

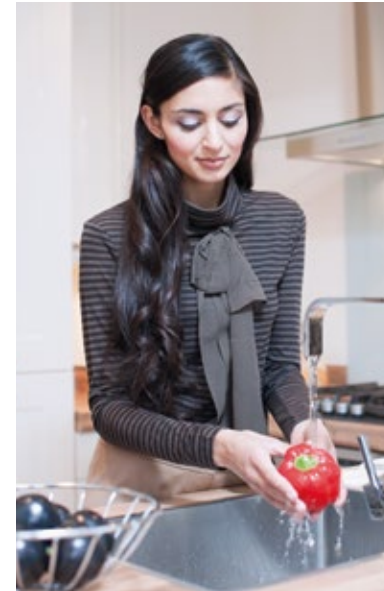


**The Lodge at City Fields
Wakefield**

millershomes

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.



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- Affordable Housing**

Solar Panels PV

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.



Shed

Perfectly situated for the amenities and attractions of Wakefield, The Lodge, which forms part of the wider City Fields neighbourhood, has easy access to the M1 and M62 and is well within commuting range of Leeds. There are bus services into the city centre and Wakefield benefits from good rail links. Of the two railway stations, Westgate is on the Leeds to London route, with journey times of less than 15 minutes to Leeds and two hours to London Kings Cross, while Kirkgate serves stations to Sheffield and Nottingham.

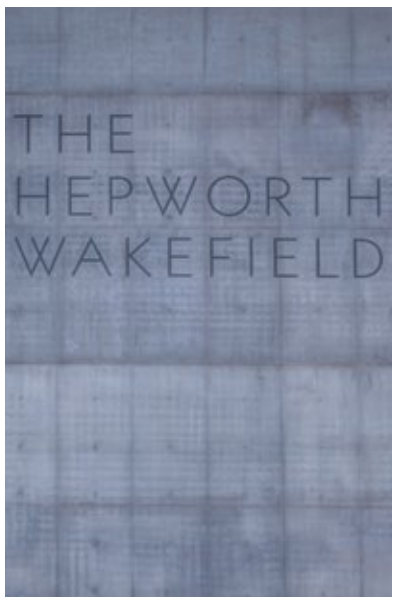


The city of Wakefield presents a superb choice of cultural and leisure attractions set against a background of fascinating architecture and heritage, including the magnificent Wakefield Cathedral and Sandal Castle. In addition to visual arts at The Hepworth, Yorkshire Sculpture Park and several smaller galleries, the Theatre Royal presents an eclectic programme of drama and music, and the new Unity Works is a vibrant venue for social gatherings and live music. There is an excellent choice of cinemas, bars, restaurants and nightlife, including soul nights at the celebrated Red Bar.

Wakefield's sporting and leisure provision include the superb Pugneys Watersports Centre and Country Park on the southern edge of the city, where there are facilities for sailing, windsurfing and canoeing, and the choice of leisure centres in the area includes Sun Lane Leisure, where there is a 25m swimming pool, a fitness suite and a gym. Other amenities nearby include Normanton Golf Club, around a mile to the north, and Pontefract Racecourse is less than ten miles away.

The City Fields proposals include a neighbourhood centre within a short walk of the homes, with a range of shops including food retailers, restaurants, a medical centre and other services. There is also a small local shopping area on Windhill Road with a pharmacist, a post office and a convenience store, while the city centre offers a very wide choice of high street chains, malls and traditional shops. A major recycling centre on Denby Dale Road, three and a half miles away, accepts virtually all household packaging, electrical items and clothing.

An area within the wider City Fields neighbourhood, close to Wakefield City Academy, has been set aside for educational provision. However, there is also a choice of established primary schools within walking distance, from where pupils normally move on to either Outwood Grange Academy or St Thomas à Becket RC College for secondary education. There is a large full-time GP practice at New Southgate Surgery, approximately a mile and a half away, and Pinderfields General Hospital, around half a mile from The Lodge, operates a round-the-clock A&E department.



The wider City Fields neighbourhood is a sensitively planned, sustainable and enormously attractive addition to the community of Wakefield. Conceived to integrate a diversity of open natural areas with new social, educational and leisure amenities and outstanding residential opportunities, including this newly available selection of energy efficient three and four bedroom homes at The Lodge, it combines a welcoming sense of place with excellent transport links that include extensive cycleways and footpaths.

Welcome to The Lodge at City Fields...

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Hawthorne

Overview
 Immensely practical as well as stylish, the Hawthorne features an L-shaped living and dining room opening out to the garden, creating a space with great flexibility and character. The en-suite master bedroom adds a dash of luxury.

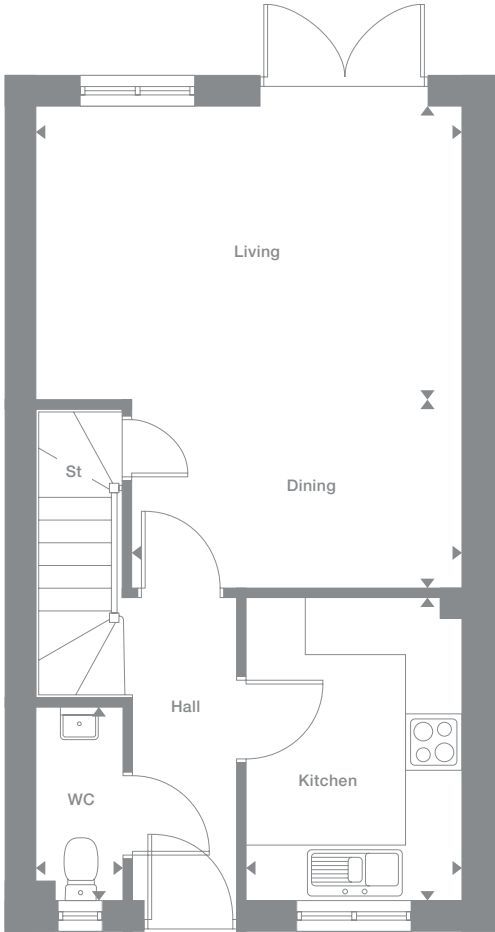
Ground Floor	First Floor
Living 4.514m x 3.118m 14'10" x 10'3"	Master Bedroom 2.592m x 3.212m 8'6" x 10'6"
Dining 3.503m x 2.004m 11'6" x 6'7"	En-Suite 1.829m x 2.041m 6'0" x 6'8"
Kitchen 2.298m x 3.210m 7'6" x 10'6"	Bedroom 2 2.365m x 3.322m 7'9" x 10'11"
WC 0.943m x 2.060m 3'1" x 6'9"	Bedroom 3 2.057m x 2.224m 6'9" x 7'4"
	Bathroom 2.365m x 1.705m 7'9" x 5'7"

