

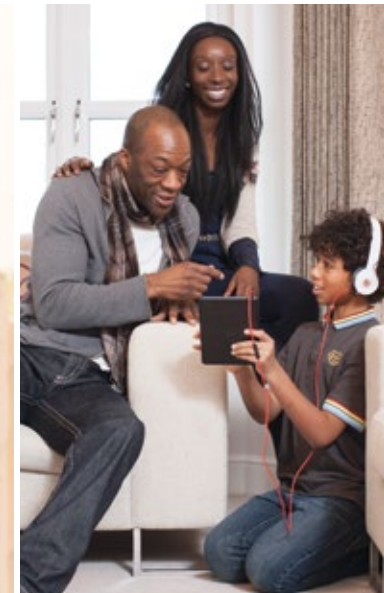
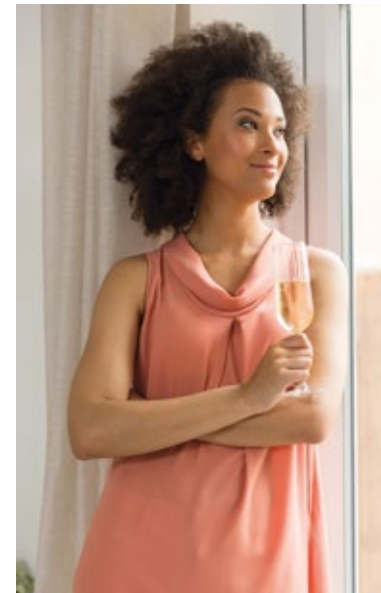


**Meadow Hill
Throckley**

the place to be®

millerhomes

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 Throckley	02
Welcome home	06
Floor plans	08
How to find us	36

Plot Information

- Burroughs F**
See Page 08
- Burroughs A**
See Page 10
- Hawthorne A**
See Page 12
- Tolkien A**
See Page 14
- Larkin Alt**
See Page 16
- Fenwick A**
See Page 18
- Mitford A**
See Page 20
- Chadwick A**
See Page 22
- Stevenson A**
See Page 24
- Buttermere A**
See Page 26
- Jura A**
See Page 28

- Pumping Station P/S
- Gas Governor G/G
- Public Right of Way PROW
- Bin Collection Point BCP
- Visitor Parking Bay V
- Pre-cast Concrete Retaining Wall -----

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.



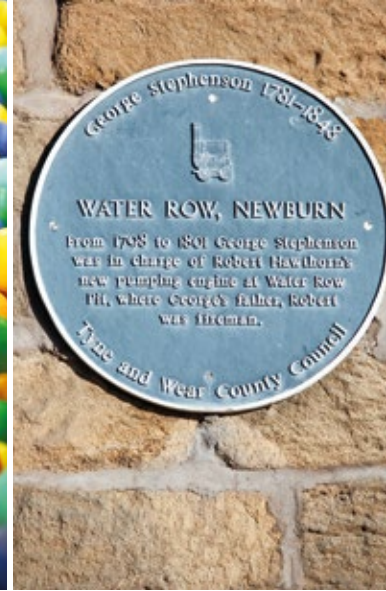
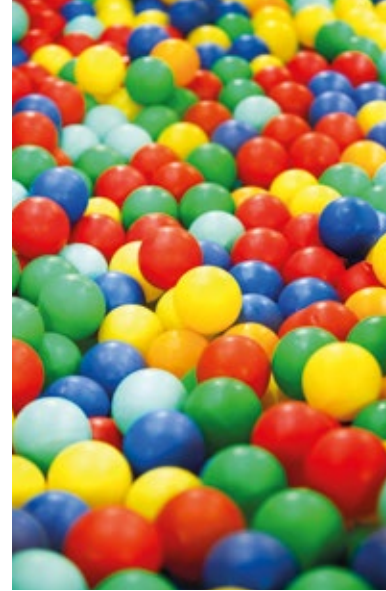
Throckley Primary School

Football Pitch

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 Meadow Hill.



Just three-quarters of a mile from the A69 and around 20 minutes drive from central Newcastle, Meadow Hill is a convenient base for travel throughout the North East. Buses between Throckley and Newcastle, a half-hour trip, run every ten minutes during the day with some services passing along Hexham Road, just yards from the development, and others leaving from Newburn Road, ten minutes' walk away. Newcastle International Airport is only ten minutes drive from the development and, less than a mile to the south, two national cycle network paths run alongside the River Tyne offering alternative routes to Newcastle, Gateshead and the east coast.



Around six miles from the centre of Newcastle in the peaceful, rural village of Throckley, this beautiful, tree-lined neighbourhood is just yards from an outstanding primary school and combines convenient local shops and amenities with easy access to the whole of Tyneside. Offering a choice of two, three, four and five bedrooms, these energy efficient new homes present a rare opportunity to put down roots in a mature, welcoming community. Welcome to Meadow Hill...

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.



Burroughs Feature

Overview

The breathtaking dual aspect living and dining room, featuring both french doors and an elegant bay window, is a quite exceptional family space and an impressive setting for entertaining. Two dual aspect bedrooms continue the bright, open ambience to create an inspiring, light-filled home.

Ground Floor

Living/Dining
4.99m max x 4.79m max
16'4" x 15'9"

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

WC
0.90m x 2.13m
2'11" x 7'0"

First Floor

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

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

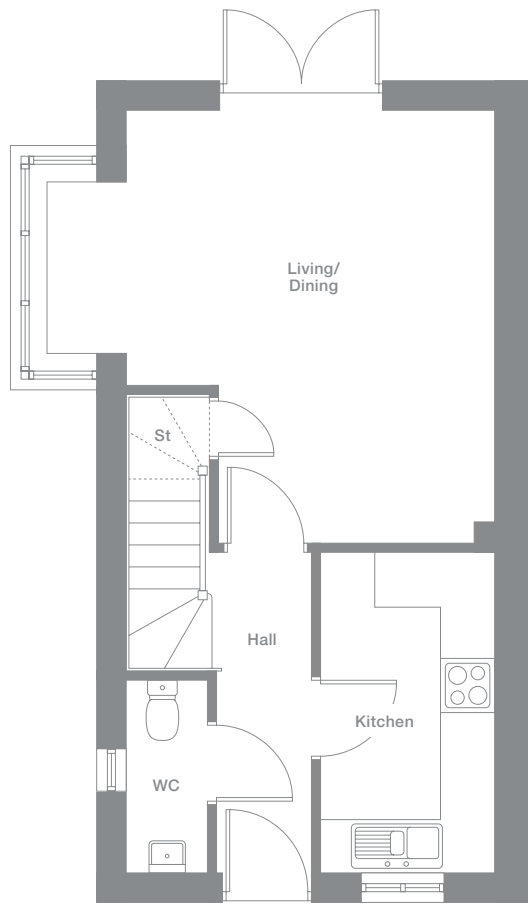
Bathroom
1.70m x 2.16m
5'7" x 7'1"

Floor Space

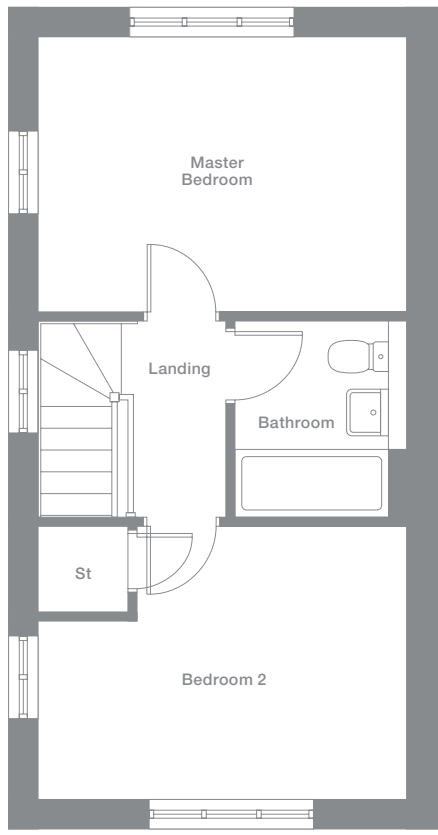
756 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Please note: Floorplan represents Plot 78 only

Burroughs Alternative

Overview

With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

Ground Floor

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

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

WC
0.90m x 2.13m
2'11" x 7'0"

