



The Calders
Cliviger

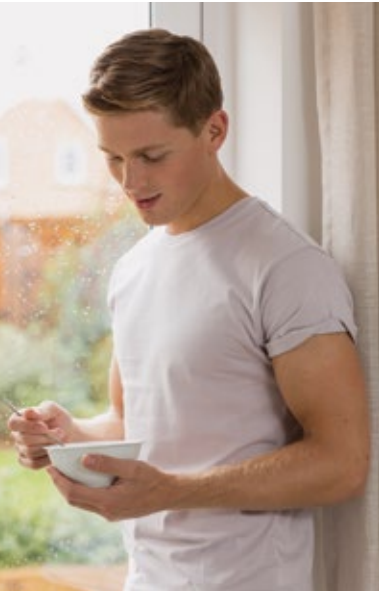
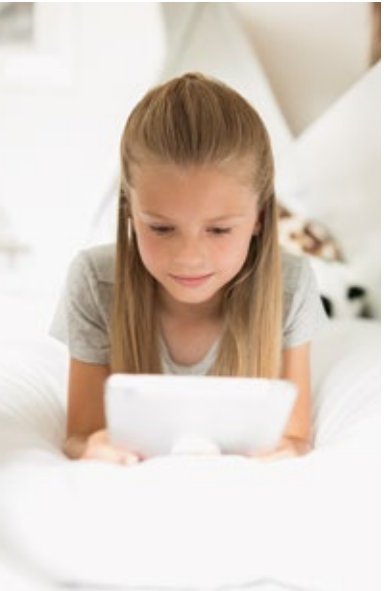
mill

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homes

the place to be®

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



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Discount to Market Homes

Plots 2 – 3 and 104 - 108 will be built using timber frame construction. This may affect the dimensions and they may be different to the dimensions shown in this brochure. Speak to the Development Sales Manager for details.

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.

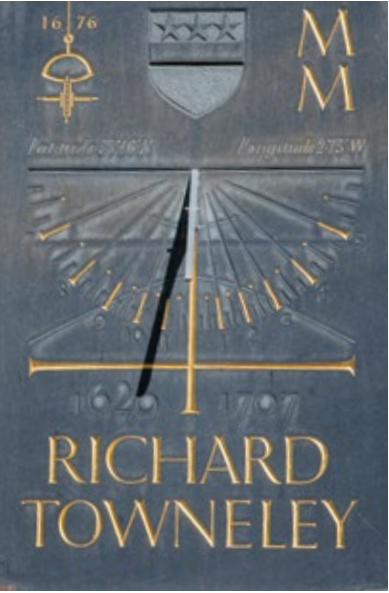
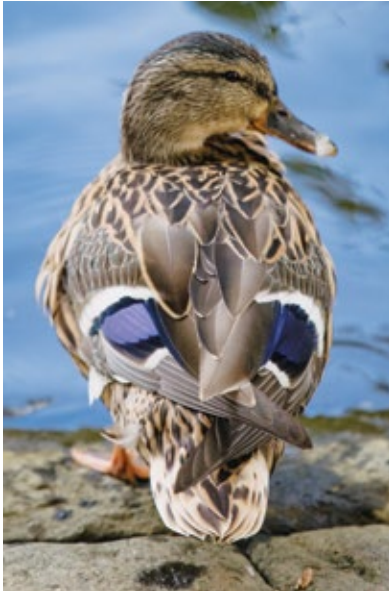


Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Within around 25 miles of Manchester, Preston and Bradford, and with the M65 motorway less than a mile from the town centre, the lively market town of Burnley is an excellent base for travel throughout the north west of England. Trains to Blackpool, Blackburn, Bradford, Leeds, Salford, Manchester Victoria and York call at Manchester Road, one of Burnley's three rail stations. Manchester is just 50 minutes away by rail. Services to Preston pass through Central and Barracks stations, and buses into Burnley town centre stop near the development.

The homes are just a short walk from the magnificent Towneley Park, one of Burnley's most treasured assets. The 180 hectare site includes two golf courses, a garden centre, sports pitches, a café, a play area and an excellent art gallery with a museum. The area around The Calders offers a wealth of riverside and woodland walks and natural features, such as the beautiful and peaceful Cliviger Fish Pools, around two miles to the south. With its rivers, canal and reservoirs, Burnley is particularly rich in water based activities. The many other sports and fitness amenities include a swimming pool, a well-equipped gym and sports hall at St Peter's Leisure Centre, there is also golf and football at Prairie Sports Village.



In a semi-rural location peppered with delightful hamlets, this attractive selection of three and four bedroom homes offers a perfect balance of convenience and character. Landscaped around a green play area that presents a community focal point, and with good amenities and transport links, this is an immensely desirable new neighbourhood in a very special setting. Welcome to The Calders...

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Overton

Overview

With its bright lounge and light, airy kitchen, where french doors add a focal point to the dining area, this attractive home is ideal for entertaining. There is a dedicated laundry space, and the principal bedroom includes an en-suite shower and a generously sized cupboard.

Ground Floor

- Lounge
3.56m x 4.49m
11'8" x 14'9"
- Kitchen/Dining
3.34m x 3.83m
11'0" x 12'7"
- Laundry
1.08m x 1.96m
3'7" x 6'5"
- WC
1.08m x 1.78m
3'7" x 5'10"

First Floor

- Principal Bedroom
3.09m x 3.28m
10'2" x 10'9"
- En-Suite
1.21m x 2.03m
4'0" x 6'8"
- Bedroom 2
2.37m x 3.26m
7'10" x 10'8"
- Bedroom 3
2.04m x 2.17m
6'8" x 7'2"
- Bathroom
2.37m x 1.69m
7'10" x 5'7"

