



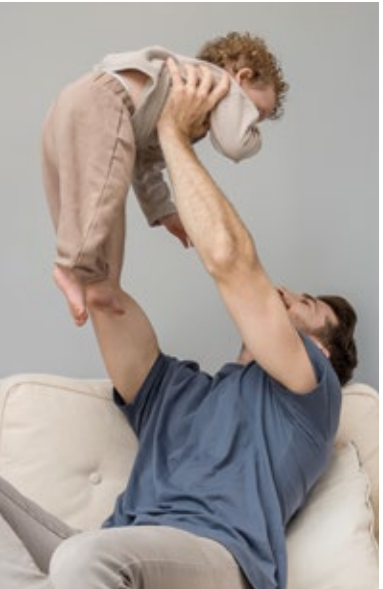
**Beaconfield Rise
Marske-by-the-Sea**

millerhomes

the place to be®

- 04 Living in Marske-by-the-Sea
- 08 Welcome Home
- 10 Floorplans
- 34 The Miller Difference
- 40 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.

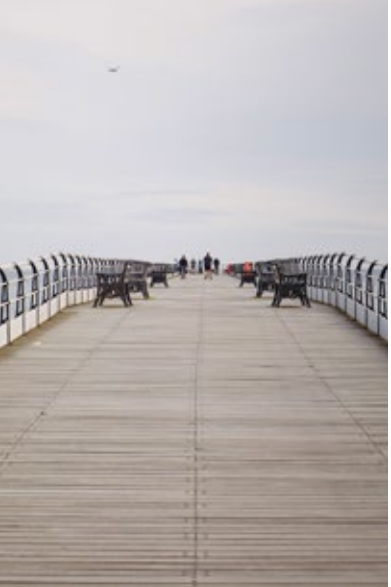
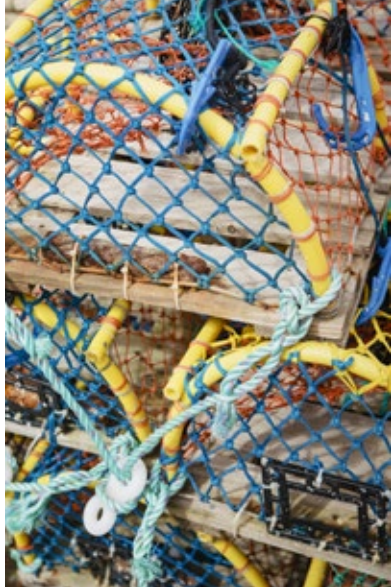


Living in Marske-by-the-Sea

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 Beaconfield Rise.



Two minutes' drive from the A174 Marske Bypass (the southern boundary of Beaconfield Rise overlooks the A174) and ten minutes walk from Marske village centre, Beaconfield Rise combines the appeal of a semi-rural location with exceptional convenience for travel throughout the North East. Redcar, Saltburn and Middlesbrough are within easy reach. From two stations, Marske and Longbeck, just a few yards away, trains to Saltburn, Middlesbrough and Darlington run approximately every half hour, reaching Redcar in 9 minutes, Middlesbrough in around 20 minutes and Darlington in 50 minutes. Local buses link Marske, Redcar, Guisborough and Middlesbrough, and the EuroVelo cycle national coastal circuit passes around a mile to the east.



Welcome home

Bounded by open countryside, less than 20 minutes' walk from beautiful beaches and in easy reach of the North Yorks Moors, this attractive new neighbourhood of energy efficient, three, four and five bedroom homes has a peaceful, welcoming ambience. Close to the A174, just yards from the train, bus links and a short walk from the village amenities, it also offers outstanding convenience and a real sense of community.

Welcome to Beaconfield 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.



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 principal 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 3.23m
9'9" x 10'6"

En-Suite
1.18m x 1.98m
3'10" x 6'5"

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

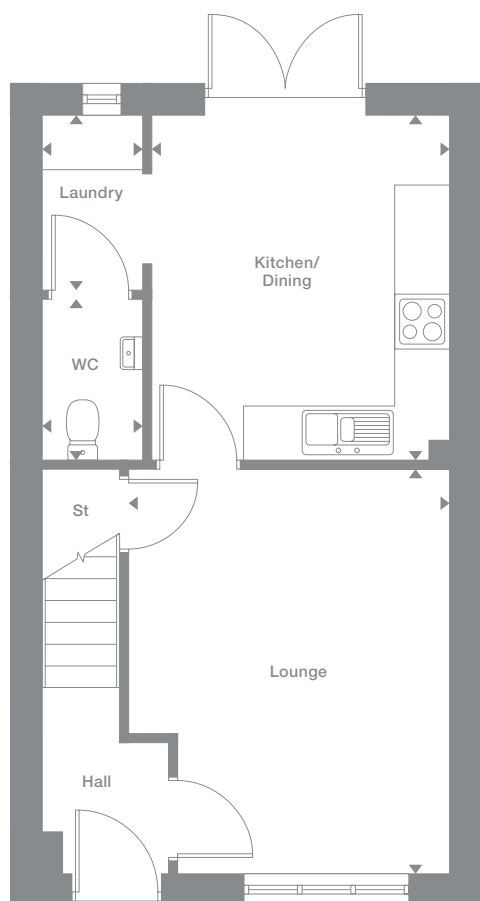
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

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

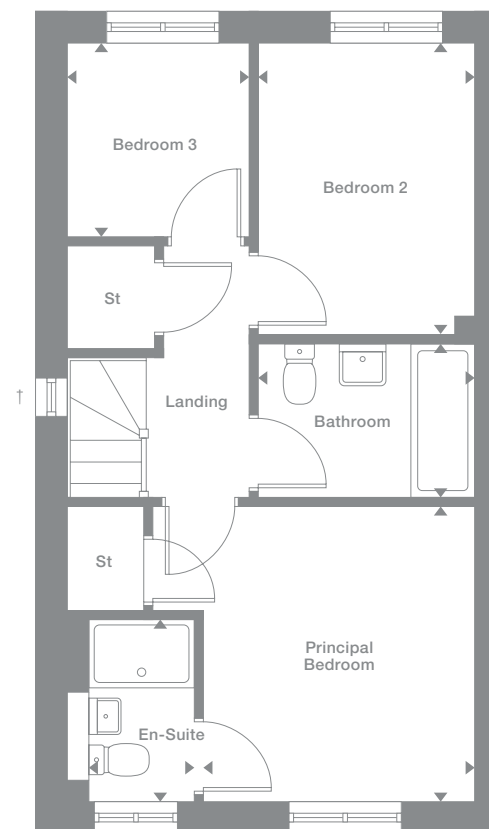
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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Washington

Overview

With its ergonomic kitchen, and french doors adding flexibility to the inviting living and dining room, this is a home ready for lively entertaining. It includes a downstairs WC, a family bathroom and three bedrooms, one of them en-suite with a convenient built in cupboard.

Ground Floor

Lounge
4.47m x 3.01m
14'8" x 9'11"

Kitchen
2.29m x 3.17m
7'6" x 10'5"

Dining
3.46m x 2.06m
11'5" x 6'9"

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

First Floor

Principal Bedroom
3.06m x 3.21m
10'1" x 10'6"

En-Suite
1.18m x 2.02m
3'10" x 6'8"

Bedroom 2
2.42m x 2.95m
8'0" x 9'8"

Bedroom 3
1.95m x 2.18m
6'5" x 7'2"

Bathroom
2.20m x 1.99m
7'3" x 6'6"

