



Wheatlands Chase Redcar

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the place to be®



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.



the place to be®

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Plot information

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- Raised Road
- Garden Shed
- Bin Collection Point
- Ramp

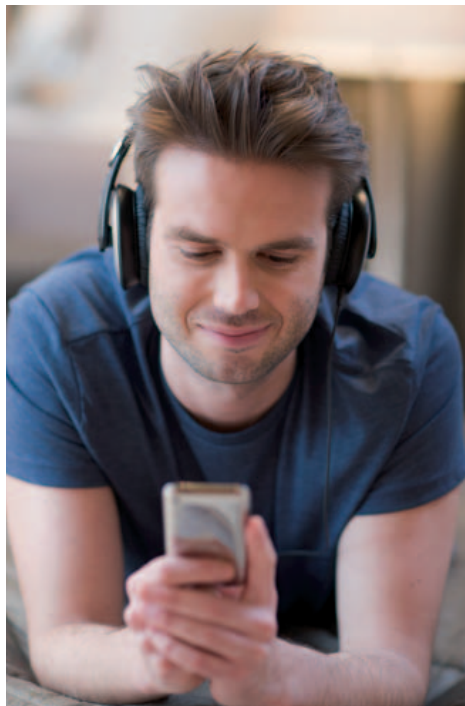
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Welcome to Wheatlands Chase

A popular visitor destination with excellent leisure facilities, the seaside town of Redcar is also a thriving community where traditional trades like fishing combine with tourism to create a unique and invigorating ambience. Wheatlands Chase is a peaceful and beautifully landscaped development of three, four and five bedroom homes in a pleasant, well-established residential area around a mile from both the beaches and the superb shopping and recreational amenities of the vibrant town centre.

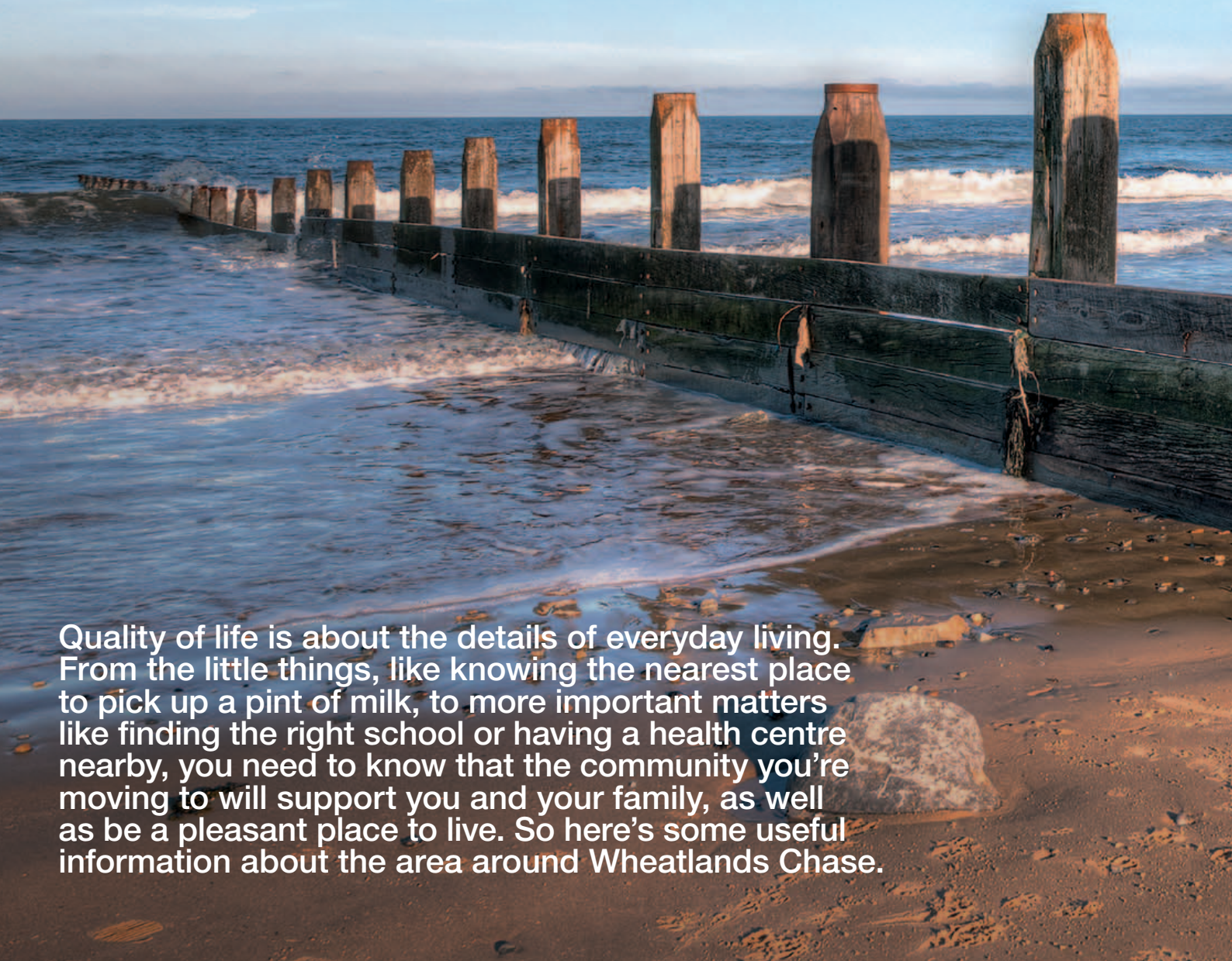


We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

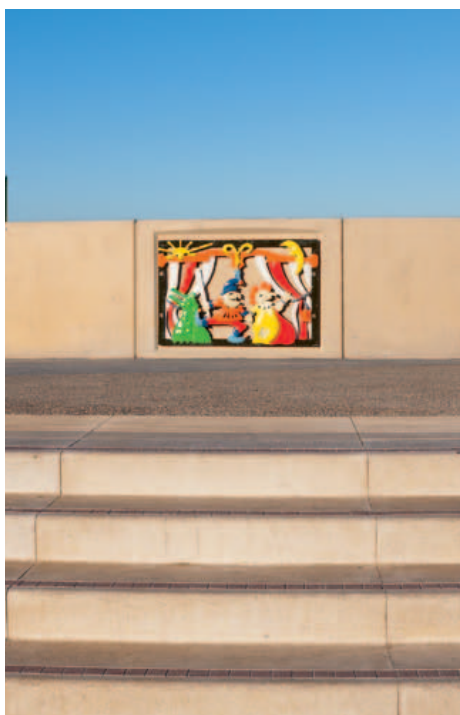
We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2012, 97% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.



