

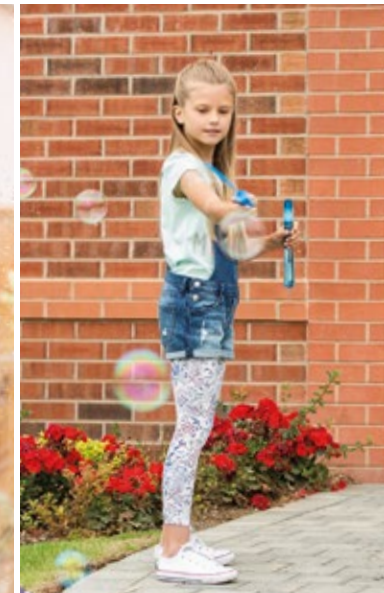


**Milby Grange
Boroughbridge**

millerhomes

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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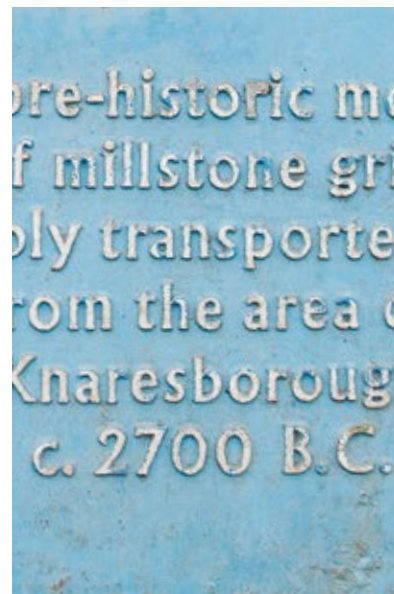
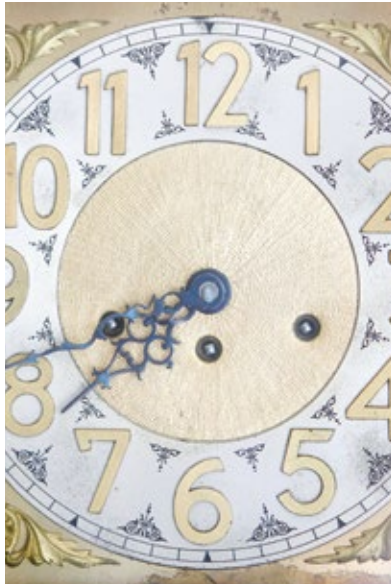
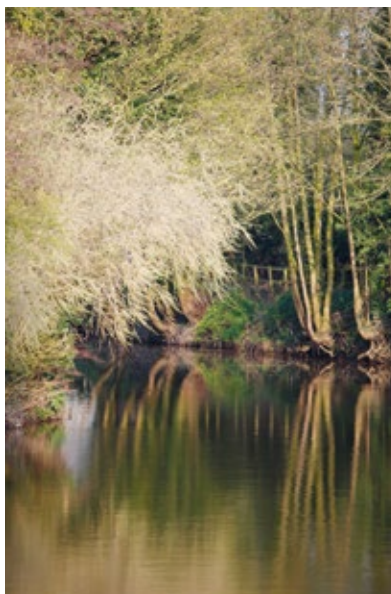
The artist's impressions (computer-generated graphics) have been prepared for illustrative purposes and are indicative only. They do not form part of any contract, or constitute a representation or warranty. External appearance may be subject to variation upon completion of the project. Please note that the site plan is not drawn to scale.

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



Boroughbridge grew in importance due to its strategic location midway between London and Edinburgh, and today its proximity to the A1(M) maintains that advantage. It is also in easy reach of Ripon, Harrogate and York, with Leeds just 40 minutes drive away. Buses between York and Harrogate pass through the town at two hour intervals, with services between Knaresborough and Rocliffe every ninety minutes. Cattal Railway Station, ten miles to the south, offers services to York, Harrogate and Leeds.

The town centre, reached via a pleasant ten-minute walk across the River Ure, provides a comprehensive range of shops and services, interspersed with picturesque pubs and cafés. As well as a large convenience store, there are bakers, newsagents, butchers, florists, greengrocers, a sweet shop and a delicatessen, with a farm shop less than half a mile away. The local traders are complemented by a Morrisons supermarket, where there are also recycling facilities for household waste.



Close to the River Ure and just half a mile from the delightfully unspoiled town centre of Boroughbridge, this beautifully landscaped selection of attractive, energy efficient three, four and five bedroom homes sits in delightful rural surroundings peppered with charming villages. Yet the strategic location, less than a mile and a half from the A1(M) and just ten miles from Harrogate, offers a convenient base for travel throughout Yorkshire and the north-east. Welcome to Milby Grange...

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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 x 1.910m
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

2.084m max x 1.827m
1.323 HGT. L.
6'10" x 6'0"

Plots

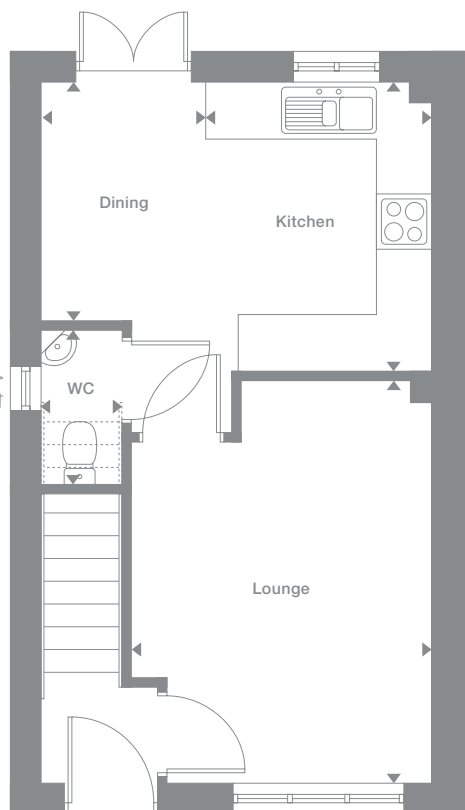
46, 47*,
65*, 66,
107*, 108,
119*, 120

Floor Space

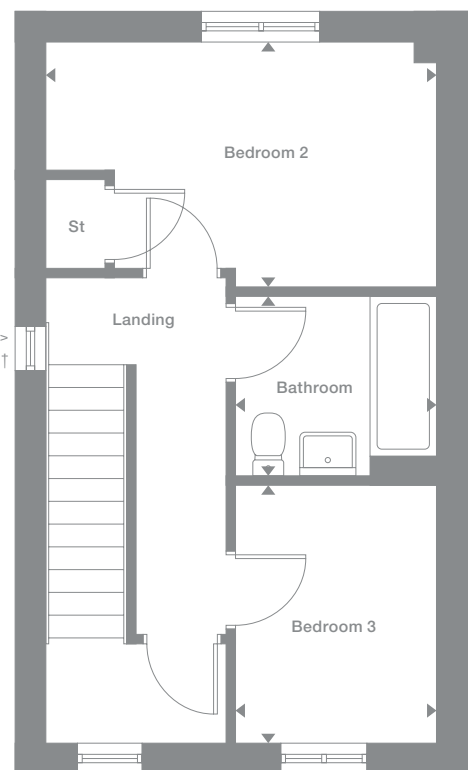
886 sq ft



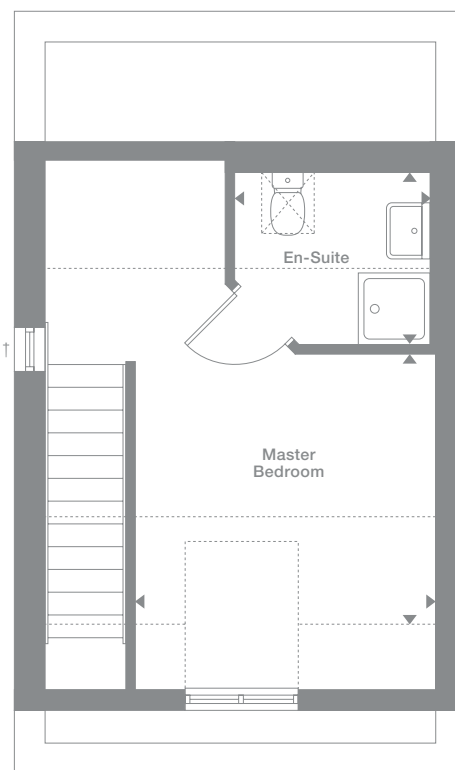
Ground Floor



First Floor



Second Floor



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

> Window may be affected by attached garage to Plots 46, 47, 65, 66, 119 and 120. Please speak to Development Sales Manager for details

Darwin

Overview

French doors in both the dining room and the long dual-aspect living room bring a light, airy ambience to the Darwin, and integrate the garden and the interior in ways that maximise the pleasure brought by both.