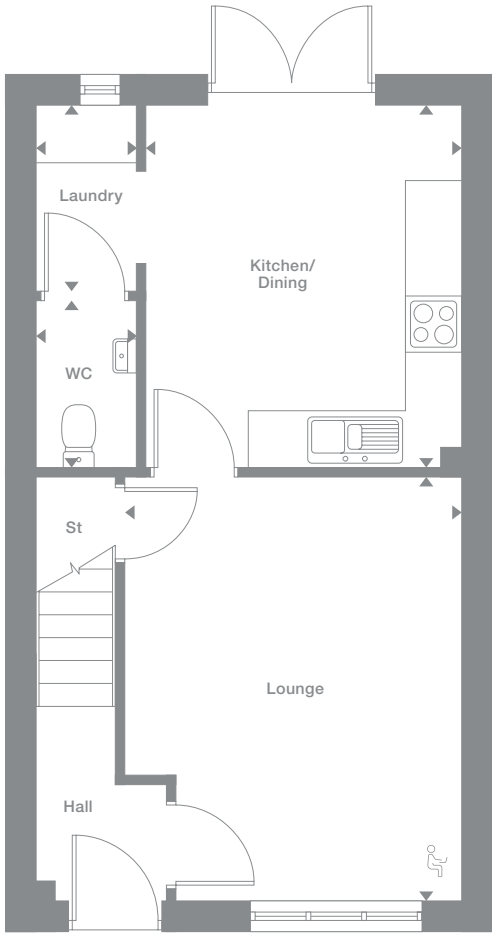
Floor Space

819 sq ft

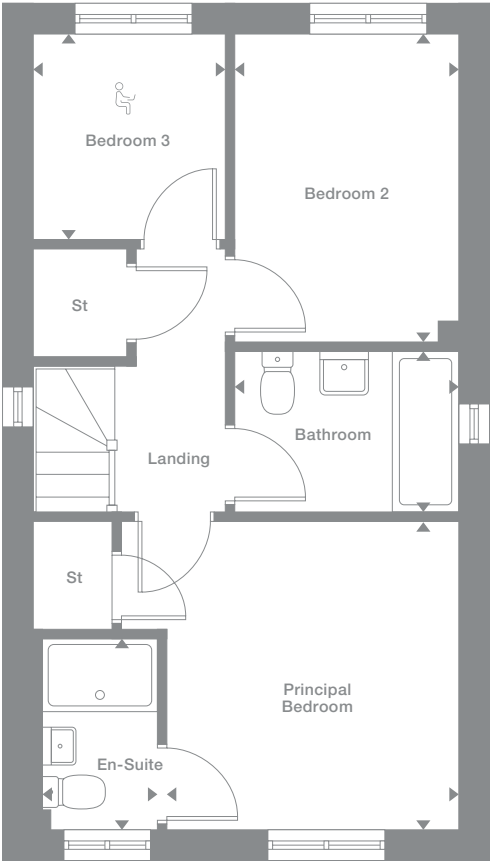
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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† Window positions may vary and are not included on all plots. Please speak to our Development Sales Manager for clarification

Kingston

Overview

Both the lounge and the kitchen are dual aspect, with the bay window of the lounge and french doors in the dining area adding to the light, open ambience. One of the three bedrooms is also dual aspect, while the principal bedroom includes en-suite facilities.

Ground Floor

- Lounge
4.68m x 3.91m
15'5" x 12'10"
- Kitchen
2.91m x 3.45m
9'7" x 11'4"
- Dining
1.76m x 2.40m
5'10" x 7'11"
- WC
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom
3.37m x 3.01m
11'1" x 9'11"
- En-Suite
1.01m x 2.78m
3'4" x 9'2"
- Bedroom 2
2.56m x 3.46m
8'5" x 11'4"
- Bedroom 3
2.02m x 3.46m
6'8" x 11'4"
- Bathroom
1.70m x 1.96m
5'7" x 6'5"

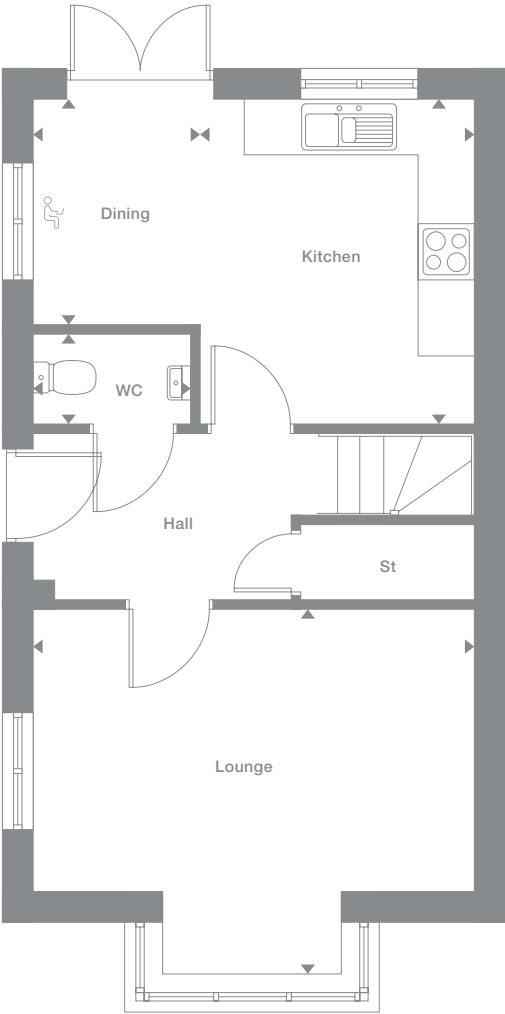
Floor Space

869 sq ft

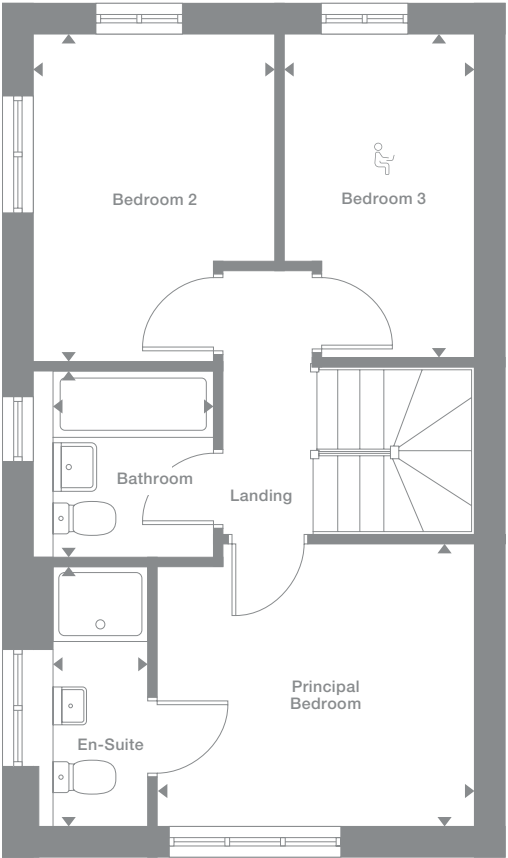
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Overview
A traditional bay window dominates the dual aspect lounge, while the bright dining kitchen features french doors and a separate laundry. Accessed from a generously sized landing, the three bedrooms include a dual aspect principal suite. Every detail testifies to quality and attention to detail.