Plots
282

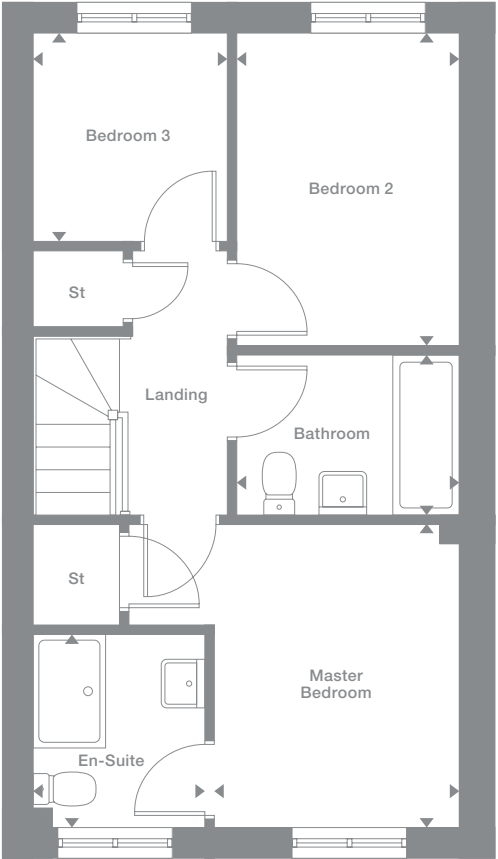
Floor Space
819 sq ft



Ground Floor



First Floor



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Stretton

Overview

French doors add a special appeal to the dining area while keeping the kitchen bright and airy, creating a natural hub for family life. The en-suite master bedroom incorporates a practical built-in cupboard, and the third bedroom could become a useful home office.

Ground Floor

Lounge
3.566m max x 4.494m max
11'8" x 14'9"

Kitchen/Dining
3.341m x 3.837m
11'0" x 12'7"

Laundry
1.080m x 1.964m
3'7" x 6'5"

WC
1.080m x 1.780m
3'7" x 5'10"

First Floor

Master Bedroom
2.817m x 3.265m max
9'3" x 10'9"

En-Suite
1.604m x 2.034m
5'3" x 6'8"

Bedroom 2
2.311m x 3.065m
7'7" x 10'1"

Bedroom 3
2.110m x 2.024m max
6'11" x 6'8"

Bathroom
2.311m x 1.908m
7'7" x 6'3"

Plots

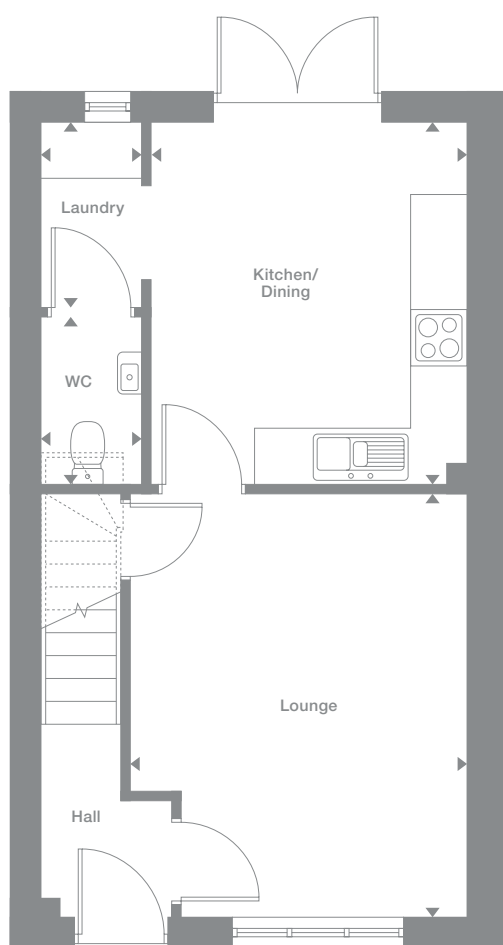
252*, 253,
284*, 285,
287*, 288

Floor Space

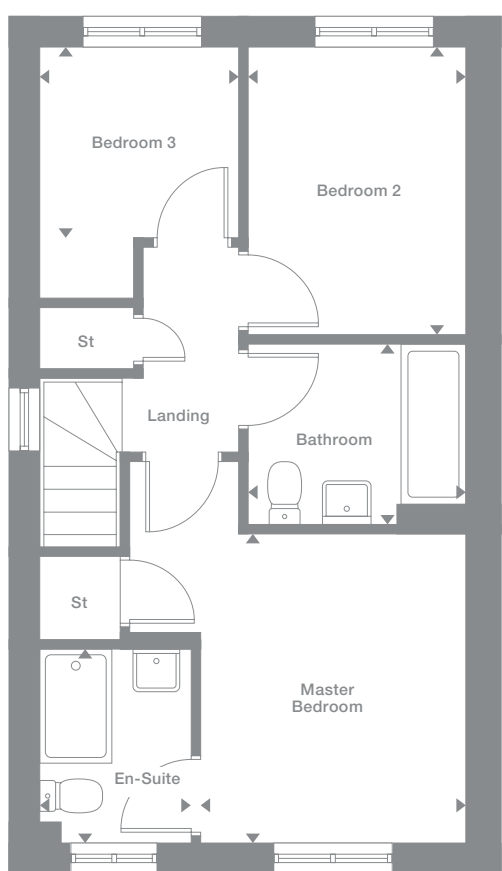
819 sq ft



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
3.192m max x 4.272m max
10'6" x 14'0"

Dining
1.816m x 2.536m
5'11" x 8'4"

Kitchen
2.324m x 3.065m
7'7" x 10'1"

WC
0.855m x 1.630m
2'10" x 5'4"

First Floor

Bedroom 2
4.140m max x 2.600m max
13'7" x 8'6"

Bedroom 3
2.135m x 2.734m
7'0" x 9'0"

Bathroom
2.135m max x 1.910m max
7'0" x 6'3"

Second Floor

Master Bedroom
3.192m x 2.869m
1.185 HGT. L.
10'6" x 9'5"

