

90 years of  
**miller**  
homes



**Lunts Heath Rise  
Widnes**

**miller**homes

*the place to be®*

- 04 Living in Widnes
- 08 Welcome Home
- 10 Plot Information
- 12 Floorplans
- 30 The Miller Difference
- 36 Useful Contacts
- 38 How to Find Us

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 Lunts Heath Rise.

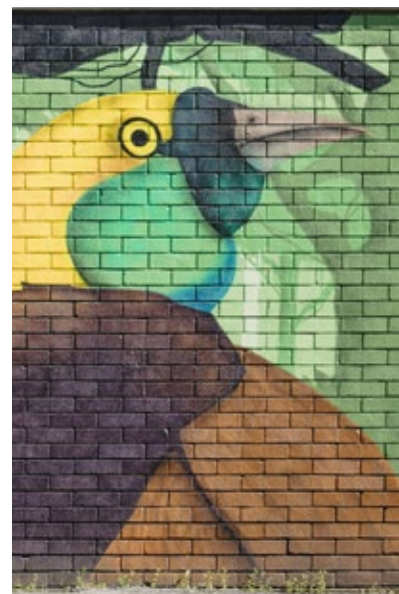
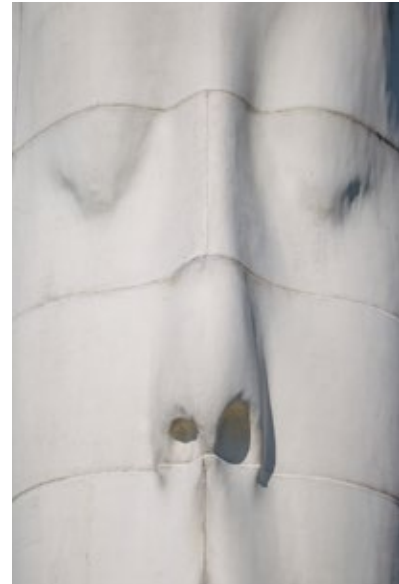




Lunts Heath Rise is just two miles from the M62, bringing Liverpool within 25 minutes' drive. Manchester can be reached in around half an hour, and bus services to Liverpool, Warrington and Burtonwood, as well as Widnes town centre, stop beside the development. Trains from Widnes Station, less than 20 minutes' walk away, reach Liverpool Lime Street in 24 minutes, and there are also direct services to Warrington, Manchester, Peterborough and Norwich.

There is an Aldi supermarket around 600 yards away, and within half a mile via a footpath, there is a well-stocked convenience store and off-licence, and a newsagent. A pharmacy and another convenience store and post office can be found a little further on. The family-friendly Church View Inn, one of several traditional pubs in the area, sits a few yards from the development. Two miles away, the partially pedestrianised town centre features high street chain stores, local traders, supermarkets, cafés and restaurants. Indoor and outdoor markets are held five days a week, and the Green Oaks covered mall complements a Shopping Park with larger stores.

In addition to the celebrated Widnes Vikings rugby league club, the town's football, cricket and rugby union clubs, a tennis academy and a golf course are all situated near the town centre. The Kingsway Leisure Centre provides comprehensive gym facilities and two swimming pools. A little to the south of the main shopping area, the Hive Leisure Park hosts a five screen multiplex, bowling alley, ice rink, play area, restaurants and pubs. The Queens Hall Studio is a live music and drama venue that hosts both community and touring shows.





# Welcome home

On the northern edge of Widnes, this attractive selection of energy efficient two, three, four and five bedroom homes brings an inviting new neighbourhood into an exceptionally convenient location. Within half an hour's walk of the town centre, two miles from the M62 and with excellent local amenities, it provides a peaceful, welcoming base for travel across the whole of north west England.

Welcome to Lunts Heath Rise...

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.





# Plot Information

- Ingleton**  
See Page 12
- Calderton**  
See Page 14
- Braxton**  
See Page 16
- Skywood**  
See Page 18
- Kirkwood**  
See Page 20
- Norwood**  
See Page 22
- Denwood**  
See Page 24
- Crosswood**  
See Page 26
- Denford**  
See Page 28
- Affordable Housing**
- Pre-Sold**
- First Homes**



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## Overview

Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an airy, adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares 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

**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

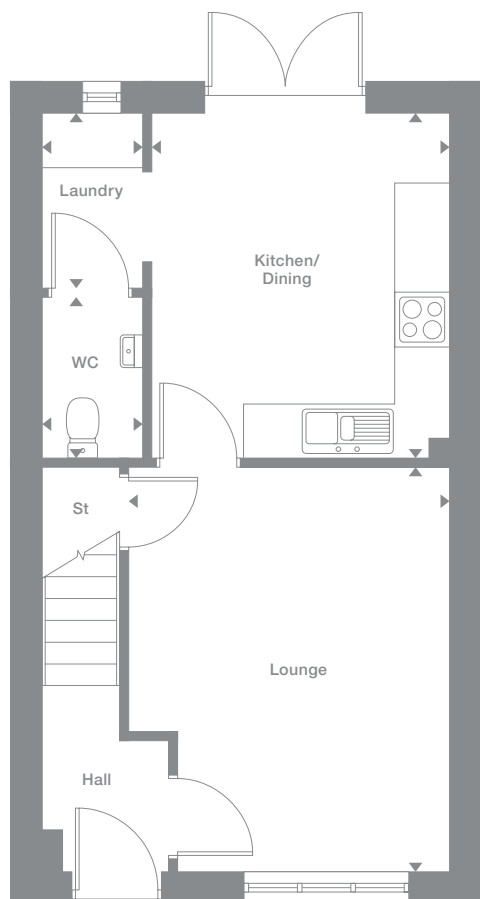
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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

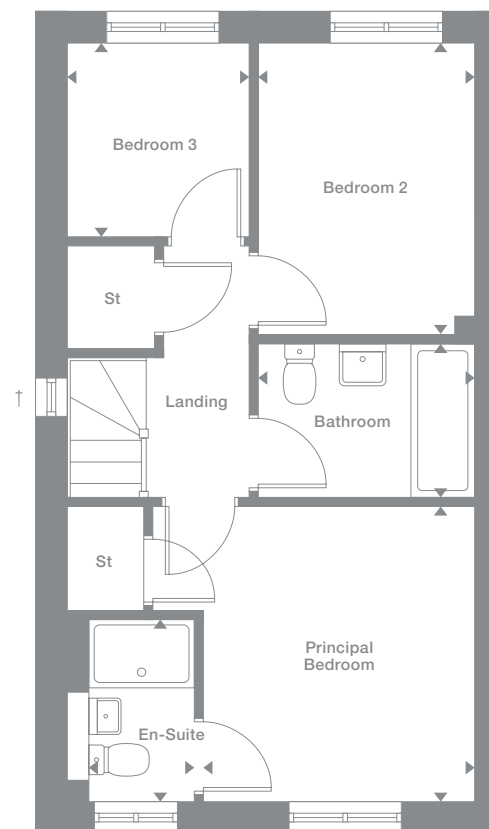
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Calderton

## Overview

The lounge opens on to a bright kitchen where french doors enhance the dining area. There is a downstairs WC, two of the three bedrooms share the first floor with the family bathroom and the en-suite dual aspect principal bedroom features a charming dormer window.