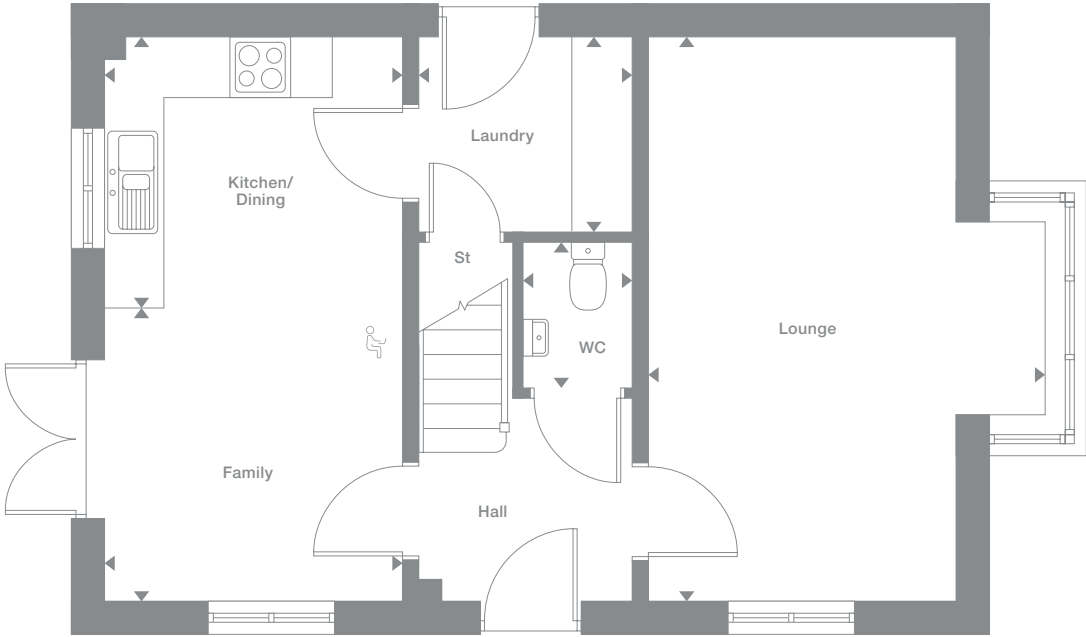
Ground Floor	First Floor
Lounge 3.92m x 5.54m 12'11" x 18'2"	Principal Bedroom 3.40m x 3.12m 11'2" x 10'3"
Kitchen/Dining 2.93m x 2.65m 9'8" x 8'9"	En-Suite 1.77m x 2.06m 5'10" x 6'9"
Laundry 2.09m x 1.92m 6'10" x 6'4"	Bedroom 2 2.99m x 3.31m 9'10" x 10'11"
Family 2.93m x 2.88m 9'8" x 9'6"	Bedroom 3 2.60m x 2.33m 8'6" x 7'8"
WC 1.08m x 1.43m 3'7" x 4'9"	Bathroom 1.70m x 2.13m 5'7" x 7'0"

Floor Space
1,016 sq ft

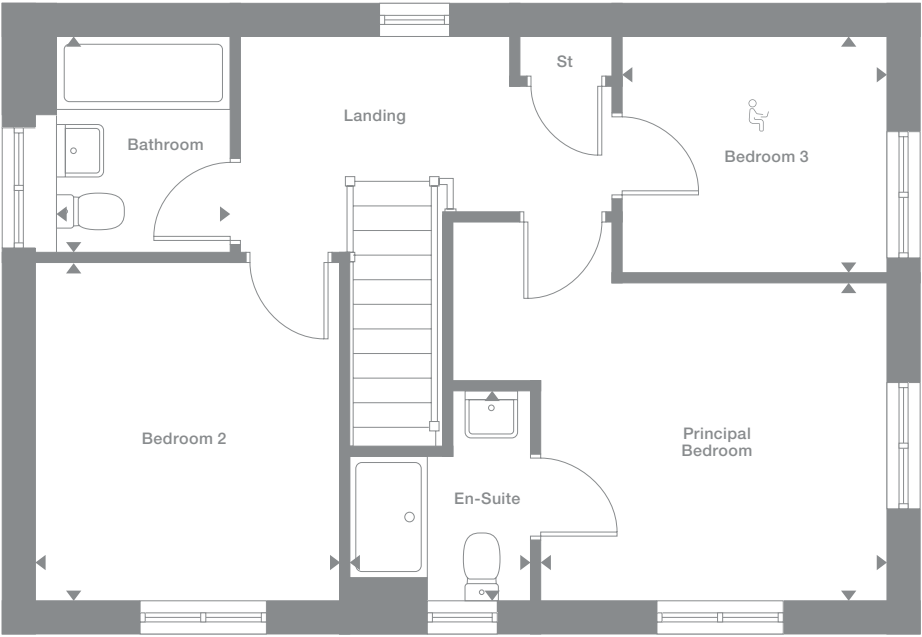
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Larchwood

Overview
The broad entrance canopy demonstrates the blend of visual appeal and utility found throughout this exciting home. The lounge opens on to a light filled dining kitchen with french doors and a separate laundry, one of the bedrooms is en-suite and another includes a useful cupboard.

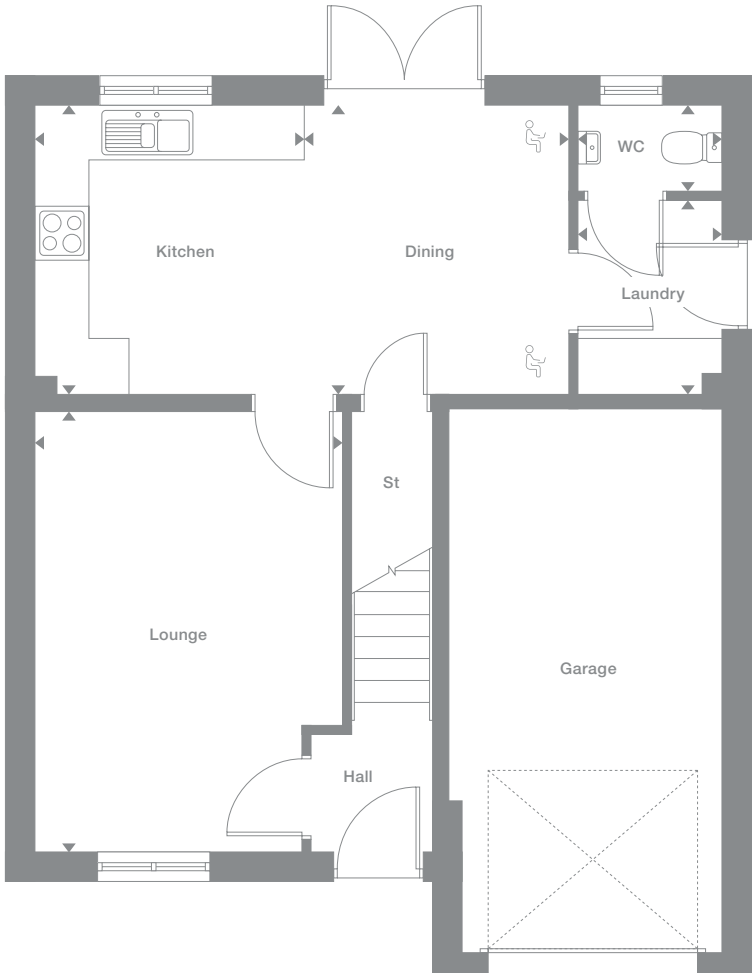
Ground Floor	First Floor
Lounge 3.38m x 4.86m 11'1" x 15'11"	Principal Bedroom 4.38m x 2.90m 14'5" x 9'6"
Kitchen 2.95m x 3.18m 9'8" x 10'5"	En-Suite 1.87m x 2.45m 6'2" x 8'1"
Dining 2.91m x 3.18m 9'7" x 10'5"	Bedroom 2 3.73m x 2.70m 12'3" x 8'10"
Laundry 1.60m x 2.13m 5'3" x 7'0"	Bedroom 3 3.73m x 2.70m 12'3" x 8'10"
WC 1.60m x 0.96m 5'3" x 3'2"	Bedroom 4 3.09m x 2.65m 10'2" x 8'8"
	Bathroom 1.70m x 2.14m 5'7" x 7'0"

