

A woman with curly hair, wearing a white shirt over a pink top, is sitting at a light-colored table. She is holding a fan of playing cards. A young child with curly hair, wearing a grey long-sleeved shirt, is sitting next to her, also looking at the cards. On the table, there are several other items: a small book with a red cover, a wooden board game, and some loose cards. The background is a plain, light-colored wall.

90 years of
miller
homes

**Station Fields
Tanfield**

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.

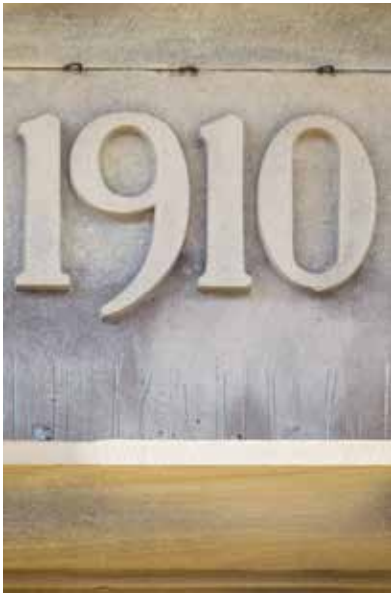




Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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

Set amidst a cluster of picturesque villages beside Stanley, Station Fields is conveniently located for access to Newcastle, Durham and Sunderland. Express bus services, stopping fifteen minutes' walk from Station Fields, reach Newcastle in half an hour, with alternative services via the Metrocentre passing through Tanfield Lea, less than a mile away. Buses from Stanley also link with Durham, Sunderland and Consett. National Cycle Route 7, incorporating the long-distance C2C path from the Irish Sea to the North Sea, passes along the northern edge of Stanley.

There are convenience stores and off-licences in Tanfield Lea, in Tantobie, at Kip Hill Services and in Shield Row, all within around 20 minutes' walk. Other nearby village shops include a pharmacy and a post office in Burnopfield. Stanley took the Gold Award of Northumbria in Bloom 2023, and the pleasant, partly pedestrianised town centre mixes local shops and cafés, a post office and pharmacies with larger stores such as discount outlets and Asda and Aldi supermarkets. The vast Metro Centre, with more than 250 retailers alongside restaurants and leisure amenities, is just over 15 minutes' drive away and reachable by bus.



Welcome
home

This attractive new neighbourhood of energy efficient two, three, four and five bedroom homes is set on the edge of the picturesque village of Tanfield, close to traditional pubs, cafés and miles of scenic countryside. Around half an hour's walk from the shops and amenities of Stanley town centre and within approximately 20 minutes drive of both Newcastle and Durham, it is an ideal base for travel throughout the north-east. Welcome to Station Fields...

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.



Richmont

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Bamford

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★ Discount Market Value Plots

Sub-Station

S/S

Visitor Parking

V

Bin Collection Point

BCP

Gas Governor

G/G

Sustainable Urban Drainage System

SUDS



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Existing Properties

Richmont

Overview
The lounge opens on to a light, airy kitchen and dining room with french doors opening out to the garden, perfect for barbecues. A downstairs WC complements the family bathroom set between the two bedrooms upstairs, and there are useful cupboards on both floors.

Ground Floor	First Floor
Lounge 3.70m x 4.09m 12'2" x 13'5"	Principal Bedroom 3.70m x 3.16m 12'2" x 10'4"
Kitchen/Dining 3.70m x 2.46m 12'2" x 8'1"	Bedroom 2 3.70m x 2.36m 12'2" x 7'9"
WC 1.42m x 1.09m 4'8" x 3'7"	Bathroom 1.70m x 2.12m 5'7" x 7'0"

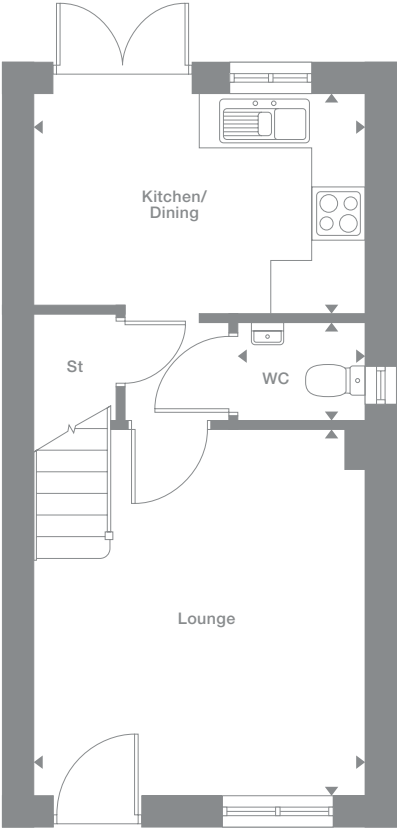
Floor Space
625 sq ft

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

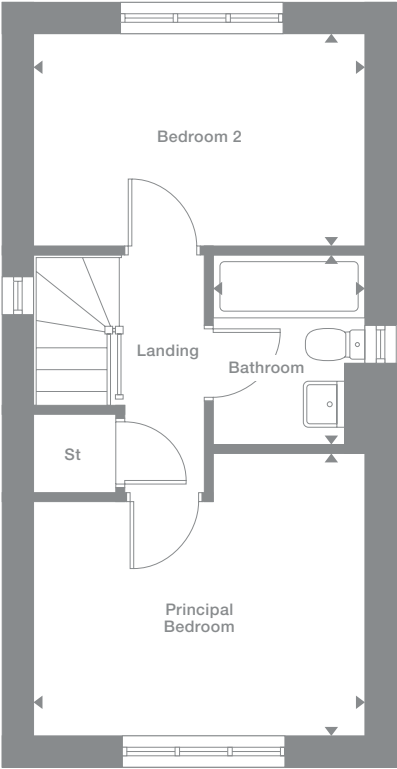
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Newmont

Overview
A comfortable lounge leads through to a stylish, ergonomic kitchen where french doors introduce a light, open ambience to the dining area. A downstairs WC complements the family bathroom, and one of the two bedrooms features an en-suite shower room and a useful built-in cupboard.

