



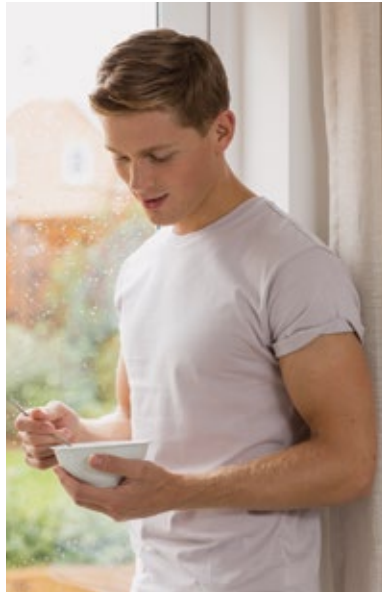
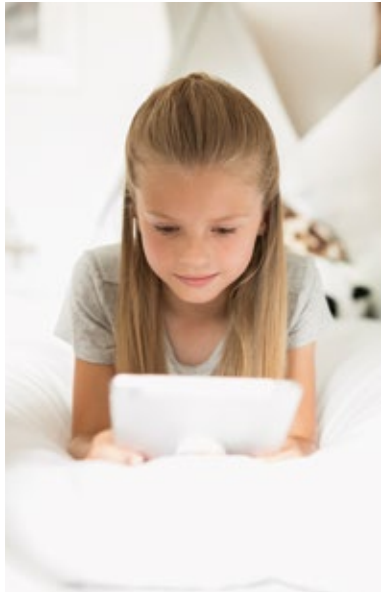
**The Calders
Cliviger**

millerhomes
















the place to be®

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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.

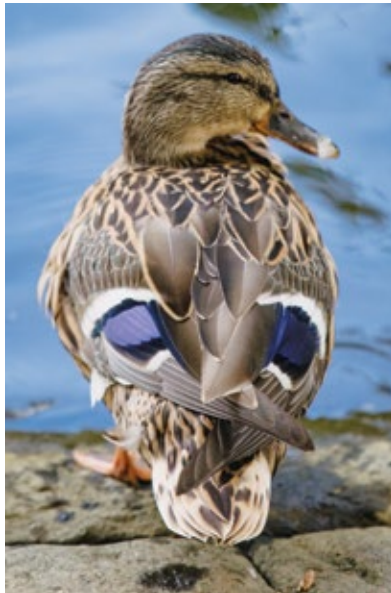
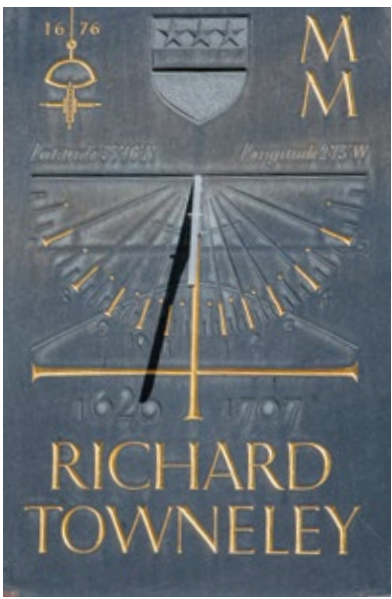




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

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.



Welcome home

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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Ingleton

Overview

Complementing a bright, comfortable lounge, the french doors that transform the kitchen and dining room into an airy, adaptable space for cooking and conversation also make eating outdoors a tempting summer option. Upstairs, the three bedrooms include an en-suite principle bedroom with built-in storage space.

Ground Floor

Lounge
3.53m x 4.45m
11'7" x 14'8"

Kitchen/Dining
3.27m x 3.80m
10'9" x 12'6"

Laundry
1.11m x 1.92m
3'8" x 6'4"

WC
1.11m x 1.78m
3'8" x 5'10"

First Floor

Principal Bedroom
2.98m x 3.24m
9'9" x 10'8"

En-Suite
1.18m x 1.99m
3'10" x 6'7"

Bedroom 2
2.37m x 3.22m
7'10" x 10'7"

Bedroom 3
2.00m x 2.14m
6'7" x 7'0"

Bathroom
2.37m x 1.70m
7'10" x 5'7"

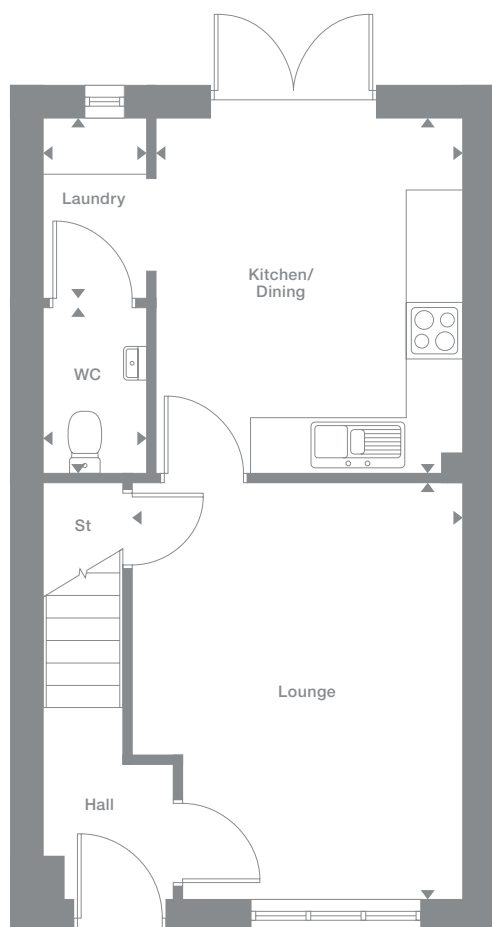
Floor Space

806 sq ft

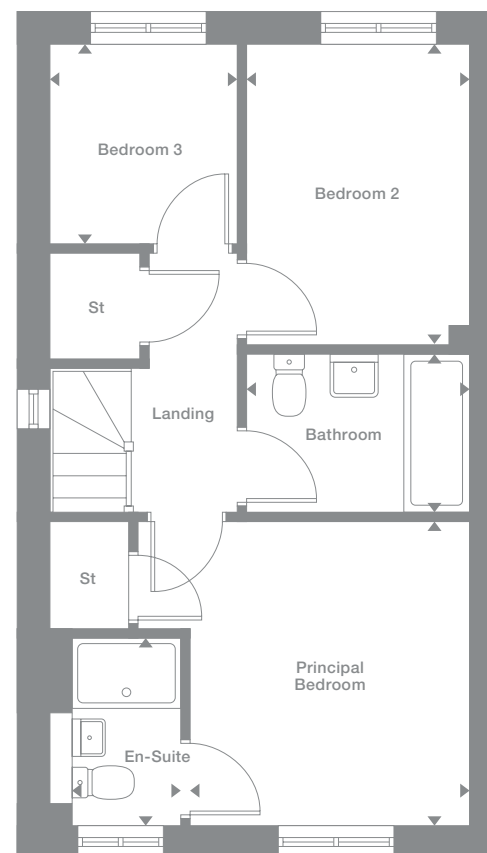
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

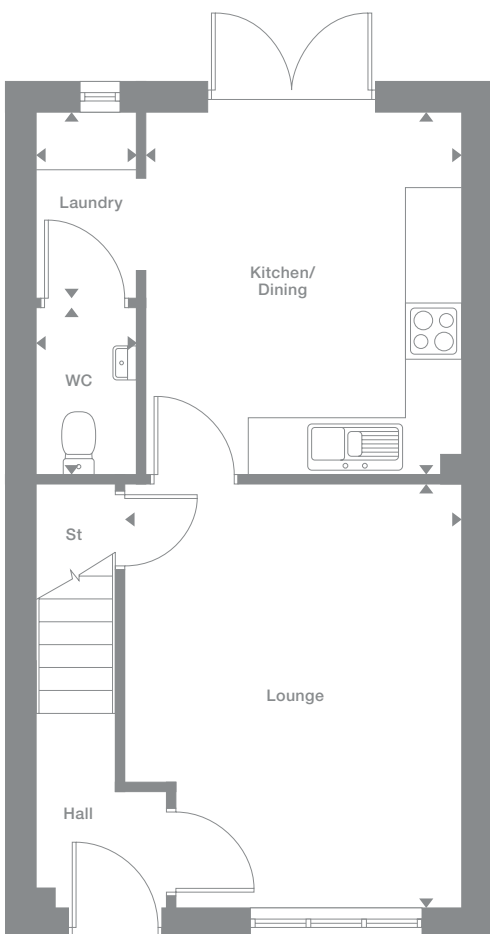
819 sq ft

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

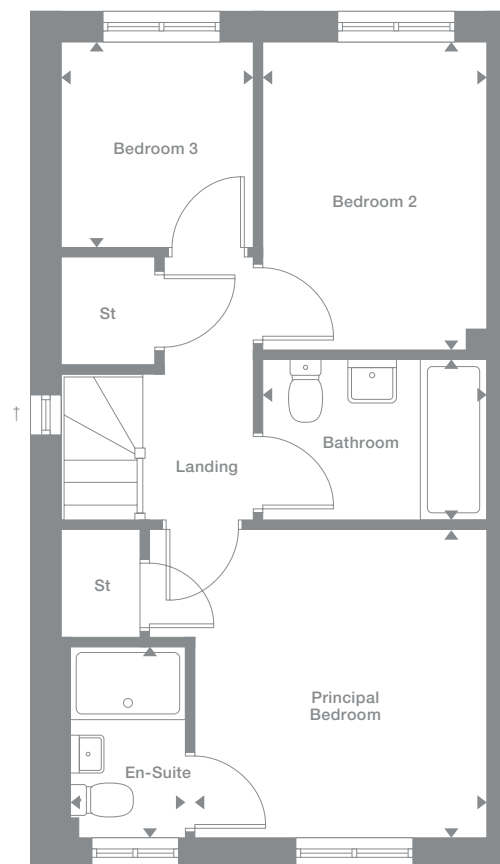
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Ground Floor



