



— OLD —

MILLERS RISE

PETER WARD HOMES

HOMES BUILT FOR A BETTER LIFESTYLE.

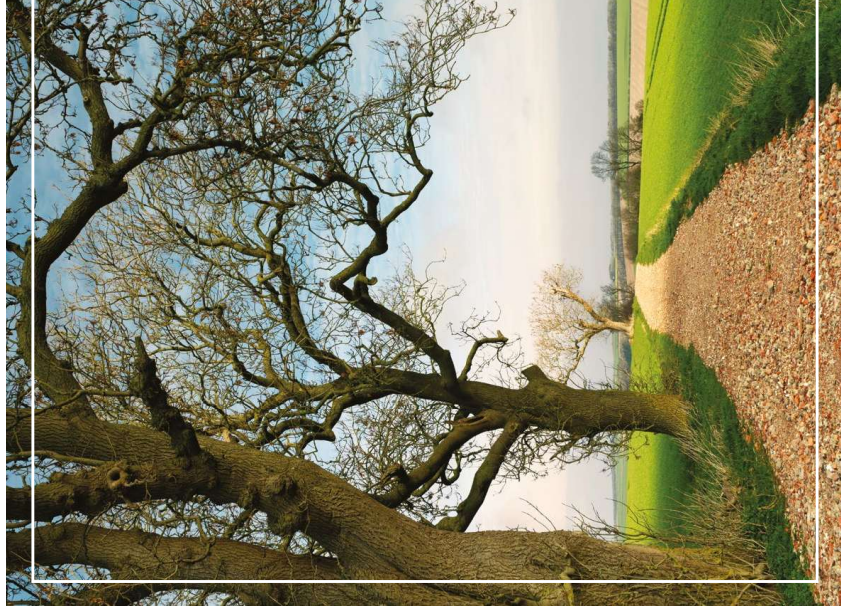
Choosing a Peter Ward home offers you the space, comfort and quality to enjoy everyday moments with the people who matter the most.

Each property we build is designed with modern living in mind - so, you can feel right at home from the moment you step through the door each day. Spacious layouts, contemporary bathrooms, stylish kitchens, and welcoming living areas give you the perfect place to relax, entertain, and enjoy life's special moments. And, our larger-than-average gardens at Old Millers Rise offer the ideal spots to unwind, play with the kids, and enjoy summer barbecues with friends.

Plus, every home has been built with energy efficiency in mind, helping you keep your monthly bills down while doing your bit for the planet.

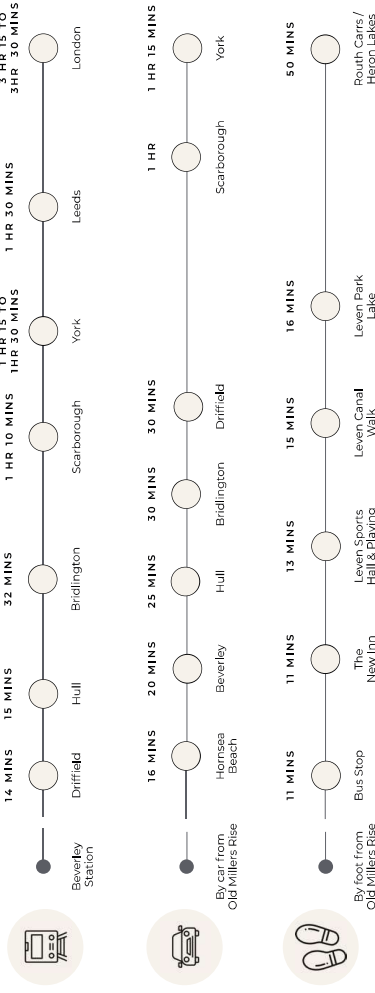
Peter Ward

Founder of Peter Ward Homes



PERFECTLY CONNECTED, PEACEFULLY PLACED.

Nestled in the heart of Leven, Old Millers Rise offers a rare balance of village calm and modern convenience. Excellent links to Beverley, Hull and the coast keep you close to everything that matters, while everyday essentials, good schools and open green spaces are all right on your doorstep.



SCHOOLS / COLLEGES

Leven C of E Primary School	10 MIN WALK	Hornsea School & Language College	16 MIN DRIVE	Beverley High School	14 MIN DRIVE	East Riding College	17 MIN DRIVE	Beverley Grammar School	20 MIN DRIVE	Bishop Burton College	25 MIN DRIVE
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SUPERMARKETS

Cescuter Food	11 MIN WALK	Tesco, Aldi, Lidl & Morrisons	15 MIN DRIVE
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WELCOME TO YOUR NEW NEIGHBOURHOOD.

A small village located just six miles from Hornsea beach, Leven is the ideal place to call home. With roots that go back many centuries, the area is steeped in history whilst offering a truly peaceful setting for a bright and contemporary lifestyle. Less than a 20-minute drive from the stunning market town of Beverley and within a short distance of Hull, this quiet haven is removed from the hustle and bustle whilst remaining easily accessible. If you're in the mood to eat out, make sure to visit The New Inn for homecooked meals in a traditional family-run pub.

OUR SPECIFICATIONS.

We have put together a high-quality specification that provides all the essentials.