Floor Space
1,150 sq ft

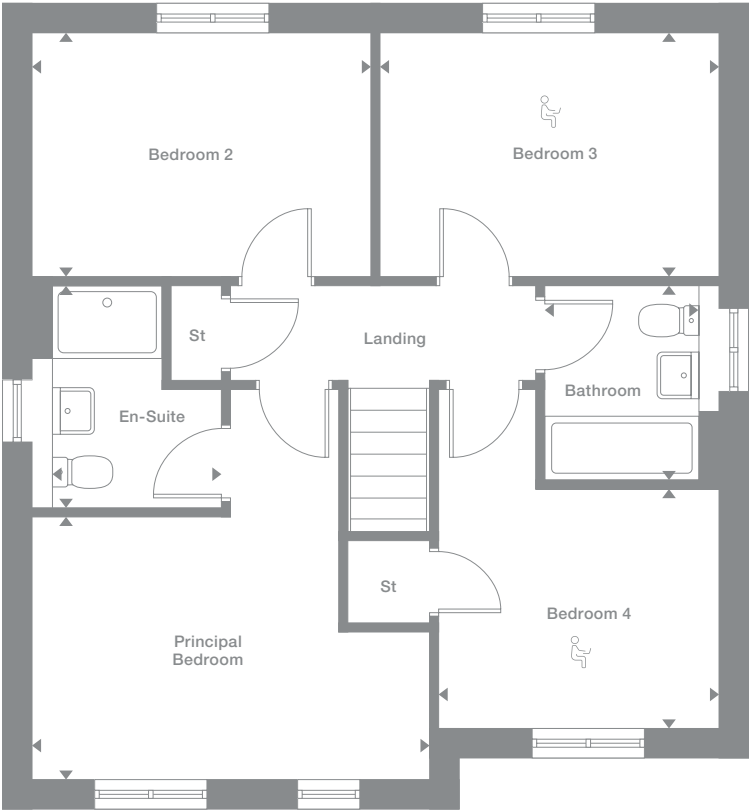
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Birchwood

Overview

Dominated by a classic bay window, the lounge's elegant appeal complements the lively informality of the family dining kitchen, with its twin windows, french doors and separate laundry. The en-suite principal bedroom has a walk-through dressing area, and bedroom two includes a useful cupboard.

Ground Floor

Lounge

2.98m x 4.72m
9'10" x 15'6"

Kitchen

2.86m x 2.49m
9'5" x 8'2"

Laundry

1.85m x 1.45m
6'1" x 4'9"

Dining

2.23m x 2.49m
7'4" x 8'2"

Family

3.15m x 2.41m
10'4" x 7'11"

WC

1.89m x 1.26m
6'3" x 4'2"

First Floor

Principal Bedroom

4.06m x 3.00m
13'4" x 9'10"

Dressing

2.63m x 1.38m
8'8" x 4'7"

En-Suite

2.63m x 1.21m
8'8" x 4'0"

Bedroom 2

2.98m x 3.82m
9'10" x 12'6"

Bedroom 3

2.75m x 4.10m
9'0" x 13'6"

Bedroom 4

2.85m x 2.70m
9'4" x 8'11"

Bathroom

2.45m x 3.00m
8'1" x 9'10"