First Floor



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Wilton

Overview

With dual aspect windows in both the lounge and the kitchen, and french doors adding flexibility to the dining area, this is a delightfully light and airy home. The principal bedroom is en-suite, and dual aspect outlooks make the second bedroom a particularly special retreat.

Ground Floor

Lounge
4.65m x 3.68m
15'3" x 12'1"

Kitchen
2.88m x 3.42m
9'6" x 11'3"

Dining
1.76m x 2.32m
5'10" x 7'8"

WC
1.67m x 1.00m
5'6" x 3'3"

First Floor

Principal Bedroom
3.32m x 2.98m
10'11" x 9'9"

En-Suite
1.00m x 2.75m
3'4" x 9'0"

Bedroom 2
2.53m x 3.42m
8'4" x 11'3"

Bedroom 3
2.02m x 3.42m
6'8" x 11'3"

Bathroom
1.70m x 1.96m
5'7" x 6'5"

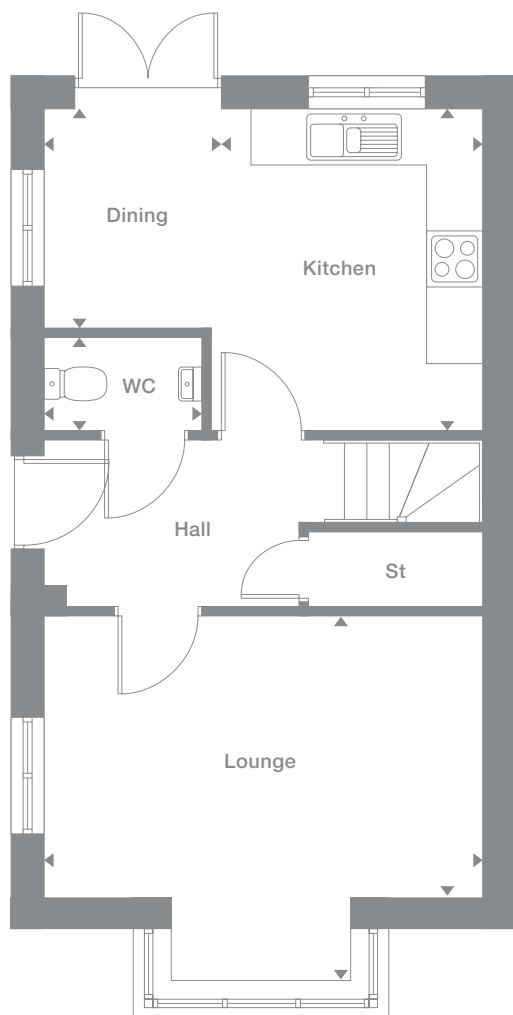
Floor Space

837 sq ft

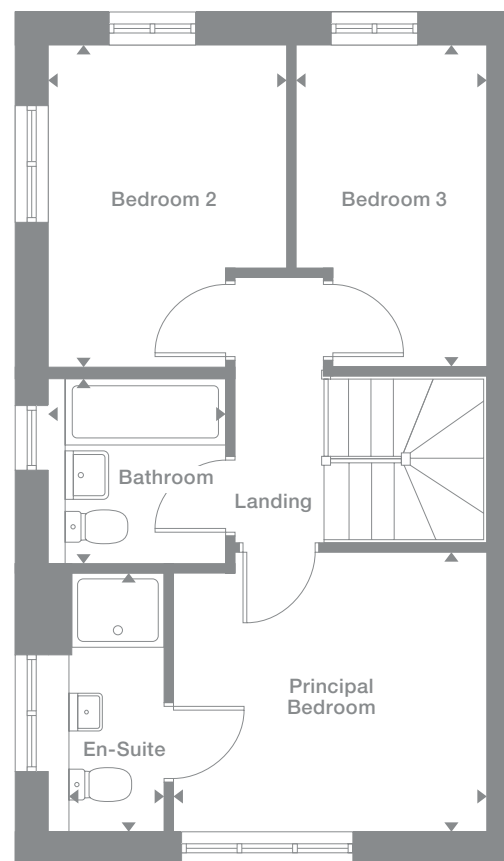
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Ground Floor



First Floor



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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"

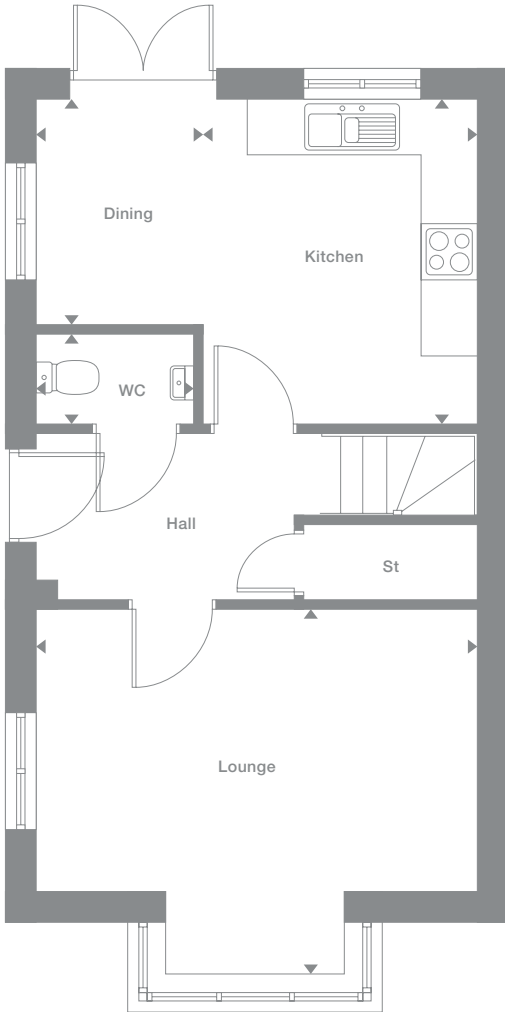
Floor Space

869 sq ft

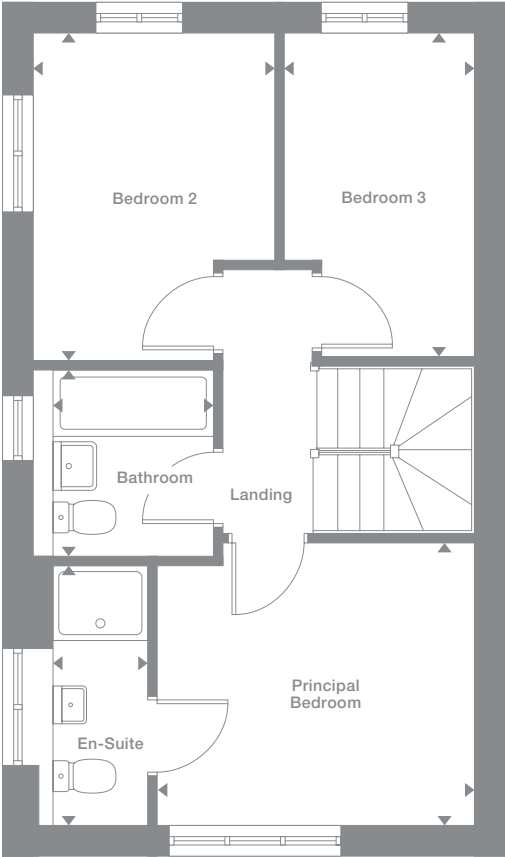
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Braxton

Overview
Both the lounge and the family kitchen and dining room are dual aspect, with the light ambience further enhanced by the family room's french doors. Practical touches include a laundry and generous storage space, and the en-suite, dual-aspect principal bedroom adds a dash of luxury.