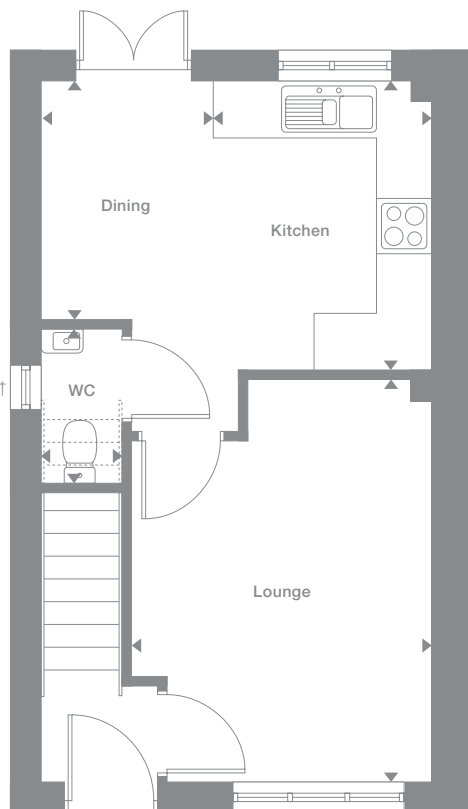
En-Suite
2.184m max x 1.827m
1.323 HGT. L.
7'2" x 6'0"

Plots
256*, 257,
276*, 277

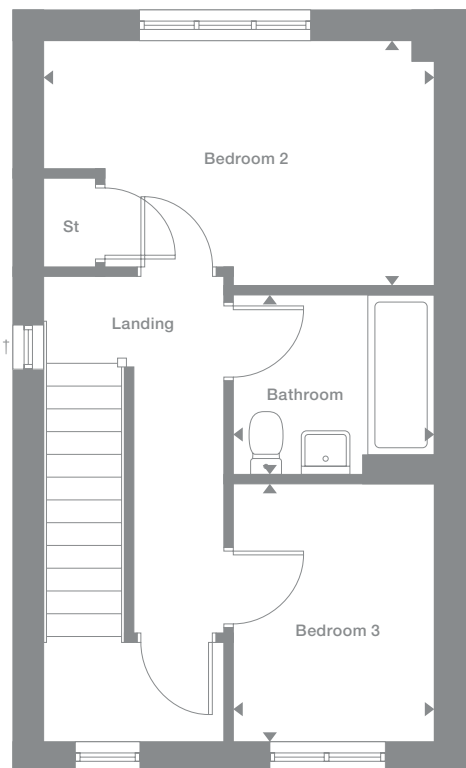
Floor Space
886 sq ft



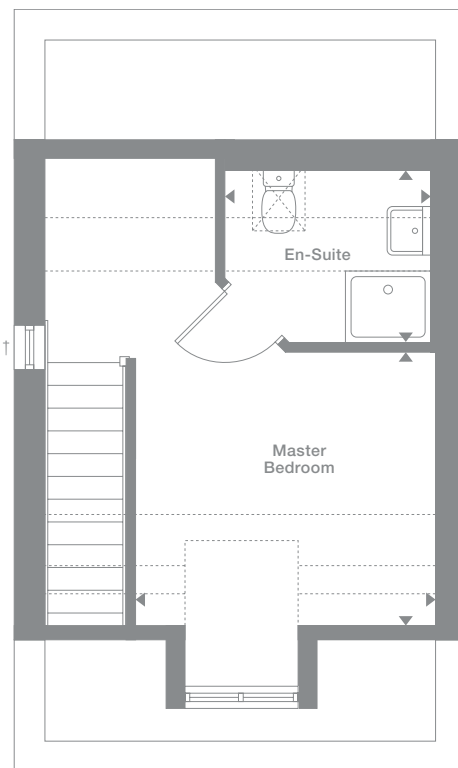
Ground Floor



First Floor



Second Floor



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* Plots are a mirror image † End plots only of plans shown above

Darwin DA

Overview

The impressively broad bay window of the dual-aspect lounge, the french doors that keep the kitchen cool and airy and the superb gallery landing are amongst the many features that make this an exceptionally bright, welcoming home.

Ground Floor

- Lounge**
3.980m max x 5.450m
13'1" x 17'11"
- Dining**
2.556m x 2.390m
8'5" x 7'10"
- Kitchen**
2.556m x 3.060m
8'5" x 10'0"
- WC**
1.914m x 0.950m
6'3" x 3'1"

First Floor

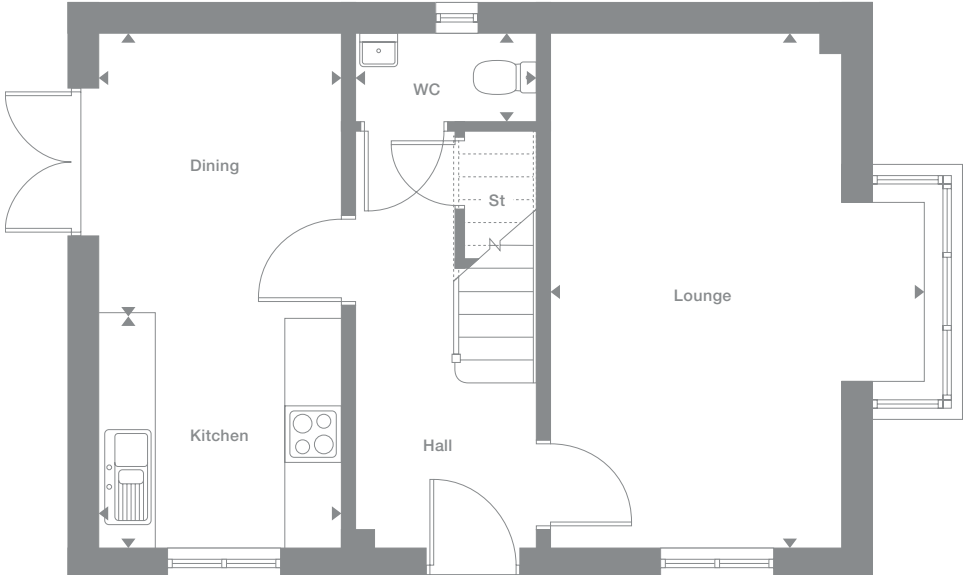
- Master Bedroom**
3.138m x 3.310m max
10'4" x 10'10"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m max x 3.498m max
8'6" x 11'6"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
1.695m x 2.047m
5'7" x 6'9"

