**

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.



Living in Castle Donington	02
Welcome home	06
Floor plans	08
How to find us	40

Plot Information

- Beckford**
See Page 08
- Newton**
See Page 10
- Chawton**
See Page 12
- Malvern**
See Page 14
- Melton**
See Page 16
- Elmley**
See Page 18
- Pebworth**
See Page 20
- Aldrich**
See Page 22
- Witley**
See Page 24
- Hampton**
See Page 26
- Whittington**
See Page 28
- Astwood**
See Page 30
- Wolverley**
See Page 32
- Affordable Housing**



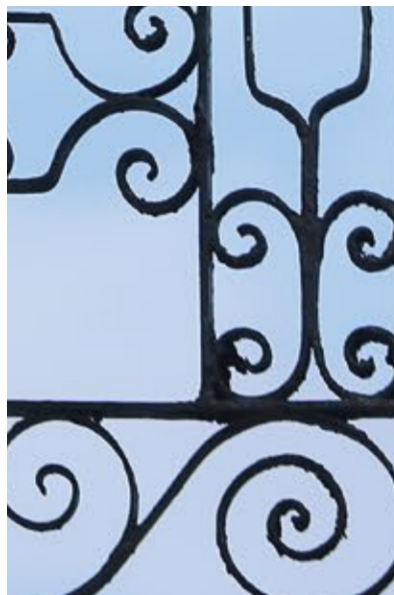
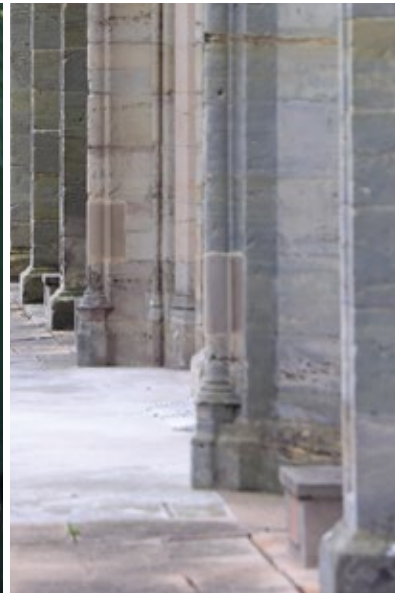
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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 Charters Gate.



Less than ten miles from Derby and Loughborough, with Nottingham, Ashby-de-la-Zouch and Burton upon Trent within easy reach, Castle Donington combines its friendly, traditional atmosphere with a superbly strategic location. The development is only three miles from the M1 and a few minutes drive from East Midlands Airport, with direct flights to more than 80 destinations throughout the UK, Europe and the USA.

East Midlands Parkway railway station, around six miles away, offers services to London St Pancras International, Lincoln, Leicester and Sheffield with a journey time into the capital of around one and a half hours. Skylink buses between Derby, Leicester and Loughborough pass through the centre of Castle Donington, and a local service 155 between Castle Donington and Coalville stops around half a mile from the development.



Just a short walk from the delightful traditional market town centre, this superb new development brings a selection of stylish contemporary, energy efficient two, three, four and five bedroom homes into one of the most convenient locations in the Midlands. In easy reach of Derby, Loughborough and Nottingham, and only three miles from East Midlands Airport, this is the perfect blend of traditional country town living with twenty-first century convenience.

Welcome to Charters Gate...

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.



Beckford

Overview

French doors introduce an inviting focal point to the dual aspect living and dining room, creating a bright, flexible setting for relaxed entertaining. With a practical, ergonomic kitchen and two bedrooms, one with twin windows and a useful cupboard, this is a comfortable, attractive home.

Ground Floor

Living/Dining
4.06m x 4.79m
13'4" x 15'9"

Kitchen
1.93m x 3.54m
6'4" x 11'7"

WC
0.89m x 2.13m
2'11" x 7'0"

First Floor

Principal Bedroom
4.06m x 3.04m
13'4" x 10'0"

Bedroom 2
4.06m x 3.03m
13'4" x 9'11"

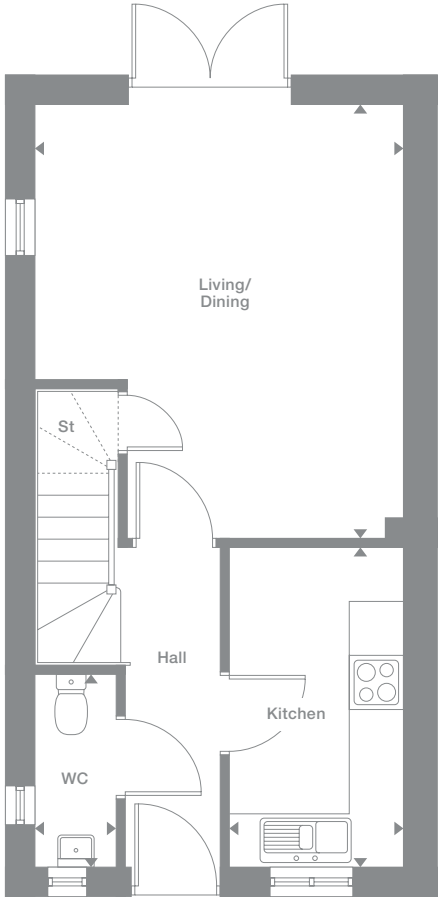
Bathroom
1.70m x 2.16m
5'7" x 7'1"

Floor Space

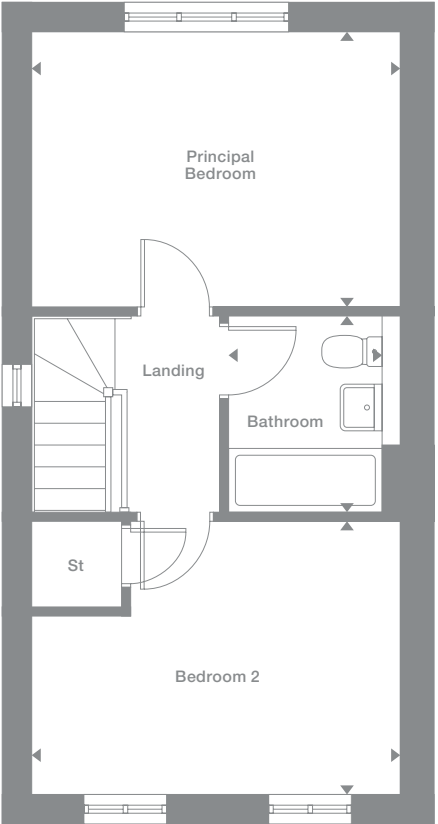
737 sq ft



Ground Floor



First Floor



† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Newton

Overview

The entrance canopy has a traditional appeal that reflects the attention to detail found throughout this stylish home. The lounge opens on to a beautifully designed kitchen incorporating a dining area with french doors, making it easy to opt for alfresco dining on summer evenings.

Ground Floor

Lounge
3.07m x 4.13m
10'1" x 13'7"

Kitchen/Dining
4.06m x 3.04m
13'4" x 10'0"

WC
1.50m x 1.06m
4'11" x 3'6"

First Floor

Principal Bedroom
4.06m x 3.04m
13'4" x 10'0"

Bedroom 2
4.06m x 3.09m
13'4" x 10'2"

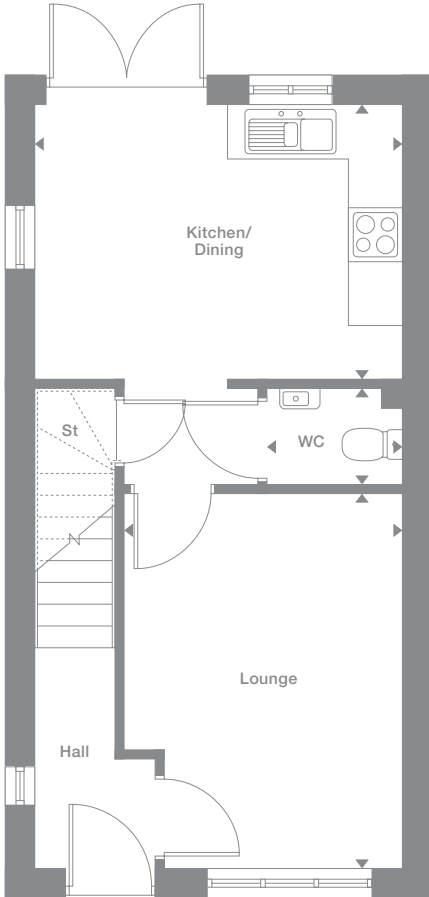
Bathroom
1.89m x 2.10m
6'3" x 6'11"

Floor Space

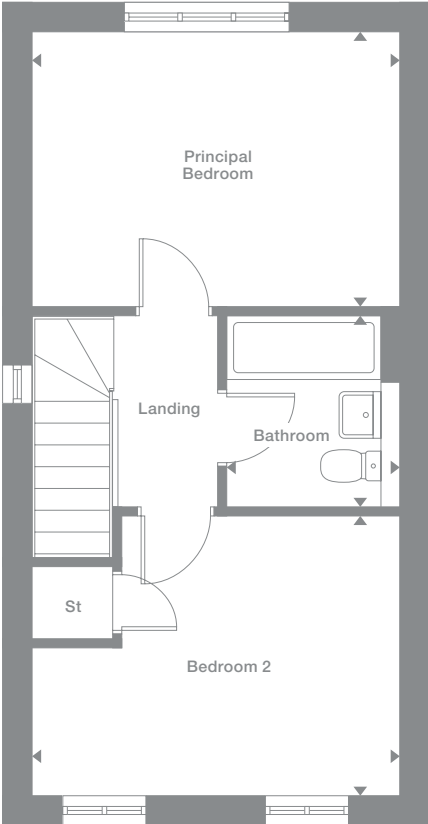
737 sq ft



Ground Floor



First Floor



† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Chawton

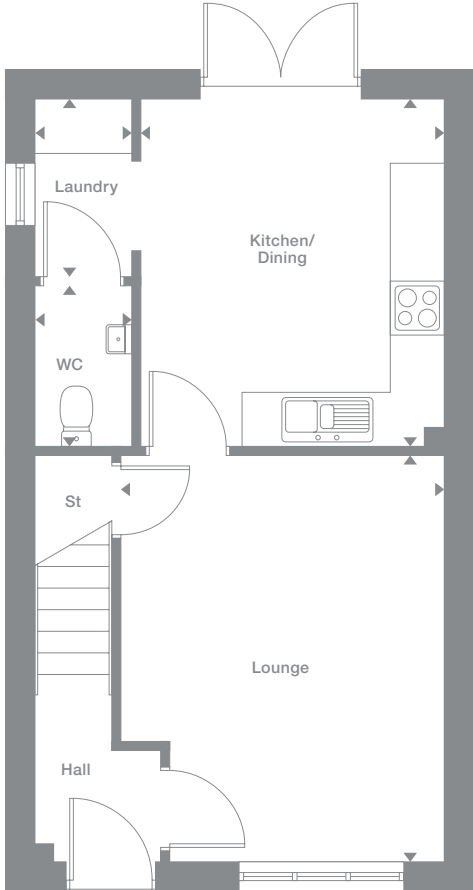
Overview
 Featuring a separate laundry area, and french doors opening to the garden, the kitchen and dining room provides a delightful setting for relaxed family life. Upstairs, the principal bedroom is en-suite with built-in storage space, and the third bedroom could become an ideal home office.

- | | |
|---|--|
| Ground Floor | First Floor |
| Lounge
3.56m x 4.49m
11'8" x 14'9" | Principal Bedroom
3.09m x 3.28m
10'2" x 10'9" |
| Kitchen/Dining
3.34m x 3.83m
11'0" x 12'7" | En-Suite
1.21m x 2.03m
4'0" x 6'8" |
| Laundry
1.08m x 1.96m
3'7" x 6'5" | Bedroom 2
2.37m x 3.26m
7'10" x 10'8" |
| WC
1.08m x 1.78m
3'7" x 5'10" | Bedroom 3
2.04m x 2.17m
6'8" x 7'2" |
| | Bathroom
2.37m x 1.69m
7'10" x 5'7" |

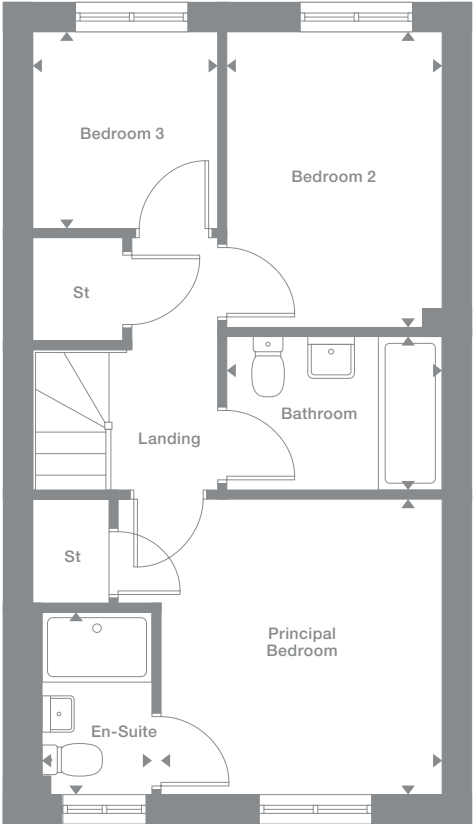
Floor Space
 819 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Malvern

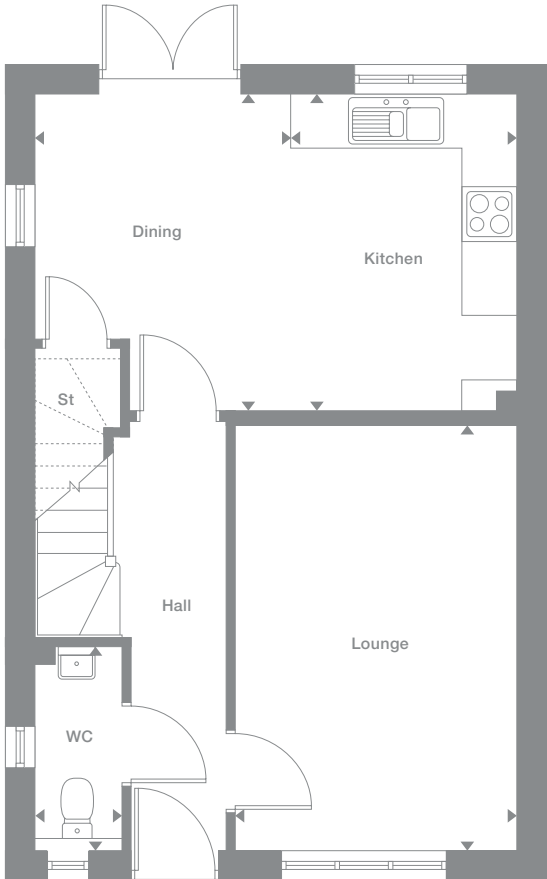
Overview
 Designed to combine convenience with pleasure, the kitchen and dining room presents a natural place for cooking and conversation, with french doors adding the flexibility to extend the dining area into the garden in fine weather. Upstairs, one of the three bedrooms is en-suite.

Ground Floor	First Floor
Lounge 3.10m x 4.71m 10'2" x 15'6"	Principal Bedroom 3.64m x 3.38m 12'0" x 11'1"
Dining 2.81m x 3.50m 9'3" x 11'6"	En-Suite 1.56m x 2.28m 5'2" x 7'6"
Kitchen 2.49m x 3.50m 8'2" x 11'6"	Bedroom 2 3.21m x 2.74m 10'7" x 9'0"
WC 0.95m x 2.28m 3'2" x 7'6"	Bedroom 3 1.99m x 2.83m 6'7" x 9'4"
	Bathroom 1.91m x 2.05m 6'3" x 6'9"

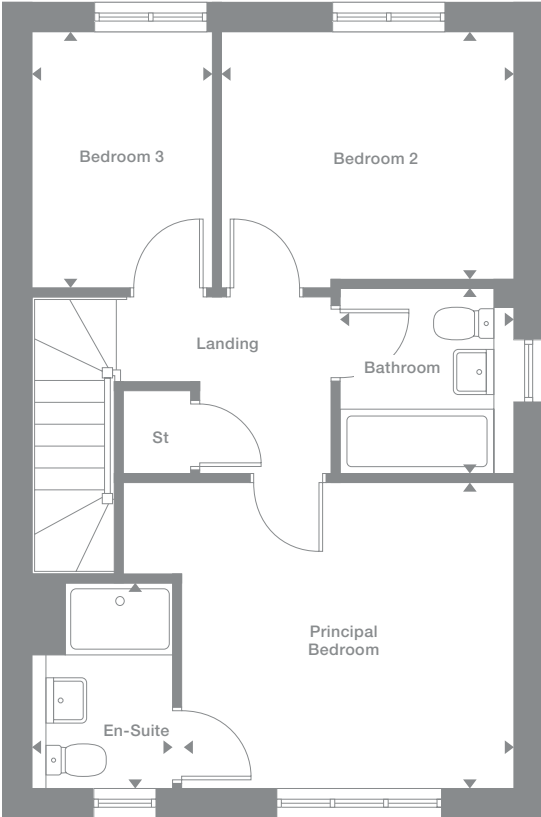
Floor Space
 956 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Melton

Overview

With dual aspect windows in the lounge and the family kitchen, and french doors bringing an additional feature, this bright, welcoming home provides an exciting backdrop to family life. The en-suite principal bedroom, also dual aspect, is a really special retreat.

