

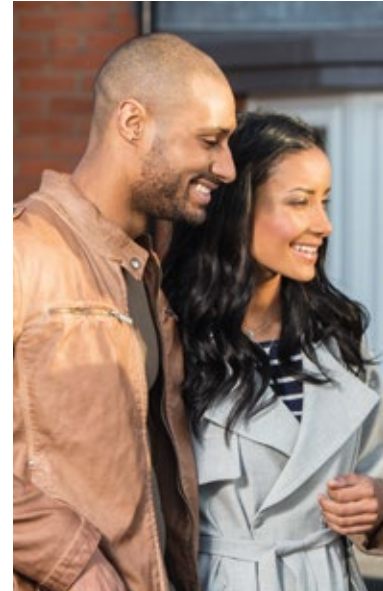


**Barley Meadows
Cramlington**

the place to be®

millerhomes

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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- Visitor Parking **VP**
- Electrical Substation **S/S**
- Gas Governor **G/G**



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.

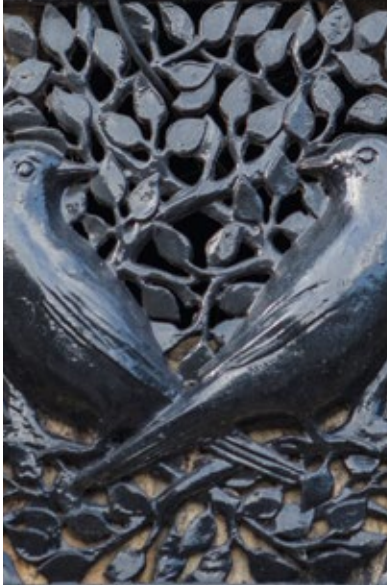
Quality of life is about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to more important matters like finding the right school or having a health centre nearby, you need to know that the community you're moving to will support you and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



Barley Meadows is less than half a mile from the A189 and just 25 minutes drive from the centre of Newcastle. Cramlington is served by frequent buses to Newcastle and the surrounding towns, with some routes running alongside the development. Hourly train services from Cramlington run to Newcastle and the Metrocentre, and Newcastle International Airport is just eight and a half miles to the west.

With a network of pathways around the local farmland and out to the coast and beaches, Barley Meadows presents excellent opportunities for walking, cycling and swimming. The delightful East Cram Nature Reserve is within ten minutes walk, and Cramlington's many other parks and outdoor attractions include Northumberlandia, a spectacular landscape artwork set in a 46-acre community park.

The Concordia Leisure Centre incorporates a swimming pool, Technogym, studio cycling, indoor climbing, a sports hall and outdoor pitches as well as ten pin bowling and children's play facilities. Arcot Hall Golf Club, on the western edge of the town, combines a beautiful 18-hole course with a magnificent 200 year old listed clubhouse.



Located in pleasant, open surroundings less than a mile and a half from Cramlington town centre and just four miles from the leisure attractions of the Northumberland coast, this attractive selection of modern, energy efficient two, three, four and five bedroom homes offers easy access to the whole of Tyneside. With good local transport and amenities, it presents a wonderful opportunity to combine fresh air and broad horizons with an extremely convenient location. Welcome to Barley Meadows...

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Yare

Overview

The stylish archway linking the living and dining rooms of the Yare not only adds an elegant focal point to this comfortable home, it allows both spaces to enjoy the benefits of natural light from front and rear.

Ground Floor

Living
2.95m x 4.02m
9'8" x 13'2"

Kitchen/Dining
4.39m x 2.83m max
14'5" x 9'4"

WC
1.34m x 1.40m
4'5" x 4'7"

First Floor

Master Bedroom
4.39m max x 3.26m max
14'5" x 10'9"

Bedroom 2
1.98m x 3.58m
6'6" x 11'9"

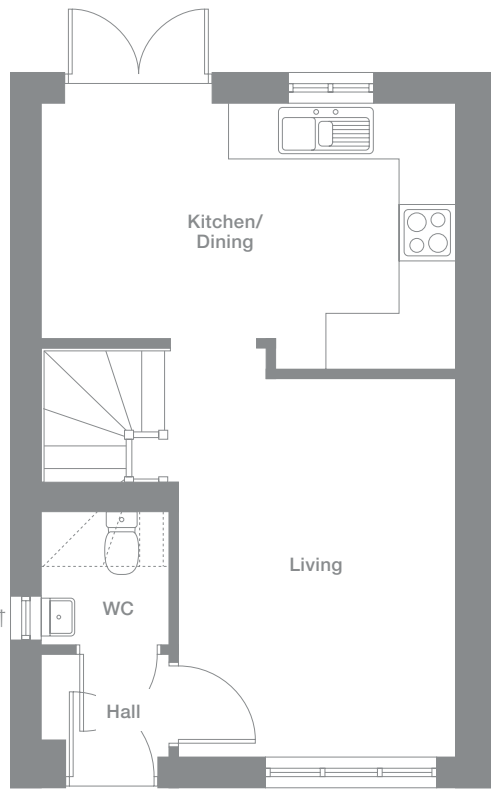
Bathroom
2.31m x 1.70m
7'7" x 5'7"

Floor Space

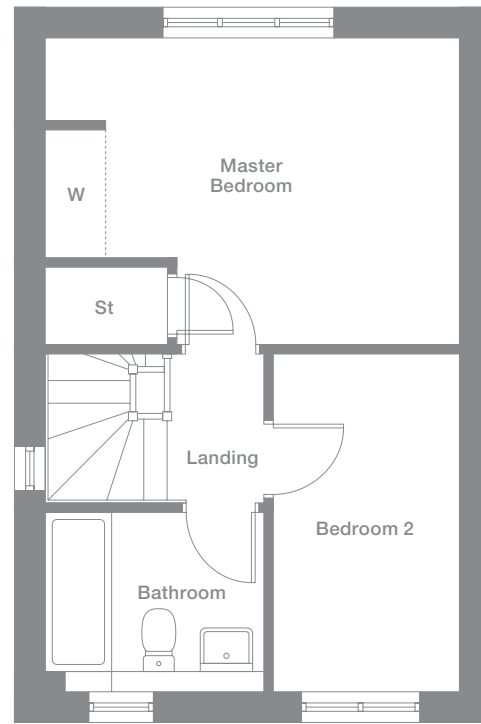
657 sq ft



Ground Floor



First Floor



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Plots may be a mirror image of plans shown above † End terrace only

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Burroughs

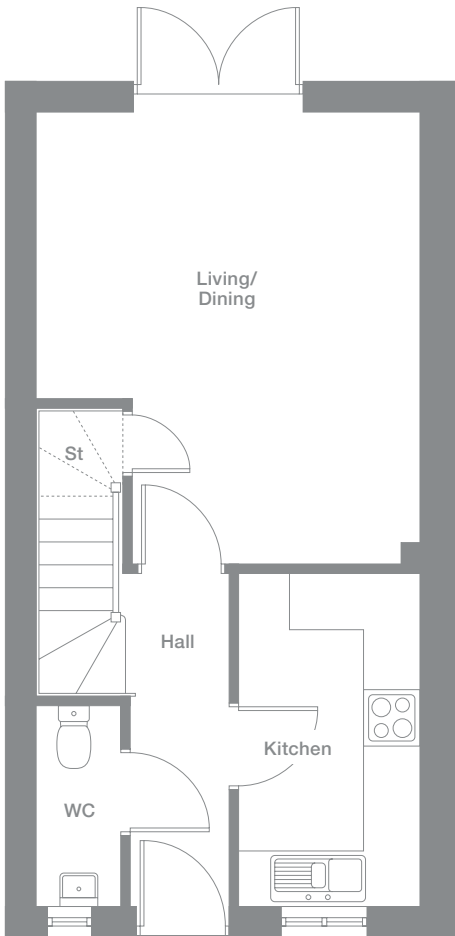
Overview
 With french doors adding a focal point as well as garden access, the subtly L-shaped living space of the Burroughs presents a wonderfully adaptable setting in which the ambience will change with the seasons.

Ground Floor	First Floor
Living/Dining 4.06m max X 4.79m max 13'4" x 15'9"	Master Bedroom 4.06m max X 3.04m 13'4" x 10'0"
Kitchen 1.93m x 3.54m 6'4" x 11'7"	Bedroom 2 4.06m max X 3.03m max 13'4" x 9'11"
WC 0.89m x 2.13m 2'11" x 7'0"	Bathroom 1.70m x 2.16m 5'7" x 7'1"

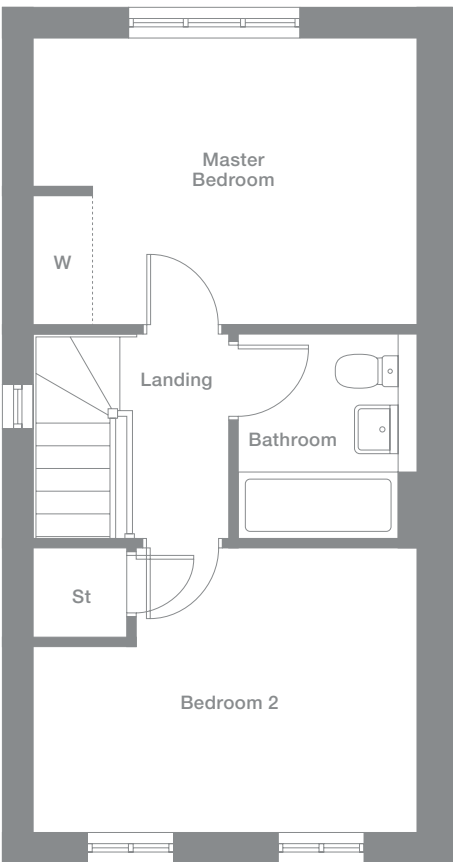
Floor Space
 737 sq ft



Ground Floor



First Floor



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Tolkien

Overview

Entered by a small private vestibule on the first floor, the charming master bedroom of the Tolkien includes a private staircase leading to a dormer-windowed, en-suite retreat that has a timeless, distinctive sense of peaceful seclusion.