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 be a pleasant place to live. So here's some useful information about the area around Wheatlands Chase.







Education & Health

Wheatlands Primary, a community school with a nursery, is just around five minutes walk away, and Lakes Primary and Green Gates Primary are also within easy walking distance. The local secondaries include Rye Hills School, a specialist sports college, and Redcar Academy, specialising in performing and visual arts. There is a choice of GP surgeries and a round-the-clock Urgent Care Centre at the nearby Redcar Primary Care Hospital, and dentists in the area include the Family Dental Practice in Roseberry Shopping Centre.

Arts & Entertainment

Majuba Road, fifteen minutes walk from Wheatlands Chase, contains a cinema and a skatepark as well as the Redcar Bowl, a theatre and live music venue that presents touring shows as well as local performers. Redcar has an excellent choice of bars, clubs and restaurants, including Turners Mill just across the road from the development, and the iconic, contemporary Redcar Beacon, offering a mixture of activity and refreshment areas rising to a top-level viewing platform with breathtaking views, is due to open in 2013. The Tuned In! arts and media centre, is an exciting new venue for 13 to 19 year-olds.

Leisure & Recreation

With eight miles of attractive beaches on hand and easy access to the North Yorks Moors National Park, Wheatlands Chase is a great base for all kinds of outdoor activities, while the town's Leisure Centre provides swimming and fully-equipped gym facilities. Redcar has excellent parks, a boating lake, a nationally-renowned Racecourse and a championship course at Cleveland Golf Club, which is the oldest golf course in Yorkshire.

Transport

Redcar East Railway Station, fifteen minutes walk from Wheatlands Chase, provides frequent services to Middlesbrough and Darlington, with some direct trains to Newcastle. Local buses link the surrounding towns with Redcar town centre, and there are bus stops right outside the development. Wheatlands Chase is just half a mile from the A714.

Shopping

At Embleton Court, just a few minutes walk from Wheatlands Chase, there is a local shopping area with a Sainsbury's Local, a pharmacist, a butcher and hot food takeaways. The main shopping area around the High Street has a good assortment of local traders, high street chains and markets stalls with a lively, market town ambience. There are also regular car boot sales at Redcar Racecourse.

Useful Contacts

The Regent Cinema
Newcomen Terrace
01642 482 094

Redcar Leisure Centre
Majuba Road
01642 480 636

Wheatlands
Primary School
Hundale Crescent
01642 489 784

Lakes Primary School
West Dyke Road
01642 485 894

Green Gates
Primary School
Keilder Close
01642 485 463

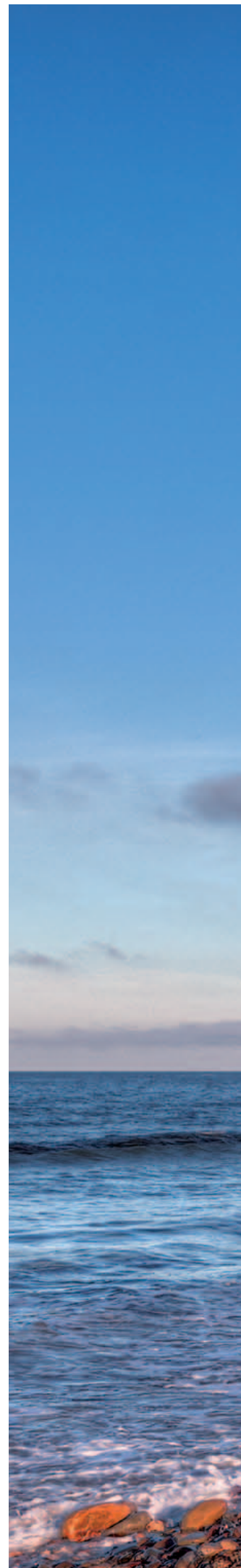
Rye Hills School
Redcar Lane
01642 484 269

Redcar Academy
Kirkleatham Lane
01624 289 211

Redcar Primary
Care Hospital
West Dyke Road
01642 511 000

Drs Tahmassebi
and Carrasco
Redcar PCH,
West Dyke Road
01642 482 647

Family Dental Practice
2 Rosebery Shopping
Centre
01642 490 673





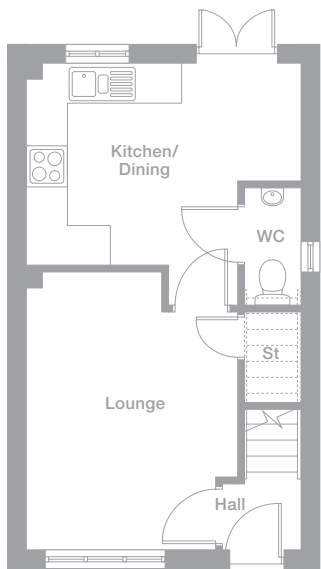
Tolkien

3 Bed

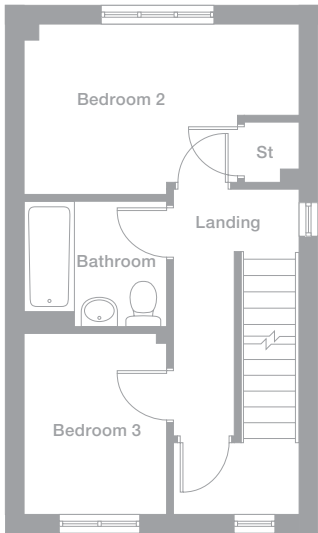
- Overview
- Reached by an unusual internal staircase from a private entrance on the first floor, the delightful en-suite master bedroom of the Tolkien features a traditional dormer window that adds enormously to its character.
- Total Floor Space
- 82m² (892 sq ft)
- Key Features
- French Doors
- Downstairs WC
- Master Bed En-Suite
- Kitchen/Dining



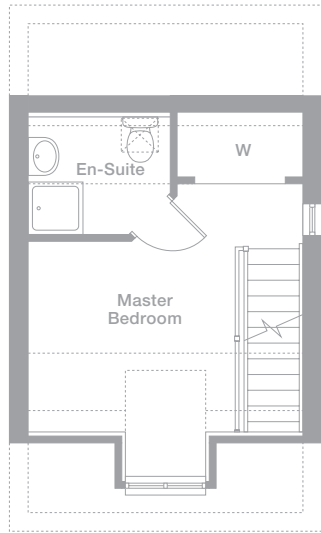
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

- Lounge
- 3.18 max x 4.25m max
- 10'5" x 14'0"
- Kitchen/Dining
- 4.14m x 3.07m max
- 13'7" x 10'1"
- WC
- 0.85m x 1.80m
- 2'10" x 5'11"

First Floor

- Bedroom 2
- 4.14m max x 2.59m max
- 13'7" x 8'6"
- Bedroom 3
- 2.13m x 2.72m
- 7'0" x 8'11"
- Bathroom
- 2.13m x 1.91m
- 7'0" x 6'3"

Second Floor

- Master Bedroom
- 3.12m* x 2.89m
- to 1.19 H.L.
- 10'3" x 9'6"
- En-Suite
- 2.14m x 1.80m
- to 1.19 H.L.
- 7'0" x 5'11"
- *excluding stairs

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No gable end windows to mid terrace units. Semi-detached units may have windows depending on handing and garage position. Speak to Sales Advisor for details.