Ground Floor

- Lounge**
3.67m x 5.54m
12'1" x 18'2"
- Kitchen**
2.93m x 3.03m
9'8" x 9'11"
- Dining**
2.93m x 2.51m
9'8" x 8'3"
- Laundry**
2.04m x 1.92m
6'8" x 6'4"
- WC**
1.02m x 1.43m
3'4" x 4'8"

First Floor

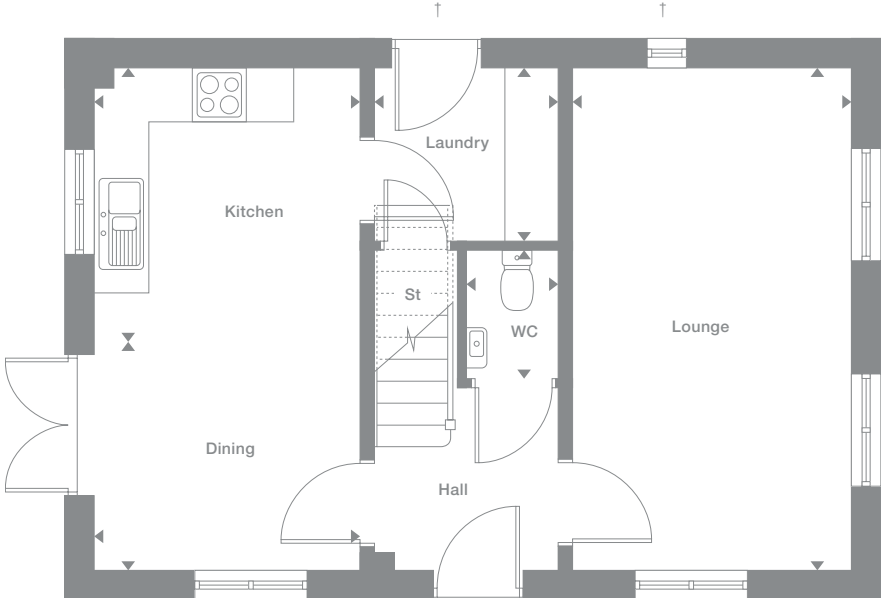
- Principal Bedroom**
3.40m x 3.12m
11'2" x 10'3"
- En-Suite**
1.77m x 2.06m
5'10" x 6'9"
- Bedroom 2**
2.99m x 3.31m
9'10" x 10'11"
- Bedroom 3**
2.60m x 2.33m
8'6" x 7'8"
- Bathroom**
1.90m x 2.09m
6'3" x 6'10"

Floor Space

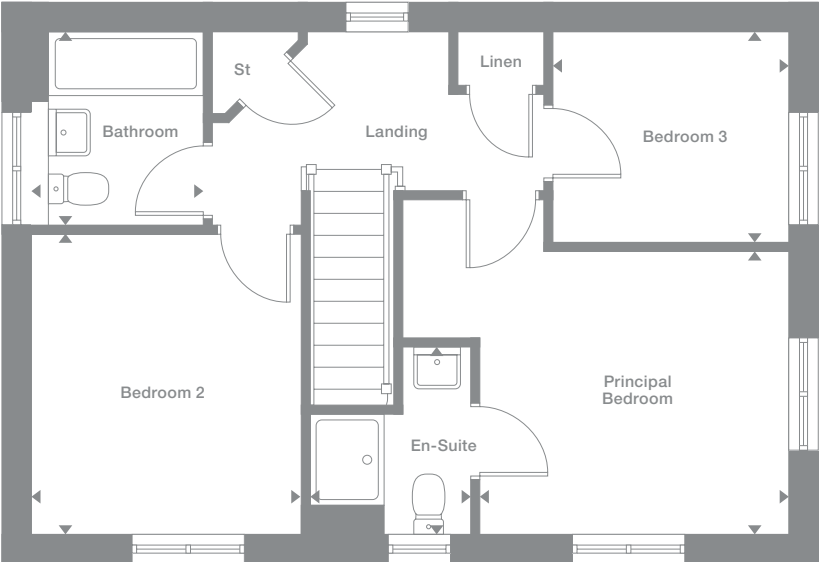
1,009 sq ft



Ground Floor



First Floor



† Door and window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Elmley

Overview

Both the breathtaking lounge and the kitchen and dining room are triple aspect, with french doors in the lounge further enhancing the wonderfully light, open ambience. There is a separate laundry room, and an exceptionally spacious landing leads to three bedrooms, one of them en-suite.

Ground Floor

- Lounge**
2.95m x 5.95m
9'8" x 19'7"
- Dining**
2.87m x 2.04m
9'5" x 6'8"
- Kitchen**
2.87m x 3.82m
9'5" x 12'7"
- Laundry**
2.00m x 1.79m
6'7" x 5'11"
- WC**
1.81m x 0.85m
5'11" x 2'9"

First Floor

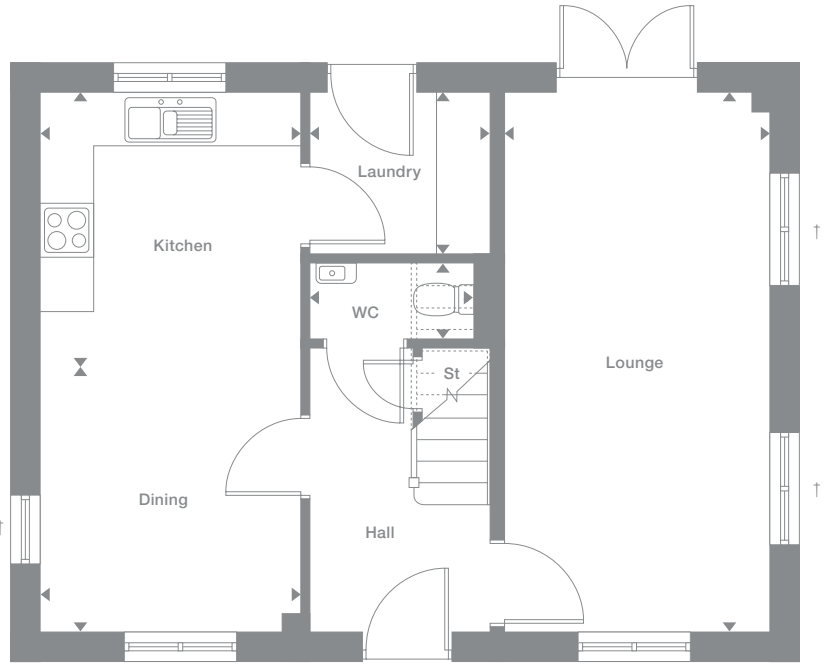
- Principal Bedroom**
2.99m x 3.60m
9'10" x 11'10"
- En-Suite**
2.23m x 2.03m
7'4" x 6'8"
- Bedroom 2**
2.64m x 2.81m
8'8" x 9'3"
- Bedroom 3**
2.90m x 3.05m
9'6" x 10'0"
- Bathroom**
1.92m x 2.26m
6'4" x 7'5"

Floor Space

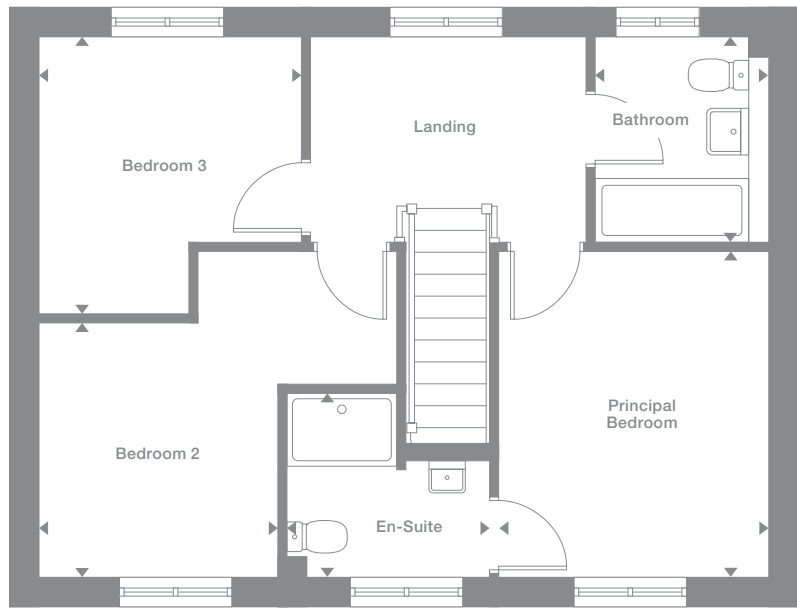
1,034 sq ft



Ground Floor



First Floor



† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

Photography represents typical Miller Homes' interiors and exteriors. 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.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Pebworth

Overview

French windows in both the lounge and the family area integrate the interior with the garden, bringing a fascinating dynamic to this prestigious home. The impressive accommodation includes a generously proportioned hall, a triple aspect kitchen and dining room, and a luxurious en-suite principal bedroom.

Ground Floor

- Lounge**
3.15m x 4.05m
10'4" x 13'3"
- Dining**
3.26m x 1.98m
10'8" x 6'6"
- Kitchen**
3.26m x 3.26m
10'8" x 10'8"
- Family**
3.26m x 1.98m
10'8" x 6'6"
- WC**
1.18m x 1.92m
3'11" x 6'4"

First Floor

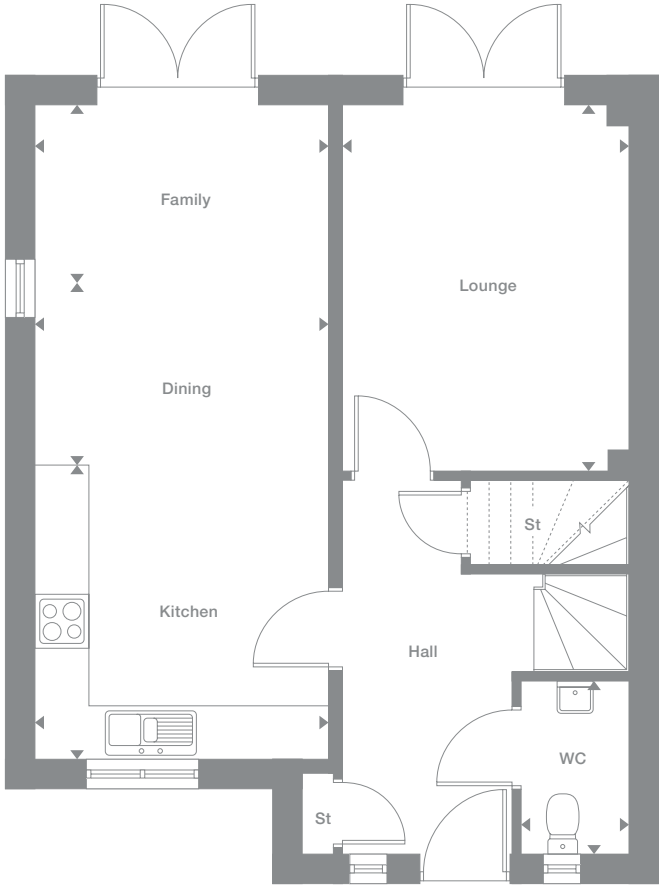
- Principal Bedroom**
3.45m x 3.75m
11'4" x 12'4"
- En-Suite**
3.01m x 1.71m
9'11" x 5'8"
- Bedroom 2**
3.45m x 3.38m
11'4" x 11'1"
- Bedroom 3**
3.61m x 3.09m
11'10" x 10'2"
- Bathroom**
1.90m x 2.24m
6'3" x 7'4"

Floor Space

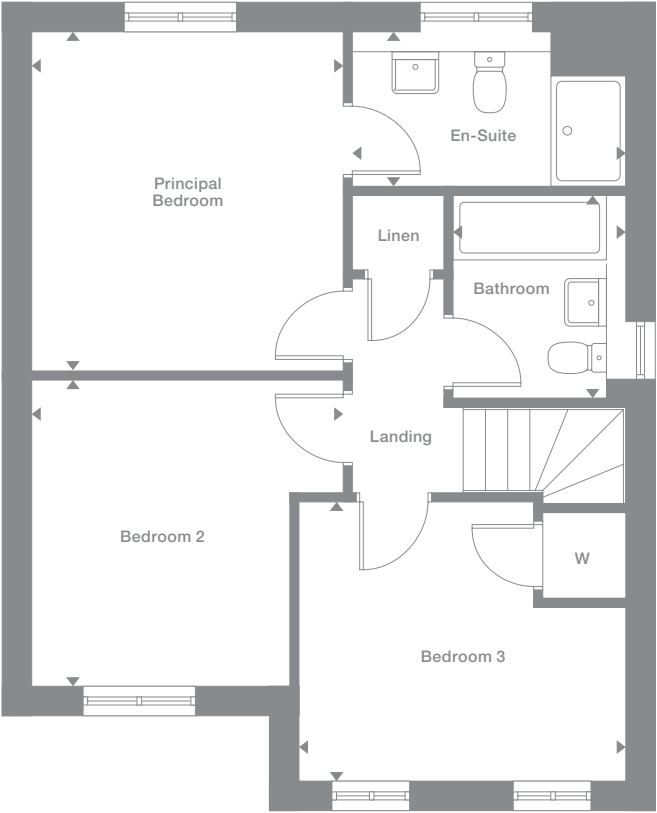
1,102 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Aldrich

Overview

The elegant lounge complements a beautifully planned, dual aspect kitchen and dining room with garden access via french doors, forming a natural focal point for lively family life. A feature staircase ascends to four bedrooms, including an en-suite principal bedroom.

Ground Floor

Lounge
3.57m x 5.57m
11'9" x 18'3"

Kitchen/Dining
6.47m x 3.47m
21'3" x 11'5"

WC
2.94m x 1.22m
8'2" x 4'0"

First Floor

Principal Bedroom
3.57m x 2.97m
11'9" x 9'9"

En-Suite
2.57m x 1.21m
8'5" x 4'0"

Bedroom 2
3.17m x 2.72m
12'2" x 8'11"

Bedroom 3
2.66m x 3.52m
8'9" x 11'7"

Bedroom 4
2.80m x 2.49m
9'3" x 8'2"

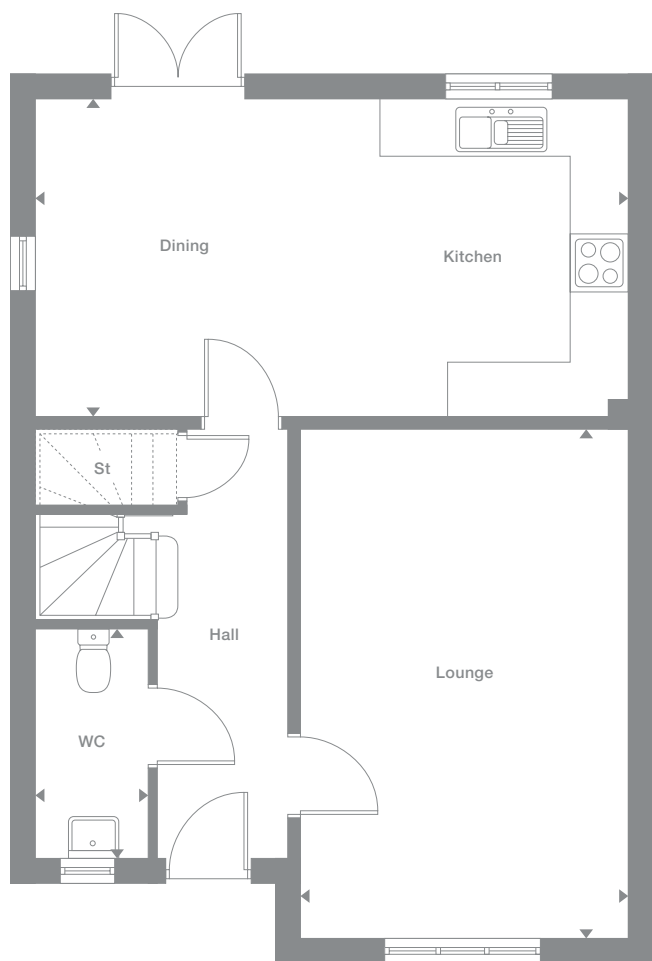
Bathroom
2.58m x 2.00m
8'6" x 6'7"

Floor Space

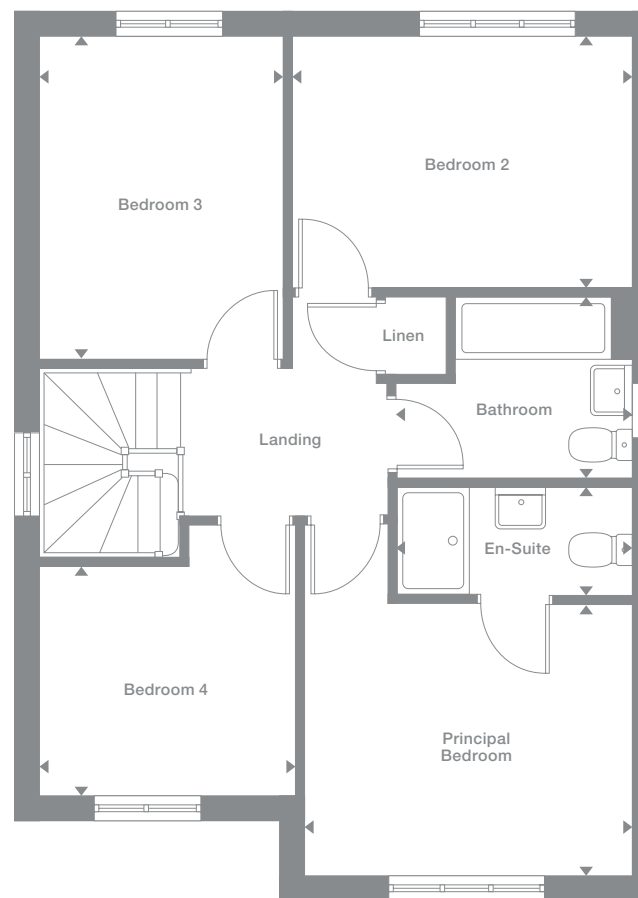
1,237 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Overview

With four dual or triple aspect rooms, including a feature bay window in the dining room and twin french doors, this is an inspiring home filled with natural light. One of the four bedrooms is en-suite, and the dual aspect bedroom has a special charm.