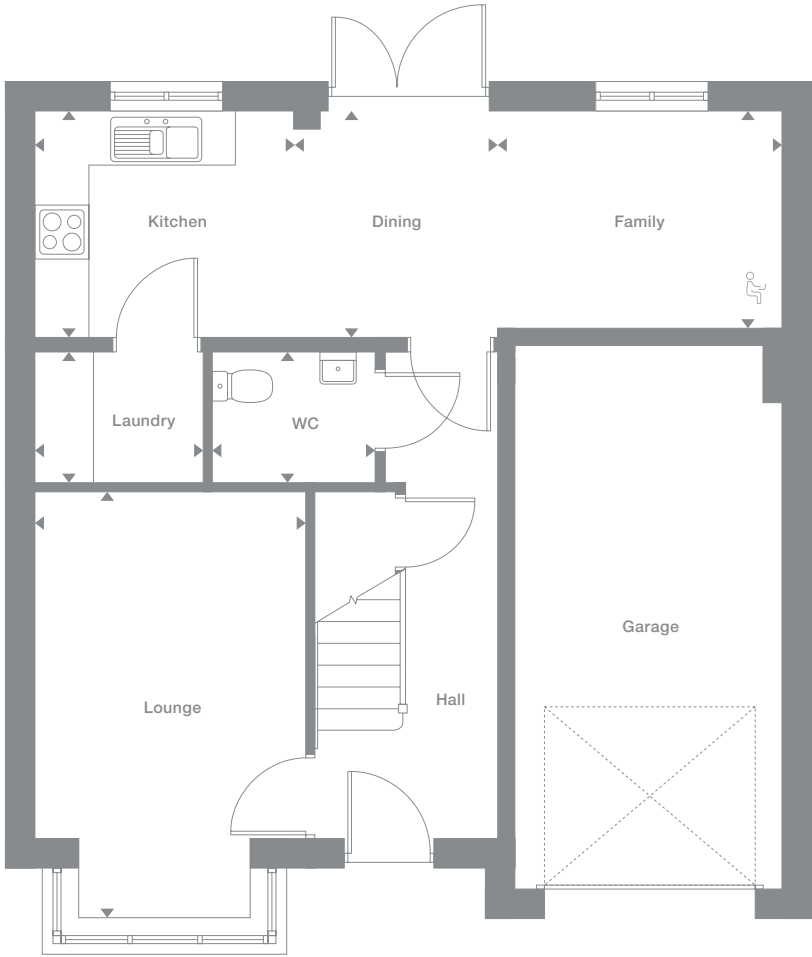
Floor Space

1,269 sq ft

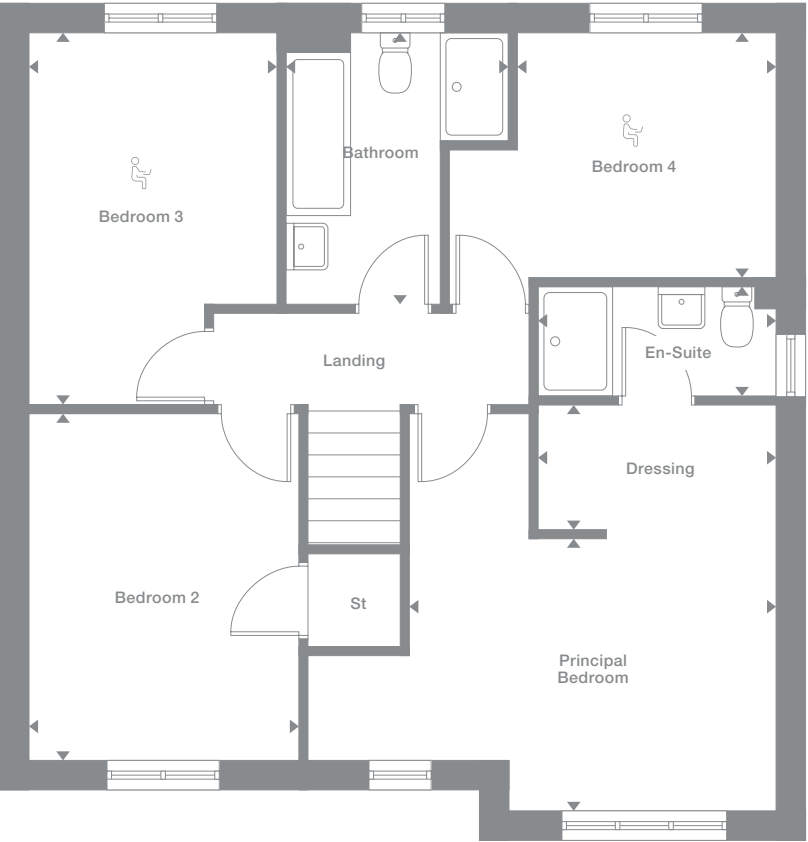
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



 Office space area

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Greenwood

Overview
The bay window and sheltered entrance introduce an imposing, comfortable home. The stylish lounge complements a magnificent family kitchen where feature french doors add to the impressively spacious ambience. The principal bedroom en-suite is accessed via a dedicated dressing area. Every detail accentuates prestige.

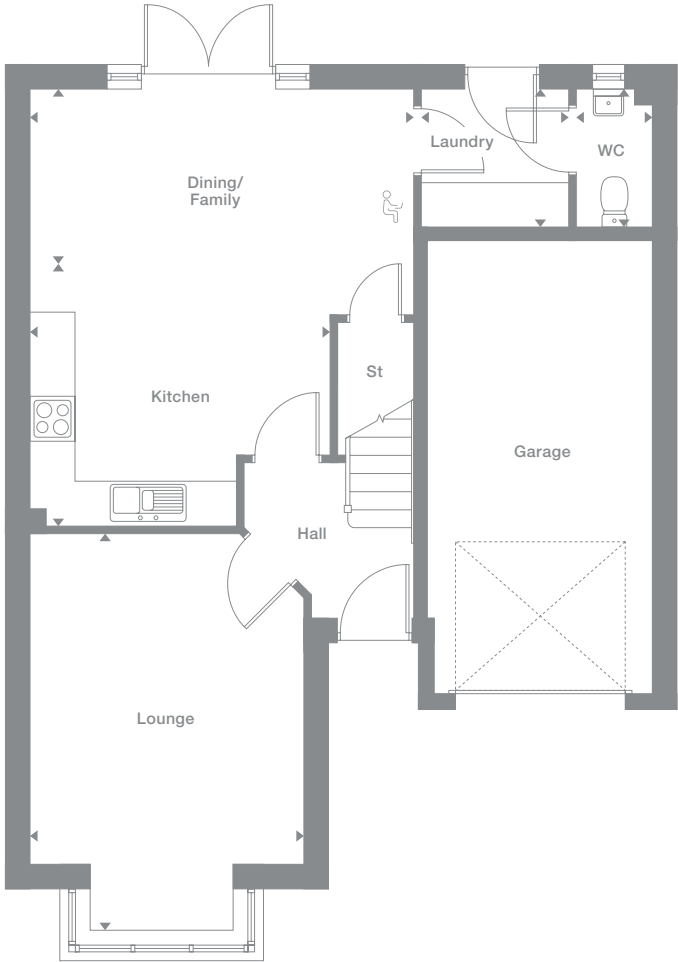
Ground Floor	First Floor
Lounge 3.63m x 5.27m 11'11" x 17'4"	Principal Bedroom 3.05m x 5.42m 10'0" x 17'10"
Kitchen 3.99m x 3.46m 13'1" x 11'4"	En-Suite 2.61m x 1.26m 8'7" x 4'2"
Laundry 1.95m x 1.83m 6'5" x 6'0"	Bedroom 2 3.63m x 3.82m 11'11" x 12'6"
Dining/Family 5.09m x 2.33m 16'9" x 7'8"	Bedroom 3 2.55m x 4.04m 8'5" x 13'3"
WC 1.00m x 1.83m 3'3" x 6'0"	Bedroom 4 2.88m x 3.00m 9'5" x 9'10"
	Bathroom 2.55m x 2.19m 8'5" x 7'3"