Floor Space

806 sq ft

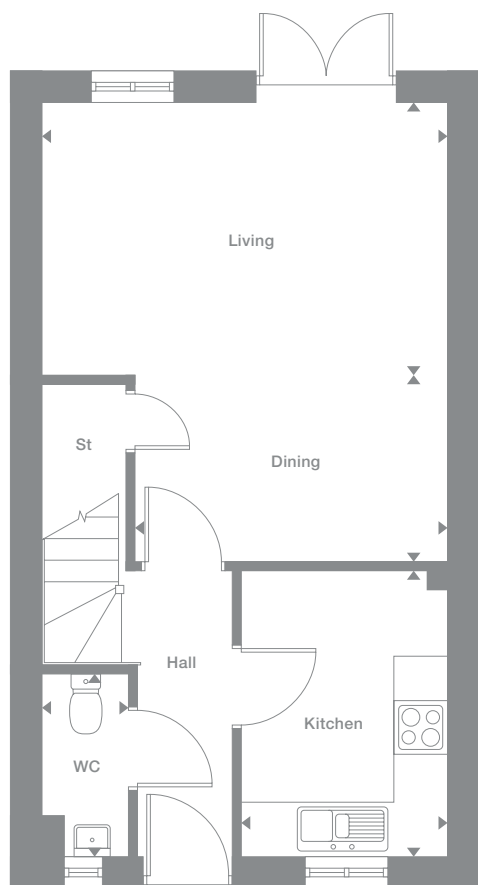
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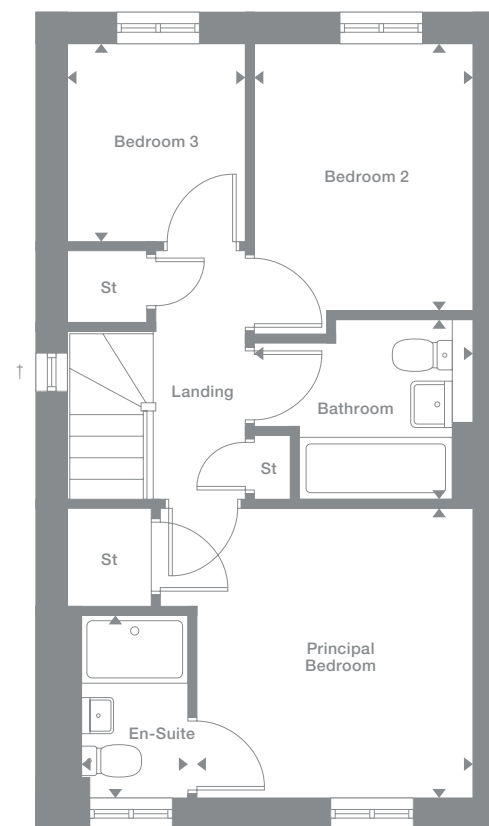
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Ground Floor



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 3.10m
13'0" x 10'2"

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

First Floor

Bedroom 2
3.96m x 2.75m
13'0" x 9'0"

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

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

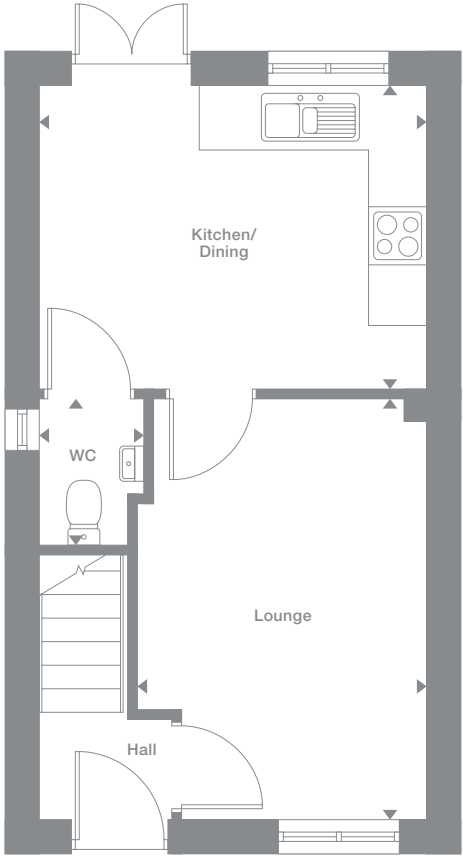
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Denotes full height ceiling line

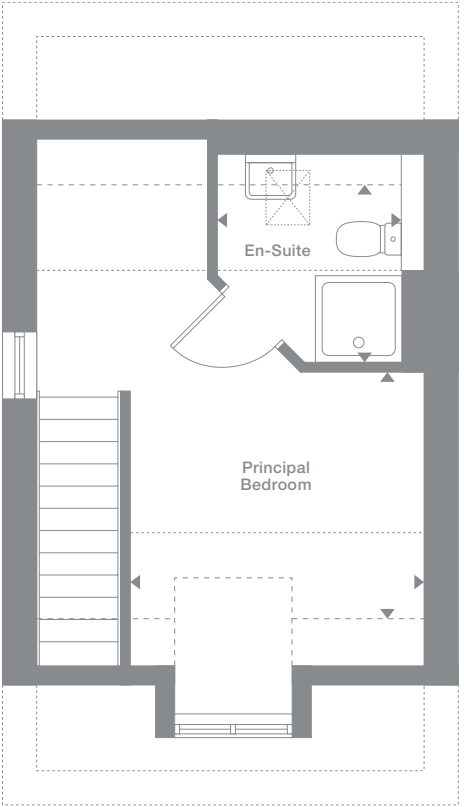
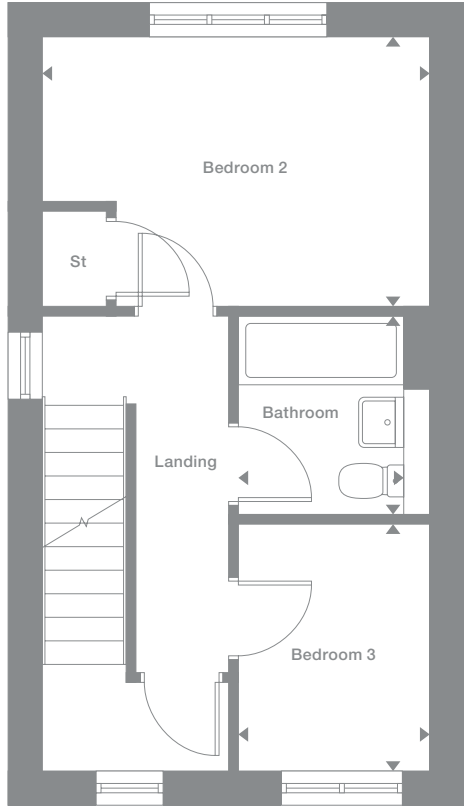
Denotes 1.500m height ceiling line



Ground Floor



First Floor



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Overview

The lounge shares the ground floor with a downstairs WC and a bright kitchen where french doors add special appeal to the dining area. The family bathroom shares the first floor with three bedrooms, including a superb en-suite principal bedroom with a walk-in storage area.

Ground Floor

Lounge
2.96m x 4.73m
9'9" x 15'6"

Kitchen
2.86m x 3.51m
9'5" x 11'6"

Dining
2.37m x 3.51m
7'9" x 11'6"

WC
1.03m x 1.63m
3'5" x 5'4"

First Floor

Principal Bedroom
3.21m x 3.69m
10'7" x 12'1"

En-Suite
1.92m x 1.95m
6'4" x 6'5"

Bedroom 2
2.98m x 2.46m
9'10" x 8'1"

Bedroom 3
2.15m x 3.51m
7'1" x 11'6"

Bathroom
1.70m x 2.04m
5'7" x 6'8"

Floor Space

947 sq ft

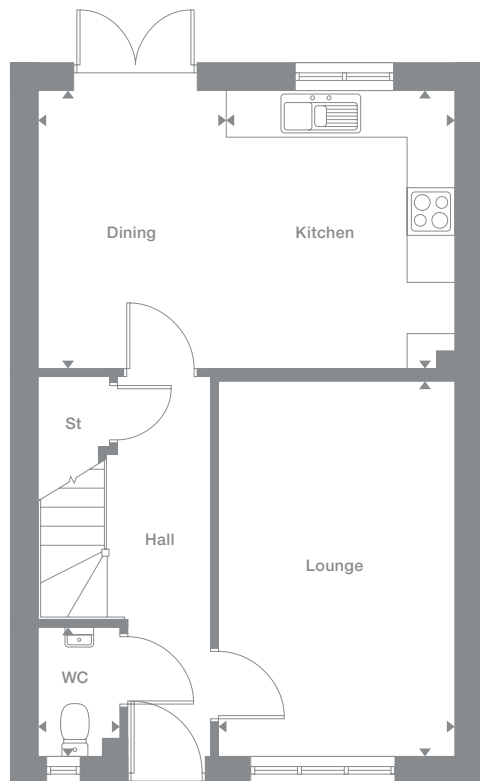
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

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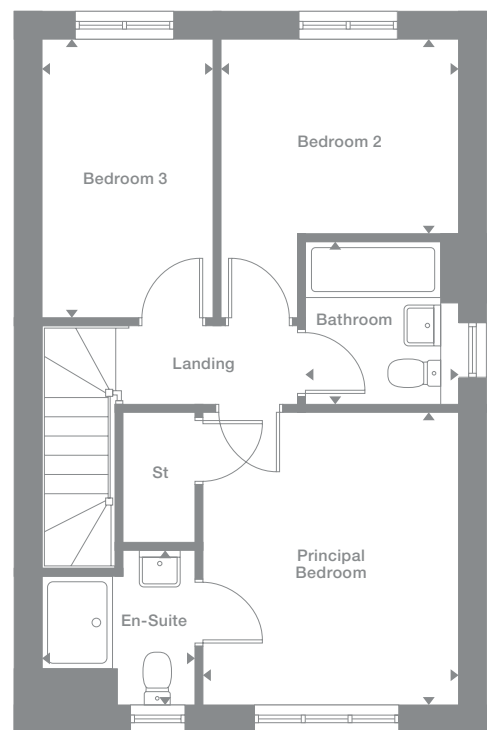
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Ground Floor



First Floor



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Braxton

Overview

Both the lounge and the kitchen/dining/family room 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.

