



2, 3, 4 & 5 bed homes
Fairfield Manor, Wakefield

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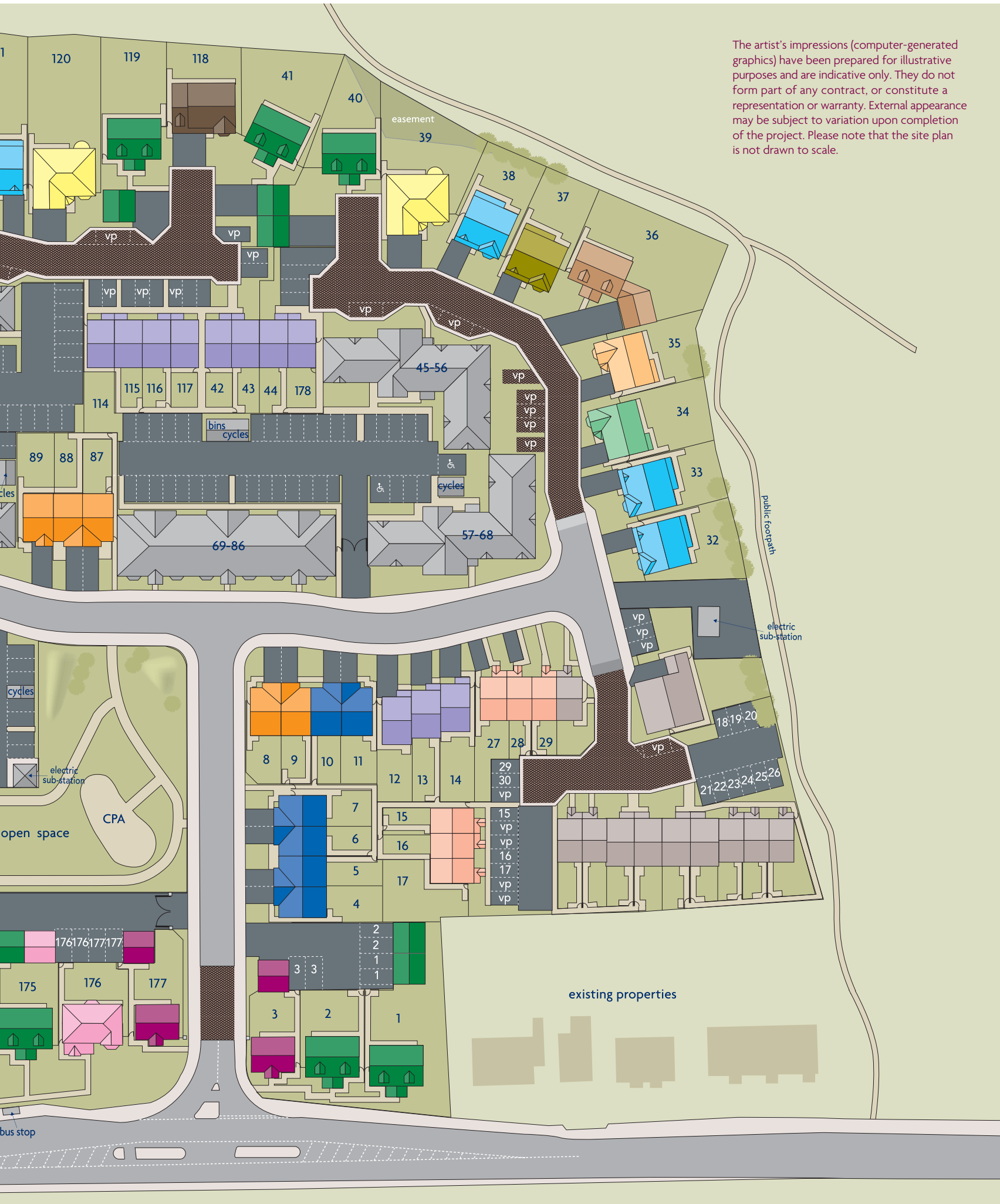
Fairfield Manor Plot Information

Just half a mile from the lively centre of Wakefield, yet tucked into a haven of almost rural calm, Fairfield Manor is a beautiful new neighbourhood of premium quality houses and apartments. Arranged around a pleasant open space that forms a focal point in the style of a village green, this peaceful retreat is perfectly situated for easy access to the M1 and M62 motorways, making it an ideal base for the commuter.

The Almond
The Buttermere
The Chantry
The Coniston
The Coniston Special
The Forth
The Fyne
The Fyne Special
The Jura
The Jura Special
The Medway
The Milne
The Nith
The Nith Special
The Witham
The Witham Special



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.



3 bed townhouse The Chantry

Plots:

12*, 13*, 14*, 42*, 43, 44*, 114*, 115, 116*, 117, 165*, 166, 167*, 168, 169*, 170, 171*, 172, 178

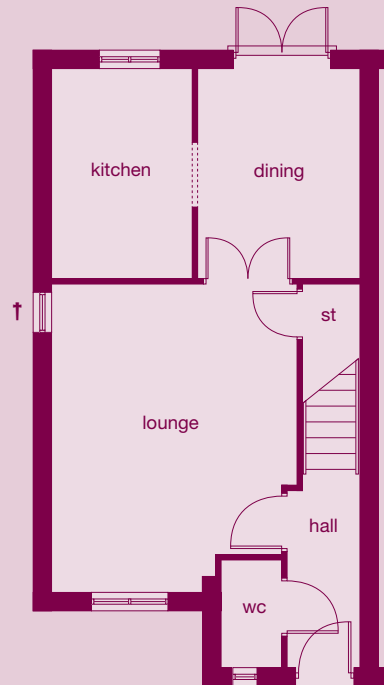
Key features

double doors to dining-room
generous storage space

From the lounge of the Chantry, with its dual-aspect windows, double doors lead through to a delightful dining-room, in which the French doors echo the elegant entrance from the lounge, and the archway leading through to the kitchen brings a dash of style to open-plan convenience. Upstairs, the master bedroom includes en-suite facilities and a large walk-in wardrobe.



Ground Floor



Ground Floor

room dimensions:

lounge	3.687m x 4.639m _{max}	12'1" x 15'3"
kitchen	2.100m x 3.160m	6'11" x 10'4"
dining	2.437m x 3.160m	8'0" x 10'4"
wc	0.850m x 1.585m	2'9" x 5'2"

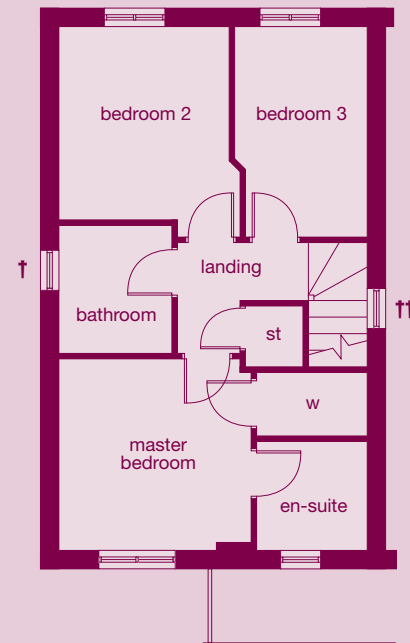
*Plots are a mirror-image of plans shown above.

† Windows to end-terrace plots only.

†† Some end-terrace plots have gable windows to staircases.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor

room dimensions:

master bedroom	2.912m x 2.874m _{max}	9'7" x 9'5"
en-suite	1.625m x 1.612m	5'4" x 5'3"
bedroom 2	2.560m _{min} x 3.160m _{max}	8'5" x 10'4"
bedroom 3	1.977m x 3.160m _{max}	6'6" x 10'4"
bathroom	1.700m x 1.925m	5'7" x 6'4"

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4 bed townhouse The Witham

Plots:

8*, 9, 87*, 88, 89, 129*, 130, 161*, 162, 163*, 164

Key features

integral garage
additional WC on first floor
en-suite shower room to master bedroom

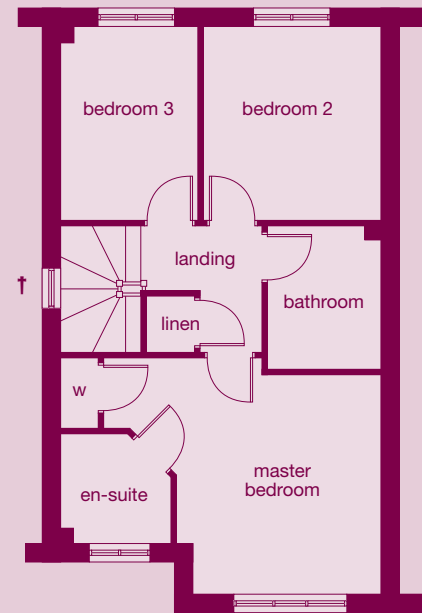
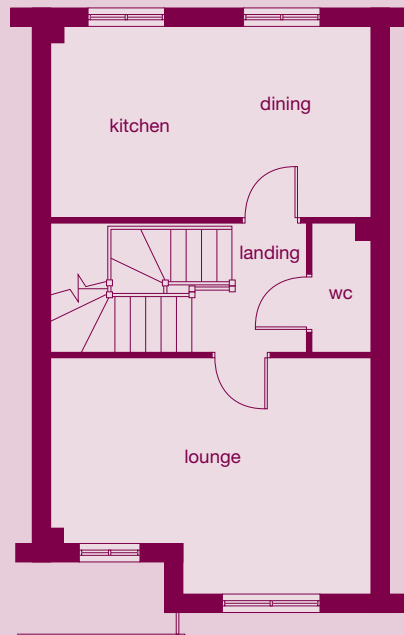
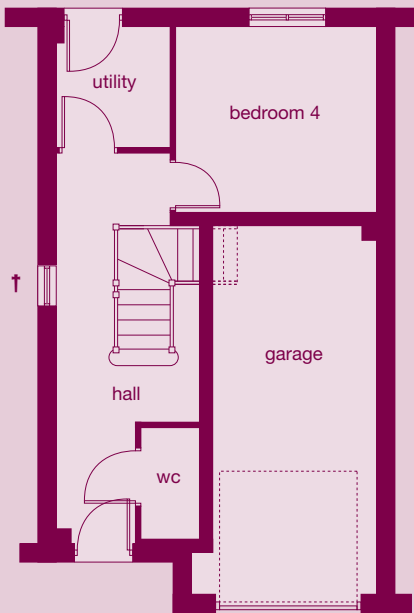
The Witham is an imaginatively conceived home that brings the advantages of contemporary design, such as a superbly planned and equipped modern kitchen, and WC facilities on every floor, into the attractive architectural form of a traditional townhouse. The entrance canopy and broad hall, with its elegant feature staircase, clearly demonstrate the attention to detail that runs through every aspect of this fine residence.



Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

bedroom 4	3.091m x 2.875m	10'2" x 9'5"
utility	1.771m x 1.848m	5'10" x 6'1"
wc	0.900m x 1.727m	2'11" x 5'8"

*Plots are a mirror-image of plans shown above.

†Some plots have windows to staircase.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor

room dimensions:

lounge	4.967m x 3.667m max	16'4" x 12'0"
kitchen/dining	4.967m x 2.931m	16'4" x 9'7"
wc	0.860m x 1.950m	2'10" x 6'5"

Second Floor

room dimensions:

master bedroom	4.302m max x 3.417m min	14'1" x 11'3"
en-suite	1.708m x 1.701m max	5'7" x 5'7"
bedroom 2	2.724m x 2.976m	8'11" x 9'9"
bedroom 3	2.138m x 2.977m	7'0" x 9'9"
bathroom	1.733m x 2.200m	5'8" x 7'3"

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5 bed detached The Jura

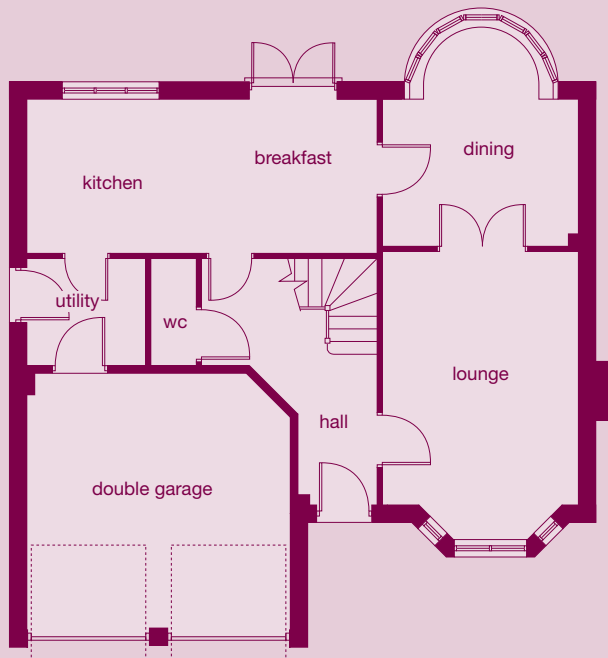
Plots:
39,120,122*

Key features
integral double garage
semi-circular bay window
two en-suites

The stunning semi-circular bay window that adds a conservatory-style ambience to the dining-room, has an even greater impact when the doors between the lounge and dining-room are opened up to form a single dramatic area with bay windows at either end. The unusual staircase, following the form of the hallway and rising to a feature gallery landing, creates a sense of space that runs through the entire home.



Ground Floor



Ground Floor

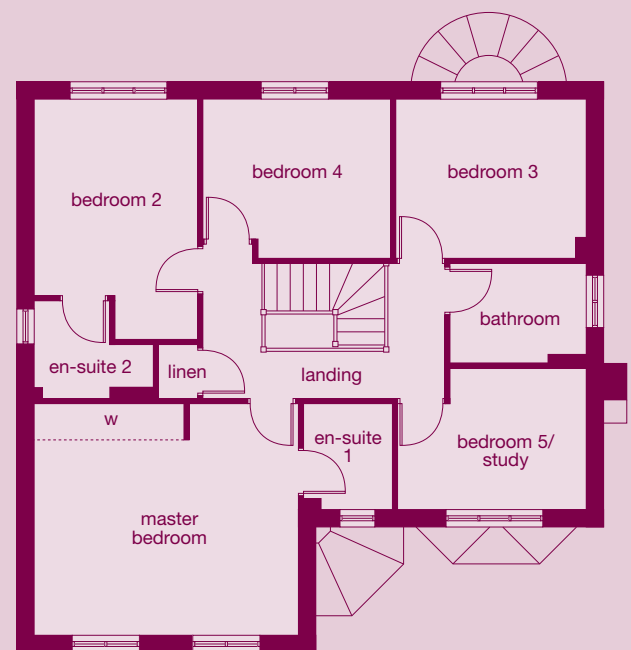
room dimensions:

lounge	3.580m x 5.343m _{max}	11'9" x 17'6"
kitchen/breakfast	6.542m x 2.850m	21'6" x 9'4"
dining	3.630m x 4.011m _{max}	11'11" x 13'2"
utility	2.245m x 1.950m	7'4" x 6'5"
wc	0.850m x 1.950m	2'9" x 6'5"

*Plot is a mirror-image of plans shown above.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor

room dimensions:

master bedroom	4.895m x 4.270m	16'1" x 14'0"
en-suite 1	1.652m x 1.971m	5'5" x 6'6"
bedroom 2	3.060m x 4.413m _{max}	10'0" x 14'6"
en-suite 2	2.240m x 1.825m _{max}	7'4" x 6'0"
bedroom 3	3.516m x 2.900m	11'6" x 9'6"
bedroom 4	3.478m x 2.900m _{max}	11'5" x 9'6"
bedroom 5/study	3.525m x 2.629m _{max}	11'7" x 8'8"
bathroom	2.513m x 1.870m	8'3" x 6'2"

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5 bed detached The Jura Special

Plot:
126

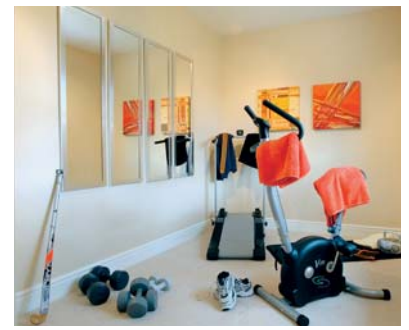
Key features

integral double garage
dual French doors
two en-suite shower rooms

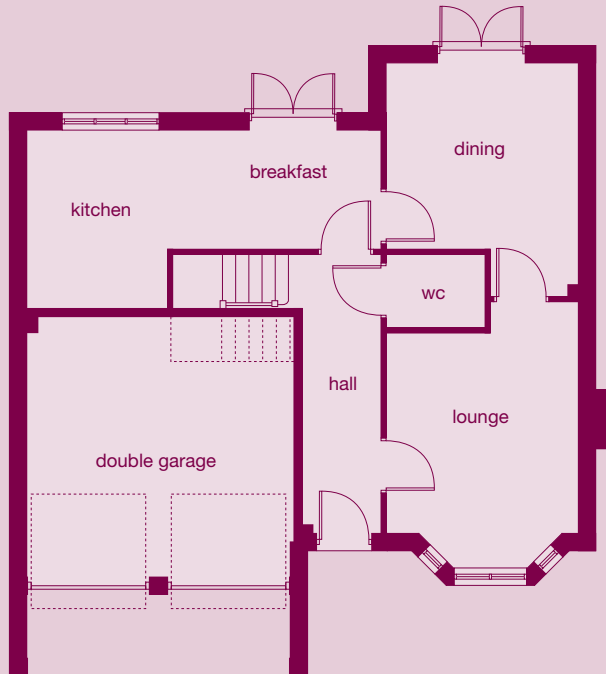
The lounge and dining-room of the Jura Special have been substantially reconfigured, introducing a second set of French doors into the dining-room, and the utility room has been removed to give a larger kitchen area. The staircase and landing have also been redesigned, forming an attractive entrance corridor to the second bedroom.



For illustration only, please see floor plans for layout.



Ground Floor



Ground Floor

room dimensions:

lounge	3.580m x 3.752m min	11'9" x 12'4"
kitchen/breakfast	6.542m x 3.362m max	21'6" x 11'0"
dining	3.580m x 4.350m max	11'9" x 14'3"
wc	1.800m x 1.319m	5'11" x 4'4"

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor

room dimensions:

master bedroom	4.895m x 4.265m	16'1" x 14'0"
en-suite 1	1.647m x 1.965m	5'5" x 6'5"
bedroom 2	3.241m x 3.298m min	10'8" x 10'10"
en-suite 2	1.716m x 2.125m	5'8" x 7'0"
bedroom 3	3.528m x 2.845m min	11'7" x 9'4"
bedroom 4	3.304m x 2.273m min	10'10" x 7'5"
bedroom 5/study	3.520m x 2.624m max	11'7" x 8'7"
bathroom	2.508m x 1.920m	8'3" x 6'4"

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4 bed detached The Nith

Plots:

1,2*,40,41*,119,175

Key features

open-plan kitchen and family room
two en-suite shower rooms
under-stair store cupboard

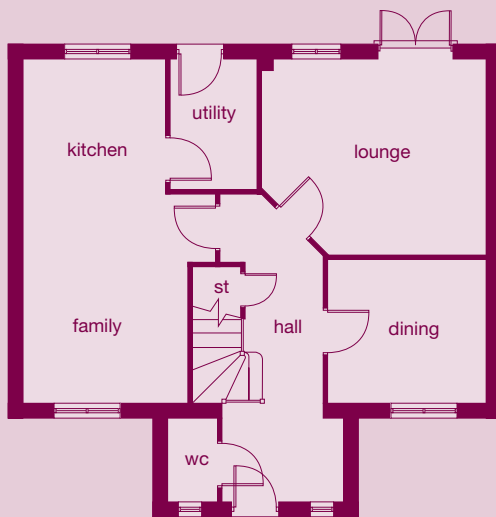
The Nith is a distinguished dwelling of enormous charm and personality. From the unusual pentagonal ground-floor lounge, to the twin dormer-windowed bedrooms, it is filled with innovative and attractive features. The master bedroom suite, with its windows to the front and rear, is complemented by a second en-suite bedroom that could be used to create luxurious guest accommodation.