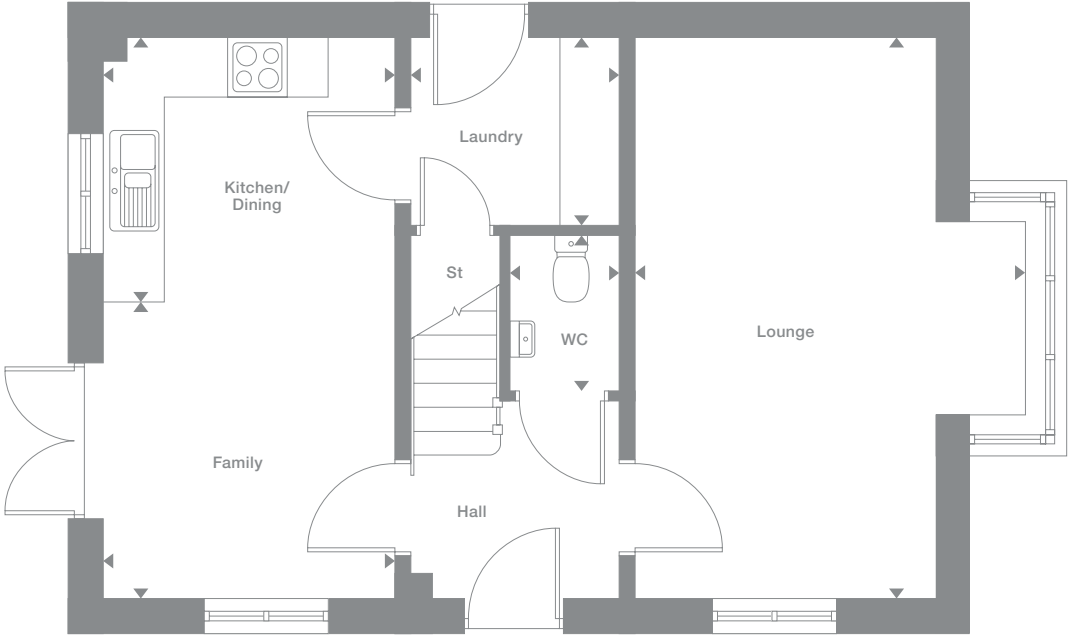
Ground Floor	First Floor
Lounge 3.69m x 5.58m 12'1" x 18'4"	Principal Bedroom 3.01m x 2.77m 9'11" x 9'1"
Kitchen/Dining 2.90m x 2.65m 9'6" x 8'9"	En-Suite 2.11m x 1.24m 6'11" x 4'1"
Laundry 2.09m x 1.88m 6'10" x 6'2"	Bedroom 2 2.95m x 3.28m 9'8" x 10'9"
Family 2.90m x 2.92m 9'6" x 9'7"	Bedroom 3 1.70m x 2.20m 5'7" x 7'3"
WC 1.09m x 1.55m 3'7" x 5'1"	Bathroom

Floor Space
996 sq ft

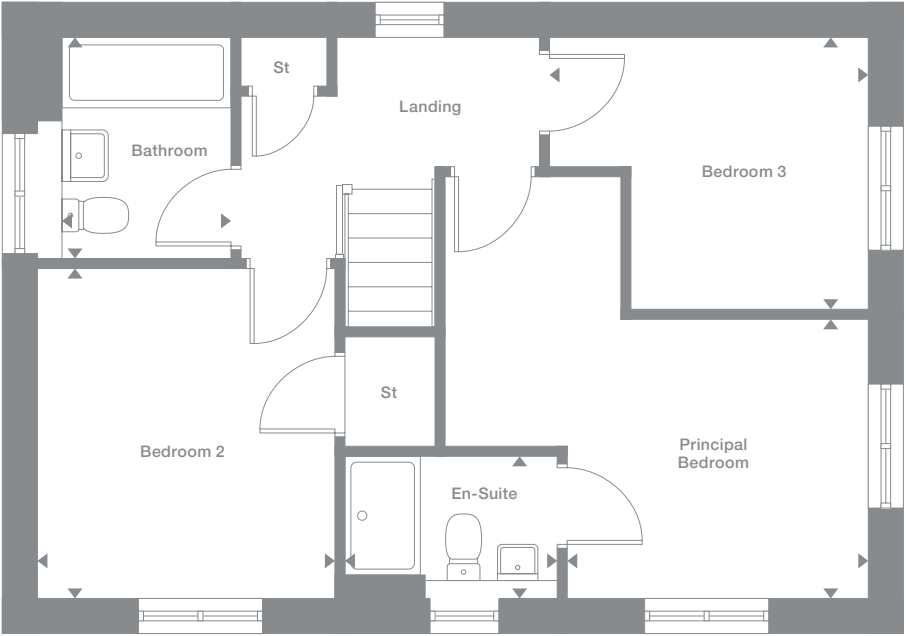
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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

- Lounge**
3.92m x 5.54m
12'11" x 18'2"
- Kitchen/Dining**
2.93m x 2.65m
9'8" x 8'9"
- Laundry**
2.09m x 1.92m
6'10" x 6'4"
- Family**
2.93m x 2.88m
9'8" x 9'6"
- WC**
1.08m x 1.43m
3'7" x 4'9"

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**
1.70m x 2.13m
5'7" x 7'0"

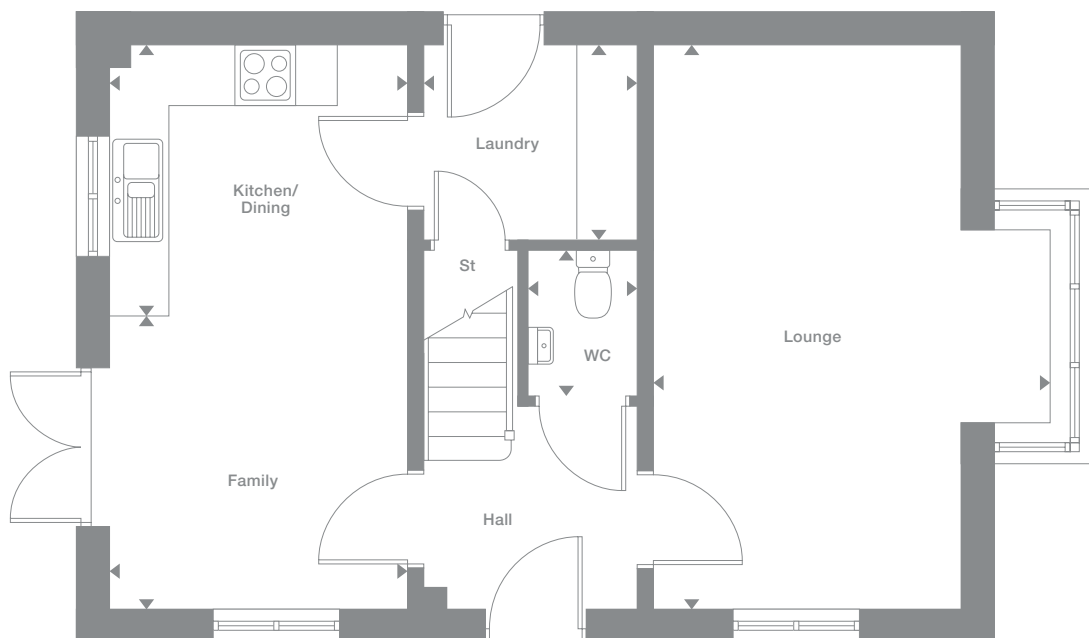
Floor Space

1,016 sq ft

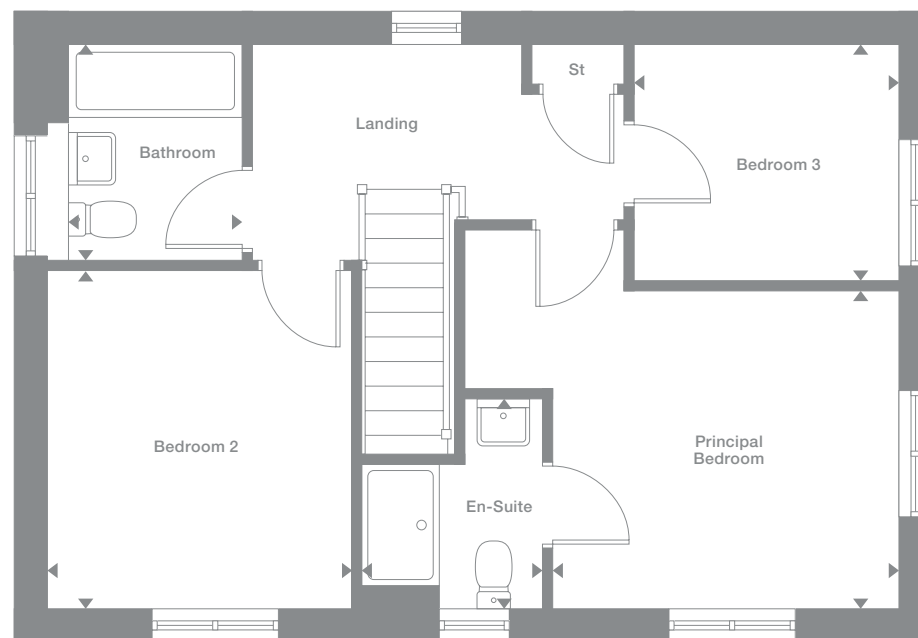
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Ground Floor