First Floor

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

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

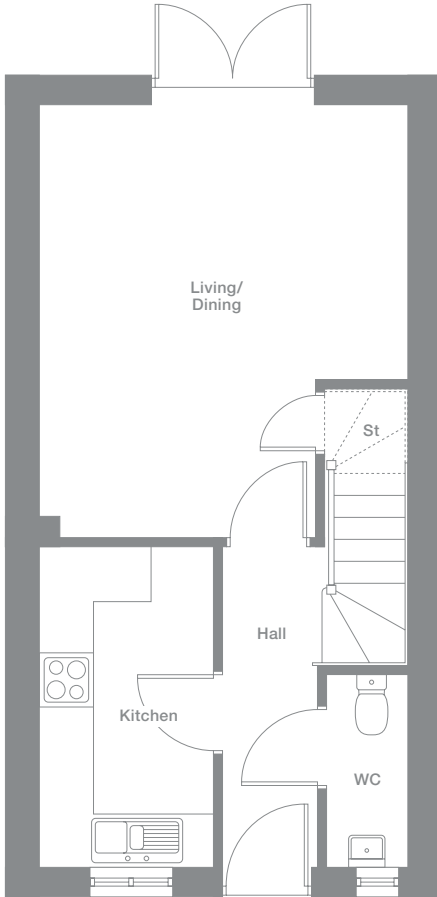
Bathroom
1.70m x 2.16m
5'7" x 7'1"

Floor Space

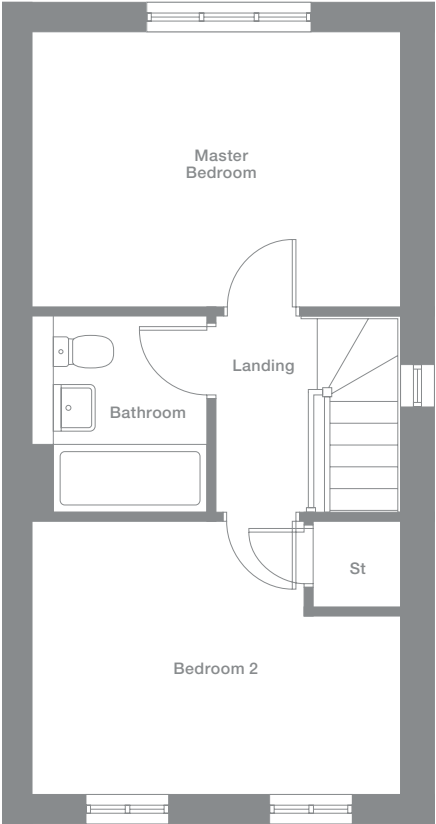
737 sq ft



Ground Floor



First Floor



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Please note: Floorplan represents Plot 77 only

Hawthorne Alternative

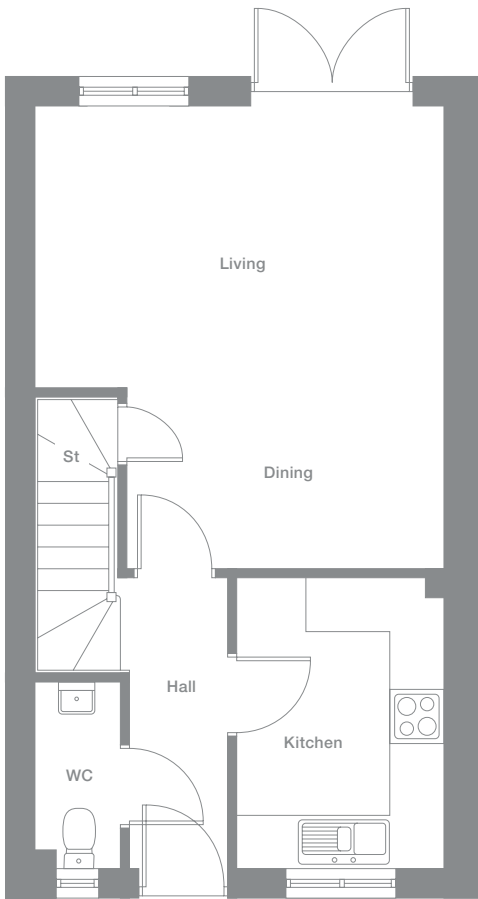
Overview
 Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

Ground Floor	First Floor
Living 4.51m x 3.11m 14'10" x 10'3"	Master Bedroom 2.59m x 3.21m 8'6" x 10'6"
Dining 3.50m x 2.00m 11'6" x 6'7"	En-Suite 1.82m x 2.06m 6'0" x 6'9"
Kitchen 2.29m x 3.21m 7'6" x 10'6"	Bedroom 2 2.36m x 3.32m 7'9" x 10'11"
WC 0.94m x 2.06m 3'1" x 6'9"	Bedroom 3 2.05m x 2.22m 6'9" x 7'4"
	Bathroom 2.36m x 1.70m 7'9" x 5'7"

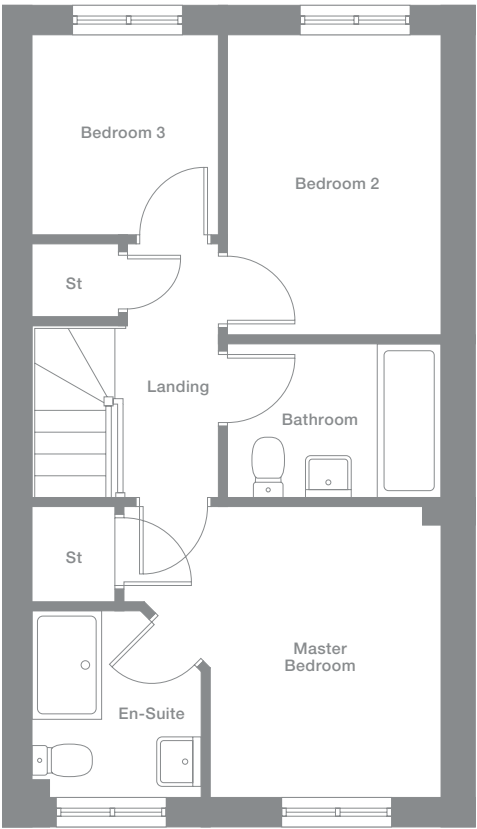
Floor Space
 819 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Tolkien Alternative

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge
3.19m max x 4.27m max
10'6" x 14'0"

Dining
1.81m x 2.53m
5'11" x 8'4"

Kitchen
2.32m x 3.06m
7'7" x 10'1"

WC
0.85m x 1.63m
2'10" x 5'4"

First Floor

Bedroom 2
4.14m max x 2.60m max
13'7" x 8'6"

Bedroom 3
2.13m x 2.73m
7'0" x 9'0"

Bathroom
2.13m max x 1.91m max
7'0" x 6'3"

Second Floor

Master Bedroom
3.192m x 2.869m
to 1.185 Height Line
10'6" x 9'5"

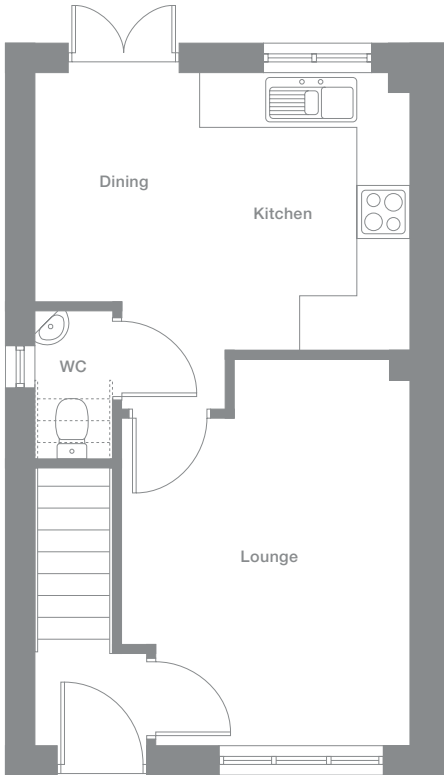
En-Suite
2.184m max x 1.827m
to 1.323 Height Line
7'2" x 6'0"