## Ground Floor

**Lounge**  
2.96m x 4.30m  
9'9" x 14'1"

**Kitchen/Dining**  
3.96m x 3.11m  
13'0" x 10'3"

**WC**  
1.07m x 1.50m  
3'6" x 4'11"

## First Floor

**Bedroom 2**  
3.96m x 2.76m  
13'0" x 9'1"

**Bedroom 3**  
1.95m x 2.52m  
6'5" x 8'4"

**Bathroom**  
1.70m x 2.03m  
5'7" x 6'8"

## Second Floor

**Principal Bedroom**  
3.01m x 2.52m  
to 1500m H.L.  
9'11" x 8'3"

**En-Suite**  
1.89m x 1.81m  
to 1500m H.L.  
6'3" x 6'0"

## Floor Space

842 sq ft

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

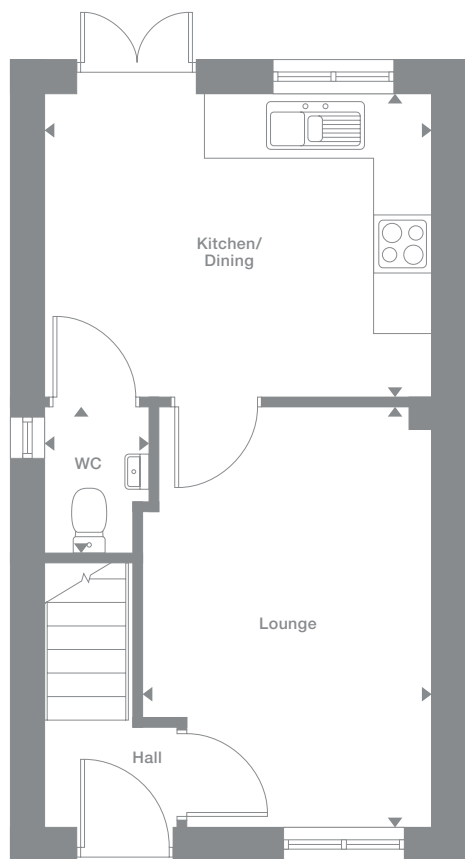
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Denotes full height ceiling line

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Denotes 1,500m height ceiling line

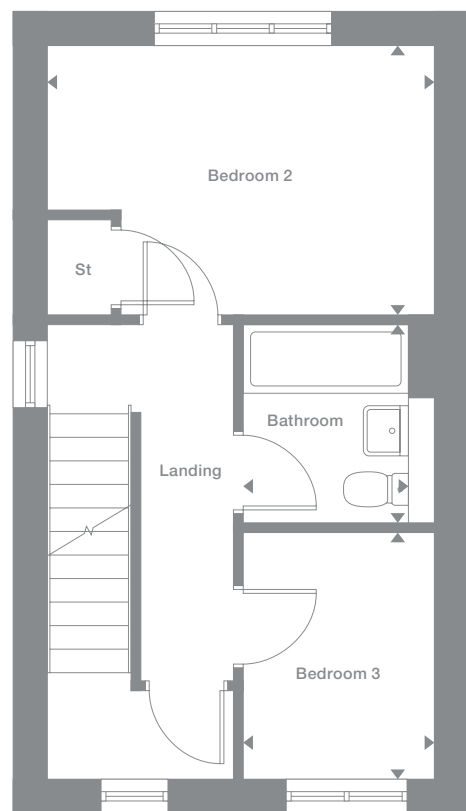
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



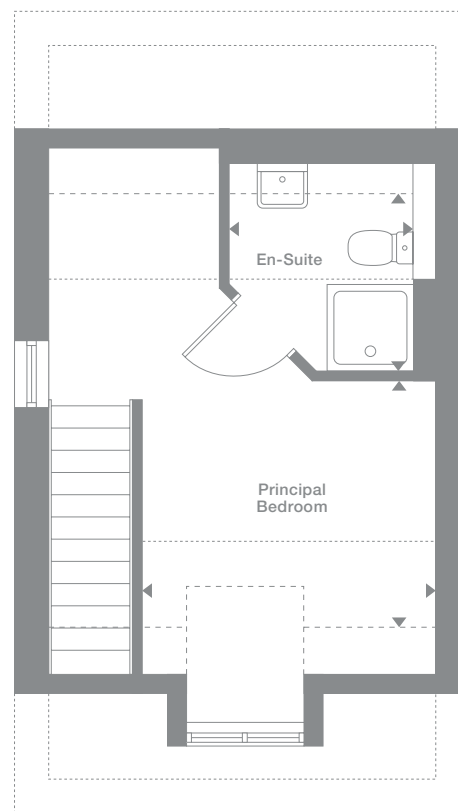
Ground Floor



First Floor



Second Floor



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# Braxton

**Overview**  
Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

<b>Ground Floor</b>	<b>First Floor</b>
<b>Lounge</b> 2.99m x 5.58m 9'10" x 18'4"	<b>Principal Bedroom</b> 3.01m x 2.77m 9'11" x 9'1"
<b>Kitchen/Dining</b> 2.90m x 2.65m 9'6" x 8'9"	<b>En-Suite</b> 2.11m x 1.24m 6'11" x 4'1"
<b>Laundry</b> 2.09m x 1.88m 6'10" x 6'2"	<b>Bedroom 2</b> 2.95m x 3.28m 9'8" x 10'9"
<b>Family</b> 2.90m x 2.92m 9'6" x 9'7"	<b>Bedroom 3</b> 3.19m x 2.72m 10'6" x 8'11"
<b>WC</b> 1.09m x 1.55m 3'7" x 5'1"	<b>Bathroom</b> 1.70m x 2.20m 5'7" x 7'3"

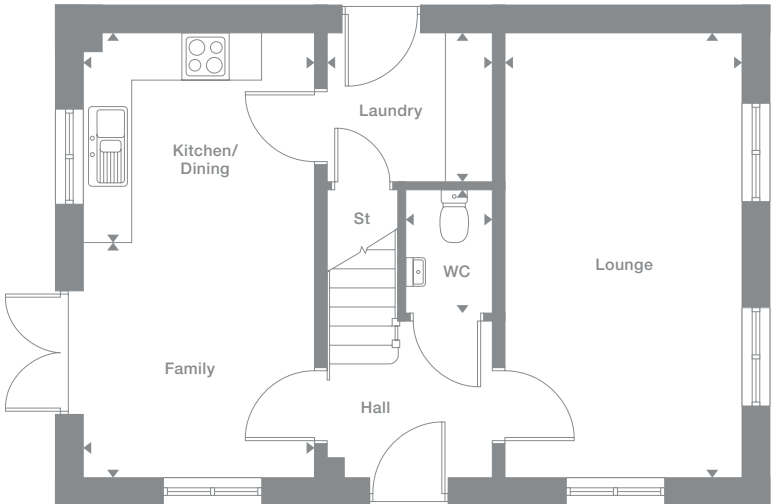
**Floor Space**  
996 sq ft

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

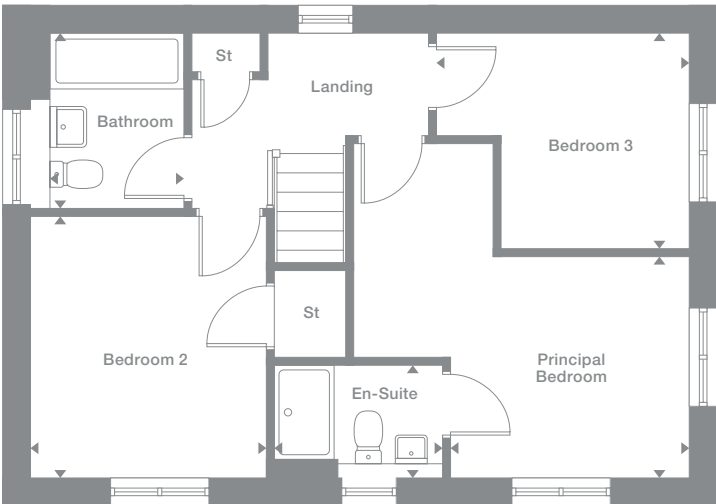
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Skywood