Plots
260, 263*, 266

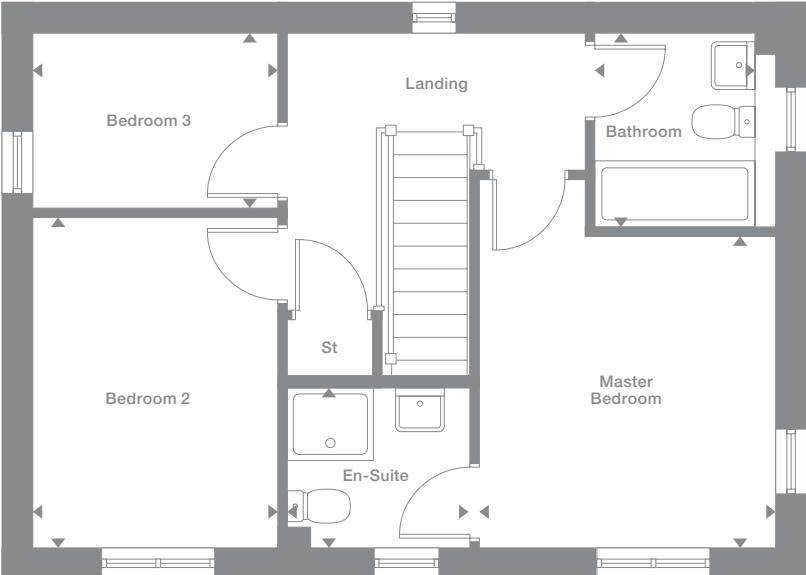
Floor Space
940 sq ft



Ground Floor



First Floor



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Malory

Overview

The classic bay window and broad canopy sheltering the entrance give this attractive family home an immediate mark of distinction. French doors bring light and flexibility to the dining area, while the relaxing L-shaped lounge offers comfort with elegance.

Ground Floor

Lounge
3.850m max x 5.257m max
12'8" x 17'3"

Dining
1.954m x 3.692m
6'5" x 12'1"

Kitchen
1.848m x 3.692m
6'1" x 12'1"

WC
2.006m x 1.090m
6'7" x 3'7"

First Floor

Master Bedroom
3.850m max x 4.357m max
12'8" x 14'4"

En-Suite
2.457m max x 1.210m max
8'1" x 4'0"

Bedroom 2
3.385m max x 3.742m max
11'1" x 12'3"

Bedroom 3
3.477m max x 3.542m max
11'5" x 11'7"

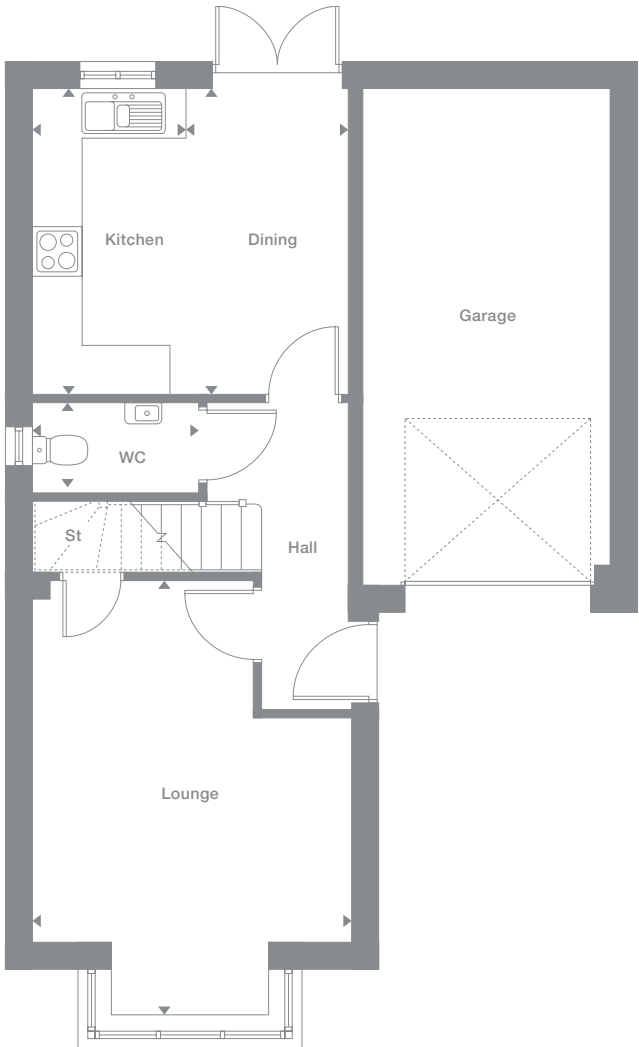
Bathroom
2.803m max x 2.150m max
9'2" x 7'1"

Plots
259, 261*, 264*,
265, 272

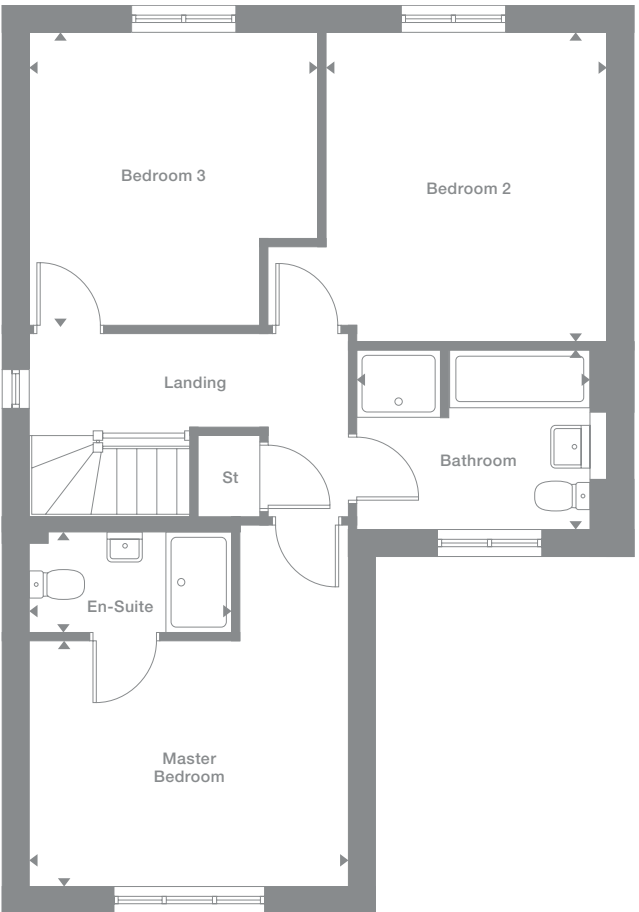
Floor Space
1,068 sq ft



Ground Floor



First Floor



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Ashbery

Overview
Complemented by a separate laundry room, the smart, well-equipped kitchen and dining room of the Ashbery form an inviting social space that will maximise the everyday pleasures of relaxing with family, friends and conversation.