Ground Floor

- Lounge**
2.99m x 5.58m
9'10" x 18'4"
- Kitchen/Dining**
2.90m x 2.65m
9'6" x 8'9"
- Laundry**
2.09m x 1.88m
6'10" x 6'2"
- Family**
2.90m x 2.92m
9'6" x 9'7"
- WC**
1.09m x 1.55m
3'7" x 5'1"

First Floor

- Principal Bedroom**
3.01m x 2.77m
9'11" x 9'1"
- En-Suite**
2.11m x 1.24m
6'11" x 4'1"
- Bedroom 2**
2.95m x 3.28m
9'8" x 10'9"
- Bedroom 3**
3.19m x 2.72m
10'6" x 8'11"
- Bathroom**
1.70m x 2.20m
5'7" x 7'3"

Floor Space

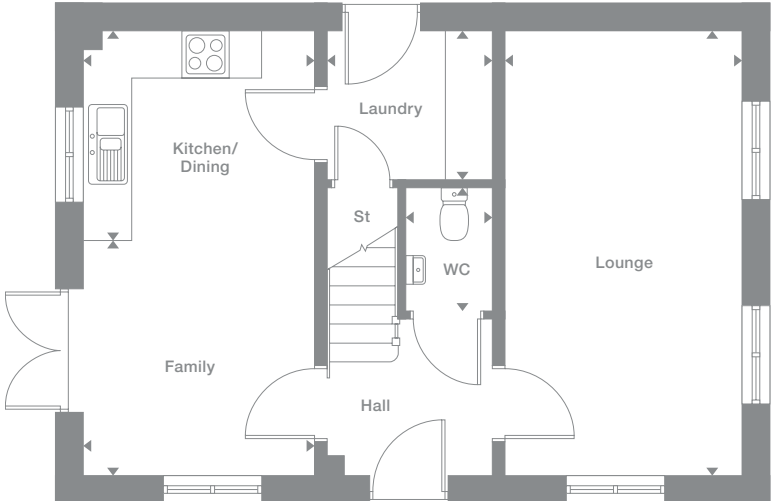
996 sq ft

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

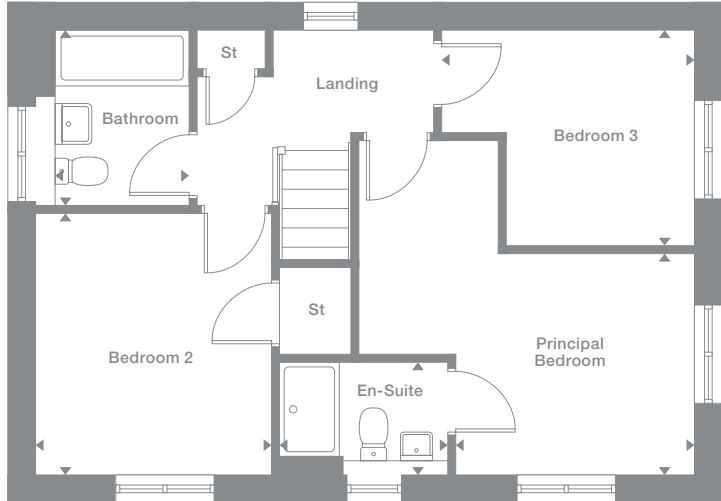
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Ground Floor



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

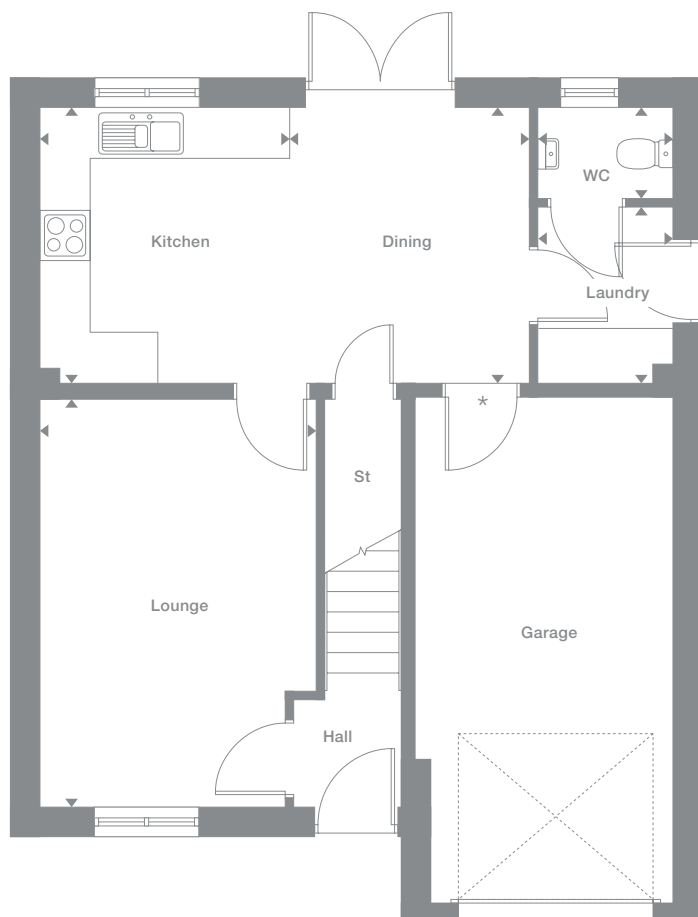
† Window only applicable to some plots. Please see Development Sales Manager for details

* Optional garage door

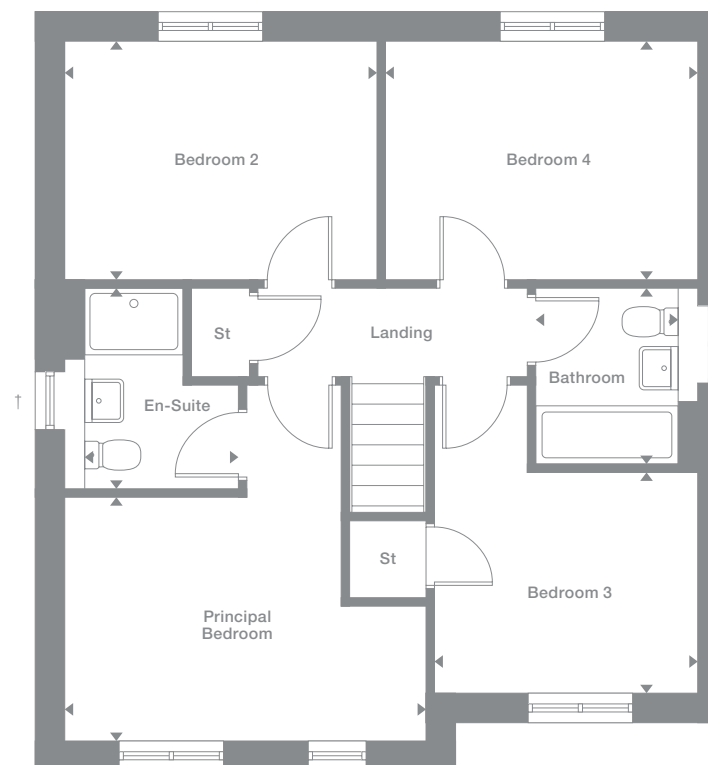
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Ground Floor



First Floor



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Portwood

Overview

The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and the four bedrooms include an en-suite principal bedroom with dressing room.