## Overview

The stylish lounge opens on to a bright, inspiring kitchen, a natural social hub, with french doors adding flexibility to the dining area. The laundry and downstairs WC add convenience, and the landing leads to the family bathroom and four bedrooms, one of them en-suite.

## Ground Floor

**Lounge**  
3.27m x 4.82m  
10'9" x 15'10"

**Kitchen**  
2.95m x 3.26m  
9'8" x 10'9"

**Laundry**  
1.60m x 2.09m  
5'3" x 6'10"

**Dining**  
2.84m x 3.26m  
9'4" x 10'9"

**WC**  
1.60m x 1.07m  
5'3" x 3'6"

## First Floor

**Principal Bedroom**  
4.27m x 2.88m  
14'0" x 9'6"

**En-Suite**  
1.83m x 2.38m  
6'0" x 7'10"

**Bedroom 2**  
3.70m x 2.82m  
12'2" x 9'3"

**Bedroom 3**  
3.13m x 2.61m  
10'3" x 8'7"

**Bedroom 4**  
3.70m x 2.82m  
12'2" x 9'3"

**Bathroom**  
1.70m x 2.09m  
5'7" x 6'10"

## Floor Space

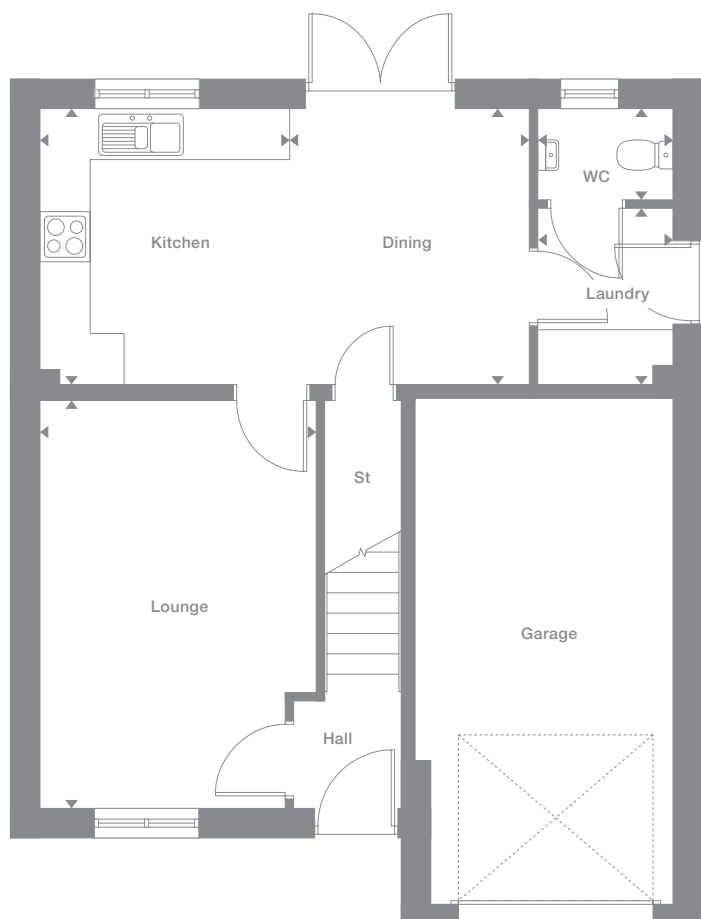
1,144 sq ft

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

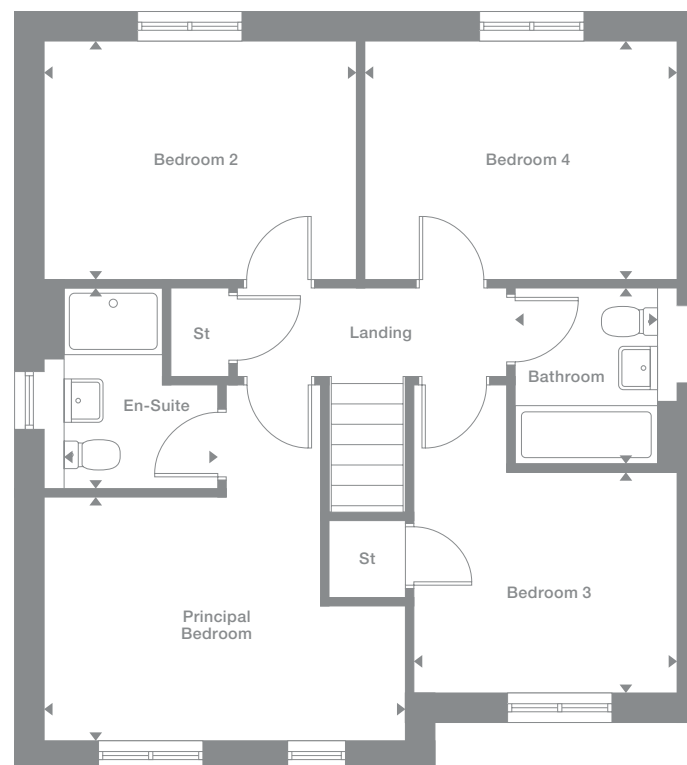
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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  
5'9" 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 2.75m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.18m  
8'6" x 3'10"
- 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**