WINDOWS

High specification double glazed UPVC frames with trickle vents and locking catches on the ground floor, and stainless steel friction hinges. Window frames carry a 10 year manufacturers guarantee, the glass carries a 5 year manufacturers cover against defects and the window fittings a 2 year guarantee.

BATHROOM

The family bathroom has white basin, WC and bath. The bath has a shower mixer and splash screen, except in the Rockingham and Wells which have a shower cubicle with thermostatic shower. Shower point. Ensuite includes white basin, WC and shower cubicle either walk-in or with door or doors. Fitted with thermostatic shower. Shower Point.

KITCHEN

Appliances included in the price – Gas hob, extractor, single oven (but double oven or side by side single ovens in all detached types), dishwasher and integrated fridge/freezer in all types. Plumbing for a washing machine will be provided in the kitchen in the Addington and Bradwell types only. Kitchens have upstands to match worktops.

GARDENS

Front gardens/forecourts will have shrubs or be partly turf if specified in our landscape scheme.

Rear gardens will have a patio area in paving slabs. Gardens may have trees if specified in our landscape scheme. Outside tap.

FLOORING & SKIRTING

Insulated solid ground floors with water resistant boarded flooring on first floor.

Moulded 5" nominal (119mm) skirtings and 2.5" nominal (58mm) door architraves are fully matching.

SOLAR PANELS

Solar Photovoltaic (PV) Panels will be integrated into the roof, and will achieve between 1.3 kWp and 4.3 kWp to assist energy usage in the property. An 'export' meter will be fitted in the roof space for purchasers use at a later date. (Purchasers would have to make own arrangements for potential export of power to the grid).



SERVICES

All main services are connected including water, electricity, gas and drainage.

* Whilst specifications are correct at time of going to press, Peier Ward Homes Limited reserves the right to alter designs, specifications, equipment and fittings where necessary. These specifications are only a general guide. Images shown are for illustrative purposes only. The number of solar panels may vary depending on house type, plot location, and orientation. Please speak to the sales representative for more information.



CENTRAL HEATING

Gas fired central heating to radiators for your energy efficient home. Room stats to have time and temperature zone control and delayed start thermostat.



WALL TILING

Bathrooms part tiled on sanitaryware walls and up to the ceiling over baths and in showers. Cloakroom has splashback over hand basin only.



TV & DIGITAL

All houses will have digital TV aerial, cabling for HD TV and HD/TV points in lounge, kitchen, bed 1 and bed 2.



BRICK BUILT

In character facing brick with an insulated cavity and a thermal block inner leaf.



UTILITY ROOM

Includes work top and plumbing for an automatic washing machine.



CAR CHARGING

An electric car charging point is provided with each plot.



BACK DOORS

UPVC half glazed panel door and/or French doors or sliding patio doors.



FRONT DOORS

GRP composite door with chrome fittings. Draught proofed with multi-point locking.



INTERNAL DOORS

Four panelled in white with satin chrome fittings.



INTERNAL DECORATION

Decorated throughout and white satin to internal woodwork.



SECURITY SYSTEMS

An alarm system is fitted in all house types.



TELEPHONE

Cables are run underground to each house. Telephone socket in lounge only.



THE ADDINGTON

A 2 bedroom semi-detached or terraced home with study and side drive or parking spaces.



THE BRADWELL

A 3 bedroom semi-detached home with open-plan kitchen/dining, spacious lounge and side drive or parking spaces.



THE FILEY

A 3 bedroom semi-detached home with open-plan kitchen/dining, bright lounge and side drive or parking spaces.



THE BARLOW

A 3 bedroom semi-detached home with light-filled lounge, modern kitchen/dining and side drive.



THE BASLOW

A 3 bedroom detached home with generous lounge, kitchen/dining and side drive.



THE CLIFTON

A 3 bedroom chalet bungalow with spacious living areas, en suite master and side drive.



THE WANSFORD

A 3 bedroom detached home with open-plan kitchen/day room, family lounge and side drive.



THE HERTFORD

A 4 bedroom detached home with open-plan kitchen/day room, spacious lounge and single integral garage.



THE WINSLOW

A 4 bedroom detached home with open-plan kitchen/day room, spacious lounge and single detached garage.



THE BUCKINGHAM

A 4 bedroom detached home with open-plan kitchen/day room, generous lounge and single integral garage.



THE ROCKINGHAM

A 4 bedroom detached home with open-plan kitchen/day room, large lounge and single detached garage.



THE WELLS

A 4 bedroom detached home with open-plan kitchen/day room, large lounge and double detached garage.

Please check with a Sales Representative for the latest, most up-to-date layout and materials, including (but not limited to) parking spaces, landscaping, paving and pathways.