Ground Floor

- Lounge**
3.080m x 5.450m
10'1" x 17'11"
- Dining**
2.556m x 2.728m
8'5" x 8'11"
- Kitchen**
2.556m x 2.722m
8'5" x 8'11"
- WC**
1.590m x 0.949m
5'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.440m max
10'4" x 11'3"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

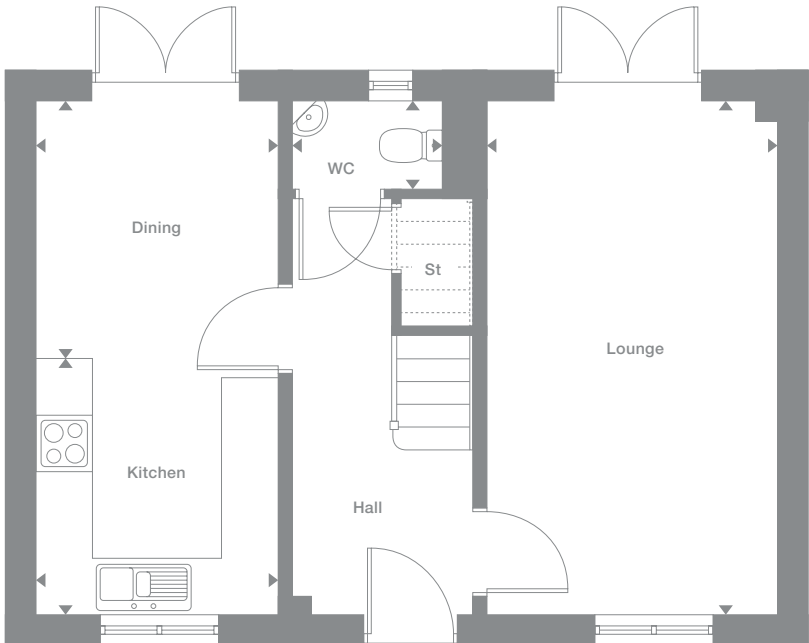
79*, 118*

Floor Space

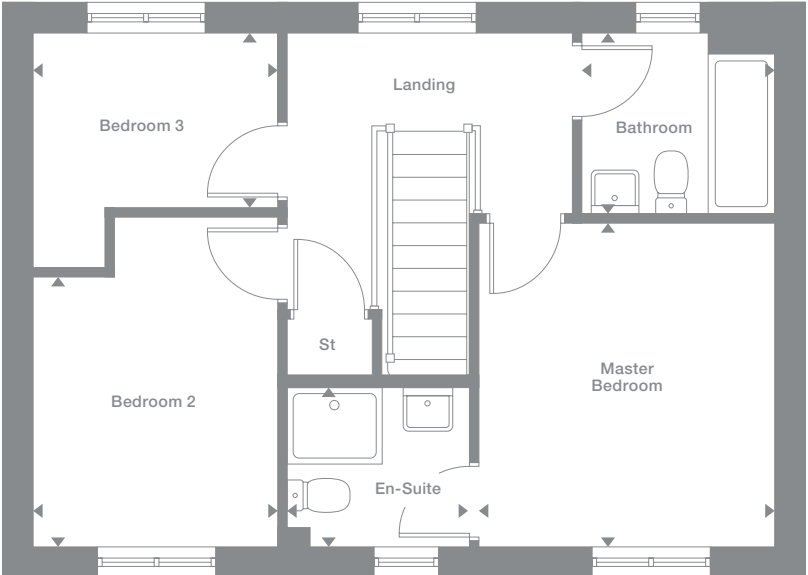
921 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Darwin DA

Overview

The impressively broad bay window of the dual-aspect living room, 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**
3.673m max x 5.450m
12'1" x 17'11"
- Dining**
2.556m x 2.728m
8'5" x 8'11"
- Kitchen**
2.556m x 2.722m
8'5" x 8'11"
- WC**
1.590m x 0.949m
5'3" x 3'1"

First Floor

- Master Bedroom**
3.138m x 3.440m max
10'4" x 11'3"
- En-Suite**
1.933m x 1.693m
6'4" x 5'7"
- Bedroom 2**
2.594m max x 2.863m
8'6" x 9'5"
- Bedroom 3**
2.594m x 1.859m
8'6" x 6'1"
- Bathroom**
2.048m x 1.917m
6'9" x 6'3"

Plots

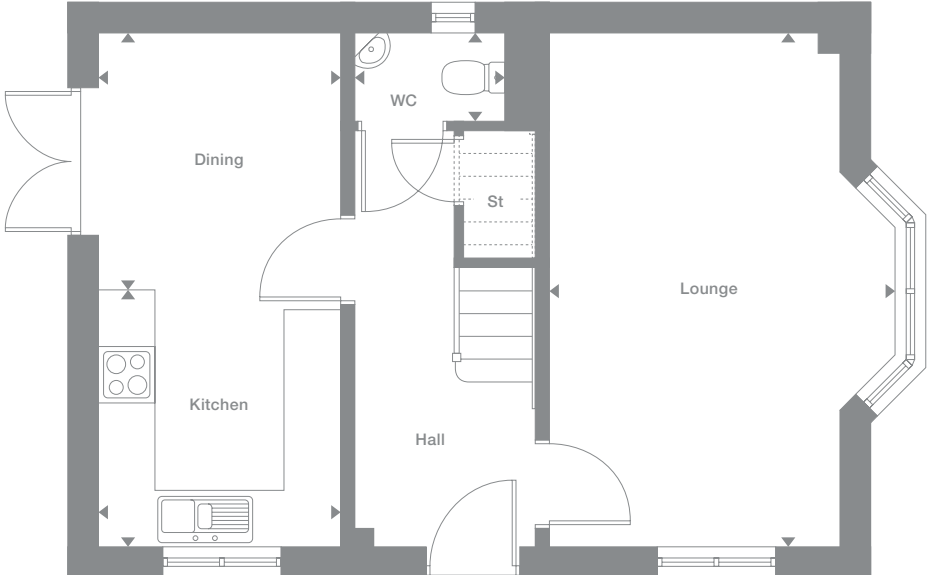
35, 95

Floor Space

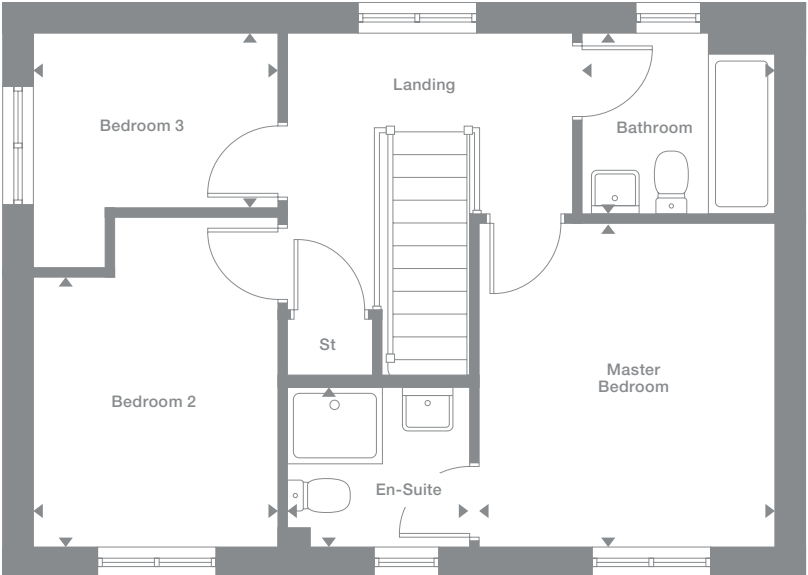
933 sq ft



Ground Floor



First Floor



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Malory

Overview

Bringing a traditional elegance to the façade, the bay window also introduces an attractive focal point to the L-shaped lounge. French doors add flexibility to the dining area, transforming it into an airy, light-filled space, and the en-suite master bedroom blends luxury with convenience.

Ground Floor

- Lounge**
3.850m max x 4.950m max
12'8" x 16'3"
- Dining**
1.950m x 3.692m
6'5" x 12'1"
- Kitchen**
1.852m x 3.692m
6'1" x 12'1"
- WC**
2.006m x 1.020m
6'7" x 3'4"

First Floor

- Master Bedroom**
3.850m max x 3.047m
12'8" x 10'0"
- En-Suite**
2.844m max x 1.117m max
9'4" x 3'8"
- Bedroom 2**
4.019m x 4.192m max
13'2" x 13'9"
- Bedroom 3**
2.838m x 3.547m
9'4" x 11'8"
- Bathroom**
3.010m max x 1.700m max
9'11" x 5'7"

Plots

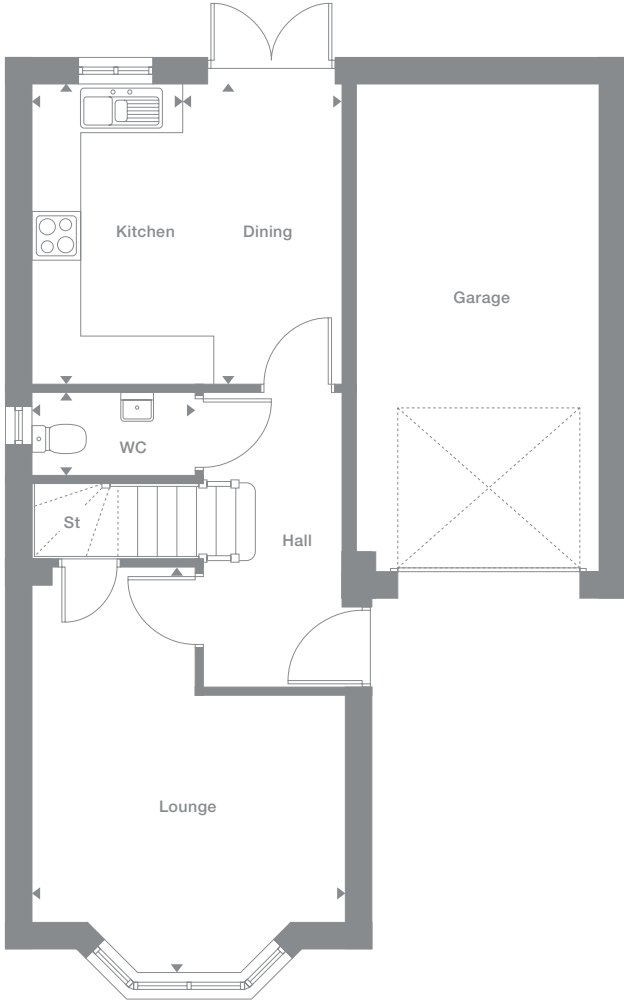
- 11, 12*, 23*, 24, 34, 71, 78*, 80, 131, 132*