Ground Floor

Lounge
3.19m max x 4.27m max
10'6" x 14'0"

Dining
1.81m x 2.53m
5'11" x 8'4"

Kitchen
2.32m x 3.06m
7'7" x 10'1"

WC
0.85m x 1.63m
2'10" x 5'4"

First Floor

Bedroom 2
4.14m max x 2.60m max
13'7" x 8'6"

Bedroom 3
2.13m x 2.73m
7'0" x 9'0"

Bathroom
2.13m x 1.91m
7'0" x 6'3"

Second Floor

Master Bedroom
3.19m x 2.86m
11'85 HGT. L.
10'6" x 9'5"

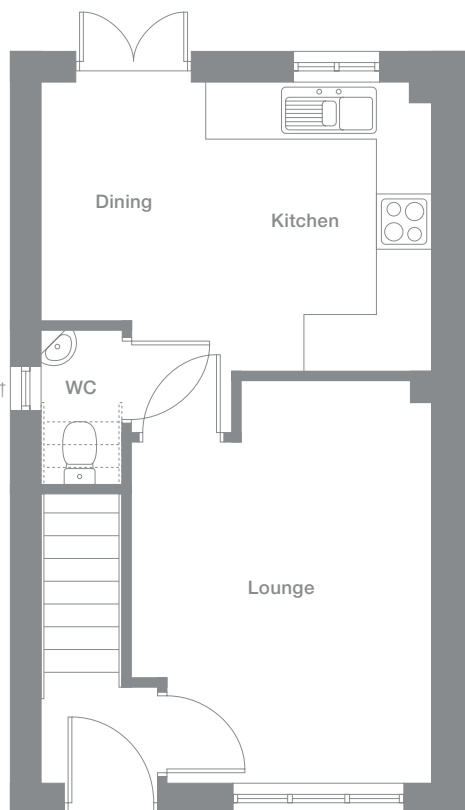
En-Suite
2.08m max x 1.82m
13'23 HGT. L.
6'10" x 6'0"

Floor Space

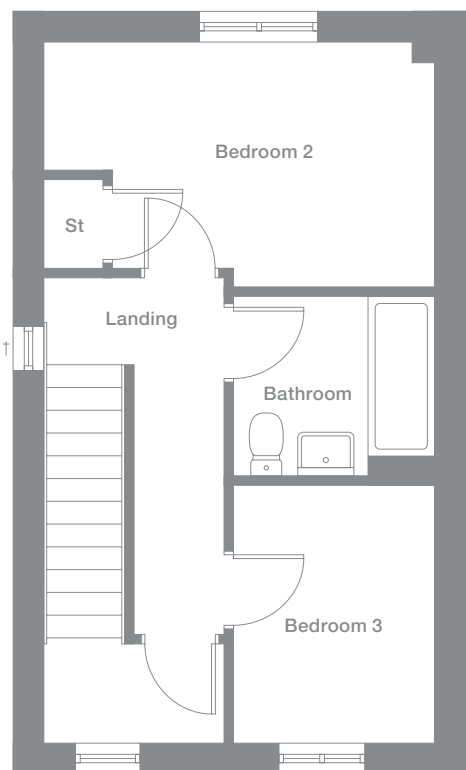
886 sq ft



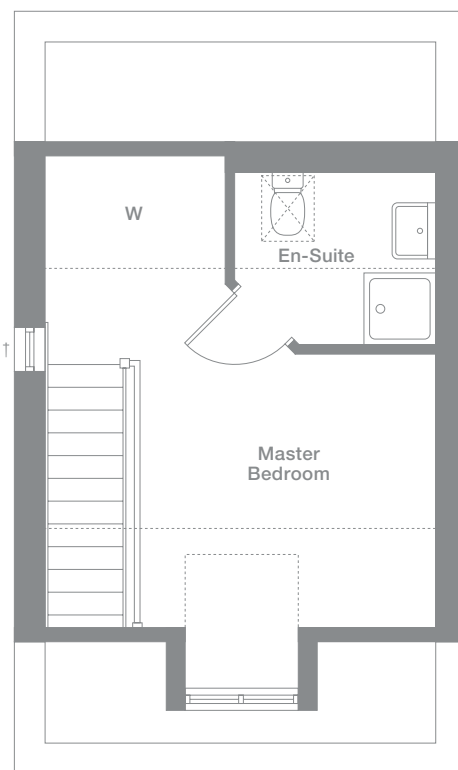
Ground Floor



First Floor



Second Floor



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Tweed

Overview

Forming a natural hub for everyday family life, the spacious, well-equipped kitchen of the Tweed features french doors that keep the room cool and airy, and make alfresco dining an easy option on warm summer evenings.

Ground Floor

Lounge
3.14m max x 3.26m max
10'4" x 10'9"

Kitchen/Family
4.71m x 2.99m max
15'6" x 9'10"

WC
1.08m max x 1.45m max
3'7" x 4'9"

First Floor

Master Bedroom
4.00m max x 3.80m max
13'2" x 12'6"

En-Suite
2.24m x 2.01m
7'5" x 6'7"

Bedroom 2
3.77m max x 3.32m
12'5" x 10'11"

Bedroom 3
3.01m x 2.22m
9'11" x 7'4"

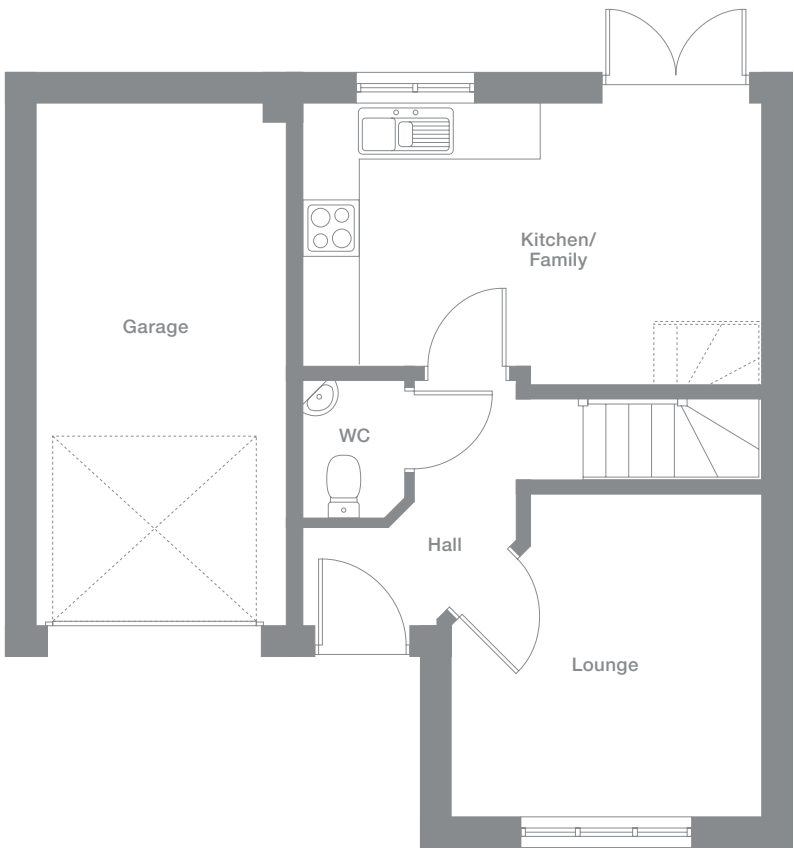
Bathroom
2.41m x 2.22m max
7'11" x 7'4"

Floor Space

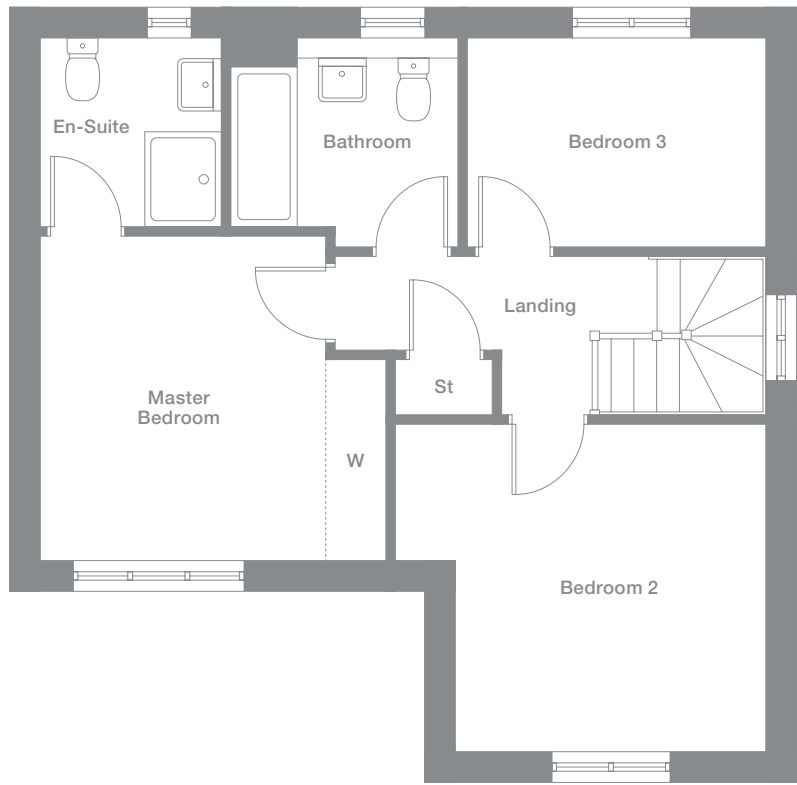
907 sq ft



Ground Floor



First Floor



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Orwell

Overview

The sheltered corner entrance that allows you to get from the car to the front door while avoiding wet weather is typical of the careful blend of style and convenience found throughout this inviting and spacious home.