Ground Floor	First Floor
Lounge 3.08m x 4.04m 10'1" x 13'3"	Principal Bedroom 4.03m x 3.19m 13'3" x 10'6"
Kitchen/Dining 4.03m x 3.00m 13'3" x 9'10"	En-Suite 1.51m x 2.21m 5'0" x 7'3"
WC 1.60m x 1.11m 5'3" x 3'8"	Bedroom 2 4.03m x 2.49m 13'3" x 8'2"
	Bathroom 1.70m x 1.95m 5'7" x 6'5"

Floor Space
725 sq ft

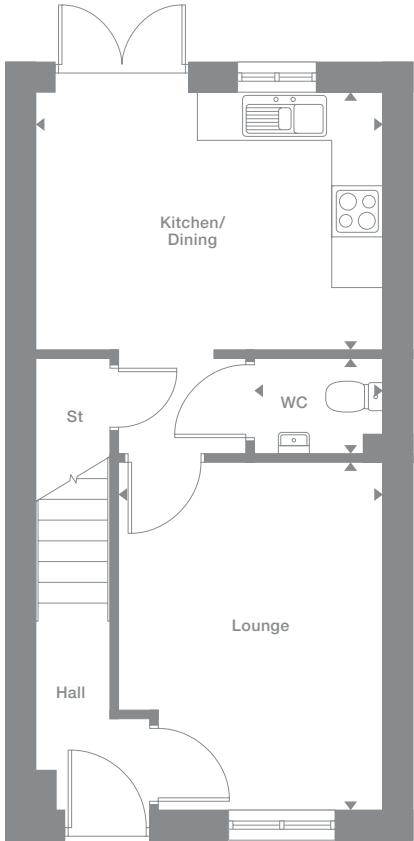
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

† Window only applicable to some plots. Please see Development Sales Manager for details

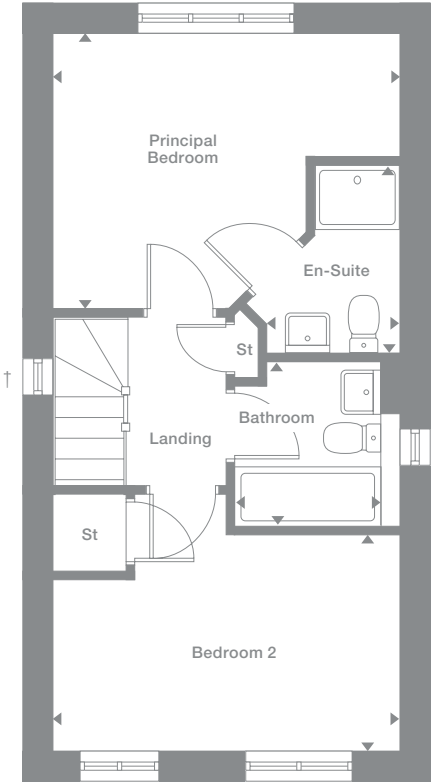
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Ground Floor



First Floor



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Overview
Complementing a bright, comfortable lounge, french doors transform the kitchen into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principle bedroom with built-in storage space.

Ground Floor	First Floor
Lounge 3.53m x 4.45m 11'7" x 14'8"	Principal Bedroom 2.98m x 3.24m 9'9" x 10'8"
Kitchen/Dining 3.27m x 3.80m 10'9" x 12'6"	En-Suite 1.18m x 1.99m 3'10" x 6'7"
Laundry 1.11m x 1.92m 3'8" x 6'4"	Bedroom 2 2.37m x 3.22m 7'10" x 10'7"
WC 1.11m x 1.78m 3'8" x 5'10"	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

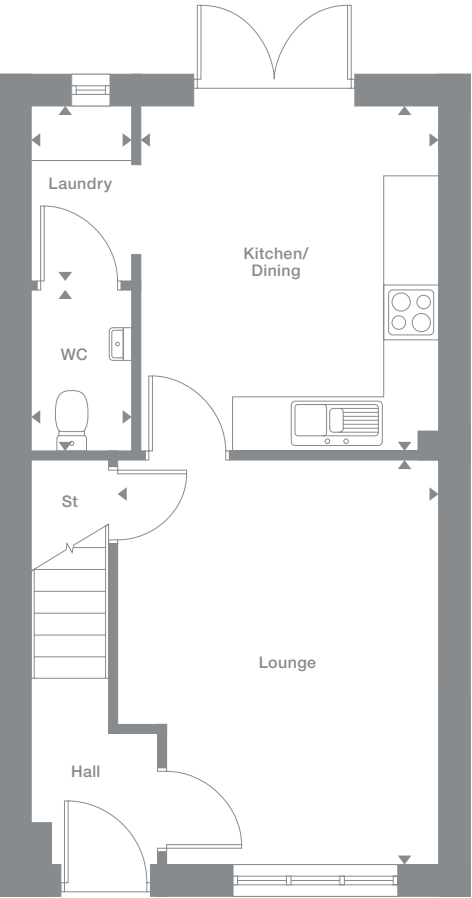
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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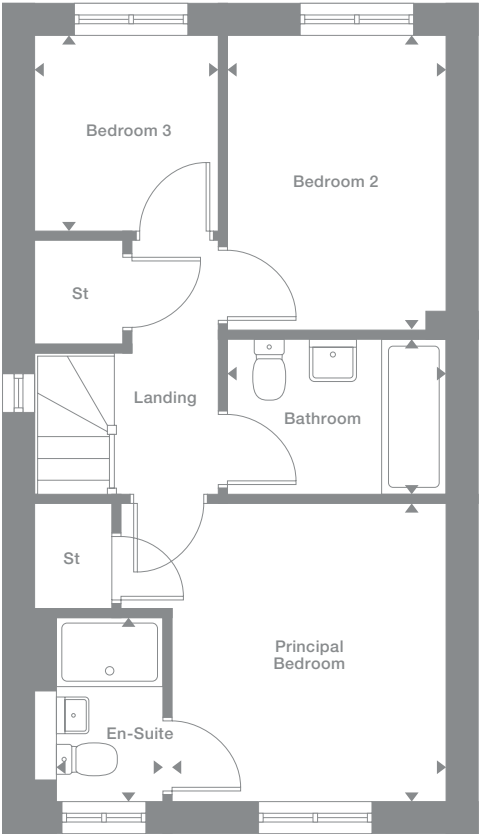
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Ground Floor



First Floor



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Asterwood

Overview

With its expertly planned work area, separate laundry, and dining area featuring french doors, the kitchen complements a comfortable lounge. The hall opens to a WC and a generously sized cupboard, while upstairs there are four bedrooms, one of them en-suite, and a family bathroom.

Ground Floor

Lounge
2.97m x 4.56m
9'9" x 15'0"

Kitchen/Dining/Family
5.48m x 3.68m
18'0" x 12'1"

Laundry
1.26m x 1.85m
4'2" x 6'1"

WC
0.95m x 1.82m
3'1" x 6'0"

First Floor

Principal Bedroom
2.84m x 3.84m
9'4" x 12'7"

En-Suite
2.45m x 1.18m
8'0" x 3'10"

Bedroom 2
2.54m x 3.49m
8'4" x 11'6"

Bedroom 3
2.45m x 3.10m
8'0" x 10'2"

Bedroom 4
2.93m x 2.01m
9'8" x 6'7"

Bathroom
1.70m x 2.05m
5'7" x 6'9"