First Floor



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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

- Lounge**
3.38m x 4.86m
11'1" x 15'11"
- Kitchen**
2.95m x 3.18m
9'8" x 10'5"
- Dining**
2.91m x 3.18m
9'7" x 10'5"
- Laundry**
1.60m x 2.13m
5'3" x 7'0"
- WC**
1.60m x 0.96m
5'3" x 3'2"

First Floor

- Principal Bedroom**
4.38m x 2.90m
14'5" x 9'6"
- En-Suite**
1.87m x 2.45m
6'2" x 8'1"
- Bedroom 2**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 3**
3.73m x 2.70m
12'3" x 8'10"
- Bedroom 4**
3.09m x 2.65m
10'2" x 8'8"
- Bathroom**
1.70m x 2.14m
5'7" x 7'0"

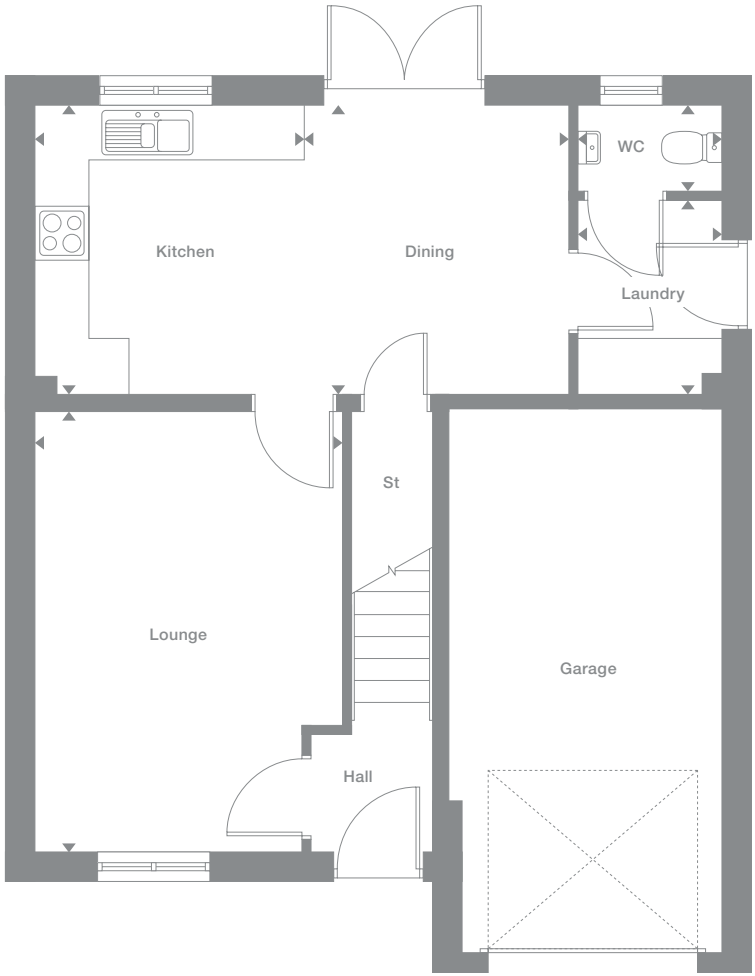
Floor Space

1,150 sq ft

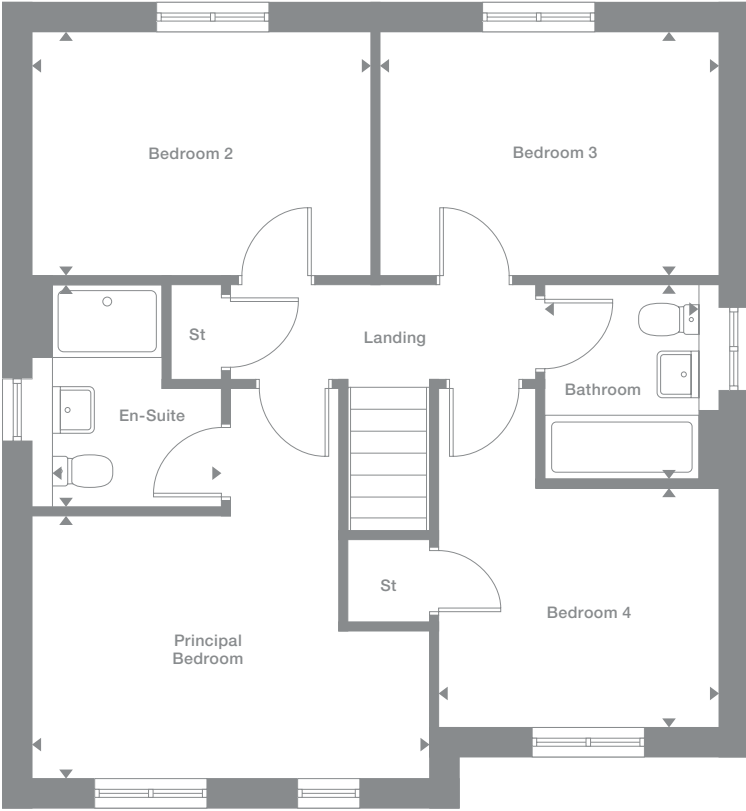
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Ground Floor



First Floor



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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"

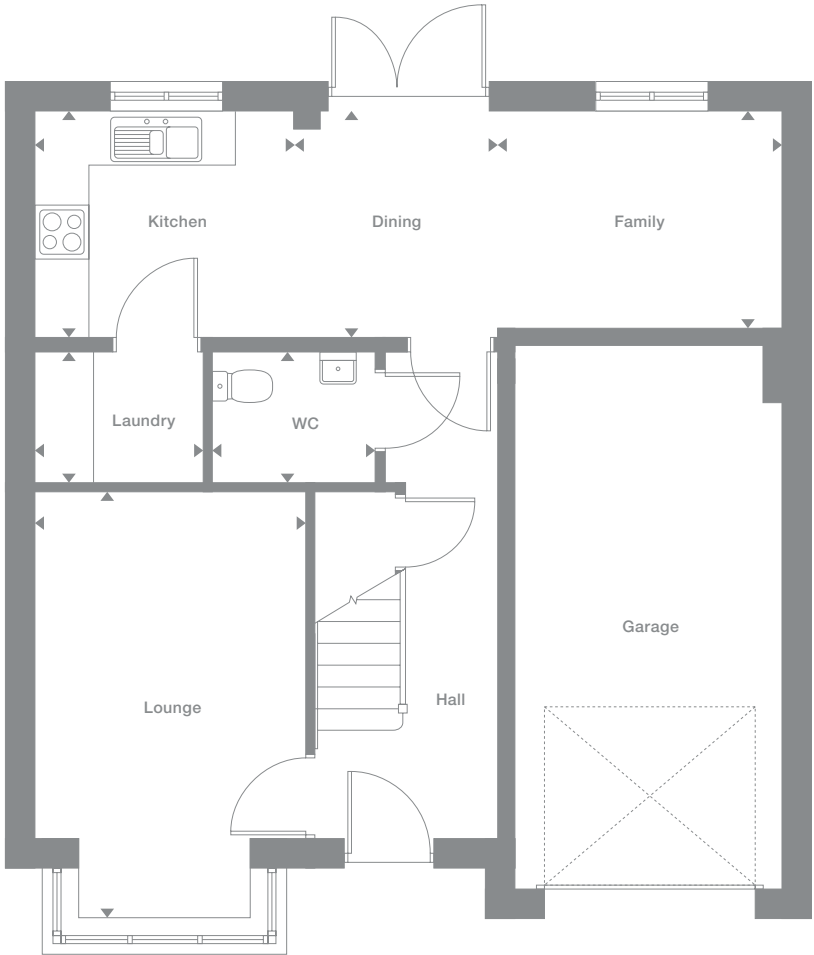
Floor Space

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



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Cherrywood

Overview

Beautifully designed to combine convenience with flexibility, the family kitchen, with its feature french doors enhancing the dining area, provides a delightful, informal counterpoint to the stylish lounge. Upstairs, a gallery landing leads to four bedrooms, one of them en-suite with a dedicated dressing area.