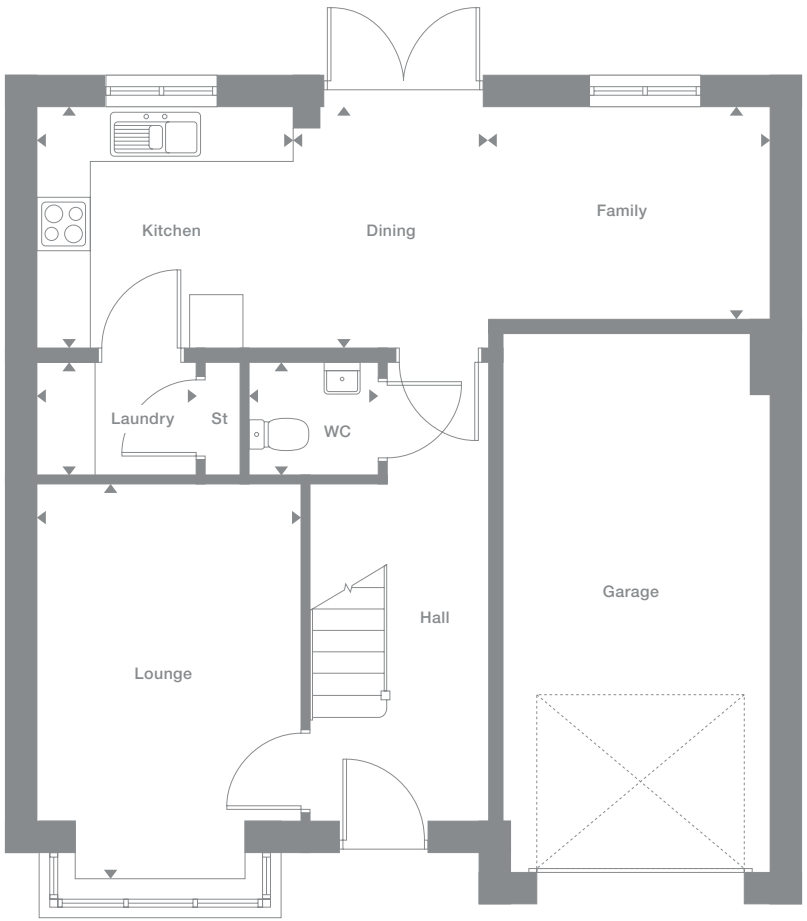
1,240 sq ft

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

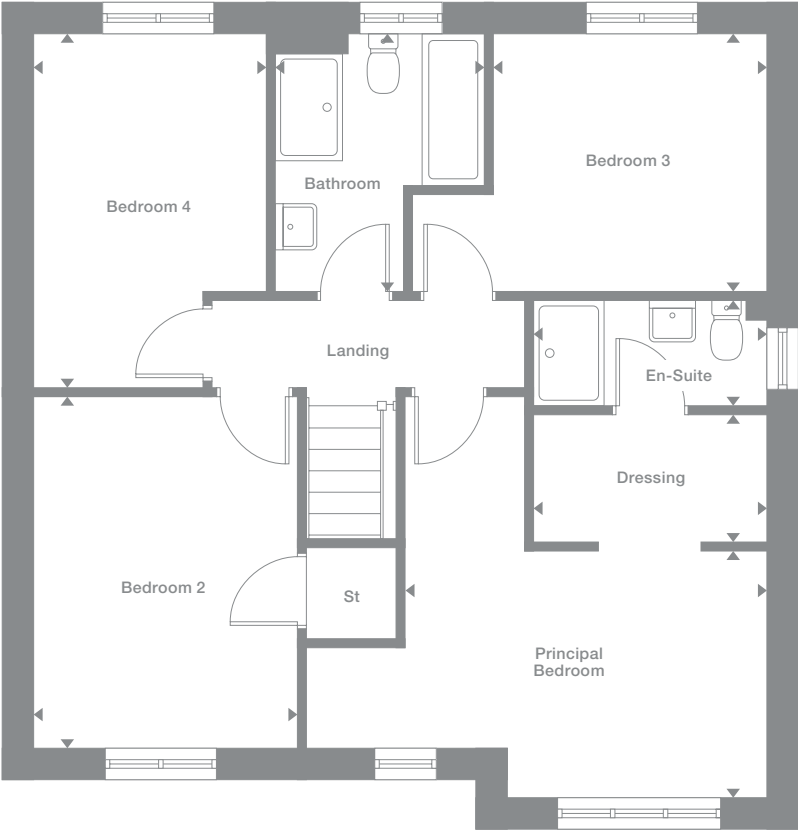
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Norwood

**Overview**  
From the laundry that leaves the kitchen and dining room free for enjoying family time to the stylish lounge and practical study, this is a comfortable, adaptable home. A gallery landing leads to four bedrooms, one of them en-suite, and a bathroom with separate shower.

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

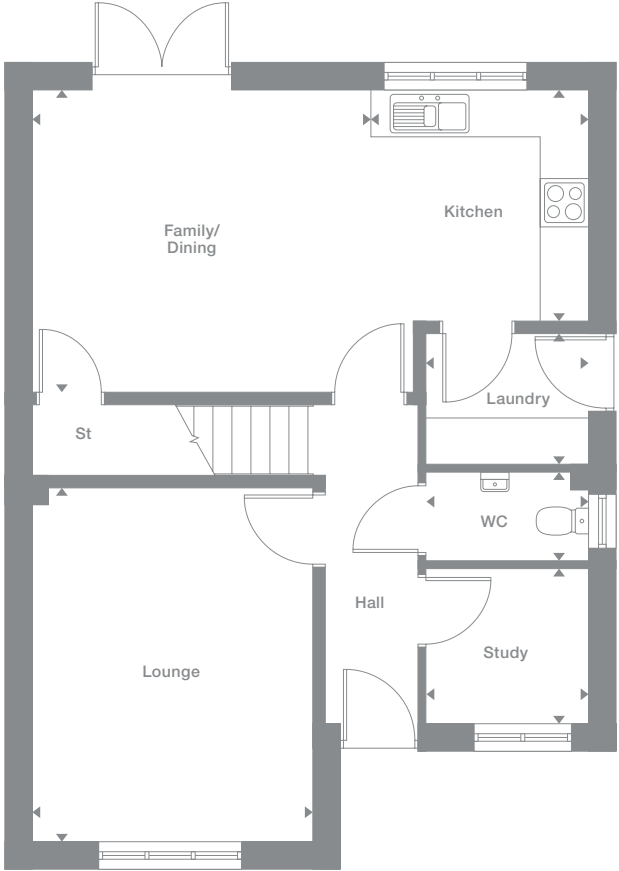
**Floor Space**  
1,344 sq ft

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

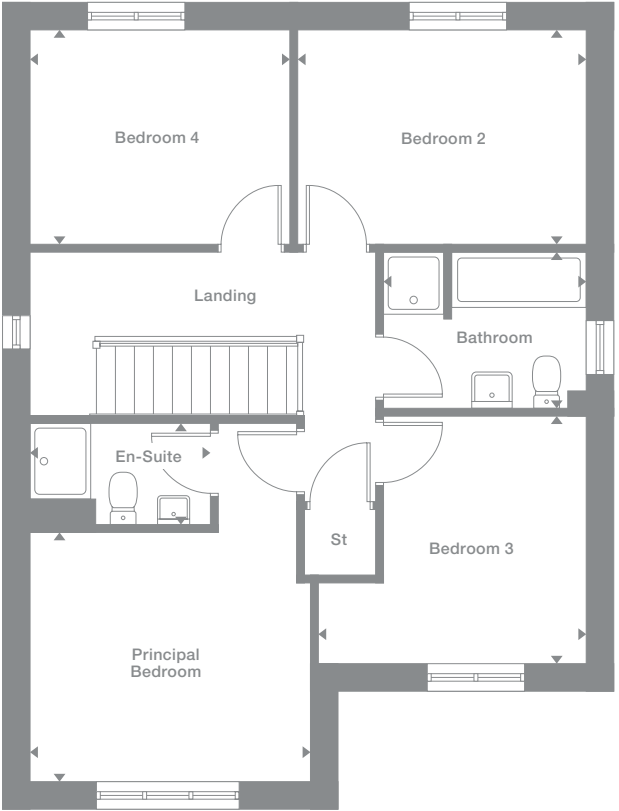
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## 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