3 Bed

Key Features

French Doors
Downstairs WC
Master Bed En-Suite
Living/Dining

Hawthorne

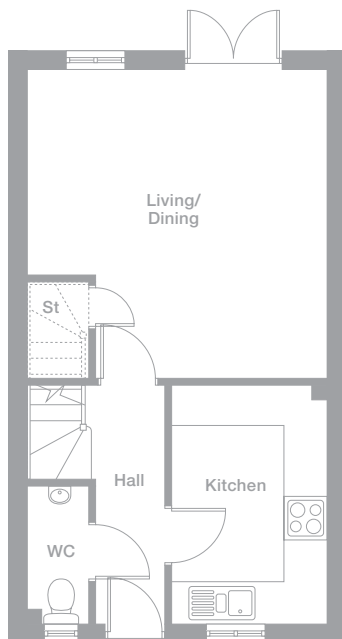
Overview

The infinitely adaptable design of the spacious L-shaped living and dining room, with its french doors adding garden access to its appeal, will ensure that it quickly comes to reflect the patterns of family life.

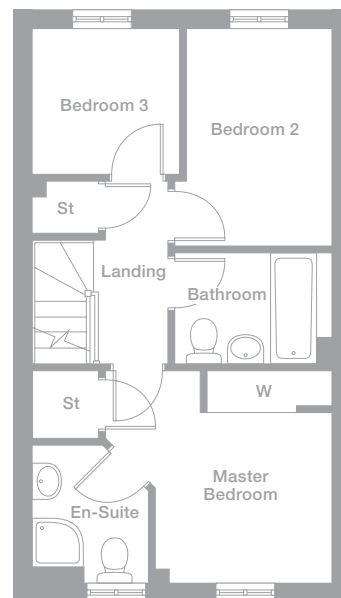
Total Floor Space

76m² (818sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living/Dining
4.51m max x 4.80m max
14'10" x 15'9"

Kitchen
2.33m x 3.72m
7'8" x 12'2"

WC
0.93m x 2.06m
3'1" x 6'9"

First Floor

Master Bedroom
2.66m min x 3.22m
8'9" x 10'7"

En-Suite
1.75m x 2.06m
5'9" x 6'9"

Bedroom 2
2.20m x 3.30m
7'3" x 10'10"

Bedroom 3
2.21m x 2.20m
7'3" x 7'3"

Bathroom
2.17m x 1.70m
7'1" x 5'7"

No gable end windows to mid terrace units. Semi-detached units may have windows depending on handing and garage position. Speak to Sales Advisor for details.

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Orwell

3 Bed

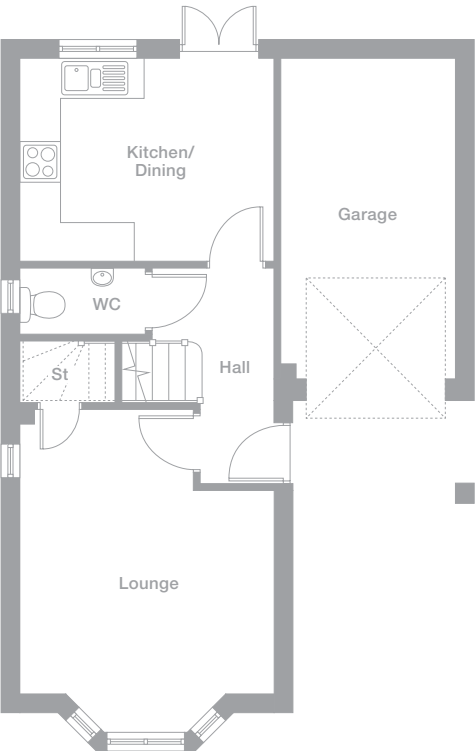
Overview
With french doors allowing the dining area to open on to the garden, especially useful for pre-dinner drinks on the patio, the kitchen of the Orwell will be cool even during the most adventurous cooking.

Total Floor Space
89m² (959 sq ft)

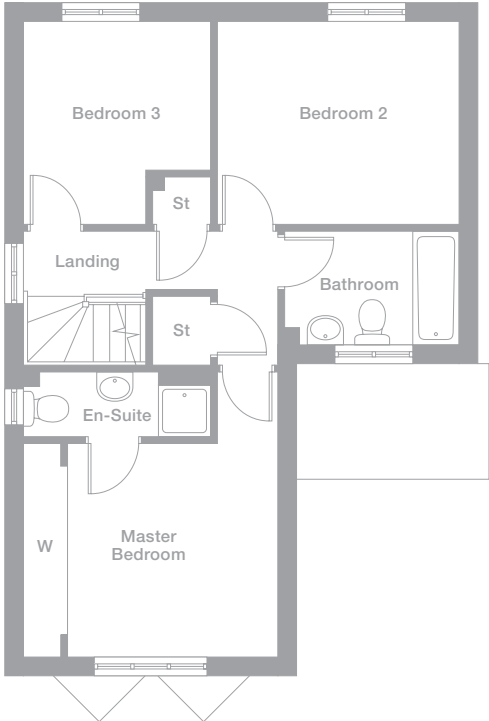
- Key Features**
- French Doors
 - Downstairs WC
 - Feature Bay Window
 - Master Bed En-Suite
 - Kitchen/Dining
 - Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

- Lounge**
3.85m max x 4.94m max
12'8" x 16'3"
- Kitchen/Dining**
3.80m x 3.10m
12'6" x 10'2"
- WC**
1.91m x 1.01m
6'3" x 3'4"

First Floor

- Master Bedroom**
3.85m max* x 3.24m
12'8" x 10'8"
- En-Suite**
2.85m x 1.01m
9'4" x 3'4"
- Bedroom 2**
3.67m max x 3.10m
12'1" x 10'2"
- Bedroom 3**
2.85m max x 3.10m max
9'4" x 10'2"
- Bathroom**
2.67m x 1.70m
8'9" x 5'7"