Ground Floor

Lounge
3.56m x 4.34m
11'8" x 14'3"

Kitchen
3.89m x 3.46m
12'10" x 11'4"

Laundry
1.95m x 1.80m
6'5" x 5'11"

Dining/Family
5.02m x 2.29m
16'6" x 7'7"

WC
1.00m x 1.80m
3'3" x 5'11"

First Floor

Principal Bedroom
3.05m x 3.87m
10'0" x 12'8"

En-Suite
2.58m x 1.26m
8'6" x 4'2"

Dressing
2.58m x 1.39m
8'6" x 4'7"

Bedroom 2
3.56m x 3.56m
11'8" x 11'8"

Bedroom 3
2.67m x 4.03m
8'9" x 13'3"

Bedroom 4
2.73m x 2.97m
9'0" x 9'9"

Bathroom
2.67m x 2.39m
8'9" x 7'10"

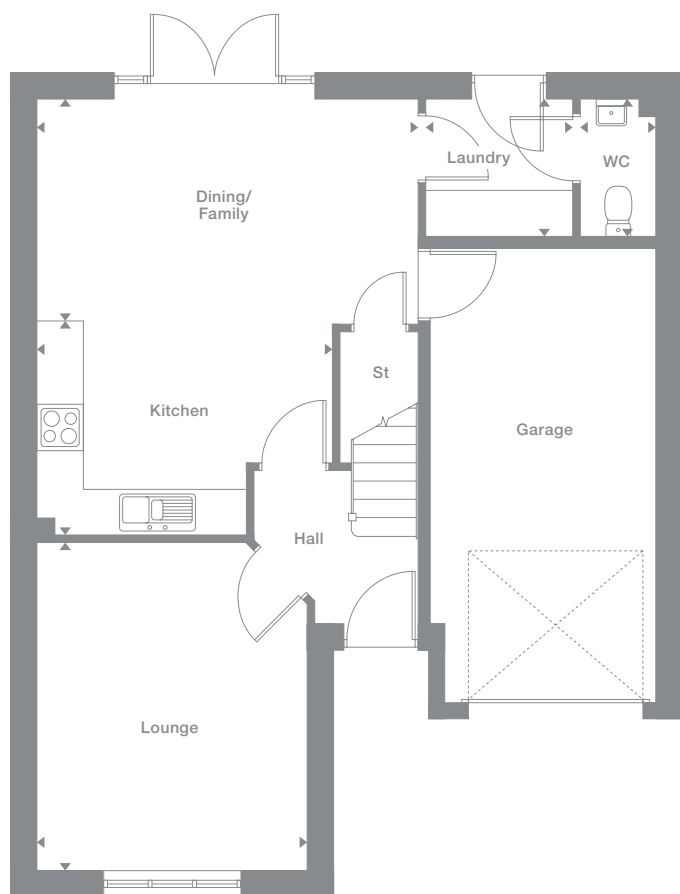
Floor Space

1,296 sq ft

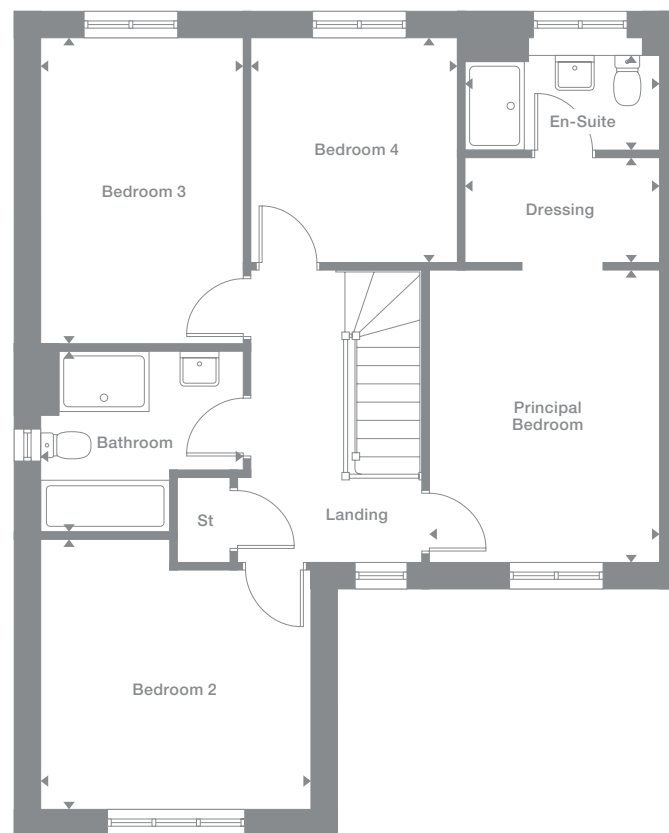
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Ground Floor



First Floor



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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

- Lounge**
3.63m x 5.27m
11'11" x 17'4"
- Kitchen**
3.99m x 3.46m
13'1" x 11'4"
- Laundry**
1.95m x 1.83m
6'5" x 6'0"
- Dining/Family**
5.09m x 2.33m
16'9" x 7'8"
- WC**
1.00m x 1.83m
3'3" x 6'0"

First Floor

- Principal Bedroom**
3.05m x 5.42m
10'0" x 17'10"
- En-Suite**
2.61m x 1.26m
8'7" x 4'2"
- Bedroom 2**
3.63m x 3.82m
11'11" x 12'6"
- Bedroom 3**
2.55m x 4.04m
8'5" x 13'3"
- Bedroom 4**
2.88m x 3.00m
9'5" x 9'10"
- Bathroom**
2.55m x 2.19m
8'5" x 7'3"

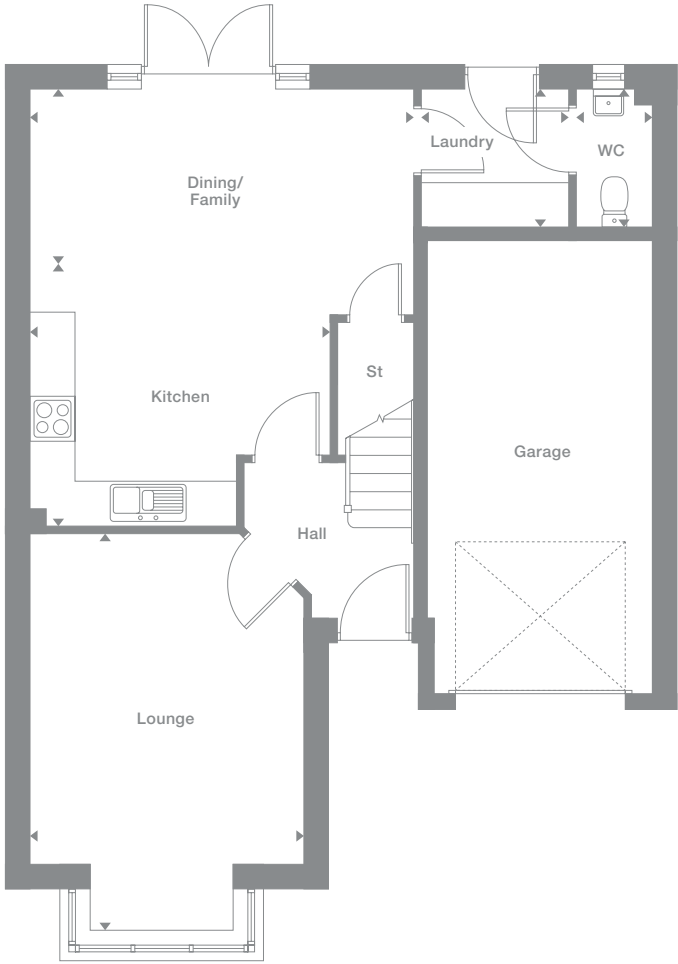
Floor Space

1,342 sq ft

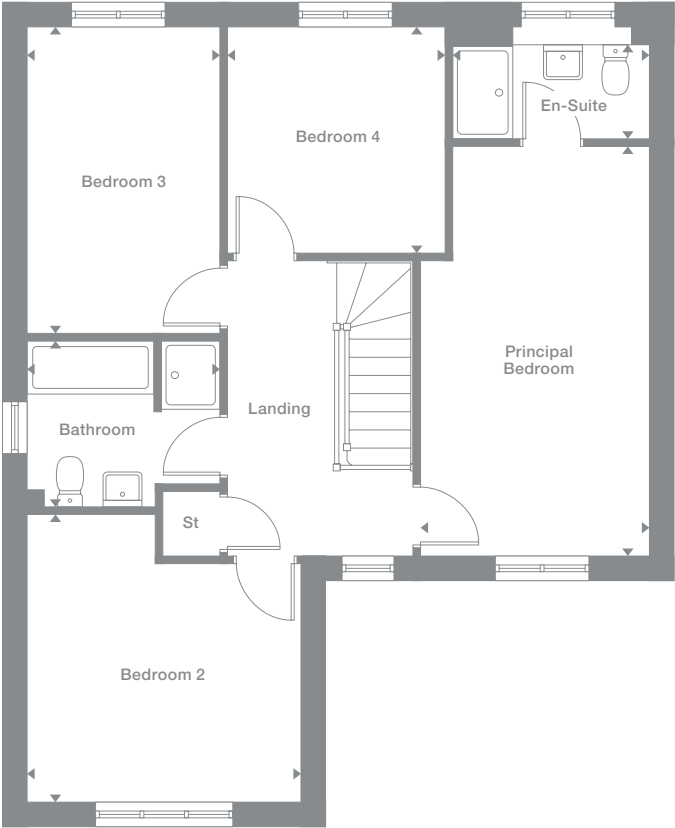
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Norwood

Overview
 Filled with practical and attractive features, from the self-contained laundry that leaves the bright kitchen and dining room free for enjoying family time to the useful study, this is a comfortable, adaptable home. A feature gallery landing leads to four bedrooms, one of them en-suite.