Ground Floor

Lounge
3.26m x 5.27m
10'9" x 17'4"

Dining (square bay)
3.58m x 4.13m
11'9" x 13'7"

Dining (splay bay)
3.28m x 4.13m
10'9" x 13'7"

Kitchen/Family
4.64m x 4.35m
15'3" x 14'4"

WC
0.93m x 1.93m
3'1" x 6'4"

First Floor

Principal Bedroom
4.64m x 2.71m
15'3" x 8'11"

En-Suite
2.47m x 1.24m
8'1" x 4'1"

Bedroom 2
4.75m x 2.64m
15'7" x 8'8"

Bedroom 3
3.49m x 2.88m
11'6" x 9'6"

Bedroom 4
2.33m x 2.29m
7'8" x 7'6"

Bathroom
2.69m x 1.70m
8'10" x 5'7"

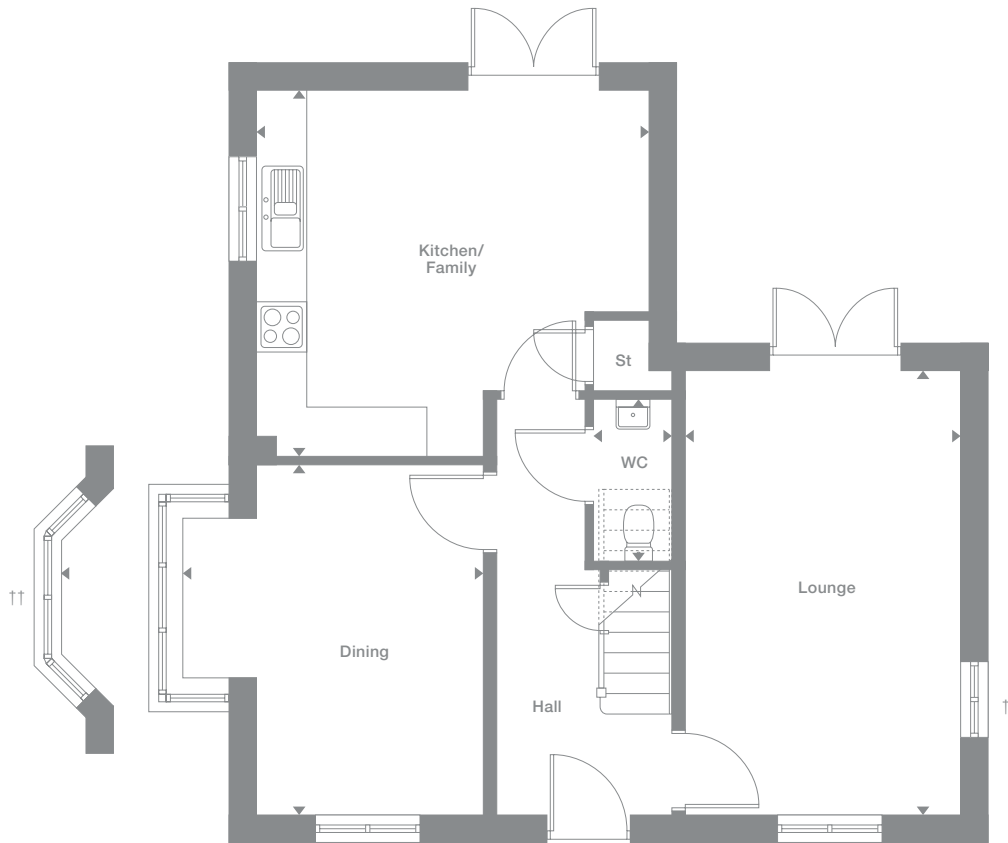
Floor Space

Square Bay
1,297 sq ft

Splay Bay
1,290 sq ft



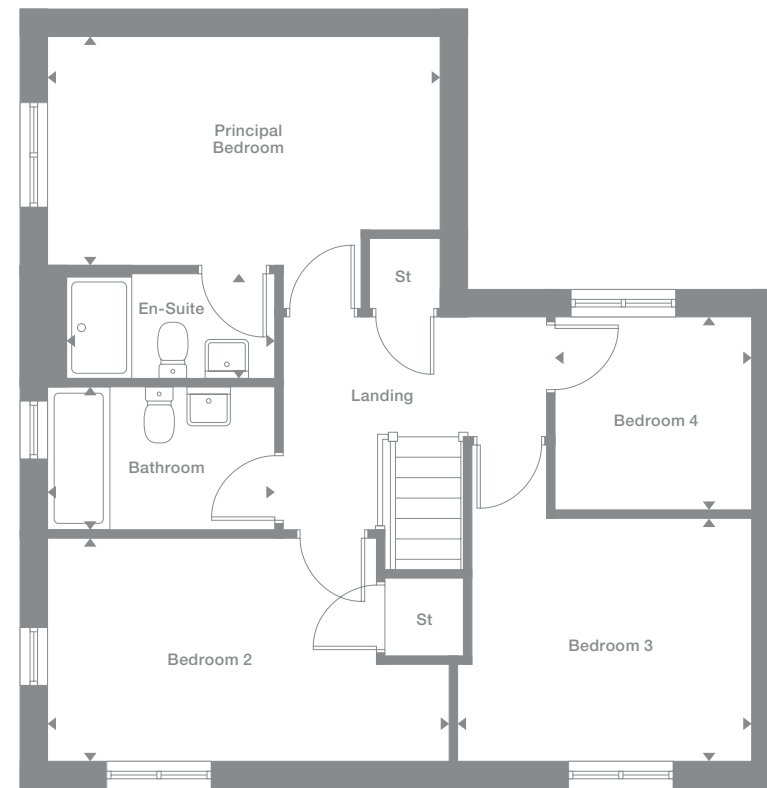
Ground Floor



†† Bay window styles may vary. Please see siteplan or speak to our Development Sales Manager for clarification

† Window positions may vary. Please see siteplan or speak to our Development Sales Manager for clarification

First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Hampton

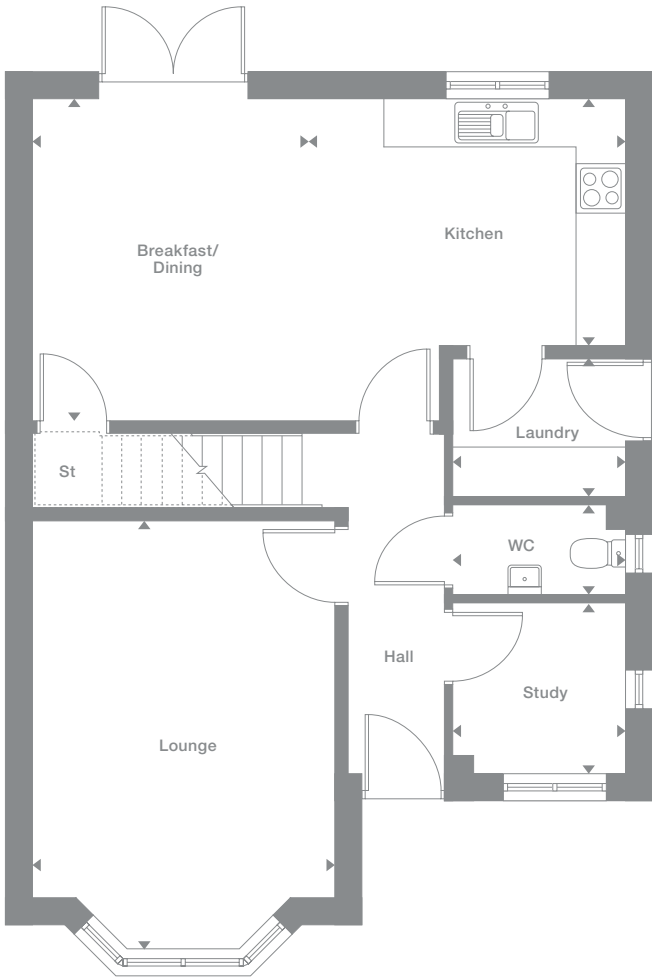
Overview
 With a bay window bringing timeless appeal to the lounge, and a bright dining kitchen featuring french doors, this is a home ready for convivial entertaining. A dual aspect study offers a peaceful work space, and the en-suite principal bedroom provides a private retreat.

Ground Floor	First Floor
Lounge 3.65m x 5.13m 12'0" x 16'10"	Principal Bedroom 3.65m x 4.60m 12'0" x 15'1"
Kitchen 3.81m x 2.99m 12'6" x 9'10"	En-Suite 1.61m x 2.07m 5'4" x 6'10"
Breakfast/Dining 3.33m x 3.88m 10'11" x 12'9"	Bedroom 2 3.79m x 2.75m 12'5" x 9'1"
Laundry 2.08m x 1.66m 6'10" x 5'5"	Bedroom 3 3.26m x 2.75m 10'8" x 9'1"
WC 2.08m x 1.08m 6'10" x 3'7"	Bedroom 4 2.08m x 3.14m 6'10" x 10'4"
Study 2.08m x 2.06m 6'10" x 6'9"	Bathroom 2.72m x 2.04m 8'11" x 6'8"

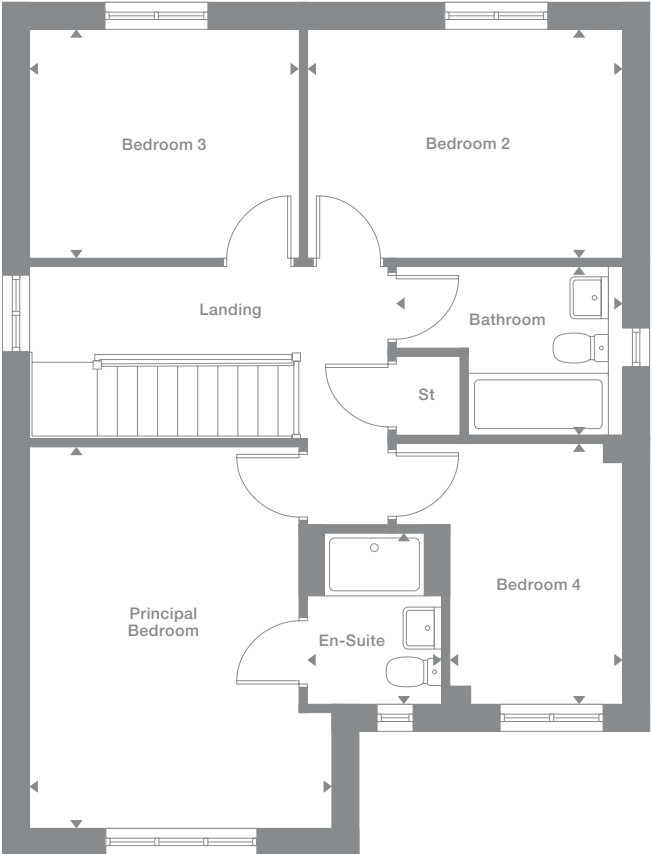
Floor Space
1,388 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Whittington

Overview

The harmonious, symmetrical façade introduces a home of enormous comfort and style. The formal, dual aspect dining room and welcoming lounge complement a broad kitchen and breakfast room opening to the garden, a natural family space. The en-suite principal bedroom adds a dash of opulence.

Ground Floor

Lounge
3.38m x 4.72m
11'1" x 15'6"

Dining
2.88m x 2.78m
9'5" x 9'2"

Kitchen
3.16m x 3.07m
10'4" x 10'1"

Family/Breakfast
5.35m x 3.07m
17'7" x 10'1"

Laundry
1.88m x 1.85m
6'2" x 6'1"

WC
0.90m x 1.85m
2'11" x 6'1"

First Floor

Principal Bedroom
3.95m x 4.30m
13'0" x 14'1"

En-Suite
2.56m x 1.38m
8'5" x 4'7"

Bedroom 2
3.43m x 4.04m
11'3" x 13'3"

Bedroom 3
2.73m x 3.56m
9'0" x 11'8"

Bedroom 4
2.68m x 3.82m
8'10" x 12'6"

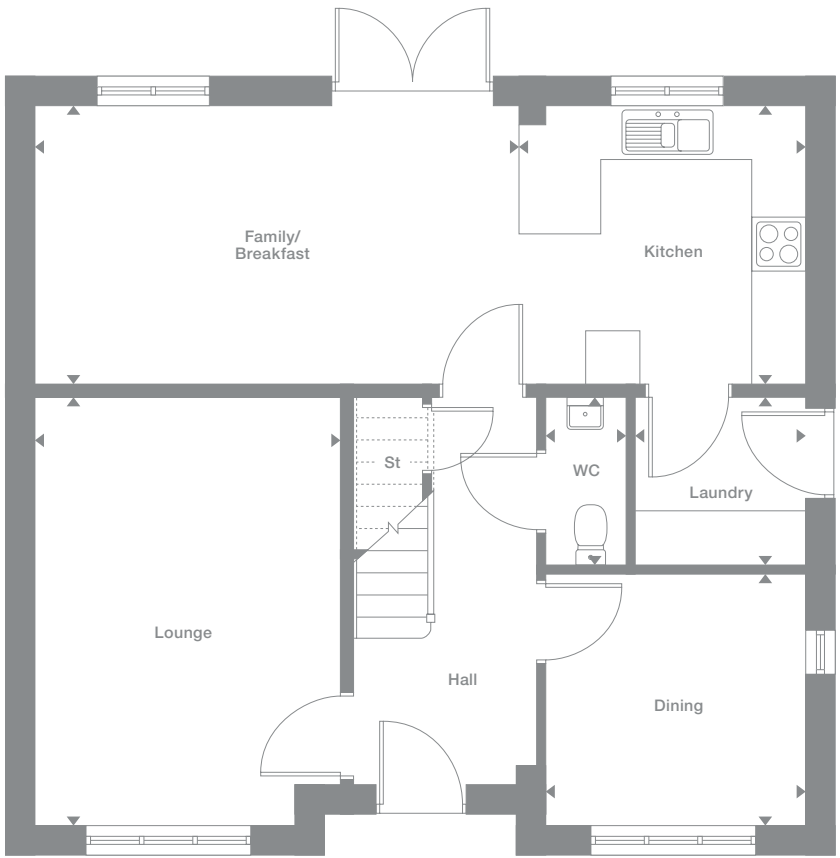
Bathroom
2.91m x 1.91m
9'7" x 6'3"

Floor Space

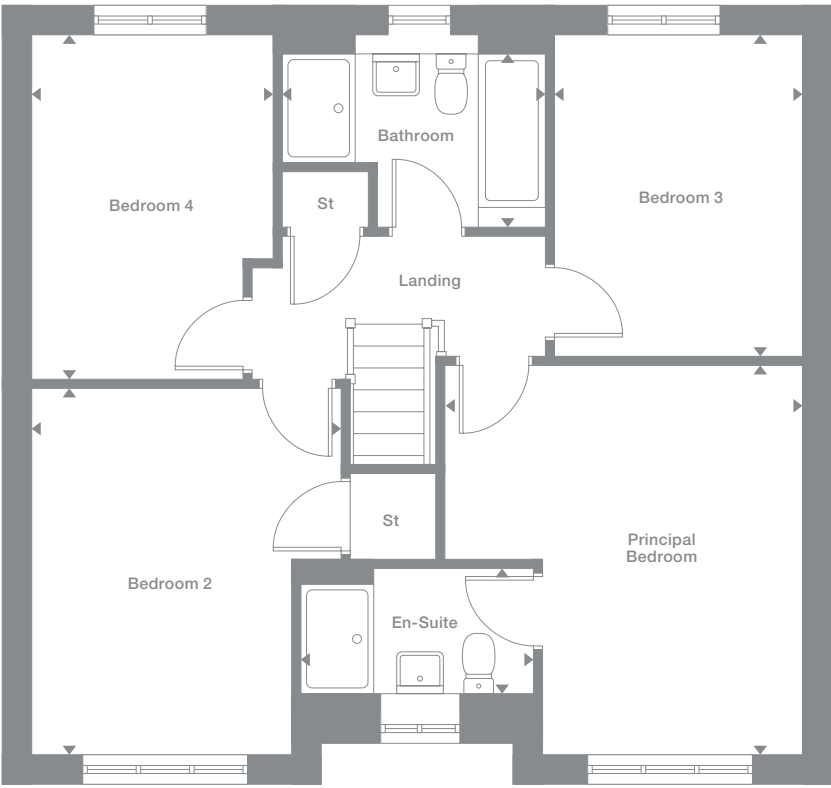
1,432 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Astwood

Overview

The charming frontage makes an impact that reflects the premium quality found throughout this superb home. The broad, dual aspect family kitchen and breakfast room is complemented by a separate laundry and a formal dining room, and two of the four bedrooms are en-suite.

Ground Floor

Lounge
3.35m x 5.22m
11'0" x 17'2"

Dining
2.85m x 2.90m
9'4" x 9'6"

Kitchen
3.18m x 3.47m
10'5" x 11'5"

Family/Breakfast
5.16m x 3.47m
16'11" x 11'5"

Laundry
1.86m x 1.78m
6'1" x 5'10"

WC
0.90m x 1.78m
2'11" x 5'10"

First Floor

Principal Bedroom
3.82m x 4.47m
12'7" x 14'8"

En-Suite 1
1.69m x 2.14m
5'7" x 7'0"

Bedroom 2
3.40m x 3.21m
11'2" x 10'7"

En-Suite 2
2.37m x 1.81m
7'9" x 5'11"

Bedroom 3
2.72m x 3.83m
8'11" x 12'7"

Bedroom 4
2.53m x 3.63m
8'4" x 11'11"

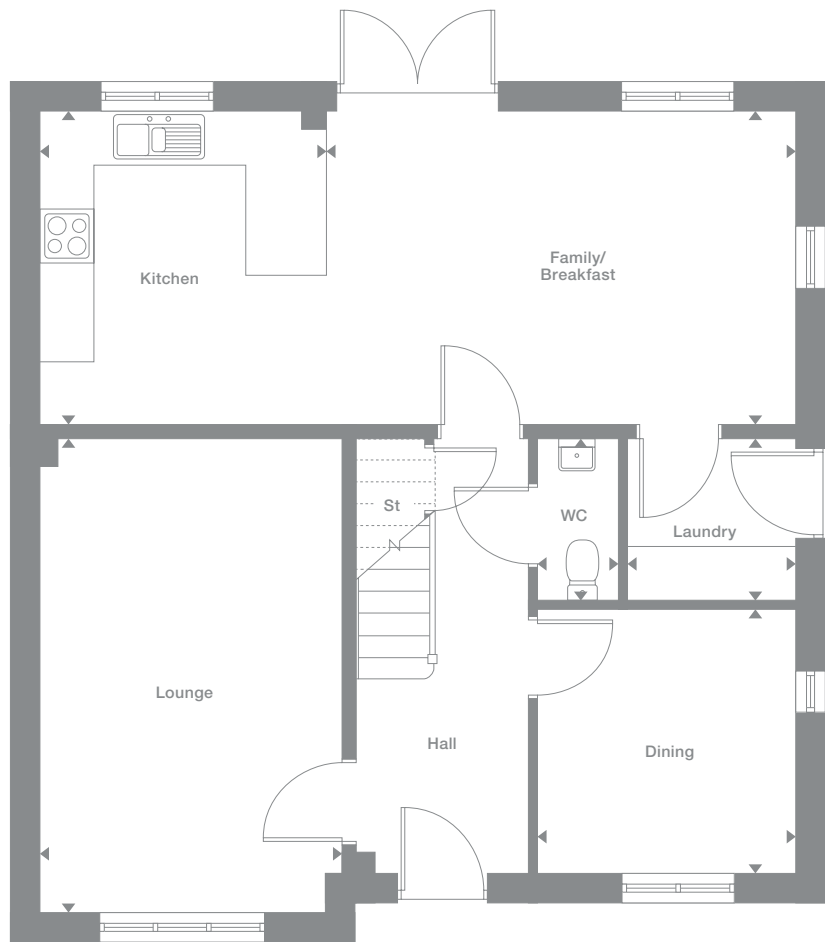
Bathroom
2.91m x 2.00m
9'7" x 6'7"

Floor Space

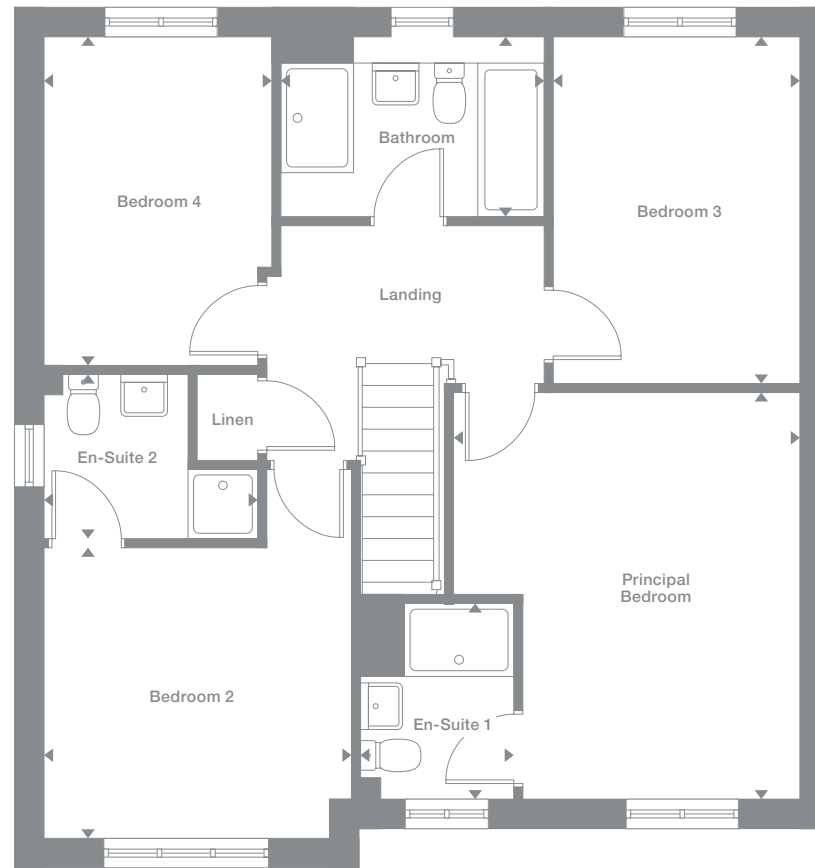
1,541 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

Wolverley

Overview

From the dramatic lounge and adjoining garden dining room to the triple aspect breakfast area, from the dual aspect study to the gallery landing, every detail demonstrates the status of this distinguished home. The principal suite, one of two en-suite bedrooms, includes a dressing area.

