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Knights Manor Copmanthorpe, York

the place to be[®]

miller homes

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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.





90 years of **miller** homes



A few minutes' drive from both the A64 and the A1237, Knights Manor offers easy access to both York city centre and the surrounding countryside. Leeds is around half an hour's drive away, and Hull and Scarborough can be reached in just over an hour. Halfhourly bus services stopping close to the development include Coastliner services between Leeds and Scarborough or Whitby, and routes through York to Haxby. York is on the Intercity network, with excellent rail connections throughout the country.

In Copmanthorpe village, a ten minute walk from Knights Manor, the shops beside the Royal Oak pub include a Post Office, a pharmacy, a Co-op, a butcher, a convenience store, hairdressers, takeaways and a café. The local library is also located beside the shops, and a Tesco Extra supermarket approximately a mile away is open 24 hours a day. The historic centre of York, three and a half miles from the development, presents a varied, exciting shopping environment. Traditional cobbled streets lined with local traders, pubs, tearooms and restaurants complement shopping parks such as Designer Outlet York, home to over 100 high street fashion, sports and homeware brands, or the contrasting Shambles Market with its fresh produce, apparel, crafts and gifts.





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Knights Manor

Welcome home

Three and a half miles from the centre of York and around ten minutes' walk from Copmanthorpe's village shops, this exciting selection of energy efficient two, three, four and five bedroom homes brings an attractive new neighbourhood to a prime location just yards from the A64. It combines the appeal of a small, mature community with the amenities and attractions of a historic city with a vibrant, cosmopolitan cultural life. Welcome to Knights Manor... The artist's impressions (computergenerated 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.





Graymont

The welcoming lounge adjoins a practical, ergonomic kitchen and dining room that opens on to the garden. A downstairs WC complements the family bathroom, one of the two bedrooms includes an en-suite shower room and the second bedroom features dual windows and a useful cupboard.

Overview

Ground Floor First Floor

14'10" x 12'2"

1.08m x 2.30m

Bedroom 2

14'10" x 8'9"

Bathroom

7'9" x 7'1"

2.36m x 2.15m

4.53m x 2.67m

En-Suite

3'7" x 7'7"

Lounge

3.55m x 4.32m

Kitchen/Dining

4.53m x 3.08m

14'10" x 10'1"

1.50m x 1.14m

4'11" x 3'9"

WC

11'8" x 14'2"

Principal Bedroom 4.53m x 3.71m Floor Space 758 sq ft

> † Window not applicable to all 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

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First Floor



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Knights Manor

Clevemont

This impressive bungalow features a bright, airy openplan living space incorporating a beautifully planned kitchen area, while french doors add both flexibility and a focal point to the dining area. In addition to two bedrooms and the bathroom, the accommodation includes a walk-in cupboard.

Overview

Ground Floor

Living/Dining 4.55m x 3.71m 14'11" x 12'2"

Kitchen

2.75m x 3.71m 9'0" x 12'2"

3.00m x 4.44m

9'10" x 14'7"

Bedroom 2

11'9" x 8'3"

Bathroom

2.30m x 2.60m 7'7" x 8'6"

3.59m x 2.51m

Principle Bedroom

Floor Space 777 sq ft

Plots may b

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First Floor



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Inglemont

The bright lounge shares the ground floor with an airy kitchen and dining room featuring french doors and a separate laundry area. There is a downstairs WC, one of the three bedrooms is en-suite, one can be used as a study, and there are convenient cupboards in the lounge, landing and bedroom.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
3.53m x 4.44m	2.98m x 3.23m
1177" x 147"	9'9" x 10'7"
Kitchen/Dining	En-Suite
3.27m x 4.80m	1.18m x 1.98m
10'9" x 15'9"	3'10" x 6'6"
Laundry	Bedroom 2
1.10m x 2.93m	2.37m x 4.02m
3'8" x 9'7"	7'10" x 13'3"
WC	Bedroom 3/Study
1.10m x 1.45m	2.00m x 2.94m
3'8" x 4'9"	6'7" x 9'8"
	Bathroom 2.37m x 1.90m 7'10" x 6'3"

Floor Space 904 sq ft

> † Window not applicable to all plots. Please see Development Sales Manager for details.

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Ground Floor



First Floor



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Knights Manor

Chilton

The lounge, kitchen and one of the three bedrooms are dual aspect, with french doors enhancing the bright appeal of the dining area. The principal bedroom is en-suite, a downstairs WC complements the family bathroom and spacious cupboards are provided in the hall and kitchen.