Ground Floor

Lounge
3.85m max x 5.25m max
12'8" x 17'3"

Dining
1.95m x 3.10m
6'5" x 10'2"

Kitchen
1.85m x 3.10m
6'5" x 10'2"

WC
2.00m x 1.02m
6'7" x 3'4"

First Floor

Master Bedroom
3.85m max x 3.24m
12'8" x 10'8"

En-Suite
2.84m max x 1.01m max
9'4" x 3'4"

Bedroom 2
3.69m x 3.10m
12'1" x 10'2"

Bedroom 3
2.83m x 3.10m
9'4" x 10'2"

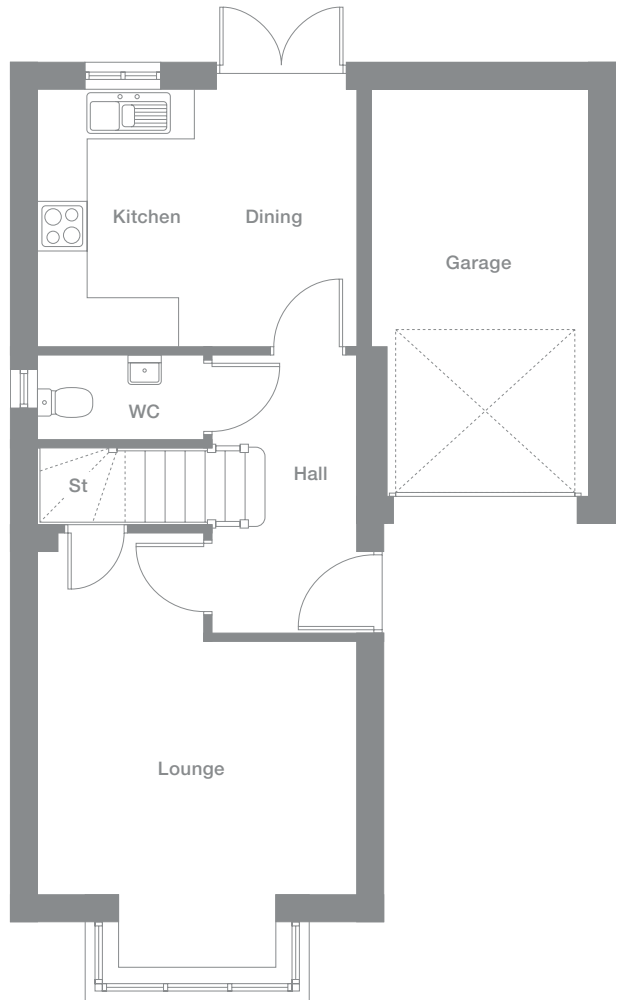
Bathroom
2.68m x 1.70m
8'10" x 5'7"

Floor Space

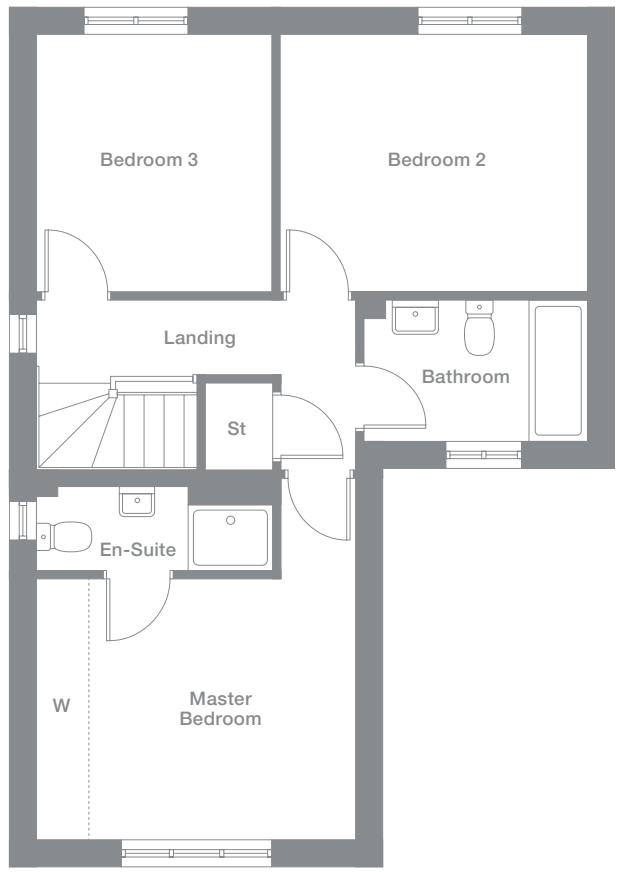
967 sq ft



Ground Floor



First Floor



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Larkin

Overview

Double doors between the striking, bay-windowed lounge and the superb kitchen and family room open up to create an impressive, flexible space to which french doors add a light, airy appeal. A second, shared, en-suite shower adds luxury as well as convenience.

Ground Floor

Lounge
3.14m max x 5.00m
10'4" x 16'5"

Dining
2.97m max x 3.80m max
9'9" x 12'6"

Kitchen
2.25m x 2.68m
7'5" x 8'10"

WC
1.67m x 0.85m
5'6" x 2'9"

Laundry
1.67m x 1.74m
5'6" x 5'9"

First Floor

Master Bedroom
3.75m max x 3.41m
12'4" x 11'2"

En-Suite
1.69m x 2.11m
5'7" x 6'11"

Dressing
1.70m x 1.23m
5'7" x 4'1"

Bedroom 2
3.14m x 3.44m
10'4" x 11'4"

Bedroom 3
2.41m max x 3.40m
7'11" x 11'2"

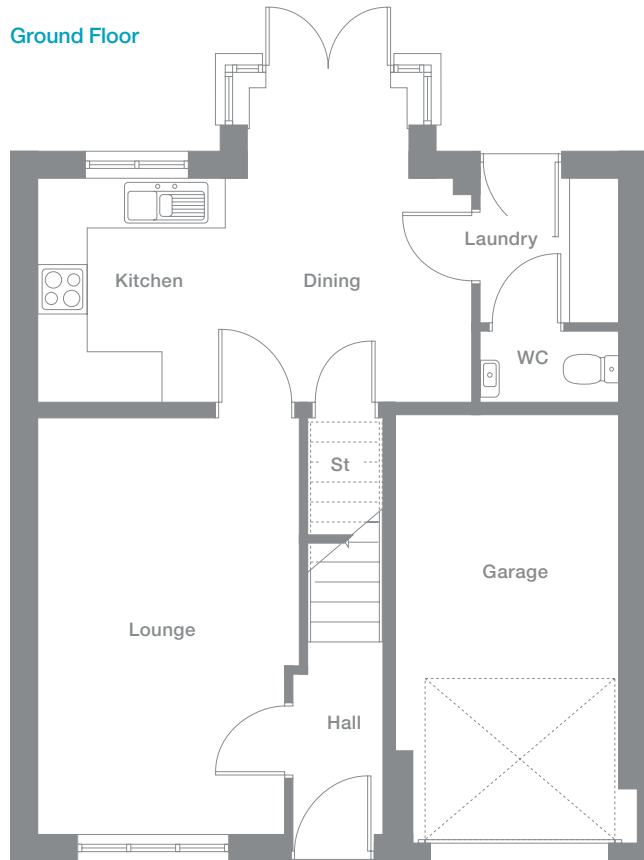
Bathroom
2.65m x 1.70m
8'9" x 5'7"

Floor Space

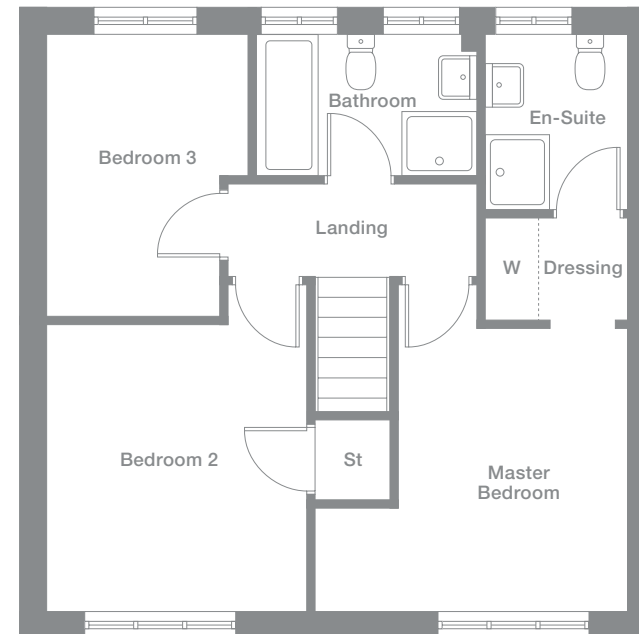
980 sq ft



Ground Floor



First Floor



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Overview

Designed and equipped to make light of the most adventurous cookery, the kitchen and dining room of the Esk is a perfect setting for relaxed entertaining, and complements an impressive living room with a stylish traditional bay window.

Ground Floor

Lounge
3.96m max x 5.23m max
13'0" x 17'2"

Kitchen/Dining
5.42m x 3.61m
17'10" x 11'10"

WC
1.61m max x 1.51m max
5'4" x 4'11"

First Floor

Master Bedroom
3.96m max x 2.67m
13'0" x 8'9"

En-Suite
1.79m x 1.61m
5'11" x 5'4"

Bedroom 2
3.55m x 2.64m
11'8" x 8'8"

Bedroom 3
1.78m x 3.67m
5'10" x 12'1"

Bedroom 4
2.51m max x 2.56m max
8'3" x 8'5"

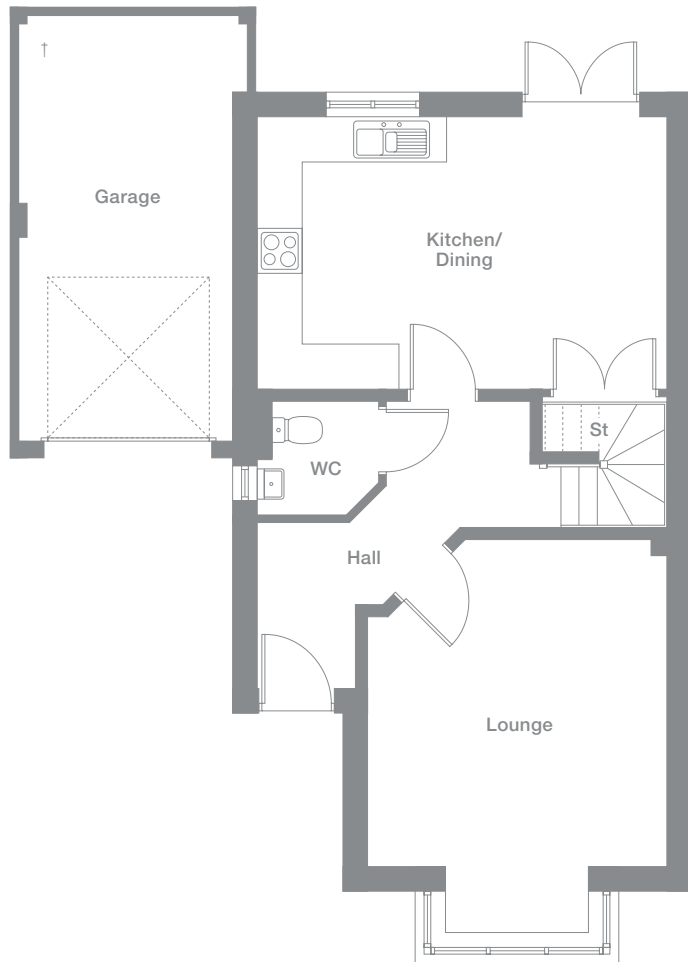
Bathroom
2.51m max x 2.17m max
8'3" x 7'1"