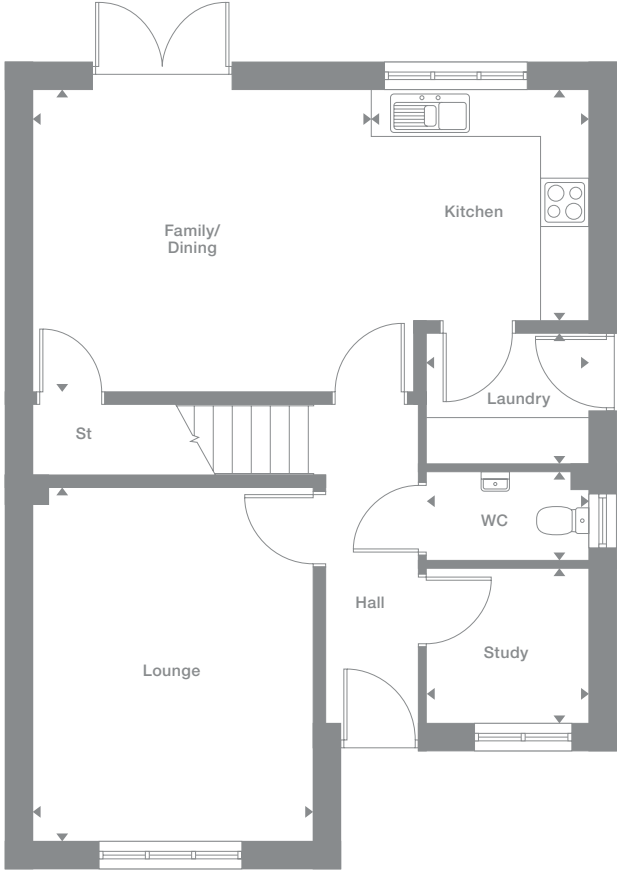
Ground Floor	First Floor
Lounge 3.58m x 4.51m 11'9" x 14'10"	Principal Bedroom 3.58m x 3.17m 11'9" x 10'5"
Kitchen 3.36m x 2.95m 11'0" x 9'8"	En-Suite 2.31m x 1.30m 7'7" x 4'3"
Laundry 2.06m x 1.66m 6'9" x 5'5"	Bedroom 2 3.65m x 2.73m 12'0" x 9'0"
Family/Dining 3.71m x 3.84m 12'2" x 12'7"	Bedroom 3 3.40m x 3.15m 11'2" x 10'4"
Study 2.06m x 1.96m 6'9" x 6'5"	Bedroom 4 3.32m x 2.72m 10'11" x 8'11"
WC 2.06m x 1.12m 6'9" x 3'8"	Bathroom 2.57m x 1.99m 8'5" x 6'6"

Floor Space
 1,344 sq ft

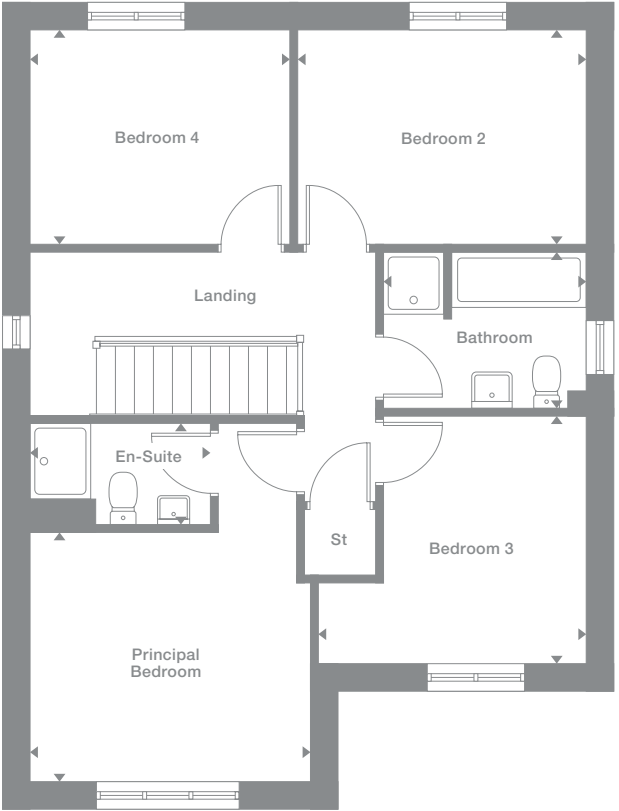
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denwood

Overview

Dominated by a bright bay window, the lounge reflects the unmistakable quality found throughout this impressive home. The kitchen and dining room provides a naturally light, stimulating setting for family life, two of the four bedrooms are en-suite and one includes a walk-through dressing area.

Ground Floor

- Lounge**
3.15m x 4.74m
10'4" x 15'7"
- Kitchen**
3.19m x 3.16m
10'6" x 10'4"
- Laundry**
1.83m x 1.26m
6'0" x 4'2"
- Dining**
2.17m x 3.16m
7'2" x 10'4"
- Family**
3.14m x 2.59m
10'4" x 8'6"
- WC**
1.44m x 1.26m
4'9" x 4'2"

First Floor

- Principal Bedroom**
4.75m x 3.09m
15'7" x 10'2"
- En-Suite 1**
2.76m x 1.18m
9'1" x 3'10"
- Dressing**
2.76m x 1.56m
9'1" x 5'2"
- Bedroom 2**
3.66m x 3.05m
12'0" x 10'0"
- En-Suite 2**
1.98m x 2.13m
6'6" x 7'0"
- Bedroom 3**
2.74m x 3.33m
9'0" x 10'11"
- Bedroom 4**
3.10m x 2.60m
10'2" x 8'6"
- Bathroom**
2.44m x 2.60m
8'0" x 8'6"

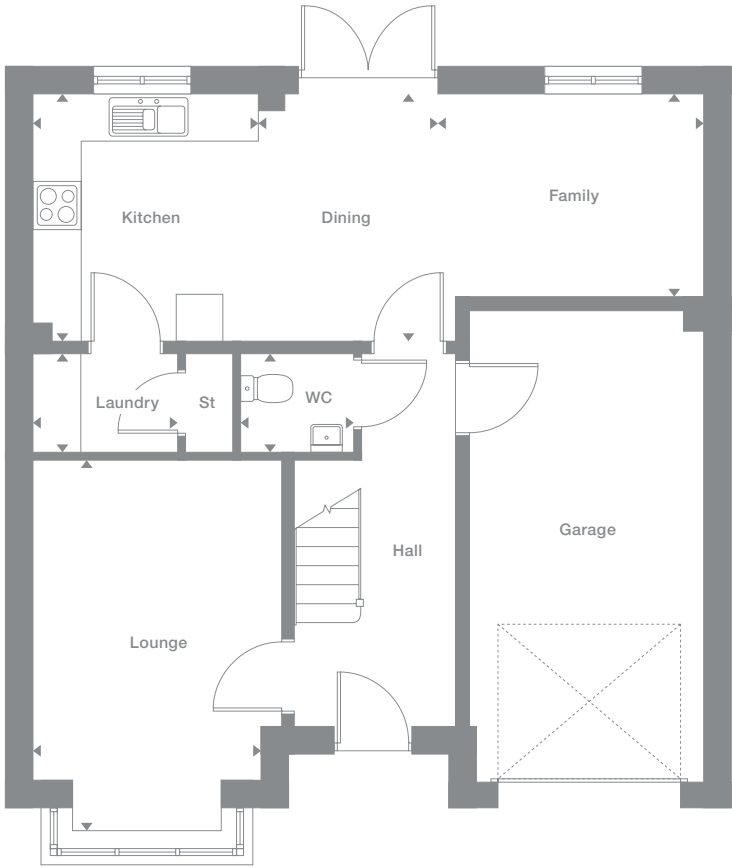
Floor Space

1,368 sq ft

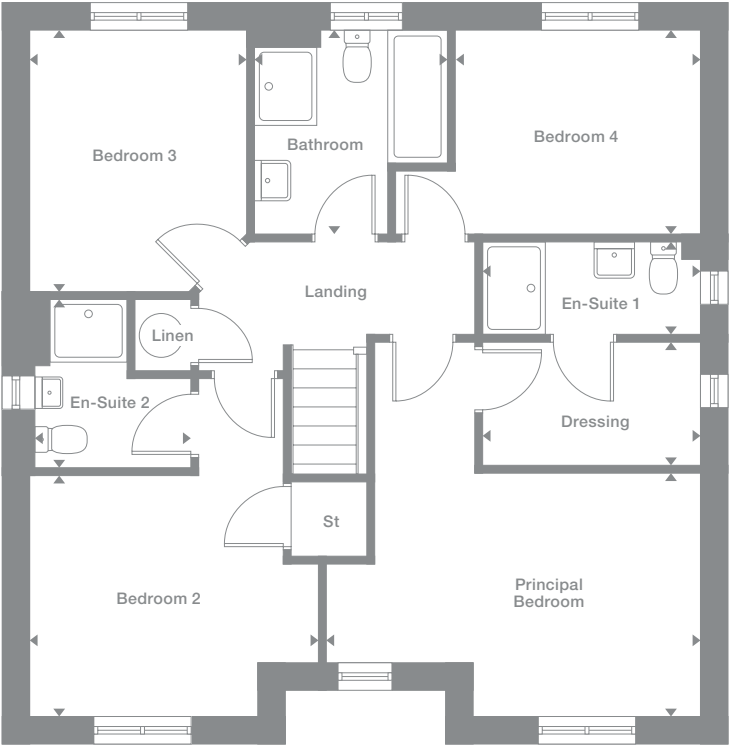
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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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"