Floor Space

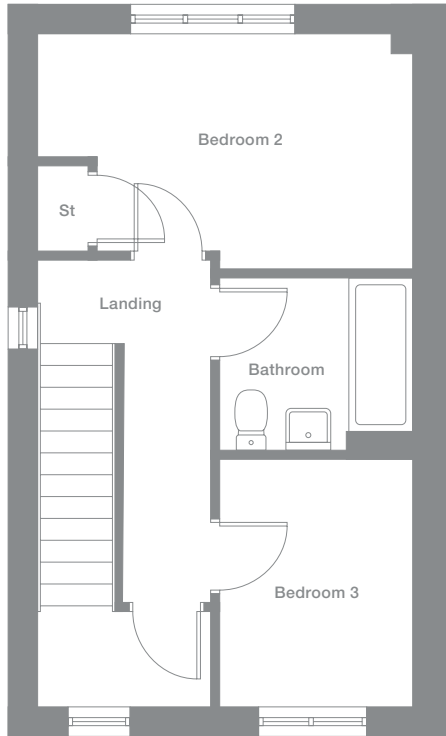
886 sq ft



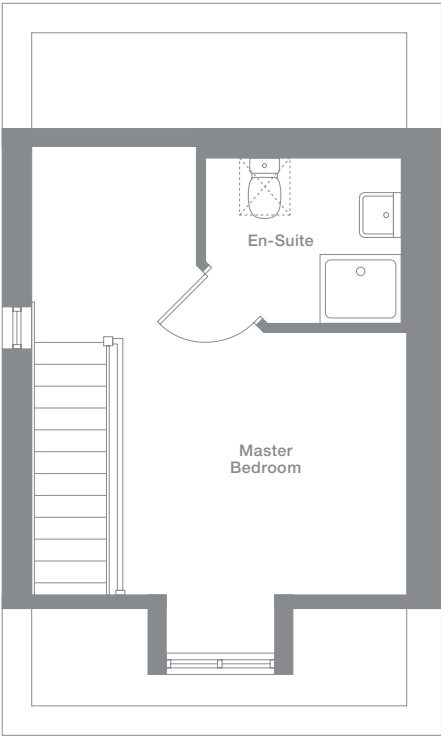
Ground Floor



First Floor



Second 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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Larkin Alt

Overview

The dining area features a light-filled bay window with triple aspect windows and french doors, giving the kitchen an inspiring, natural appeal. With a separate laundry room and a sumptuous master bedroom suite that includes a dressing area, this is an attractive and comfortable family home.

Ground Floor

- Lounge**
3.14m x 5.27m
10'4" x 17'3"
- Dining**
2.97m x 3.80m
9'9" x 12'6"
- Kitchen**
2.25m x 3.34m
7'5" x 10'11"
- Laundry**
1.97m x 1.74m
6'6" x 5'9"
- WC**
1.97m x 0.85m
6'6" x 2'9"

First Floor

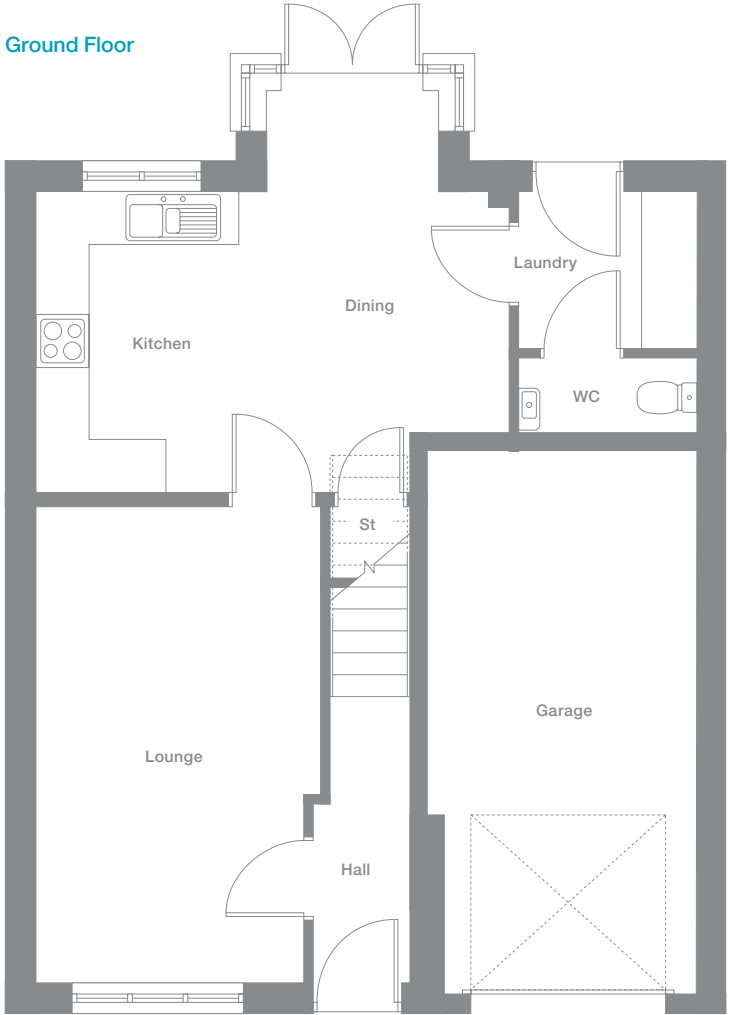
- Master Bedroom**
4.05m x 3.41m
13'4" x 11'2"
- Dressing**
2.00m x 1.23m
6'7" x 4'1"
- En-Suite**
1.99m x 2.11m
6'7" x 6'11"
- Bedroom 2**
3.14m x 3.44m
10'4" x 11'4"
- Bedroom 3**
2.41m x 3.40m
7'11" x 11'2"
- Bathroom**
2.65m x 1.70m
8'9" x 5'7"

Floor Space

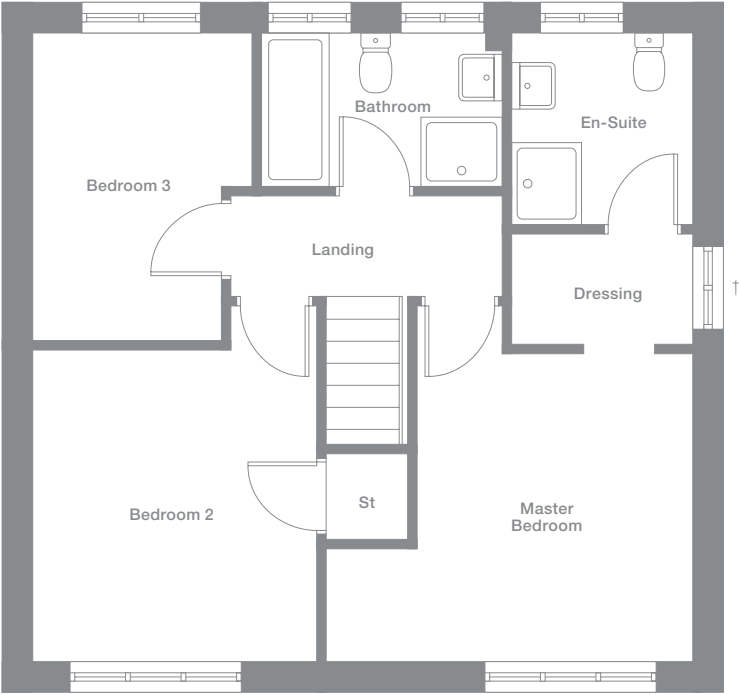
1,049 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window to specific plots only, see Development Sales Manager for details

Fenwick Alternative

Overview

The stylish bay-windowed lounge complements a practical, inviting kitchen with french doors bringing a focal point to the dining area. There is a separate laundry, and the four bedrooms accessed via a bright gallery landing include a relaxing, luxurious master suite.