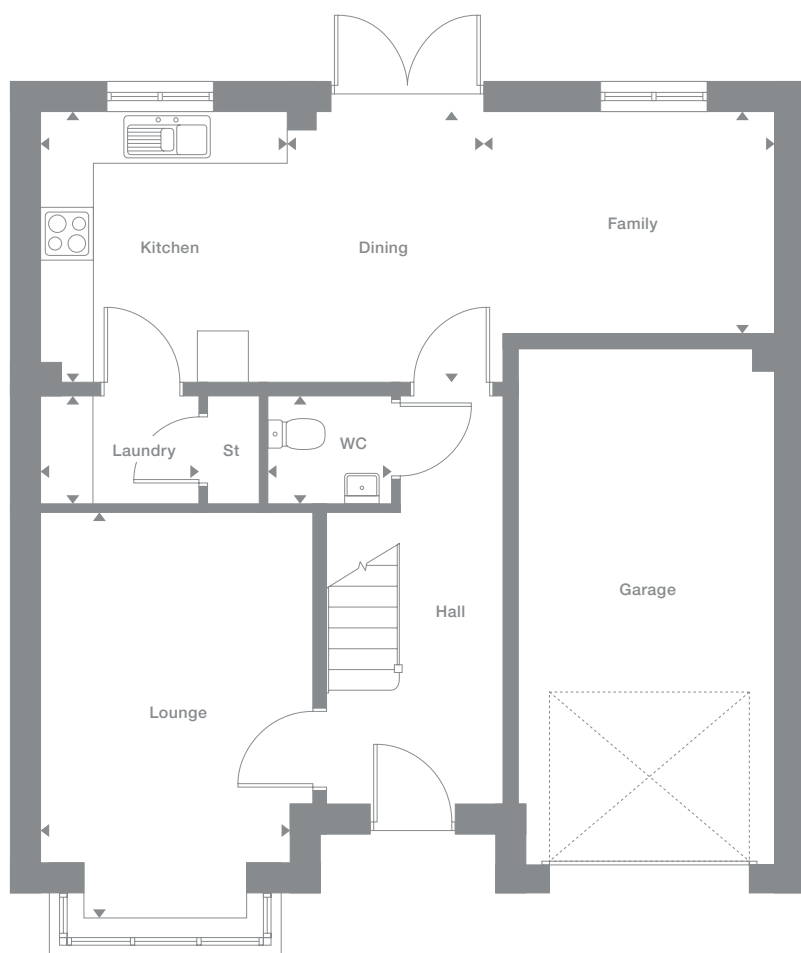
1,368 sq ft

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

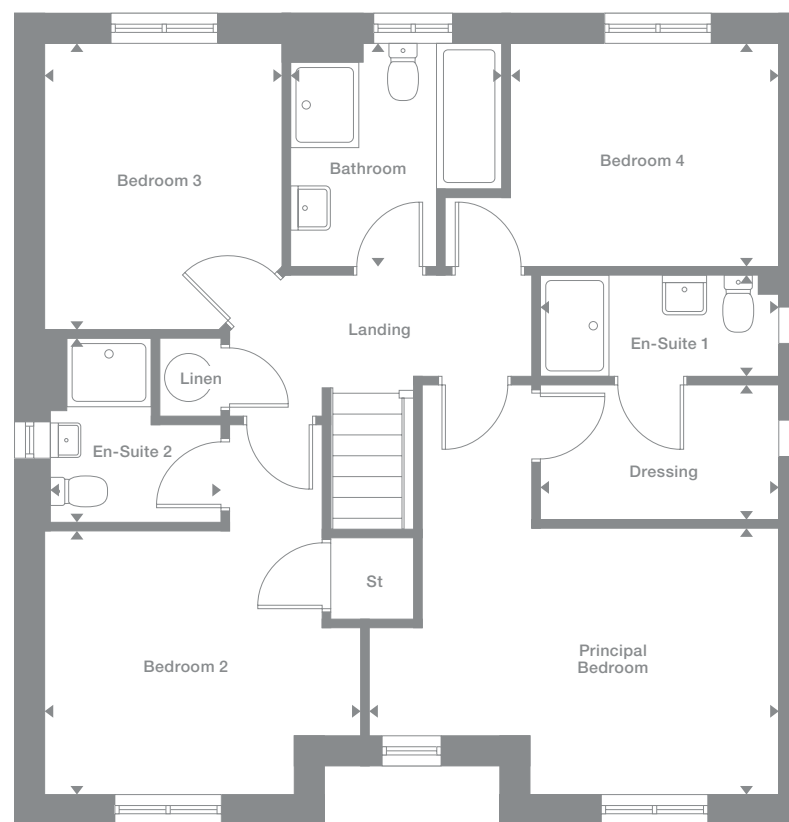
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Crosswood

**Overview**

Perfect for social events, the lounge and dining room complement a broad family kitchen opening to the garden. The family bathroom features a separate shower, and the four bedrooms, two of them en-suite and one with a dressing room, ensure that privacy is always available.

**Ground Floor**

- Lounge**  
3.12m x 5.15m  
10'3" x 16'11"
- Kitchen**  
3.02m x 3.47m  
9'11" x 11'5"
- Laundry**  
1.76m x 1.88m  
5'7" x 6'2"
- Family/Breakfast**  
5.03m x 3.47m  
16'6" x 11'5"
- Dining**  
2.77m x 3.18m  
9'1" x 10'5"
- WC**  
0.97m x 1.88m  
3'2" x 6'2"

**First Floor**

- Principal Bedroom**  
2.91m x 3.79m  
9'7" x 12'5"
- En-Suite 1**  
1.55m x 2.02m  
5'1" x 6'8"
- Dressing**  
2.61m x 1.70m  
8'7" x 5'7"
- Bedroom 2**  
3.16m x 3.47m  
10'5" x 11'5"
- En-Suite 2**  
2.13m x 1.82m  
7'0" x 6'0"
- Bedroom 3**  
2.38m x 3.28m  
7'10" x 10'9"
- Bedroom 4**  
2.61m x 3.09m  
8'7" x 10'2"
- Bathroom**  
2.86m x 1.70m  
9'5" x 5'7"