For illustration only, please see floor plans for layout.



Ground Floor



Ground Floor

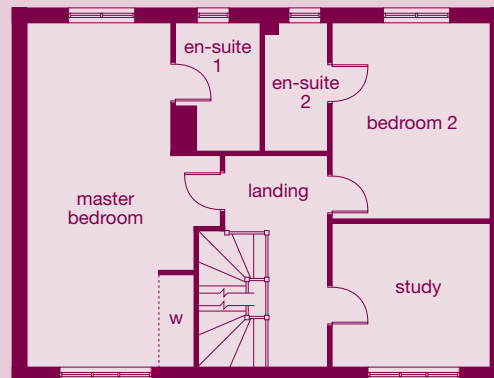
room dimensions:

lounge	4.239m x 3.709m _{max}	13'11" x 12'2"
kitchen/family	3.100m x 6.554m _{max}	10'2" x 21'6"
dining	2.955m x 2.695m	9'8" x 8'10"
utility	1.590m x 2.425m	5'3" x 7'11"
wc	0.910m x 1.569m	3'0" x 5'2"

*Plots are a mirror-image of plans shown above.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor

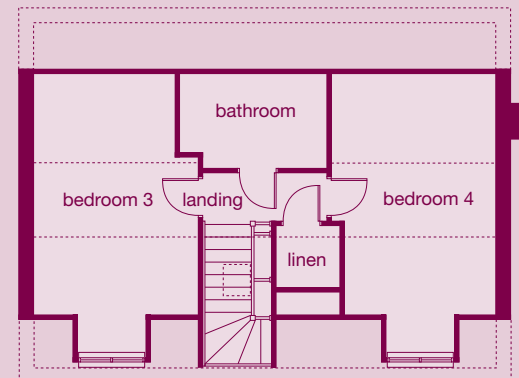


First Floor

room dimensions:

master bedroom	3.100m x 6.554m _{max}	10'2" x 21'6"
en-suite 1	1.574m x 2.425m	5'2" x 7'11"
bedroom 2	3.005m x 3.709m	9'10" x 12'2"
en-suite 2	1.200m x 2.425m	3'11" x 7'11"
study	3.005m x 2.733m	9'10" x 8'11"

Second Floor



Second Floor

room dimensions:

bedroom 3	3.100m x 4.526m _{max}	10'2" x 14'10"
bedroom 4	3.145m x 4.526m _{max}	10'4" x 14'10"
bathroom	2.734m x 1.740m _{max}	9'0" x 5'8"

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4 bed detached The Nith Special

Plots:

36*†,125

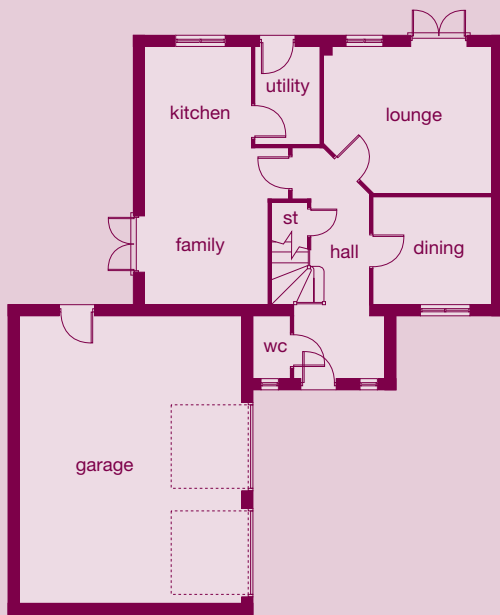
Key features

double garage
open-plan kitchen and family room
two en-suite shower rooms

In the Nith Special, an extra-large double garage, which has space for a flexible workshop area that could equally be used to provide additional storage space, has been incorporated. The arrangement also creates a sheltered entrance courtyard. A second pair of French doors has been added, providing garden access and a convenient route to the garage from the family room.



Ground Floor



Ground Floor

room dimensions:

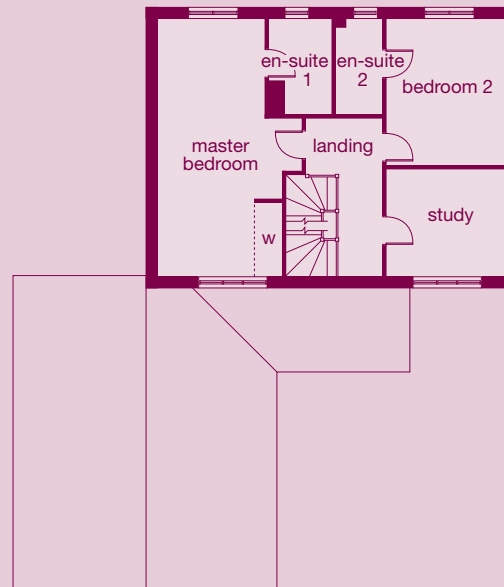
lounge	4.239m x 3.709m _{max}	13'11" x 12'2"
kitchen/family	3.100m x 6.554m _{max}	10'2" x 21'6"
dining	2.955m x 2.695m	9'8" x 8'10"
utility	1.590m x 2.425m	5'3" x 7'11"
wc	0.910m x 1.569m	3'0" x 5'2"

*Plot is a mirror-image of plans shown above.

†Please note that plot 36 has a different garage position.
Please see Sales Adviser for details.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor

room dimensions:

master bedroom	3.100m x 6.554m _{max}	10'2" x 21'6"
en-suite 1	1.574m x 2.425m	5'2" x 7'11"
bedroom 2	3.005m x 3.709m	9'10" x 12'2"
en-suite 2	1.200m x 2.425m	3'11" x 7'11"
study	3.005m x 2.733m	9'10" x 8'11"

Second Floor



Second Floor

room dimensions:

bedroom 3	3.100m x 4.526m _{max}	10'2" x 14'10"
bedroom 4	3.145m x 4.526m _{max}	10'4" x 14'10"
bathroom	2.734m x 1.740m _{max}	9'0" x 5'8"

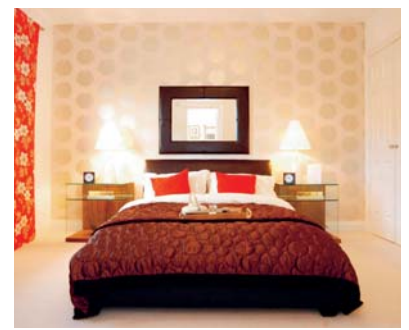
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3 bed detached The Milne

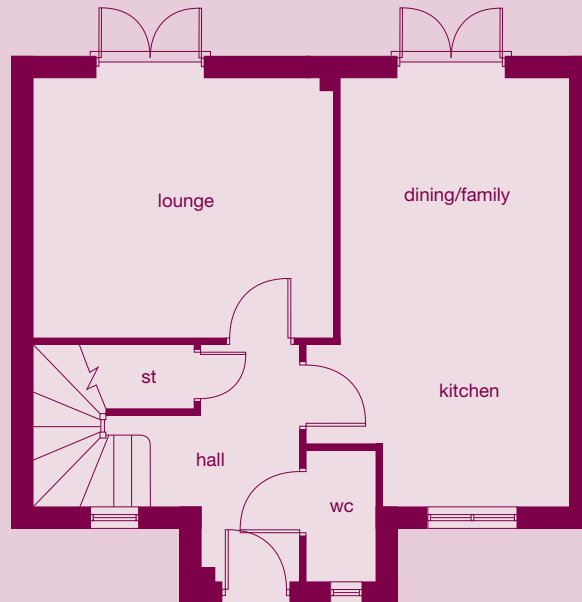
Plots:
3,177*

Key features
dual French doors
downstairs WC
en-suite shower room

The French doors that add such a light, open ambience to both the lounge and the large kitchen and dining/family area of the Milne, also help to soften the barrier between house and garden, adding greatly to the flexibility of the accommodation. The generous storage space includes built-in wardrobes to the master bedroom.