Ground Floor

Lounge
3.56m x 5.31m
11'8" x 17'5"

Dining
3.56m x 2.66m
11'8" x 8'9"

Kitchen
3.96m x 3.71m
13'0" x 12'2"

Family/Breakfast
2.71m x 5.62m
8'11" x 18'6"

Laundry
2.33m x 1.68m
7'8" x 5'6"

WC
1.09m x 1.68m
3'7" x 5'6"

Study
3.52m x 2.42m
11'7" x 7'11"

First Floor

Principal Bedroom
3.64m x 4.04m
11'11" x 13'3"

Dressing
2.44m x 2.25m
8'0" x 7'5"

En-Suite 1
2.44m x 1.58m
8'0" x 5'2"

Bedroom 2
3.52m x 2.68m
11'7" x 8'10"

En-Suite 2
1.43m x 2.68m
4'8" x 8'10"

Bedroom 3
3.59m x 2.85m
11'9" x 9'4"

Bedroom 4
2.97m x 3.19m
9'9" x 10'6"

Bedroom 5
2.69m x 2.68m
8'10" x 8'10"

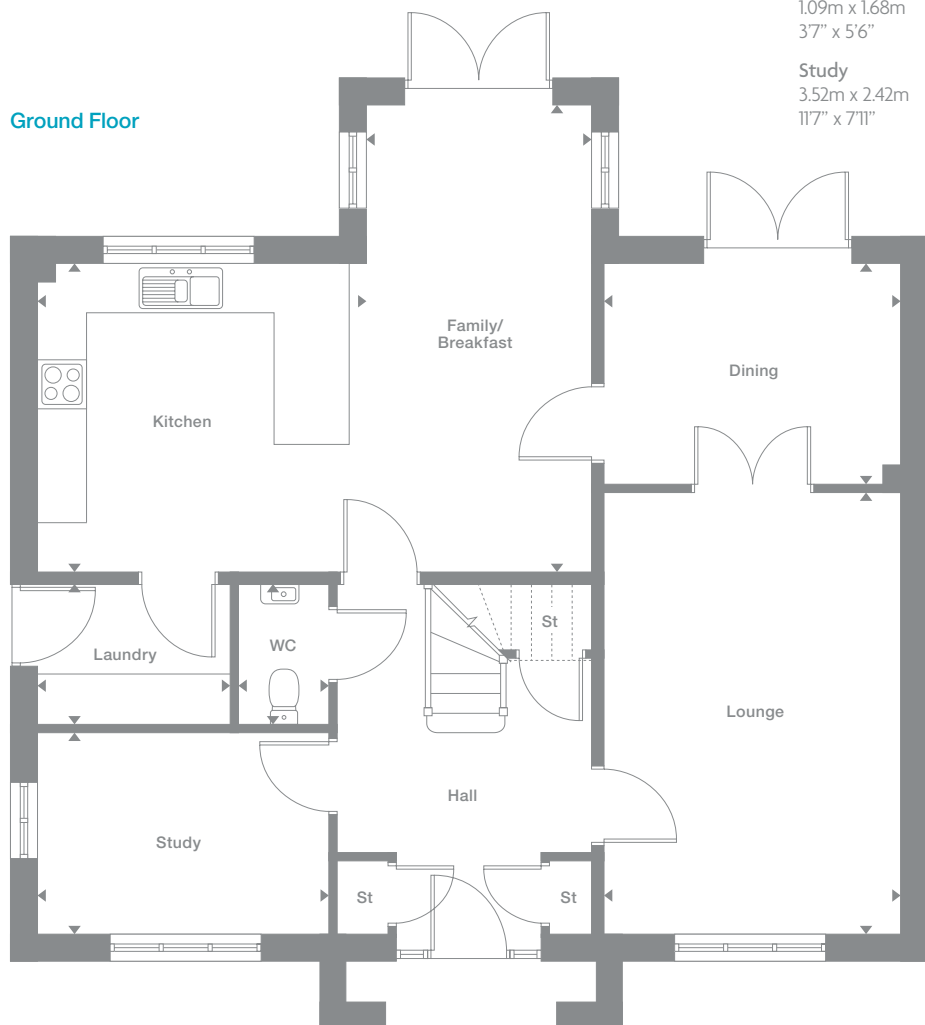
Bathroom
2.56m x 2.34m
8'5" x 7'8"

Floor Space

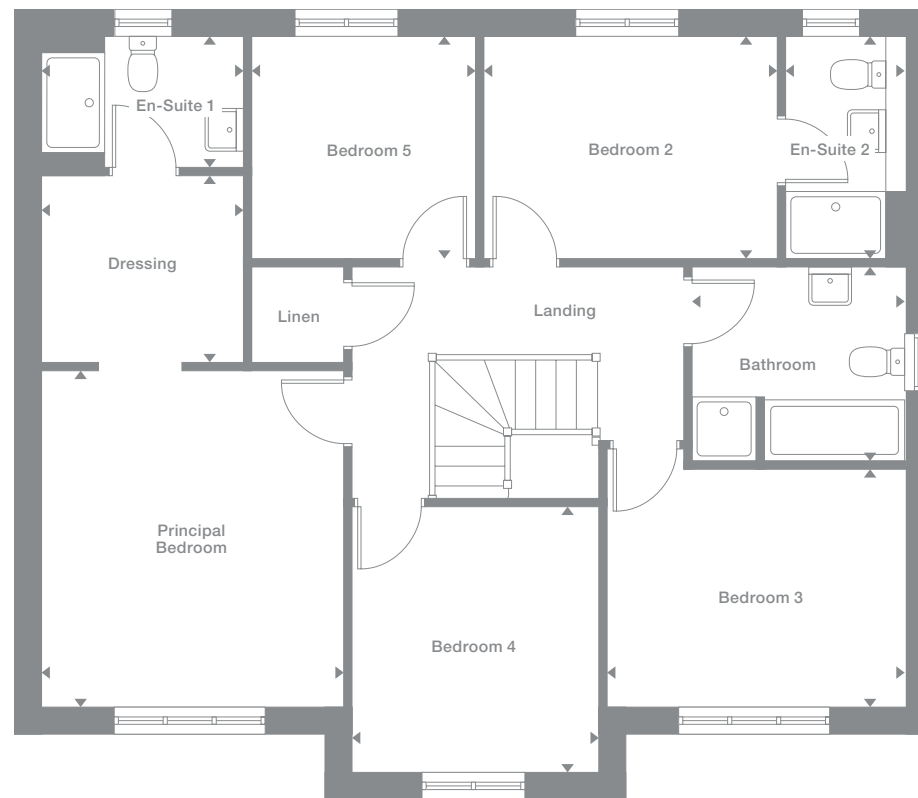
1,885 sq ft



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

Plots may be a mirror image of the floorplans. Please see Development Sales Manager for details

The Miller Difference

“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 Moscrop
Miller Home Owner

The Miller Difference

We’re enormously proud of the homes we’ve been building for the last 85 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 choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We’re proud of the independent surveys that consistently show our high levels of customer satisfaction. That’s the real barometer of our quality and our service.

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 85 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 Development Sales Manager 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 provide a unique 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.



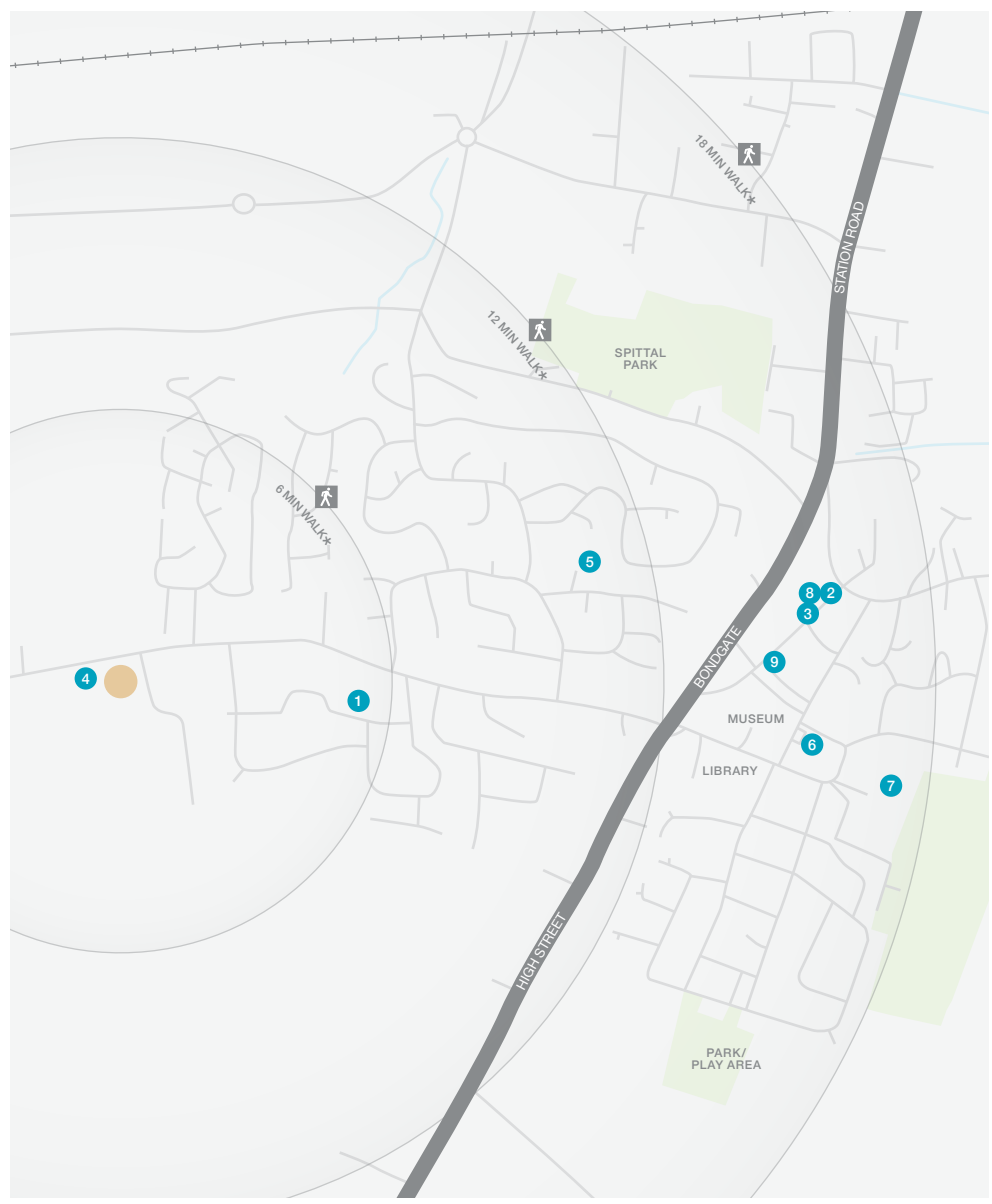
The town is probably best known as the home of Donington Park, a celebrated motorsport circuit with an exhibition hall presenting Grand Prix cars and exciting race simulators and, since 2003, the site of the annual Download rock festival. Less well known is the fact that it was Leicestershire's first Conservation Area. The town's history and heritage are reflected in its award-winning museum and an informative Heritage Trail that takes in many of the most significant buildings. An annual medieval Market is held around Mayday, and the three-day October Wakes Fair transforms the main street into a carnival of stalls and entertainment.

There is a convenient local grocery, newsagent and off-licence, Green Lane Stores, a few minutes walk from the development. Borough Street, just 20 minutes away, has a lively mixture of local shops, galleries, pubs, restaurants, food takeaways, hairdressers and other services, including a pharmacy, a post office and a large Co-op food store. The car park of the Co-op has recycling bins for most household waste, and a twice monthly Farmers' Market is held at the Bowls Club.



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 Juvenate Health and Leisure Club near East Midlands Airport offers gym and swimming facilities, and local sports organisations range from football, rugby and cricket to kickboxing and bowls. The town has two primary schools, the Orchard Community Primary and St Edward's C of E Primary, and a secondary school, Castle Donington College, all within easy walking distance of the development. There is also a day nursery just a few yards away. Castle Donington Surgery, a medical practice with eight GPs, is located in Borough Street, where there is also a dental surgery.



- 1 Green Lane Stores
6 Park Avenue
01332 810 496
- 2 Evans Pharmacy
57 Borough Street
01332 810 213
- 3 Castle Donington Sub Post Office,
47 Borough Street
01332 810 515
- 4 Nightingale Nursery
123 Park Lane
01332 850 585
- 5 The Orchard Community Primary School,
10 Grange Drive
01332 810 078
- 6 St Edward's C of E Primary School,
Dovecote
01332 810 231
- 7 Castle Donington College,
Mount Pleasant
01332 810 528
- 8 Castle Donington Surgery,
53 Borough Street
01332 856 050
- 9 Castle Donington Dental Care,
8 Borough Street
01332 810 233

* 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



How to find us

Sat Nav
Postcode
DE74 2JG

From the M1 Southbound
Leave the motorway at junction 24a to join the A50 Derby Bypass. Leave the bypass at junction 1, taking the second roundabout exit, for Donington Park. At the next roundabout take the first exit, then at each of the next four roundabouts take the second exit, to reach the new relief road. Take the first exit at the next two roundabouts, and quarter of a mile on the development is on the right.

From the M1 Northbound
Leave the motorway at junction 23a, for East Midlands Airport. One and a half miles after passing the Airport entrance, follow signs for Castle Donington, leaving the dual carriageway and passing Donington Park on the left. After three-quarters of a mile, at the roundabout take the first exit to join the new relief road, then at the next roundabout take the third exit into Park Lane. Quarter of a mile on, the development is on the right.



For development opening times please see millerhomes.co.uk or call 03300 290134

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®



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.

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

the place to be®

Why Miller Homes?

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 GaleriArt 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.

millerhomes.co.uk

millerhomes

the place to be[®]



**Charters Gate
Castle Donington**

millerhomes

the place to be®

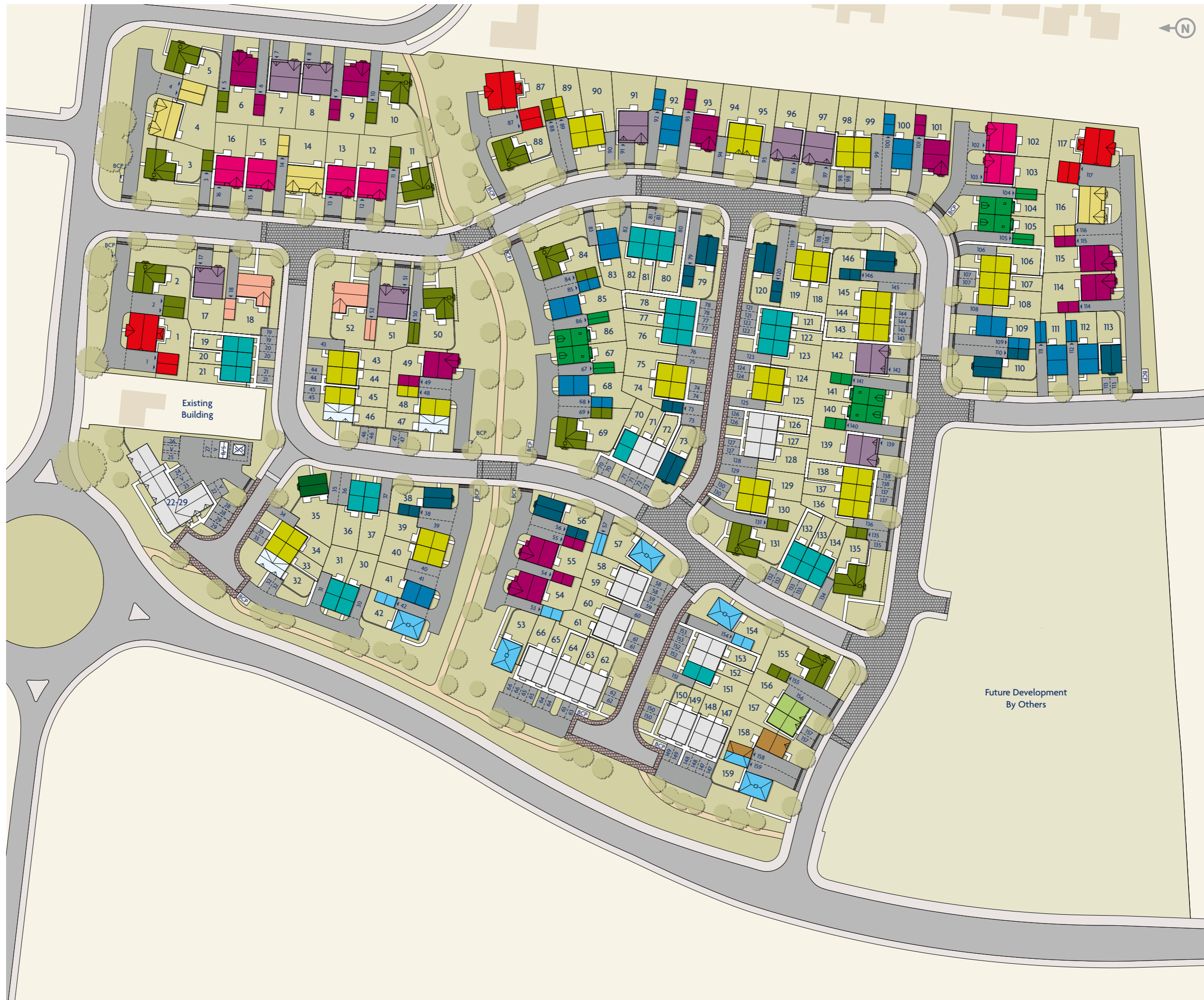
A new home. The start of a whole new chapter for you and your family. And for us, the part of our job where bricks and mortar becomes a place filled with activity and dreams and fun and love. We put a huge amount of care into the houses we build, but the story's not finished until we match them up with 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.