ADDINGTON

2 BEDROOM HOME
WITH STUDY

GROUND FLOOR

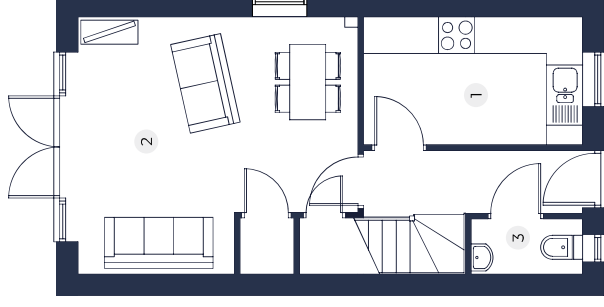
- 1 KITCHEN
3616mm x 2105mm / 11'10" x 6'11"
- 2 LOUNGE / DINING
4605mm x 4216mm / 15'1" x 13'10"
- 3 WC
1818mm x 855mm / 5'12" x 2'10"

FIRST FLOOR

- 1 BEDROOM 1
4216mm x 2767mm / 13'10" x 9'11"
- 2 BEDROOM 2
3320mm x 2105mm / 10'11" x 6'11"
- 3 STUDY
2316mm x 1995mm / 7'7" x 6'7"
- 4 BATHROOM
2105mm x 2030mm / 6'11" x 6'8"

PLOT DETAILS

- 2 BED / STUDY
- SEMI DETACHED OR
TERRACED
- SIDE DRIVE OR PARKING
SPACES



GROUND FLOOR



FIRST FLOOR



BRADWELL

3 BEDROOM HOME

GROUND FLOOR

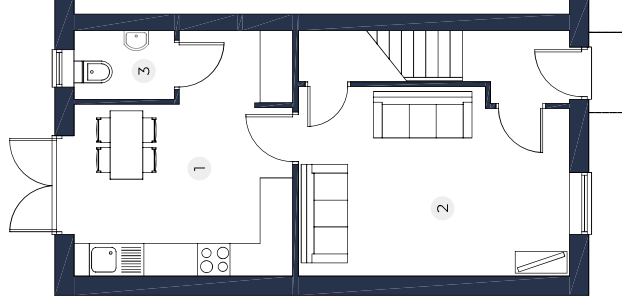
- 1 KITCHEN / DINING
3948mm x 3461mm / 12'11" x 11'4"
- 2 LOUNGE
4910mm x 3429mm / 16'1" x 11'3"
- 3 WC
1805mm x 1230mm / 5'11" x 4'0"

FIRST FLOOR

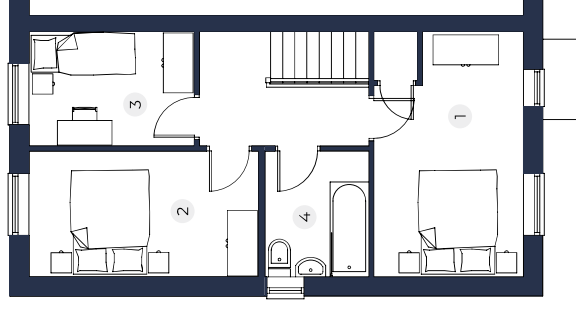
- 1 BEDROOM 1
4441mm x 2716mm / 14'7" x 8'11"
- 2 BEDROOM 2
4185mm x 2269mm / 13'9" x 7'5"
- 3 BEDROOM 3
2992 x 2068 / 9'10" x 6'9"
- 4 BATHROOM
2209 x 1883 / 7'5" x 6'2"

PLOT DETAILS

- SEMI DETACHED
- SIDE DRIVE OR
- PARKING SPACES



GROUND FLOOR



FIRST FLOOR



FILEY

3 BEDROOM HOME

GROUND FLOOR

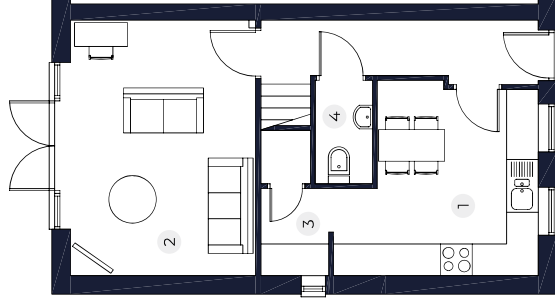
- 1 KITCHEN / DINING
3490mm x 2851mm / 11'5" x 9'4"
- 2 LOUNGE
4780mm x 3443mm / 15'8" x 11'4"
- 3 UTILITY
1802mm x 1245mm / 5'11" x 4'1"
- 4 WC
1770mm x 1080mm / 5'10" x 3'7"

FIRST FLOOR

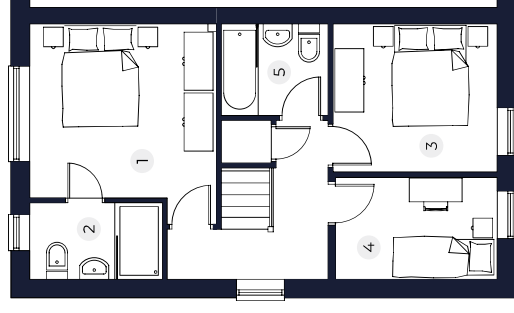
- 1 BEDROOM 1
3470mm x 3526mm / 11'5" x 10'8"
- 2 EN-SUITE
2480mm x 1420mm / 8'2" x 4'8"
- 3 BEDROOM 2
3095mm x 2780mm / 10'0" x 9'1"
- 4 BEDROOM 3
3095mm x 1895mm / 10'0" x 6'3"
- 5 BATHROOM
2040mm x 1700mm / 6'8" x 5'7"