Ground Floor



Ground Floor

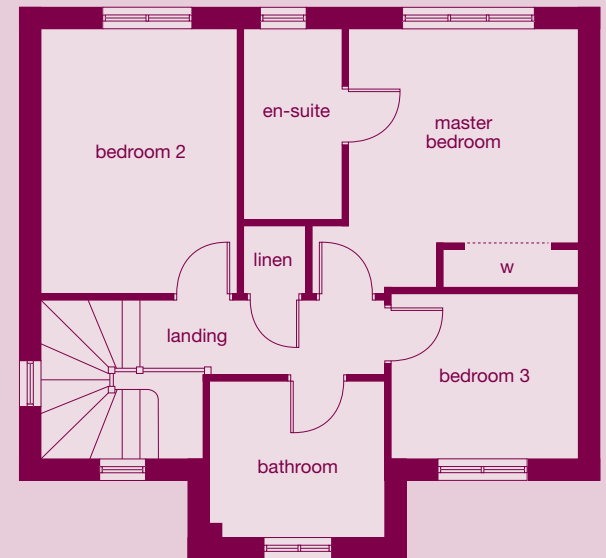
room dimensions:

lounge	3.950m x 3.418m	13'0" x 11'3"
kitchen/dining/family	3.015m min x 5.654m max	9'11" x 18'7"
wc	0.905m x 1.699m	3'0" x 5'7"

*Plot is a mirror-image of plans shown above.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor

room dimensions:

master bedroom	3.043m min x 2.793m min	10'0" x 9'2"
en-suite	1.289m x 2.458m	4'3" x 8'1"
bedroom 2	2.574m x 3.462m	8'5" x 11'4"
bedroom 3	2.492m x 2.155m	8'2" x 7'1"
bathroom	2.273m x 2.028m	7'5" x 6'8"

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4 bed detached The Fyne

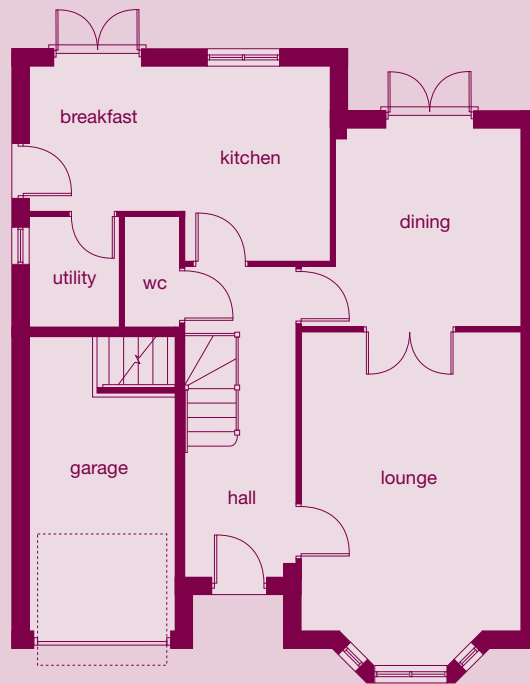
Plots:
32, 33, 38, 121*

Key features
integral garage
twin French doors
bay window
en-suite shower room

French doors and a separate side door, bring a particularly light, open atmosphere to the large kitchen/breakfast area of the Fyne, giving the space a fresh and inviting appeal during even the most adventurous cooking. The superb suite of public rooms, linked by stylish double doors, presents an exceptionally impressive setting for formal entertaining.



Ground Floor



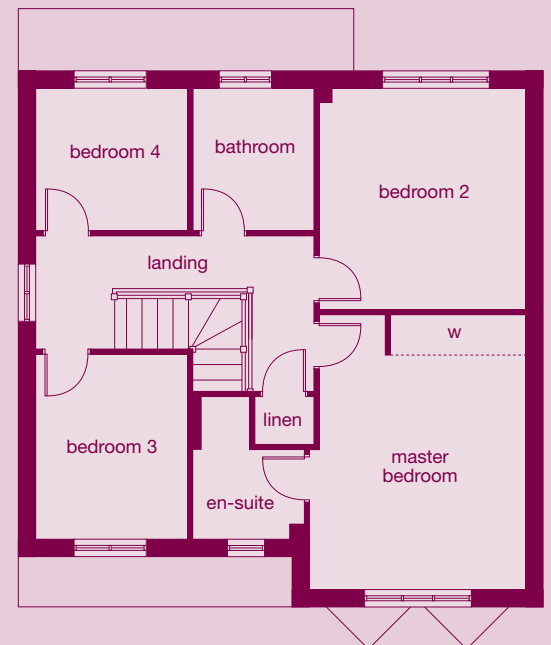
Ground Floor
room dimensions:

lounge	3.518m x 5.415m max	11'7" x 17'9"
kitchen/breakfast	4.898m x 3.162m max	16'1" x 10'4"
dining	3.001m x 3.220m	9'10" x 10'7"
utility	1.445m x 1.750m	4'9" x 5'9"
wc	0.850m x 1.750m	2'9" x 5'9"

*Plot is a mirror-image of plans shown above.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor
room dimensions:

master bedroom	3.518m max x 3.832m min	11'7" x 12'7"
en-suite	1.836m x 2.285m max	6'0" x 7'6"
bedroom 2	3.378m x 3.610m	11'1" x 11'10"
bedroom 3	2.445m x 2.997m	8'0" x 9'10"
bedroom 4	2.451m x 2.310m	8'0" x 7'7"
bathroom	1.970m x 2.310m	6'6" x 7'7"

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4 bed detached The Fyne Special

Plots:
37,124*,127*,128*

Key features
integral garage
twin French doors
bay window
en-suite shower room

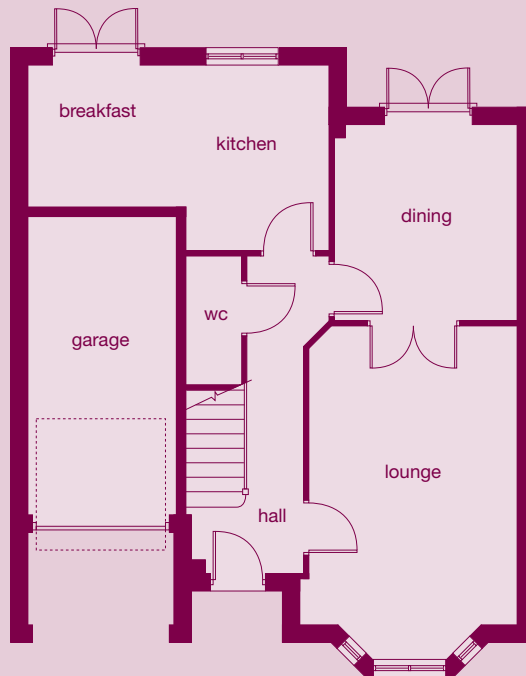
In the Fyne Special, the integral garage has been positioned further to the rear of the building, creating a large, covered forecourt area. The kitchen area has been redesigned without a separate utility room to accommodate the alternative style of garage entrance, and the landing has been reconfigured to extend the third bedroom.



For illustration only, please see floor plans for layout.



Ground Floor



Ground Floor

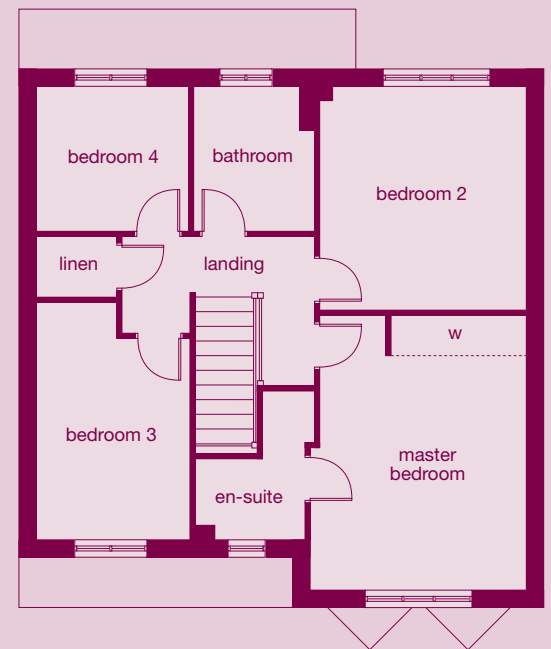
room dimensions:

lounge	3.368m x 4.822m	11'1" x 15'10"
kitchen/breakfast	4.898m x 3.056m	16'1" x 10'0"
dining	2.996m x 3.220m	9'10" x 10'7"
wc	0.900m x 2.114m	2'11" x 6'11"

*Plots are a mirror-image of plans shown above.

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First Floor



First Floor

room dimensions:

master bedroom	3.518m x 4.482m	11'7" x 14'8"
en-suite	1.803m x 2.385m _{max}	5'11" x 7'10"
bedroom 2	3.373m x 3.604m	11'1" x 11'10"
bedroom 3	2.468m x 3.857m	8'1" x 12'8"
bedroom 4	2.451m x 2.304m	8'0" x 7'7"
bathroom	1.965m x 2.304m	6'5" x 7'7"

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4 bed detached The Coniston

Plots:
35,123*

Key features
twin French doors
gallery landing

The tone of this substantial residence is immediately set by the delightful sheltered entrance, opening on to an impressively large hallway and feature staircase which rises to a magnificent gallery landing. The separate utility room is an enormous advantage in household management, and the bright kitchen incorporates a breakfast area with French doors echoing the formal dining-room and helping to integrate the garden into the living space.



Ground Floor



Ground Floor

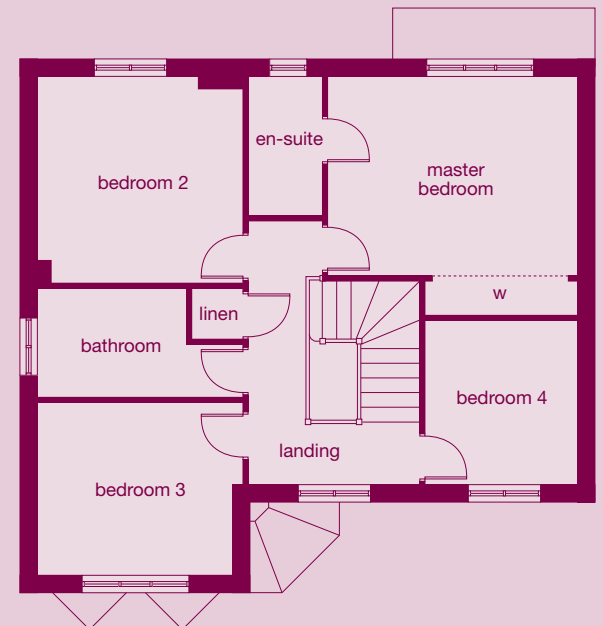
room dimensions:

lounge	3.150m x 5.379m _{max}	10'4" x 17'8"
kitchen/breakfast	4.150m x 4.014m _{max}	13'7" x 13'2"
dining	2.818m x 3.211m	9'3" x 10'6"
utility	1.602m x 2.350m	5'3" x 7'9"
wc	0.900m x 2.050m	2'11" x 6'9"

*Plot is a mirror-image of plans shown above.

Please note brick colours and elevational treatment may vary from site to site, to that shown above.