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
5.20m x 3.22m	3.78m x 3.22m
17'1" x 10'7"	12'5" x 10'7"
Kitchen	En-Suite
3.07m x 2.74m	1.10m x 2.86m
10'1" x 9'0"	3'7" x 9'5"
Dining	Bedroom 2
2.12m x 2.46m	2.96m x 3.54m
7'0" x 8'1"	9'9" x 11'8"
WC	Bedroom 3
1.87m x 1.00m	2.15m x 3.55m
6'2" x 3'3"	7′1" x 11′8"
	Bathroom 1.70m x 2.11m 5'7" x 6'11"

Floor Space 979 sq ft

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



Ground Floor

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First Floor

Knights Manor

Braxton

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

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
2.99m x 5.58m	3.01m x 2.77m
9'10" x 18'4"	911" x 91"
Kitchen/Dining	En-Suite
2.90m x 2.65m	2.11m x 1.24m
9'6" x 8'9"	6'11" x 4'1"
Laundry	Bedroom 2
2.09m x 1.88m	2.95m x 3.28m
6'10" x 6'2"	9'8" x 10'9"
Family	Bedroom 3
2.90m x 2.92m	3.19m x 2.72m
9'6" x 9'7"	10'6'' x 8'11''
WC	Bathroom
1.09m x 1.55m	1.70m x 2.20m
3'7" x 5'1"	5'7" x 7'3"

Floor Space 996 sq ft

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



Ground Floor

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First Floor



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Kipton

0	verview
In	addition to the
lo	unge and convenient
V	/C, the ground
fl	oor includes a
bi	right, airy kitchen
ar	nd dining room
	ith french doors.
TI	he first floor includes
t٧	vo bedrooms and
a	family bathroom,
ar	nd the en-suite
p	rincipal bedroom
	as a built-in wardrobe
ar	nd charming
	ormer window.

Ground Floor Lounge 2.63m x 4.70m 8'8" x 15'5" Kitchen 2.73m x 3.66m 9'0" x 12'0" Dining 2.08m x 3.00m 6'10" x 9'10" WC 0.90m x 2.29m 2'11" x 7'6"

r First Floor Bedroom 2 4.82m x 3.02m 1510" x 911" Bedroom 3 4.82m x 3.16m 1510" x 10'4" Bathroom 2.48m x 2.10m 8'2" x 6'11"

Second Floor

4.82m x 4.73m

15'10" x 15'6" **En-Suite**

1.41m x 2.44m

4'8" x 8'0"

Principal Bedroom

Floor Space 1,177 sq ft

> Denotes full height ceiling line

> Denotes 1.500m height ceiling line

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





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Chesterwood Overview The family

The family room
extends via a dining
area with french doors
into an ergonomic
kitchen, forming an
inviting social space.
There is a laundry
room, downstairs
WC, one of the four
bedrooms has an
en-suite with a dressing
room, bedroom 4 can
be used as a study and
the bathroom features
a separate shower.

WC

Ground Floor First Floor Principal Bedroom Lounge Bedroom 3 3.21m x 4.56m 3.21m x 2.75m 2.78m x 4.13m 10'6" x 15'0" 10'6" x 9'0" 9'2" x 13'7" Bedroom 4/Study Kitchen En-Suite 2.97m x 2.52m 3.45m x 2.78m 1.18m x 2.03m 11'4" x 9'1" 3'10" x 6'8" 9'9" x 8'3" Bathroom Laundry Dressing 1.91m x 1.72m 1.90m x 1.93m 2.32m x 2.52m 6'3" x 5'8" 6'3" x 6'4" 7'8" x 8'3" Dining Bedroom 2 2.92m x 3.83m 2.97m x 3.27m 9'7" x 12'7" 9'9" x 10'9" Family 2.92m x 3.66m 9'7" x 12'0" 1.91m x 0.96m 6'3" x 3'2"

Floor Space 1,337 sq ft

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









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Denstone

From the impressive
bay-windowed lounge
to the light filled
family kitchen with its
french doors, this is an
outstanding home. It
includes a dedicated
laundry, downstairs
WC, two of the four
bedrooms are en-suite,
one has a luxurious
dressing room and one
can be used as a study.