Living in Castle Donington	02
Welcome home	06
Floor plans	08
Specification	26
How to find us	36

Plot Information

- Ashford**
See Page 08
- Beeley**
See Page 09
- Chawton**
See Page 10
- Morley**
See Page 11
- Stanton**
See Page 12
- Milton**
See Page 13
- Melbourne**
See Page 14
- Malvern**
See Page 15
- Bretby**
See Page 16
- Whitwell**
See Page 17
- Auden**
See Page 18
- Darley**
See Page 19
- Hollingwood**
See Page 20
- Calver**
See Page 21
- Stainsby**
See Page 22
- Aston**
See Page 23
- Charlesworth**
See Page 24
- Affordable Housing**



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.

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 Charters Gate.



Less than ten miles from Derby and Loughborough, with Nottingham, Ashby-de-la-Zouch and Burton upon Trent within easy reach, Castle Donington combines its friendly, traditional atmosphere with a superbly strategic location. The development is only three miles from the M1 and a few minutes drive from East Midlands Airport, with direct flights to more than 80 destinations throughout the UK, Europe and the USA.

East Midlands Parkway railway station, around six miles away, offers services to London St Pancras International, Lincoln, Leicester and Sheffield with a journey time into the capital of around one and a half hours. Skylink buses between Derby, Leicester and Loughborough pass through the centre of Castle Donington, and a local service 155 between Castle Donington and Coalville stops around half a mile from the development.



Just a short walk from the delightful traditional market town centre, this superb new development brings a selection of stylish contemporary, energy efficient two, three, four and five bedroom homes into one of the most convenient locations in the Midlands. In easy reach of Derby, Loughborough and Nottingham, and only three miles from East Midlands Airport, this is the perfect blend of traditional country town living with twenty-first century convenience.

Welcome to Charters Gate...

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 warranty. External appearance may be subject to variation upon completion of the project.



Ashford

Overview

With its stylish french doors bringing an airy, open quality, and garden access adding an extra level of flexibility, the living room is a welcoming setting for convivial entertaining as well as a comfortable place to relax with a favourite film.

Floor Space

737 sq ft

Plots

19*, 20*, 21, 30*, 31, 36*, 37, 70, 76, 77*, 78*, 80, 81*, 82*, 121, 122*, 123*, 132, 133*, 134*, 151*

Ground Floor

Living/Dining
4.065m max x 4.791m max
13'4" x 15'9"

Kitchen
1.932m x 3.540m
6'4" x 11'7"

WC
0.897m x 2.137m
2'11" x 7'0"

First Floor

Master Bedroom
4.065m max x 3.041m
13'4" x 10'0"

Bedroom 2
4.065m max x 3.030m max
13'4" x 9'11"

Bathroom
1.700m x 2.167m
5'7" x 7'1"



Ground Floor

Living
4.514m x 3.118m
14'10" x 10'3"

Dining
3.503m x 2.004m
11'6" x 6'7"

Kitchen
2.298m x 3.210m
7'6" x 10'6"

WC
0.943m x 2.060m
3'1" x 6'9"

First Floor

Master Bedroom
2.826m x 3.212m
9'3" x 10'6"

En-Suite
1.595m x 2.060m
5'3" x 6'9"

Bedroom 2
2.365m x 3.322m
7'9" x 10'11"

Bedroom 3
2.057m x 2.224m
6'9" x 7'4"

Bathroom
2.365m x 1.705m
7'9" x 5'7"

Beeley

Overview

With its window complemented by feature french doors, the living area has an exceptionally light, natural appeal. The generous storage space includes a thoughtfully provided cupboard in the en-suite master bedroom, and the third bedroom could become a superb home office.

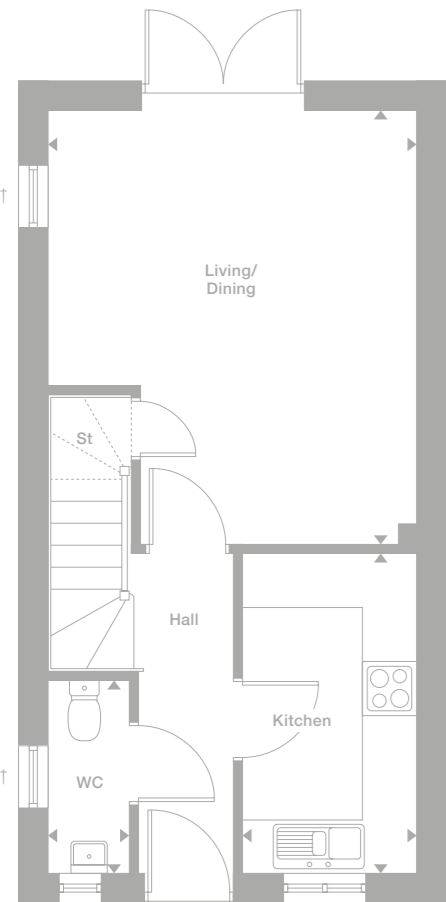
Floor Space

819 sq ft

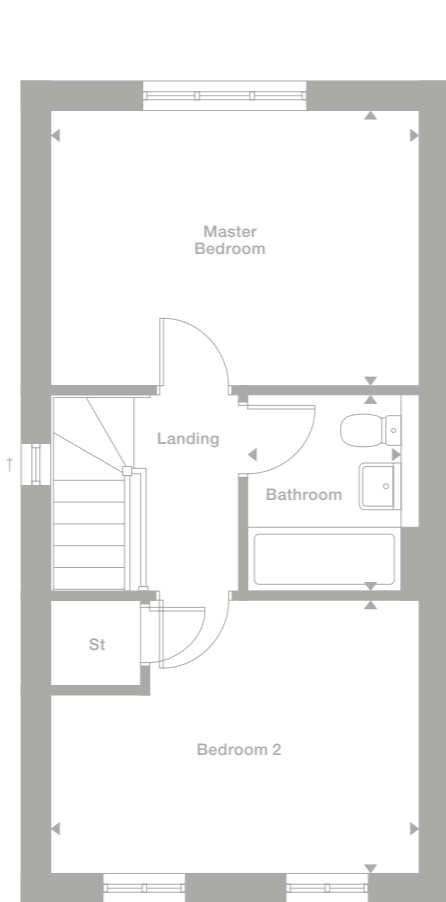
Plots

33, 34, 39*, 40, 43, 44*, 45, 48*, 74, 75*, 89, 90*, 94, 95*, 98, 99*, 106, 107, 108, 118, 119*, 124, 125*, 129, 130*, 136, 137, 138, 143, 144, 145

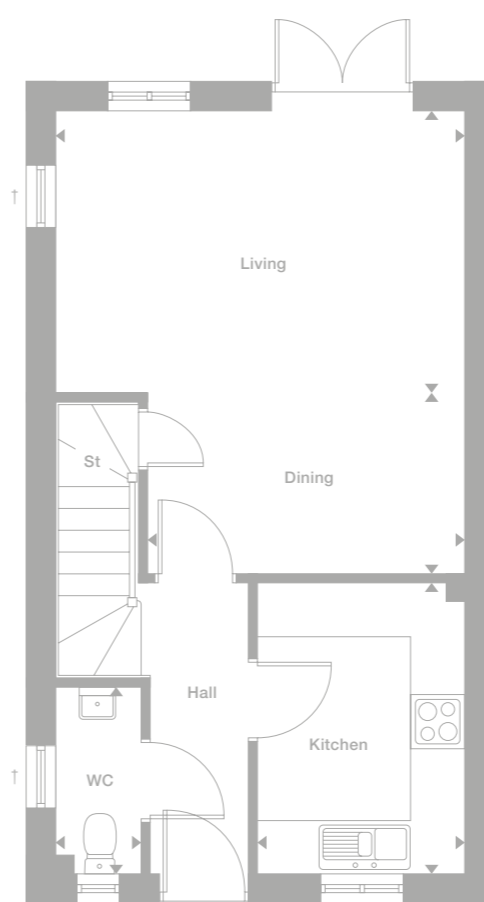
Ground Floor



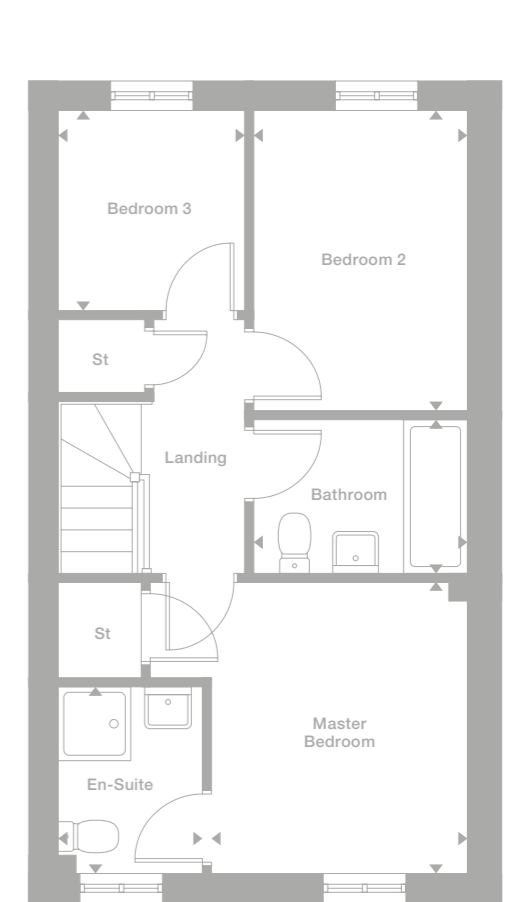
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Windows applicable to Plots 30, 31, 36, 37, 60, 76, 80, 82, 123, 128, 134 and 151 only

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.

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.

* Plots are a mirror image of plans shown above

† Windows applicable to Plots 34, 39, 40, 43, 48, 75, 89, 90, 94, 95, 99, 106, 108, 119, 125, 129, 136, 145 and 157 only

Chawton

Overview

The lounge opens on to a bright, airy kitchen and dining room with french doors opening to the garden, and the dedicated laundry space adds a thoughtfully practical touch. The three bedrooms include an en-suite master bedroom that incorporates useful cupboard space.

Floor Space

819 sq ft

Plots

156*, 157

Ground Floor

Lounge
3.566m max x 4.494m max
11'8" x 14'9"

Kitchen/Dining
3.341m x 3.837m
11'0" x 12'7"

Laundry
1.080m x 1.964m
3'7" x 6'5"

WC
1.080m x 1.780m
3'7" x 5'10"

First Floor

Master Bedroom
3.098m x 3.280m
10'2" x 10'9"

En-Suite
1.210m x 2.034m
4'0" x 6'8"

Bedroom 2
2.379m x 3.263m
7'10" x 10'8"

Bedroom 3
2.042m x 2.177m
6'8" x 7'2"

Bathroom
2.379m x 1.695m
7'10" x 5'7"



Ground Floor

Lounge
4.687m x 3.208m
15'5" x 10'6"

Kitchen/Dining
4.687m max x 3.060m max
15'5" x 10'0"

WC
1.675m x 0.935m
5'6" x 3'1"

First Floor

Master Bedroom
3.384m max x 3.060m
11'1" x 10'0"

En-Suite
1.210m x 3.060m
4'0" x 10'0"

Bedroom 2
2.812m max x 3.225m max
9'3" x 10'7"

Bedroom 3
1.782m x 3.208m
5'10" x 10'6"

Bathroom
1.869m max x 1.953m
6'2" x 6'5"

Morley

Overview

The elegantly ornamented façade introduces a bright, comfortable interior. Both of the downstairs rooms and one of the bedrooms are dual aspect, with french doors keeping the dining area light and airy. A shower room adds en-suite convenience to the master bedroom.

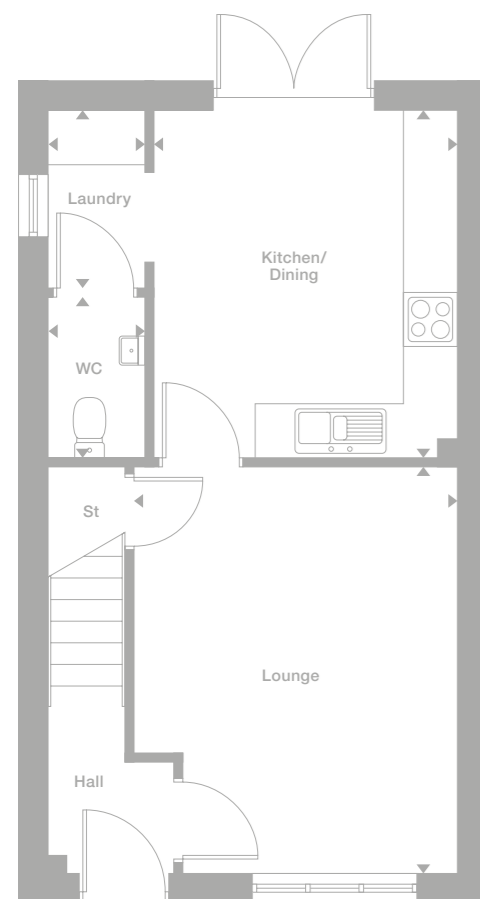
Floor Space

850 sq ft

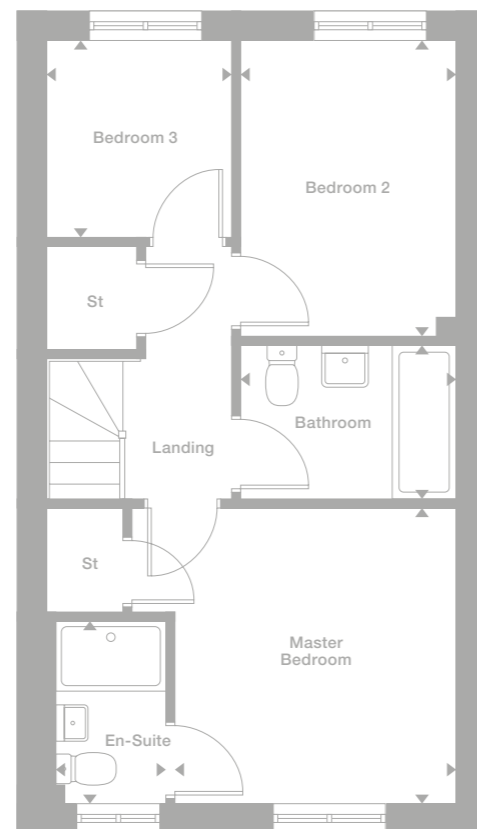
Plots

32*, 46*, 47

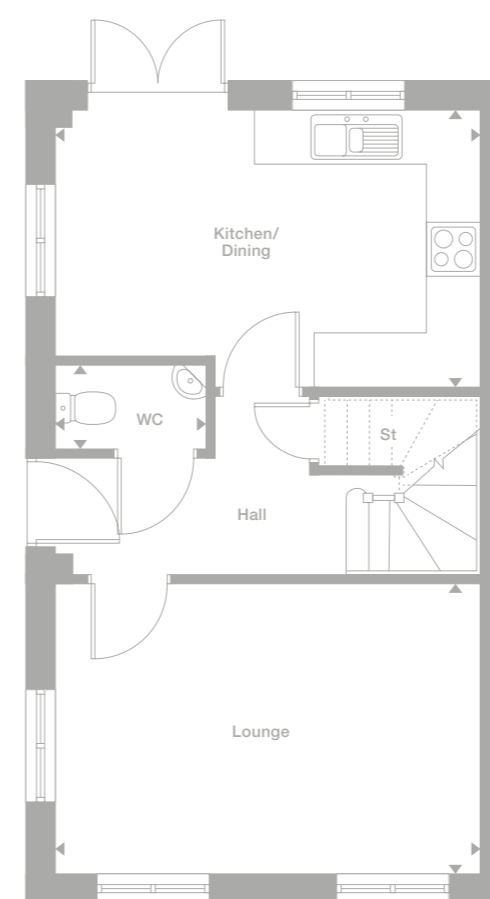
Ground Floor



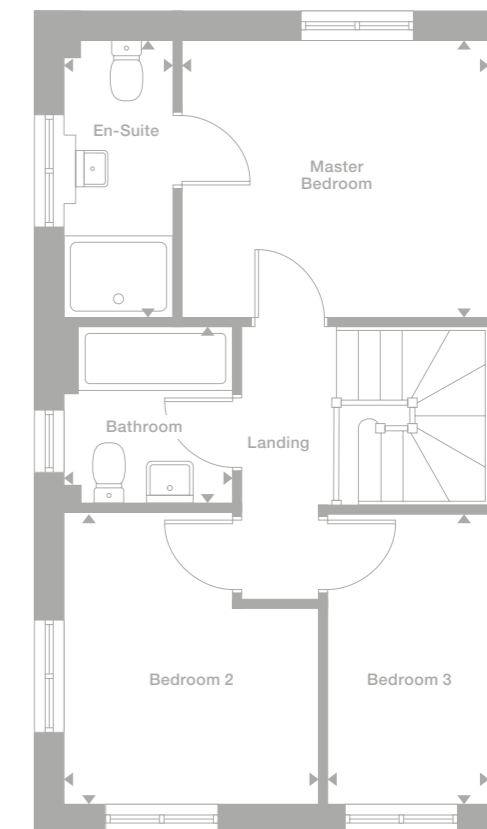
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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.

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.

Stanton

Overview

Both the inviting bay windowed lounge and the L-shaped kitchen and dining room feature dual aspect windows, while french doors bring a light, open appeal to the dining area. The second bedroom also includes dual aspect outlooks, and the en-suite master bedroom adds a touch of luxury.

Floor Space

933 sq ft

Plots

38*, 56,
73*, 79,
110*, 113*,
120*, 146*

Ground Floor

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

Dining
2.382m x 3.298m
7'10" x 10'10"

Kitchen
4.620m x 2.152m
15'2" x 7'11"

WC
1.075m x 1.500m
3'6" x 4'11"

First Floor

Master Bedroom
2.711m x 3.497m max
8'11" x 11'6"

En-Suite
2.403m max x 1.680m
7'11" x 5'6"

Bedroom 2
3.137m max x 3.440m
10'4" x 11'3"

Bedroom 3
2.594m x 1.860m
8'6" x 6'1"

Bathroom
2.048m x 1.917m
6'9" x 6'3"



Ground Floor

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

Dining
2.556m x 2.998m
8'5" x 9'10"

Kitchen
2.556m x 2.452m
8'5" x 8'1"

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 1.693m
6'4" x 5'7"

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"

Milton

Overview

The magnificent triple-aspect lounge, with its dramatic central bay window and french doors, presents an unforgettable social space. A second pair of french doors adds a focal point to the dual aspect dining area, perfect for alfresco dining when the weather beckons.