Floor Space

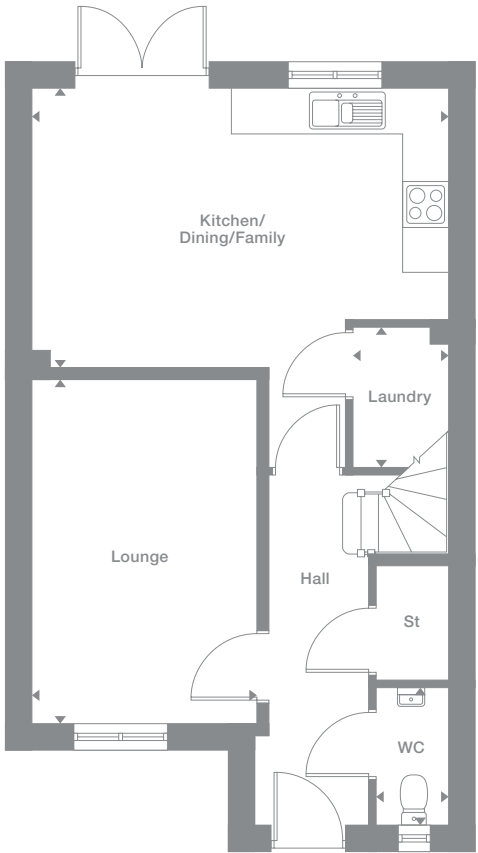
1,065 sq ft

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

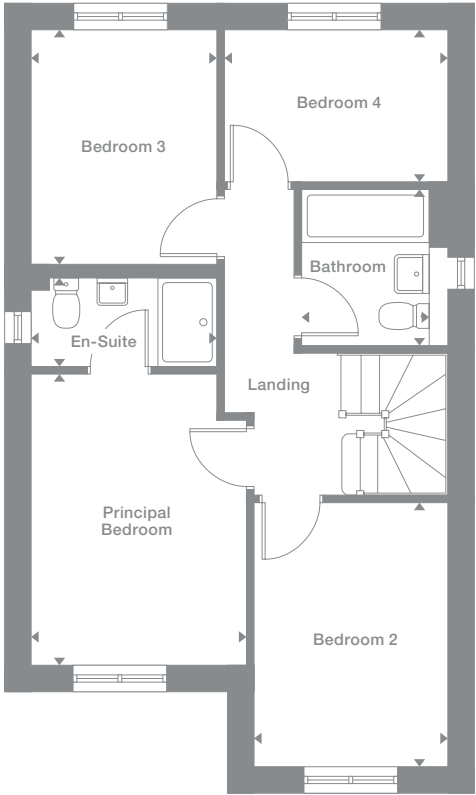
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Kirkwood

Overview

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

Ground Floor

Lounge

2.95m x 4.43m
9'8" x 14'7"

Kitchen

2.86m x 2.68m
9'5" x 8'10"

Laundry

1.80m x 1.26m
5'11" x 4'2"

Dining

2.16m x 2.68m
7'1" x 8'10"

Family

3.14m x 2.36m
10'4" x 7'9"

WC

1.44m x 1.26m
4'9" x 4'2"

First Floor

Principal Bedroom

4.03m x 2.73m
13'3" x 9'0"

En-Suite

2.60m x 1.19m
8'6" x 3'11"

Dressing

2.60m x 1.42m
8'6" x 4'8"

Bedroom 2

2.95m x 3.91m
9'8" x 12'10"

Bedroom 3

3.04m x 2.87m
10'0" x 9'5"

Bedroom 4

2.60m x 3.94m
8'7" x 12'11"

Bathroom

2.33m x 2.87m
7'8" x 9'5"

Floor Space

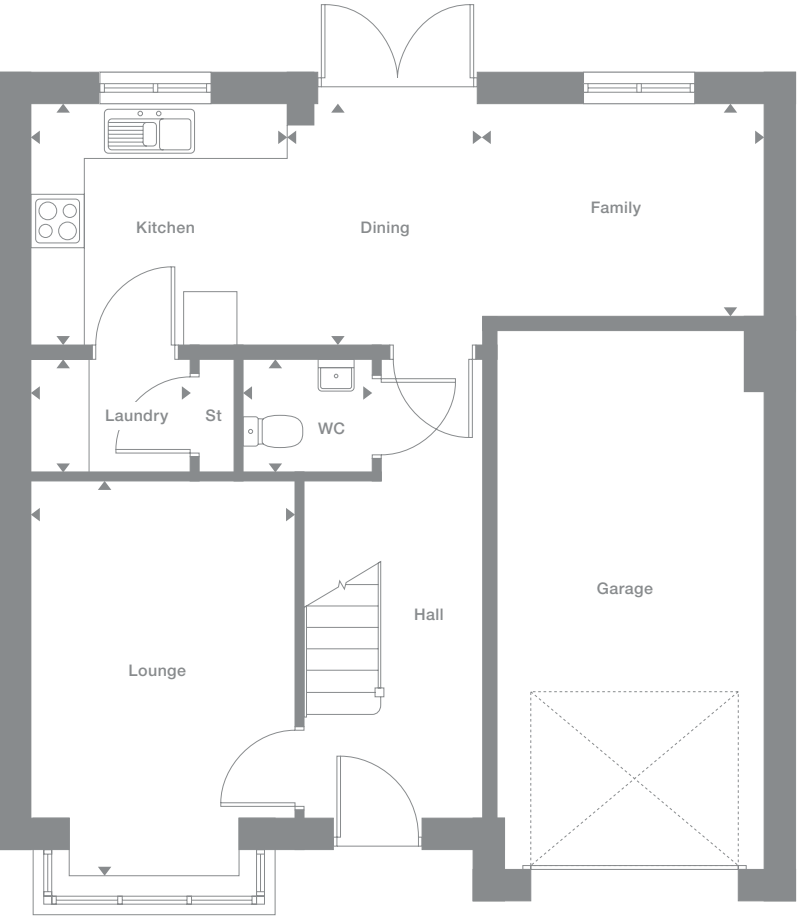
1,245 sq ft

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

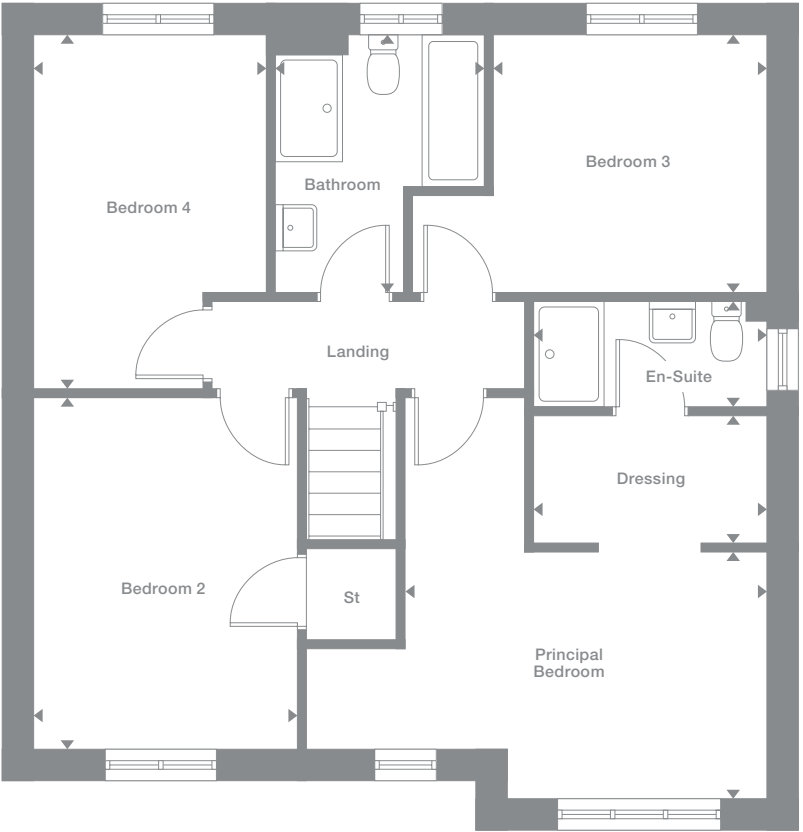
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Cherrywood

Overview
Beautifully combining convenience with flexibility, the family kitchen features a laundry and a dining area with french doors, complementing a stylish lounge. Upstairs, a bright gallery landing leads to four bedrooms, one of them en-suite with a dressing area, and a bathroom with separate shower.