Overview

Ground Floor Lounge 3.15m x 4.74m 10'4" x 15'7"	First Floor Principal Bedroom 4.75m x 3.09m 1577" x 10'2"	Bedroom 3 2.74m x 3.33m 9'0" x 10'11"
Kitchen 3.19m x 3.16m 10'6" x 10'4"	En-Suite 1 2.76m x 1.18m 9'1" x 3'10"	Bedroom 4/Study 3.10m x 2.60m 10'2" x 8'6"
Laundry 1.83m x 1.26m 6'0" x 4'2"	Dressing 2.76m x 1.56m 9'1" x 5'2"	Bathroom 2.44m x 2.60m 8'0" x 8'6"
Dining 2.17m x 3.16m 7'2" x 10'4"	Bedroom 2 3.66m x 3.05m 12'0'' x 10'0''	
Family 3.14m x 2.59m 10'4" x 8'6"	En-Suite 2 1.98m x 2.13m 6'6" x 7'0"	
WC 1.44m x 1.26m 4'9" x 4'2"		

Floor Space 1,368 sq ft

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



First Floor



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Beauwood

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

Overview

Ground Floor	First Floor
Lounge	Principal Bedroom
4.07m x 3.86m	3.53m x 3.60m
13'4" x 12'8"	117" x 1110"
Kitchen	En-Suite
3.52m x 3.96m	2.04m x 1.76m
11'7" x 13'0"	6'8" x 5'9"
Laundry	Bedroom 2
2.12m x 1.76m	3.48m x 3.30m
7'0" x 5'9"	11'5" x 10'10"
Dining	Bedroom 3
3.48m x 2.83m	3.56m x 3.09m
11'5" x 9'4"	11'8" x 10'2"
Study/Family	Bedroom 4
2.05m x 2.77m	2.30m x 3.39m
6'9" x 9'1"	7'7" x 11'2"
WC	Bathroom
1.82m x 1.47m	3.26m x 1.92m
6'0" x 4'10"	10'9'' x 6'4''

Floor Space 1,379 sq ft

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



First Floor

Ground Floor

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Homesford

The breathtaking kitchen, featuring a light-filled dual aspect dining area and generous family space, shares the ground floor with an impressive bay-windowed lounge, a study, a laundry and a WC. Upstairs, the five bedrooms include two en-suites and the bathroom has

a separate shower.

Overview

Ground Floor Lounge 3.44m x 5.33m 11'4" x 17'6"	Family 2.58m x 3.02m 8'6" x 9'11"
Kitchen	Study
3.03m x 3.02m	3.17m x 2.00m
10'0" x 9'11"	10'5" x 6'7"
Laundry	WC
2.06m x 1.78m	1.01m x 1.78m
6'9" x 5'10"	3'4" x 5'10"
Dining 3.78m x 4.71m 12'5" x 15'6"	

First Principal Bedroom 3.44m x 2.81m 11'4" x 9'3"	Bedroom 3 3.48m x 2.56m 11'5" x 8'5"
En-Suite 1	Bedroom 4
1.42m x 2.26m	2.77m x 2.56m
4'8" x 7'5"	9'1" x 8'5"
Bedroom 2	Bedroom 5
2.88m x 2.53m	2.94m x 1.76m
9'5'' x 8'4''	9'8" x 5'9"
En-Suite 2	Bathroom
1.74m x 1.66m	1.92m x 2.56m
5'9" x 5'5"	6'4" x 8'5"

Floor Space 1,568 sq ft

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First Floor



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Ground Floor



Faverwood

French doors fill the
family kitchen and
breakfast room with
light, complementing
an impressive lounge
and dining room.
The landing includes
a useful cupboard,
the bathroom features
a separate shower,
two of the four
bedrooms are en-suite
and the principal
bedroom includes
a dressing room.
0

Overview

Ground Floor First Principal Bedroom Lounge 3.20m x 5.19m 2.91m x 3.51m 10'6" x 17'1" 9'7" x 11'6" Kitchen En-Suite 1 3.92m x 3.04m 1.68m x 2.07m 12'11" x 10'0" 5'6" x 6'10" Laundry Dressing 2.59m x 1.82m 2.50m x 1.54m 8'6" x 6'0" 8'3" x 5'1" Family/Breakfast Bedroom 2 4.13m x 4.62m 3.26m x 3.34m 13'7" x 15'2" 10'9" x 11'0" Dining En-Suite 2 2.66m x 3.31m 2.14m x 1.54m 8'9" x 10'11" 7'1" x 5'1" 1.90m x 1.45m 6'3" x 4'9"

WC

Bedroom 3

10'7" x 11'6" Bedroom 4

8'0" x 15'2"

Bathroom

7'2" x 9'1"

2.19m x 2.77m

3.22m x 3.49m

2.44m x 4.62m

Floor Space 1,704 sq ft

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





bathroom bedroom 3 bedroom 4 st landing linen dressing en-suite 2 principal bedroom bedroom 2 。en-suite 1

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First Floor

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The Miller Difference

your home

ýour 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 ready to be shaped starting point. Our job around your lifestyle. 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 Home Builders skilled workmanship, Federation.

in us.