First Floor



First Floor

room dimensions:

master bedroom	4.070m x 3.261m _{min}	13'4" x 10'8"
en-suite	1.200m x 2.280m	3'11" x 7'6"
bedroom 2	3.350m x 3.388m	11'0" x 11'1"
bedroom 3	3.350m x 2.789m _{max}	11'0" x 9'2"
bedroom 4	2.473m x 2.673m	8'1" x 8'9"
bathroom	2.415m x 1.770m _{min}	7'11" x 5'10"

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Specification

Fairfield Manor

- ✓ yes
- optional extra
- not available

	Almond	Buttermere	Chantry	Coniston	Coniston Special	Forth	Fyne	Fyne Special	Jura	Jura Special	Medway	Milne	Nith	Nith Special	Witham	Witham Special
Kitchens and utilities																
choice of kitchen units and worktops (subject to build programme)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel chimney-hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
plumbing for washing-machine	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated washing-machine	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
integrated washer-dryer	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
stainless steel oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
③ stainless steel 4-ring hob (choice of gas or electric to houses only)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
stainless steel sink and monobloc tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
integrated fridge-freezer or integrated fridge and freezer (subject to layout)	✓	✓	○	✓	✓	✓	✓	✓	✓	✓	○	○	✓	✓	○	○
integrated dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
vinyl floor covering	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
recessed downlighters to kitchen ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Delta lights beneath wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
④ ceramic floor tiling	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
built-in microwave oven	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Bathrooms and en-suites																
bathrooms, en-suites and WCs in white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric shaver point to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓
thermostatic shower, shower tray and enclosure to en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓
① chrome taps	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
half-tiled walls to wet walls in bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
splashbacks to WCs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
full ceramic tiling to shower cubicles	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	✓	✓	✓	✓	✓
ventilation system in bathrooms and en-suites	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
recessed chrome downlighters to bathrooms and en-suite ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
vinyl floor covering	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
⑤ shower over bath	○	○	○	○	○	○	○	○	○	○	✓	○	○	○	○	○
Electrical																
TV sockets in lounges, kitchens and master bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
extra TV sockets pre-plaster	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
extra BT sockets pre-plaster	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
BT socket to halls and master bedrooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ready-installed digital Sky+ ready aerial	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
Safety and security																
② full burglar-alarm system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
smoke detectors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
window locks to non-escape windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
multi-bolt locking system to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓



	Almond	Buttermere	Chantry	Coniston	Coniston Special	Forth	Fyne	Fyne Special	Jura	Jura Special	Medway	Milne	Nith	Nith Special	Witham	Witham Special
Structural																
high-performance double-glazed uPVC windows	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
low-maintenance uPVC fascias, soffits and bargeboards	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
NHBC 10-year warranty	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

Heating and insulation

fully-pressurised heating and hot-water system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
6 thermostatically controlled radiators to main rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
electric point for fire	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
gas point for fire	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
fire surround	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
gas fire	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

Decorative

smooth ceilings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all woodwork to be painted white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
all internal walls to be painted magnolia, except kitchens and bathrooms (white)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
chamfered spindles to stairs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
semi-solid 2-panel colonial-style internal doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fitted wardrobes – proprietary system (sliderobes) to master bedrooms only	✓	✓	–	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	–	–
wardrobes to secondary bedrooms	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
coving to hallways, lounges and dining-rooms	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○
carpets	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○

External

porch light to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
outside water tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
front garden turfed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
rear garden turfed	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
fence to rear gardens, including timber gates	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
doorbell and chimes	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
external patio light	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
private drives – Tarmac surface	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Adviser for specific details.

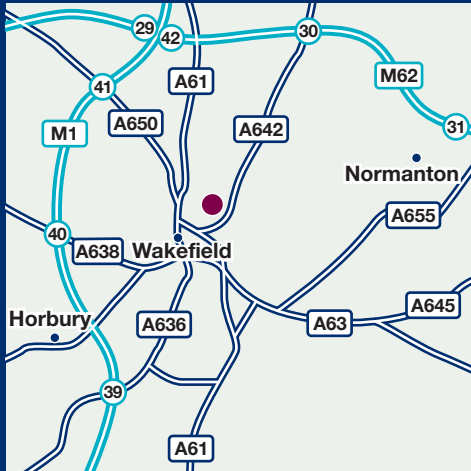
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Photography represents typical Miller Homes' fittings and options.



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From the M1 southbound

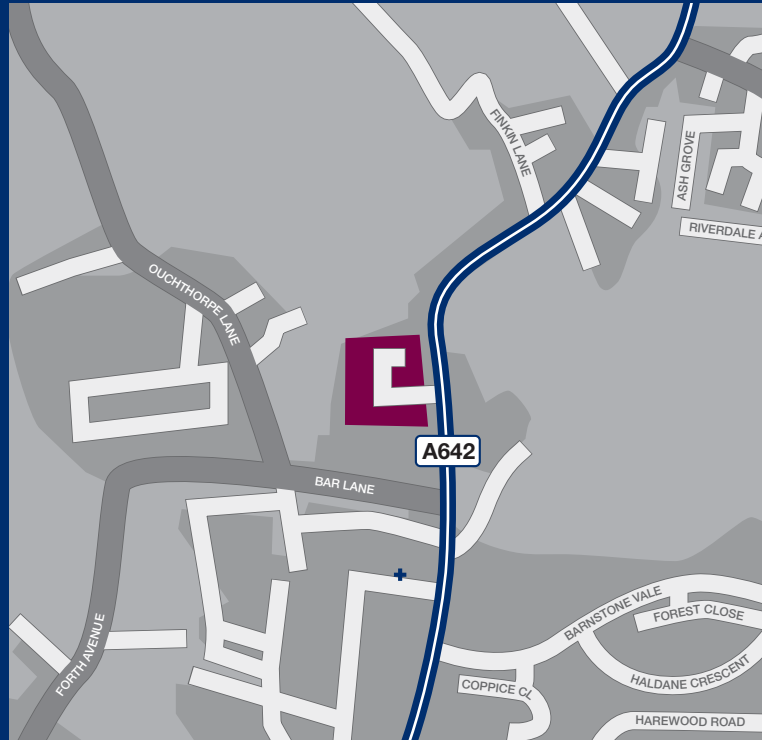
Leave the M1 at junction 41 and take the first exit at the roundabout to join the A650, following signs for Wakefield. Stay on the A650 dual carriageway for around two miles, then at the Newton Hill roundabout, take the second exit, signposted A642 Garforth, go straight over the first and second roundabouts, and at third roundabout, take the first exit onto Abern Road. Fairfield Manor is on the left around half a mile on.

From the M1 northbound

Leave the M1 at junction 39 and take the third exit at the roundabout to join the A636. After around two miles, just after passing beneath a second railway bridge, take the third exit at the roundabout to enter Ings Road (A642). Follow the road for around 700 yards as it bears to the left, then, at the junction, turn left into Brunswick Street (A61). Stay on the A61 through the first roundabout, then turn right at the traffic lights onto the A642 (Jacob's Wells Lane) and Fairfield Manor is on the left, around one mile on.

From the M62

Leave the M62 at junction 30 to enter the A642 travelling southwards. Continue for approximately three miles into Stanley, carry on up the hill following the road round to the left. Due to traffic restrictions, you are unable to turn right into the development, therefore, continue down to the roundabout and take the fourth exit to come back on yourself. Fairfield Manor is on the left.



● Fairfield Manor

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t: 0870 336 4600 f: 0870 336 4602



1 & 2 bed apartments
Fairfield Manor, Wakefield

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Aberford Road

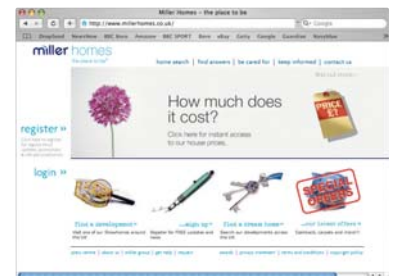
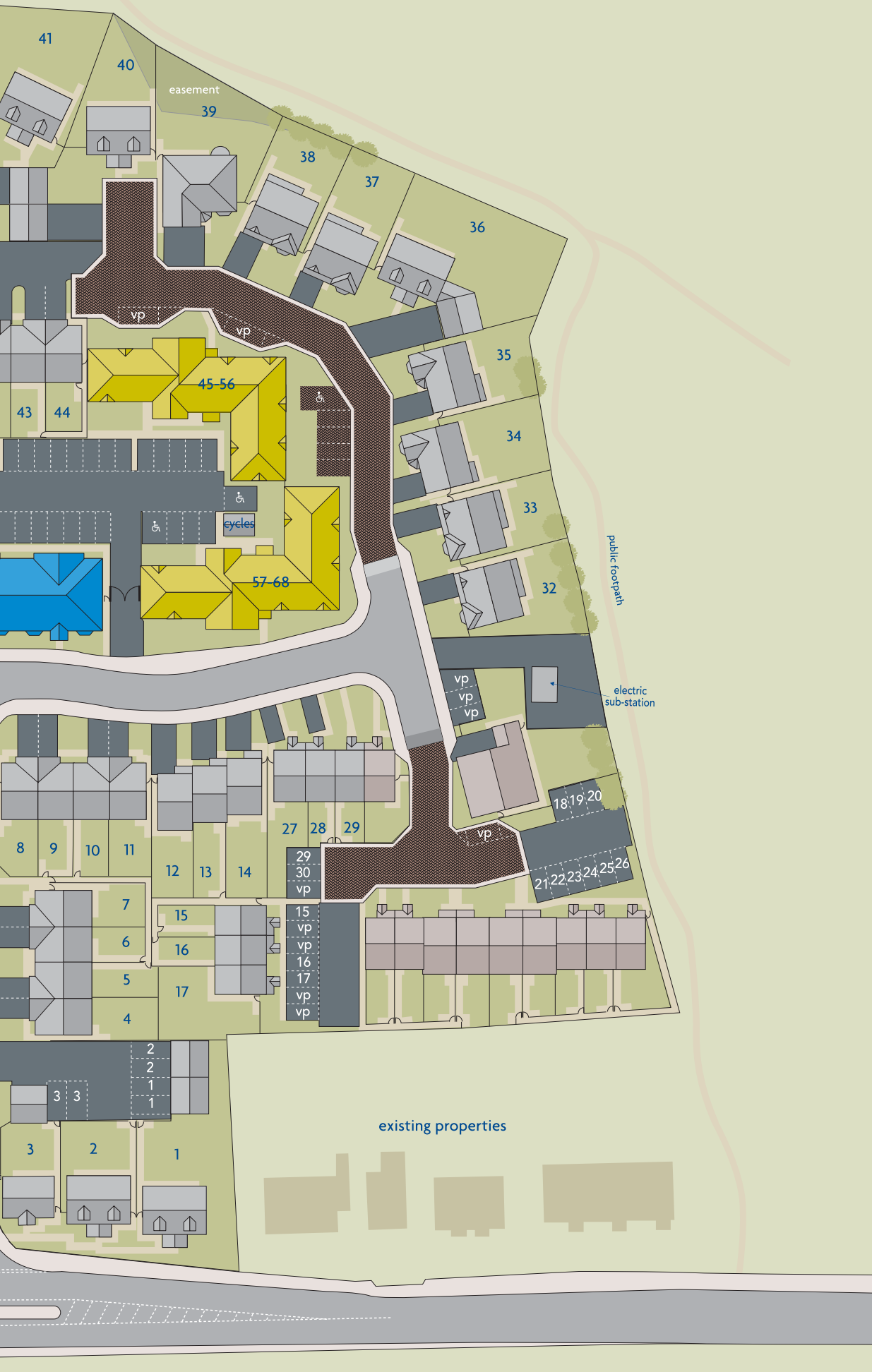
Fairfield Manor Plot information