Ground Floor	First Floor
Lounge 3.56m x 4.34m 11'8" x 14'3"	Principal Bedroom 3.05m x 3.87m 10'0" x 12'8"
Kitchen 3.92m x 3.46m 12'11" x 11'4"	En-Suite 2.58m x 1.26m 8'6" x 4'2"
Laundry 1.95m x 1.80m 6'5" x 5'11"	Dressing 2.58m x 1.39m 8'6" x 4'7"
Dining/Family 5.02m x 2.29m 16'6" x 7'7"	Bedroom 2 3.56m x 3.56m 11'8" x 11'8"
WC 1.00m x 1.80m 3'3" x 5'11"	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"

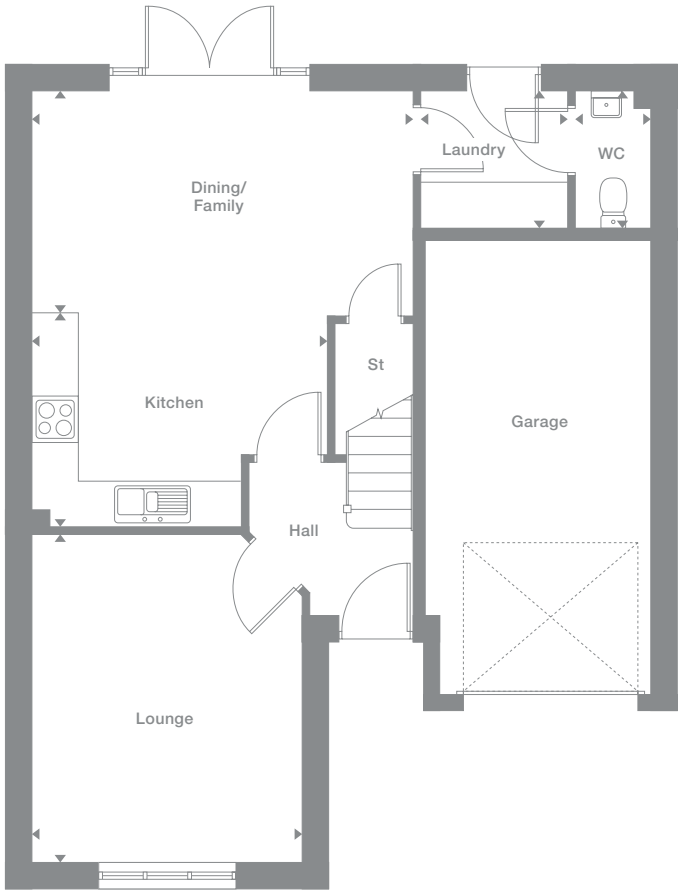
Floor Space
1,296 sq ft

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

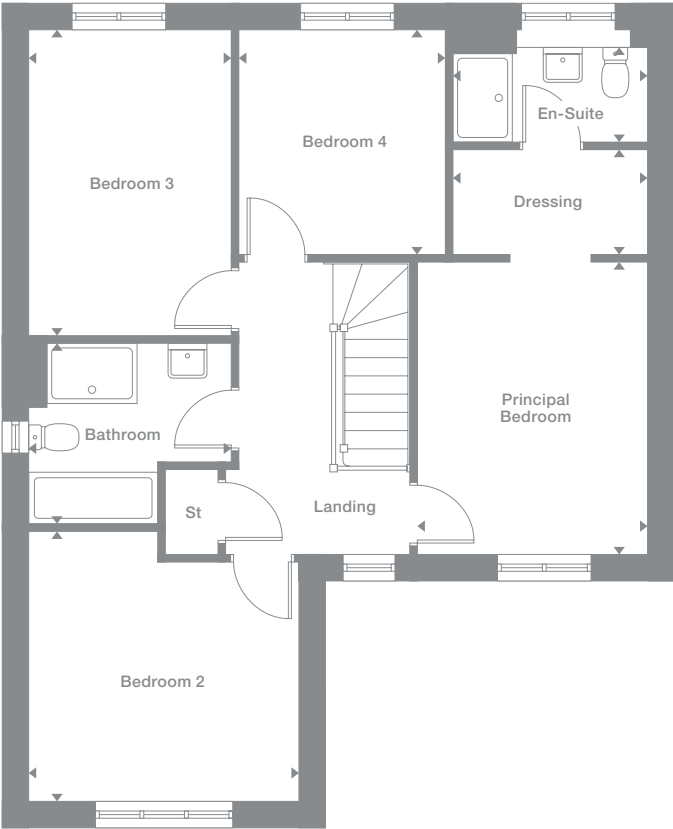
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Denwood

Overview

The lounge's bright bay window and the light, stimulating kitchen and dining room, an inspiring family space, reflect the unmistakable quality found throughout this impressive home. The bathroom features a separate shower, two of the four bedrooms are en-suite and one includes a 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