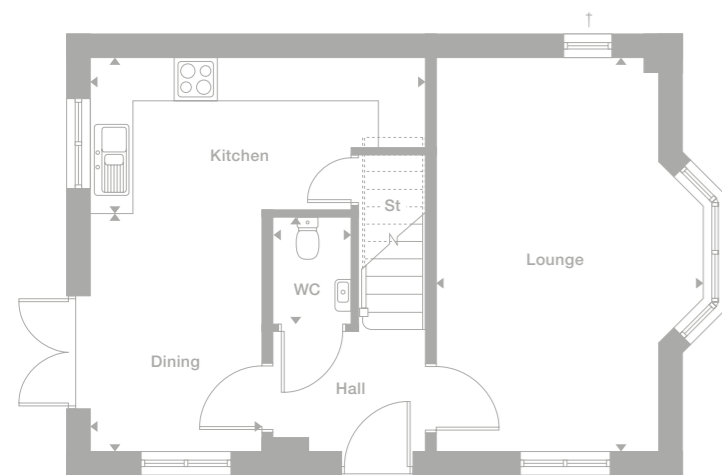
Floor Space

933 sq ft

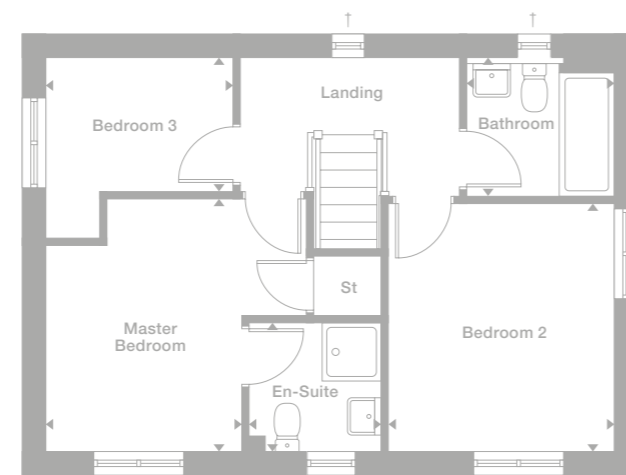
Plots

35

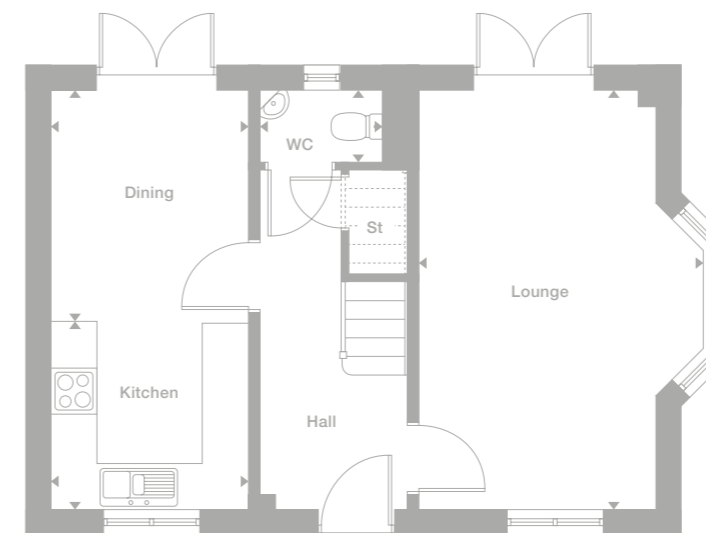
Ground Floor



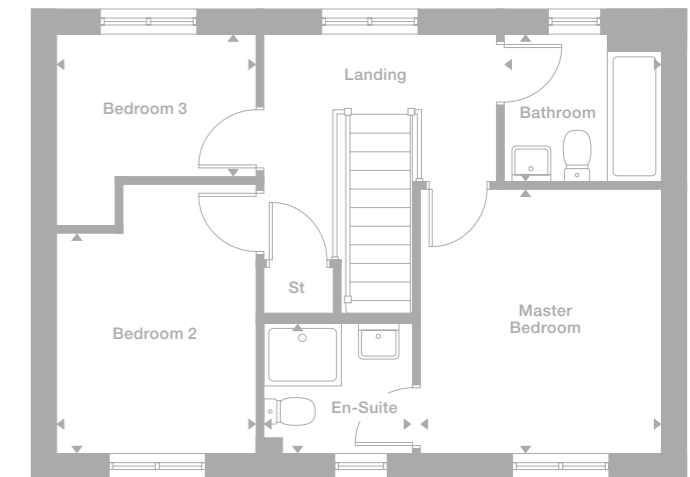
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

† Windows applicable to Plots 38, 56, 79, 110, 120, 146 and 155 only

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.

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.

* Plots are a mirror image of plans shown above

Melbourne

Overview

The inviting lounge shares the ground floor with a beautifully planned kitchen and dining area in which french doors make after dinner coffee on the patio an option on summer evenings. The L-shaped landing opens on to three bedrooms, one of them en-suite.

Floor Space
956 sq ft

Plots

41*, 68*, 83*,
85, 92, 100,
109*, 111, 112

Ground Floor

Lounge
3.104m x 4.712m
10'2" x 15'6"

Dining
2.811m max x 3.503m max
9'3" x 11'6"

Kitchen
2.496m x 3.503m
8'2" x 11'6"

WC
0.955m x 2.281m
3'2" x 7'6"

First Floor

Master Bedroom
3.649m x 3.385m max
12'0" x 11'1"

En-Suite
1.565m max x 2.281m max
5'2" x 7'6"

Bedroom 2
3.216m x 2.740m
10'7" x 9'0"

Bedroom 3
1.998m x 2.838m
6'7" x 9'4"

Bathroom
1.913m max x 2.054m
6'3" x 6'9"



Ground Floor

Lounge
3.104m x 4.712m
10'2" x 15'6"

Dining
2.811m max x 3.503m max
9'3" x 11'6"

Kitchen
2.496m x 3.503m
8'2" x 11'6"

WC
0.955m x 2.281m
3'2" x 7'6"

First Floor

Master Bedroom
3.649m x 3.385m
12'0" x 11'1"

En-Suite
1.565m max x 2.281m max
5'2" x 7'6"

Bedroom 2
3.216m x 2.740m
10'7" x 9'0"

Bedroom 3
1.998m x 2.838m
6'7" x 9'4"

Bathroom
1.913m max x 2.054m
6'3" x 6'9"

Malvern

Overview

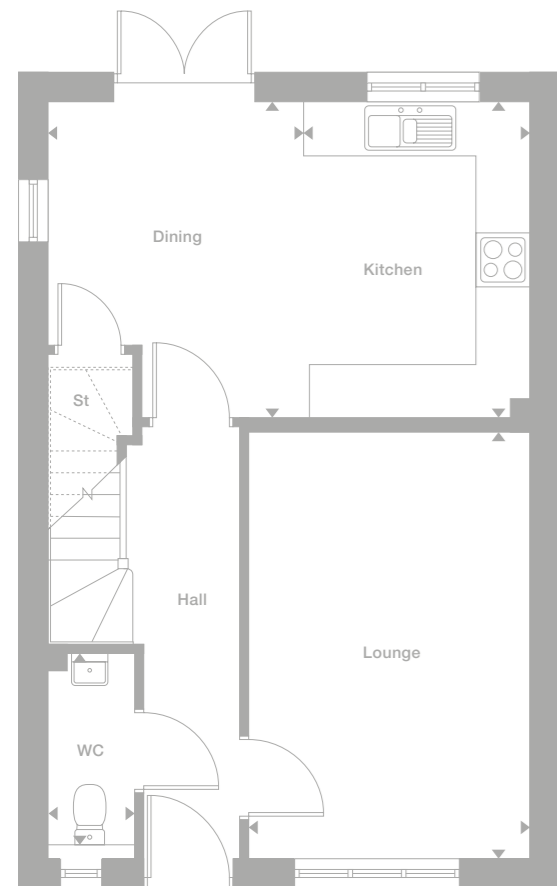
Complementing an inviting lounge, the bright dual aspect kitchen incorporates french doors that transform the dining area into a convivial setting for relaxed entertaining, bringing the option of coffee on the patio on warm evenings. The en-suite master bedroom adds a dash of luxury.

Floor Space
956 sq ft

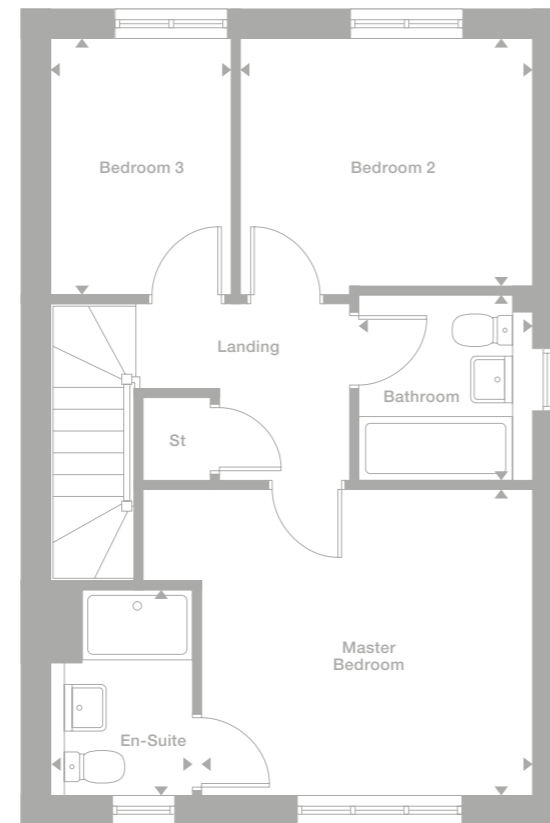
Plots

158

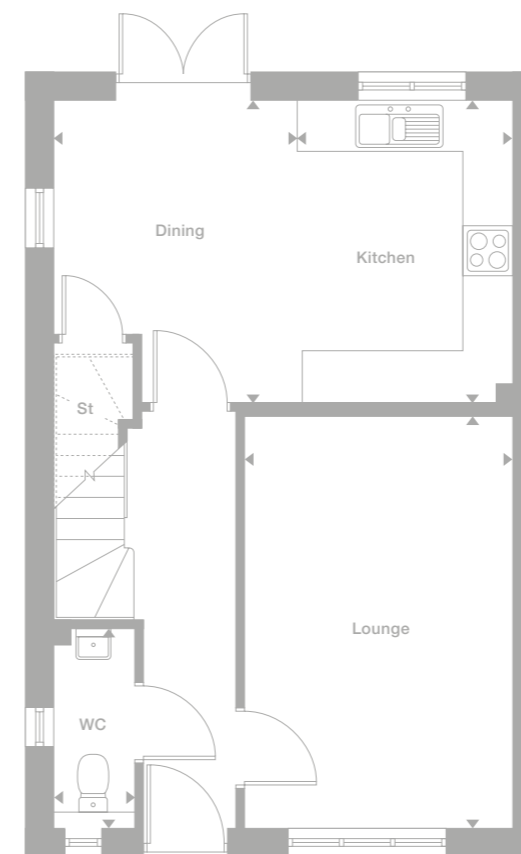
Ground Floor



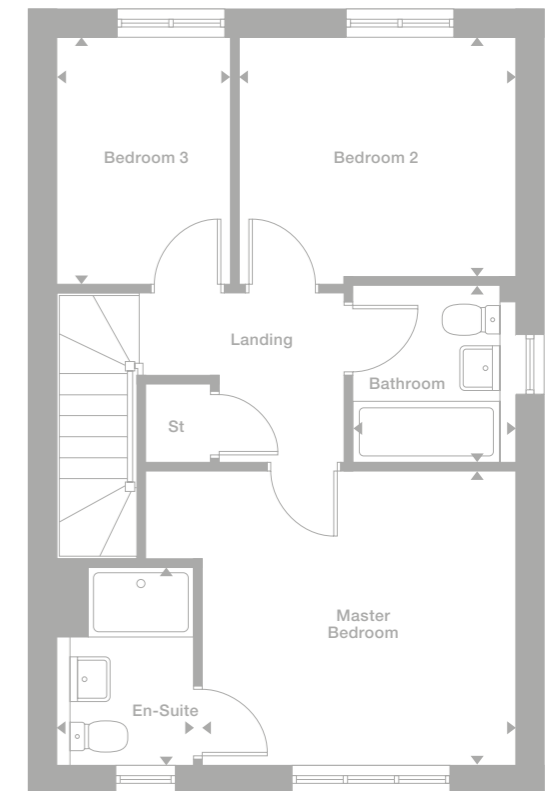
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

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.

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.

Bretby

Overview

With triple aspect windows in the lounge and french doors adding a focal point to the dual aspect kitchen, this is a home filled with natural light. The laundry room adds convenience, and the en-suite master bedroom brings a dash of luxury.

Floor Space

1,034 sq ft

Plots

42, 53,
57*, 154,
159

Ground Floor

Lounge
2.950m x 5.959m
9'8" x 19'7"

Dining
2.870m x 2.329m
9'5" x 7'8"

Kitchen
2.870m x 3.630m
9'5" x 11'11"

Laundry
2.001m x 1.794m
6'7" x 5'11"

WC
1.815m x 0.850m
5'11" x 2'9"

First Floor

Master Bedroom
2.997m x 3.601m max
9'10" x 11'10"

En-Suite
2.233m max x 2.039m max
7'4" x 6'8"

Bedroom 2
2.648m x 2.811m
8'8" x 9'3"

Bedroom 3
2.903m max x 3.056m max
9'6" x 10'0"

Bathroom
1.920m x 2.265m
6'4" x 7'5"



Ground Floor

Lounge
3.392m x 5.564m max
11'2" x 18'3"

Dining
3.410m x 3.072m
11'2" x 10'1"

Kitchen
2.833m x 3.072m
9'4" x 10'1"

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

WC
1.663m x 1.169m
5'5" x 3'10"

First Floor

Master Bedroom
3.392m x 2.966m
11'2" x 9'9"

En-Suite
1.840m x 1.604m
6'0" x 5'3"

Dressing
2.306m x 1.365m
7'7" x 4'6"

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

Bedroom 3
2.790m max x 3.676m max
9'2" x 12'1"

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

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

Whitwell

Overview

With a laundry room to help with household management, and french doors offering garden access, the kitchen and dining room provides a lively hub for everyday life. Upstairs, en-suite facilities and a dressing area transform the master bedroom into an opulent private retreat.

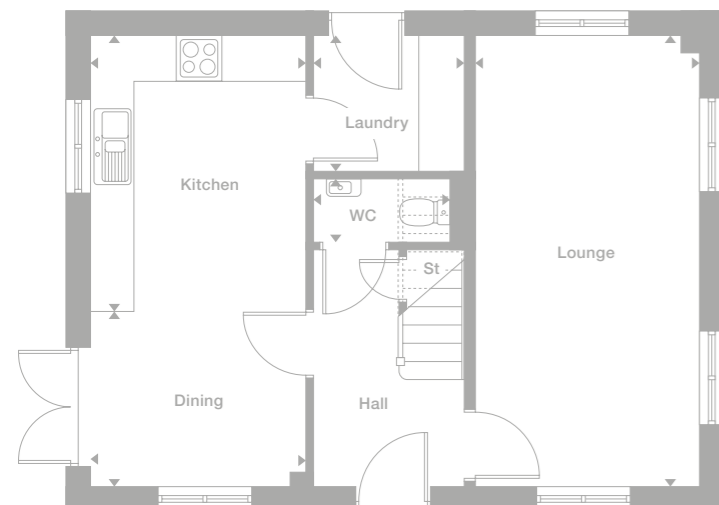
Floor Space

1,226 sq ft

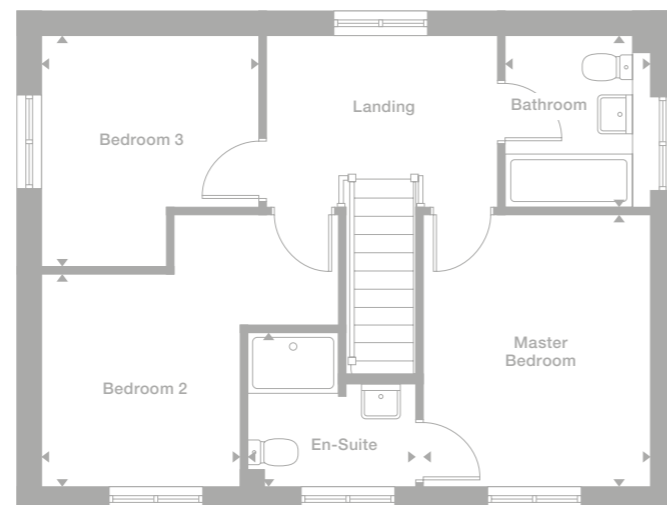
Plots

12, 13, 15,
16, 102*,
103*

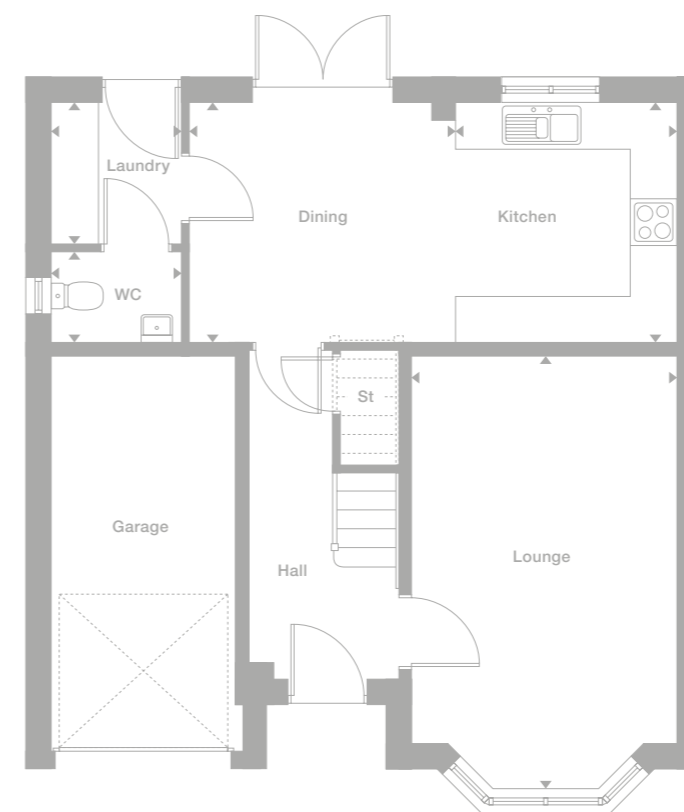
Ground Floor



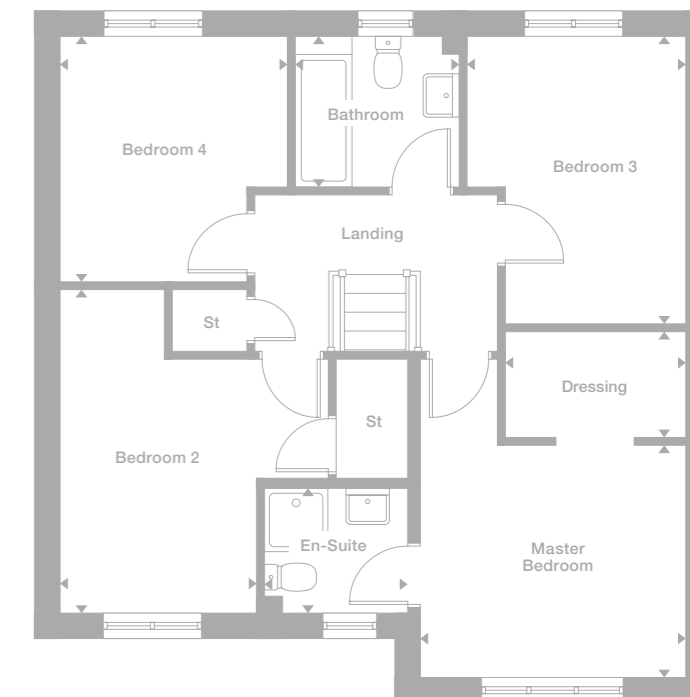
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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.