Just half a mile from the lively centre of Wakefield, yet tucked into a haven of almost rural calm, Fairfield Manor is a beautiful new neighbourhood of premium-quality houses and apartments. Arranged around a pleasant open space that forms a focal point in the style of a village green, this peaceful retreat is perfectly situated for easy access to the M1 and M62 motorways, making it an ideal base for the commuter.

Block A see page 02

Block B see page 06

Block C see page 12



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**Come in. Make yourself at home.
Imagine it. A new home. A new beginning.
A place to make your own. Late breakfasts
with the papers on Saturdays. A dinner-party
with a few old friends. A meeting-place for
cocktails before a night on the town. A retreat
from the bustle of everyday life. A short journey
to the vibrant urban centre of Wakefield. A stylish,
modern living space within a thriving city. Welcome
to your new home. Welcome to Fairfield Manor.**

- 01** Welcome home
- 02** Floor plans
- 16** Specification
- 18** Location

Block A

Ground Floor

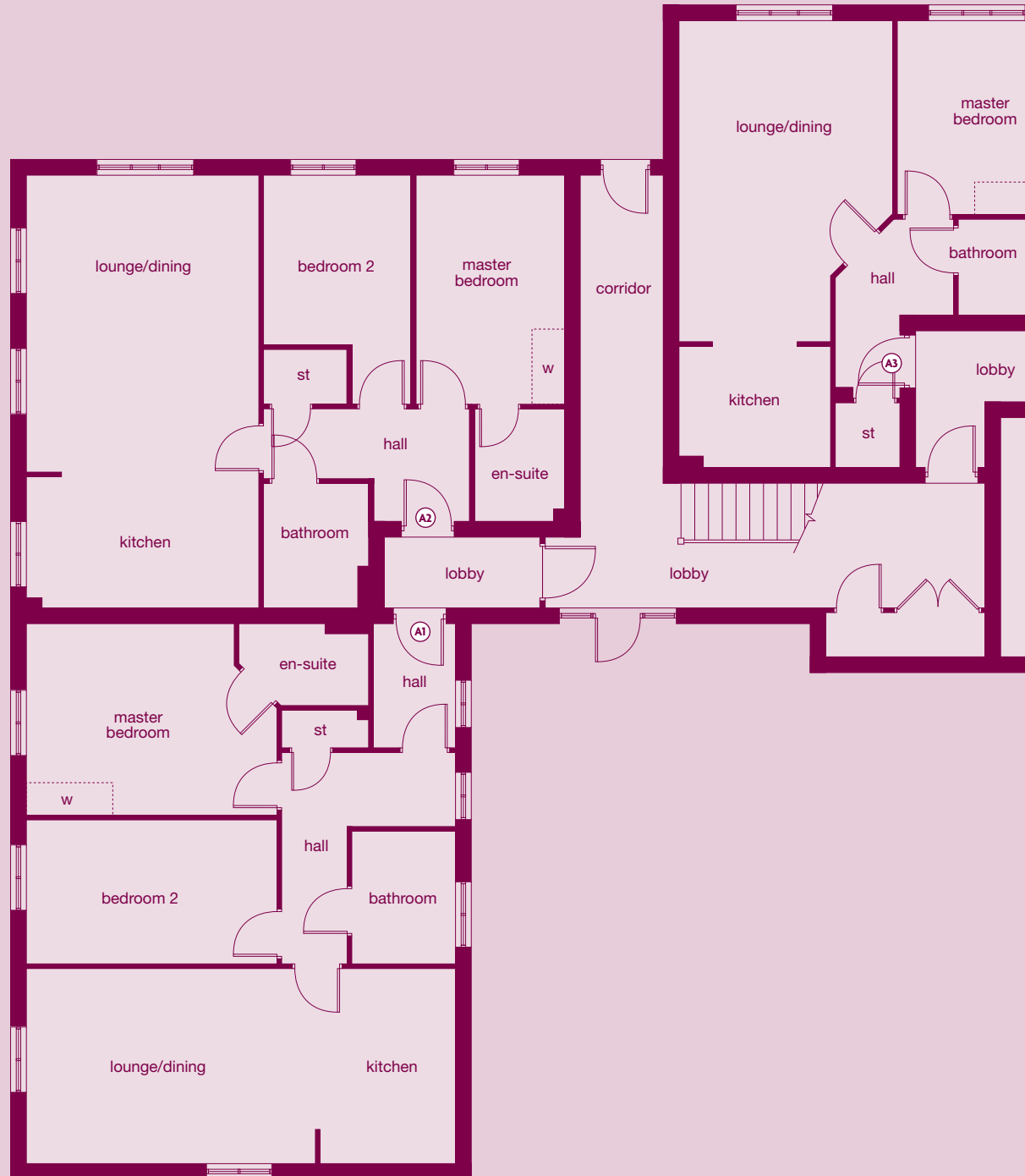
Plots:

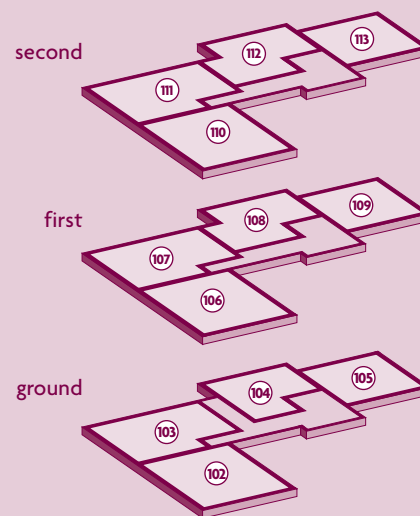
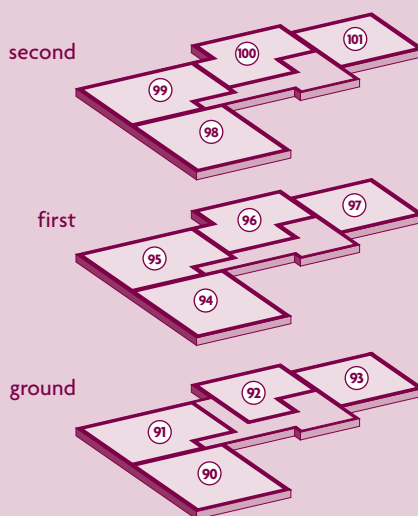
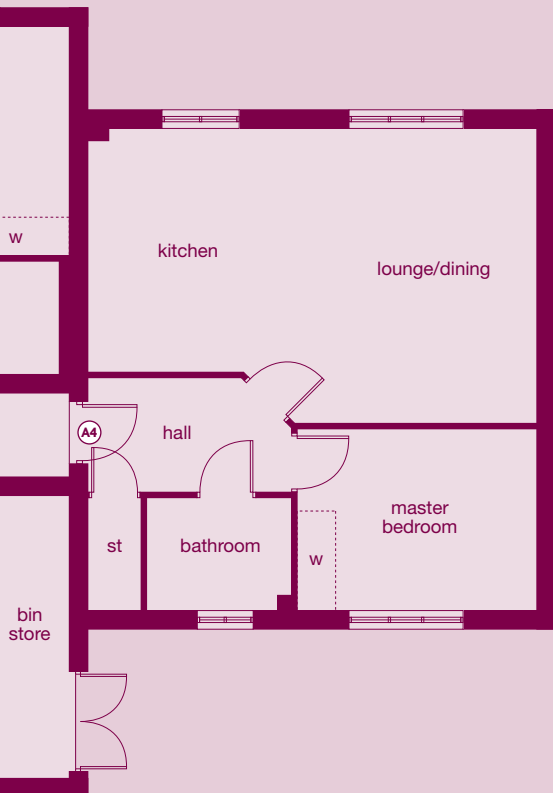
90*,91*,92*,93*,102,103,104,105

Key features

courtyard parking
open-plan layout

From the parking courtyard, you enter a light-filled lobby that reflects the airy, open ambience found throughout these superb apartments. The open-plan design of the living area gives every home a high level of contemporary convenience, while the diversity of the layouts that includes dual-aspect outlooks and inviting, angular hallways, gives each home its own distinctive character.