Floor Space

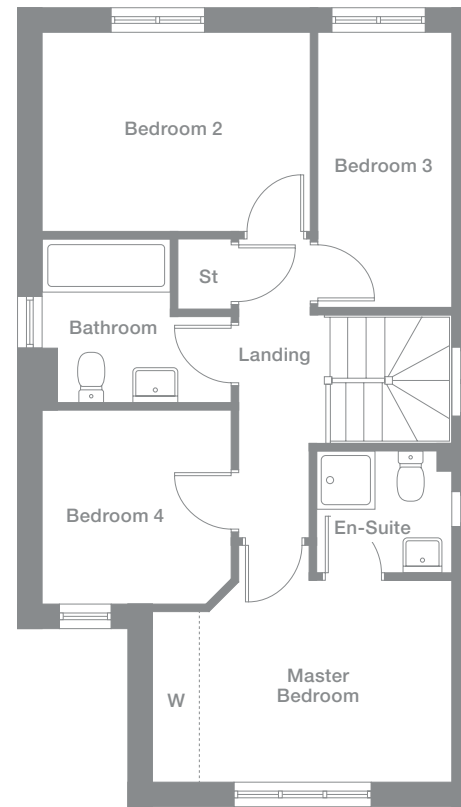
1,105 sq ft



Ground Floor



First Floor



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† Garage location may vary

Overview

Incorporating a dedicated laundry cupboard, and featuring french doors that introduce a bright, airy appeal to the dining and family area, the outstandingly practical kitchen complements an inviting bay-windowed lounge. The en-suite master bedroom is reached via an impressive landing.

Ground Floor

- Lounge**
5.33m x 3.40m
17'5" x 11'2"
- Kitchen/Dining**
5.09m x 3.72m
16'7" x 12'2"
- WC**
1.35m x 1.80m
4'4" x 5'9"
- Laundry**
1.68m x 0.77m
5'5" x 2'5"

First Floor

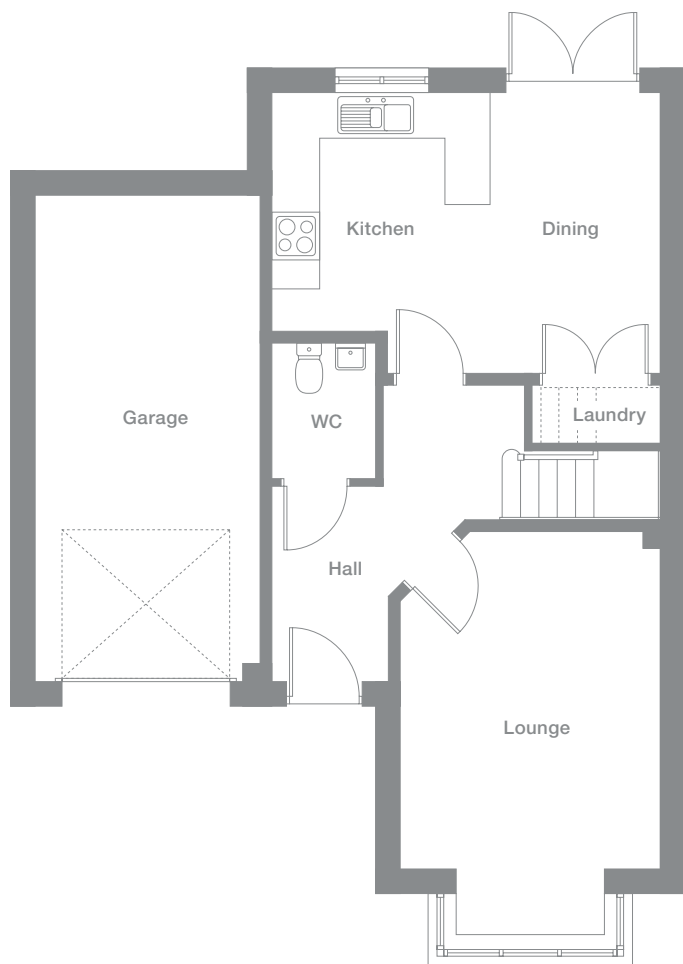
- Master Bedroom**
3.40m x 3.21m
11'1" x 10'5"
- En-Suite**
2.28m x 1.21m
7'5" x 3'4"
- Bedroom 2**
3.89m x 3.17m
12'8" x 10'4"
- Bedroom 3**
4.25m x 2.42m
13'4" x 7'8"
- Bedroom 4**
2.44m x 3.17m
10'4" x 8'0"
- Bathroom**
2.20m x 2.04m
7'2" x 6'7"

Floor Space

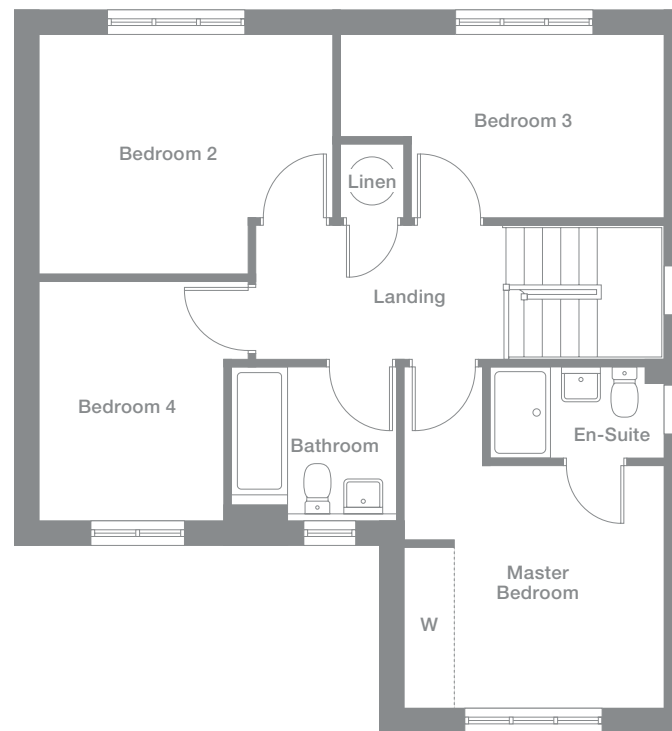
1,181 sq ft



Ground Floor



First Floor



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Glenmuir

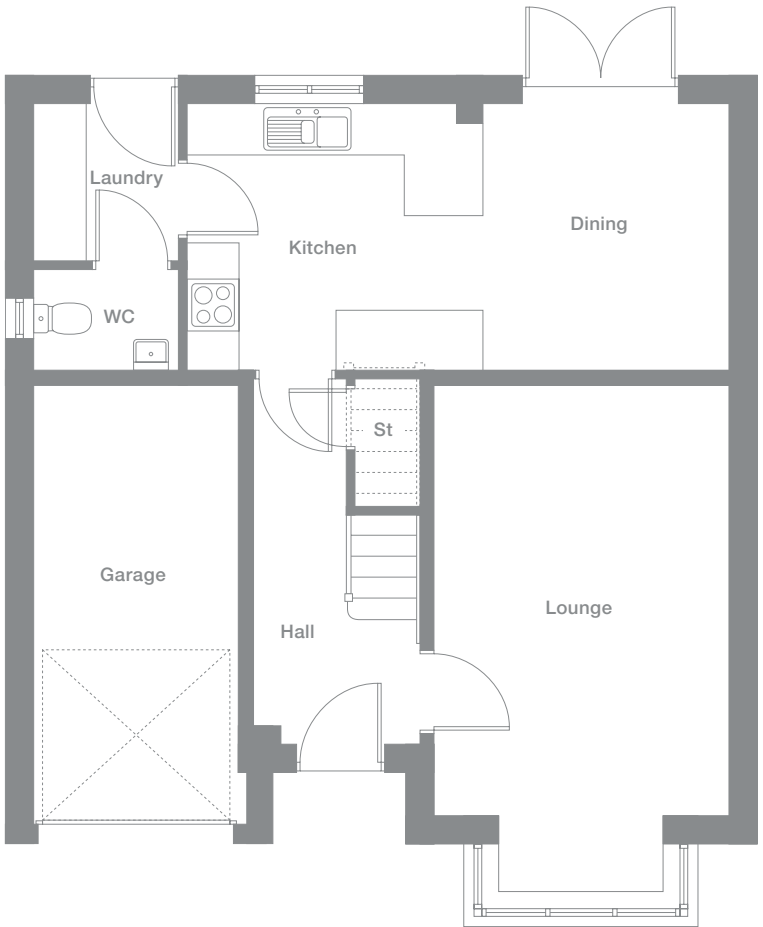
Overview
 The sheltered entrance and broad bay window lend a solid, traditional appeal that is perfectly complemented by a light, contemporary, open kitchen and dining area. The separate laundry room is an invaluable aid to the household management.

- Ground Floor**
- Lounge**
3.39m x 5.87m max
11'2" x 19'3"
- Dining**
2.83m x 3.07m
9'4" x 10'1"
- Kitchen**
3.41m x 3.07m
11'2" x 10'1"
- WC**
1.66m x 1.16m
5'5" x 3'10"
- Laundry**
1.66m x 1.81m
5'5" x 5'11"
- First Floor**
- Master Bedroom**
3.39m x 4.07m max
11'2" x 13'4"
- En-Suite**
1.84m x 1.60m
6'0" x 5'3"
- Bedroom 2**
2.52m x 4.14m max
8'3" x 13'7"
- Bedroom 3**
2.79m max x 4.03m max
9'2" x 13'3"
- Bedroom 4**
2.91m max x 3.13m max
9'7" x 10'4"
- Bathroom**
2.10m x 1.92m
6'11" x 6'4"

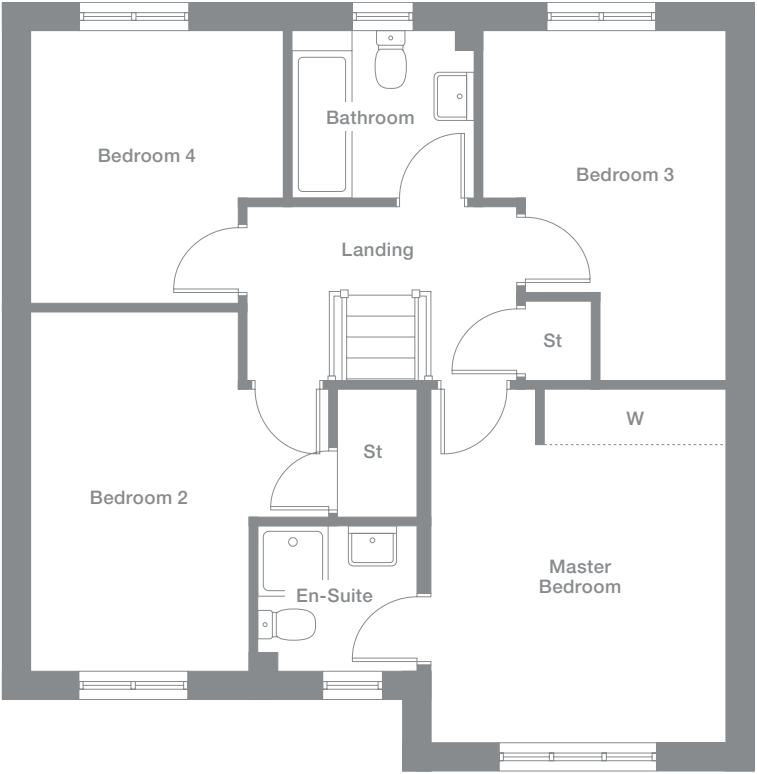
Floor Space
1,233 sq ft



Ground Floor



First Floor



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Buchan

Overview

Windows at either end bring a beautifully changing natural light to the impressively long kitchen and dining room of the Buchan, while the separate study is perfect for working from home or creating a computer suite.