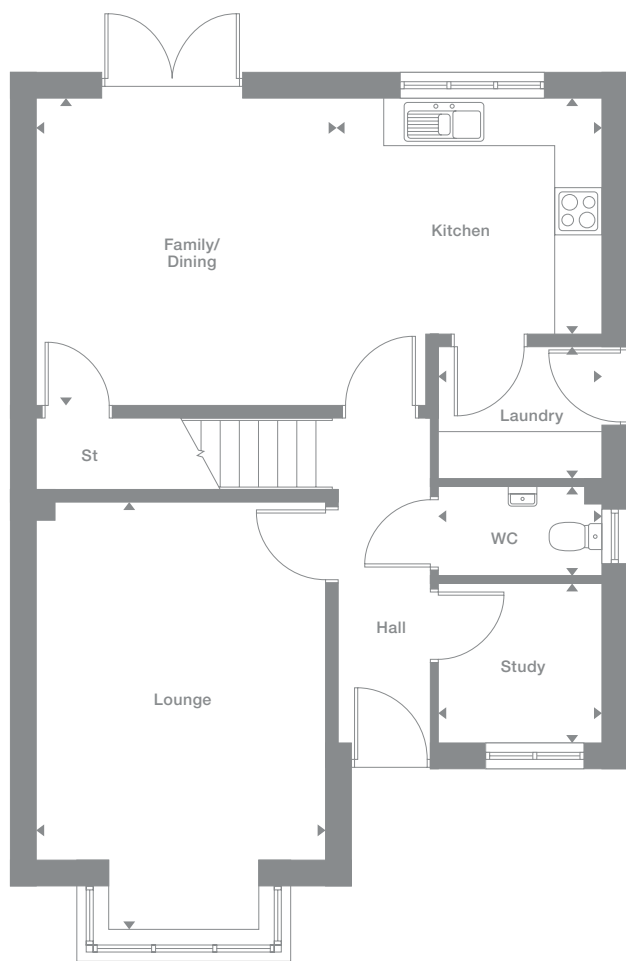
Floor Space

1,388 sq ft

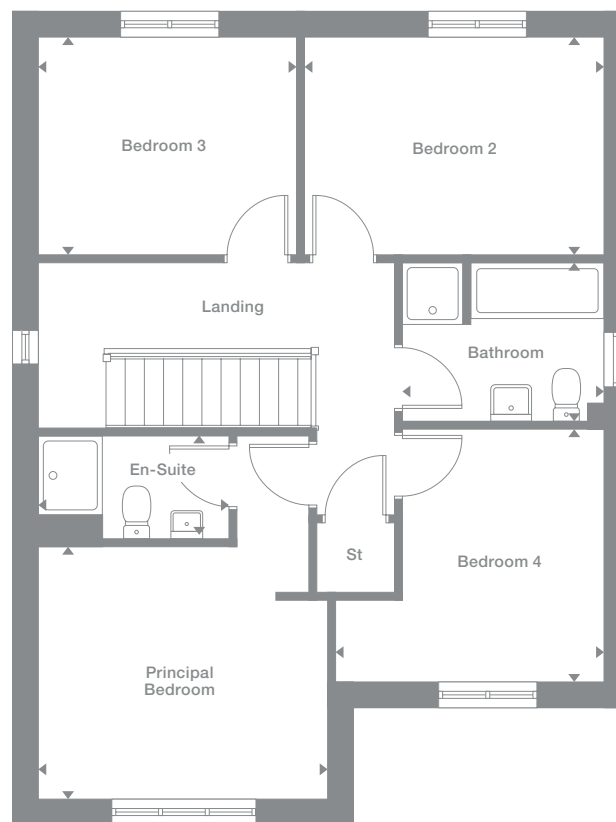
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Ground Floor



First Floor



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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"

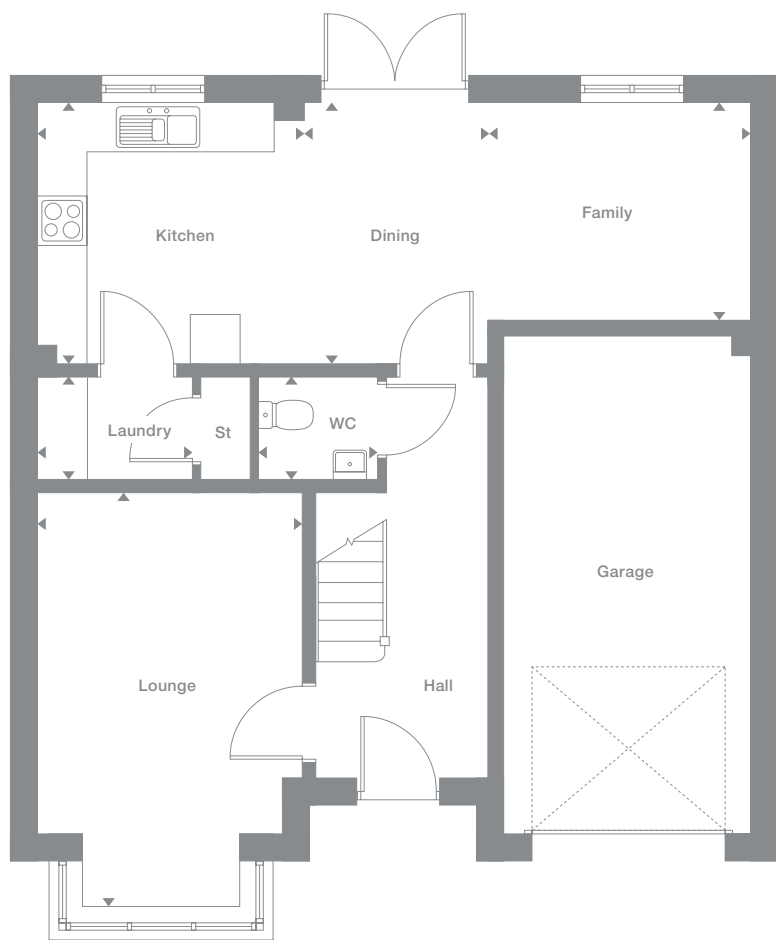
Floor Space

1,400 sq ft

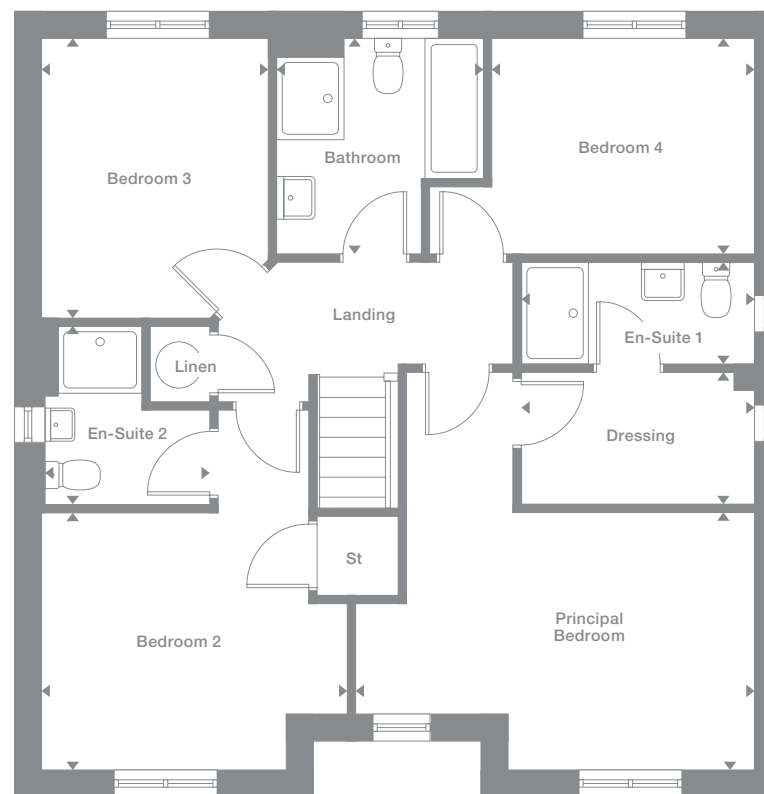
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Ground Floor