Ground Floor

Lounge
2.93m x 4.08m
9'7" x 13'5"

Kitchen
3.45m x 2.70m
11'4" x 8'10"

Laundry
1.91m x 1.71m
6'4" x 5'7"

Dining
3.03m x 4.16m
9'11" x 13'8"

Family
3.03m x 2.76m
9'11" x 9'1"

WC
1.91m x 0.90m
6'4" x 2'11"

First Floor

Principal Bedroom
3.14m x 2.75m
10'4" x 9'0"

En-Suite
1.97m x 1.55m
6'6" x 5'1"

Dressing
1.85m x 1.97m
6'1" x 6'6"

Bedroom 2
2.93m x 3.81m
9'7" x 12'6"

Bedroom 3
3.72m x 2.44m
12'3" x 8'0"

Bedroom 4/Study
2.15m x 3.02m
7'1" x 9'11"

Bathroom
2.05m x 1.69m
6'9" x 5'7"

Floor Space

1,212 sq ft

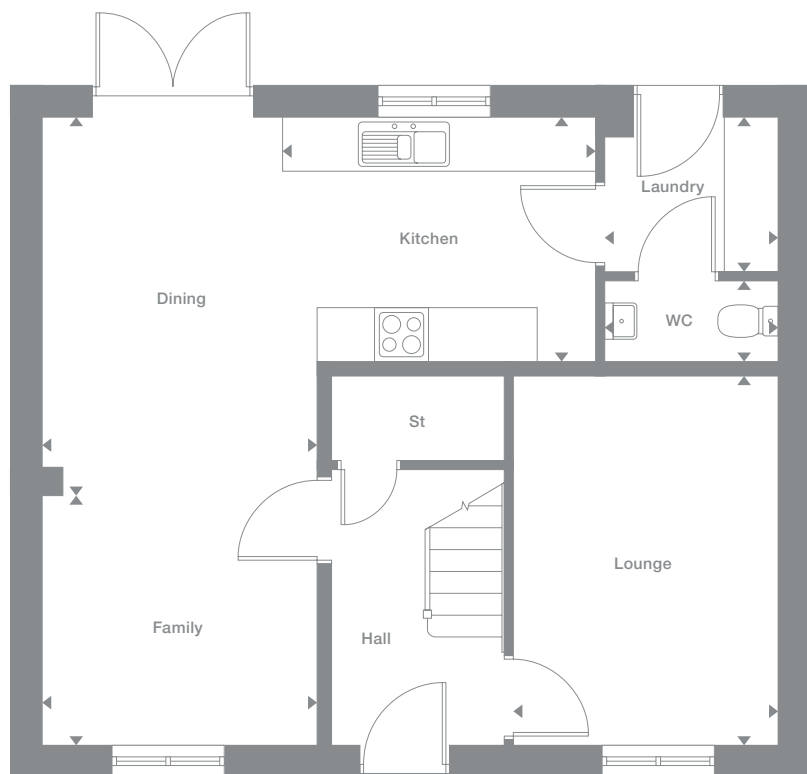
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

❖ Stair bulkhead

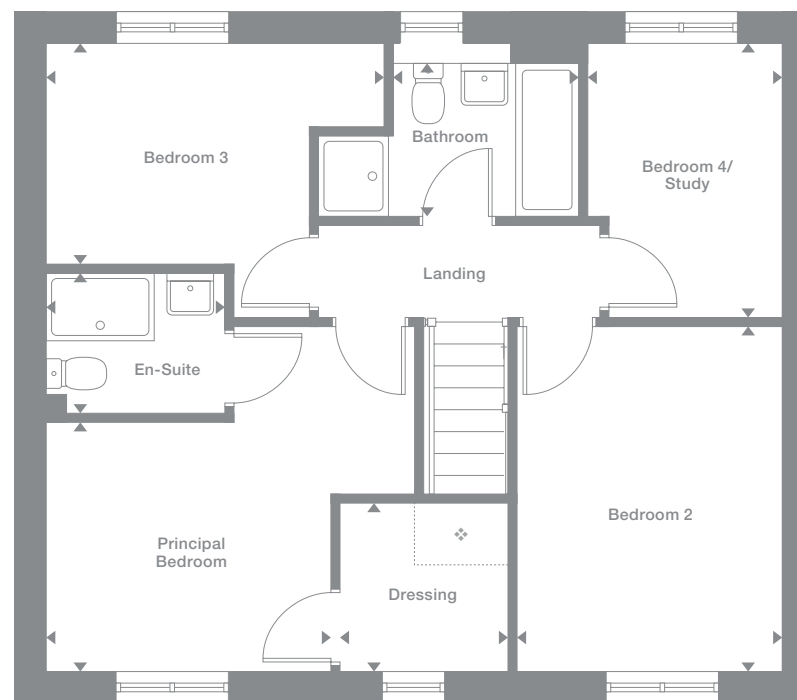
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Ground Floor



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 2.73m
13'3" x 9'0"

En-Suite
2.60m x 1.19m
8'6" x 3'9"

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

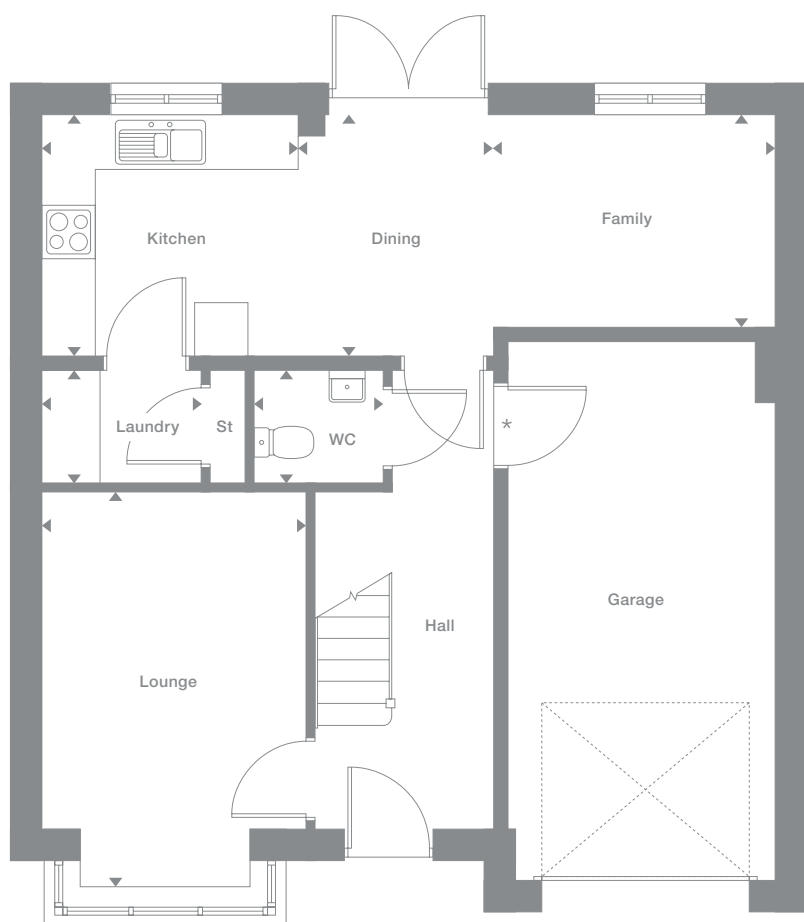
Elevation style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

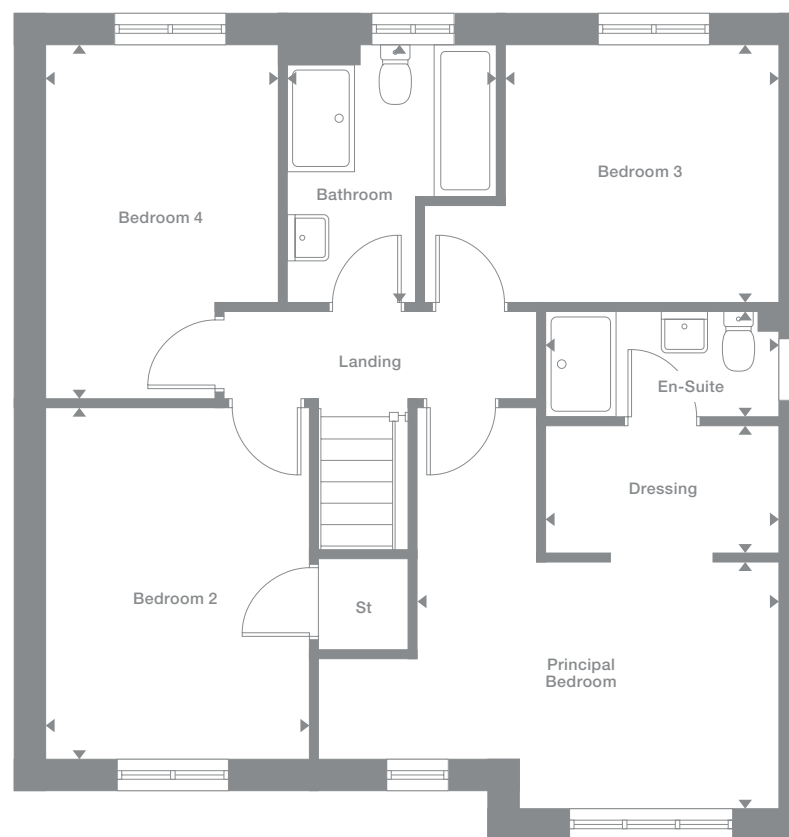
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Ground Floor