Floor Space

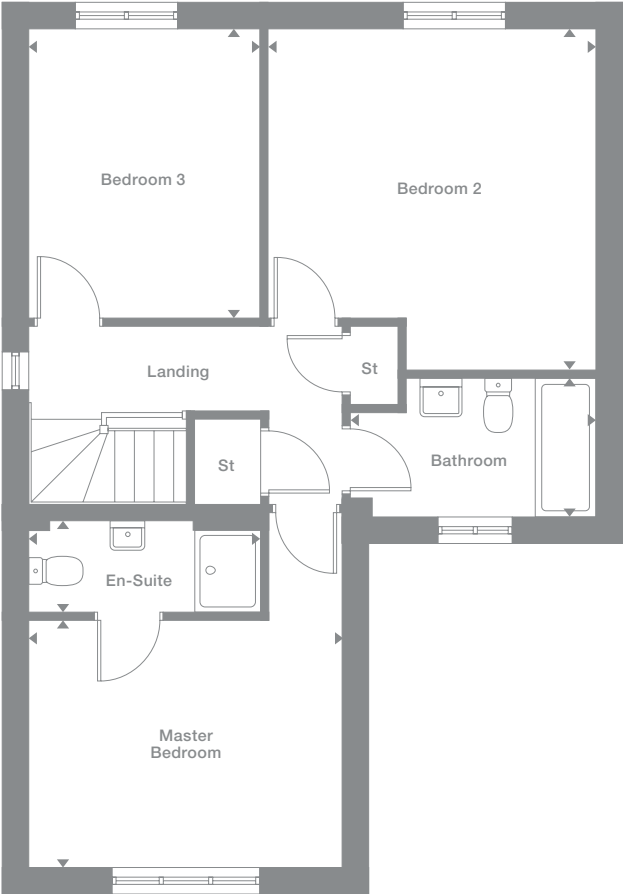
1,061 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Buchan

Overview

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

Ground Floor

- Lounge**
3.450m x 4.797m
11'4" x 15'9"
- Dining**
2.763m x 3.320m
9'1" x 10'11"
- Kitchen**
2.763m x 3.630m
9'1" x 11'11"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Laundry**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

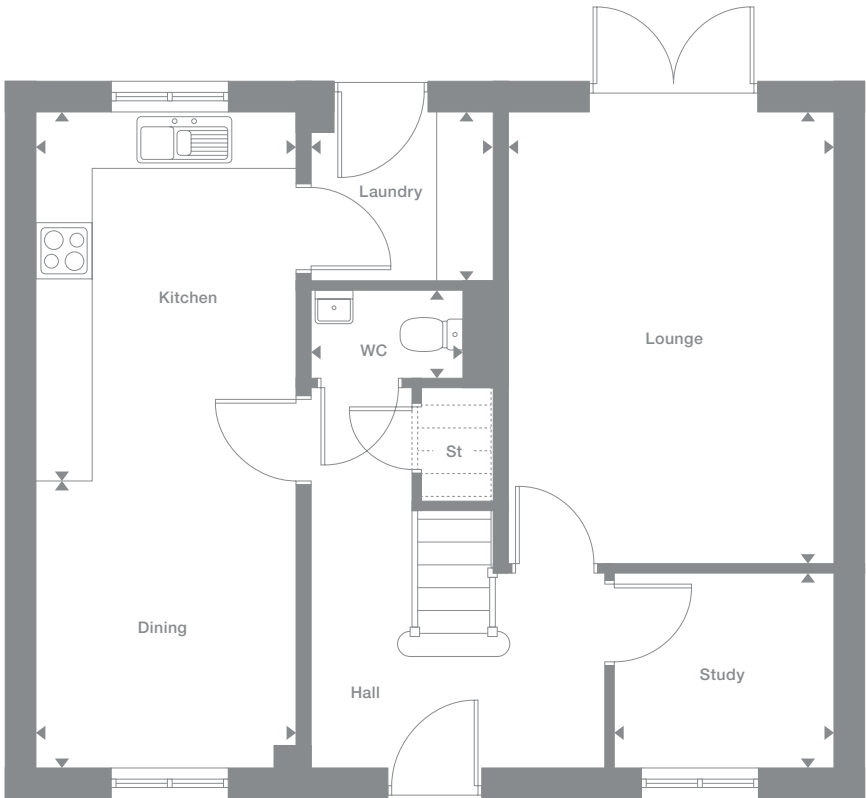
- Master Bedroom**
3.507m max x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m max x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Plots
43, 63, 64*,
67, 87, 88,
94*, 117*, 140

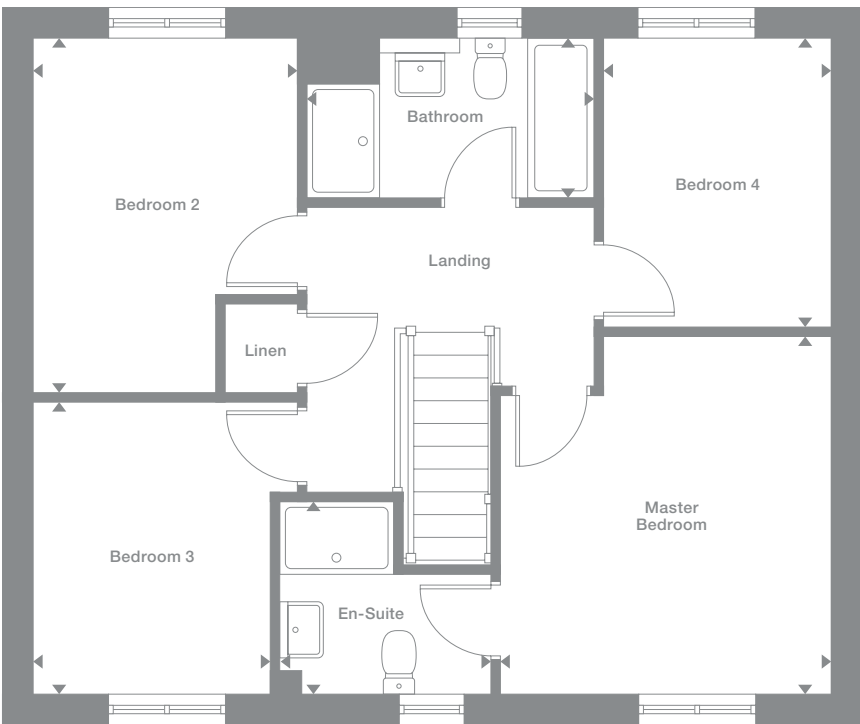
Floor Space
1,264 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Buchan DA

Overview

The broad hallway, feature staircase and superb gallery landing set a spacious tone that enhances each room of this immensely comfortable home, while the beautifully equipped bathroom, kitchen and laundry room demonstrate a meticulous attention to detail.

Ground Floor

- Lounge**
3.450m x 3.797m
11'4" x 15'9"
- Dining**
2.763m x 3.149m
9'1" x 10'4"
- Kitchen**
2.763m x 3.801m
9'1" x 12'6"
- WC**
1.620m x 0.945m
5'4" x 3'1"
- Laundry**
1.937m x 1.799m
6'4" x 5'11"
- Study**
2.323m x 2.060m
7'7" x 6'9"

First Floor

- Master Bedroom**
3.507m x 3.793m max
11'6" x 12'5"
- En-Suite**
2.238m x 2.044m max
7'4" x 6'8"
- Bedroom 2**
2.805m max x 3.762m max
9'2" x 12'4"
- Bedroom 3**
2.519m x 3.095m
8'3" x 10'2"
- Bedroom 4**
2.411m x 3.064m
7'11" x 10'1"
- Bathroom**
3.048m max x 1.700m max
10'0" x 5'7"