Ground Floor

- Lounge**
3.45m x 4.79m
11'4" x 15'9"
- Dining**
2.76m x 3.32m
9'1" x 10'11"
- Kitchen**
2.76m x 3.63m
9'1" x 11'11"
- WC**
1.62m x 0.94m
5'4" x 3'1"
- Laundry**
1.93m x 1.79m
6'4" x 5'11"
- Study**
2.32m x 2.06m
7'7" x 6'9"

First Floor

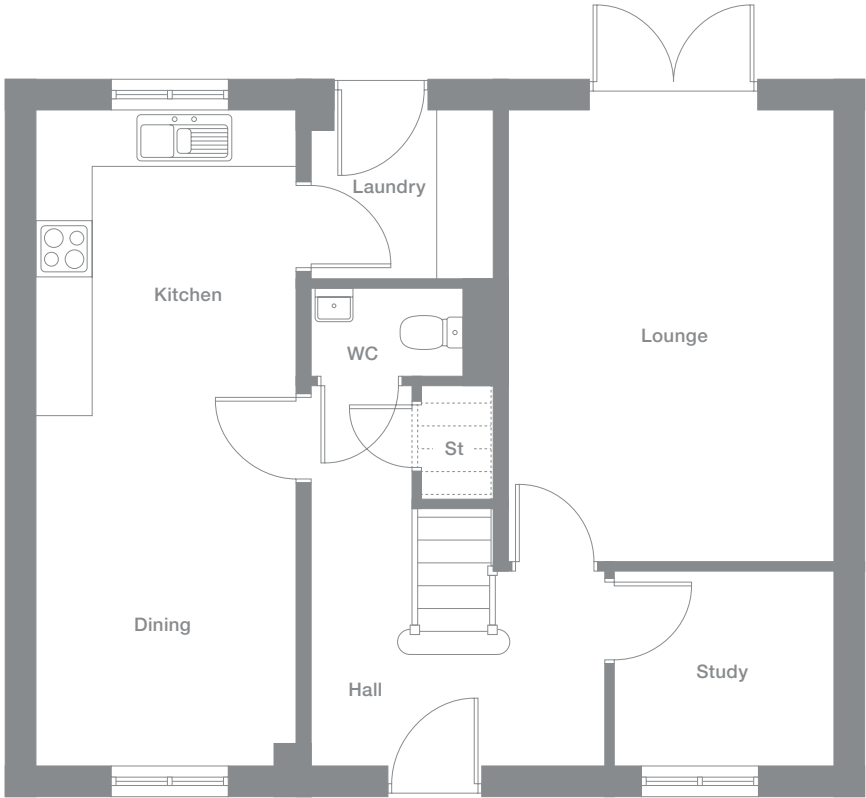
- Master Bedroom**
3.50m max x 3.79m max
11'6" x 12'5"
- En-Suite**
2.23m max x 2.04m max
7'4" x 6'8"
- Bedroom 2**
2.80m max x 3.76m max
9'2" x 12'4"
- Bedroom 3**
2.51m x 3.09m
8'3" x 10'2"
- Bedroom 4**
2.41m x 3.06m
7'11" x 10'1"
- Bathroom**
3.04m max x 1.70m max
10'0" x 5'7"

Floor Space

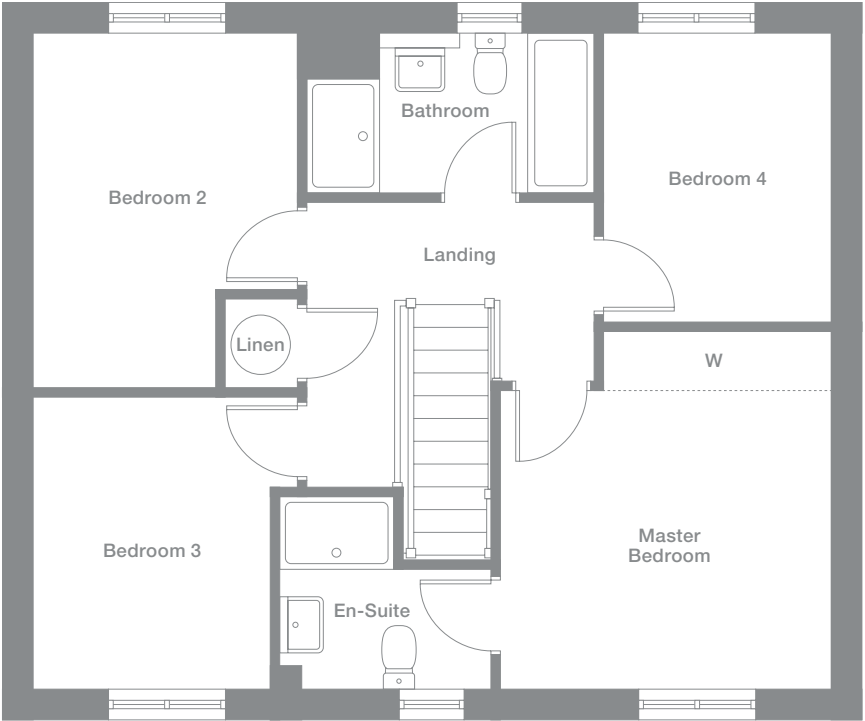
1,264 sq ft



Ground Floor



First Floor



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Overview

The contemporary kitchen, family and dining room, with its french doors, present a welcoming setting for entertaining. Upstairs, two bedrooms have en-suite showers creating a luxurious private retreat.

Ground Floor

Lounge
3.26m x 6.51m max
10'9" x 21'5"

Kitchen
3.05m x 3.06m
10'0" x 10'0"

Family/Dining
3.20m x 3.06m max
10'6" x 10'0"

Laundry
1.81m x 1.90m
5'11" x 6'3"

WC
0.94m x 2.02m
3'1" x 6'8"

First Floor

Master Bedroom
3.26m x 4.43m
10'9" x 14'7"

En-Suite 1
2.27m max x 1.40m max
7'6" x 4'7"

Bedroom 2
4.11m max x 3.19m
13'6" x 10'6"

En-Suite 2
2.49m max x 1.80m
8'2" x 5'11"

Bedroom 3
3.33m max x 2.80m
10'11" x 9'3"

Bedroom 4
2.49m x 2.98m
8'2" x 9'9"

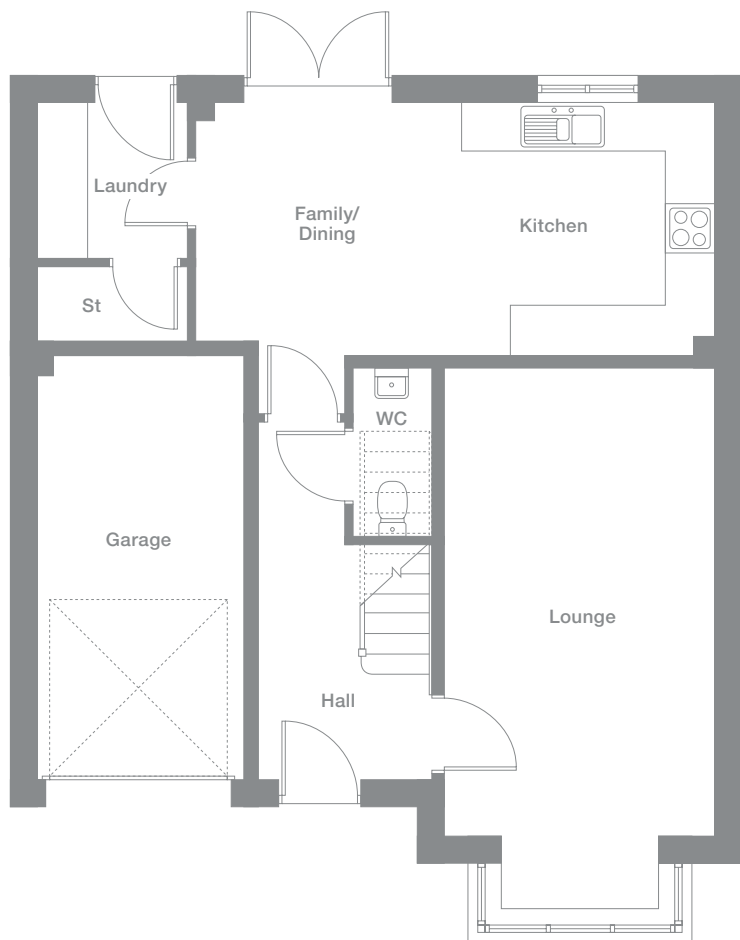
Bathroom
2.14m max x 1.79m
7'0" x 5'11"