PLOT DETAILS

- SEMI DETACHED
- SIDE DRIVE OR
- PARKING SPACES



GROUND FLOOR



FIRST FLOOR



BARLOW

3 BEDROOM HOME

GROUND FLOOR

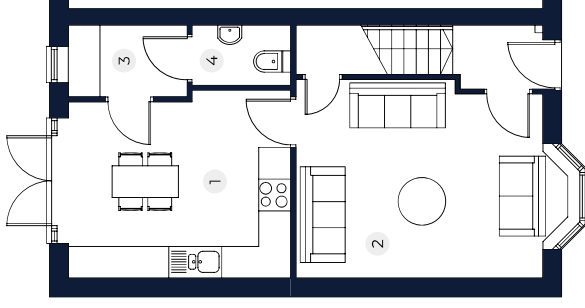
- 1 KITCHEN / DINING
4140mm x 3520mm / 13'7" x 11'7"
- 2 LOUNGE
4603mm x 3698mm / 15'1" x 12'2"
- 3 UTILITY
2220mm x 1320mm / 7'3" x 4'4"
- 4 WC
1820mm x 1090mm / 5'12" x 3'7"

FIRST FLOOR

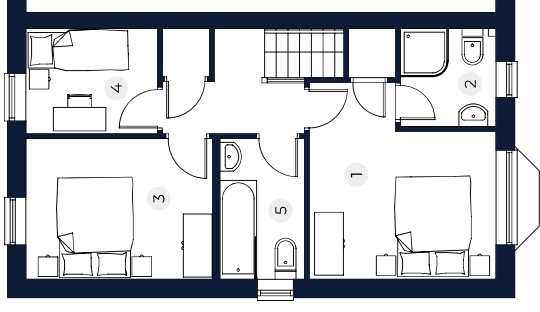
- 1 BEDROOM 1
3710mm x 3533mm / 12'2" x 11'7"
- 2 EN-SUITE
1845mm x 1784mm / 6'1" x 5'10"
- 3 BEDROOM 2
3936mm x 2650mm / 11'8" x 8'8"
- 4 BEDROOM 3
2468mm x 1970mm / 8'1" x 6'6"
- 5 BATHROOM
2650mm x 1883mm / 8'8" x 5'2"