*including wardrobe

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4 Bed

Key Features

French Doors
Utility
Downstairs WC
Feature Bay Window
Master Bed En-Suite
Garage

Greene

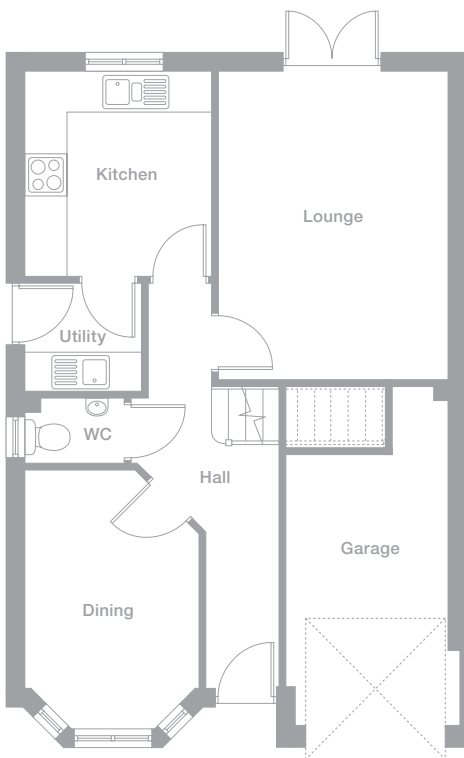
Overview

Opening off a bright gallery landing that would present a perfect backdrop for treasured family pictures, the fourth bedroom of the Greene could alternatively be used to create a convenient home office or studio space.

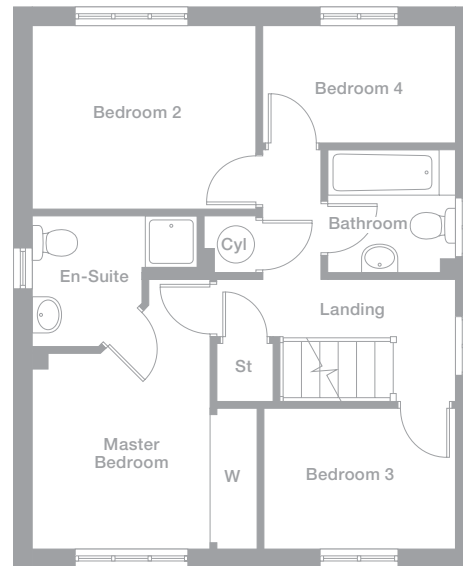
Total Floor Space

99.8m² (1,074 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Dining
2.62m max x 3.90m max
8'7" x 12'10"

WC
1.47m x 1.00m
4'10" x 3'3"

Utility
1.75m x 1.64m
5'9" x 5'5"

Kitchen
2.80m x 3.14m
9'2" x 10'4"

Lounge
3.47m x 4.61m
11'5" x 15'2"

First Floor

Master Bedroom
3.40m max* x 2.97m min
11'2" x 9'9"

En-Suite
1.64m x 1.99m
5'5" x 6'7"

Bedroom 2
3.39m x 2.78m
11'1" x 9'2"

Bedroom 3
2.91m x 2.12m
9'7" x 7'0"

Bedroom 4
2.93m x 1.77m
9'7" x 5'10"

Bathroom
1.93m x 1.88m
6'4" x 6'2"

*including wardrobe

No gable end windows to mid terrace units. Semi-detached units may have windows depending on handing and garage position. Speak to Sales Advisor for details.

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Glenmuir

4 Bed

Overview

Opening the stylish double doors linking the living and dining rooms creates a single open space extending from the bay window to the french doors, a truly impressive setting for parties and family gatherings.

Total Floor Space

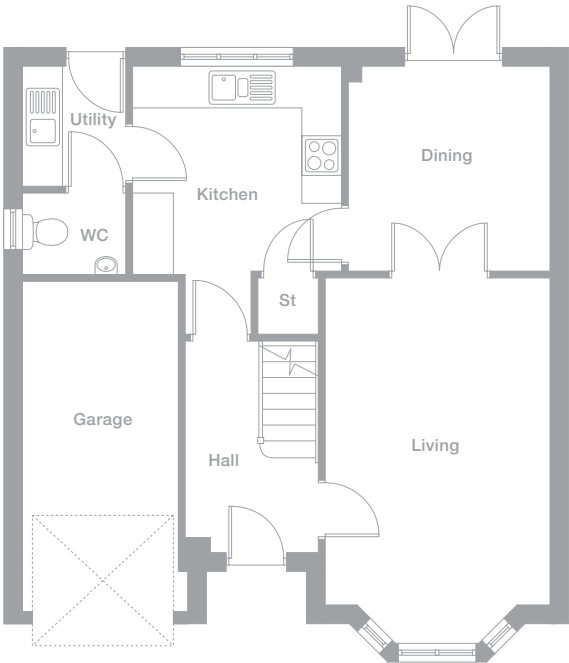
113.7m² (1,223 sq ft)

Key Features

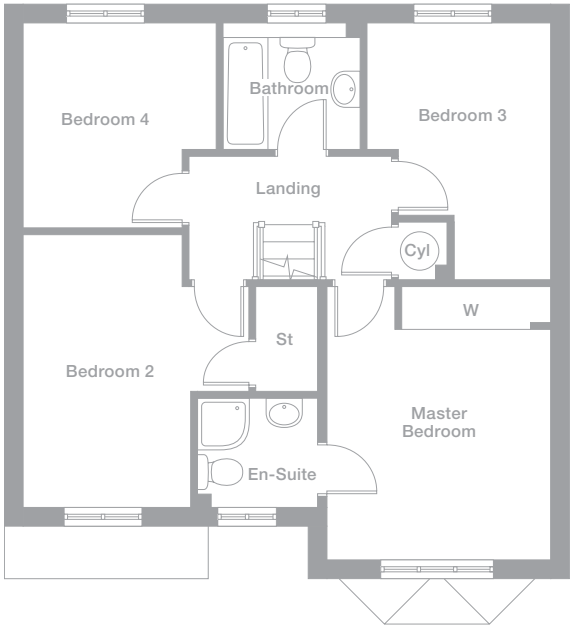
- French Doors
- Downstairs WC
- Utility
- Feature Bay Window
- Master Bed En-Suite
- Garage



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living	Utility
3.39m x 4.96m min	1.54m x 1.81m
11'2" x 16'3"	5'1" x 5'11"
Dining	WC
3.06m x 3.07m	1.54m x 1.17m
10'0" x 10'1"	5'1" x 3'10"
Kitchen	
3.19m x 3.07m	
10'6" x 10'1"	