Floor Space

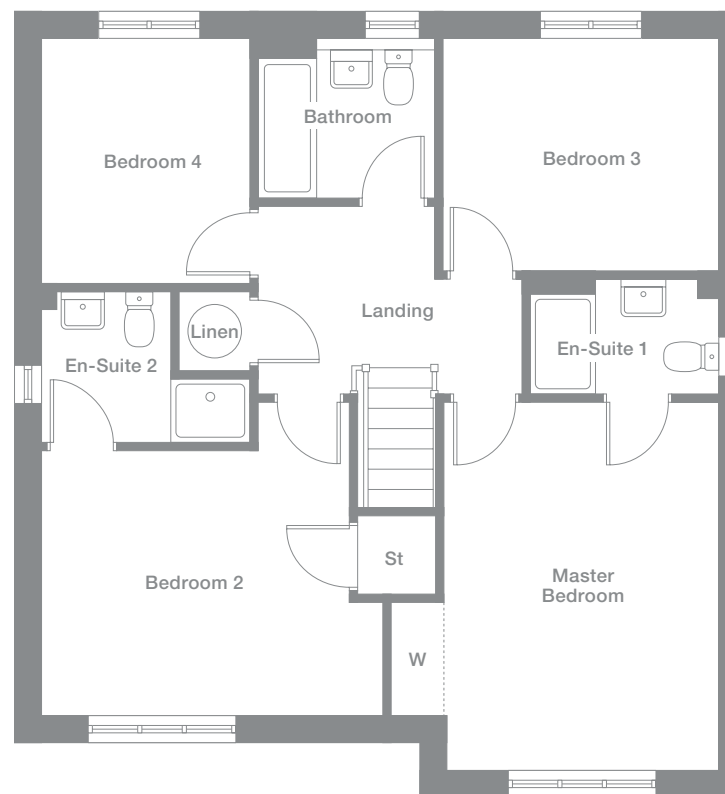
1,349 sq ft



Ground Floor



First Floor



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Overview

Beyond the magnificent hall and the feature staircase, a dining area with garden access and a beautifully equipped kitchen form a natural focus for family life. Several rooms have dual aspect outlooks, accentuating the Stevenson's light, open ambience.

Ground Floor

- Lounge**
4.36m max x 4.21m
14'4" x 13'10"
- Dining**
3.51m x 3.21m
11'6" x 10'6"
- Kitchen**
3.51m x 3.65m
11'6" x 12'0"
- WC**
0.90m x 1.45m
2'11" x 4'9"
- Laundry**
2.12m x 1.76m
7'0" x 5'9"
- Study**
2.46m x 2.55m
8'1" x 8'5"

First Floor

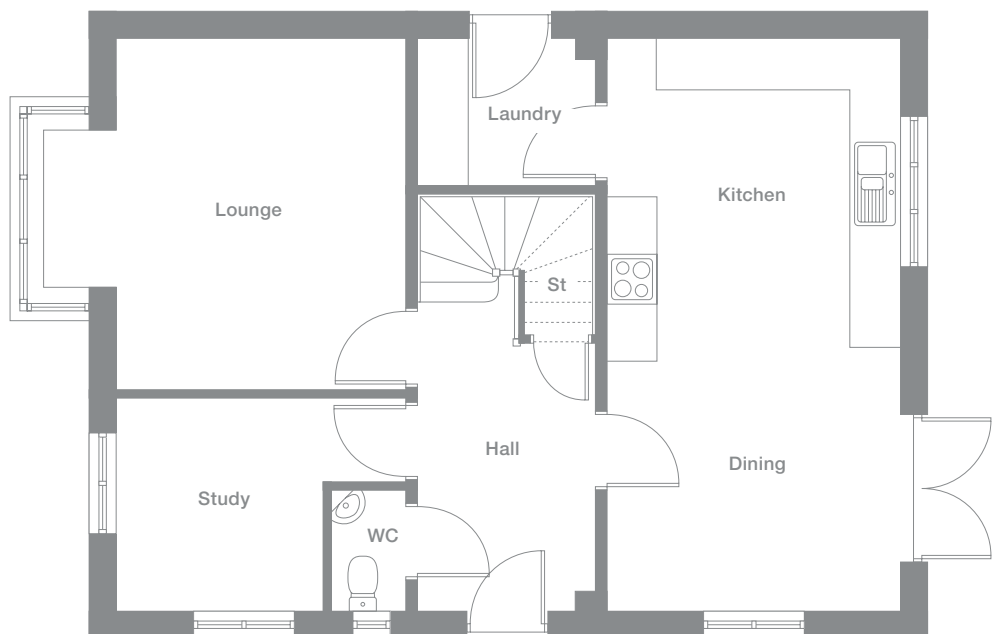
- Master Bedroom**
3.57m x 4.35m max
11'9" x 14'3"
- En-Suite**
2.12m x 1.76m
7'0" x 5'9"
- Bedroom 2**
3.51m x 4.26m max
11'7" x 14'0"
- Bedroom 3**
3.46m max x 2.50m max
11'4" x 8'3"
- Bedroom 4**
3.51m max x 2.41m max
11'6" x 7'11"
- Bathroom**
2.24m x 1.70m
7'4" x 5'7"

Floor Space

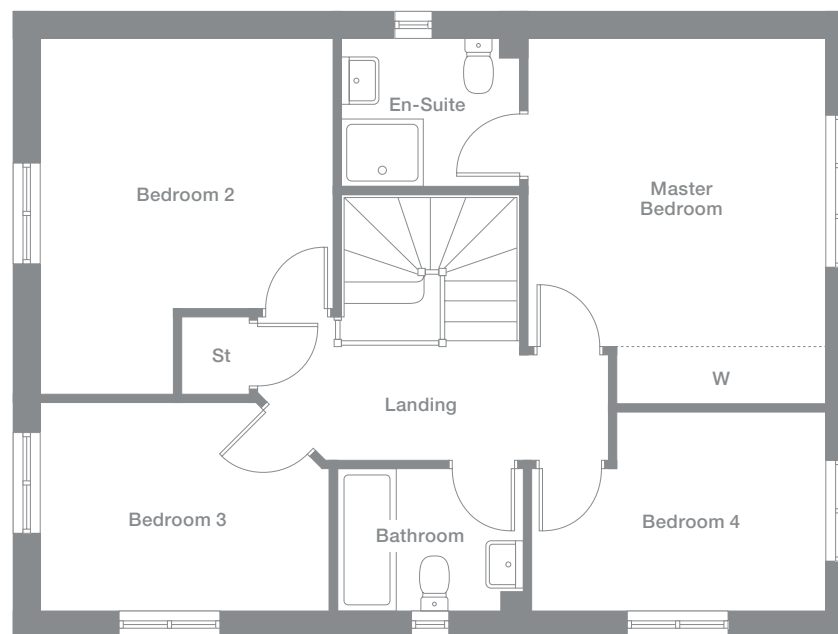
1,408 sq ft



Ground Floor



First Floor



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Plots may be a mirror image of plans shown above

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

Ryton

Overview

The ambience of the living room changes dramatically when the double doors into the dining room are opened to create one powerfully impressive space. Upstairs, a second en-suite shower room is imaginatively shared between bedrooms two and four.

Ground Floor

Lounge
3.26m x 6.52m max
10'9" x 21'5"

Kitchen
3.90m x 2.88m
12'10" x 9'5"

Breakfast/Family
4.74m x 3.05m
15'7" x 10'0"

WC
0.94m x 1.65m
3'1" x 5'5"

First Floor

Master Bedroom
3.26m x 4.43m
10'9" x 14'7"

En-Suite 1
2.27m max x 1.40m max
7'6" x 4'7"

Bedroom 2
4.59m max x 2.75m
15'1" x 9'1"

En-Suite 2
2.99m max x 1.61m max
9'10" x 5'3"

Bedroom 3
3.34m x 2.80m
10'11" x 9'3"

Bedroom 4
3.14m max x 3.61m max
10'4" x 11'10"

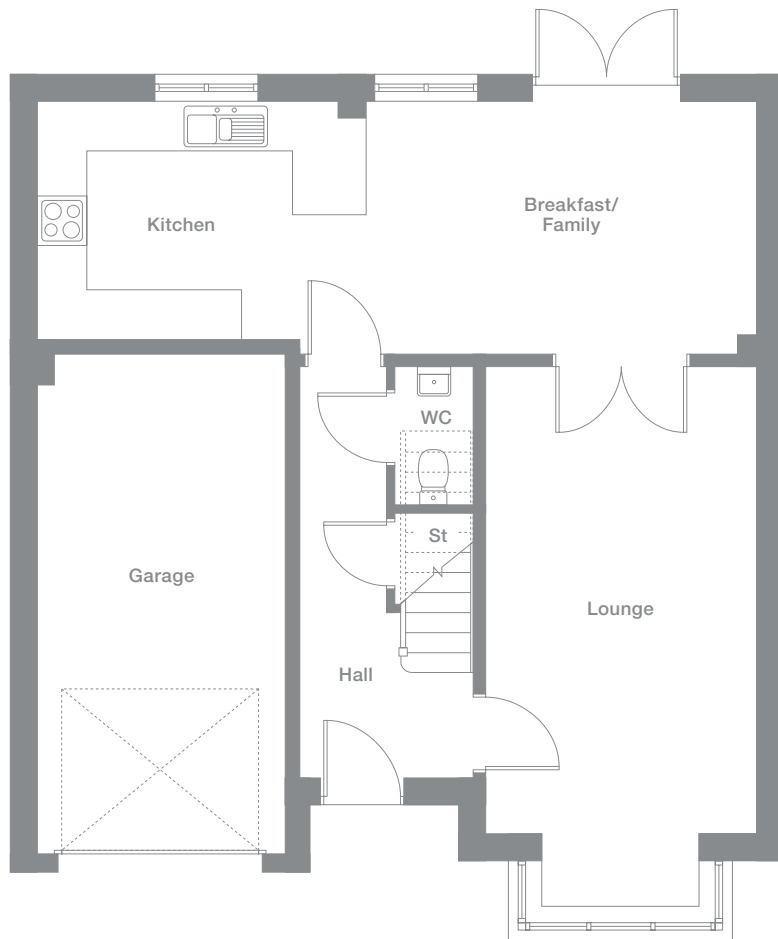
Bathroom
1.98m x 1.70m
6'6" x 5'7"