PLOT DETAILS

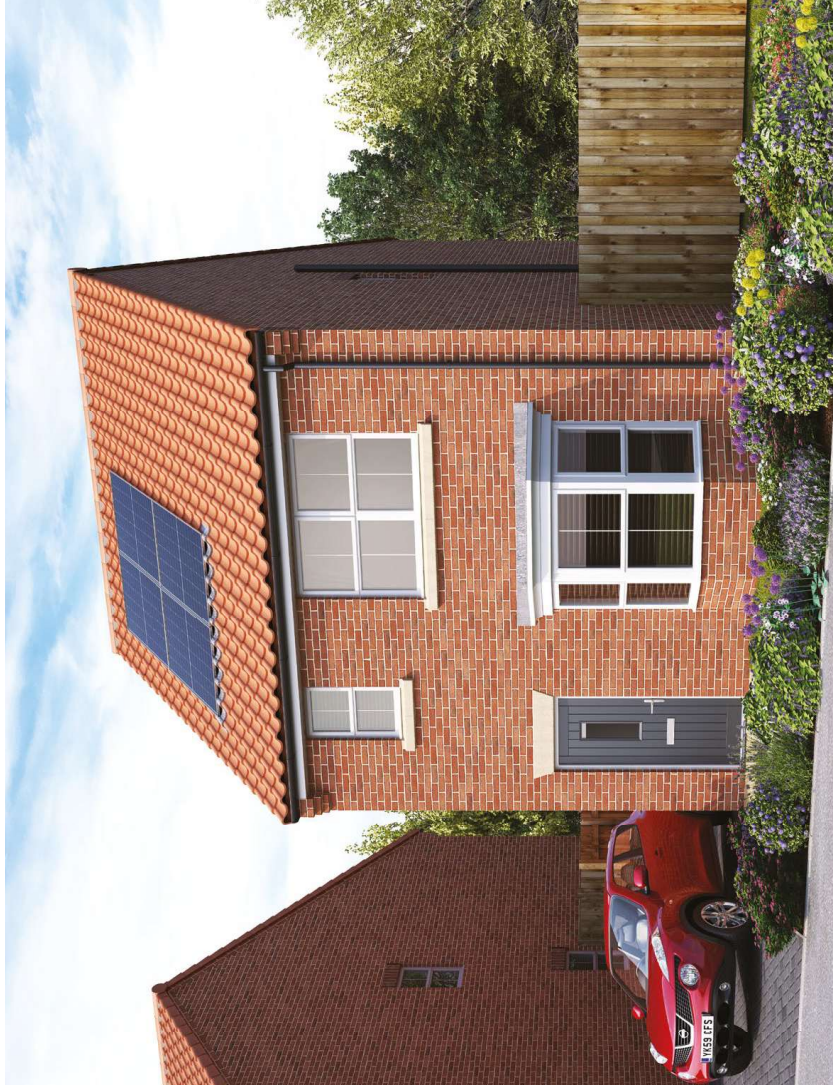
- SEMI DETACHED
- SIDE DRIVE



GROUND FLOOR



FIRST FLOOR



BASLOW

3 BEDROOM HOME

GROUND FLOOR

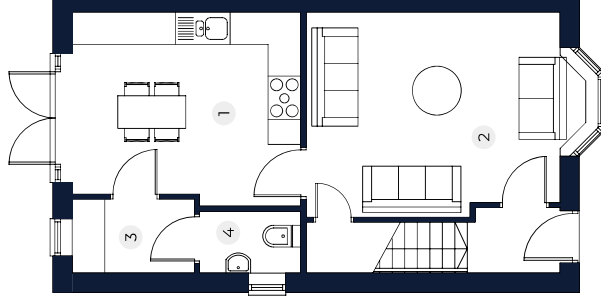
- 1 KITCHEN / DINING
4140mm x 3520mm / 13'7" x 11'7"
- 2 LOUNGE
4600mm x 3698mm / 15'1" x 12'2"
- 3 UTILITY
2220mm x 1320mm / 7'3" x 4'4"
- 4 WC
1820mm x 1090mm / 5'12" x 3'7"

FIRST FLOOR

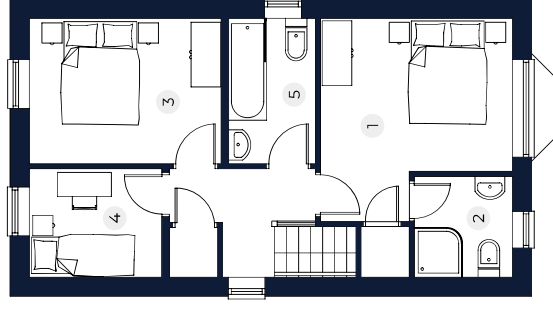
- 1 BEDROOM 1
3710mm x 3533mm / 12'2" x 11'7"
- 2 EN-SUITE
1845mm x 1784mm / 6'1" x 5'10"
- 3 BEDROOM 2
3950mm x 2650mm / 11'8" x 8'8"
- 4 BEDROOM 3
2468mm x 1970mm / 8'1" x 6'6"
- 5 BATHROOM
2650mm x 1883mm / 8'8" x 5'2"

PLOT DETAILS

- DETACHED
- SIDE DRIVE



GROUND FLOOR



FIRST FLOOR



CLIFTON

3 BEDROOM HOME

GROUND FLOOR

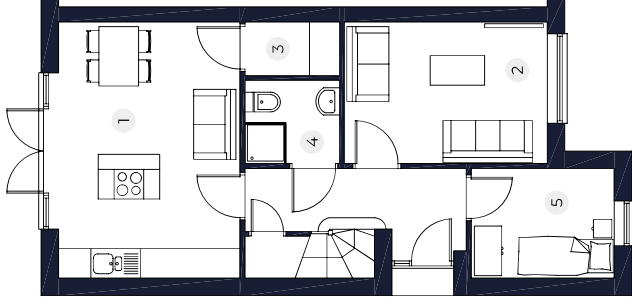
- 1 KITCHEN / LIVING SPACE
5116mm x 3603mm / 16'9" x 11'10"
- 2 LOUNGE
4070mm x 2801mm / 13'4" x 9'2"
- 3 UTILITY
4070mm x 1045mm / 6'2" x 3'5"
- 4 SHOWER ROOM
1870mm x 1650mm / 6'2" x 5'5"
- 5 BEDROOM 3
2830mm x 2165mm / 9'3" x 7'1"

FIRST FLOOR

- 1 BEDROOM 1
3904mm x 2853mm / 12'10" x 9'4"
- 2 EN-SUITE
2168mm x 2514mm / 7'1" x 8'3"
- 3 BEDROOM 2
2951mm x 2853mm / 9'8" x 9'4"

PLOT DETAILS

CHALET BUNGALOW
SIDE DRIVE



GROUND FLOOR



FIRST FLOOR



WANSFORD

3 BEDROOM HOME

GROUND FLOOR

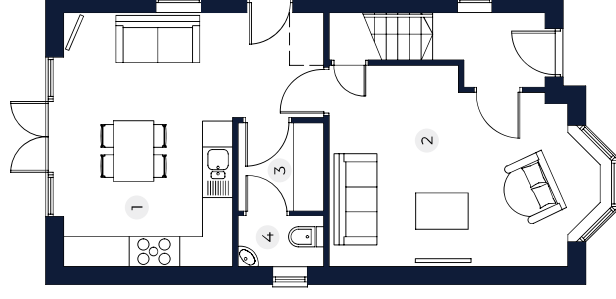
- 1 KITCHEN / DAY ROOM
5095mm x 4968mm / 16'8" x 16'4"
- 2 LOUNGE
4668mm x 3928mm / 15'4" x 12'11"
- 3 UTILITY
1720mm x 1640mm / 5'8" x 5'5"
- 4 WC
1640mm x 970mm / 5'5" x 3'2"