Ground Floor

- Lounge**
3.85m max X 5.48m max
12'8" x 18'0"
- Dining**
2.26m x 3.26m
7'5" x 10'9"
- Kitchen**
3.34m x 3.26m
11'0" x 10'9"
- Laundry**
1.90m x 1.95m
6'3" x 6'5"
- WC**
0.90m x 1.95m
3'0" x 6'5"

First Floor

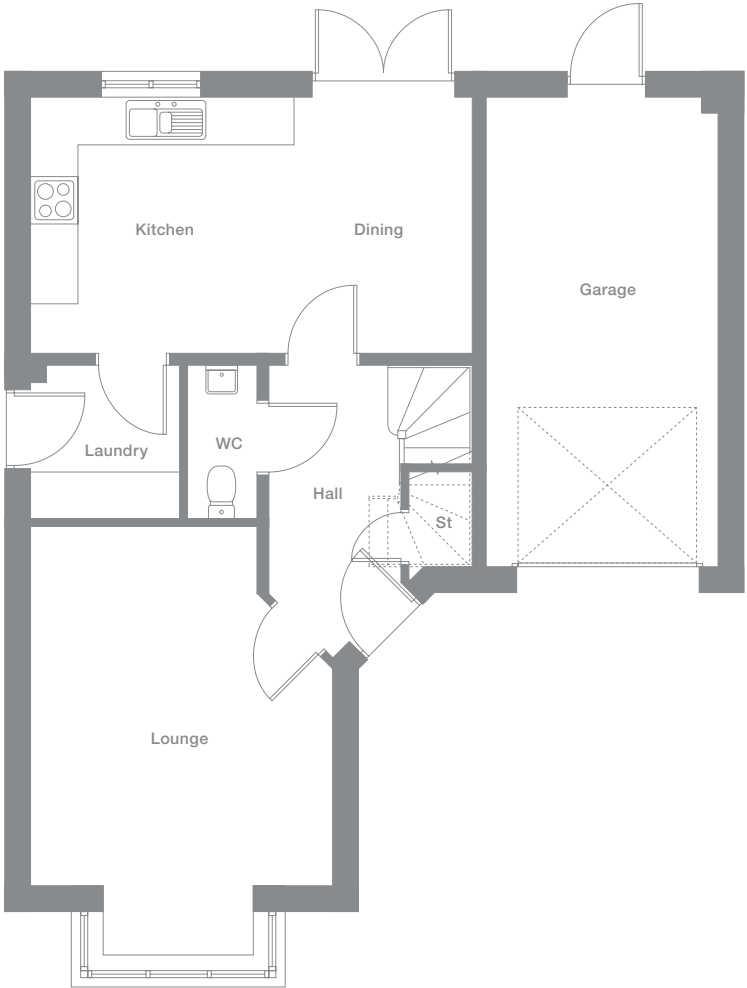
- Master Bedroom**
3.05m max X 4.36m max
10'0" x 14'4"
- En-Suite**
2.46m max X 1.52m max
8'1" x 5'0"
- Bedroom 2**
3.85m x 3.46m
12'8" x 11'4"
- Bedroom 3**
3.11m max X 4.06m max
10'3" x 13'4"
- Bedroom 4**
2.79m x 2.27m
9'2" x 7'6"
- Bathroom**
2.70m max X 2.32m max
8'10" x 7'8"

Floor Space

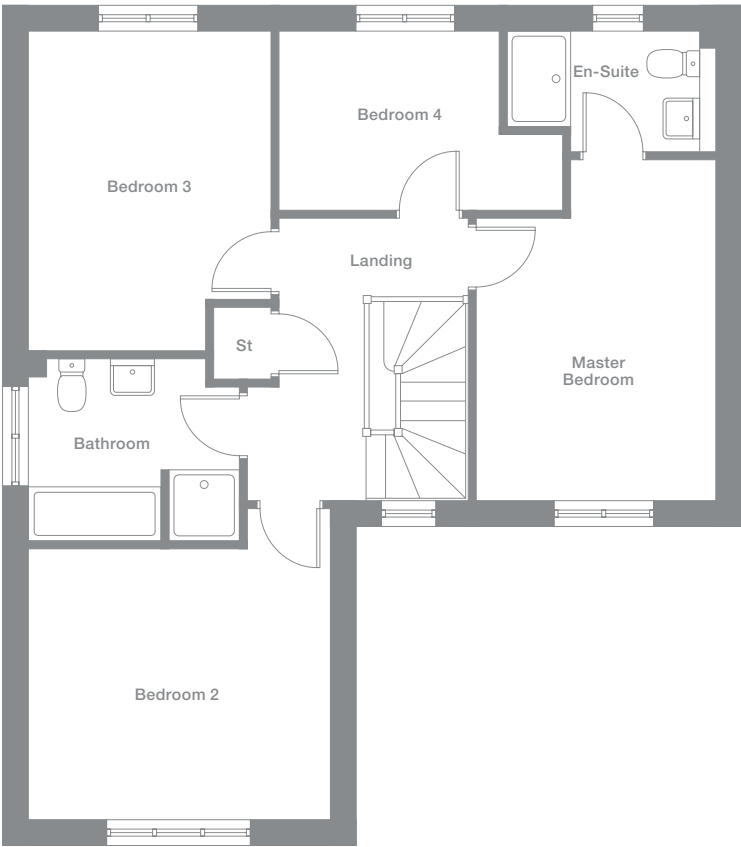
1,288 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Mitford Alternative

Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate laundry helps to keep the kitchen free for creative cookery and conversation.

Ground Floor

- Lounge**
3.65m x 5.44m max
12'0" x 17'10"
- Family/Dining**
3.38m x 3.88m
11'1" x 12'9"
- Kitchen**
3.76m x 2.99m
12'4" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Study**
2.08m x 2.06m
6'10" x 6'9"
- WC**
2.08m x 1.08m
6'10" x 3'7"

First Floor

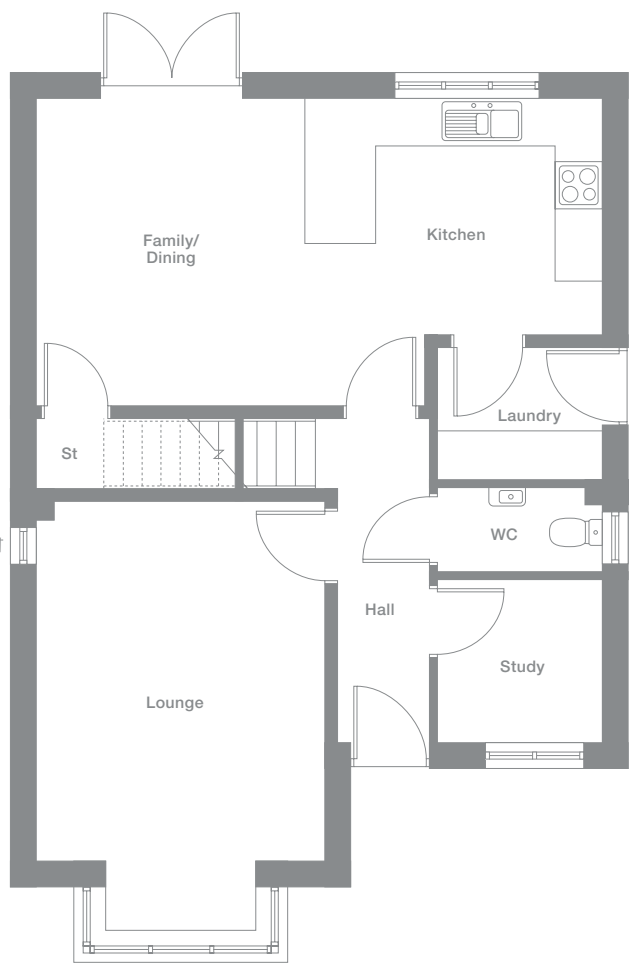
- Master Bedroom**
3.65m max x 4.60m max
12'0" x 15'1"
- En-Suite**
2.00m max x 2.00m max
6'7" x 6'7"
- Bedroom 2**
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3**
3.26m x 2.75m
10'8" x 9'1"
- Bedroom 4**
3.40m max x 3.18m
11'2" x 10'5"
- Bathroom**
2.55m x 2.00m
8'5" x 6'7"