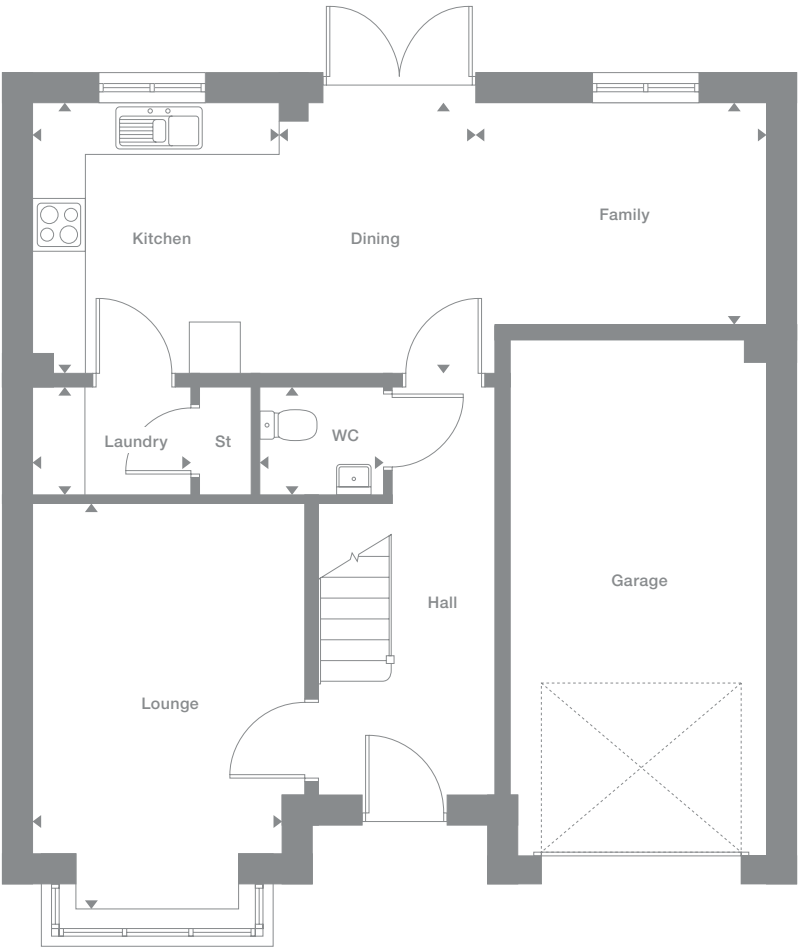
1,368 sq ft

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

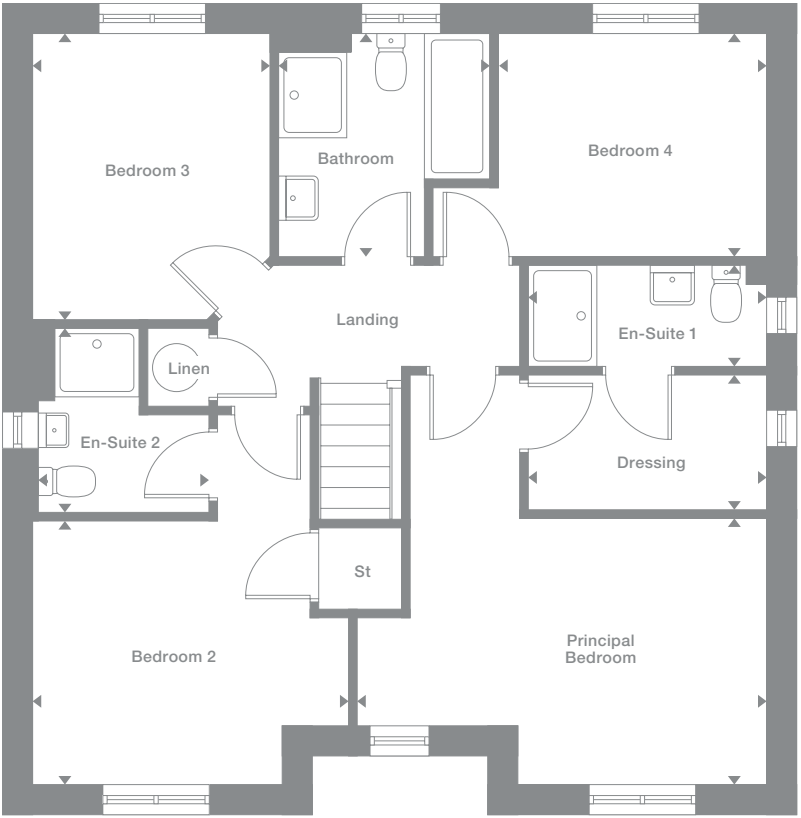
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Ground Floor



First Floor



how will
you use your
new home?

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Beauwood

Overview

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study or family room and two of the four bedrooms are all dual aspect, french doors enhance the open-plan kitchen, and the family bathroom features a separate shower.

Ground Floor

Lounge

4.10m x 4.09m
13'5" x 13'5"

Kitchen

3.48m x 3.96m
11'5" x 13'0"

Laundry

2.12m x 1.76m
7'0" x 5'9"

Dining

3.48m x 2.83m
11'5" x 9'4"

Study/Family

3.42m x 2.61m
11'3" x 8'7"

WC

1.07m x 1.55m
3'6" x 5'1"

First Floor

Principal Bedroom

3.53m x 3.41m
11'7" x 11'2"

En-Suite

2.04m x 1.79m
6'8" x 5'11"

Bedroom 2

3.48m x 3.30m
11'5" x 10'10"

Bedroom 3

2.42m x 3.39m
8'0" x 11'2"

Bedroom 4

3.56m x 3.28m
11'8" x 10'9"

Bathroom

3.14m x 1.70m
10'4" x 5'7"

Floor Space

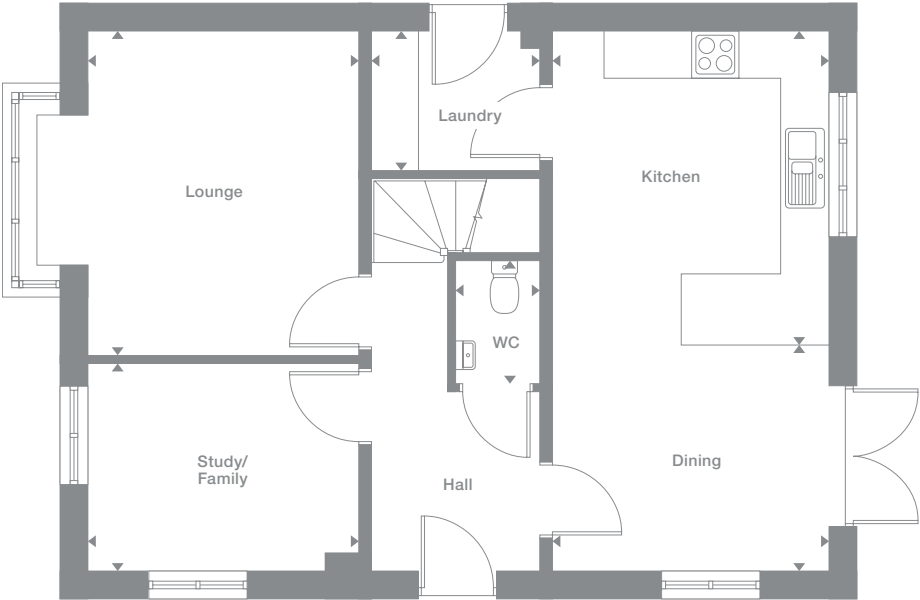
1,379sq ft

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

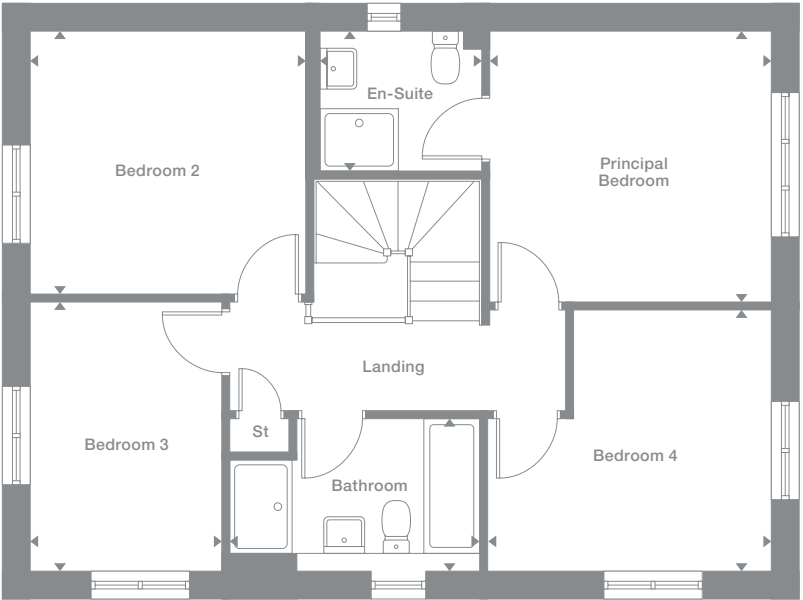
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Ground Floor



First Floor



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Denford

Overview
From the assured elegance of the bay-windowed lounge to the five bedrooms, two of them en-suite and one with a dressing room, this is a breathtakingly impressive home. The L-shaped family kitchen, with its french doors and galley-style workspace, is perfect for large, lively gatherings.