Plots

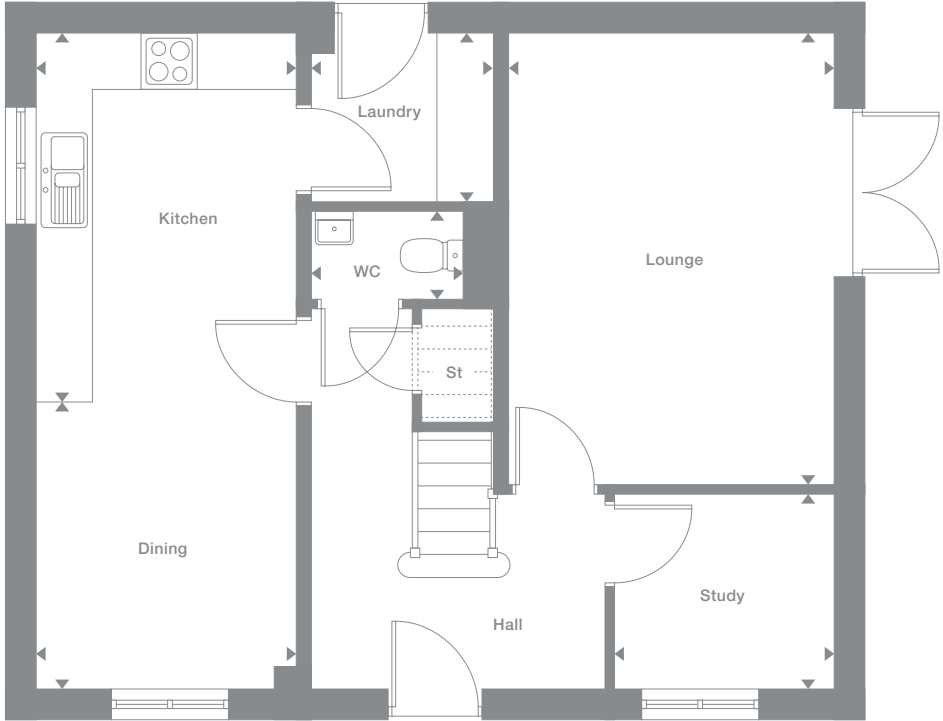
77*

Floor Space

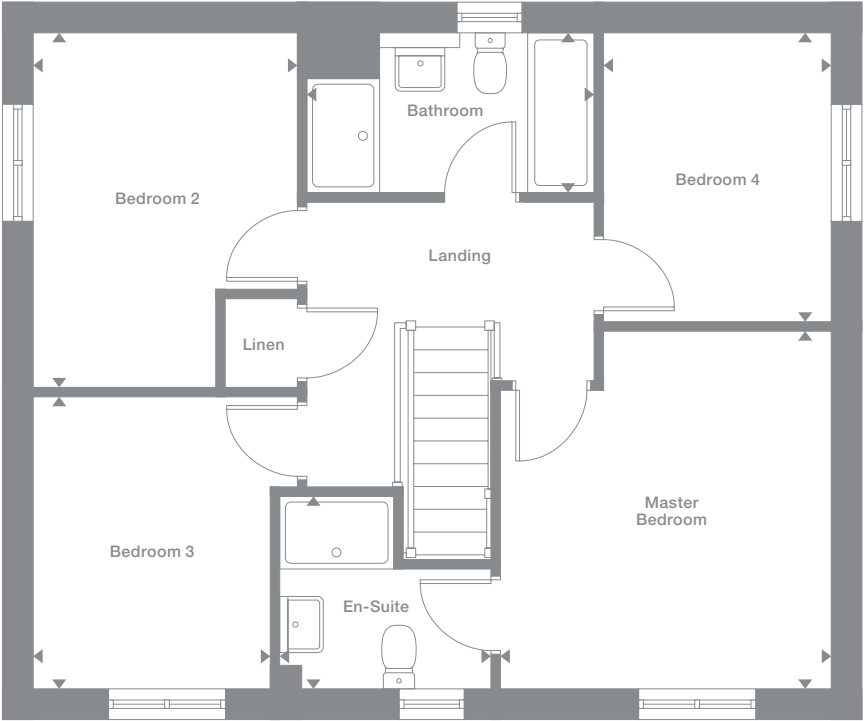
1,264 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Ashbery

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

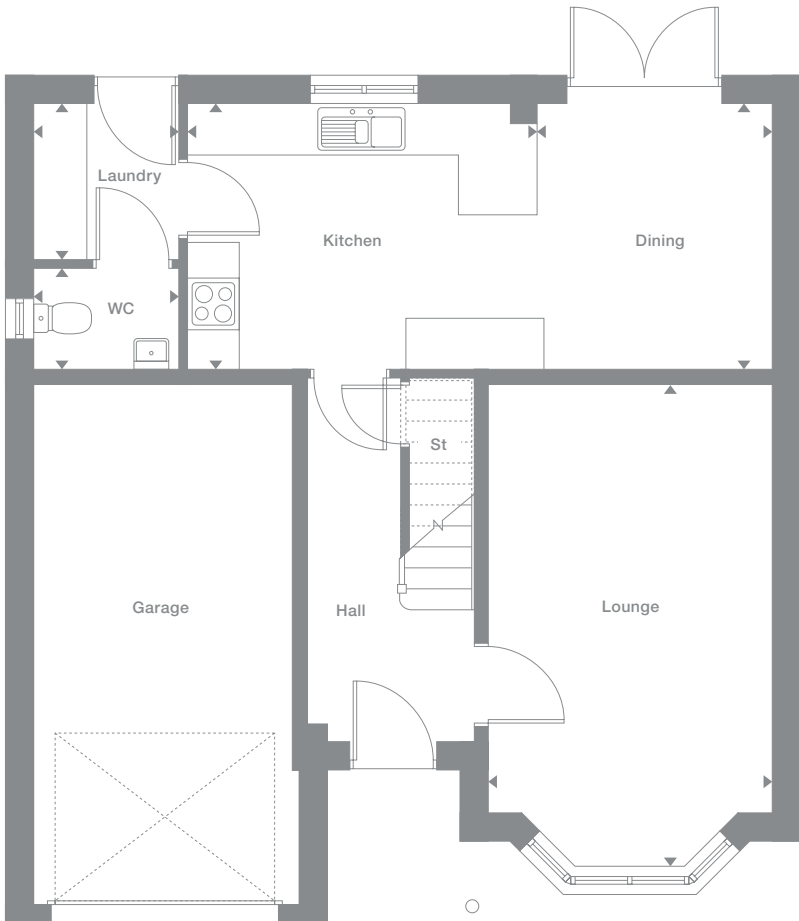
Ground Floor	First Floor
Lounge 3.277m x 5.560m max 10'9" x 18'3"	Master Bedroom 3.277m x 3.916m max 10'9" x 12'10"
Kitchen 4.033m x 3.075m 13'3" x 10'1"	En-Suite 2.240m max x 1.497m 7'4" x 4'11"
Dining 2.718m x 3.075m 8'11" x 10'1"	Bedroom 2 2.748m x 4.148m max 9'0" x 13'7"
Laundry 1.663m x 1.810m 5'5" x 5'11"	Bedroom 3 3.398m max x 3.137m max 11'2" x 10'4"
WC 1.663m x 1.172m 5'5" x 3'10"	Bedroom 4 2.675m max x 4.184m max 8'9" x 13'9"
	Bathroom 2.249m x 1.928m 7'5" x 6'4"

Plots
6*, 22*, 70*

Floor Space
1,275 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

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.

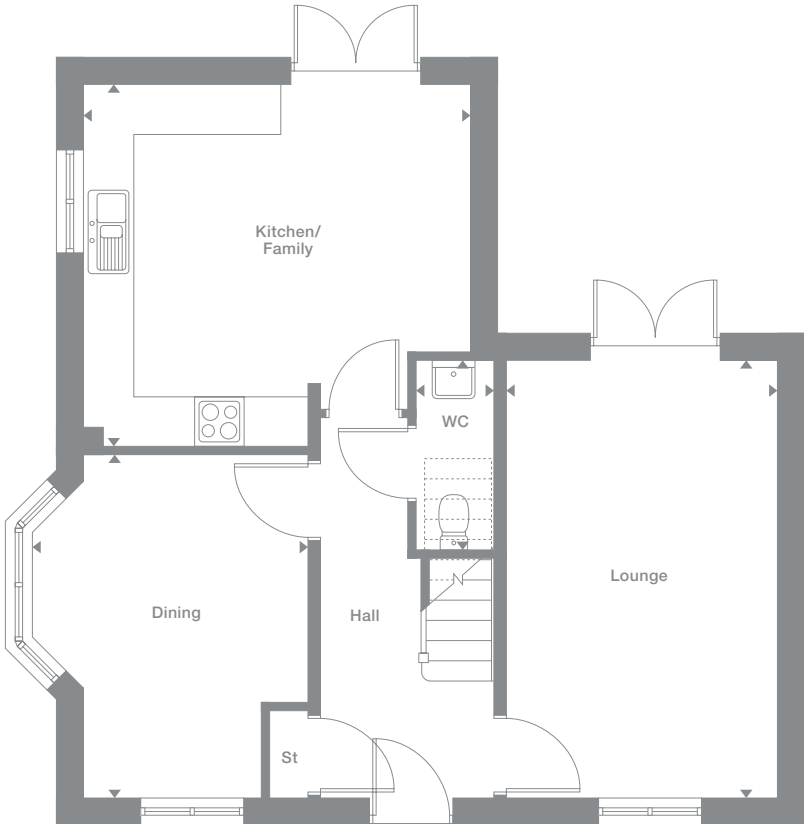
- Ground Floor**
- Lounge
3.268m x 5.275m
10'9" x 17'4"
- Kitchen/Family
4.642m max x 4.358m max
15'3" x 14'4"
- Dining
3.281m max x 4.134m
10'9" x 13'7"
- WC
0.937m x 2.293m
3'1" x 7'6"
- First Floor**
- Master Bedroom
4.642m max x 2.749m max
15'3" x 9'0"
- En-Suite
2.471m max x 1.210m
8'1" x 4'0"
- Bedroom 2
5.562m max x 2.647m
18'3" x 8'8"
- Bedroom 3
3.325m max x 2.885m
10'11" 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
 42, 59*, 68, 69*, 100*, 103, 116*, 124*, 128*