FIRST FLOOR

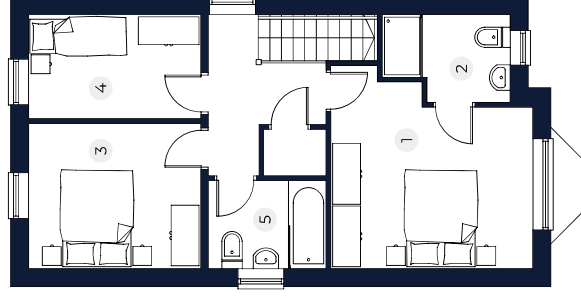
- 1 BEDROOM 1
3970mm x 3655mm / 13'0" x 11'11"
- 2 EN-SUITE
2495mm x 1895mm / 8'2" x 5'7"
- 3 BEDROOM 2
3377mm x 2645mm / 11'2" x 9'4"
- 4 BEDROOM 3
3397mm x 2020mm / 11'2" x 6'8"
- 5 BATHROOM
2317mm x 1720mm / 7'7" x 5'8"

PLOT DETAILS

- DETACHED
- SIDE DRIVE



GROUND FLOOR



FIRST FLOOR



HERTFORD

4 BEDROOM HOME

GROUND FLOOR

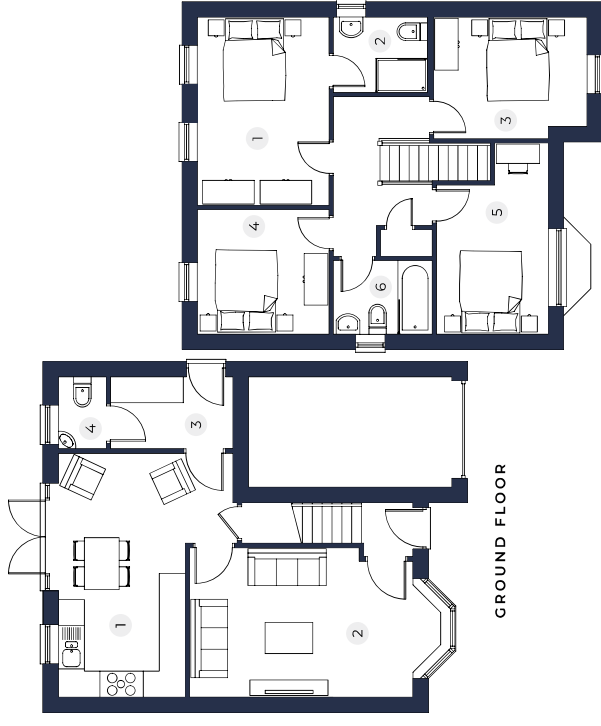
- 1 KITCHEN / DAY ROOM
5568mm x 3968mm / 18'3" x 13'0"
- 2 LOUNGE
5090mm x 3388mm / 16'8" x 11'1"
- 3 UTILITY
2795mm x 1590mm / 9'2" x 5'3"
- 4 WC
1900mm x 1070mm / 6'3" x 3'6"

FIRST FLOOR

- 1 BEDROOM 1
4360mm x 3042mm / 14'4" x 9'11"
- 2 EN-SUITE
2183mm x 1730mm / 7'2" x 5'8"
- 3 BEDROOM 2
3970mm x 2770mm / 11'9" x 9'1"
- 4 BEDROOM 3
3043mm x 2867mm / 9'12" x 9'5"
- 5 BEDROOM 4
4455mm x 2558mm / 14'7" x 8'5"
- 6 BATHROOM
2290mm x 1700mm / 7'6" x 5'7"

PLOT DETAILS

- DETACHED
- SINGLE INTEGRAL GARAGE



GROUND FLOOR

FIRST FLOOR



WINSLOW

4. BEDROOM HOME

GROUND FLOOR

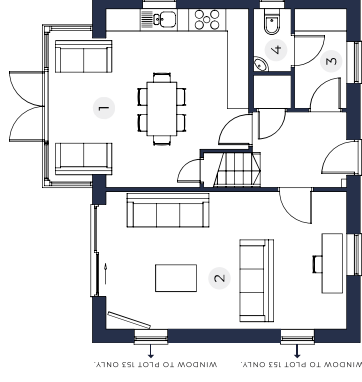
- 1 KITCHEN / DAY ROOM
5300mm x 4755mm / 17'5" x 15'7"
- 2 LOUNGE
6430mm x 3653mm / 21'1" x 11'12"
- 3 UTILITY
2652mm x 1380mm / 8'8" x 4'6"
- 4 WC
1667mm x 970mm / 5'6" x 3'2"

FIRST FLOOR

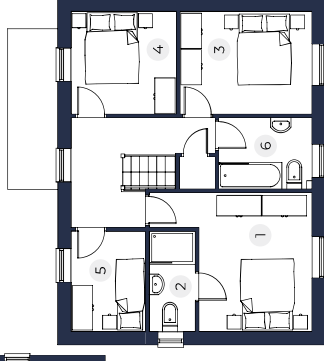
- 1 BEDROOM 1
3719mm x 3010mm / 12'2" x 9'11"
- 2 EN-SUITE
2682mm x 1239mm / 8'10" x 4'1"
- 3 BEDROOM 2
3519mm x 2744mm / 11'7" x 9'0"
- 4 BEDROOM 3
2810mm x 2745mm / 9'3" x 9'0"
- 5 BEDROOM 4
2682mm x 1970mm / 8'10" x 6'6"
- 6 BATHROOM
2472mm x 1922mm / 8'1" x 6'4"