Floor Space

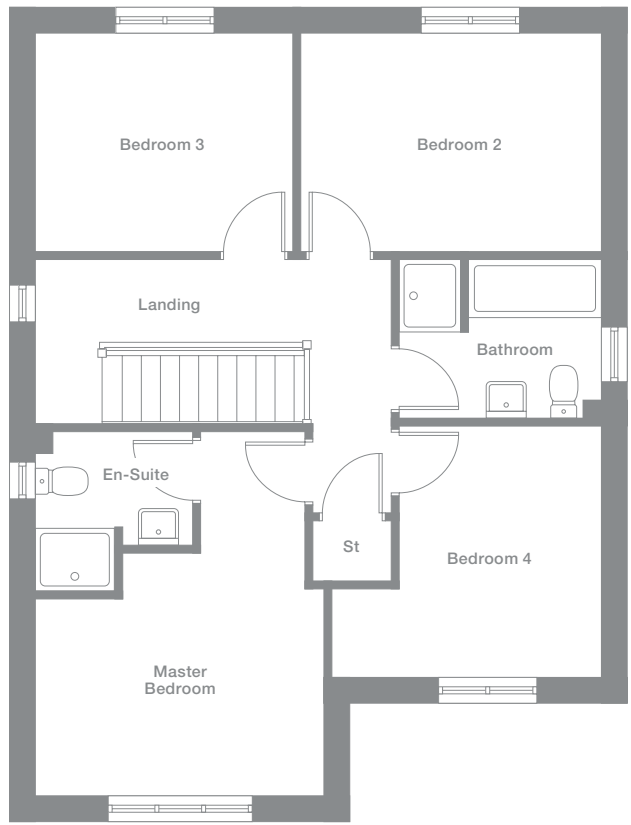
1,388 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window to specific plots only, see Development Sales Manager for details

Chadwick Alternative

Overview

With its bay-windowed lounge, dedicated laundry room and a bright dining kitchen incorporating feature french doors, this is an immensely attractive and flexible family home. Two of the four bedrooms are en-suite, reflecting an impressive harmony of convenience of convenience and appeal.

Ground Floor

- Lounge**
3.26m x 6.21m max
10'9" x 20'5"
- Dining/Family**
3.71m max x 3.36m max
12'2" x 11'0"
- Kitchen**
3.03m x 3.36m
9'11" x 11'0"
- Laundry**
1.81m max x 2.88m max
5'11" x 9'5"
- WC**
0.93m x 1.61m
3'1" x 5'4"

First Floor

- Master Bedroom**
5.29m max x 3.09m
17'4" x 10'2"
- En-Suite 1**
2.11m x 1.90m
6'11" x 6'3"
- Bedroom 2**
3.26m x 3.35m
10'9" x 11'0"
- En-Suite 2**
2.17m x 1.81m
7'2" x 5'11"
- Bedroom 3**
3.27m x 3.47m max
10'9" x 11'5"
- Bedroom 4**
3.10m max x 2.97m
10'2" x 9'9"
- Bathroom**
2.07m max x 2.82m max
6'10" x 9'3"

Floor Space

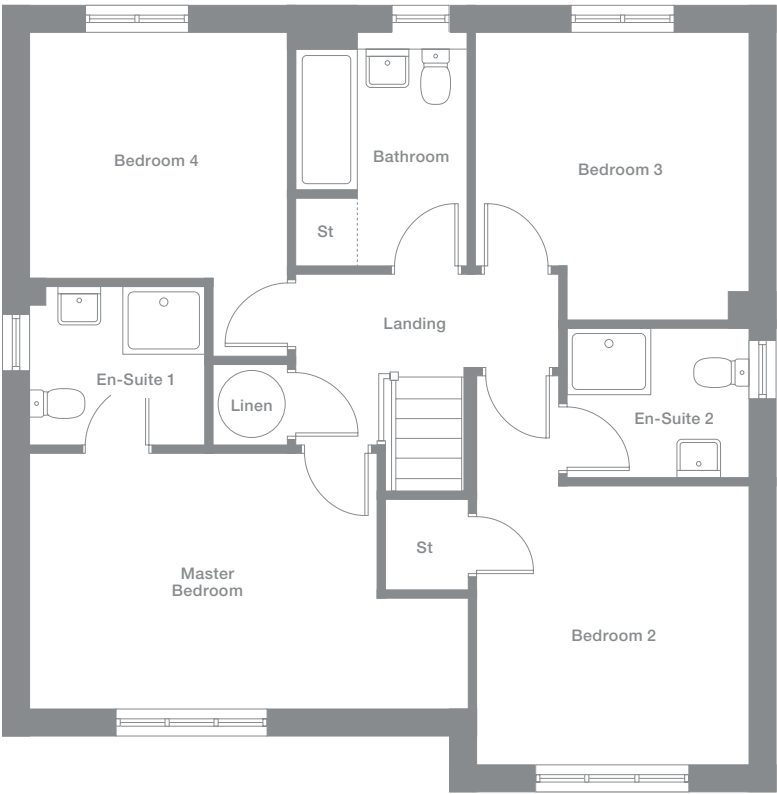
1,408 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Stevenson Alternative

Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

Ground Floor

- Lounge**
4.53m max x 4.42m
14'10" x 14'6"
- Family/Dining**
3.68m x 3.83m
12'1" x 12'7"
- Kitchen**
3.68m x 3.03m
12'1" x 9'11"
- Laundry**
1.79m x 1.76m
5'10" x 5'9"
- Study**
3.63m max x 2.34m max
11'11" x 7'8"
- WC**
1.50m x 1.06m
4'11" x 3'6"

First Floor

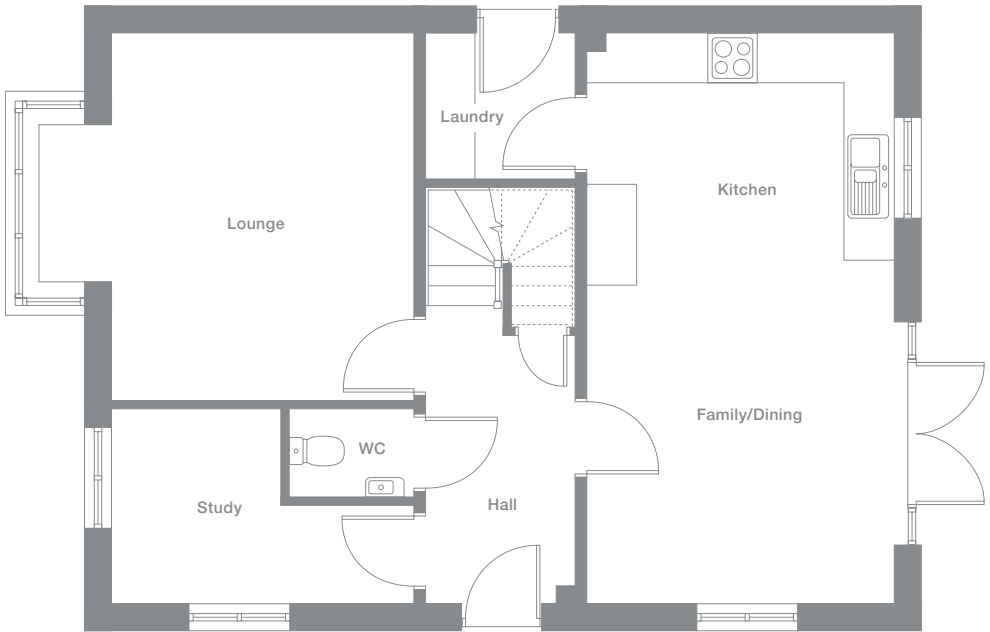
- Master Bedroom**
3.74m max x 3.70m
12'3" x 12'2"
- En-Suite**
2.09m x 1.76m
6'10" x 5'9"
- Bedroom 2**
3.68m x 3.23m
12'1" x 10'7"
- Bedroom 3**
2.61m x 3.53m
8'7" x 11'7"
- Bedroom 4**
3.17m max x 3.06m
10'5" x 10'1"
- Bathroom**
3.40m max x 1.83m
11'2" x 6'0"