Floor Space
 1,290 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview

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

Ground Floor

Lounge
3.264m x 6.212m max
10'9" x 20'5"

Kitchen
3.052m x 3.060m
10'0" x 10'0"

Family/Dining
3.207m x 3.060m max
10'6" x 10'0"

Laundry
1.812m x 1.904m
5'11" x 6'3"

WC
0.946m x 2.028m
3'1" x 6'8"

First Floor

Master Bedroom
3.264m x 4.436m
10'9" x 14'7"

En-Suite 1
2.275m max x 1.400m max
7'6" x 4'7"

Bedroom 2
4.115m max x 3.193m
13'6" x 10'6"

En-Suite 2
2.498m max x 1.806m
8'2" x 5'11"

Bedroom 3
3.336m max x 2.807m
10'11" x 9'3"

Bedroom 4
2.498m x 2.980m
8'2" x 9'9"

Bathroom
2.144m max x 1.794m
7'0" x 5'11"

Plots

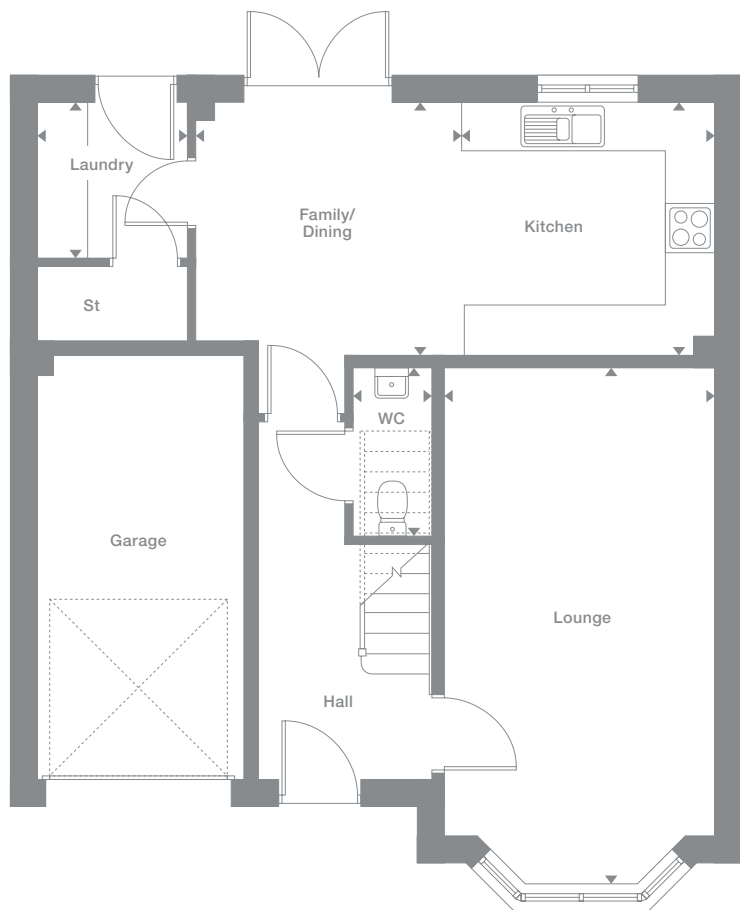
3*, 5, 53,
54*, 81*,
123*, 130,
137, 138*

Floor Space

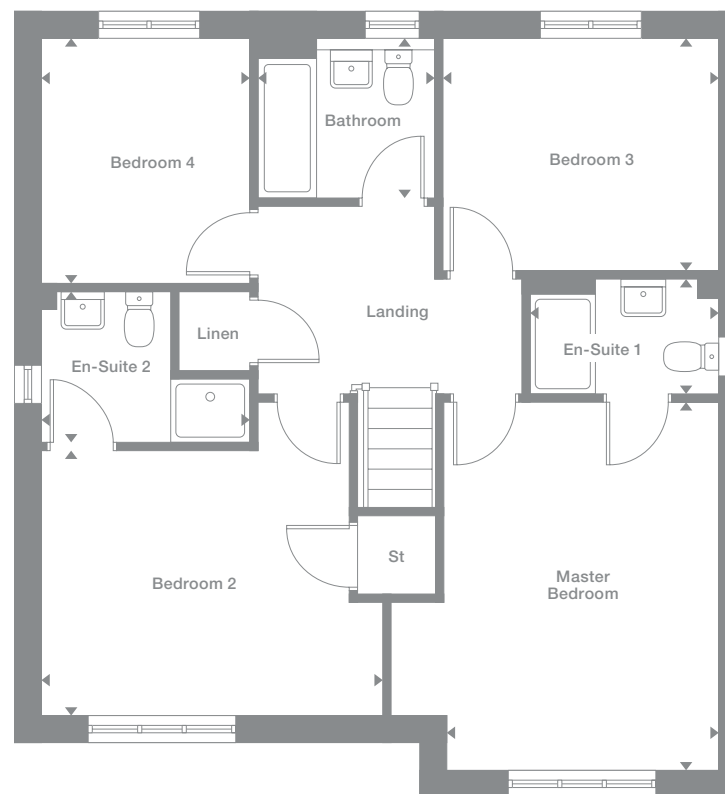
1,341 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

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.

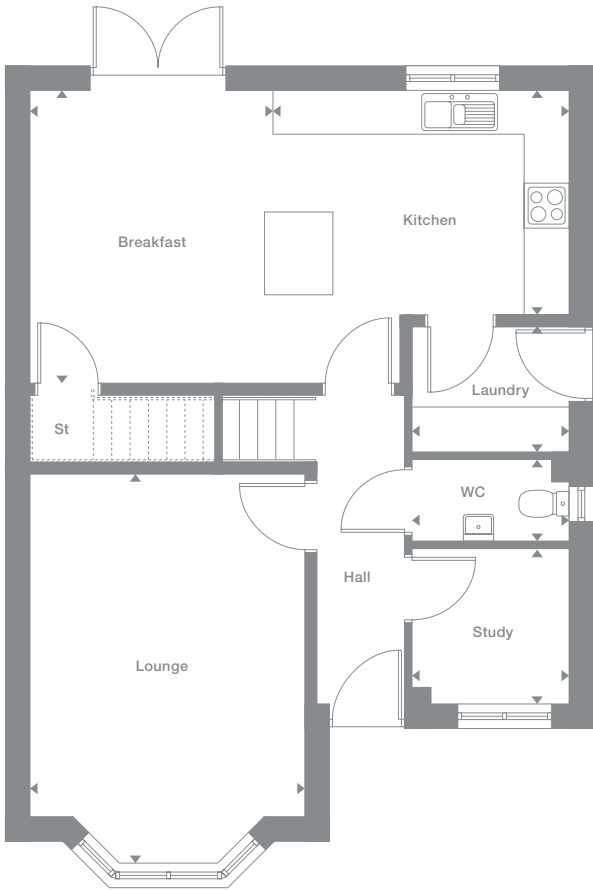
Ground Floor	First Floor
Lounge 3.651m x 5.139m 12'0" x 16'10"	Master Bedroom 3.651m x 4.603m 12'0" x 15'1"
Kitchen 3.922m x 2.993m 12'10" x 9'10"	En-Suite 2.003m x 2.009m 6'7" x 6'7"
Breakfast 3.224m x 3.885m 10'7" x 12'9"	Bedroom 2 3.793m x 2.758m 12'5" x 9'1"
WC 2.087m x 1.082m 6'10" x 3'7"	Bedroom 3 3.260m x 2.749m 10'8" x 9'0"
Laundry 2.087m x 1.660m 6'10" x 5'5"	Bedroom 4 3.402m x 3.187m 11'2" x 10'5"
Study 2.087m x 2.060m 6'10" x 6'9"	Bathroom 2.558m x 2.000m 8'5" x 6'7"

Plots
40, 41*,
44*, 45,
86*, 141,
142*, 143

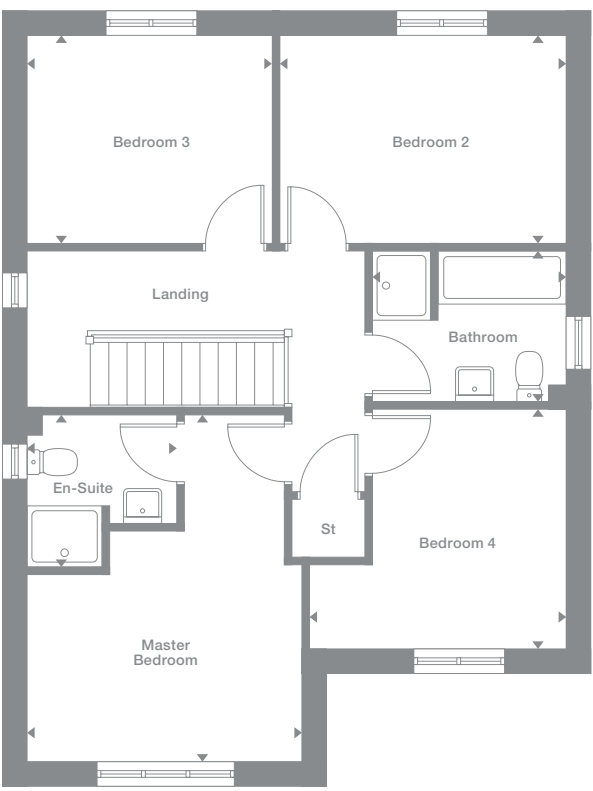
Floor Space
1,381 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Buttermere