- Ground Floor**
Lounge
3.78m x 4.78m
12'5" x 15'8"
- Kitchen**
4.18m x 2.81m
13'9" x 9'3"
- Laundry**
1.88m x 1.74m
6'2" x 5'9"
- Dining**
4.04m x 2.81m
13'3" x 9'3"
- Family**
4.04m x 2.75m
13'3" x 9'0"
- WC**
1.88m x 0.97m
6'2" x 3'2"
- First Floor**
Principal Bedroom
3.78m x 3.12m
12'5" x 10'3"
- En-Suite 1**
2.46m x 1.18m
8'1" x 3'10"
- Dressing**
1.67m x 2.17m
5'6" x 7'2"
- Bedroom 2**
3.03m x 3.65m
9'11" x 12'0"
- En-Suite 2**
1.96m x 1.51m
6'5" x 4'11"
- Bedroom 3**
3.96m x 2.91m
13'0" x 9'7"
- Bedroom 4**
2.99m x 2.91m
9'10" x 9'7"
- Bedroom 5**
4.24m x 2.47m
13'11" x 8'1"
- Bathroom**
2.67m x 1.95m
8'9" x 6'5"

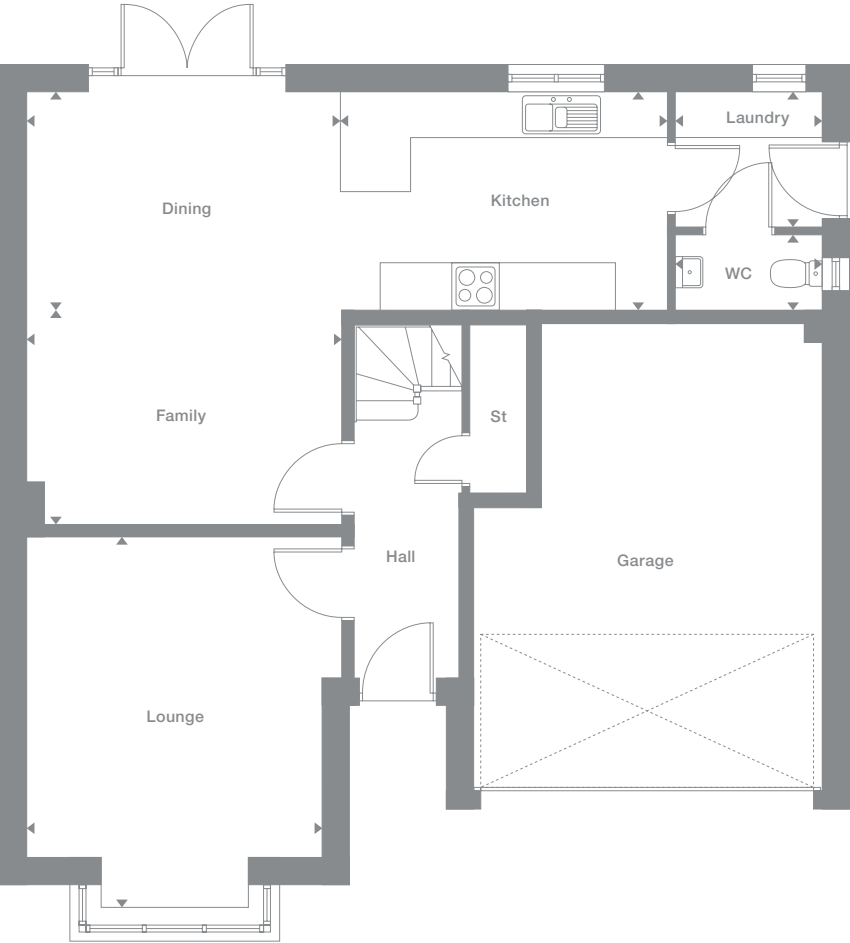
Floor Space
1,640 sq ft

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

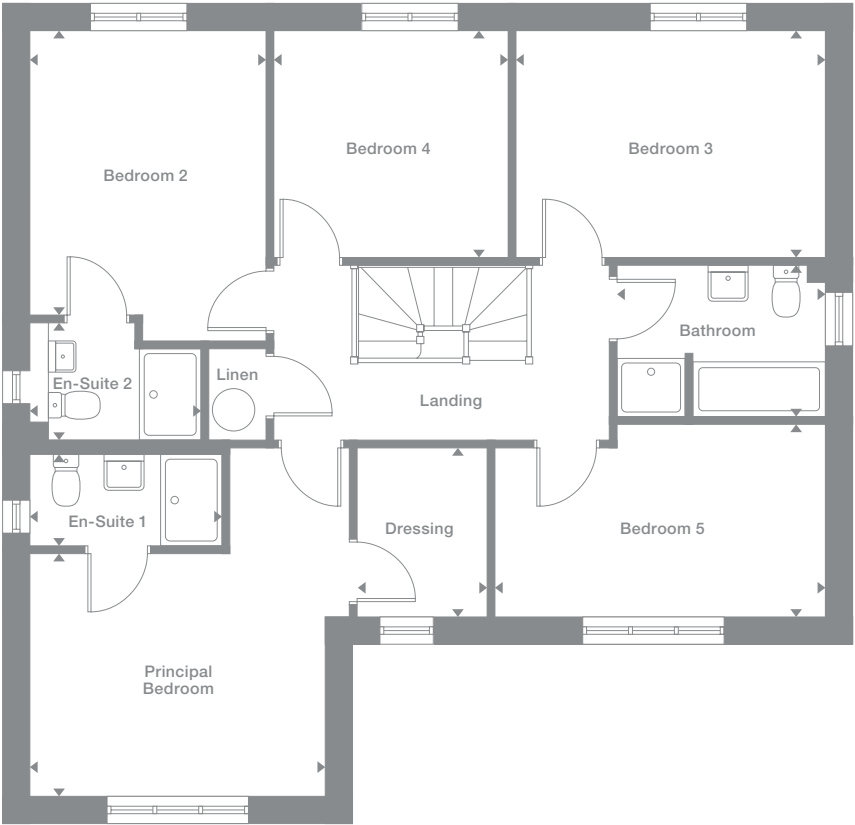
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor

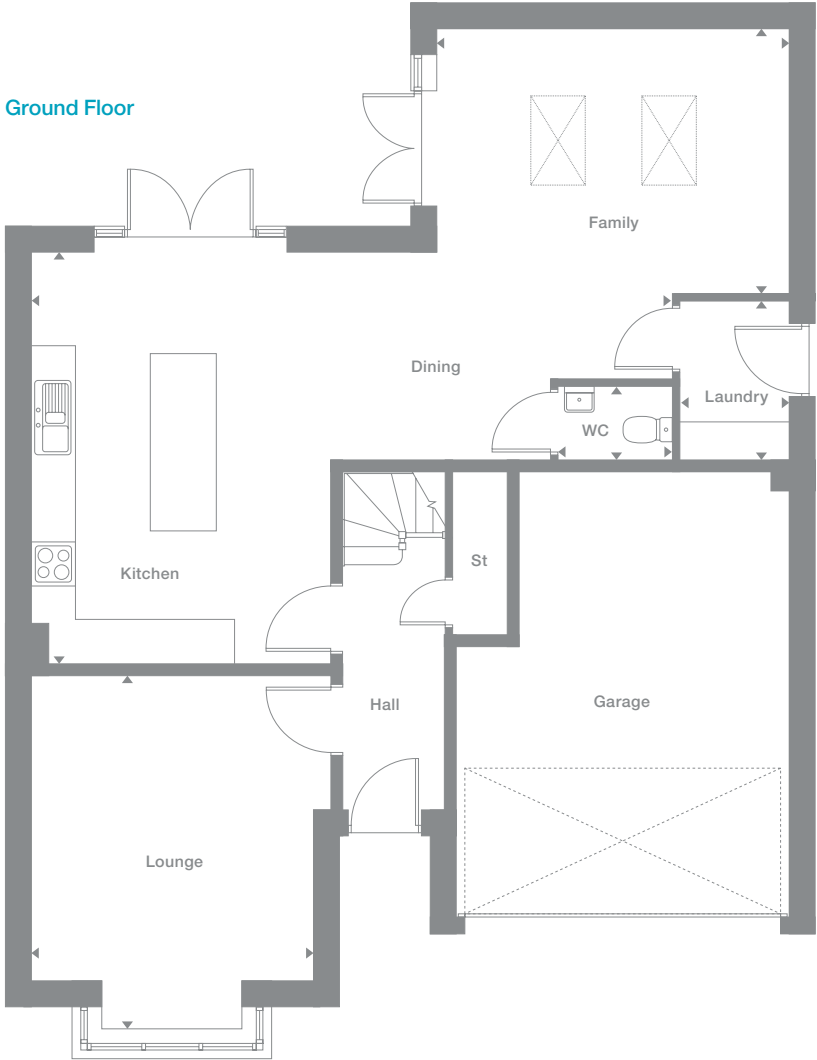


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Bamford

Overview
Both the dining kitchen and the family room feature french doors, and the ground floor includes a bay windowed lounge, a laundry and a downstairs WC. Two of the five bedrooms are en-suite, one has a dressing room and the bathroom includes a separate shower.

Ground Floor



Ground Floor	First Floor
Lounge 3.78m x 4.78m 12'5" x 15'8"	Principal Bedroom 3.78m x 3.12m 12'5" x 10'3"
Kitchen/Dining 8.60m x 5.57m 28'2" x 18'3"	En-Suite 1 2.46m x 1.18m 8'1" x 3'10"
Laundry 2.19m x 1.55m 7'2" x 5'1"	Dressing 1.63m x 2.19m 5'4" x 7'2"
Family 4.63m x 3.56m 15'2" x 11'8"	Bedroom 2 3.02m x 3.65m 9'11" x 12'0"
WC 1.55m x 1.00m 5'1" x 3'3"	En-Suite 2 1.96m x 1.51m 6'5" x 4'11"

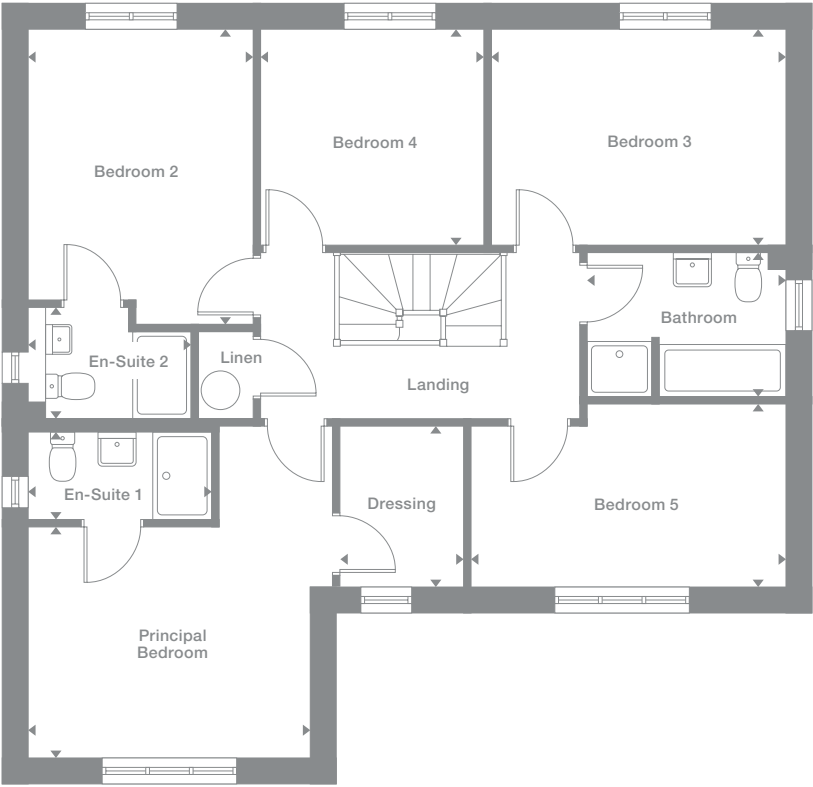
Bedroom 3 3.96m x 2.91m 13'0" x 9'7"
Bedroom 4 3.01m x 2.91m 9'11" x 9'7"
Bedroom 5 4.24m x 2.49m 13'11" x 8'2"
Bathroom 2.67m x 1.95m 8'9" x 6'5"

Floor Space
1,803 sq ft

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

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

First Floor



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The Miller Difference

your home
your way...

The Miller Difference

Every home we build is the start of an adventure. For more than 90 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.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

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.

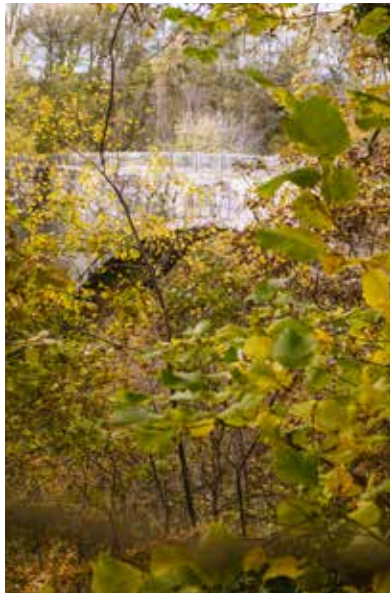
By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.