First Floor

Master Bedroom	Bedroom 3
3.39m x 4.18m max*	2.79m max x 3.90m max
11'2" x 13'9"	9'2" x 12'10"
En-Suite	Bedroom 4
1.83m x 1.68m	2.91m max x 3.09m
6'0" x 5'6"	9'7" x 10'2"
Bedroom 2	Bathroom
2.52m x 4.18m max	2.09m x 1.90m
8'3" x 13'9"	6'10" x 6'3"

*including wardrobe

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4 Bed

Key Features

French Doors
Downstairs WC
2 En-Suites
Feature Bay Window
Garage

Crompton

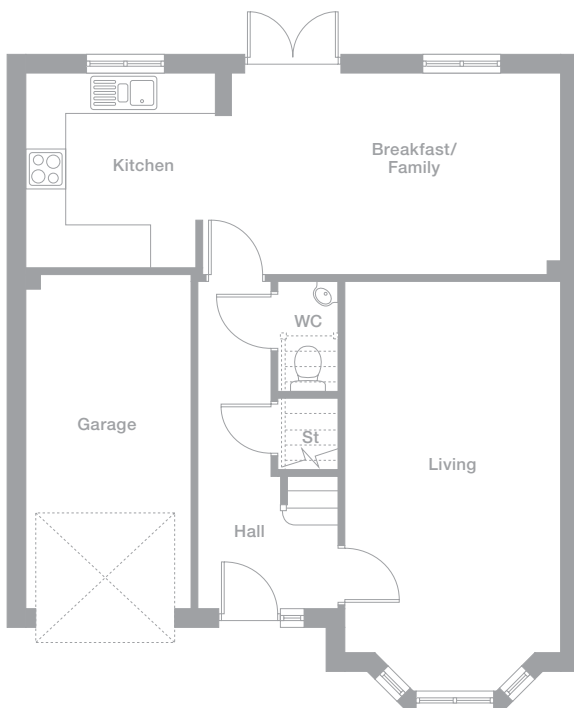
Overview

From the bay window of the living room to the two en-suite shower rooms, one of them ingeniously shared between bedrooms, the Crompton incorporates a wealth of quite exceptional features.

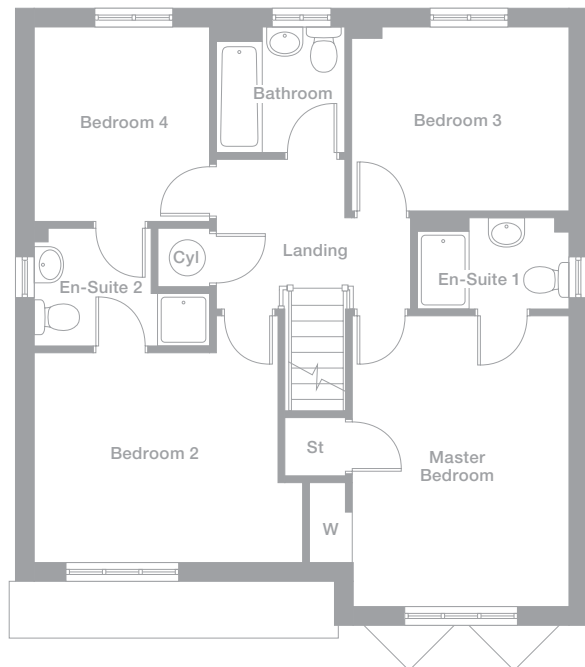
Total Floor Space

124.5m² (1,340 sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living
3.26m x 6.22m max
10'9" x 20'5"

Kitchen
2.90m x 2.88m
9'6" x 9'5"

Breakfast/Family
5.03m x 3.05m
16'6" x 10'0"

WC
0.91m x 1.65m
3'0" x 5'5"

First Floor

Master Bedroom
3.31m x 4.42m
10'10" x 14'6"

En-Suite 1
2.31m x 1.40m
7'7" x 4'7"

Bedroom 2
3.73m x 3.19m
12'3" x 10'6"

En-Suite 2
2.68m max x 1.80m max
8'10" x 5'11"

Bedroom 3
3.31m max x 2.80m
10'10" x 9'2"

Bathroom
1.97m x 1.90m
6'6" x 6'3"

Bedroom 4
2.68m x 2.96m
8'10" x 9'9"

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Buchan

4 Bed

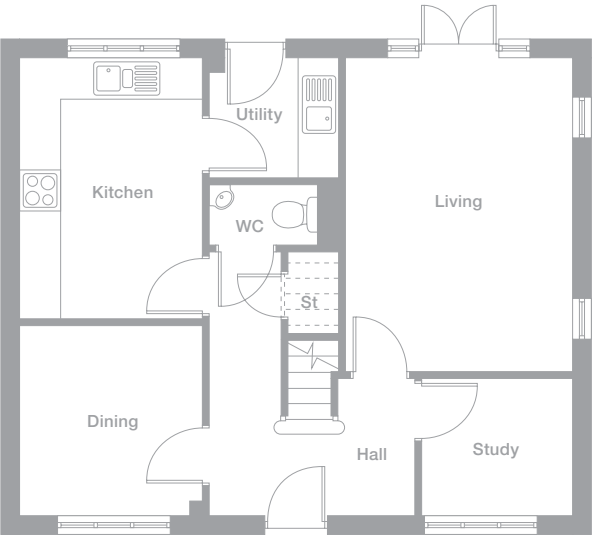
Overview
The impressive hall shows immediately that this is a home built to the highest standards. From the wonderfully light dual-aspect living room to the separate study and large en-suite shower room, every detail emphasises quality.

Total Floor Space
117m² (1,264 sq ft)

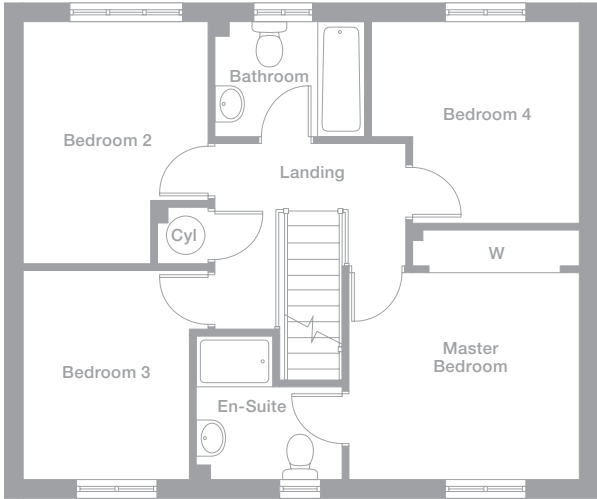
- Key Features**
- French Doors
 - Downstairs WC
 - Master Bed En-Suite
 - Study
 - Utility