PLOT DETAILS

- DETACHED
- SINGLE DETACHED GARAGE



GROUND FLOOR



FIRST FLOOR



BUCKINGHAM

4 BEDROOM HOME

GROUND FLOOR

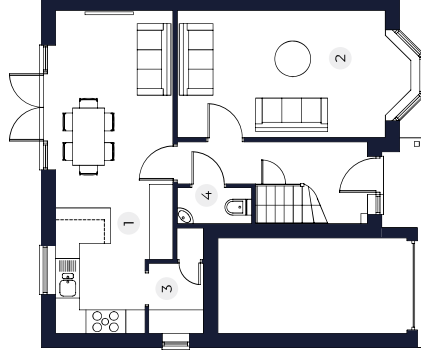
- 1 KITCHEN / DAY ROOM
8112mm x 2893mm / 26'7" x 9'6"
- 2 LOUNGE
577mm x 3162mm / 16'12" x 10'4"
- 3 UTILITY
1740mm x 1343mm / 5'9" x 4'5"
- 4 WC
1830mm x 870mm / 6'0" x 2'10"

FIRST FLOOR

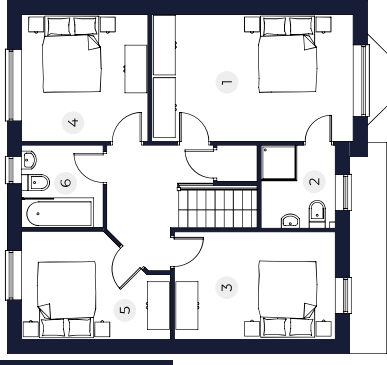
- 1 BEDROOM 1
5003mm x 3162mm / 16'5" x 10'4"
- 2 EN-SUITE
2075mm x 1825mm / 6'10" x 5'12"
- 3 BEDROOM 2
391mm x 2662mm / 13'1" x 8'9"
- 4 BEDROOM 3
3162mm x 3116mm / 10'4" x 10'3"
- 5 BEDROOM 4
3678mm x 2687mm / 12'1" x 8'10"
- 6 BATHROOM
2050mm x 2009mm / 6'9" x 6'7"

PLOT DETAILS

- DETACHED
- SINGLE INTEGRAL GARAGE



GROUND FLOOR



FIRST FLOOR



ROCKINGHAM

4-BEDROOM HOME

GROUND FLOOR

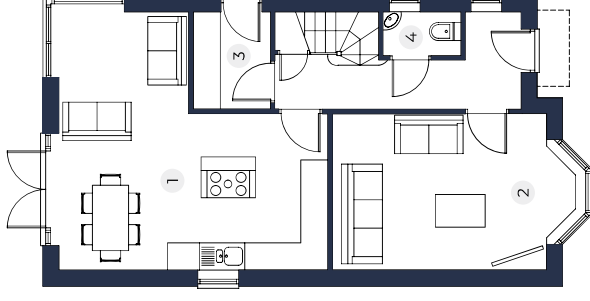
- 1 KITCHEN / DAY ROOM
5880mm x 5643mm / 19'3" x 18'6"
- 2 LOUNGE
4669mm x 3393mm / 15'4" x 11'2"
- 3 UTILITY
2090mm x 1677mm / 6'10" x 5'6"
- 4 WC
1700mm x 939mm / 5'7" x 3'1"

FIRST FLOOR

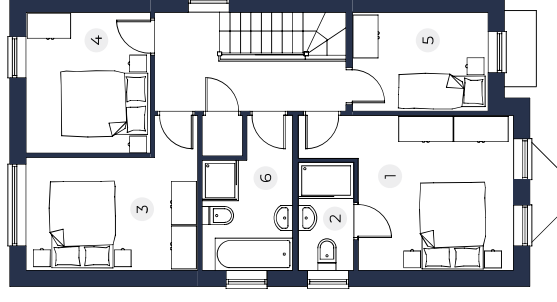
- 1 BEDROOM 1
4720mm x 3402mm / 14'3" x 11'2"
- 2 EN-SUITE
2355mm x 1213mm / 7'9" x 3'11"
- 3 BEDROOM 2
3795mm x 2455mm / 12'4" x 8'1"
- 4 BEDROOM 3
3083mm x 2708mm / 10'1" x 8'11"
- 5 BEDROOM 4
2995mm x 2143mm / 9'10" x 7'0"
- 6 BATHROOM
3393mm x 2003mm / 11'2" x 6'7"

PLOT DETAILS

- DETACHED
- SINGLE DETACHED GARAGE



GROUND FLOOR



FIRST FLOOR



WELLS

4-BEDROOM HOME

GROUND FLOOR

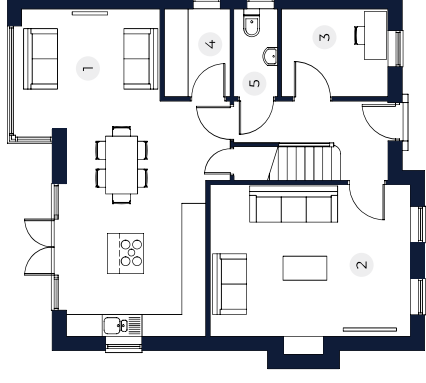
- 1 KITCHEN / DAY ROOM
8117mm x 3440mm / 26'8" x 11'3"
- 2 LOUNGE
4960mm x 3730mm / 16'4" x 12'3"
- 3 STUDY
2633mm x 2140mm / 8'8" x 7'0"
- 4 UTILITY
2140mm x 1610mm / 7'0" x 5'3"
- 5 WC
2140mm x 1095mm / 7'0" x 3'7"