Floor Space

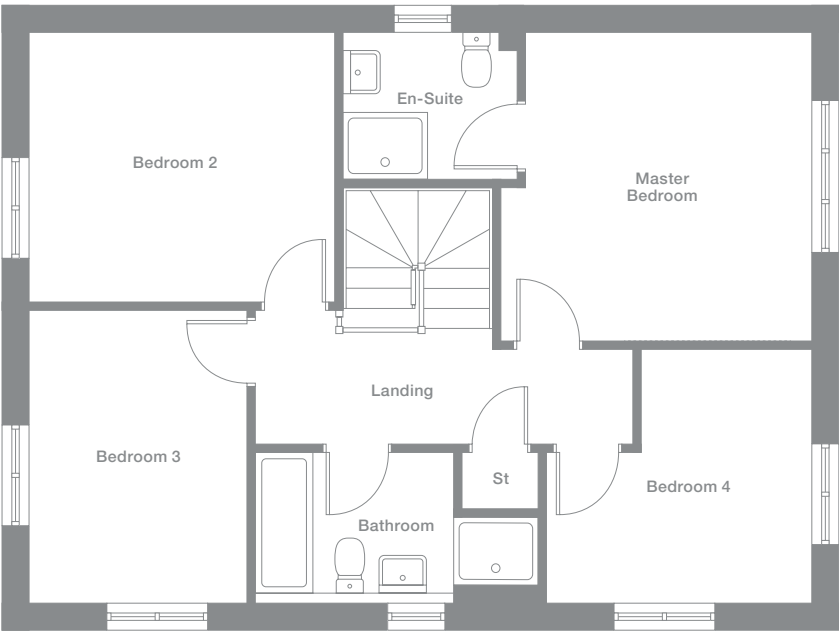
1,408 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Buttermere Alternative

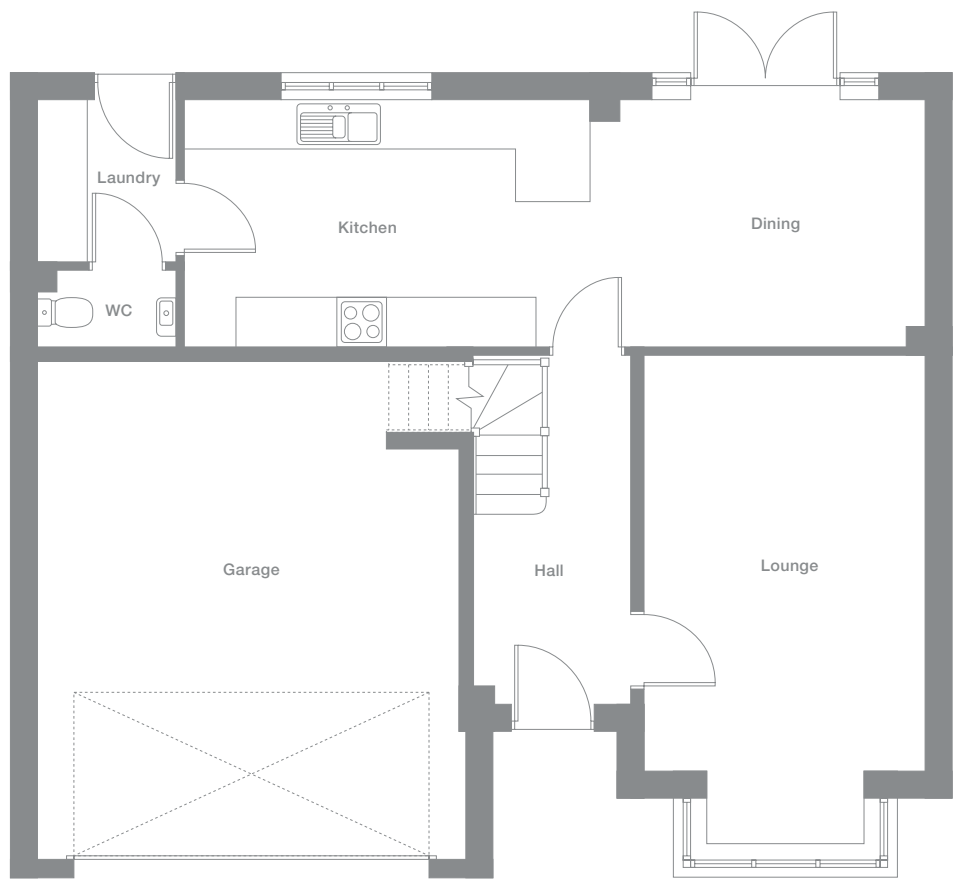
Overview
 With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
- Lounge**
3.39m x 5.92m max
11'2" x 19'5"
- Kitchen**
4.88m x 2.97m
16'0" x 9'9"
- Dining**
4.03m x 2.97m
13'3" x 9'9"
- Laundry**
1.67m x 1.96m
5'6" x 6'5"
- WC**
1.67m x 0.92m
5'6" x 3'0"
- First Floor**
- Master Bedroom**
2.80m x 5.18m
9'2" x 17'0"
- En-Suite 1**
1.85m x 2.00m
6'1" x 6'7"
- Bedroom 2**
3.39m x 3.64m
11'2" x 11'11"
- En-Suite 2**
1.64m max x 2.05m max
5'5" x 6'9"
- Bedroom 3**
3.20m x 3.05m
10'6" x 10'0"
- En-Suite 3**
2.38m x 1.21m
7'10" x 4'0"
- Bedroom 4**
2.55m max x 3.17m max
8'5" x 10'5"
- Bedroom 5**
3.25m x 2.00m
10'8" x 6'7"
- Bathroom**
2.08m max x 2.00m max
6'10" x 6'7"

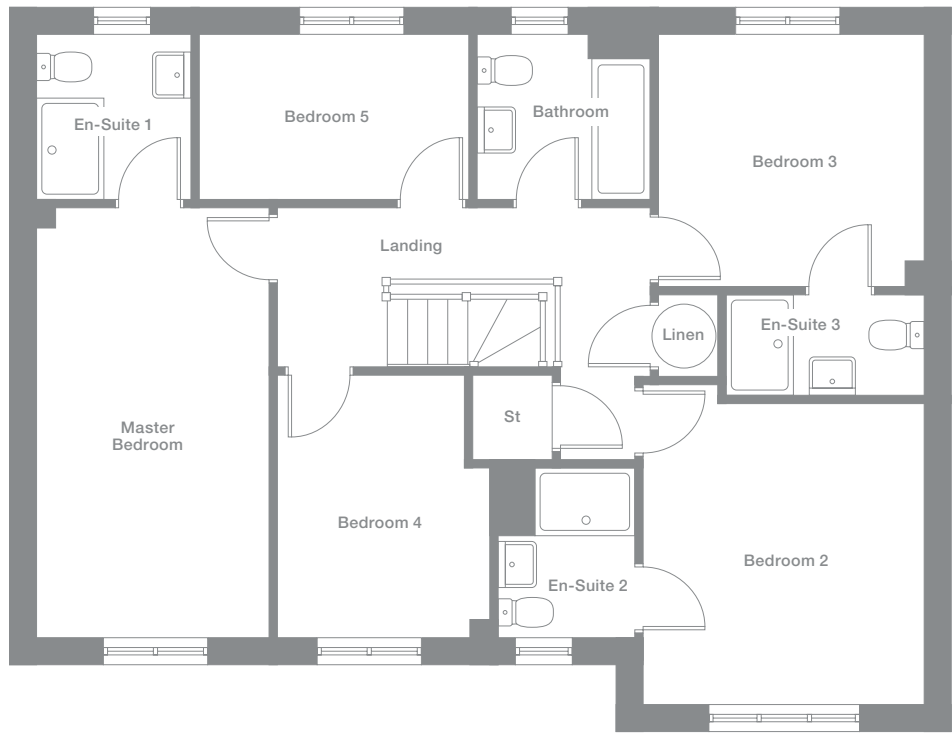
Floor Space
1,509 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