Floor Space
1,342 sq ft

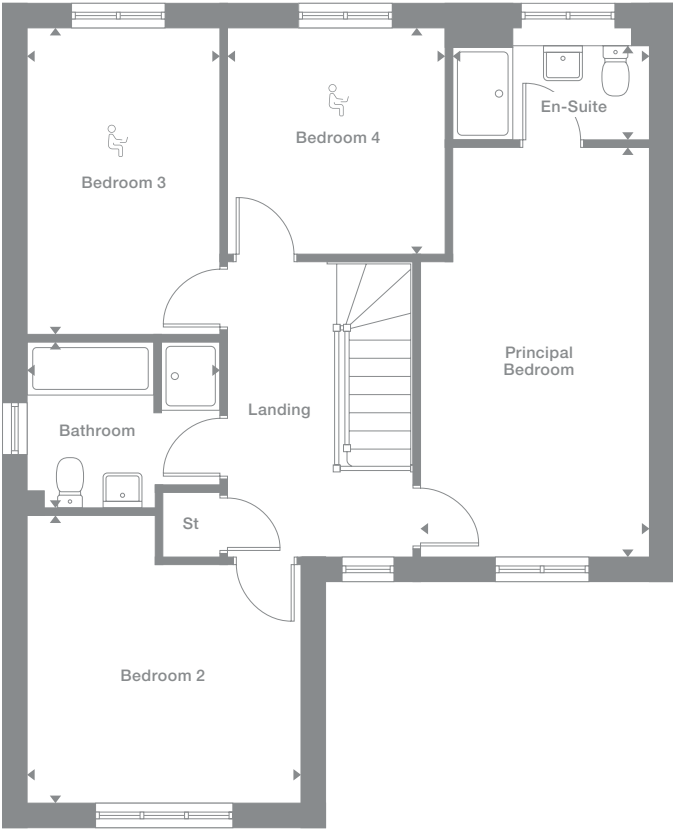
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details




Ground Floor



First Floor



 Office space area

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Oakwood

Overview

The striking lounge, with its traditional bay window, and the flexible family dining kitchen with feature french doors, present an ideal setting for relaxed entertaining. Premium features include a laundry room, a study and a superb gallery landing. One of the four bedrooms is en-suite.

Ground Floor

- Lounge**
3.65m x 5.44m
12'0" x 17'10"
- Kitchen**
3.36m x 2.99m
11'0" x 9'10"
- Laundry**
2.08m x 1.66m
6'10" x 5'5"
- Family/Dining**
3.78m x 3.88m
12'5" x 12'9"
- Study**
2.08m x 2.01m
6'10" x 6'7"
- WC**
2.08m x 1.13m
6'10" x 3'9"

First Floor

- Principal Bedroom**
3.65m x 3.21m
12'0" x 10'6"
- En-Suite**
2.40m x 1.30m
7'11" x 4'3"
- Bedroom 2**
3.79m x 2.75m
12'5" x 9'1"
- Bedroom 3**
3.26m x 2.74m
10'8" x 9'0"
- Bedroom 4**
3.40m x 3.18m
11'2" x 10'5"
- Bathroom**
2.55m x 2.00m
8'5" x 6'7"

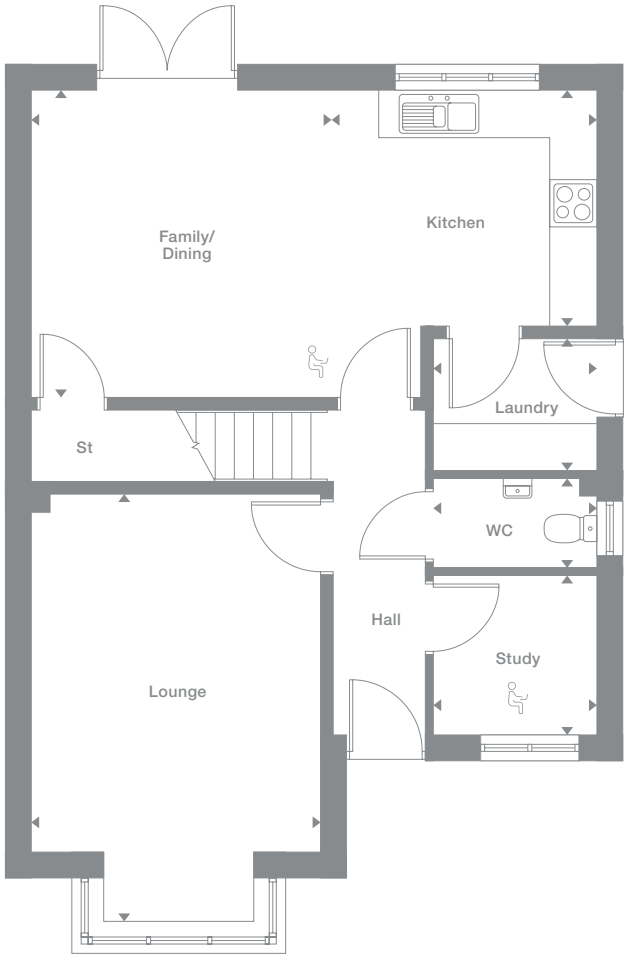
Floor Space

1,388 sq ft

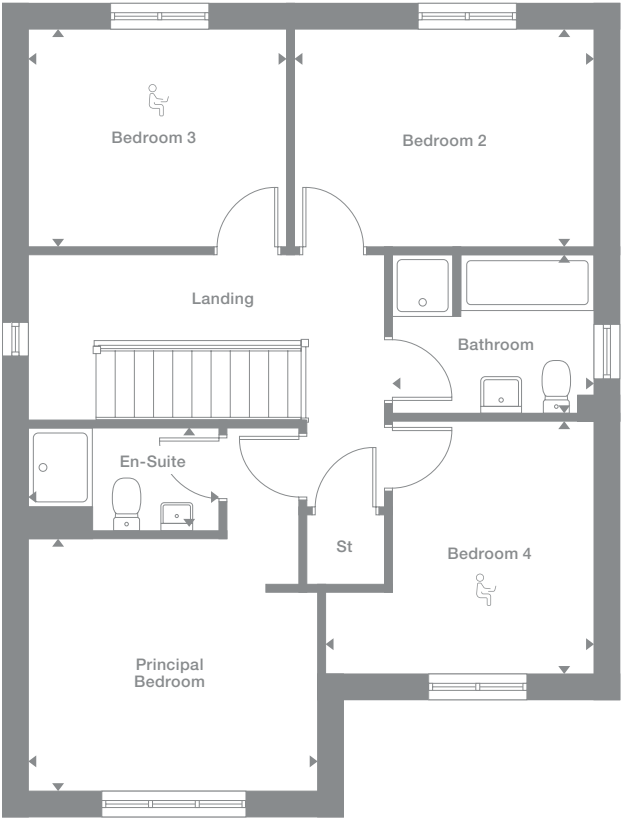
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Ground Floor



First Floor



 Office space area

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Sherwood

Overview

The beautiful bay-windowed lounge of this distinguished home shares the ground floor with an exciting dining kitchen where french doors add to the light, spacious appeal. Upstairs, one of the two en-suite bedrooms includes built-in storage space and the other incorporates a walk-through dressing room.