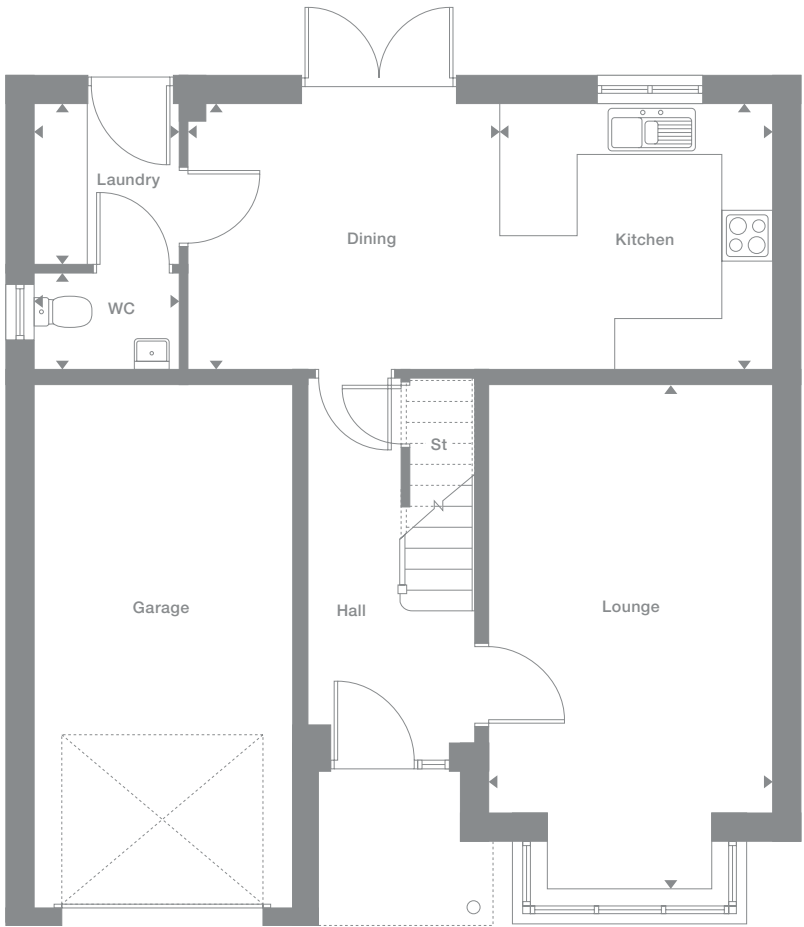
Ground Floor	First Floor
Lounge 3.277m x 5.893m max 10'9" x 19'4"	Master Bedroom 3.277m x 3.916m max 10'9" x 12'10"
Dining 3.591m max x 3.075m max 11'9" x 10'1"	En-Suite 2.240m max x 1.497m max 7'4" x 4'11"
Kitchen 3.160m x 3.075m 10'4" x 10'1"	Bedroom 2 2.887m max x 3.751m max 9'6" x 12'4"
Laundry 1.663m x 1.860m 5'5" x 6'1"	Bedroom 3 2.887m x 3.534m 9'6" x 11'7"
WC 1.663m x 1.122m 5'5" x 3'8"	Bedroom 4 2.666m max x 4.184m max 8'9" x 13'9"
	Bathroom 2.687m max x 2.072m max 8'10" x 6'10"

Plots
262, 273*

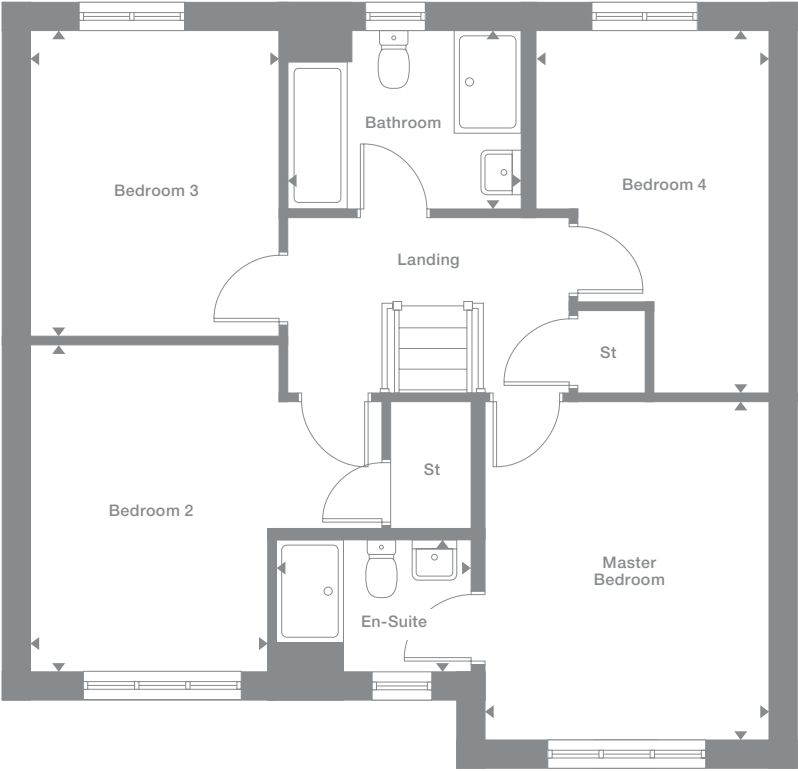
Floor Space
1,282 sq ft



Ground Floor



First Floor



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Repton

Overview

The dual-aspect lounge and superb bay-windowed dining room are amongst a wealth of features that give the Repton an unmistakable, prestigious elegance. With dual french doors and a feature gallery landing, this is bright, spacious home of real distinction.

Ground Floor

Lounge
3.268m x 5.275m
10'9" x 17'4"

Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"

Dining
3.588m max x 4.134m
11'9" x 13'7"

WC
0.937m x 1.933m
3'1" x 6'4"

First Floor

Master Bedroom
4.642m max x 2.714m max
15'3" x 8'11"

En-Suite
2.471m max x 1.245m
8'1" x 4'1"

Bedroom 2
4.756m max x 2.647m
15'7" x 8'8"

Bedroom 3
3.496m max x 2.885m
11'6" x 9'6"

Bedroom 4
2.339m x 2.297m
7'8" x 7'6"