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.

Auden

Overview

Features such as the innovative bay window incorporating french doors, and the charming master bedroom suite with its dormer window and dressing area, clearly identify the Auden as a home of immense character and distinction.

Floor Space

1,278 sq ft

Plots

67*, 86, 104, 105*, 140, 141*

Ground Floor

Lounge
4.740m x 4.549m max
15'7" x 14'11"

Dining
2.587m x 2.313m
8'6" x 7'7"

Kitchen
2.587m x 2.898m
8'6" x 9'6"

WC
0.917m x 2.147m
3'0" x 7'1"

First Floor

Bedroom 2
4.740m max x 3.774m max
15'7" x 12'5"

Bedroom 3
2.506m x 3.178m
8'3" x 10'5"

Bedroom 4
2.141m x 2.147m
7'0" x 7'1"

Bathroom
2.506m max x 3.109m max
8'3" x 10'2"

Second Floor

Master Bedroom
3.554m max x 3.940m
to 1.170 H.L.
11'8" x 12'11"

En-Suite
2.127m max x 2.324m
to 1.170 H.L.
7'0" x 7'7"

Dressing
2.320m x 2.118m
to 1.170 H.L.
7'7" x 6'11"



Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Dining
3.281m max x 4.134m
10'9" x 13'7"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

WC
0.937m x 2.293m
3'1" x 7'6"

First Floor

Master Bedroom
4.642m max x 2.714m max
15'3" x 8'11"

En-Suite
2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2
5.562m max x 2.647m
18'3" x 8'8"

Bedroom 3
3.325m max x 2.885m
10'11" x 9'6"

Bedroom 4
2.339m x 2.297m
7'8" x 7'6"

Bathroom
2.696m x 1.700m
8'10" x 5'7"

Darley

Overview

The dual aspect outlooks in all of the downstairs rooms include a traditional bay in the dining room and french doors in both the lounge and the family kitchen, creating an exceptionally bright appeal. The second bedroom also benefits from dual aspect windows.

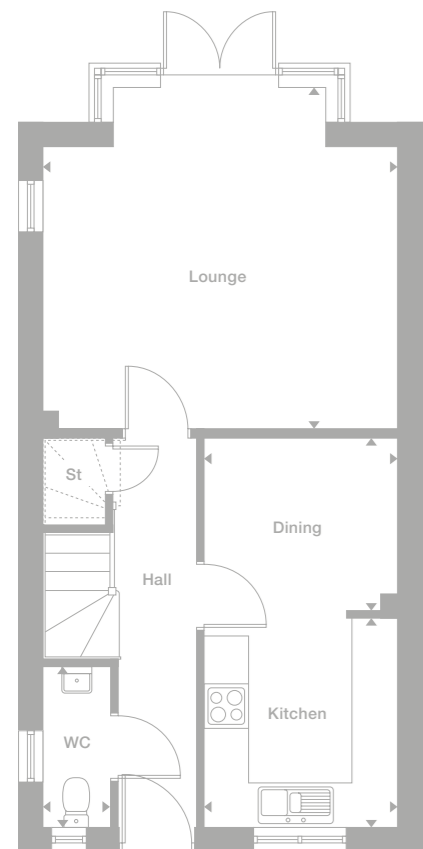
Floor Space

1,290 sq ft

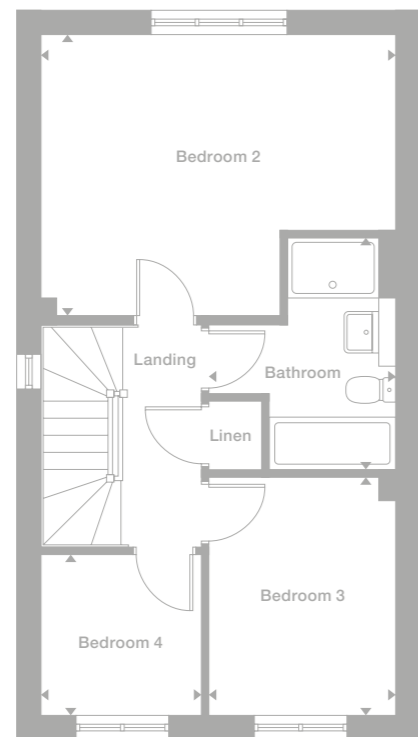
Plots

2, 3*, 5, 10, 11*, 50, 69*, 84, 88*, 131*, 135*, 155*

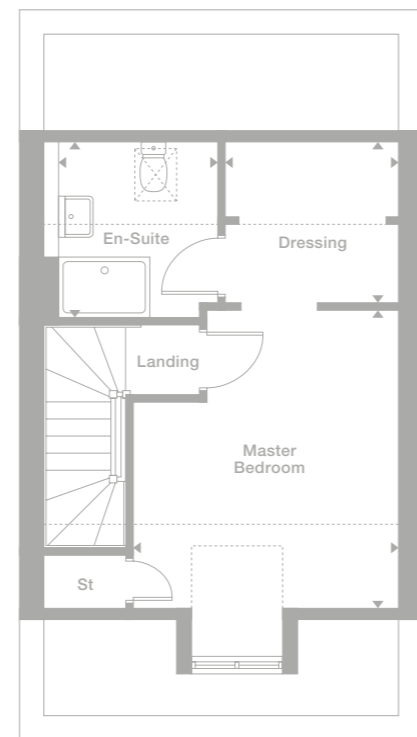
Ground Floor



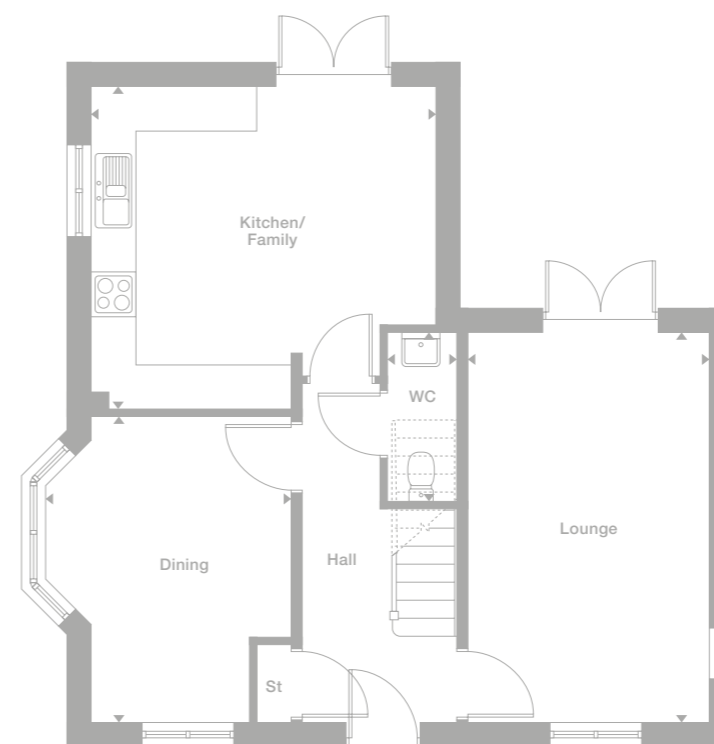
First Floor



Second Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

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.

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.

Hollingswood

Overview

Imposing at first sight, this outstanding home presents a succession of pleasures. The bay windowed lounge complements a delightful family kitchen with a dining area opening out to the garden. A dual access shower room means three of the four bedrooms have en-suite facilities.

Floor Space

1,341 sq ft

Plots

7*, 8*, 17*, 51, 91, 96*, 97*, 139*, 142

Ground Floor

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

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

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

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

First Floor

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

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

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

En-Suite 2
2.458m max x 1.825m max
8'1" 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 1.700m
6'6" x 5'7"



Ground Floor

Lounge
3.651m x 5.139m max
12'0" x 16'10"

Kitchen
3.810m x 2.993m
12'6" x 9'10"

Breakfast
3.336m x 3.885m
10'11" x 12'9"

Laundry
2.087m x 1.660m
6'10" x 5'5"

Study
2.087m x 2.060m
6'10" x 6'9"

WC
2.087m x 1.082m
6'10" x 3'7"

First Floor

Master Bedroom
3.651m max x 4.603m max
12'0" x 15'1"

En-Suite
1.618m max x 2.073m max
5'4" x 6'10"

Bedroom 2
3.793m x 2.758m
12'5" x 9'1"

Bedroom 3
3.260m x 2.758m
10'8" x 9'1"

Bedroom 4
2.087m x 3.147m
6'10" x 10'4"

Bathroom
2.558m max x 2.040m max
8'5" x 6'8"

Calver

Overview

In addition to a beautiful bay-windowed lounge and a light, airy breakfast area featuring french doors, the laundry room and private study both bring enormous benefits in separating work and leisure. A gallery landing leads to four bedrooms, one of them en-suite.

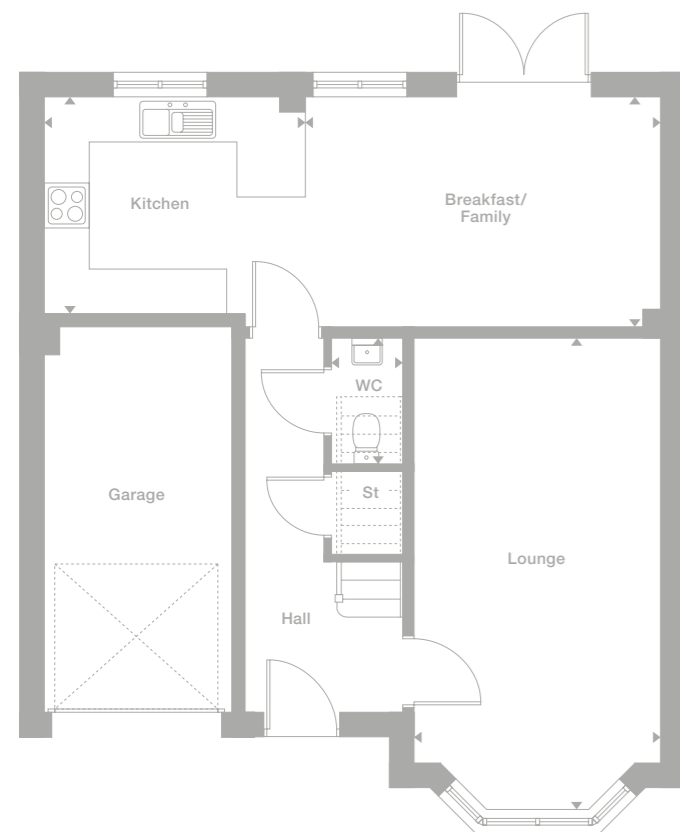
Floor Space

1,381 sq ft

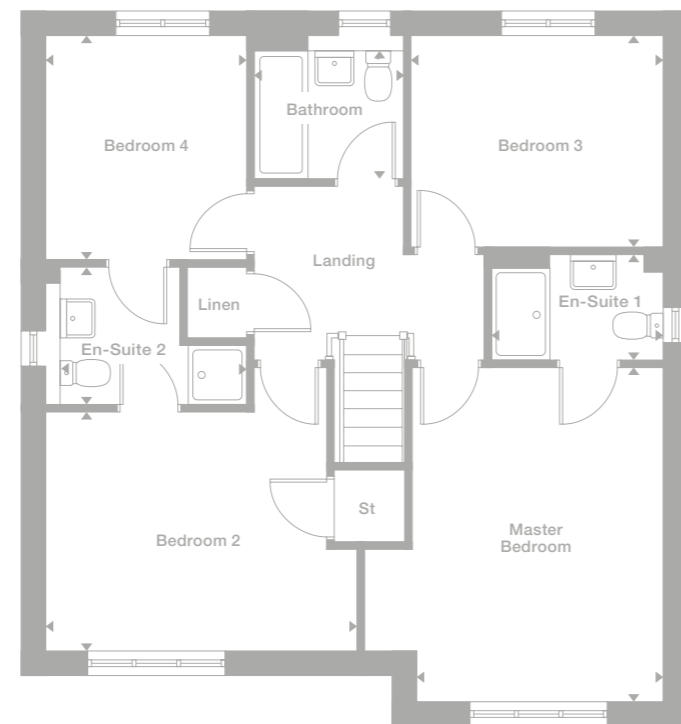
Plots

6*, 9, 49*, 54*, 55*, 93*, 101*, 114*, 115

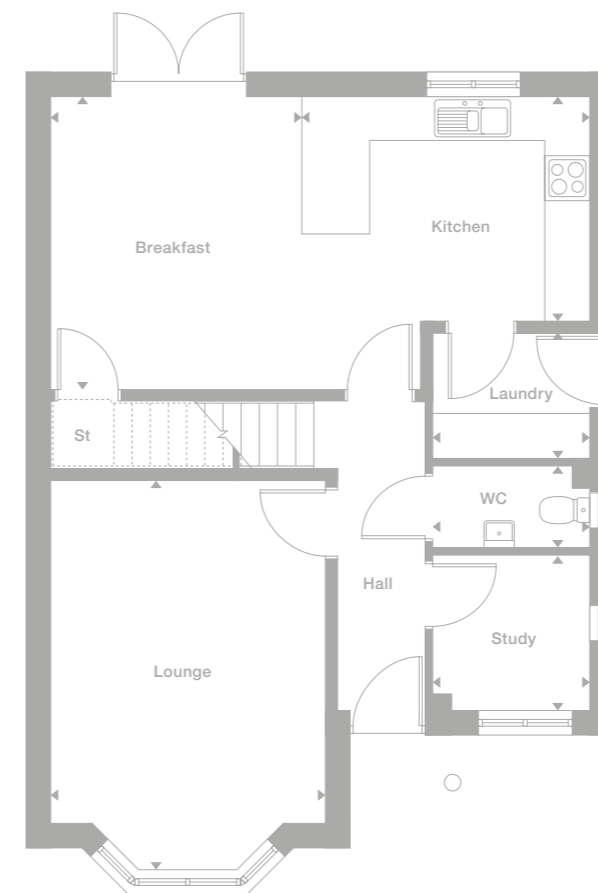
Ground Floor



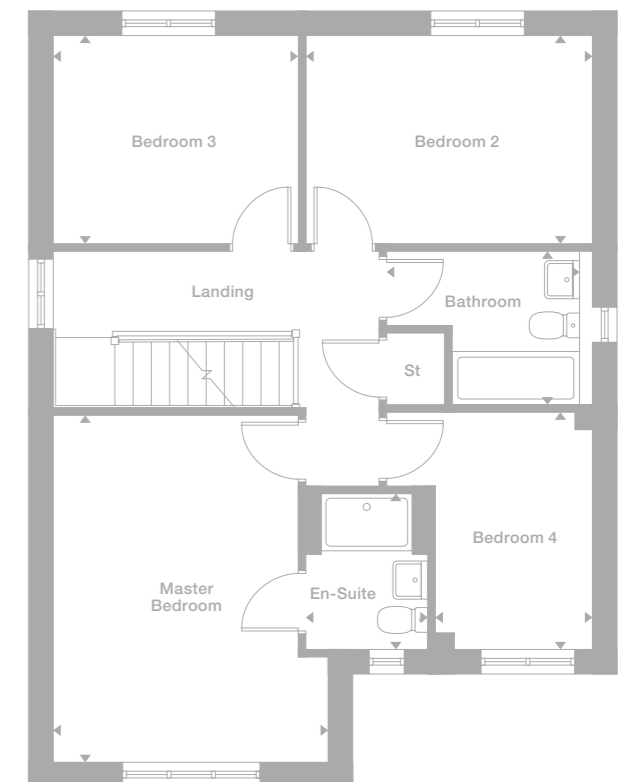
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

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.

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.

Stainsby

Overview

With its striking hall and staircase, Triple aspect lounge and light-filled triple aspect kitchen and breakfast room, this is a home that makes an unforgettable impression. It includes twin french doors, dining room, a separate laundry room and a dual aspect, en-suite master bedroom.

Floor Space

1,493 sq ft

Plots

18*, 52

Ground Floor

Lounge
3.315m x 6.296m
10'11" x 20'8"

Dining
3.644m x 2.700m
11'11" x 8'10"

Kitchen/Breakfast
3.456m x 5.842m
11'4" x 19'2"

Laundry
1.750m x 1.760m
5'9" x 5'9"

WC
1.750m x 1.203m
5'9" x 3'11"

First Floor

Master Bedroom
3.456m x 3.892m max
11'4" x 12'9"

En-Suite
2.085m max x 2.318m max
6'10" x 7'7"

Bedroom 2
3.372m x 3.168m
11'1" x 10'5"

Bedroom 3
3.372m x 3.035m
11'1" x 9'11"

Bedroom 4
3.036m x 2.296m
10'0" x 7'6"

Bathroom
2.690m x 1.927m
8'10" x 6'4"



Ground Floor

Lounge
3.450m x 5.061m max
11'4" x 16'7"

Kitchen/Breakfast
3.450m x 4.706m
11'4" x 15'5"

Dining
3.450m x 3.025m max
11'4" x 9'11"

Study/Family
3.450m x 2.670m
11'4" x 8'9"

Laundry
2.014m x 1.972m
6'7" x 6'6"

WC
1.260m x 1.523m
4'2" x 5'0"

First Floor

Master Bedroom
3.450m max x 4.050m max
11'4" x 13'3"

En-Suite 1
2.465m x 1.891m
8'1" x 6'2"

Bedroom 2
3.507m x 4.027m max
11'6" x 13'3"

En-Suite 2
1.641m x 1.972m
5'5" x 6'6"

Bedroom 3
3.450m max x 3.110m max
11'4" x 10'2"

Bedroom 4
2.970m x 3.087m
9'9" x 10'2"

Bathroom
2.143m x 1.857m
7'0" x 6'1"

Aston

Overview

From the striking premium features such as the grand hallway, twin bay windows and dual french doors flanked by full-height windows, to the gallery landing, two en-suite bedrooms and details like the walk-in linen cupboard, this is a truly distinguished home.