**Floor Space**

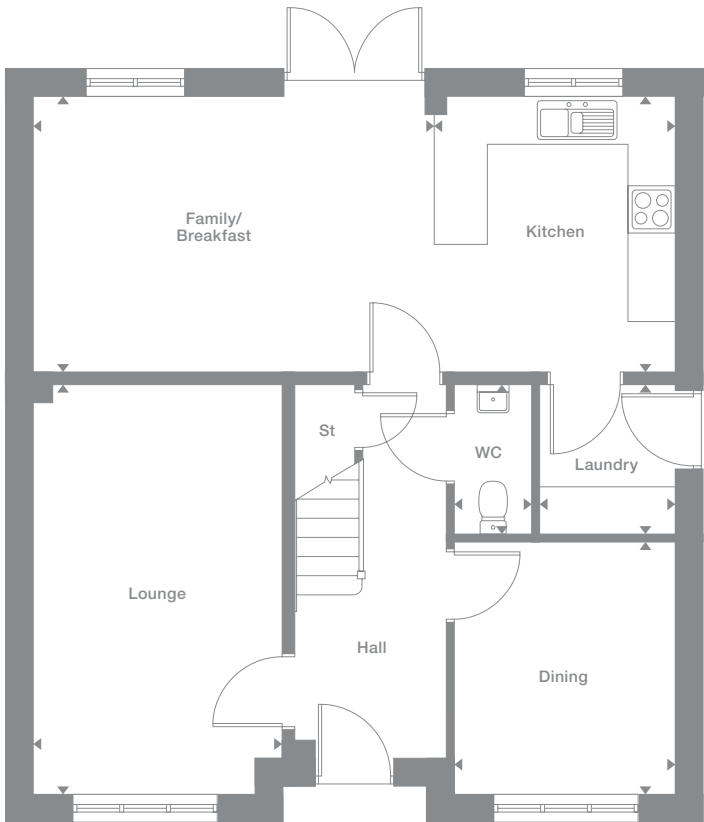
1,500 sq ft

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

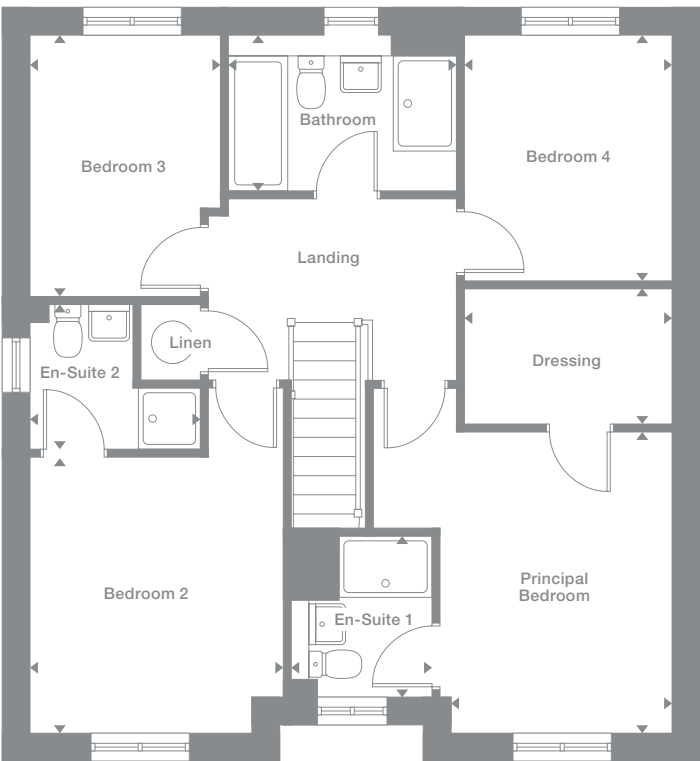
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# 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**

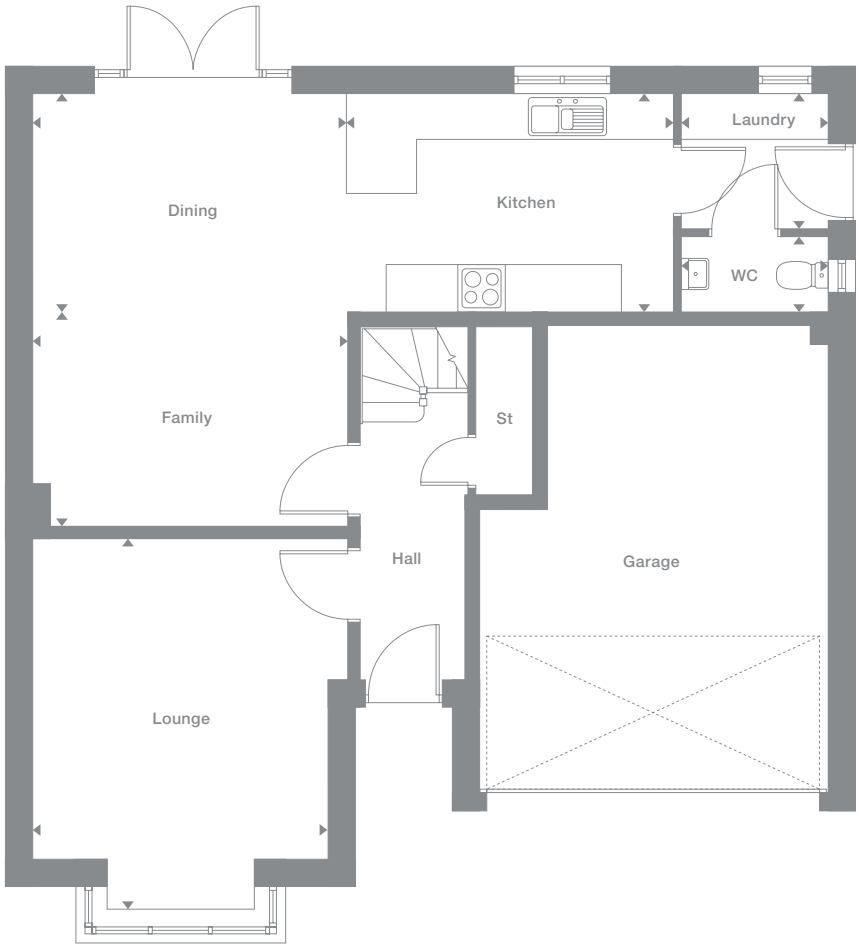
1,640 sq ft

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

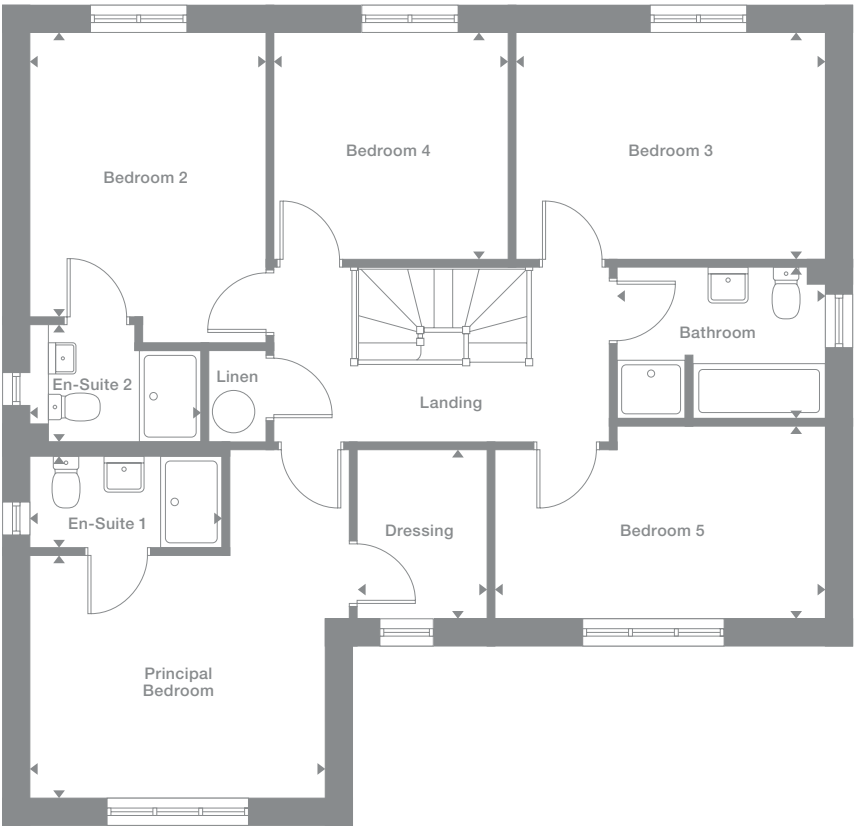
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**Ground Floor**