Jura Alternative

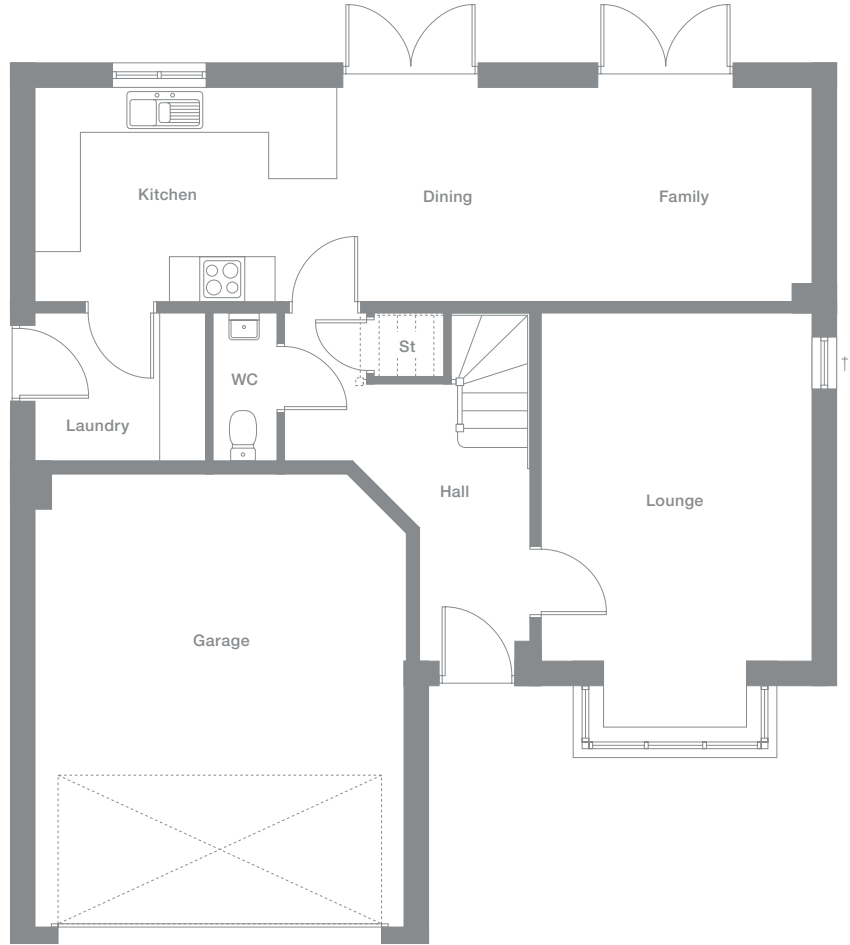
Overview
 Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Ground Floor	First Floor
Lounge 3.58m x 5.49m max 11'9" x 18'0"	Master Bedroom 4.89m max x 4.27m max 16'1" x 14'0"
Dining 3.14m x 2.85m 10'4" x 9'4"	En-Suite 1 2.17m x 1.97m 7'2" x 6'6"
Kitchen 3.98m x 2.85m 13'1" x 9'4"	Bedroom 2 3.06m x 3.57m 10'1" x 11'9"
Family 3.14m x 2.85m 10'4" x 9'4"	En-Suite 2 2.01m max x 1.86m max 6'7" x 6'1"
Laundry 2.25m x 1.95m 7'5" x 6'5"	Bedroom 3 3.71m x 2.91m 12'2" x 9'7"
WC 0.85m x 1.95m 2'9" x 6'5"	Bedroom 4 3.28m max x 2.91m max 10'9" x 9'7"
	Bedroom 5 3.63m max x 2.43m max 11'11" x 8'0"
	Bathroom 2.60m max x 2.07m max 8'6" x 6'9"

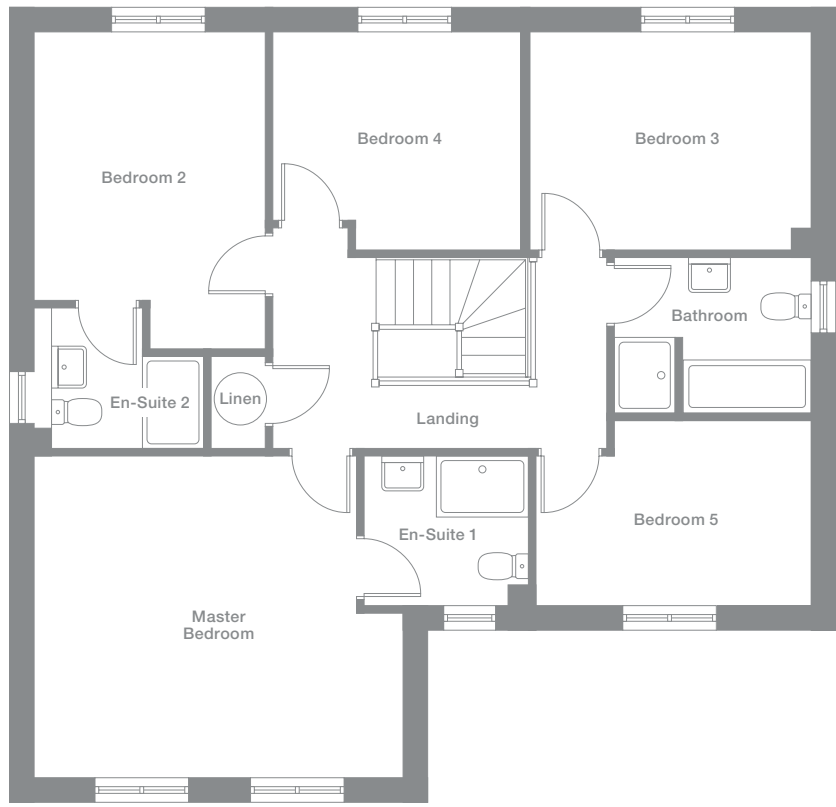
Floor Space
1,680 sq ft



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.

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

Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window to specific plots only, 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 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.

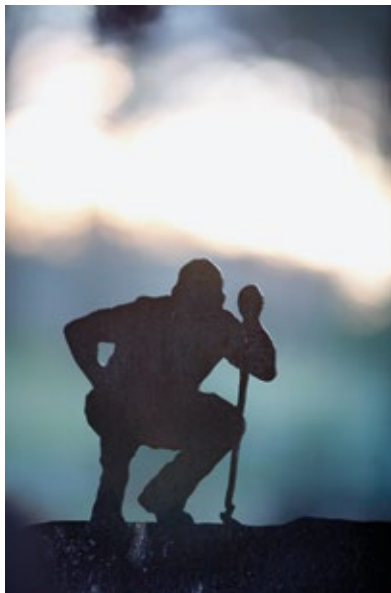
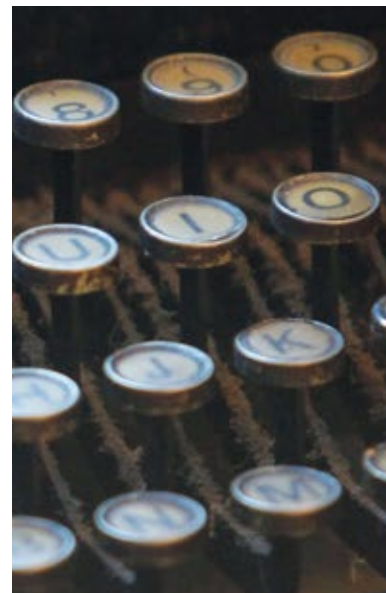
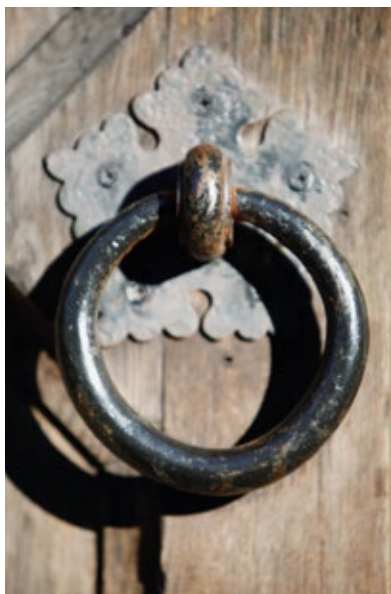
For your future

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.



The choice of shops includes Throckley Minimarket, a convenience store ten minutes walk from Meadow Hill that provides grocery, newsagent, and off-licence services until 9pm seven days a week. The large Sainsbury store around half a mile away incorporates Throckley post office, and there are several other convenience stores, off-licences, hairdressers and food takeaways in the village and a wider choice around Newburn High Street, a mile and a half away. Newburn also has a community-run Activity Centre with a gym, a climbing wall and a range of children's activities.