Ground Floor

- Lounge
3.19m x 5.04m
10'6" x 16'7"
- Kitchen
3.22m x 3.16m
10'7" x 10'4"
- Laundry
1.87m x 1.26m
6'2" x 4'2"
- Dining
2.20m x 3.16m
7'3" x 10'4"
- Family
3.15m x 2.62m
10'4" x 8'7"
- WC
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom
4.78m x 3.09m
15'9" x 10'2"
- Dressing
2.80m x 1.59m
9'2" x 5'3"
- En-Suite 1
2.80m x 1.22m
9'2" x 4'0"
- Bedroom 2
3.69m x 3.09m
12'2" x 10'2"
- En-Suite 2
1.98m x 2.13m
6'6" x 7'0"
- Bedroom 3
2.74m x 3.37m
9'0" x 11'1"
- Bedroom 4
3.14m x 2.60m
10'4" x 8'6"
- Bathroom
2.48m x 2.60m
8'2" x 8'6"

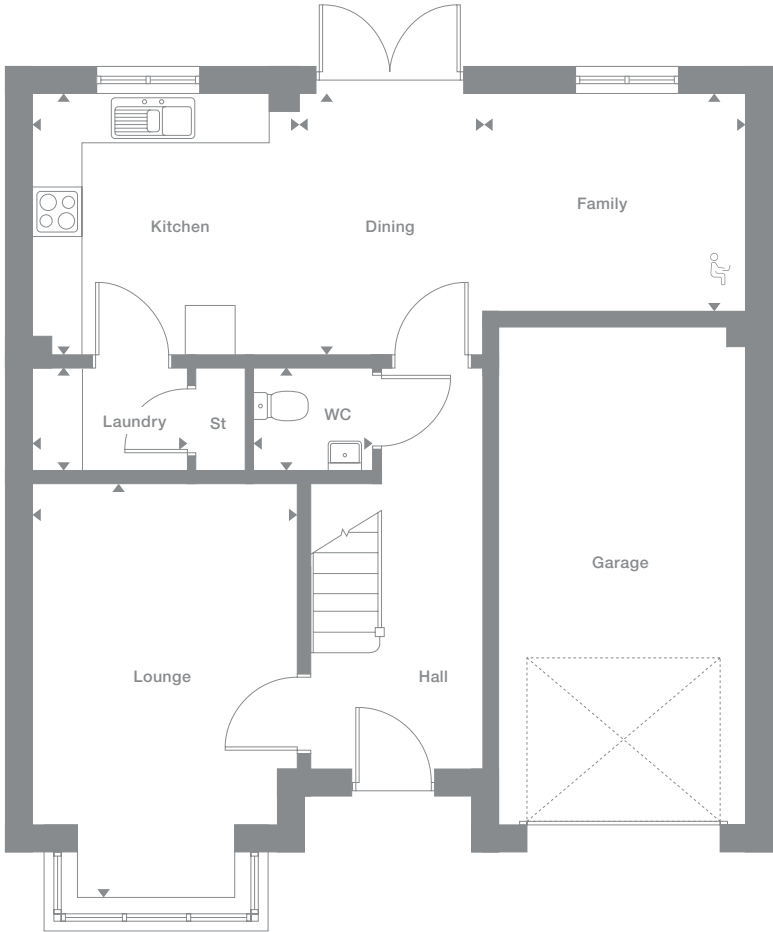
Floor Space

1,400 sq ft

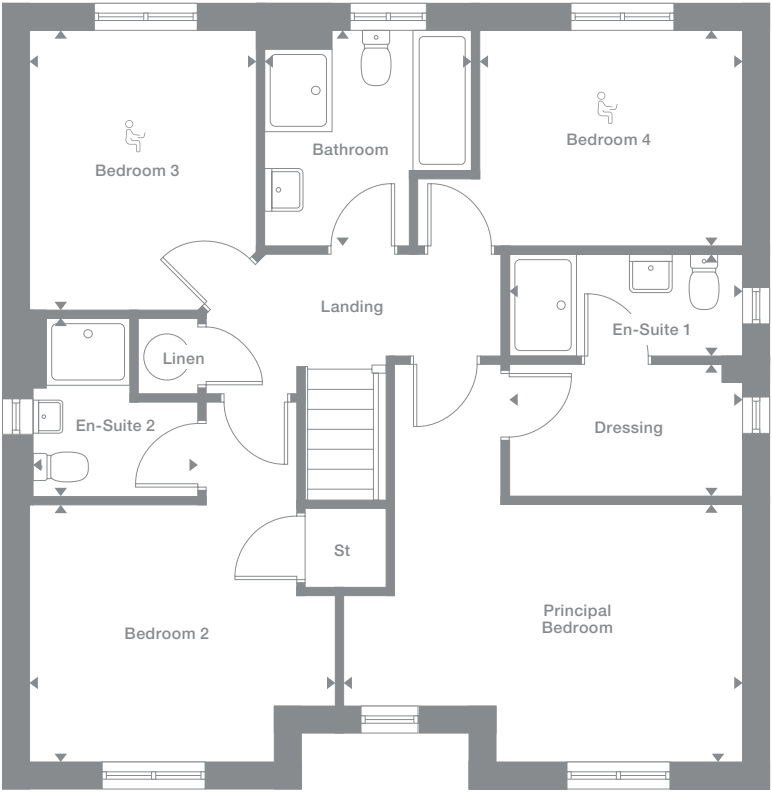
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Ground Floor



First Floor



 Office space area

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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

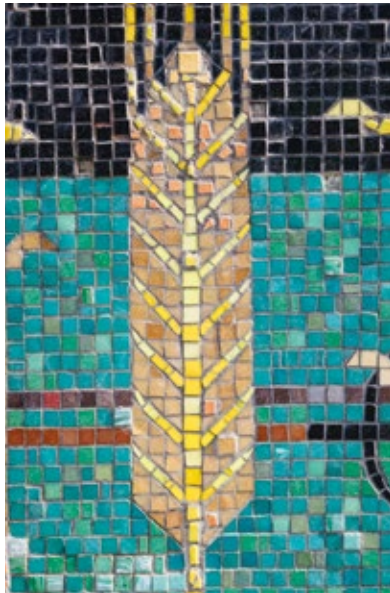
We don’t just create more homes, we enhance locations with our developments. Places where people will make friends, enjoy family life and take pride in their neighbourhoods and surroundings. We even provide a unique www.mymillerhome.com website to keep you up to date on the build progress of your home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

For your future

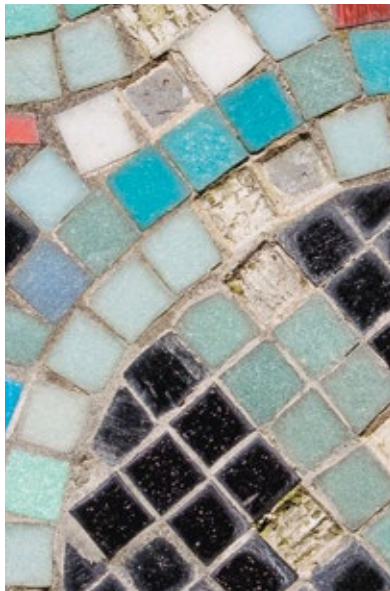
For us, success is building exceptional homes, in sustainable communities. And that’s how we’ve built a business that goes from strength to strength.