FIRST FLOOR

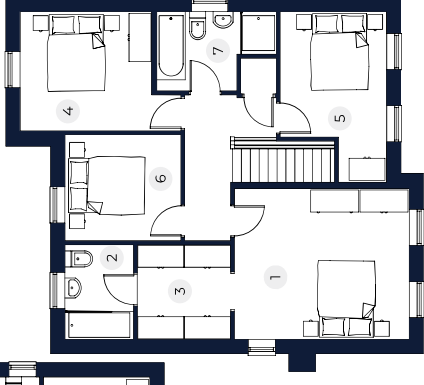
- 1 BEDROOM 1
4350mm x 3730mm / 14'3" x 12'3"
- 2 EN-SUITE
2340mm x 1700mm / 7'8" x 5'7"
- 3 DRESSING ROOM
2340mm x 2330mm / 7'8" x 7'8"
- 4 BEDROOM 2
3281mm x 2540mm / 10'9" x 9'5"
- 5 BEDROOM 3
4230mm x 2620mm / 13'11" x 8'7"
- 6 BEDROOM 4
2875mm x 2646mm / 9'5" x 8'8"
- 7 BATHROOM
2977mm x 1951mm / 9'9" x 6'5"

PLOT DETAILS

- DETACHED
- DOUBLE DETACHED GARAGE



GROUND FLOOR



FIRST FLOOR

BUILDING NEW HOMES FOR A BETTER LIFESTYLE SINCE 1978.

Peter Ward Homes has been matching families with their desired lifestyles for over 40 years. In that time we've won numerous awards for our outstanding levels of quality, integrity and attention to detail, not to mention an unwavering commitment to customer service.

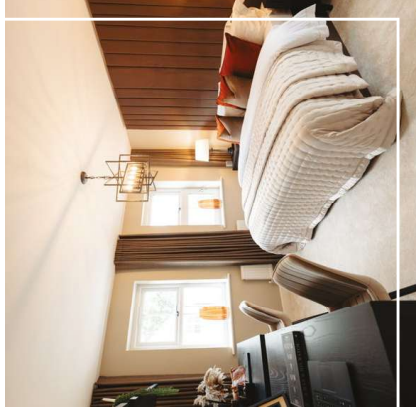
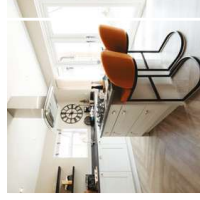
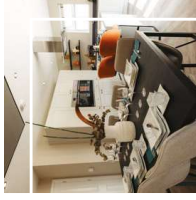
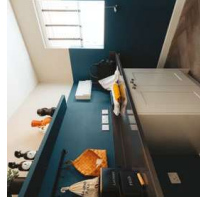
Each of our comfortable, feature-rich and well-planned homes reflect our mission to provide East Yorkshire and northern Lincolnshire with the highest standard of modern living. We're delighted that you're interested in our developments and warmly invite you to explore what these charming and spacious neighbourhoods have to offer.

Telephone. 01964 203117

Email. oldmillerise@peterwardhomes.co.uk



Protection for new-build home buyers



AWARD WINNING HOMES.

- 1985 - Beverley Borough Council Design Commendation
- 1987 - NHBC Pride in the Job Award
- 1990 - East Yorkshire Borough Council Design Award
- 1992 - Bridlington & District Civic Society Environment Award
- Town Enhancement Award (Bridlington)
- British Housebuilder of the Year Award
- 1993 - British Housebuilder of the Year Award
- 1995 - British Housebuilder of the Year Award
- 1997 - NHBC Pride in the Job Award
- British Housebuilder of the Year Silver Award
- 1998 - British Housebuilder of the Year Silver Award
- 1999 - British Housebuilder of the Year Award Gold Medal
- NHBC Pride in the Job Award - Northern Regional Winner
- 2000 - NHBC Pride in the Job Award
- 2004 - British Housebuilder of the Year Award
- 2006 - British Housebuilder of the Year Award
- 2007 - British Housebuilder of the Year Silver Award
- 2012 - LABC Building Excellence Awards
- 2018 - Fastest Growing Medium Business, Yorkshire
- Fastest 50 with the Yorkshire Post – Runner Up
- 2019 - NHBC Pride in the Job Quality Award
- Fastest Growing Medium Business, Yorkshire
- 2020 - NHBC Pride in the Job Quality Award
- Fastest 50 with the Yorkshire Post – Placed
- NHBC Pride in the Job Quality Award
- NHBC Pride in the Job Seal of Excellence Award
- NHBC Pride in the Job Regional Award
- 2021 - NHBC Pride in the Job Quality Award
- 2024 - NHBC Pride in the Job Quality Award
- 2025 - NHBC Pride in the Job Quality Award



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— OLD —
MILLERS RISE
PETER WARD HOMES

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