Ground Floor



First Floor



Room Dimensions

Ground Floor

Living	Study
3.45m x 4.79m	2.31m x 2.06m
11'4" x 15'9"	7'7" x 6'9"
Dining	WC
2.76m x 2.85m	1.61m x 0.94m
9'1" x 9'4"	5'4" x 3'1"
Kitchen	Utility
2.76m x 3.99m	1.93m x 1.80m
9'1" x 13'1"	6'4" x 5'11"

First Floor

Master Bedroom	Bedroom 3
3.50m x 3.80m max	2.51m x 3.18m
11'6" x 12'6"	8'3" x 10'5"
En-Suite	Bedroom 4
2.23m x 2.18m max	3.15m max x 3.05m
7'4" x 7'2"	10'4" x 10'0"
Bedroom 2	Bathroom
2.80m x 3.67m max	2.29m x 1.70m
9'2" x 12'0"	7'6" x 5'7"

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4 Bed

Key Features

French Doors
Downstairs WC
Master Bed En-Suite
Study
Utility

Buchan DA

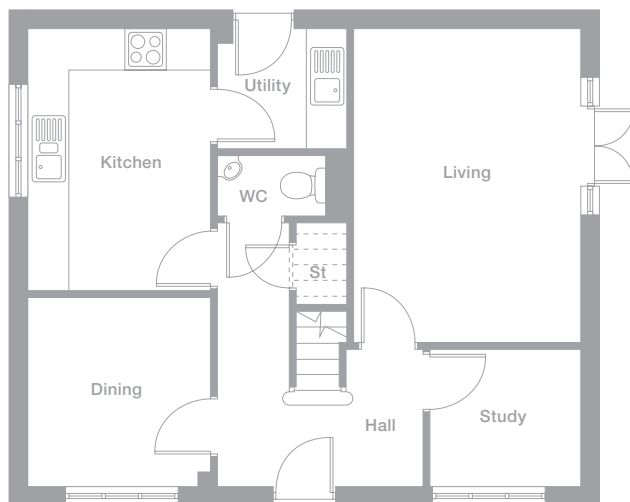
Overview

Additional glazed panels flanking the french doors bring a particularly fresh, open feel to the living room, and the utility room is perfect for parking muddy boots as well as keeping household management under control.

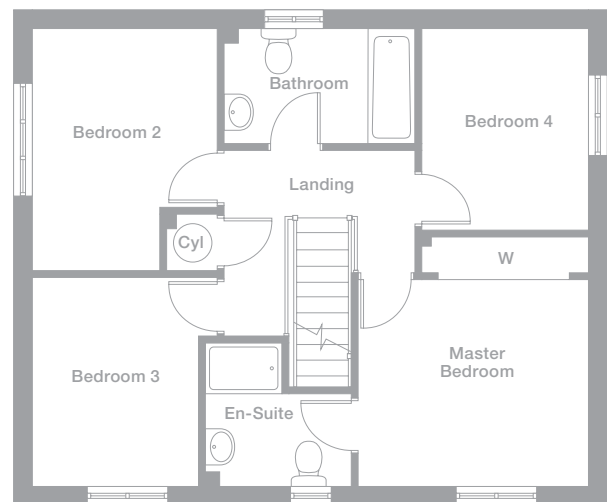
Total Floor Space

117m² (1,264sq ft)

Ground Floor



First Floor



Room Dimensions

Ground Floor

Living 3.45m x 4.79m 11'4" x 15'9"	Study 2.31m x 2.06m 7'7" x 6'9"
Dining 2.76m x 2.85m 9'1" x 9'4"	WC 1.61m x 0.94m 5'4" x 3'1"
Kitchen 2.76m x 3.99m 9'1" x 13'1"	Utility 1.93m x 1.80m 6'4" x 5'11"

First Floor

Master Bedroom 3.50m x 3.80m max 11'6" x 12'6"	Bedroom 3 2.51m x 3.18m 8'3" x 10'5"
En-Suite 2.23m x 2.18m max 7'4" x 7'2"	Bedroom 4 3.15m max x 3.05m 10'4" x 10'0"
Bedroom 2 2.80m x 3.67m max 9'2" x 12'0"	Bathroom 2.29m x 1.70m 7'6" x 5'7"

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Rolland

4 Bed

Overview

The lounge and adjoining dining room of the Rolland present a stylishly convenient setting for entertaining, while the master bedroom incorporates a staircase ascending directly into a charming dormer space, creating a very special retreat.

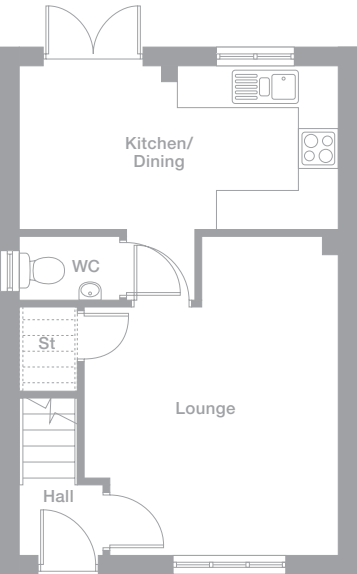
Total Floor Space
100m² (1,086 sq ft)

Key Features

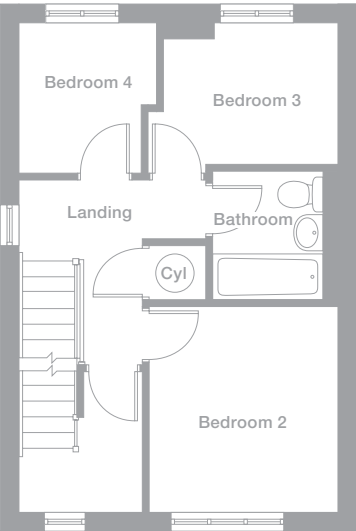
- French Doors
- Downstairs WC
- Kitchen/Dining
- Master Bed En-Suite



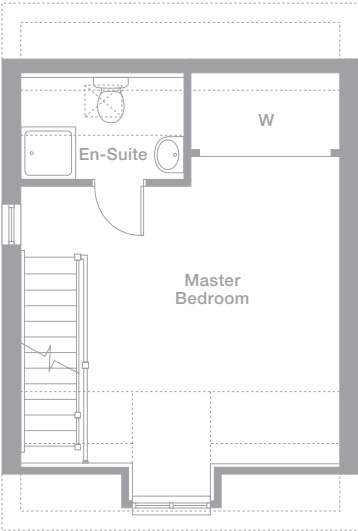
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

- Lounge
3.86m max x 4.86m max
12'8" x 15'11"
- Dining/Kitchen
4.82m x 2.47m
15'10" x 8'1"
- WC
1.50m x 1.00m
4'11" x 3'3"

First Floor

- Bedroom 2
2.86m x 3.14m max
9'5" x 10'4"
- Bedroom 3
2.63m x 2.13m
8'8" x 7'0"
- Bedroom 4
2.08m max x 2.27m
6'10" x 7'6"
- Bathroom
1.70m x 1.95m
5'7" x 6'5"

Second Floor

- Master Bedroom
3.80m* x 4.24m
to 1.200 H.L.
12'6" x 13'11"
 - En-Suite
2.46m x 1.55m
to 1.310 H.L.
8'1" x 5'1"
- *excluding stairs

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5 Bed

London

Key Features

- French Doors
- Downstairs WC
- Master Bed En-Suite
- Feature Bay Windows
- Upstairs Shower
- Utility

Overview

Behind the harmonious symmetry of the façade, the breathtaking scale of the living room is complemented by two charming dormer bedrooms that share the second floor of this magnificent home with a convenient shower room.