Overview

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

Ground Floor

- Lounge**
3.391m x 5.614m max
11'2" x 18'5"
- Kitchen**
4.882m x 2.977m
16'0" x 9'9"
- Breakfast**
4.032m x 2.977m
13'3" x 9'9"
- WC**
1.673m x 0.924m
5'6" x 3'0"
- Laundry**
1.673m x 1.960m
5'6" x 6'5"

First Floor

- Master Bedroom**
2.806m max x 3.643m
9'2" x 17'0"
- En-Suite 1**
1.857m x 2.002m
6'1" x 6'7"
- Bedroom 2**
3.391m x 3.643m
11'2" x 11'11"
- En-Suite 2**
1.648m max x 2.055m max
5'5" x 6'9"
- Bedroom 3**
3.201m x 3.053m
10'6" x 10'0"
- En-Suite 3**
2.388m x 1.210m
7'10" x 4'0"
- Bedroom 4**
2.556m max x 3.173m max
8'5" x 10'5"
- Bedroom 5**
3.255m x 2.002m
10'8" x 6'7"
- Bathroom**
2.088m x 2.002m
6'10" x 6'7"

Plots

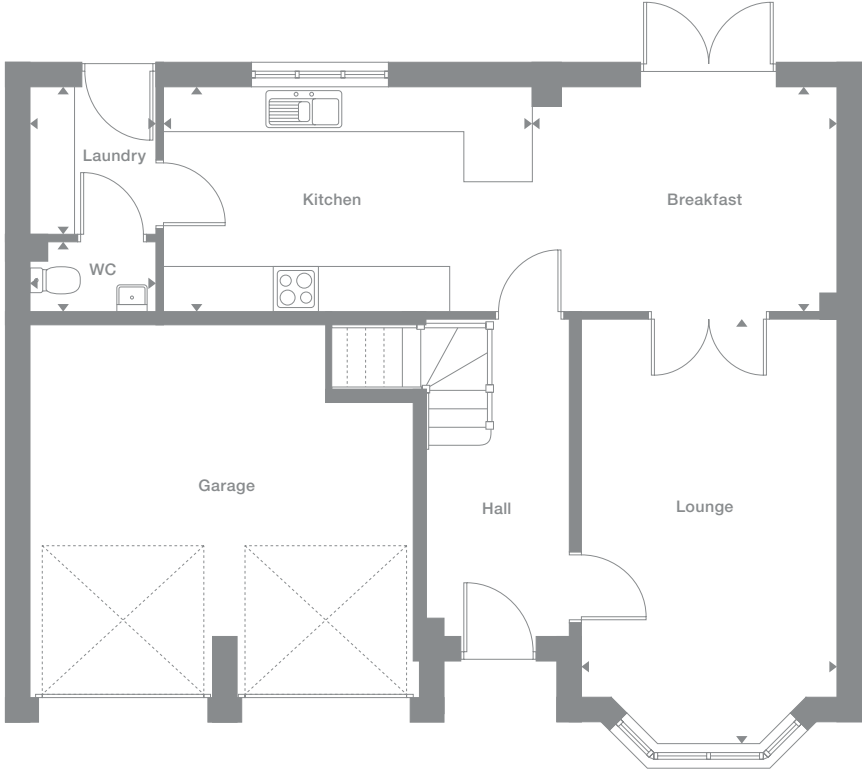
- 39*, 58,
- 60*, 76,
- 122*, 126,
- 127*, 129,
- 144*

Floor Space

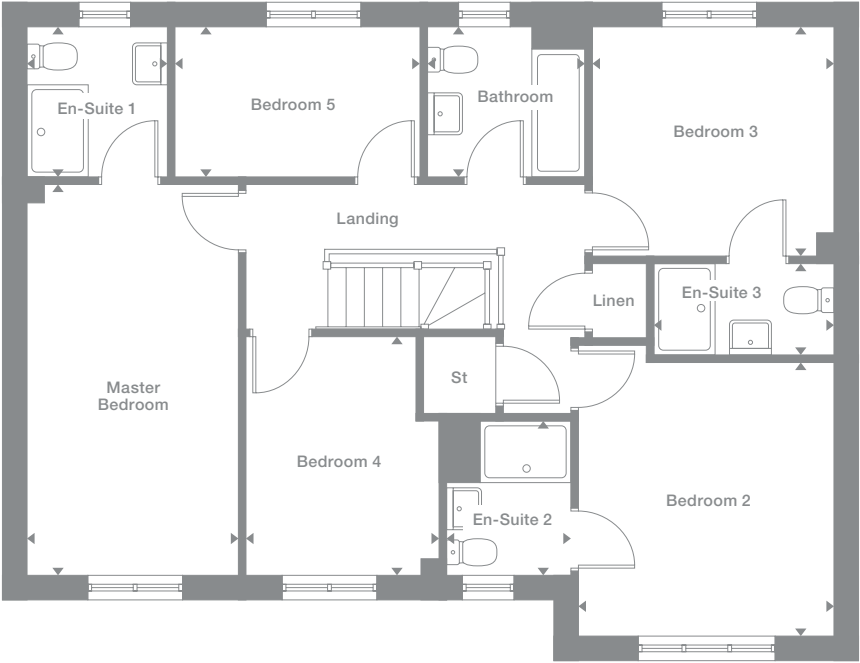
1,502 sq ft



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.

* Plots are a mirror image of plans shown above

Jura

Overview

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

Ground Floor

- Lounge**
3.580m x 5.192m max
11'9" x 17'0"
- Dining**
3.149m x 2.850m
10'4" x 9'4"
- Kitchen**
3.982m x 2.850m
13'1" x 9'4"
- Family**
3.141m x 2.850m
10'4" x 9'4"
- WC**
0.850m x 1.955m
2'9" x 6'5"
- Laundry**
2.252m x 1.955m
7'5" x 6'5"

First Floor

- Master Bedroom**
4.895m max x 4.277m max
16'1" x 14'0"
- En-Suite 1**
2.177m x 1.978m
7'2" x 6'6"
- Bedroom 2**
3.064m x 3.576m
10'1" x 11'9"
- En-Suite 2**
2.015m max x 1.860m max
6'7" x 6'1"
- Bedroom 3**
3.713m x 2.911m
12'2" x 9'7"
- Bedroom 4**
3.284m x 2.911m max
10'9" x 9'7"
- Bedroom 5**
3.639m max x 2.633m max
11'11" x 8'8"
- Bathroom**
2.603m max x 1.870m
8'6" x 6'2"