The beautiful village of Tanfield is home to Bayberry Hollow, a café, bistro and gift shop, and the traditional Peacock Inn, both only ten minutes' walk from Station Fields. The Blue Bell and the four-star South Causey Inn, with its Tuesday market selling fresh produce and crafts, are just a little further away.

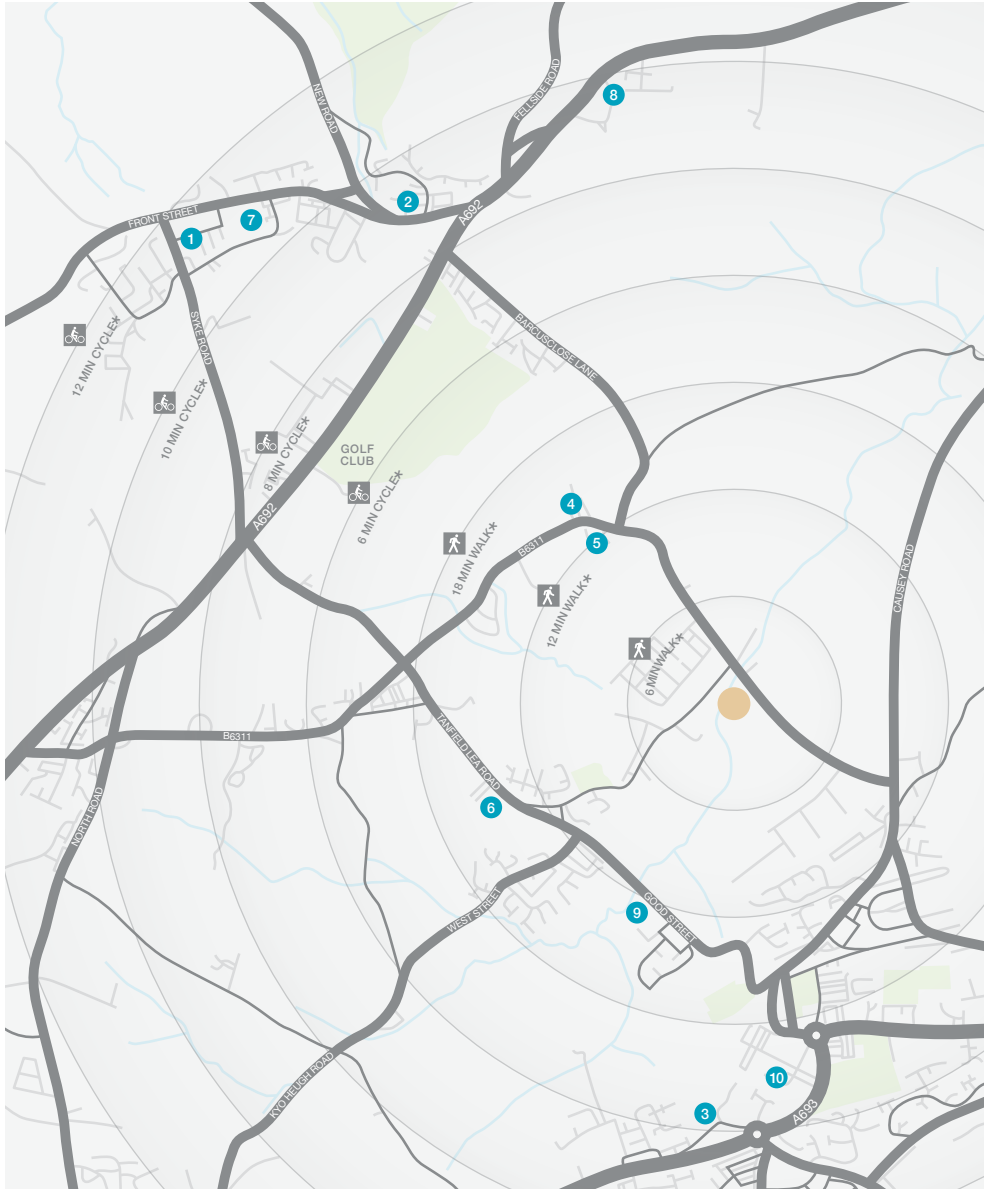
The Louisa Centre in Stanley incorporates two swimming pools, a gym, sports hall, shooting range, soft play area and library. The town has cricket and football clubs, and there are superb golf courses at the Beamish Park, Hobson and South Moor clubs. The area is rich in beautiful countryside for walking and cycling, and it also offers some fascinating heritage attractions. Tanfield Railway operates steam-driven trains with Victorian carriages from their station just yards from Station Fields, and the outstanding Beamish Living Museum is less than three miles away. Annual events in Stanley include Miners' Sunday, a lively parade with miners' union banners, workshops and sideshows.

Tanfield Lea Community Primary School and the successful and highly regarded Tanfield Secondary School are both approximately a mile from the development, and alternative primary schools nearby include Burnopfield Primary and Sacred Heart Catholic Primary in Burnopfield. Health care includes the large Stanley Medical Group, and there is a choice of dentists in the town.



Useful
Contacts

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 Burnopfield Pharmacy
Cedar Crescent
01207 270 326
- 2 Burnopfield Post Office
Front Street, Burnopfield
01207 272 276
- 3 The Louisa Centre
Front Street, Stanley
03000 262 444
- 4 Bayberry Hollow
Tanfield Village
01207 230 580
- 5 The Peacock
Tanfield
01207 232 270
- 6 Tanfield Lea Primary School
School House, Tanfield Lea
01207 234 500
- 7 Burnopfield Primary School
Front Street, Burnopfield
01207 270 397
- 8 Sacred Heart Catholic
Primary School
Byermoor, Burnopfield
01207 270 396
- 9 Tanfield School
Tanfield Lea Road
01207 232 881
- 10 Stanley Medical Group
Clifford Road
01207 285 800

* 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



How to find us

Please see millerhomes.co.uk for development opening times or call 03301 274 867



From Newcastle
From Redheugh Bridge follow signs for the A1(M). Join the A1(M) and stay in the left hand lane, leaving at the next junction to join the A692 for Consett. Two and a quarter miles on, after passing through Sunnyside turn left to join the A6076 for Stanley. After three and a half miles, turn right for Tanfield. Three-quarters of a mile on, Station Fields is on the left.

From Durham
Leave Durham by Framwellgate Peth, and follow the B6532 for seven and a half miles. In Stanley, at a roundabout immediately after a mini-roundabout take the fourth exit to join the A693 for Chester-le-Street. At the next roundabout take the second exit and bear right for the A6076. Stay on the A6076 for Sunnyside, then 500 yards after passing under a footbridge turn left for Tanfield. Three-quarters of a mile on, Station Fields is on the left.

Sat Nav: DH9 3QE



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 Development Sales Manager 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 Development Sales Manager and confirmed with solicitors. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

90 years of **miller** homes

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
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