*Plots above are a mirror-image of floor plans shown on these pages.

Type A1
Plots 90*,102

room dimensions:

lounge/dining/kitchen	7.792m x 3.517m	25'7" x 11'6"
master bedroom	4.552m x 3.487m _{max}	14'11" x 11'7"
en-suite	2.357m x 1.493m _{max}	7'9" x 4'11"
bedroom 2	4.552m x 2.587m	14'11" x 8'6"
bathroom	1.860m x 2.370m	6'1" x 7'9"

Type A2
Plots 91*,103

room dimensions:

lounge/dining/kitchen	4.230m x 7.790m	13'11" x 25'7"
master bedroom	2.682m x 4.125m	8'10" x 13'6"
en-suite	1.633m x 2.010m	5'4" x 6'7"
bedroom 2	2.670m x 4.125m _{max}	8'9" x 13'6"
bathroom	1.875m x 2.210m	6'2" x 7'3"

Type A3
Plots 92*,104

room dimensions:

lounge/dining	3.876m x 5.803m	12'9" x 19'0"
kitchen	2.750m x 2.170m	9'0" x 7'1"
master bedroom	3.360m x 3.472m	11'0" x 11'5"
bathroom	2.060m x 1.735m	6'9" x 5'8"

Type A4
Plots 93*,105

room dimensions:

lounge/dining/kitchen	6.876m x 4.481m _{max}	22'7" x 14'8"
master bedroom	3.660m x 2.755m	12'0" x 9'0"
bathroom	2.220m x 1.700m	7'3" x 5'7"

*Plots are a mirror-image of plans shown above.

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.

Block A

First and Second Floor

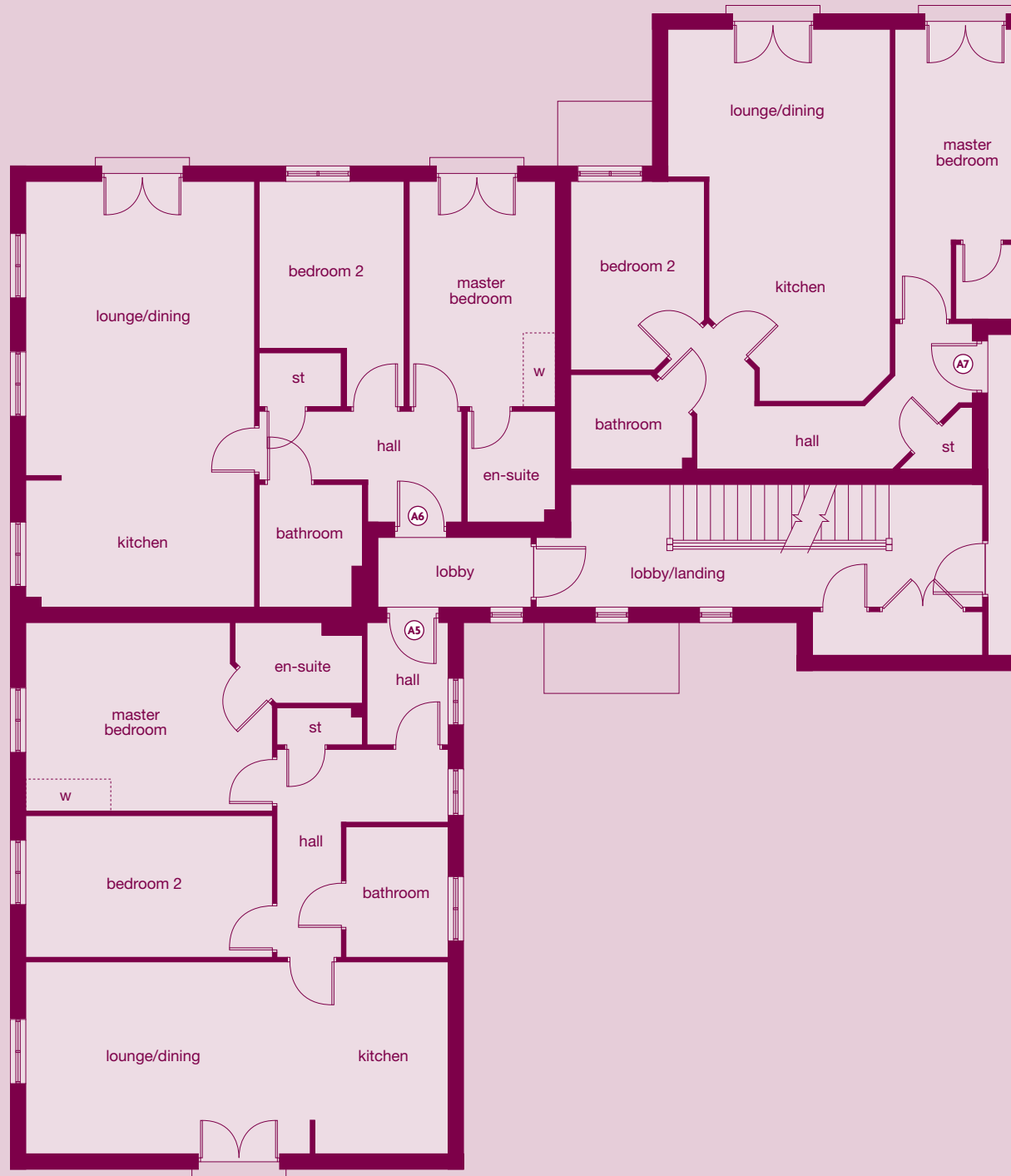
Plots:

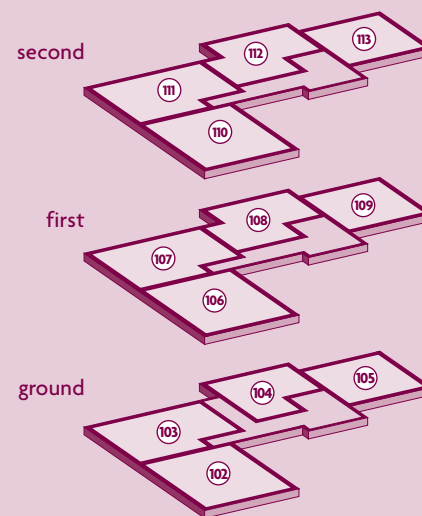
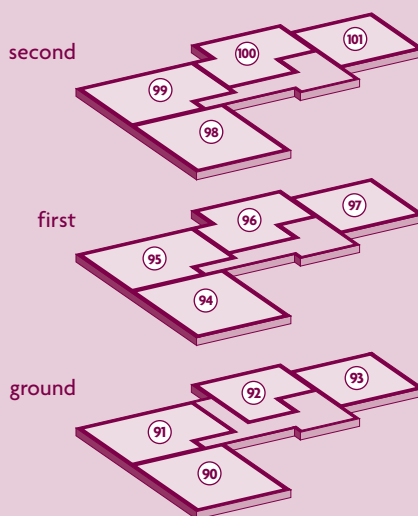
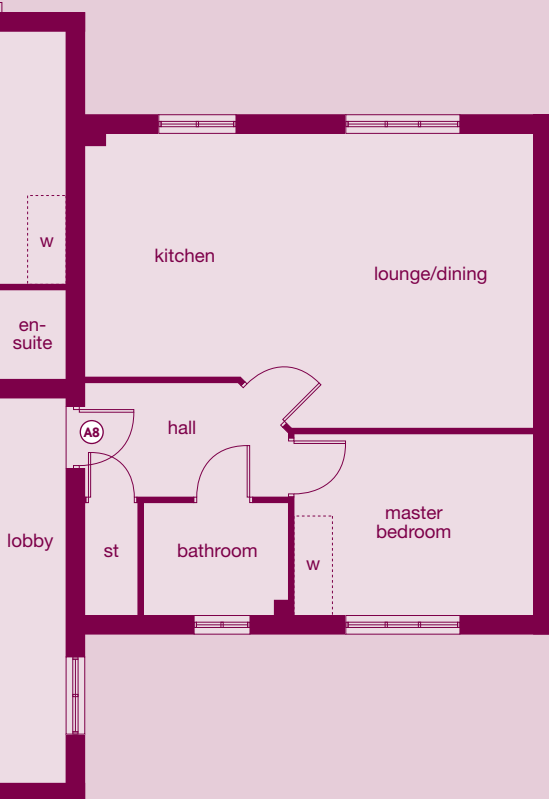
94*,95*,96*,97*,98*,99*,100*,101*,
106,107,108,109,110,111,112,113

Key features

courtyard parking
open-plan layout

From the parking courtyard, you enter a light-filled lobby that reflects the airy, open ambience found throughout these superb apartments. The open-plan design of the living area gives every home a high level of contemporary convenience, while the diversity of layouts that includes French windows, dual-aspect outlooks and inviting, angular hallways, gives each home its own distinctive character.





*Plots above are a mirror-image of floor plans shown on these pages.

Type A5
Plots 94*,98*,106,110
 room dimensions:

lounge/dining/kitchen	7.792m x 3.517m	25'7" x 11'6"
master bedroom	4.552m x 3.487m ^{max}	14'11" x 11'7"
en-suite	2.357m x 1.493m ^{max}	7'9" x 4'11"
bedroom 2	4.552m x 2.587m	14'11" x 8'6"
bathroom	1.860m x 2.370m	6'1" x 7'9"

Type A6
Plots 95*,99*,107,111
 room dimensions:

lounge/dining/kitchen	4.230m x 7.790m	13'11" x 25'7"
master bedroom	2.682m x 4.125m	8'10" x 13'6"
en-suite	1.633m x 2.010m	5'4" x 6'7"
bedroom 2	2.670m x 4.125m ^{max}	8'9" x 13'6"
bathroom	1.875m x 2.210m	6'2" x 7'3"

Type A7
Plots 96*,100*,108,112
 room dimensions:

lounge/dining/kitchen	4.051m x 6.813m ^{max}	13'4" x 22'4"
master bedroom	3.185m x 5.322m ^{max}	10'5" x 17'6"
en-suite	2.048m x 1.385m	6'9" x 4'7"
bedroom 2	2.401m x 3.424m ^{max}	7'11" x 11'3"
bathroom	2.185m x 1.735m	7'2" x 5'8"

Type A8
Plots 97*,101*,109,113
 room dimensions:

lounge/dining/kitchen	6.876m x 4.481m ^{max}	22'7" x 14'8"
master bedroom	3.660m x 2.755m	12'0" x 9'0"
bathroom	2.220m x 1.700m	7'3" x 5'7"

*Plots are a mirror-image of plans shown above.