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

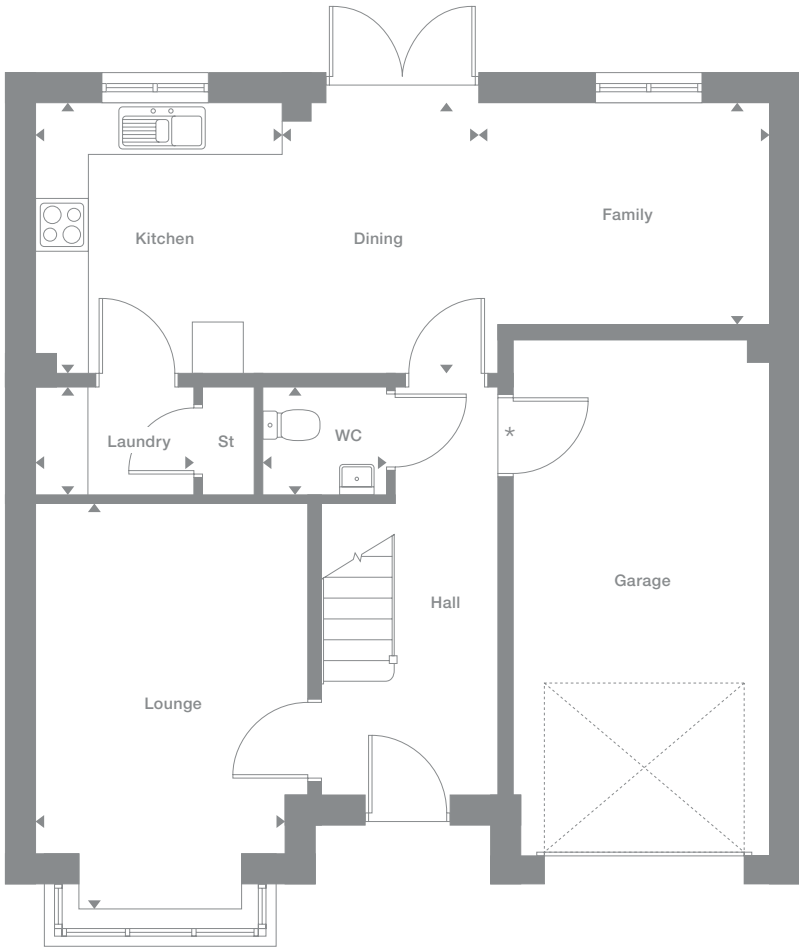
† Window only applicable to some plots. Please see Development Sales Manager for details

* Optional garage door

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



Ground Floor



First Floor



how will you use your new home?

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Sandalwood

Overview

The study provides a peaceful counterpoint to an impressively bright kitchen and family room, with french doors adding a focal point to the dining area. The family bathroom has a separate shower, two of the four bedrooms are en-suite and one features a dressing room.

Ground Floor

- Lounge**
3.36m x 4.29m
11'0" x 14'1"
- Kitchen**
3.36m x 3.26m
11'0" x 10'8"
- Laundry**
2.27m x 1.74m
7'5" x 5'9"
- Dining**
2.66m x 2.96m
8'9" x 9'9"
- Family**
2.48m x 2.96m
8'2" x 9'9"
- Study**
2.49m x 2.16m
8'2" x 7'1"
- WC**
0.91m x 1.90m
3'0" x 6'3"

First Floor

- Principal Bedroom**
3.33m x 3.12m
10'11" x 10'3"
- En-Suite 1**
2.32m x 1.38m
7'8" x 4'6"
- Dressing**
2.49m x 2.22m
8'2" x 7'4"
- Bedroom 2**
2.49m x 3.35m
8'2" x 11'0"
- En-Suite 2**
2.21m x 1.40m
7'3" x 4'7"
- Bedroom 3**
2.45m x 3.62m
8'1" x 11'11"
- Bedroom 4**
3.00m x 2.46m
9'10" x 8'1"
- Bathroom**
2.00m x 1.83m
6'7" x 6'0"

Floor Space

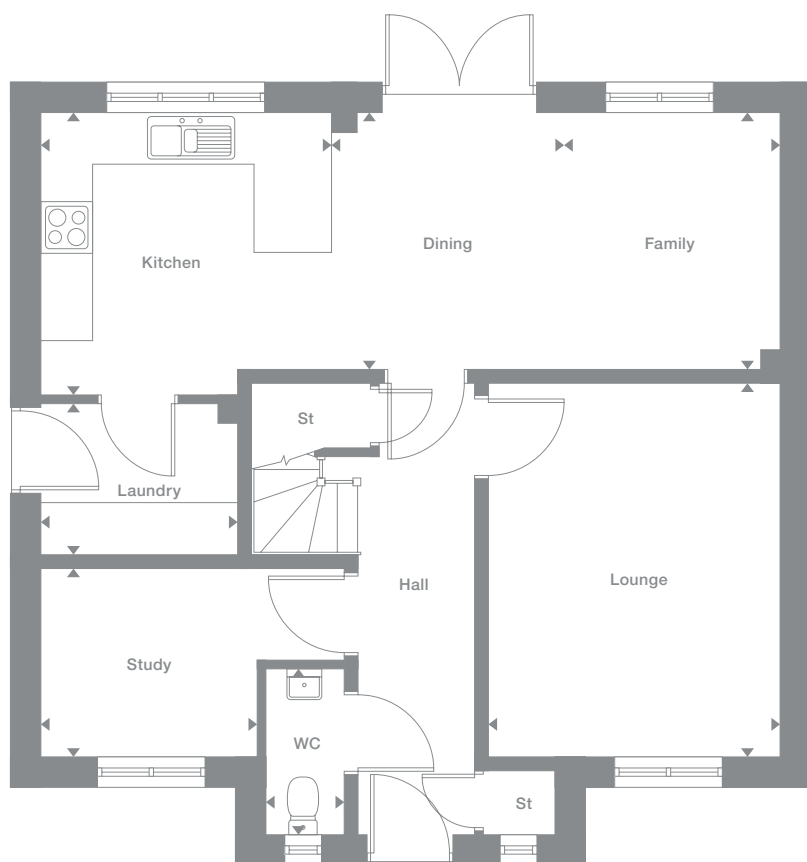
1,422 sq ft

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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Beechford

Overview

The bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.

Ground Floor

- Lounge**
3.32m x 5.66m
10'11" x 18'7"
- Kitchen**
4.29m x 2.94m
14'1" x 9'8"
- Laundry**
1.67m x 1.89m
5'6" x 6'2"
- Dining**
4.15m x 2.94m
13'8" x 9'8"
- WC**
1.67m x 0.96m
5'6" x 3'2"

First Floor

- Principal Bedroom**
3.32m x 3.15m
10'11" x 10'4"
- En-Suite 1**
1.69m x 1.99m
5'7" x 6'7"
- Dressing**
2.27m x 1.62m
7'5" x 5'4"
- Bedroom 2**
2.67m x 3.97m
8'9" x 13'1"
- En-Suite 2**
1.70m x 2.01m
5'7" x 6'7"
- Bedroom 3**
3.15m x 3.06m
10'4" x 10'0"
- Bedroom 4**
2.67m x 3.13m
8'9" x 10'4"
- Bedroom 5**
2.37m x 2.01m
7'10" x 6'7"
- Bathroom**
2.24m x 1.83m
7'4" x 6'0"