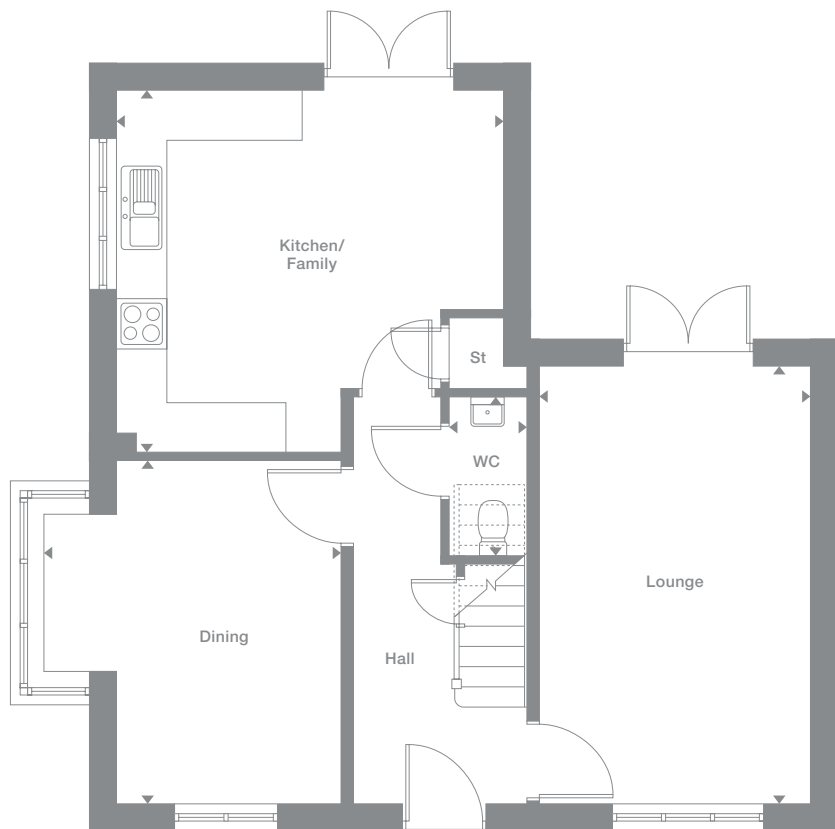
Bathroom
2.696m x 1.700m
8'10" x 5'7"

Plots
258, 271*, 274*

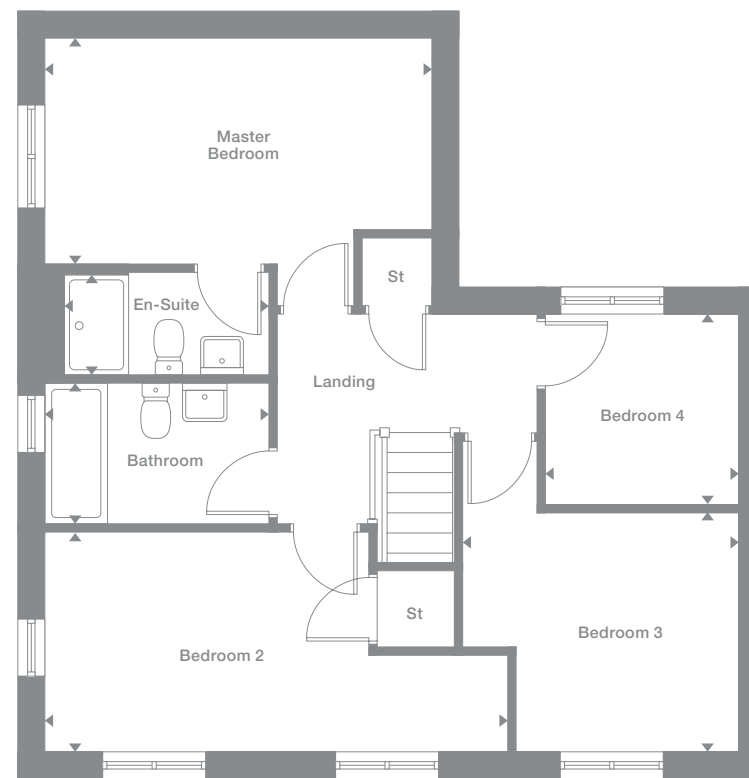
Floor Space
1,297 sq ft



Ground Floor



First Floor



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Mitford

Overview

Features like the elegant bay window and the light-filled gallery landing illustrate the unmistakable quality of this superb home, and a separate laundry room helps to keep the kitchen free for creative cooking and conversation.

Ground Floor

- Lounge**
3.651m x 5.446m max
12'0" x 17'10"
- Kitchen**
3.760m x 2.993m
12'4" x 9'10"
- Family/Dining**
3.386m x 3.885m
11'1" x 12'9"
- Laundry**
2.087m x 1.660m
6'10" x 5'5"
- WC**
2.087m x 1.082m
6'10" x 3'7"
- Study**
2.087m x 2.060m
6'10" x 6'9"

First Floor

- Master Bedroom**
3.651m max x 4.603m max
12'0" x 15'1"
- En-Suite**
2.003m max x 2.009m max
6'7" x 6'7"
- Bedroom 2**
3.793m x 2.758m
12'5" x 9'1"
- Bedroom 3**
3.260m x 2.749m
10'8" x 9'0"
- Bedroom 4**
3.402m max x 3.187m
11'2" x 10'5"
- Bathroom**
2.558m x 2.000m
8'5" x 6'7"