Plots

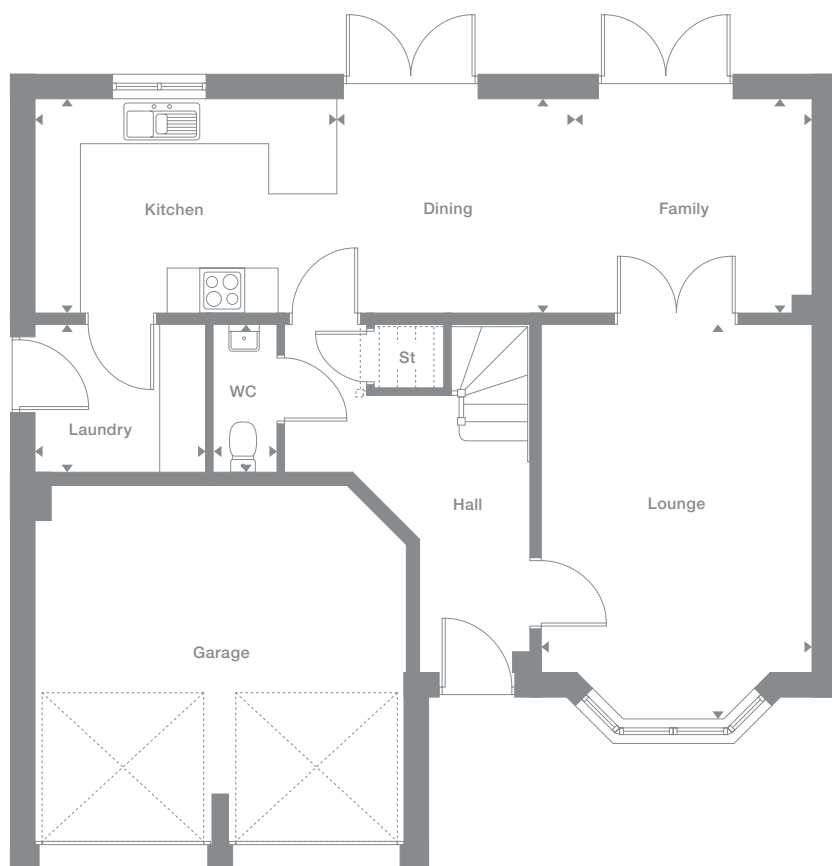
- 2, 52*,
- 55*, 61,
- 62*, 102,
- 121

Floor Space

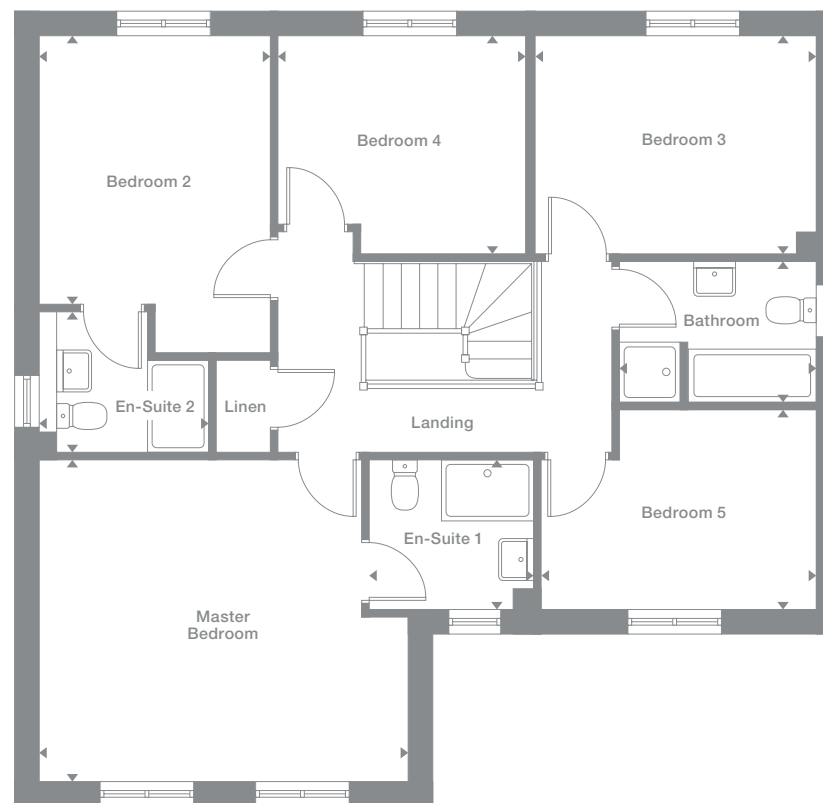
1,671 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Overview
An exciting succession of impressive features, from the stylishly divided kitchen and dining room through to the luxurious en-suite master bedroom with its separate dressing area, emphasise the outstanding quality of this superior home.

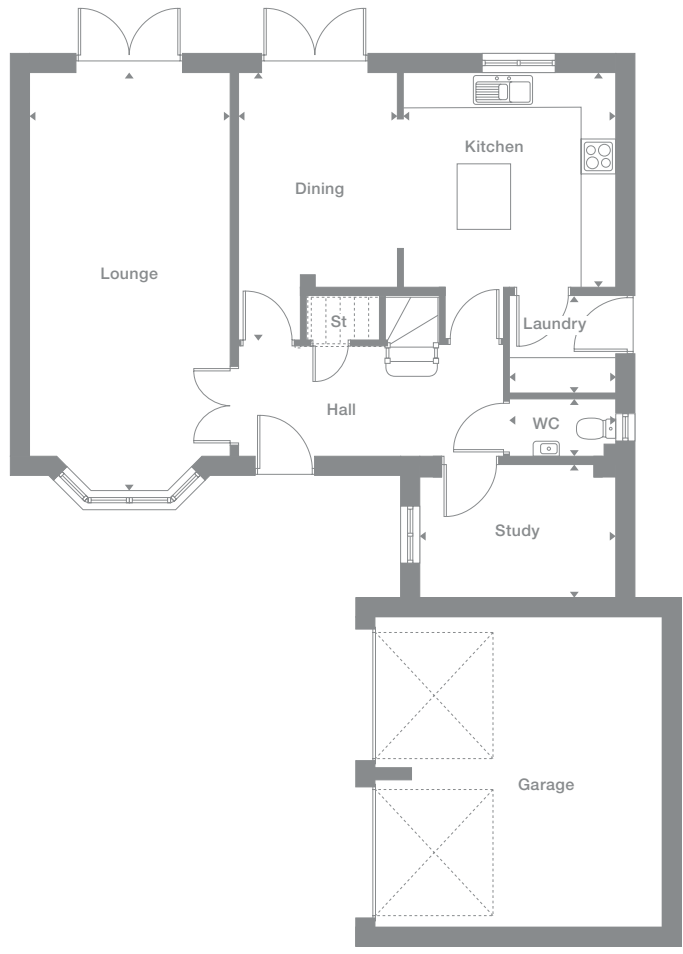
- Ground Floor**
Lounge
3.400m x 7.108m max
11'2" x 23'4"
Dining
2.700m x 3.640m
8'10" x 11'11"
Kitchen
3.607m x 3.640m
11'10" x 11'11"
WC
1.815m x 0.989m
5'11" x 3'3"
Laundry
1.815m x 1.643m
5'11" x 5'5"
Study
3.328m x 2.245m
10'11" x 7'4"
- First Floor**
Master Bedroom
4.901m max x 4.706m max
16'1" x 15'5"
En-Suite 1
2.603m max x 2.438m max
8'6" x 8'0"
Dressing
1.998m x 2.438m max
6'7" x 8'0"
Bedroom 2
2.900m x 3.697m
9'6" x 12'2"
En-Suite 2
1.700m max x 2.313m max
5'7" x 7'7"
Bedroom 3
3.400m x 3.215m
11'2" x 10'7"
Bedroom 4
3.400m x 3.207m
11'2" x 10'6"
Bedroom 5
3.433m x 2.689m max
11'3" x 8'10"
Bathroom
1.700m x 2.306m
5'7" x 7'7"

Plots
1, 4,
38, 51*,
56, 57*,
101, 125*,
139*, 145*

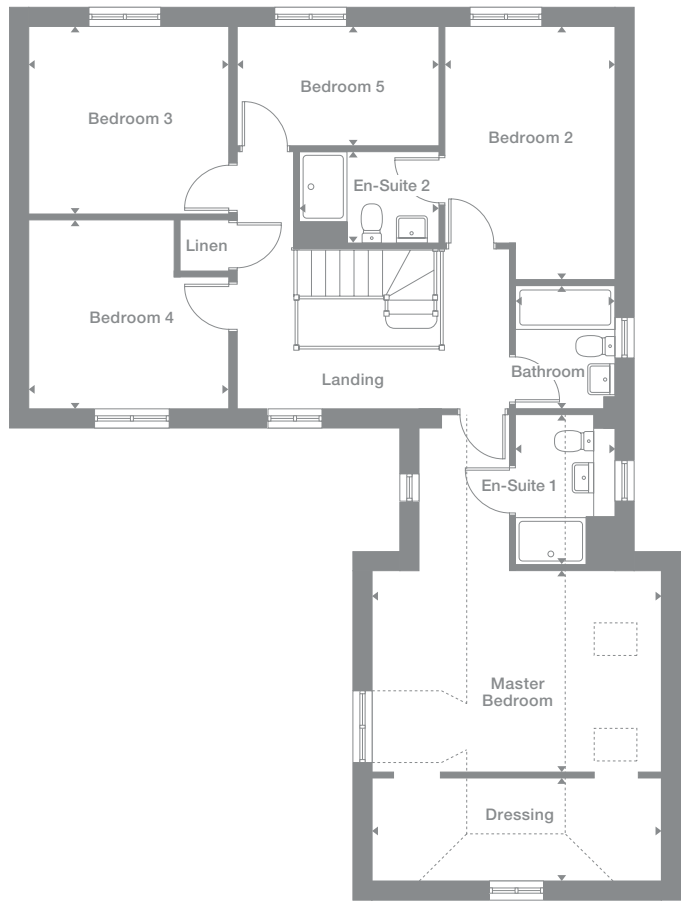
Floor Space
1,868 sq ft



Ground Floor



First Floor



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* Plots are a mirror image of plans shown above