Floor Space

1,408 sq ft



Ground Floor



First Floor



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Buttermere

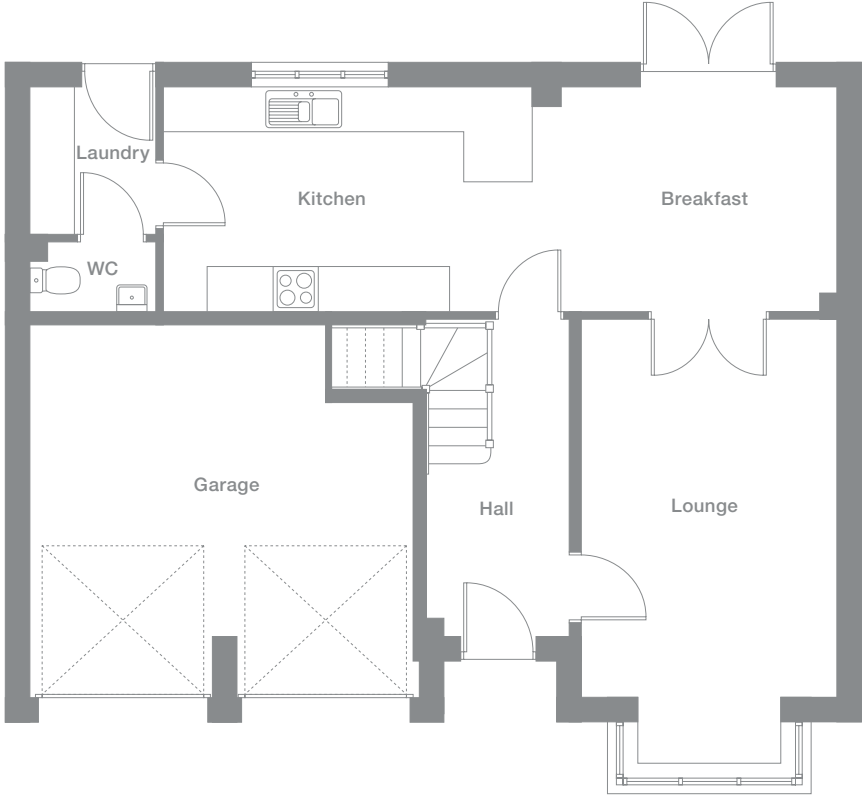
Overview
 With its spectacular contemporary kitchen and impressive dining area, perfect for both family meals and formal entertaining, the Buttermere is a prestigious home of uncompromising quality. Three of the five bedrooms include generously sized en-suite showers.

- Ground Floor**
- Lounge**
3.39m x 5.92m max
11'2" x 19'5"
- Kitchen**
4.88m x 2.97m
16'0" x 9'9"
- Breakfast**
4.03m x 2.97m
13'3" x 9'9"
- WC**
1.67m x 0.92m
5'6" x 3'0"
- Laundry**
1.67m x 1.96m
5'6" x 6'5"
- First Floor**
- Master Bedroom**
2.80m max x 5.18m
9'2" x 17'0"
- En-Suite 1**
1.85m x 2.00m
6'1" x 6'7"
- Bedroom 2**
3.39m x 3.64m
11'2" x 11'11"
- En-Suite 2**
1.64m max x 2.05m max
5'5" x 6'9"
- Bedroom 3**
3.20m x 3.05m
10'6" x 10'0"
- En-Suite 3**
2.38m x 1.21m
7'10" x 4'0"
- Bedroom 4**
2.55m max x 3.17m max
8'5" x 10'5"
- Bedroom 5**
3.25m x 2.00m
10'8" x 6'7"
- Bathroom**
2.08m x 2.00m
6'10" x 6'7"

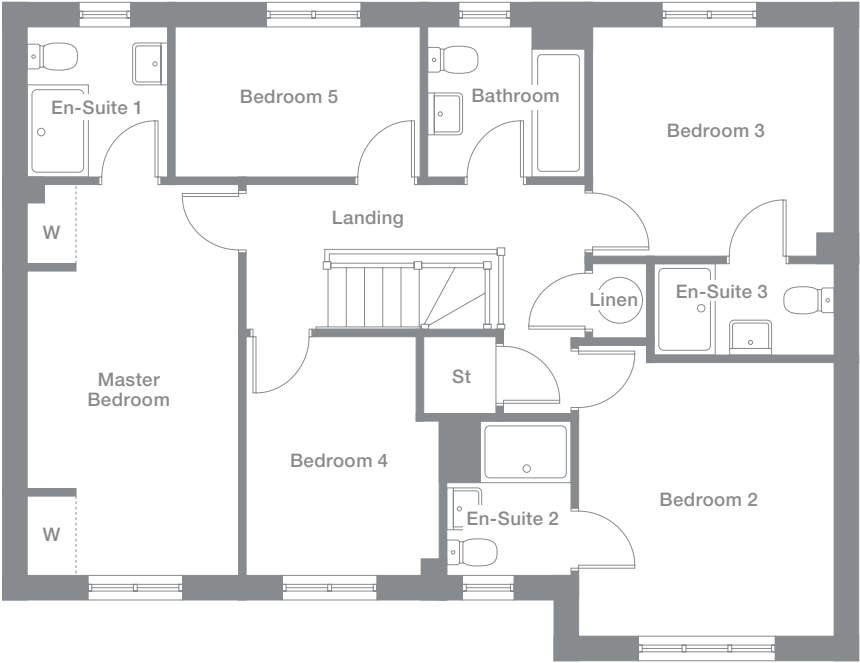
Floor Space
1,509 sq ft



Ground Floor



First Floor



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Jura

Overview

Arranged around a striking L-shaped hall and superb gallery landing, the exceptionally spacious Jura includes a wealth of premium features. A breathtaking family and dining space complements the superbly-equipped kitchen, and two of the five bedrooms are en-suite.

Ground Floor

Lounge
3.58m x 5.49m max
11'9" x 18'0"

Dining
3.14m x 2.85m
10'4" x 9'4"

Kitchen
3.98m x 2.85m
13'1" x 9'4"

Family
3.14m x 2.85m
10'4" x 9'4"

WC
0.85m x 1.95m
2'9" x 6'5"

Laundry
2.25m x 1.95m
7'5" x 6'5"

First Floor

Master Bedroom
4.89m max x 4.27m max
16'1" x 14'0"

En-Suite 1
2.17m x 1.97m
7'2" x 6'6"

Bedroom 2
3.06m x 3.57m
10'1" x 11'9"

En-Suite 2
2.01m max x 1.86m max
6'7" x 6'1"

Bedroom 3
3.71m x 2.91m
12'2" x 9'7"

Bedroom 4
3.28m x 2.91m max
10'9" x 9'7"

Bedroom 5
3.63m max x 2.63m max
11'11" x 8'8"

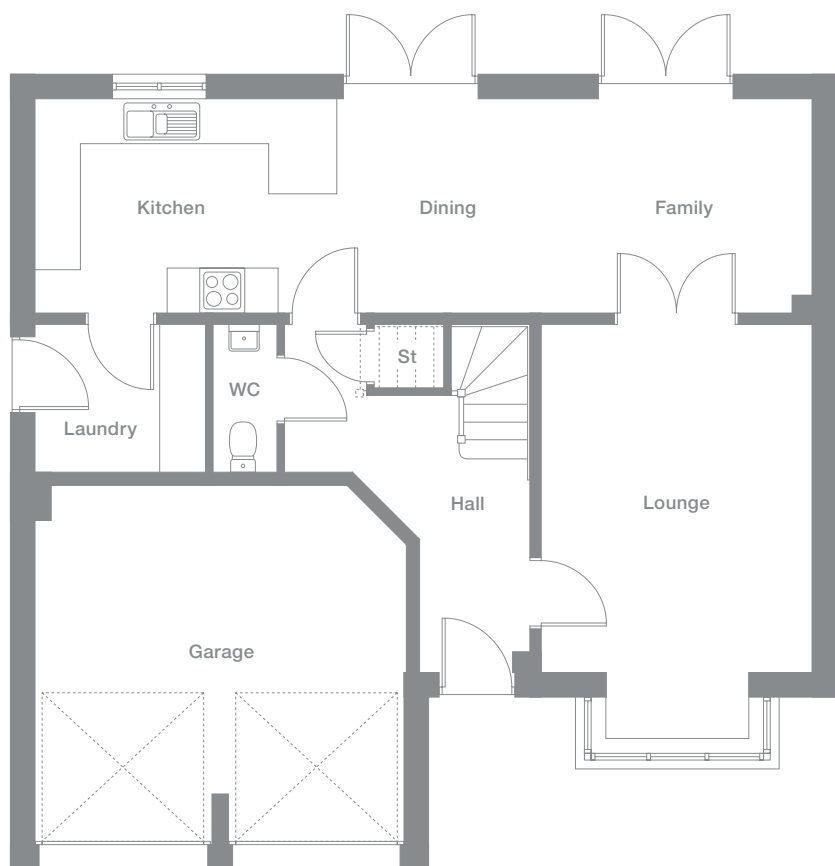
Bathroom
2.60m max x 1.87m
8'6" x 6'2"

Floor Space

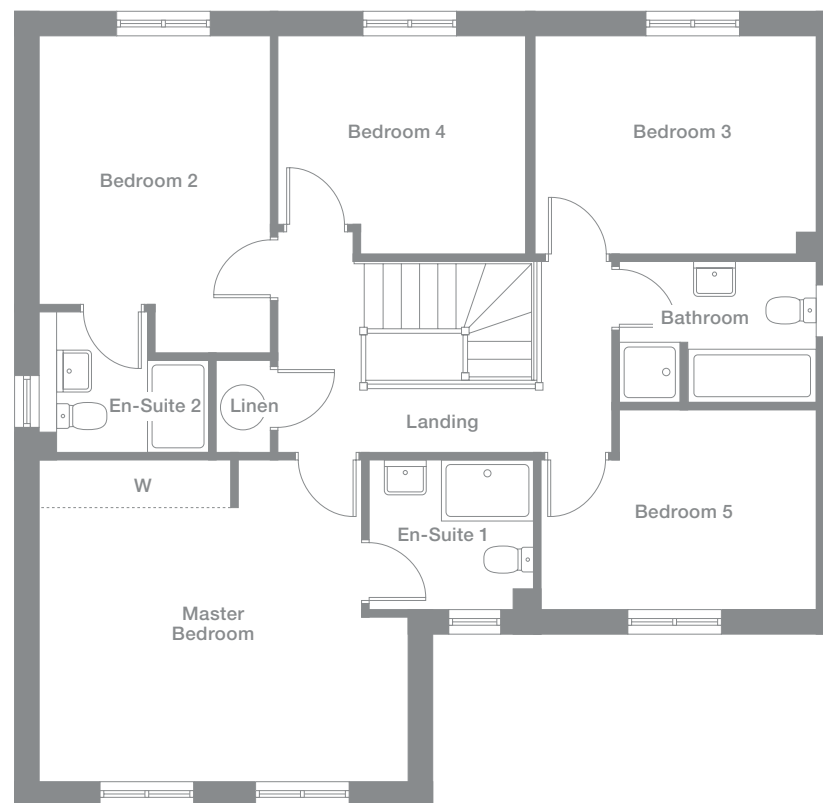
1,679 sq ft



Ground Floor



First Floor



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The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 80 years, and throughout that time we've been listening to our customers and learning from them. From insisting on the best workmanship and the highest quality materials right through to recognising our responsibilities to the environment.