Floor Space

1,435 sq ft

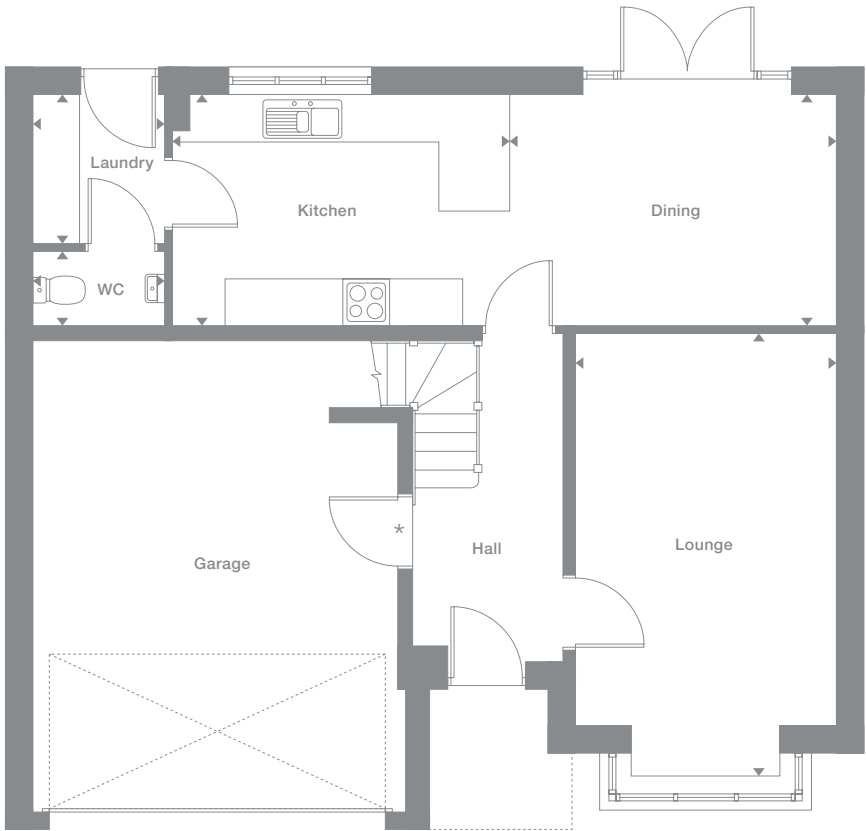
Elevational style and materials may vary depending on plot location. Please see Development Sales Manager for details

* Optional garage door

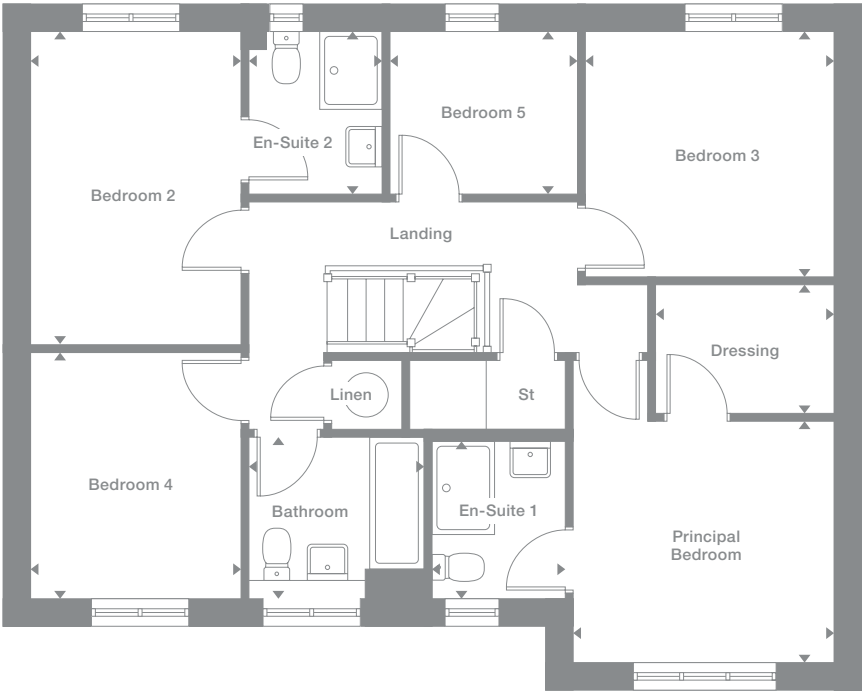
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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 Notices' section at the back of this brochure for more information.

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

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

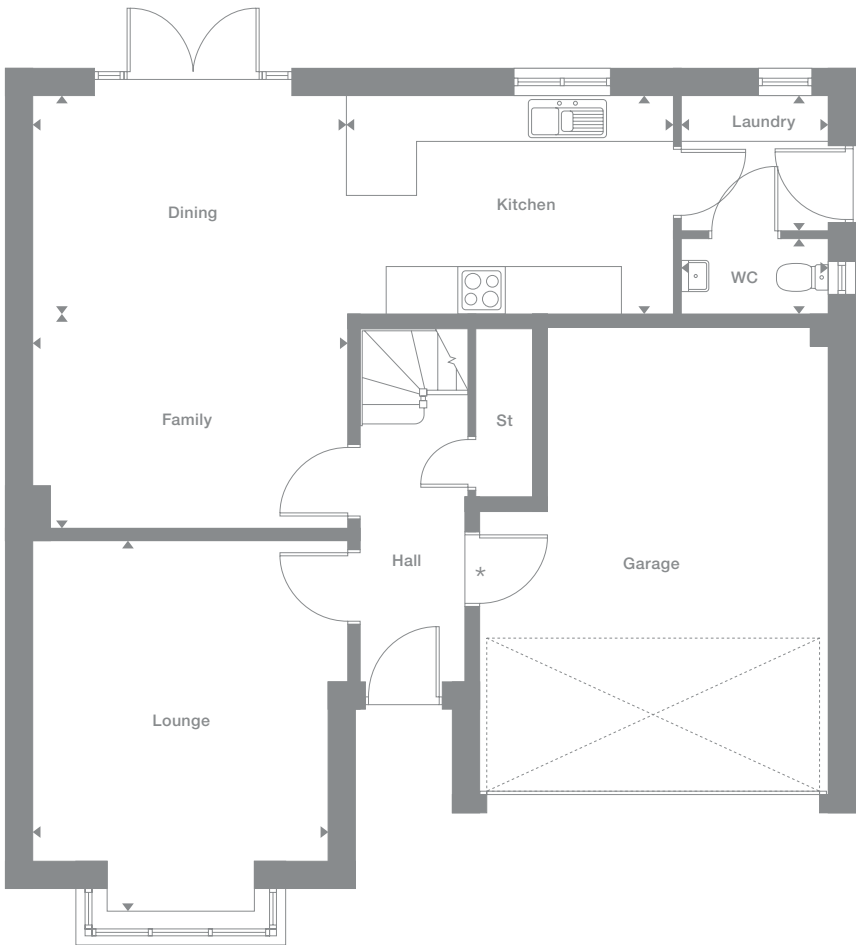
† Window only applicable to some plots. Please see Development Sales Manager for details

* Optional garage door

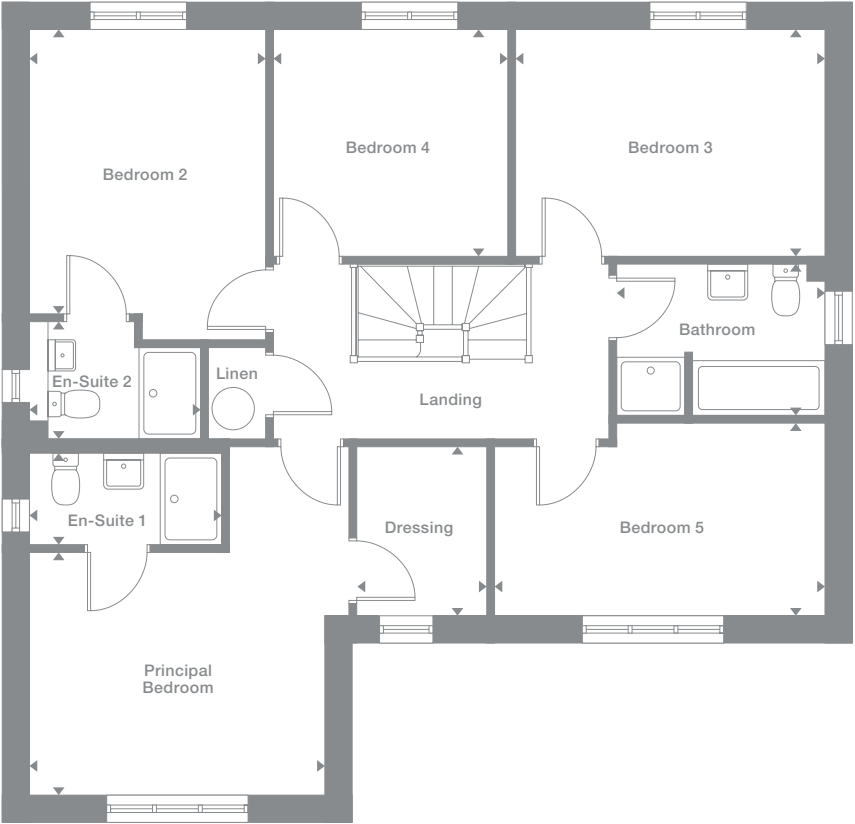
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



Photography represents typical Miller Homes' interiors and exteriors. 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.

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.