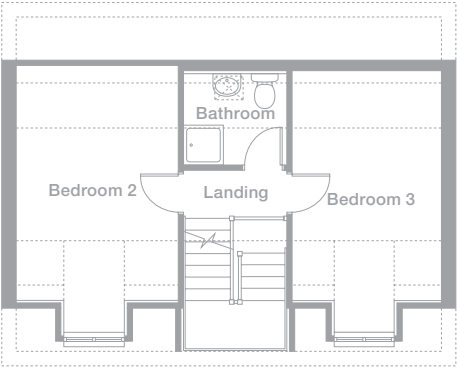
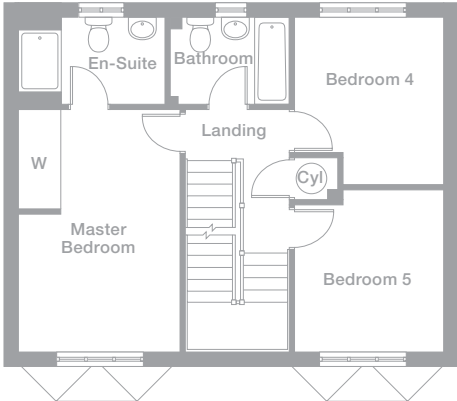
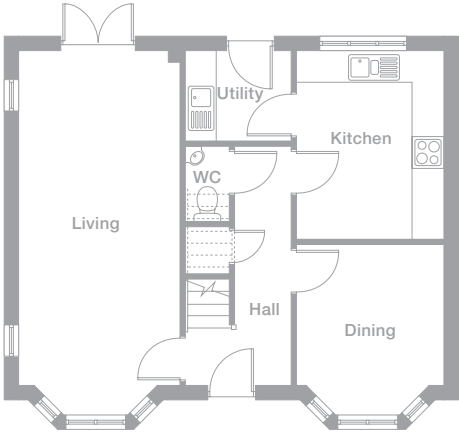
Total Floor Space

154m² (1,666 sq ft)

Ground Floor

First Floor

Second Floor



Room Dimensions

Ground Floor

Living	WC
3.15m x 7.19m max	0.85m x 1.47m
10'4" x 23'7"	2'9" x 4'10"
Dining	Utility
2.90m x 3.34m max	2.05m x 1.75m
9'6" x 11'0"	6'9" x 5'9"
Kitchen	
2.90m x 3.75m	
9'6" x 12'4"	

First Floor

Master Bedroom	Bedroom 5
3.15m x 4.80m	2.92m x 3.20m max
10'4" x 15'9"	9'7" x 10'6"
En-Suite	Bathroom
2.86m x 1.70m	2.36m x 1.70m
9'5" x 5'7"	7'9" x 5'7"
Bedroom 4	
2.95m x 3.30m max	
9'8" x 10'10"	

Second Floor

Bedroom 2
3.20m x 4.61m
to 1200 H.L.
10'6" x 15'2"
Bedroom 3
2.95m x 4.61m
to 1200 H.L.
9'8" x 15'2"
Bathroom
2.05m x 1.83m
to 1300 H.L.
6'9" x 6'0"

Photography and CGI's represent typical Miller Homes' interiors and exteriors. Please note elevational treatments may vary. All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Room layouts are provisional and may be subject to alteration. Please refer to the 'Important Notice' section at the back of this brochure for more information.

Specification

All Housetypes
(where applicable)

Kitchens

Contemporary styled fitted kitchen with choice of mix-n-match frontals	✓
Bullnosed edged worktop with upstand to wall	✓
Stainless steel one and half bowl sink (where layout permits) and monobloc mixer tap	✓
Stainless steel single bowl sink and monobloc mixer tap to utility (where layout permits)	✓
Stainless steel chimney hood and splashback to hob	✓
Stainless steel 4-burner gas hob	✓
Stainless steel single fan oven	✓
Stainless steel single multi-function fan oven	○
Stainless steel double multi-function fan oven	○
Integrated fridge/freezer	✓
Plumbing and electrics for washing machine	✓
Integrated washing machine	○
Plumbing and electrics for dishwasher	✓
Integrated dishwasher	○
3 spot LED track light to ceiling	✓
LED downlighters to ceiling	○
Brushed stainless steel sockets and switches	○
Ceramic floor tiles	○

Bathrooms

Ideal Standard's contemporary styled 'Concept Cube' bathroom suite	✓
Soft close toilet seat to bathroom WC	✓
Soft close toilet seats	○
Lever operate chrome monobloc mixer taps	✓
Chrome look electric shower (to 3 bed units)	✓
Bar style chrome shower mixer valve (to 4 bed units)	✓
Low profile shower tray with stainless steel framed clear glass enclosure	✓
Shaver point to en-suite	○
Drum type low energy light to ceiling	✓
LED downlighters to ceiling	○
Full height ceramic tiling to shower area	✓
Half height ceramic tiling to walls incorporating sanitaryware appliances (splashback to WC only)	✓
Ceramic floor tiles	○

Electrical

Mains wired (with battery back-up) smoke and carbon dioxide detectors	✓
Power and lighting to garage	✓
TV socket to lounge and master bedroom	✓
TV socket to lounge, kitchen and master bedroom	○
BT socket	✓
PIR operated porch light	✓
Front doorbell and chime	✓
Intruder alarm	○

- ✓ Standard
○ Optional Extra

Heating

Gas central heating throughout	✓
Thermostatically controlled radiators to all rooms (except where thermostat is fitted)	✓
Programmable control of heating zones	✓
Chrome towel radiator to bathroom/en-suite	○