During this time we've seen many generations of families enjoy our homes and developments, and we've seen the happy, thriving communities they've become.

Trust

For us, the most important people are the customers who choose our homes in which to build their future. Their satisfaction and confidence in us, from our very first meeting onwards, is a key measure of our success.

We're proud of the independent surveys that consistently show our high levels of customer satisfaction. That's the real barometer of our quality and our service.

Helping where we can

We invest everything into your customer journey – it's designed not just to please you, but to exceed your expectations.

When you become a Miller customer, we'll listen to you right from the start. From the day you first look around a showhome until long after you've moved in, we're here to offer help and support. We've been doing this a long time so we have a vast amount of experience to draw on.

We don't want you to just be satisfied, we want you to be proud of your new home and delighted by the whole experience. We want you to recommend us, too.

Pushing up standards

We frequently win awards for the quality of our homes. For their generous specification, skilful construction, beautiful locations, and for the teams that build them. We are acknowledged experts in the field. You can see the quality of our product and you will notice the quality of our service as we guide you through the many different ways of buying your home. It's a customer journey that has taken 80 years to perfect.

We know the importance of workmanship and job satisfaction. We look after our teams, we train and employ the best people and we reward safe and careful practice.

Keeping you involved

First you'll meet your Development Sales Manager who will give you any help you need in choosing and buying your home. Then your site manager, who will supervise the build of your home and answer your questions along the way.

We'll invite you to a pre-plaster meeting with your site manager during the construction of your new home, where you'll get to see, first hand, the attention to detail, care and craftsmanship involved.

Wherever practical, we ask you to choose your own kitchen and bathroom including your own tiles, worktops, appliances and other options. Your home becomes personal to you long before we've finished building it.

A Better Place

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

For your future

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

"Buying a property is one of the most important decisions in life and I am delighted that Miller Homes made it an easy one for me."

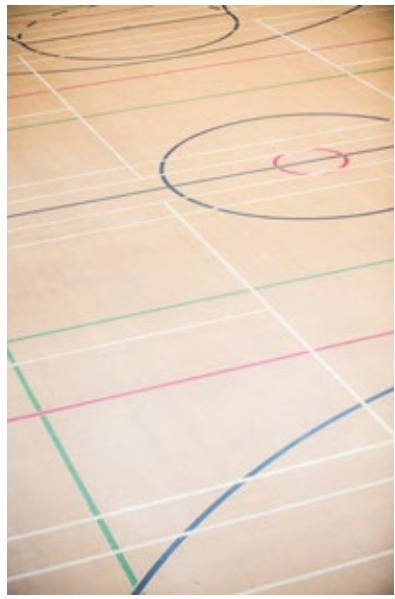
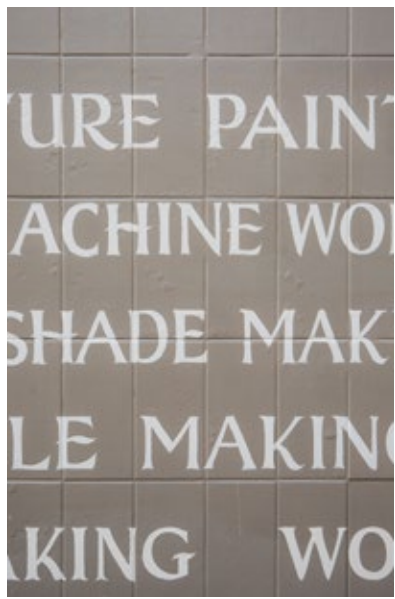
Chris Mackenzie
Miller Home Owner

"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner



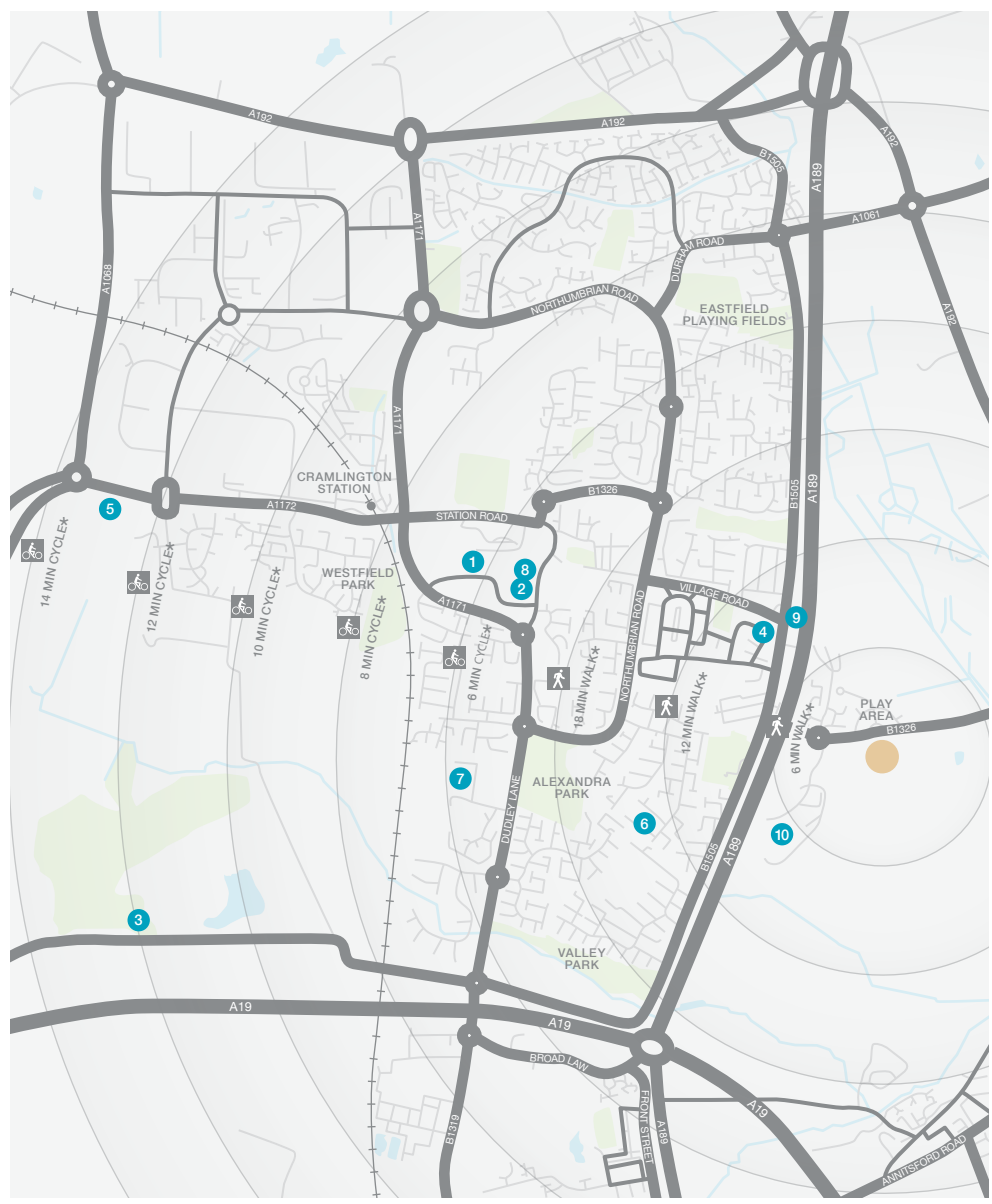
A small shopping area nearby offers food takeaways, a convenience store, hairdressers and other services, with a second convenience store and post office just over half a mile away. The wide selection of shops and leisure amenities at Manor Walks Mall in the town centre, which can be reached by pleasant, traffic-free paths, includes supermarkets, fashion and technology retailers, restaurants and a Vue multiplex cinema. Amongst the other popular shops in the town, the spacious Azure Garden Centre operates as a highly respected and valuable community charity. There are recycling facilities for glass and household textiles at the Sainsbury's store in Manor Walks.



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.

Barley Meadows is within walking distance of several schools, including Cragside C of E Primary which was rated 'outstanding' by Ofsted in 2014. For secondary education, the town is served by Cramlington Learning Village, an innovative and inclusive school with three separate buildings for different age ranges. The school provides a 'technology rich' environment, and has academy status.

There is a choice of GP practices in the town centre, the nearest at the Village Surgery, and the Rivenhall Dental Surgery is around ten minutes walk away. Barley Meadows is also less than half a mile from the new flagship Northumbria Specialist Emergency Care Hospital, which provides emergency care for Northumberland and North Tyneside.



- 1 Concordia Leisure Centre, Forum Way 01670 542 222
- 2 Vue Multiplex Cinema Manor Walks 01670 735 023
- 3 Arcot Hall Golf Club Arcot Hall 0191 236 2794
- 4 Klondyke Post Office Burton Cottage Village Road 01670 713 733
- 5 Azure Garden Centre Station Road 01670 733 762
- 6 Cragside C of E Primary School, Westloch Road 01670 714 200
- 7 Cramlington Learning Village, Highburn 01670 712 311
- 8 Village Surgery Dudley Lane 01670 712 821
- 9 Rivenhall Dental Practice, High Pit Road 01670 712 221
- 10 Northumbria Specialist Emergency Care Hospital, Northumbrian Road 0344 811 8111

* 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



How to find us

Development
Opening Times:
7 days a week
10.30am - 5.30pm
03330 602 438

From the A1 Southbound
Two miles after passing the Shotton turn-off, bear left to join the A19 for Cramlington and the Tyne Tunnel. At the Seaton Burn roundabout take the third exit, for the Tyne Tunnel via the A19. After another two miles take the first roundabout exit, for East Cramlington. One mile on, turn right at the traffic lights, take the second exit at the roundabout, and Barley Meadows is 300 yards on, on the right.

From Newcastle upon Tyne
Leave Newcastle by Salters' Lane, and at the roundabout near Gosforth Park take the A189 and follow signs for Cramlington. After three miles, at the Moor Farm roundabout, take the third exit joining the B1505 for East Cramlington. One mile on, just after entering the 30mph zone turn, right at the lights. Take the second exit at the roundabout, and the entrance to Barley Meadows is on the right, 300 yards on.

Sat Nav: NE23 6RR



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.

**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

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.

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