Plots

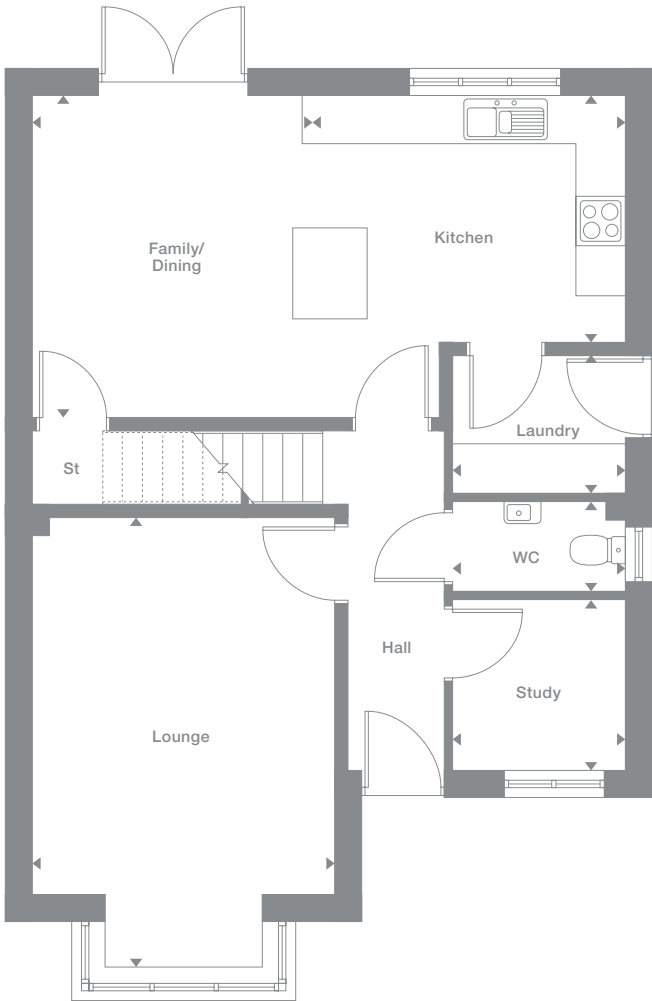
254, 255*,
275, 289*

Floor Space

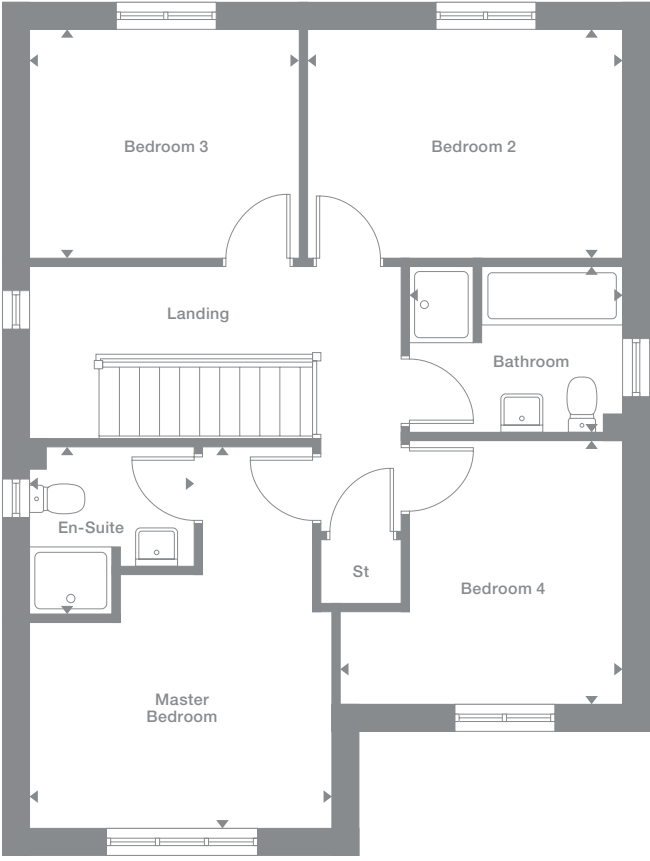
1,388 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

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**
4.530m max x 4.428m
14'10" x 14'6"
- Family/Dining**
3.685m x 3.834m
12'1" x 12'7"
- Kitchen**
3.685m x 3.030m
12'1" x 9'11"
- Laundry**
1.790m x 1.760m
5'10" x 5'9"
- WC**
1.500m x 1.065m
4'11" x 3'6"
- Study**
3.630m max x 2.343m max
11'11" x 7'8"

First Floor

- Master Bedroom**
3.742m max x 3.705m
12'3" x 12'2"
- En-Suite**
2.090m x 1.760m
6'10" x 5'9"
- Bedroom 2**
3.687m x 3.238m
12'1" x 10'7"
- Bedroom 3**
2.618m x 3.534m
8'7" x 11'7"
- Bedroom 4**
3.170m max x 3.066m
10'5" x 10'1"
- Bathroom**
3.412m max x 1.830m
11'2" x 6'0"

Plots

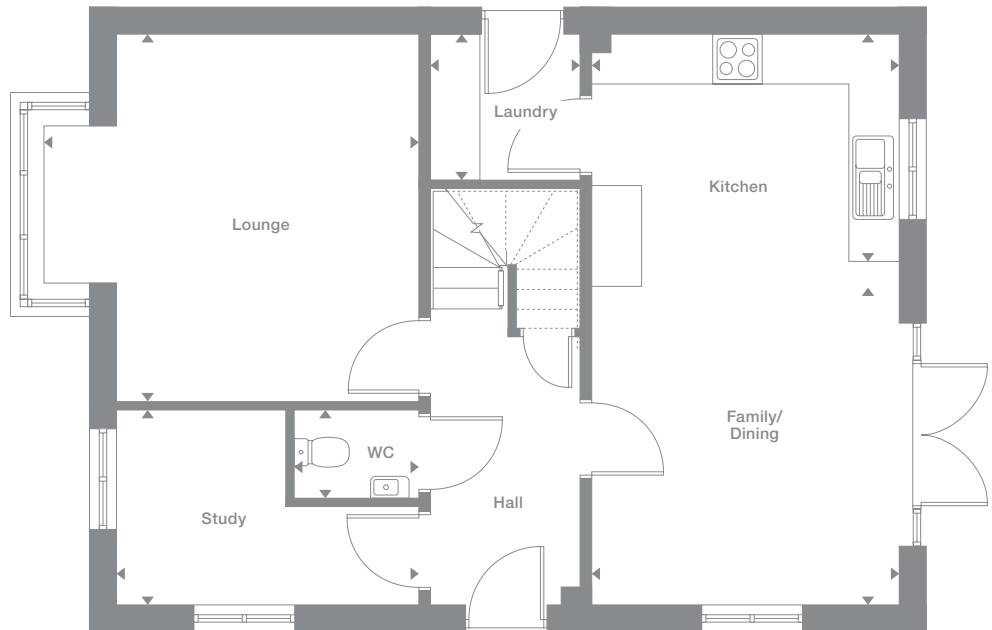
278*, 283, 286

Floor Space

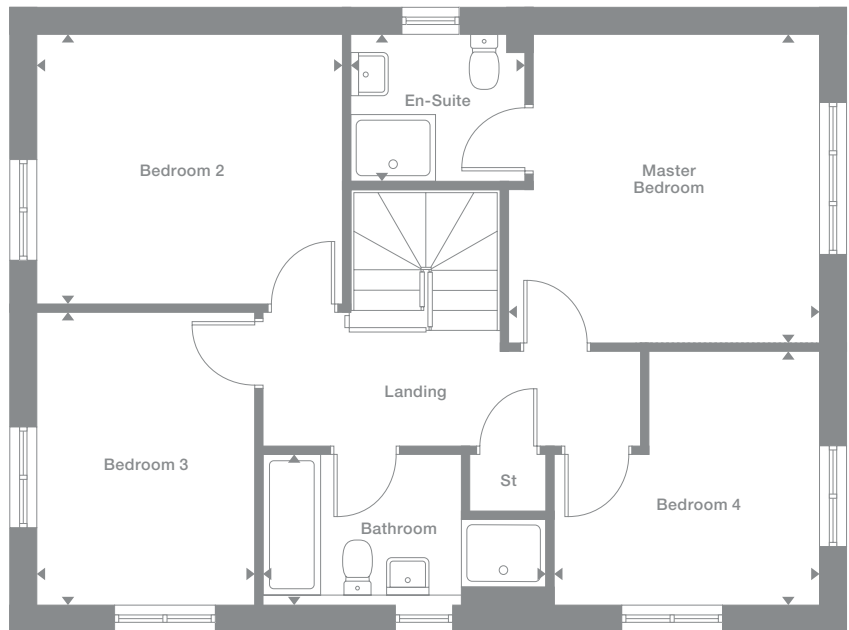
1,408 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