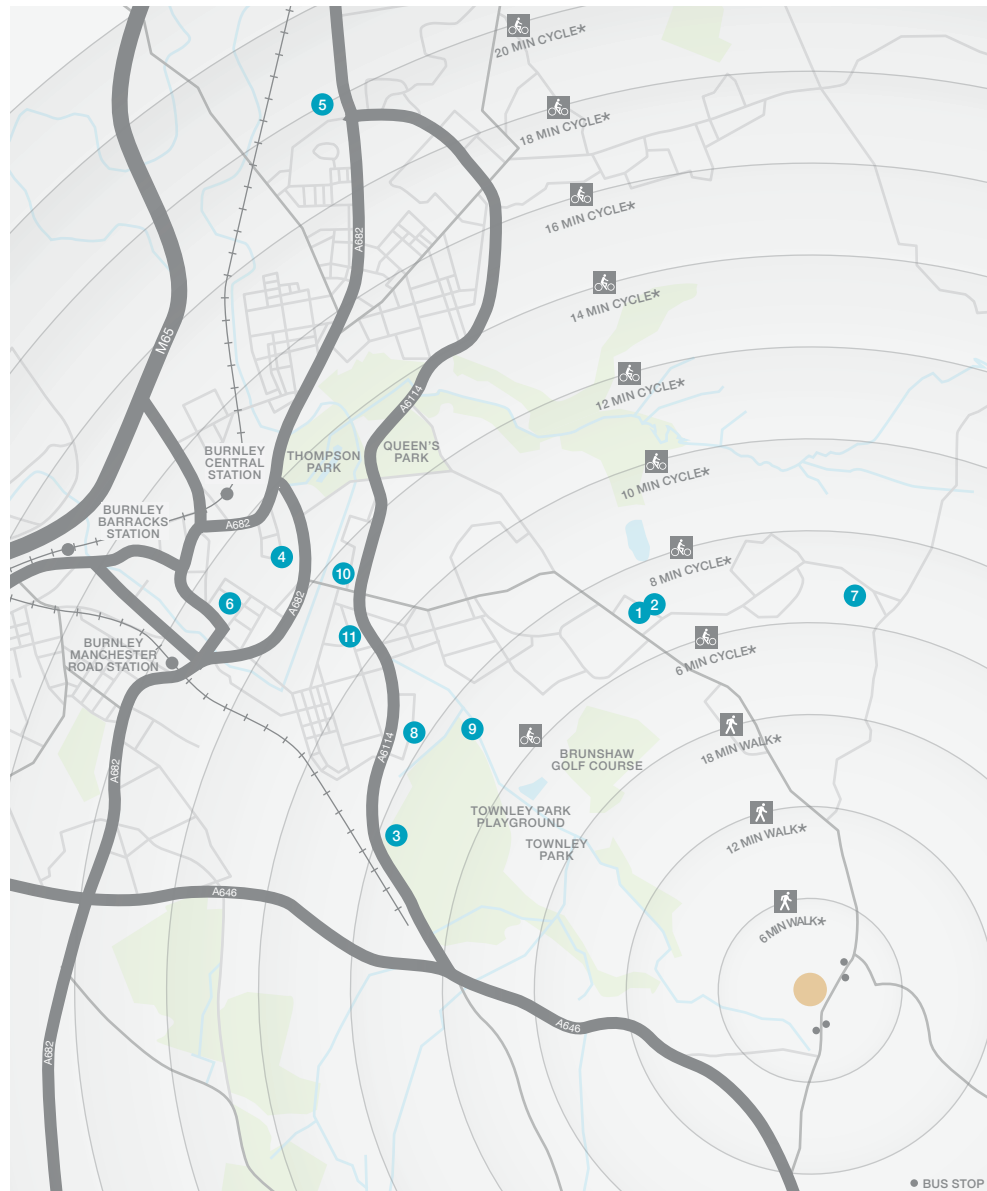
A small shopping precinct around fifteen minutes' walk from The Calders provides a Spar convenience store, a pharmacy, a post office and a traditional family bakery. A Tesco Express and a newsagent can be found a little further on. The town centre provides a comprehensive variety of shops, ranging from supermarkets and traditional local traders to the indoor Charter Walk Shopping Centre. The shops, many in wide pedestrianised streets, are interspersed with a lively choice of pubs, cafés and restaurants. Entertainment options include a nine-screen cinema and the popular Mechanics Theatre, which presents an eclectic mixture of live music, comedy and drama.



There is a choice of primary schools in the surrounding area. Worsthorne Primary and Burnley St Stephen's C of E Primary are both conveniently situated within walking distance of The Calders, and both are rated 'Good' by Ofsted. Unity College, a secondary foundation school on the edge of Towneley Park, is also rated 'Good'. The Yorkshire Street Medical Centre is the nearest of three medical practices within around a mile and a half of The Calders, and there are several dental surgeries in the town.



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.



- 1 Pike Hill Post Office
2 Brownsie Road
01282 424 326
- 2 Brunshaw Pharmacy
6 Brownsie Road
01282 830 979
- 3 Towneley Golf Club
Todmorton Road
01282 483 473
- 4 St Peter's
Leisure Centre,
Church Street
01282 664 444
- 5 Prairie Sports Village
Windermere Avenue
01282 477 201
- 6 Burnley Mechanics
Theatre,
Manchester Road
01282 664 400
- 7 Worsthorne
Primary School,
Brownsie Road
Worsthorne
01282 425 680
- 8 Burnley St
Stephen's C of E
Primary School,
Woodgrove Road
01282 427 848
- 9 Unity College
Towneley Holmes
01282 683 010
- 10 Yorkshire Street
Medical Centre,
80 Yorkshire Street
01282 731 361
- 11 Mr D E Bowles
23-25 Todmorden
Road, Burnley, Lancs
01282 451 576

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

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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
03330 605 293

From the M65 Eastbound
Leave the M65 at junction 10 and follow signs for the A671 and Burnley town centre through two roundabouts. A quarter of a mile after leaving the second roundabout, at the lights turn into Trafalgar Street. At the next two roundabouts take the second and third exits respectively, following signs for Halifax and rejoining the A671. Pass Burnley FC's ground, and stay on this road for almost two miles. A sign marking the entrance to Cliviger sits within a long line of trees on the left. Shortly after passing the end of the trees, the entrance to the development is on the right.

From Manchester and the South
Take the M66 and A56 northwards and join the M65 eastbound at junction 8. After two and a quarter miles, leave the M65 at junction 10 and follow the directions above.

Sat Nav: BB10 4RD



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.

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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.

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