Built on trust Helping where we can Figures and statistics You might already matter. We have, for have a clear picture of example, a five star life in your new home. Or it might be a blank rating for Customer Satisfaction, the best canvas. Either way, getting there is an possible, from the exciting journey of

here to help. Even more important, though, is the feedback From the first time you we get from our contact us, whether by phone, video call customers. After we've been with them on the or a tour of a show journey from their first home, we'll be listening enquiry to settling into carefully. Only you their new home, well know what you want, over 90% say they but we'll be working would recommend us. with you to achieve it. That's the real measure

of the trust they place And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction

discovery. And we're

Pushing up standards From beautiful locations and superb architectural design to meticulous construction same high standards. work and exceptional finishes, our expertise is through your choices, 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 As we quide you decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

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

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.

app or via our website,

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.

to answer any

They'll both be happy

questions you have.

Make it your own

A place to grow Even before you move For us, the mark of in, there's the excitement success is seeing of planning your interior. every home become Choosing tiles and unique, an individual worktops, making reflection of the decisions about people who live appliances. We'll help there, and watching wherever we can. Our it become part of a Visualiser, for example, thriving community. can help you make selections online then By creating sustainable see them for real in the homes, in sustainable Sales Centre. Already, communities, we're it's becoming your own, helping to build a personal, space. sustainable future for everyone. Including

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.

ourselves.



Copmanthorpe Sports and Community Centre, known as The Rec, is the focal point for village activities from quiz nights to football, tennis, bowls and cricket. Pike Hills Golf Club is just half a mile from Knights Manor, and the village is an excellent base for recreational cycling. Energise Leisure Centre in York incorporates a 98-station gym, two swimming pools, and badminton and tennis courts. As befits a popular destination, York has a rich spectrum of culture, entertainment and nightlife, with a choice of cinemas, theatres and galleries as well as outstanding historic buildings, museums and visitor centres, including the castle and the famous Jorvik Viking Centre. York Racecourse is just two and a half miles away, and there is a wealth of open countryside, woodland walks and nature reserves nearby.

Copmanthorpe Primary School assessed as Good by Ofsted, and Quackers pre-school facility, rated Outstanding, are both approximately ten minutes' walk from the development. Students normally move on to Tadcaster Grammar School and Sixth Form, also assessed as Good. Tadcaster Grammar School is nine miles away, and qualifies for free bus travel. The village also has a dentist and two medical practices, the full-time Old School Practice and the Front Street Surgery, open on weekday mornings

THE GATE THIS PARK W ROWNTREE FROM THE O IN THE SEC THANKSGIVING OF THE PEOP











GUY FAWKES

1

Hereabouts lived the parents of Guy Fawkes of Gunpowder Plot fame. who was baptized in St. Michael - le - Belfrey Church in 1570.









locally sourced

Knights Manor

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

1 Copmanthorpe Post Office 9 The Shopping Centre 03457 740 740

- 2 Copmanthorpe Pharmacy 8 The Shopping Centre 01904 701 315
- 3 Co-op Food 17 Church Street 01904 706 323
- 4 Copmanthorpe Library Main Street 01904 552 672
- 5 Pike Hills Golf Club Tadcaster Road 01904 700 979
- 6 Copmanthorpe Sports and Community Centre Barons Crescent 01904 705 530
- 7 Copmanthorpe Primary School Low Green 01904 554 535
- 8 The Old School Medical Practice Horseman Lane 01904 706 455
- 9 Copmanthorpe Dental Centre 6 St Giles Way 01904 706 291

d be dependent on the Based on: 0.5km = 5 to 7 mins walk 1.0km = 10 to 14 mins walk 1.5km = 15 to 21 mins wal' 2.0km = 5 to 8 mins cycle



Contact Us

For development opening times please refer to millerhomes.co.uk or call 03300 291 661



From York city centre From the York Barbican take the A1036 Fishergate southbound, following signs for the By-pass (A64). Carry straight on into Fulford Road (A19). At the junction with the A64, follow signs for Leeds to join the A64 westbound. At the Askham Bar junction leave the A64, following signs for the racecourse. At the next junction turn left, for Copmanthorpe. Six hundred yards on, follow the left turn for Copmanthorpe and, quarter of a mile on, . Knights Manor is on the left.

From Leeds

Follow the A64 York Road past Tadcaster. Pass Bilbrough Top services, and stay on the A64 through the Askham Bryan junction, ignoring the sign for Copmanthorpe and Acaster Malbis. Three quarters of a mile on, at Askham Bar, bear left to join the A1036. After 500 yards turn right for Copmanthorpe and, quarter of a mile on, Knights Manor is on the left.

Sat Nav YO23 3UL







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

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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.



Development Opening Times Please see millerhomes.co.uk for development opening times or call 03300 291 661

Sat Nav: YO23 3UL

millerhomes.co.uk

the place to be