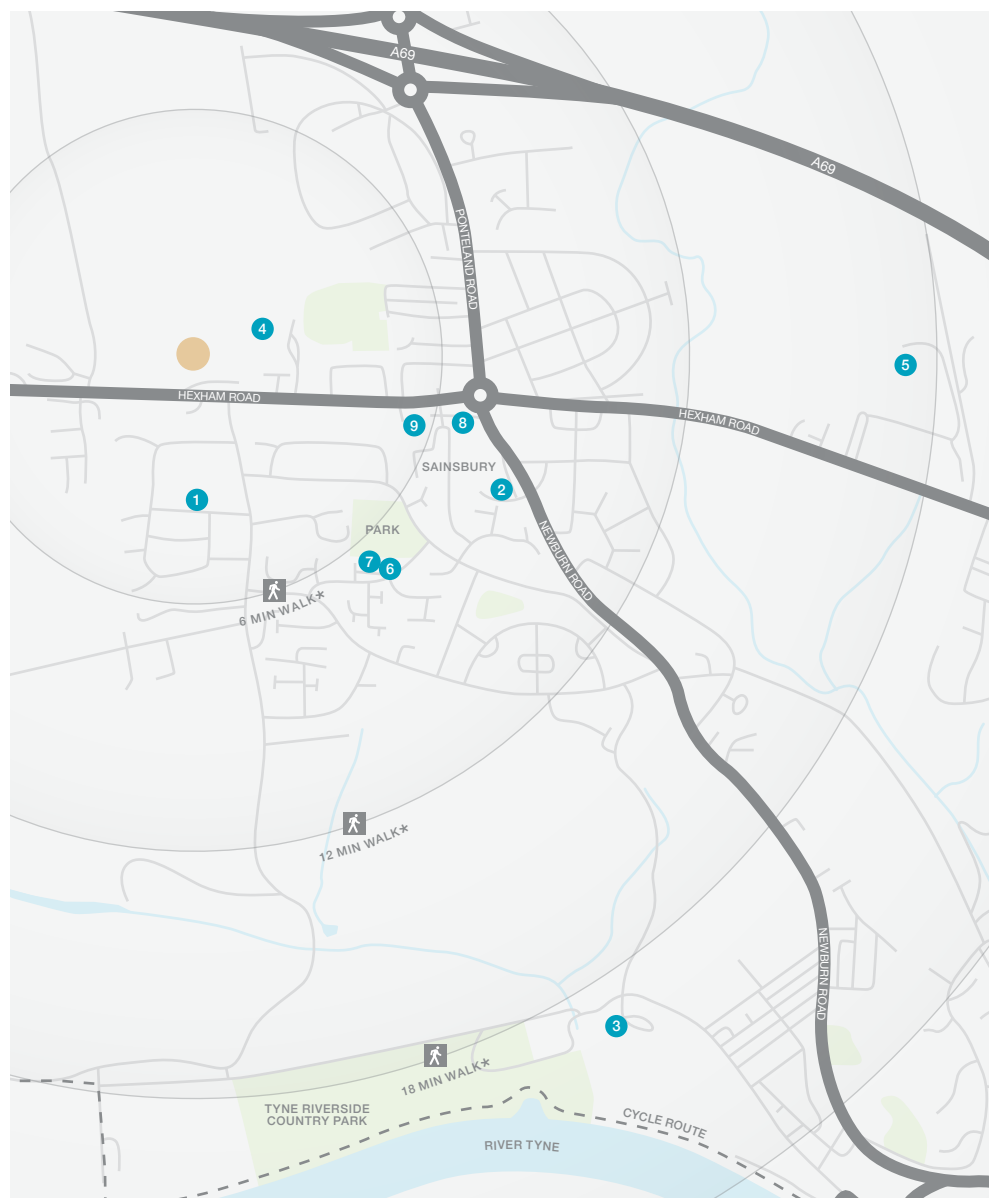
Throckley has a wealth of open green spaces and woods both within and surrounding the village, including the delightful Walbottle Dene, a tract of ancient woodland and wildlife habitats that is a favourite area for walkers and runners. A few minutes walk from Meadow Hill there is a large park with an equipped play area, and a little further to the south lie Riverside Country Park and the River Tyne, with Ryton Willows nature reserve on the southern bank, accessed via the Newburn Bridge. The village has several pubs, two social clubs and a cricket club, and the many nearby golf courses include the prestigious Close House club, two miles to the west.



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.

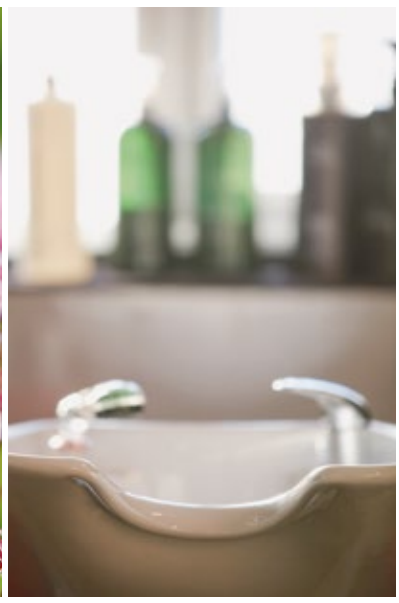
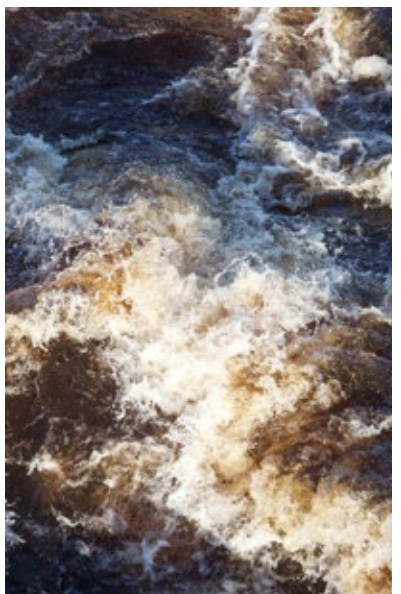
Throckley Primary School, assessed as 'Outstanding' in every category by Ofsted and listed by the Sunday Times as one of the highest achieving schools in the country, is housed in a spacious modern building with excellent grounds and sports facilities just yards from Meadow Hill. The school came top in both the Newcastle Chronicle's list of schools in the North East, and the DfE league tables for

Newcastle upon Tyne. Walbottle Campus, a mile to the east, is a large secondary with an impressive sixth form performance. Throckley Primary Care Centre, a modern medical practice staffed by eight GPs with full nursing support, an associated pharmacy, the No 1 Victoria Terrace Dental Clinic and an optician, can all be found within ten minutes walk of Meadow Hill.



- 1 Throckley Minimarket
8A Woodlands
0191 267 5602
 - 2 Throckley Post Office
Newburn Road
0191 267 4543
 - 3 Newburn
Activity Centre,
Grange Road
Newburn,
0191 264 0014
 - 4 Throckley
Primary School,
Hexham Road
0191 267 5311
 - 5 Walbottle Campus
Hexham Road
0191 267 8221
 - 6 Throckley Primary
Care Centre,
Tillmouth Park Road
0191 264 1014
 - 7 Throckley Chemists
Throckley Primary
Care Centre,
0191 210 6750
 - 8 No 1 Victoria Terrace
Dental Clinic,
1 Victoria Terrace
0191 267 7120
 - 9 Thompsons
Opticians Ltd,
Senate House
Hexham Road
0191 267 4337
- Close House
Heddon-on-the-Wall
01661 852 255

* 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

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03300 291 451

From Newcastle
From the junction of the A168, the A1 and the A69, join the A69 westbound following signs for Hexham. Just over two miles on, bear left to leave the A69 for Throckley and take the first roundabout exit to join the A6085. At the next roundabout take the third exit, for Hexham, and the entrance to Meadow Hill is on the right, 500 yards on.

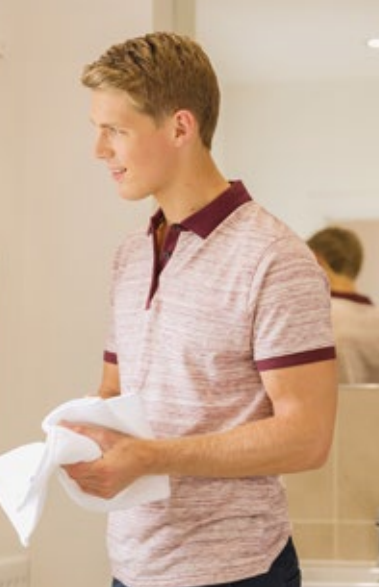
From the A1(M) Northbound
Stay on the A1 across the River Tyne. At the next junction, bear left to join the A69, for Hexham. Just over two miles on, bear left to leave the A69 for Throckley and take the first roundabout exit to join the A6085. At the next roundabout take the third exit, for Hexham, and the entrance to Meadow Hill is on the right, 500 yards on.

Sat Nav: NE15 9DT



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[®]