Velux rooflight

The Miller Difference

The Miller Difference

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

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

Trust

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

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

Helping where we can

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

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

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

Pushing up standards

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

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

Keeping you involved

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

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

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

A Better Place

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

For your future

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

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

Chris Mackenzie
Miller Home Owner

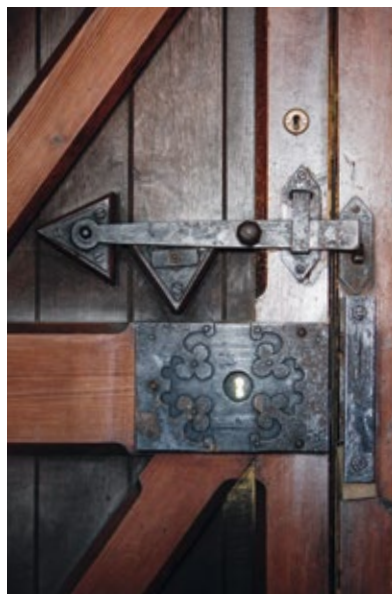
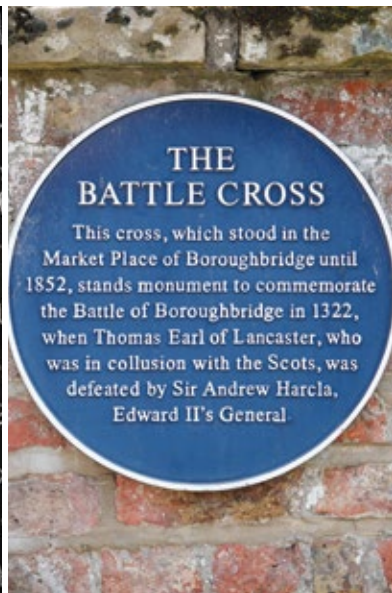
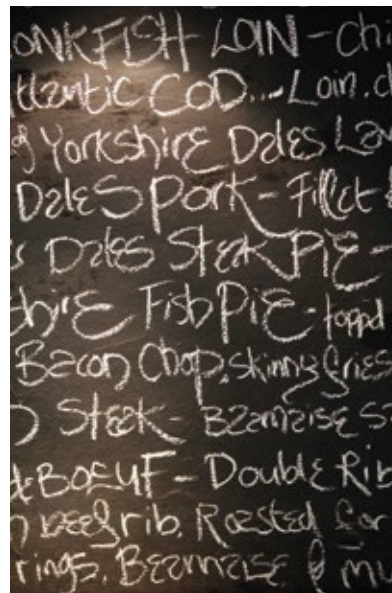
"We are so impressed with the exceptional customer service and quality of our home that we've recommended Miller Homes to a friend."

Helen Moscrop
Miller Home Owner



The area offers endless scope for exploration. Walkways along the River Ure complement country footpaths and village lanes, and Aldborough village, a fifteen minute walk away and the site of some superb Roman mosaics, is home to the celebrated Northern Aldborough Festival, one of the country's foremost classical music celebrations. Many of the Festival events take place within Boroughbridge. Other local events include an Easter Walking Festival and the Aldborough and Boroughbridge Show each July, which attracts visitors from throughout Yorkshire.

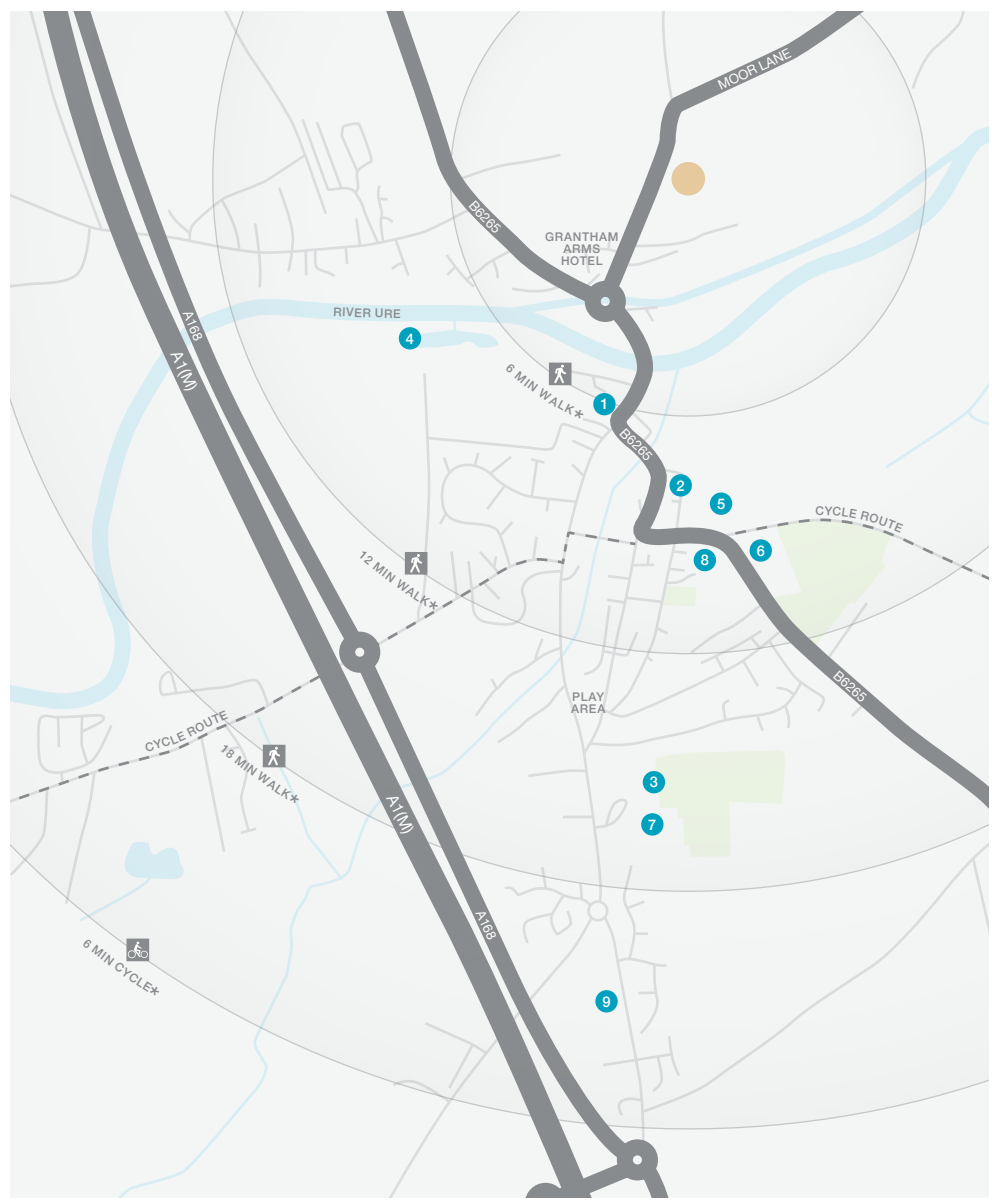
The superb wetland nature reserve at Stavelly is just three miles away, and the town sits between Nidderdale Area of Natural Beauty and the Yorkshire Dales to the west, and the North Yorkshire Moors to the east, both around ten miles away and both amongst England's finest wild spaces. Boroughbridge Sports Association organises cricket, football and tennis activities and, as well as berthing assorted pleasure craft, Boroughbridge Marina offers boat hire for days out.



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.

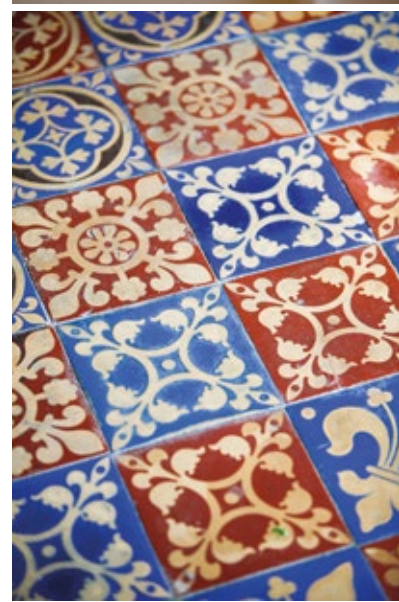
Boroughbridge Primary School, assessed as 'good' by Ofsted, is located in open surroundings on the edge of the town, and there is a second primary school in Kirby Hill. Boroughbridge High School, which has specialist status in art, also incorporates Boroughbridge

Leisure Centre, with a suite of fitness facilities for community use. Medical provision includes a large GP practice based in Church Lane Surgery and a dental practice near the Morrisons supermarket. There is also an optician in the town centre.



- 1 Boroughbridge Post Office, Horsefair 01423 322 560
 - 2 Boroughbridge Pharmacy, 26 High Street 01423 322 448
 - 3 Boroughbridge Leisure Centre, Wetherby Road 01423 323 505
 - 4 Boroughbridge Marina, Marina Lane 01423 323 400
 - 5 Boroughbridge Sports Association, Aldborough Road 01423 324 206
 - 6 Boroughbridge Primary School, York Road 01423 322 208
 - 7 Boroughbridge High School, Wetherby Road 01423 323 540
 - 8 Church Lane Surgery Church Lane 01423 322 309
 - 9 Boroughbridge Dental Centre, Wetherby Road 01423 322 757
- Kirby Hill Primary School, Church Lane 01423 322 713

* 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 8610

From the A1(M)
Leave the A1(M) at junction 48 and follow signs for Boroughbridge via the A6055. Carry straight on along Wetherby Road and Horsefair to cross the River Ure, then take the second roundabout exit to pass to the right of the Grantham Arms Hotel. Milby Grange is on the right, 300 yards on.

From Harrogate
Follow the A59 into Knaresborough, then at the Bond End junction join the A6055 for Boroughbridge. Stay on the A6055 through the junction with the A1(M), and carry straight on along Wetherby Road and Horsefair to cross the River Ure. Take the second roundabout exit to pass to the right of the Grantham Arms Hotel, and Milby Grange is on the right, 300 yards on.

Sat Nav: YO51 9BL



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.

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

the place to be®

Why Miller Homes?

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

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

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