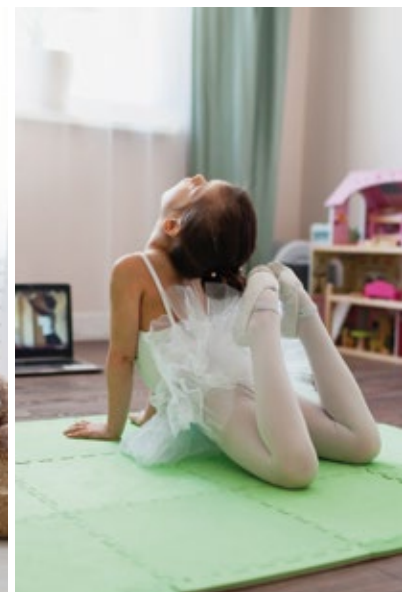
Make it your own
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already,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

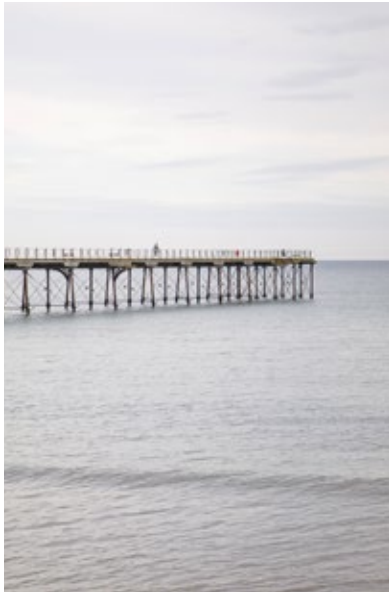
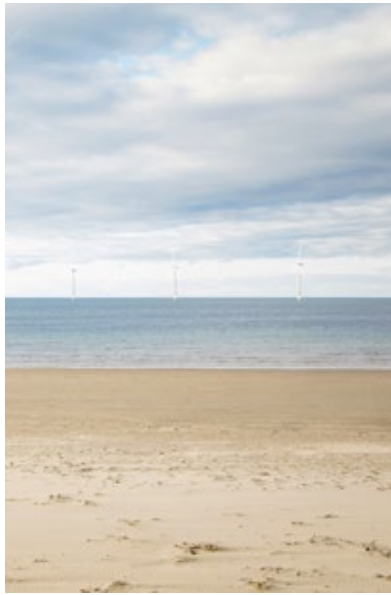
A place to grow
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

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

your home
your way...

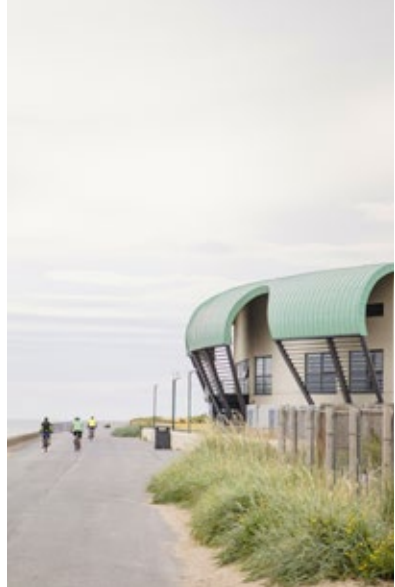
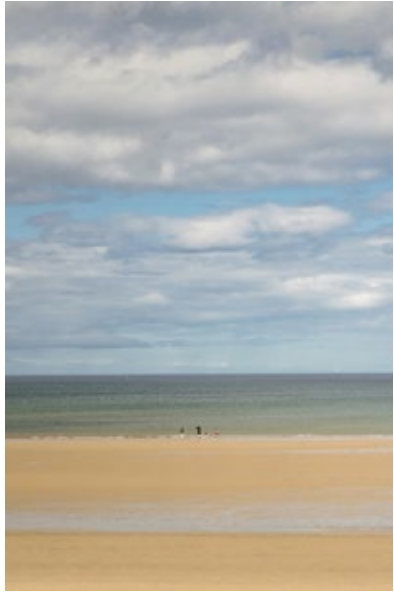


There is a garden centre a few yards from Beaconfield Rise, a petrol station and convenience store off Longbeck Road, five minutes walk away. The wide selection of village shops around the High Street includes a Co-op food store, Sainsbury Local, a delicatessen, a family butcher, bakers, a pharmacy, hardware shops, a post office, and hair and beauty salons. There is also a choice of cafés, pubs and food takeaways. The short trip into Redcar brings a choice of high street stores including fashion, sports and technology brands, as well as an open-air market held every Wednesday.



The superb beach, one of the gems of the North East coast, extends to Redcar in one direction and Saltburn by the Sea in the other, and between them the three communities present a wide choice of activities. Saltburn's golf club, Leisure centre with gym, swimming pool and celebrated miniature railway, are complemented by Redcar's cinema and racecourse. Marske's volunteer-run Leisure Centre, hosts live concerts, fitness classes and community events. The village also has a local museum, a library and active football and cricket clubs, the latter hosting occasional live music events. Both the coast and the wonderful North Yorks Moors are also within easy reach.

There are three primary schools within around ten minutes walk of Beaconfield Rise, and Marske's secondary, Outwood Academy Bydales, is assessed as 'outstanding' by Ofsted. Further secondary schools in Redcar and Saltburn also serve the village. Two dental practices are located near the High Street, and Zetland Medical Practice, located in Windy Hill Lane on the eastern edge of Marske, is a full time surgery with full nursing support.



How to find us

Please see millerhomes.co.uk for development opening times or call 01642 843 856

From Middlesbrough
From the Greystones Roundabout (the junction of the A174 and A1053 at the eastern edge of Middlesbrough) follow signs for Redcar and Saltburn via the A174. Stay on the A174 for Saltburn through the next three roundabouts then, at the fourth roundabout take the first exit for Longbeck Road. Three hundred yards on, Beaconfield Rise is on the right.

From Redcar
Leave Redcar by the B1269 Redcar Lane, passing Redcar Cemetery and Racecourse on the right. Half a mile after passing the Racecourse entrance, take the second exit at the first roundabout, then the first exit at the next, to join the A174 for Saltburn via the A174. After one mile, at the roundabout take the first exit for Longbeck Road. Three hundred yards on, Beaconfield Rise is on the right.

Sat Nav: TS11 8LB



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.