First Floor



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The Miller Difference

The Miller Difference
Every home we build is the start of an adventure. For more than 85 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

Shaped around you
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

Built on trust
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

Helping where we can
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

Pushing up standards
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

A smooth customer journey
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

With you every step of the way
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

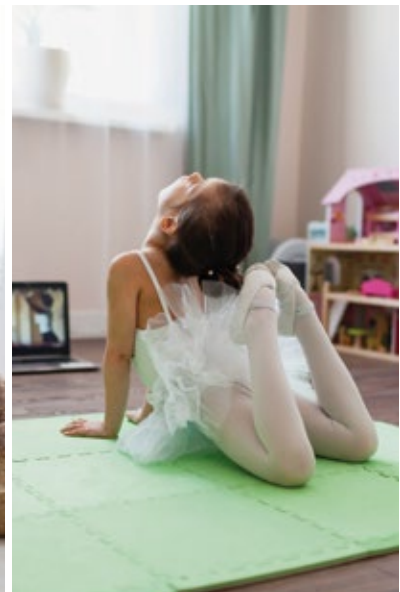
Fully involved
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

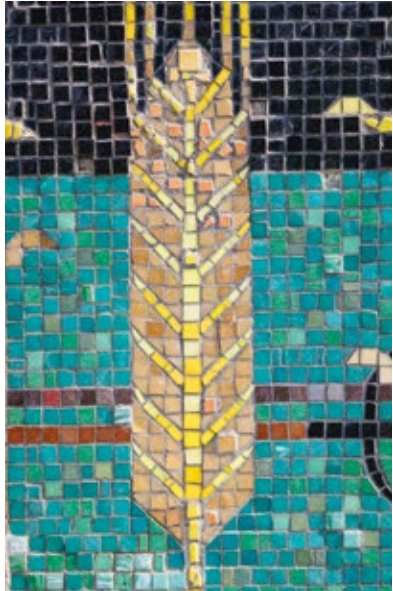
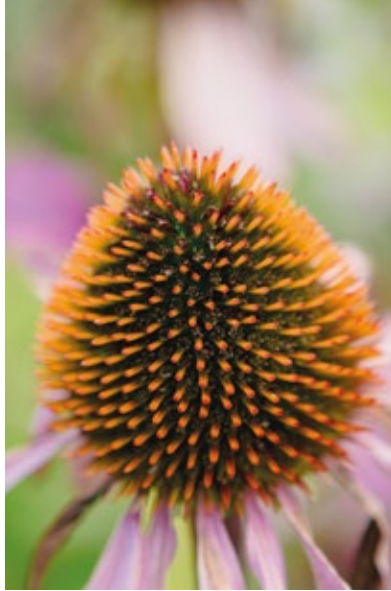
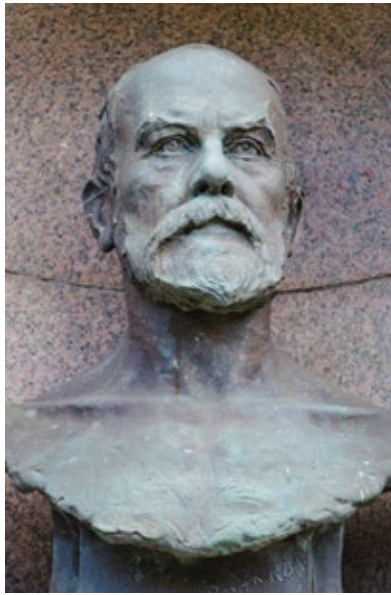
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

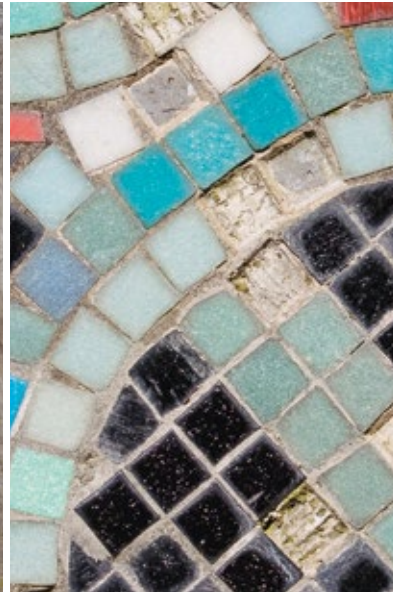
your home
your way...



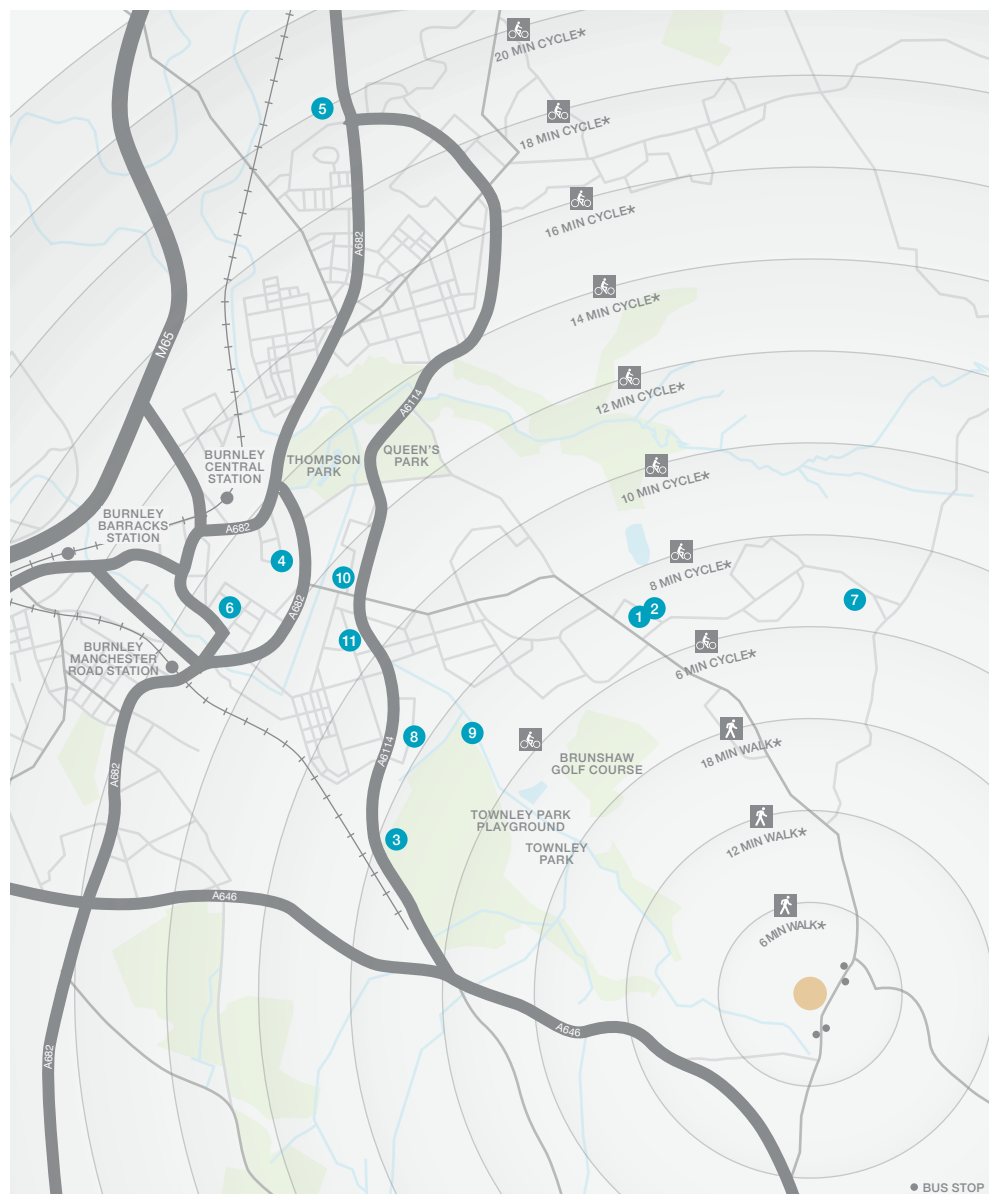
A small shopping precinct around fifteen minutes' walk from The Calders provides a Spar convenience store, a pharmacy, a post office and a traditional family bakery. A Tesco Express and a newsagent can be found a little further on. The town centre provides a comprehensive variety of shops, ranging from 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.



Registered Developer

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.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk
or call 03330 605 293

Sat Nav: BB10 4RD

millerhomes.co.uk

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