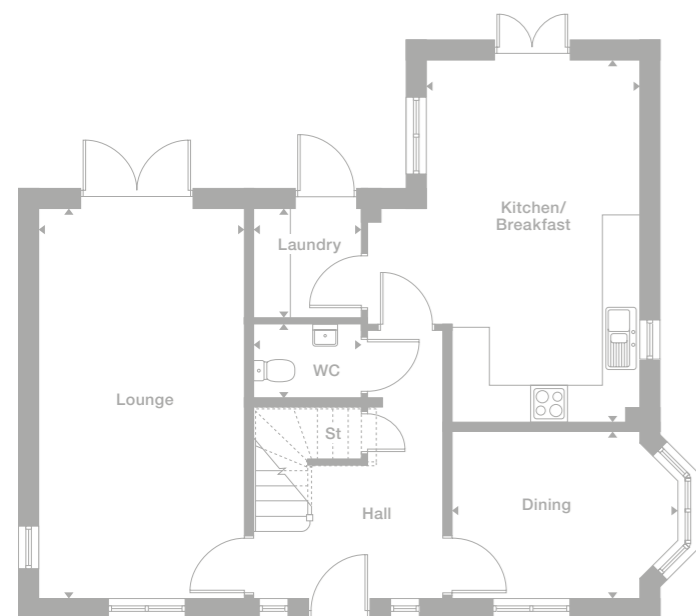
Floor Space

1,601 sq ft

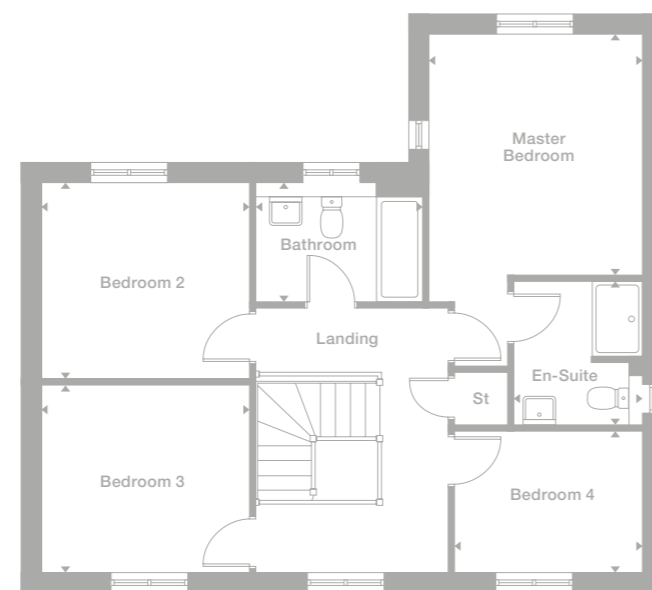
Plots

4, 14, 116

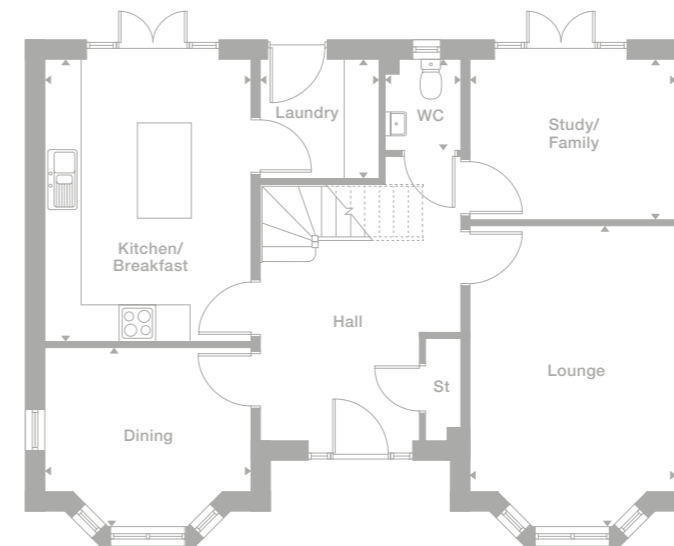
Ground Floor



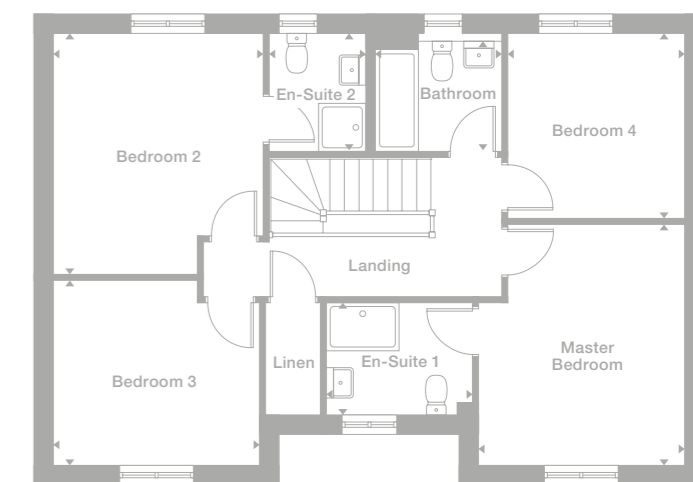
First Floor



Ground Floor



First Floor



* Plots are a mirror image of plans shown above

* Plots are a mirror image of plans shown above

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.

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.

Charlesworth

Overview

The bright kitchen and triple-aspect breakfast alcove, incorporating one of the two sets of french doors, provides a convivial counterpoint to a magnificent lounge and connecting dining room. With a study, two en-suites and a sumptuous master bedroom, this is an uncompromisingly distinguished home.

Floor Space

1,885 sq ft

Plots

1*, 87*, 117

Ground Floor

Lounge
3.560m x 5.312m
11'8" x 17'5"

Dining
3.560m x 2.660m
11'8" x 8'9"

Family/Breakfast
2.714m x 5.629m
8'11" x 18'6"

Kitchen
3.966m x 3.717m
13'0" x 12'2"

Laundry
2.332m x 1.683m
7'8" x 5'6"

Study
3.521m x 2.422m
11'7" x 7'11"

WC
1.096m x 1.683m
3'7" x 5'6"

First Floor

Master Bedroom
3.642m x 4.041m
11'11" x 13'3"

En-Suite 1
2.442m max x 1.585m max
8'0" x 5'2"

Dressing
2.442m max x 2.253m
8'0" x 7'5"

Bedroom 2
3.525m x 2.680m
11'7" x 8'10"

En-Suite 2
1.435m max x 2.680m max
4'8" x 8'10"

Bedroom 3
3.592m x 2.857m
11'9" x 9'4"

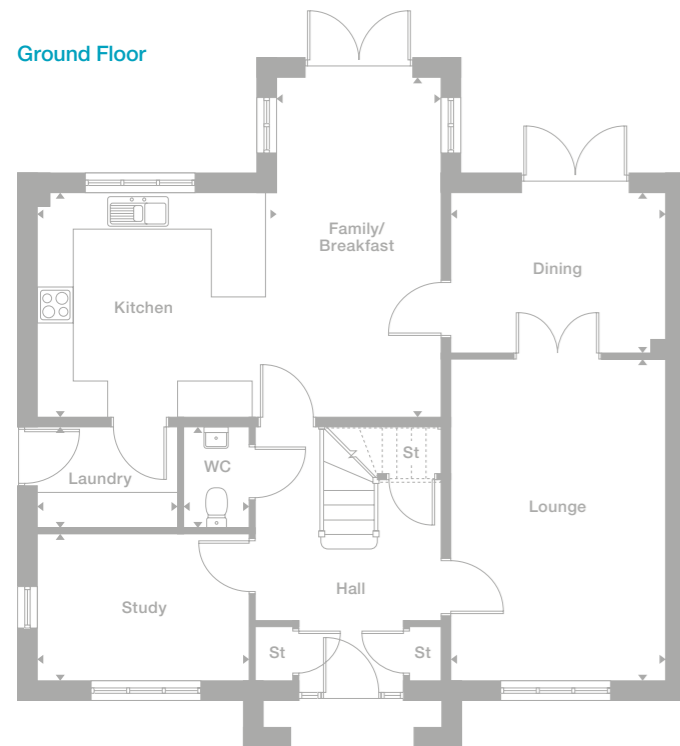
Bedroom 4
2.970m x 3.191m
9'9" x 10'6"

Bedroom 5
2.690m x 2.680m
8'10" x 8'10"

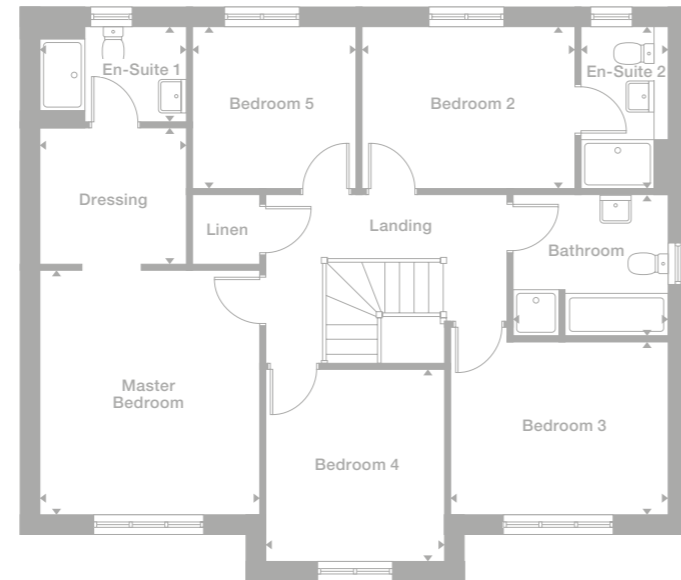
Bathroom
2.563m max x 2.342m max
8'5" x 7'8"



Ground Floor



First Floor



Building Quality
The craft of the housebuilder lives on at Miller Homes. Every new home we build benefits from the highest standards of workmanship in every detail. We take pride in our work, so you can take pride in your home.



* Plots are a mirror image of plans shown above

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

	Ashford	Beeley	Chawton	Morley	Stanton	Milton	Melbourne	Malvern	Bretby	Whitwell	Auden	Darley	Hollingwood	Calver	Stainsby	Aston	Charlesworth
Kitchens																	
Contemporary styled fitted kitchen with choice of frontals; Colorado, Kansas, Minnesota, Plaza, Oregon	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square edged worktop with upstand to wall	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel one and a half bowl sink (where layout permits) with monobloc mixer tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 600mm chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Stainless steel double fan oven	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot energy efficient LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging outlet	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathrooms																	
Ideal Standard's contemporary styled bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Soft close toilet seat	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome bath shower mixer tap to bath with wall mount and shower screen	✓	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Chrome deck mounted mixer taps to bath	-	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Contemporary styled chrome bath filler with wall mounted control	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓
Bar style chrome shower mixer valve with sliding rail kit	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓
Energy efficient LED drum lights to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Half height ceramic tiling to bath walls, splash back to basin	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area	-	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓
En-Suites (where applicable)																	
Ideal Standard's contemporary styled sanitaryware	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Lever operated chrome monobloc mixer taps to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with stainless steel framed clear glass enclosure	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bar style chrome shower mixer valve with sliding rail kit	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy efficient LED drum lights to ceiling	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Full height ceramic tiling to shower area, splash back to basin	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

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.

	Ashford	Beeley	Chawton	Morley	Stanton	Milton	Melbourne	Malvern	Bretby	Whitwell	Auden	Darley	Hollingwood	Calver	Stainsby	Aston	Charlesworth
Electrical																	
Battery powered carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV socket to lounge	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Motion sensor porch light with energy efficient LED bulb	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Heating																	
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
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)	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative																	
Stop chamfer moulded spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White painted softwood handrail	✓	✓	✓	✓	✓	✓	✓	✓	✓	-	-	-	-	-	-	-	-
Clear finished oak effect staircase handrail	-	-	-	-	-	-	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓
Square edge skirting with pencil round architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style internal doors with chrome lever on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in soft white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted satin white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping																	
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1,800mm high, larch lap/close board boundary fencing	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

- ✓ Standard
- Not Available

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.

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 choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

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 Development Sales Manager 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 Moscrop
Miller Home Owner



The town is probably best known as the home of Donington Park, a celebrated motorsport circuit with an exhibition hall presenting Grand Prix cars and exciting race simulators and, since 2003, the site of the annual Download rock festival. Less well known is the fact that it was Leicestershire's first Conservation Area. The town's history and heritage are reflected in its award-winning museum and an informative Heritage Trail that takes in many of the most significant buildings. An annual medieval Market is held around Mayday, and the three-day October Wakes Fair transforms the main street into a carnival of stalls and entertainment.

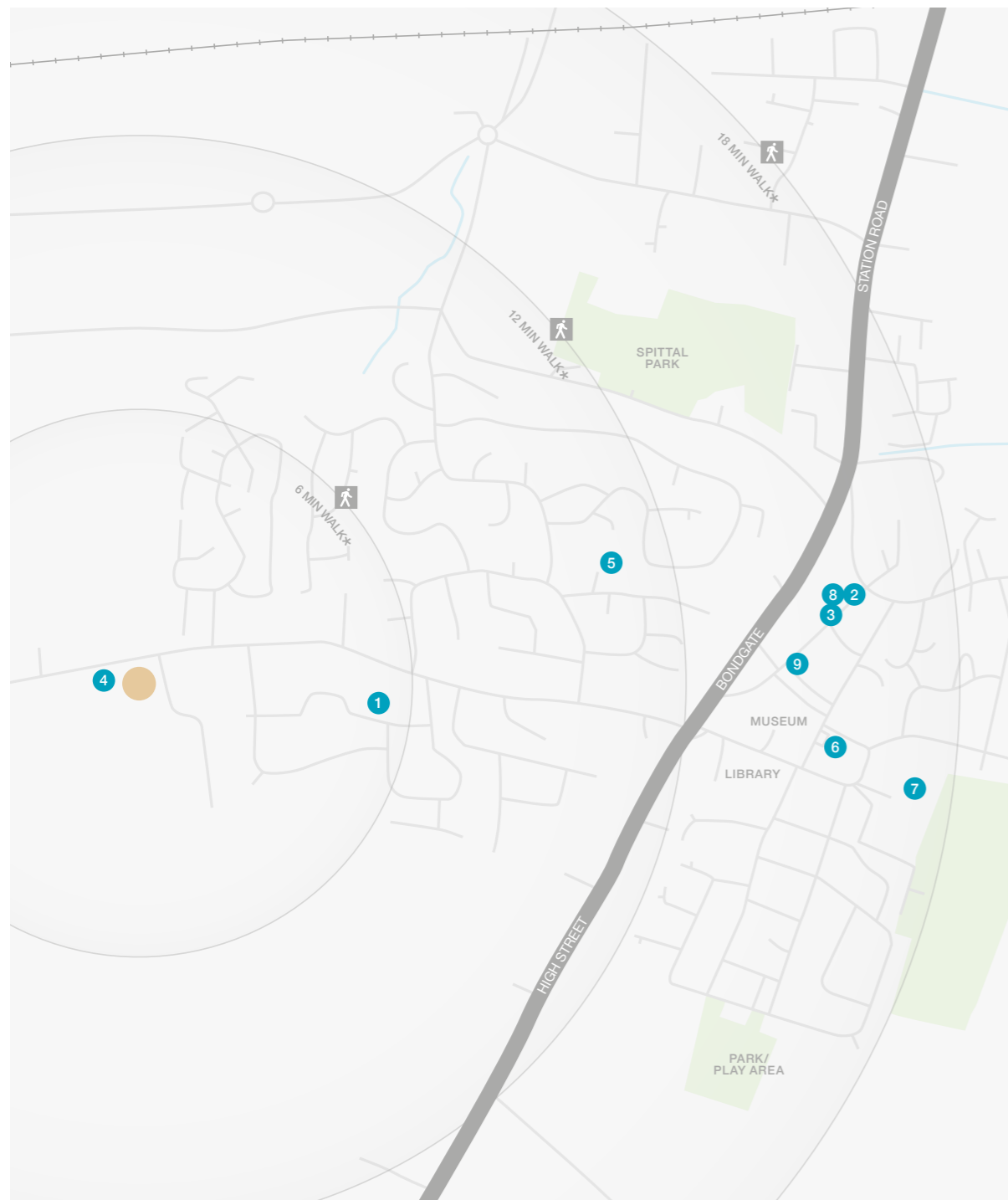
There is a convenient local grocery, newsagent and off-licence, Green Lane Stores, a few minutes walk from the development. Borough Street, just 20 minutes away, has a lively mixture of local shops, galleries, pubs, restaurants, food takeaways, hairdressers and other services, including a pharmacy, a post office and a large Co-op food store. The car park of the Co-op has recycling bins for most household waste, and a twice monthly Farmers' Market is held at the Bowls Club.



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 Juvenile Health and Leisure Club near East Midlands Airport offers gym and swimming facilities, and local sports organisations range from football, rugby and cricket to kickboxing and bowls. The town has two primary schools, the Orchard Community Primary and St Edward's C of E Primary, and

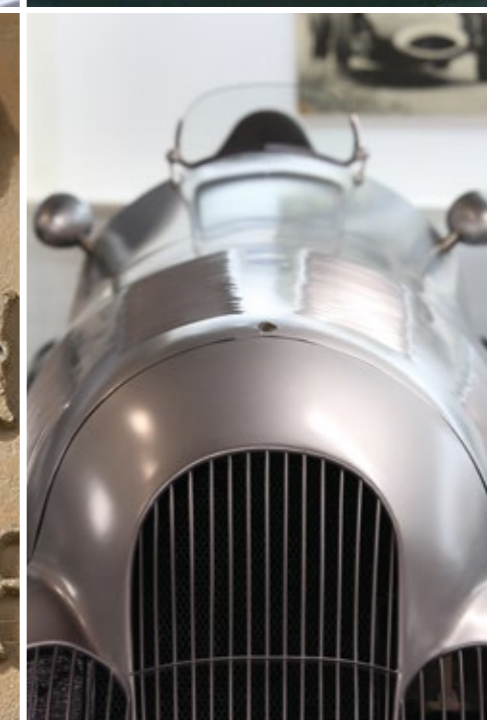
a secondary school, Castle Donington College, all within easy walking distance of the development. There is also a day nursery just a few yards away. Castle Donington Surgery, a medical practice with eight GPs, is located in Borough Street, where there is also a dental surgery.



- 1 Green Lane Stores
6 Park Avenue
01332 810 496
- 2 Evans Pharmacy
57 Borough Street
01332 810 213
- 3 Castle Donington
Sub Post Office,
47 Borough Street
01332 810 515
- 4 Nightingale Nursery
123 Park Lane
01332 850 585
- 5 The Orchard Community
Primary School,
10 Grange Drive
01332 810 078
- 6 St Edward's C of E
Primary School,
Dovecote
01332 810 231
- 7 Castle Donington
College,
Mount Pleasant
01332 810 528
- 8 Castle Donington
Surgery,
53 Borough Street
01332 856 050
- 9 Castle Donington
Dental Care,
8 Borough Street
01332 810 233

* 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



Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 290 134

**From the M1
Southbound**

Leave the motorway at junction 24a to join the A50 Derby Bypass. Go straight on at the Warren Lane Roundabout, then leave the Bypass at junction 1, taking the second exit, and follow signs for Donington Park. In Castle Donington, one and a half miles after leaving the Bypass and with Donington Manor Hotel on the left, turn right into Park Lane. Around half a mile on, the development is on the left.

**From the M1
Northbound**

Leave the motorway at junction 23a, for East Midlands Airport. One and a half miles after passing the Airport entrance, follow the signs for Castle Donington, leaving the dual carriageway and passing Donington Park on the left. Take the first exit at the Aeropark roundabout, and half a mile on turn left, for King's Mills. Around half a mile on, the development is on the left.

Sat Nav: DE74 2JG



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®

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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

the place to be®

Why Miller Homes?

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 GaleriArt 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.

millerhomes.co.uk

miller homes

the place to be[®]