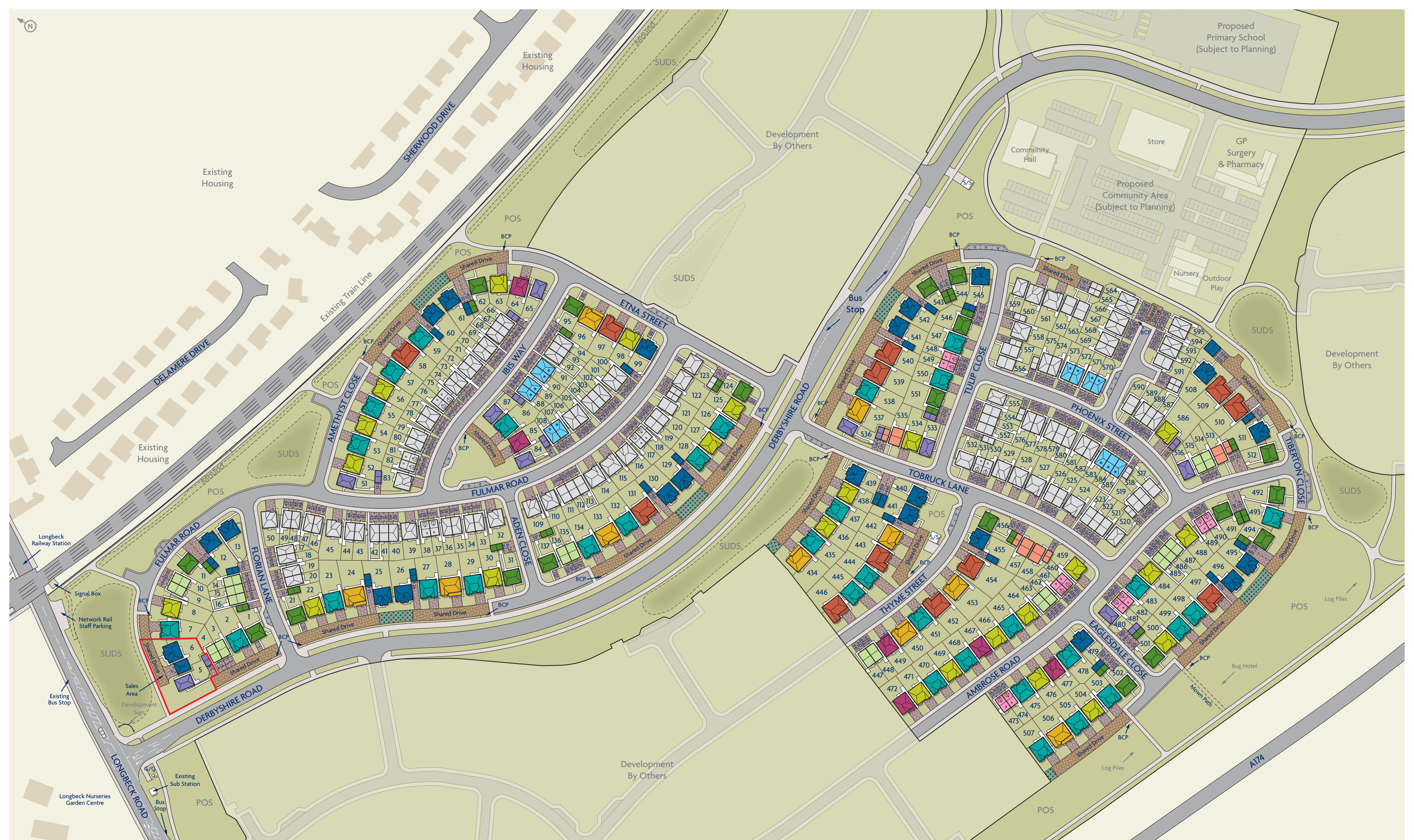
a better place®













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 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.



Registered Developer

the place to be®



<p>Ingleton</p> <p>Complementing a bright, comfortable lounge, french doors transform the kitchen and dining room into an adaptable space. A separate laundry adjoins the downstairs WC, and the family bathroom shares the first floor with three bedrooms, including an en-suite principal bedroom with built-in storage space.</p> <p>3 Bed 806 sq ft</p> <p>Scan to view floorplans</p> 	<p>Washington</p> <p>With its ergonomic kitchen, and french doors adding flexibility to the inviting living and dining room, this is a home ready for lively entertaining. It includes a downstairs WC, a family bathroom and three bedrooms, one of them en-suite with a convenient built-in cupboard.</p> <p>3 Bed 806 sq ft</p> <p>Scan to view floorplans</p> 	<p>Calderton</p> <p>The lounge opens on to a bright kitchen and dining room, this 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.</p> <p>3 Bed 842 sq ft</p> <p>Scan to view floorplans</p> 	<p>Whitton</p> <p>The bright lounge shares the ground floor with a beautifully planned kitchen and dining room, where french doors opening to the garden add an inspiring, natural appeal to the dining area. The three bedrooms include a superb en-suite principal bedroom that incorporates a walk-in cupboard.</p> <p>3 Bed 996 sq ft</p> <p>Scan to view floorplans</p> 	<p>Braxton</p> <p>Both the lounge and the family kitchen and dining room are dual aspect, with the light ambience further enhanced by the family room's french doors. Practical touches include a laundry and generous storage space, and the en-suite, dual-aspect principal bedroom adds a dash of luxury.</p> <p>3 Bed 996 sq ft</p> <p>Scan to view floorplans</p> 	<p>Skywood</p> <p>The stylish lounge opens on to a bright, inspiring kitchen, a natural hub for family life, with french doors adding an exciting flexibility to the dining area. The dedicated laundry helps separate household management from leisure space, and one of the four bedrooms is en-suite.</p> <p>4 Bed 1,144 sq ft</p> <p>Scan to view floorplans</p> 	<p>Portwood</p> <p>The magnificent dual aspect, L-shaped family room extends into a light-filled dining area opening to the garden, and a stylish, ergonomic galley kitchen with a separate laundry. The bathroom has a separate shower, and one of the four bedrooms include an en-suite principal bedroom with dressing room.</p> <p>4 Bed 1,212 sq ft</p> <p>Scan to view floorplans</p> 	<p>Kirkwood</p> <p>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.</p> <p>4 Bed 1,240 sq ft</p> <p>Scan to view floorplans</p> 	<p>Denwood</p> <p>Dominated by a bright bay window, the lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of the four bedrooms are en-suite and one includes a walk-through dressing area.</p> <p>4 Bed 1,368 sq ft</p> <p>Scan to view floorplans</p> 	<p>Sandalwood</p> <p>The study provides a peaceful counterpoint to an impressively bright kitchen and family room, with french doors adding a focal point to the dining area. The family bathroom has a separate shower, two of the four bedrooms are en-suite and one features a dressing room.</p> <p>4 Bed 1,422 sq ft</p> <p>Scan to view floorplans</p> 	<p>Beechford</p> <p>The bay windowed lounge reflects the opulence of this striking home. From the convenient laundry to the galley kitchen and bright dining room, each detail will add pleasure to life. A gallery landing leads to the bathroom and five bedrooms, two of them en-suite.</p> <p>5 Bed 1,435 sq ft</p> <p>Scan to view floorplans</p> 	<p>Denford</p> <p>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.</p> <p>5 Bed 1,640 sq ft</p> <p>Scan to view floorplans</p> 
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Affordable Housing

Electrical Sub Station	S/S
Bin Collection Point	BCP
Public Open Space	POS
Visitor Parking	Y
Gas Governor	G/G
Sustainable Urban Drainage System	SUDS
Reinforced Grass Construction	☑
Discount Market Value	★

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.

Development Summary
Please note, this brochure is purely a summary introductory guide to the Beaconfield Rise development. Further in-depth information is available on our website. In addition, the QR codes shown throughout will take you straight to the appropriate information online.

Download our free QR reader
Throughout our showhomes, or in some of our brochures, you'll see QR codes. The codes on stickers beside appliances in the showhome link to informative how-to videos about that particular feature. The codes in the brochures take you to visualisations of a specific home, or of the whole development. So just download the free reader via the Miller Homes website, the App Store or Google Play, and you'll have expert advice and information at your fingertips. It's another of the little ways we try to help.




millerhomes.co.uk/QRapp



All the homes we build include features that make them more energy and cost efficient to run compared to older homes. In some of our newest home types, we've incorporated additional energy efficient features that can help you play your part in achieving a cleaner, greener environment for future generations to enjoy.

	Ingleton	Washington	Calderton	Whitton	Braxton	Skywood	Portwood	Kirkwood	Denwood	Sandalwood	Beechford	Denford
Kitchen/Laundry												
Contemporary styled fitted kitchen with selection of colour choices	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVC edged worktop with matching upstand	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ bowl sink (where layout permits) and monobloc mixer tap to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel chimney hood and splashback to hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 4-burner gas hob	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for washing machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing and electrics for dishwasher	✓	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
3 spot LED track light to ceiling	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bathroom/En-Suite/WC												
Ideal Standard's contemporary style white sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatic shower mixer valve (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Low profile shower tray with chrome style framed clear glass enclosure	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CTD ceramic wall tiles (please refer to drawings for specific areas)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electrical												
TV socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White sockets and switches	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PIR operated porch light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Front doorbell and chime	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket (housetypes vary - please see electrical drawing for location)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to integral garages	-	-	-	-	-	✓	-	✓	✓	-	✓	✓
Battery operated carbon monoxide detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains wired (with battery back-up) smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Development Sales Manager for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of the particular development brochure for more information.

○ base unit provided as standard unless customer selects slim-line dishwasher optional extra

	Ingleton	Washington	Calderton	Whitton	Braxton	Skywood	Portwood	Kirkwood	Denwood	Sandalwood	Beechford	Denford
Heating												
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms (except where room thermostats are fitted)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Programmable control of heating zones	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Exterior												
Double glazed PVCu windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Double glazed PVCu french casement doors/bifold doors to patio (development and housetype specific)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu fascias, soffits and rainwater goods	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Multi-point door locking system to front and rear/side doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Up-and-over steel garage door (where applicable)	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Decorative												
Square stop chamfered spindles and newels to staircase	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Square pattern skirting boards and round edge architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White internal doors with chrome handles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smooth finish ceilings, painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Walls painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Woodwork painted in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Landscaping												
Turf to front garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
0.9m post and rail fence between plots	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fence to rear boundary only (please refer to boundary treatment drawing)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Rotovated topsoil to rear garden	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy Efficient Features												
Weather Compensator	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
dMEV* Ventilation	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Waste Water Heat Recovery	✓	✓	✓	-	-	-	-	-	-	-	-	-
Flue Gas Heat Recovery	✓	✓	✓	-	-	-	-	-	-	-	-	-
PV Panels	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓
PV Diverter	-	-	-	-	-	-	-	-	✓	✓	✓	✓
Electric Vehicle Charger	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

*decentralised Mechanical Extract Ventilation

✓ Standard - Not Available

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

Please see millerhomes.co.uk for development opening times or call 01642 843 856

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