**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.

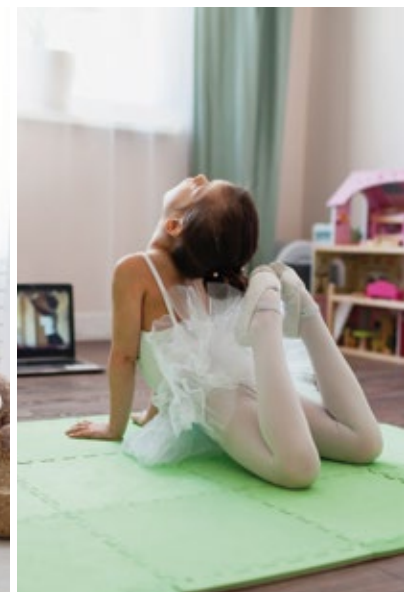
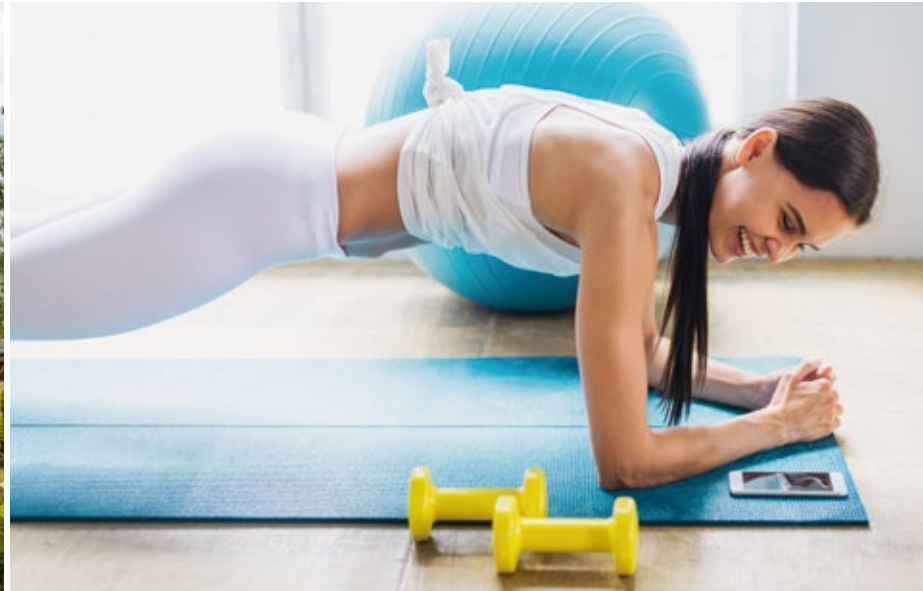
**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

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.

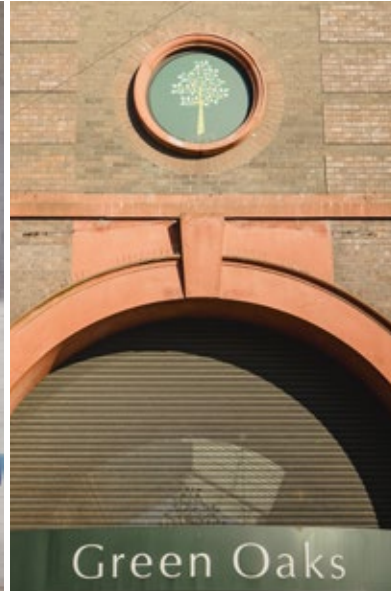
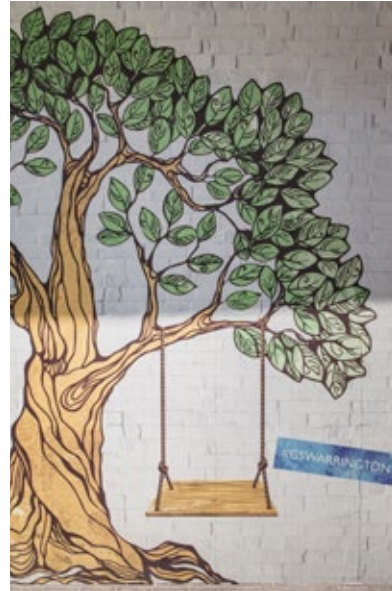
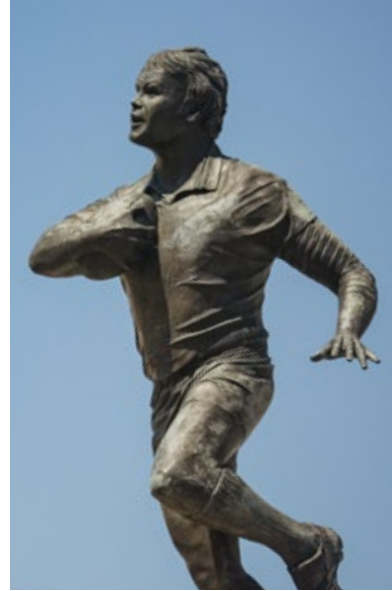
your home  
your way...





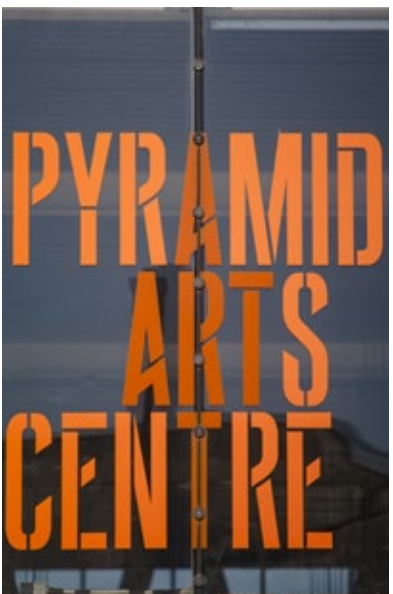
In addition, the Widnes Retail Park, situated in the town centre, has a great selection of major shopping brands including M&S, Boots and Next, and benefits from free customer parking.

Local parks and gardens include Victoria Park, with its skateboarding area, model boating lake and sports courts. At the waterfront, Spike Island is home to woodlands, wetland habitats, cycling and walking routes, a play area and the Catalyst science museum, with its interactive exhibits and observatory. Widnes also has an impressive library.