The Miller Difference

The Miller Difference

We're enormously proud of the homes we've been building for the last 85 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 85 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

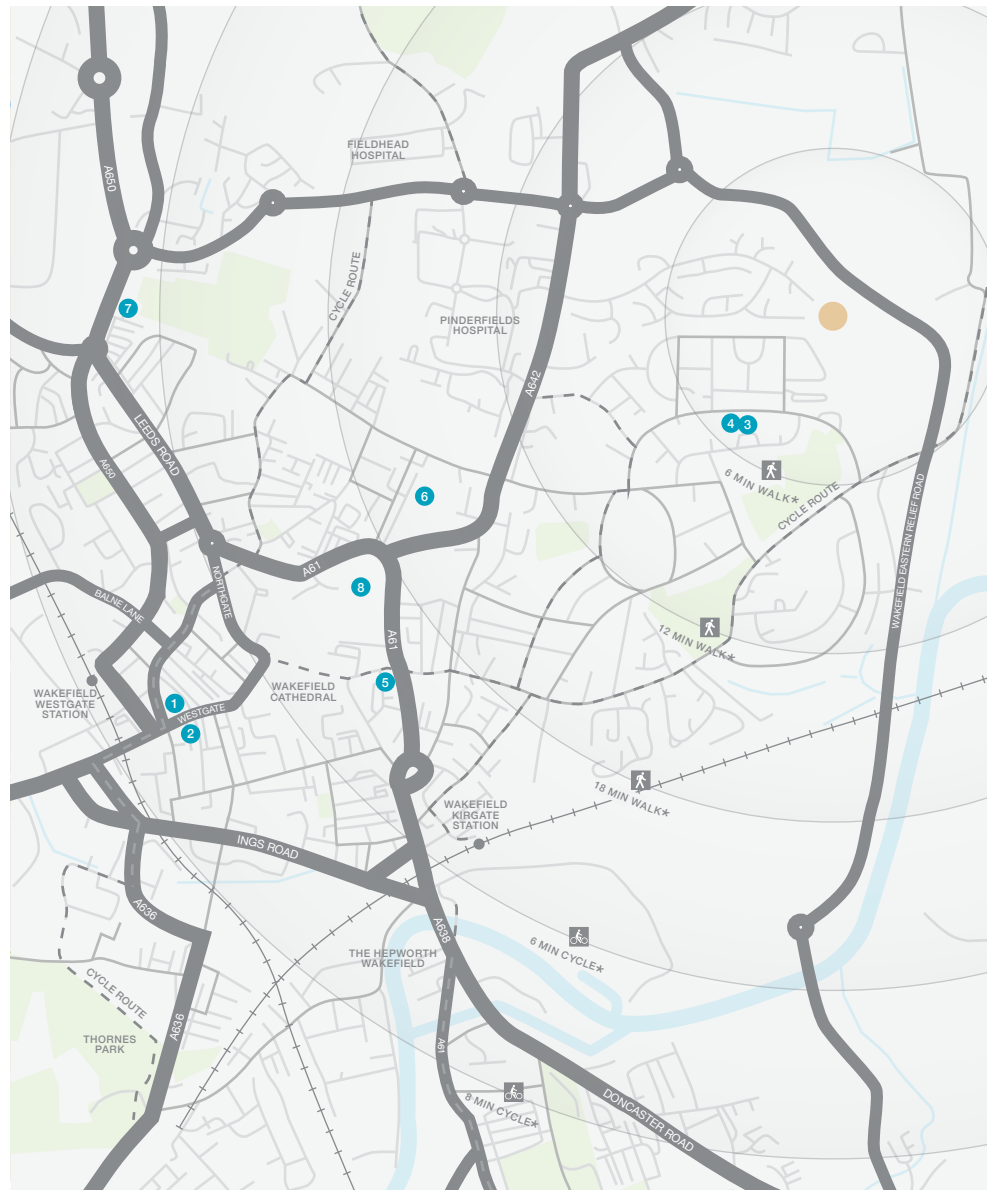
"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner





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.



- 1 Theatre Royal
Wakefield,
Drury Lane
01924 211 311
 - 2 Unity Works
Westgate
01924 831 114
 - 3 Boots Pharmacy
64A Windhill Road
01924 291 350
 - 4 Windhill Road
Post Office,
64 Windhill Road
01924 371 079
 - 5 Sun Lane
Leisure Centre,
Sun Lane
01924 306 001
 - 6 St Austin's RC
Primary School,
Duke of York Street
01294 303 710
 - 7 Dr R Fyfe
and Partners
New Southgate
Surgery,
Buxton Place
01294 334 400
 - 8 Trinity Walk
Wakefield
01924 239 413
- Outwood Grange
Academy,
Potovens Lane
01294 204 350
- St Thomas à Becket
Catholic College,
Barnsley Road
01294 303 545
- Stanley Grove
Primary and
Nursery School,
Aberford Road
01294 303 805

* 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



How to find us

Development
Opening Times:
Thursday - Monday
10.30am - 5.30pm
0800 840 8595

From the M1
Leave the M1 at junction 41 and follow signs for Wakefield via the A650. Stay on the A650 for two miles, then at the Newton Hill roundabout take the second exit, signposted for Garforth. Carry on for three-quarters of a mile, through two roundabouts, and passing the Pinderfields Hospital car park on the right. Take the second exit at the next roundabout and follow signs for City Fields.

From the M62
Leave the M62 at junction 30 and follow signs for Wakefield via the A642. Stay on the A642 for two and a half miles, then continue on A6194, turn left at roundabout (first exit) and follow signs for City Fields.

Sat Nav: WFI 4GN



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.

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CODE FOR
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www.consumercode.co.uk

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Why Miller Homes?

We've been building homes since 1934, that's three generations of experience. We've learned a lot about people and that's made a big difference to what we do and how we do it.

We're enormously proud of the homes we build, combining traditional craftsmanship with new ideas like low carbon technologies. The big difference is that we don't stop caring once we've finished the building, or when we've sold the house, or even once you've moved in. We're there when you need us, until you're settled, satisfied and inviting your friends round.



5 stars for customer satisfaction

Development

Opening Times

Please see millerhomes.co.uk for development opening times or call 0800 840 8595.

Sat Nav: WF1 4GN

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