Exterior

Double glazed PVCu windows (where planning permits)	✓
Double glazed PVCu french casement doors to patio (where layout permits)	✓
PVCu fascias, soffits and gutters (where planning permits)	✓
Multi-point door locking system to front and rear doors	✓
Up-and-over steel garage door	✓
House numbers ready fitted	✓
Outside cold water tap	○

Decorative

Stop chamfer moulded spindles and newels to staircase	✓
Ovolo moulded skirting boards and architraves	✓
Ladder style 4 panel moulded smooth pattern internal doors with chrome lever on rose door handles	✓
Smooth finish ceilings, painted in white emulsion	✓
Walls painted in soft white/white emulsion	✓
Woodwork painted satin white	✓
Fitted wardrobe system to master bedroom	○

Landscaping

Turf to front garden	✓
1,800mm high, close boarded fence panel adjacent to property. 1,200mm post and rail timber fence to remainder of boundary	✓

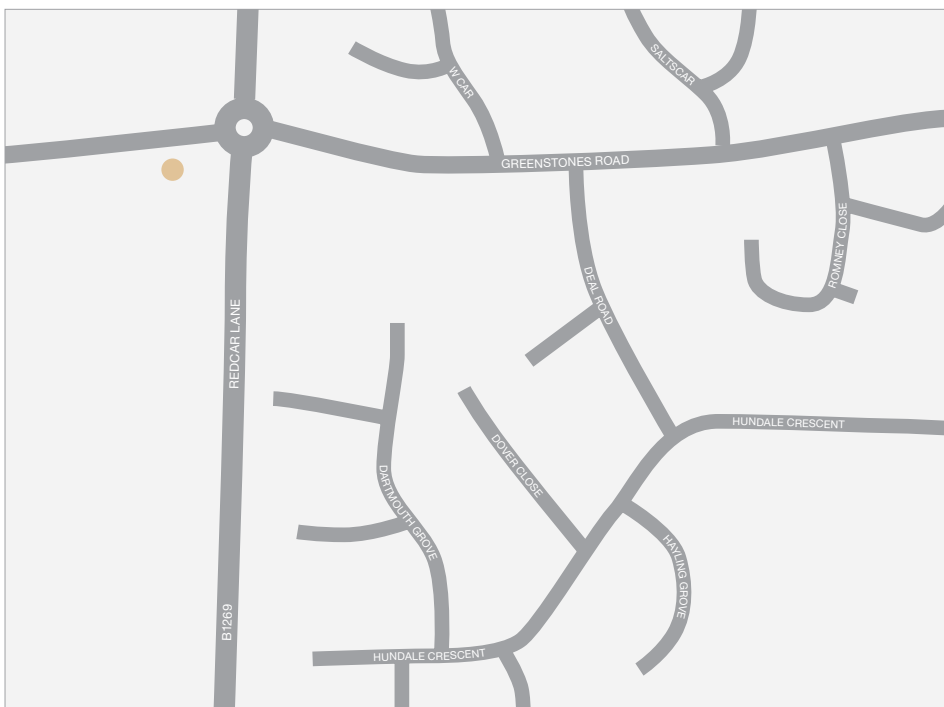
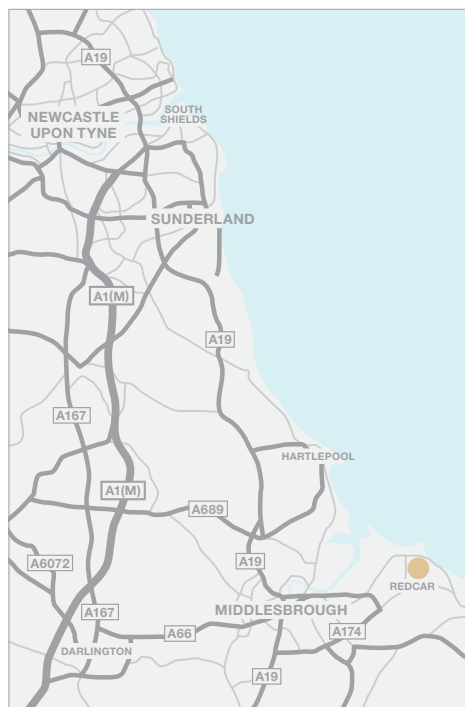
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How to find us

We are open Thursday - Sunday

10.30am - 5.30pm, Monday 12.30pm - 5.30pm

Telephone: 0800 840 8488



From the North

Take the A19 then take the A174 and stay on this road for approximately ten miles, then take the third exit at the next roundabout to follow signs for Marske and Saltburn. Follow the A174 through the next roundabout, then at the next take the first exit to join the B1269, signposted for Redcar. There is a second roundabout immediately after this. Take the second exit, staying on the B1269 (Redcar Lane) and after around 600 yards the entrance to Wheatlands Chase is on the left.

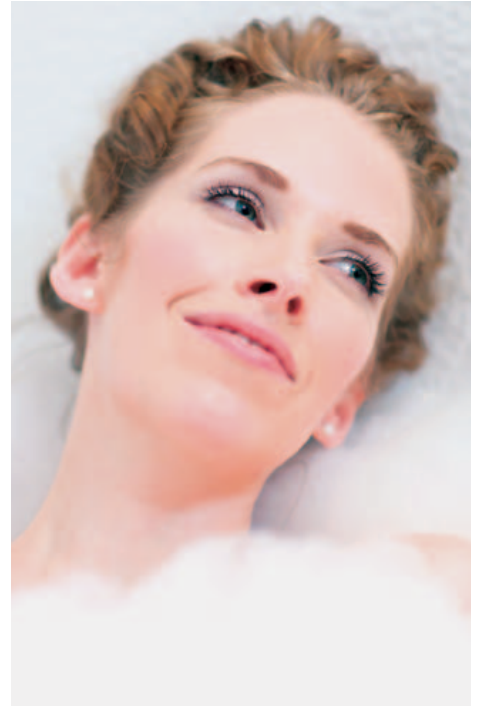
From the South

Take the A19 following signs for Middlesbrough until you come to the junction with the A174, then stay on the A174 for around 11 miles following signs for Redcar. At the roundabout with the exit for Redcar (A1042), take the third exit to follow signs for Marske and Saltburn. Stay on the A174 through the next roundabout, then at the next take the first exit to join the B1269, signposted for Redcar. There is a second roundabout immediately after this. Take the second exit, staying on the B1269 (Redcar Lane) and after around 600 yards the entrance to Wheatlands Chase is on the left.

Sat Nav: TS10 2PA

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.



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How Green?

We're fully committed to sustainable solutions in the way we design and build your home. For example, around 75% of the homes we build stand on 'brownfield' sites - that's previously used land. Find out how you can do your bit too by taking the environment test.

www.mymillerstreet.co.uk

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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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