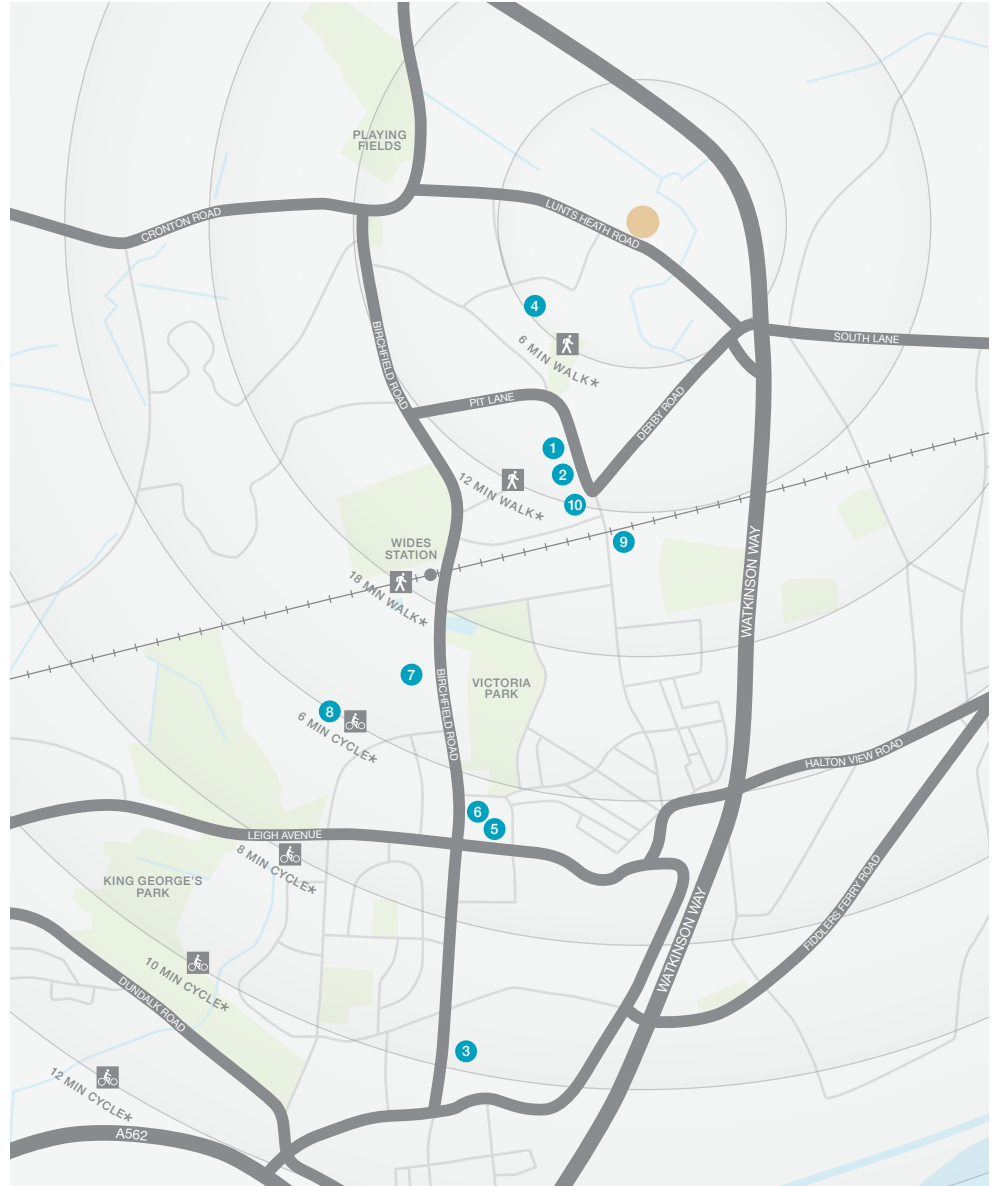


Nearby schools include Lunts Heath Primary, less than ten minutes' walk away and rated 'Outstanding' by Ofsted. Within around half an hour's walk are St Bede's RC Infant and Junior Schools, assessed 'Outstanding' and 'Good' respectively, and two secondary schools, the 'Outstanding' Wade Deacon High, and Saints Peter and Paul Catholic High, rated 'Good'. For medical care, the Bevan Group Practice and Farnworth Dental Surgery are both within around 15 minutes' walk.



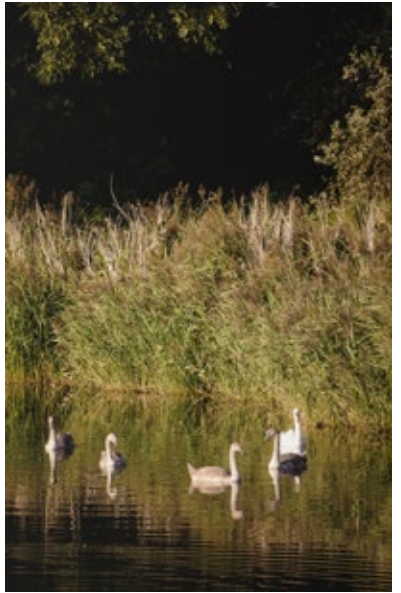
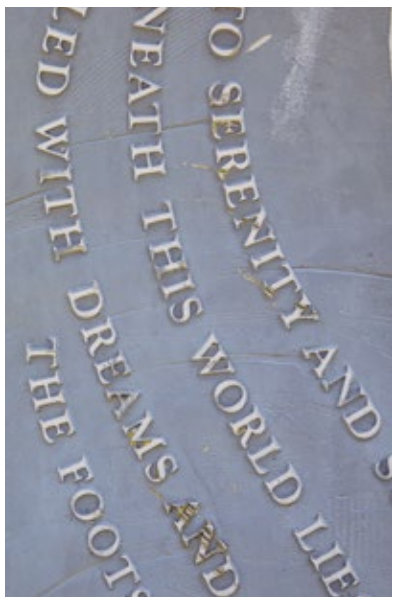


When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite 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 Farnworth Village Pharmacy  
11 Farnworth Street  
0151 424 2939
- 2 Farnworth Post Office  
100 Derby Road  
0345 722 3344
- 3 Kingsway Leisure Centre  
Kingsway  
0151 495 2200
- 4 Lunts Heath Primary School  
Wedgwood Drive  
0151 423 3322
- 5 St Bede's Catholic Infant School  
Leigh Avenue  
0151 424 3118
- 6 St Bede's Catholic Junior School  
Appleton Village  
0151 424 3386
- 7 Wade Deacon High School  
Birchfield Road  
0151 423 2721
- 8 Saints Peter and Paul Catholic High School  
Highfield Road  
0151 424 2139
- 9 Bevan Group Practice  
Bevan Way  
0151 424 3986
- 10 Farnworth Dental  
163 Peel House Lane  
0151 424 1422

\* 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





# How to find us

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03308 224 737

**From the M62**  
Leave the M62 at junction 7 for Widnes via the A557. After one and a half miles, bear left for Widnes North via the A5080. At the first roundabout take the second exit, for Warrington, then at the next take the fourth exit, for Widnes North. After crossing the motorway, at traffic lights turn right into the A5080 Lunts Heath Road. Five hundred yards on, Lunts Heath Rise is on the right.

**From the Mersey Gateway Bridge**  
Crossing the bridge northbound, stay in the left hand lanes for the A557. Bear left to leave the A533, and at Widnes Loops Roundabout take the second exit to join the A557 Queensway, signposted for the M62. After two miles, bear left to join the A5080 for Widnes North. At the T-junction turn right then take the next left into the A5080 Lunts Heath Road. Five hundred yards on, Lunts Heath Rise is on the right.

Sat Nav: WA8 5RY



Registered Developer

**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.

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

#### Opening Times

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[millerhomes.co.uk](http://millerhomes.co.uk)

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*the place to be*<sup>®</sup>