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Block B Ground Floor

Plots:

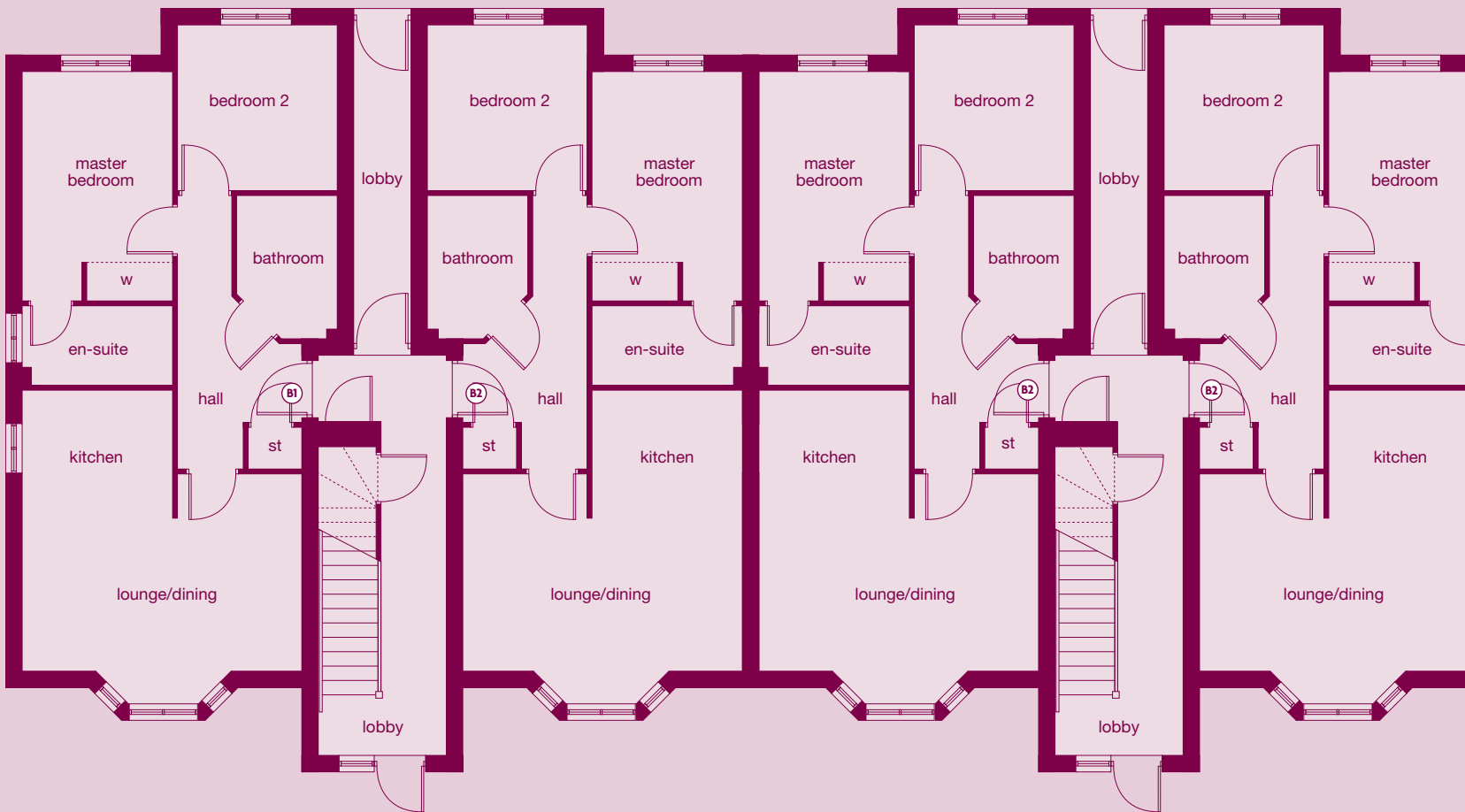
69,70,71,72,73,74

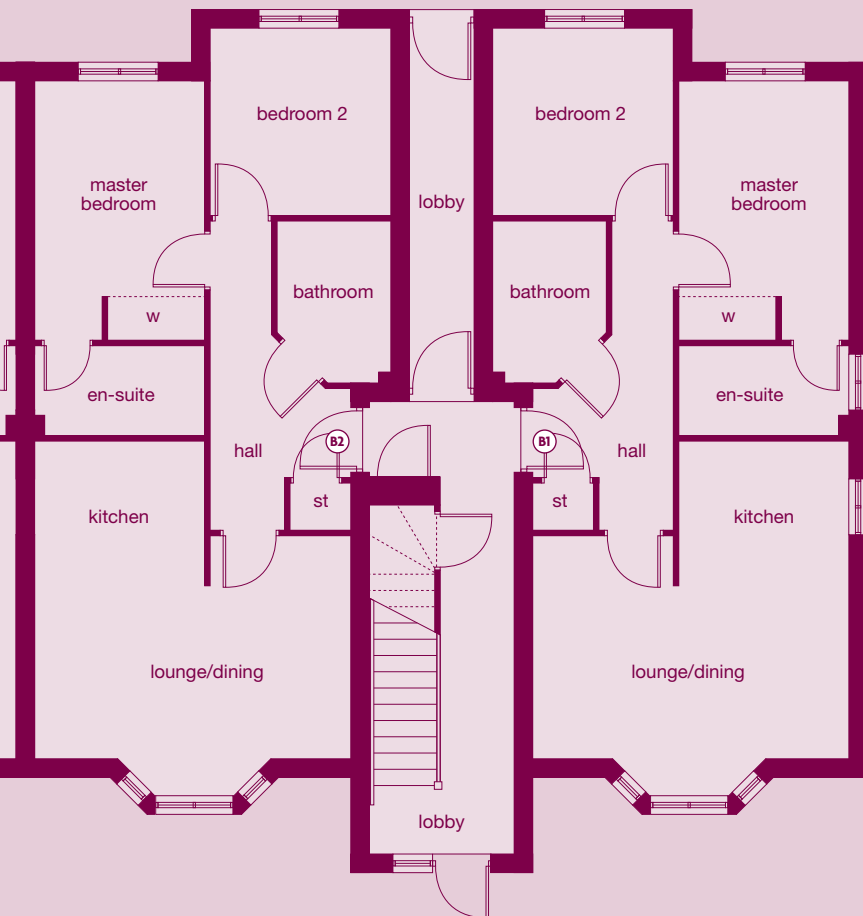
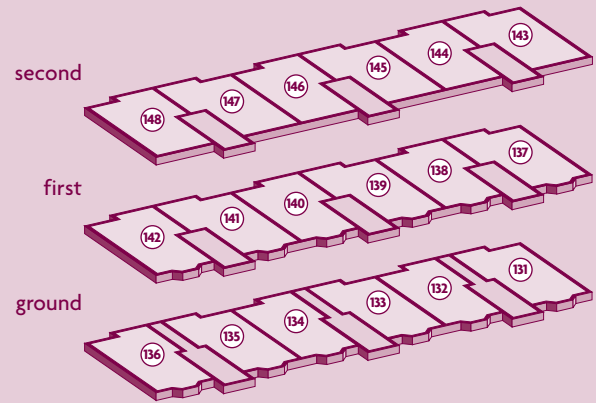
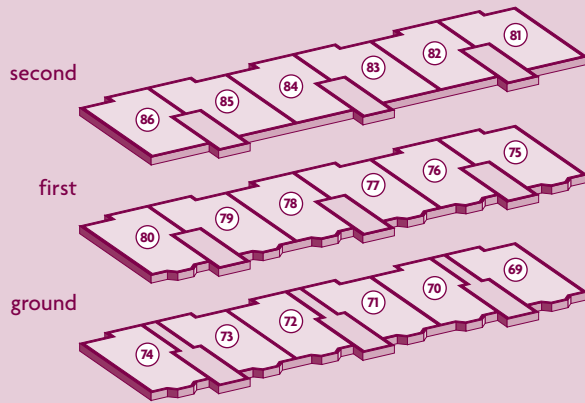
131,132,133,134,135,136

Key features

courtyard parking
open-plan design

These homes bring a modern slant to the best traditions of residential architecture. The kitchen area is hidden as you enter the lounge, effectively separating work and leisure space without losing the convenience of open-plan design. On the lower floors, the superb bay window adds style to the living area, while the second-floor homes include French windows with balconies.





Type B1
Plots 69,74,131,136

room dimensions:

lounge/dining/kitchen	4.850m x 5.432m _{max}	15'11" x 17'10"
master bedroom	2.595m x 3.972m	8'6" x 13'0"
en-suite	2.595m x 1.358m	4'5" x 8'6"
bedroom 2	2.733m x 2.859m	9'0" x 9'5"
bathroom	1.700m x 2.464m _{max}	5'7" x 8'1"

Type B2
Plots 70,71,72,73,132,133,134,135

room dimensions:

lounge/dining/kitchen	4.850m x 5.432m _{max}	15'11" x 17'10"
master bedroom	2.595m x 3.972m	8'6" x 13'0"
en-suite	2.595m x 1.358m	4'5" x 8'6"
bedroom 2	2.733m x 2.859m	9'0" x 9'5"
bathroom	1.700m x 2.464m _{max}	5'7" x 8'1"

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Block B First Floor

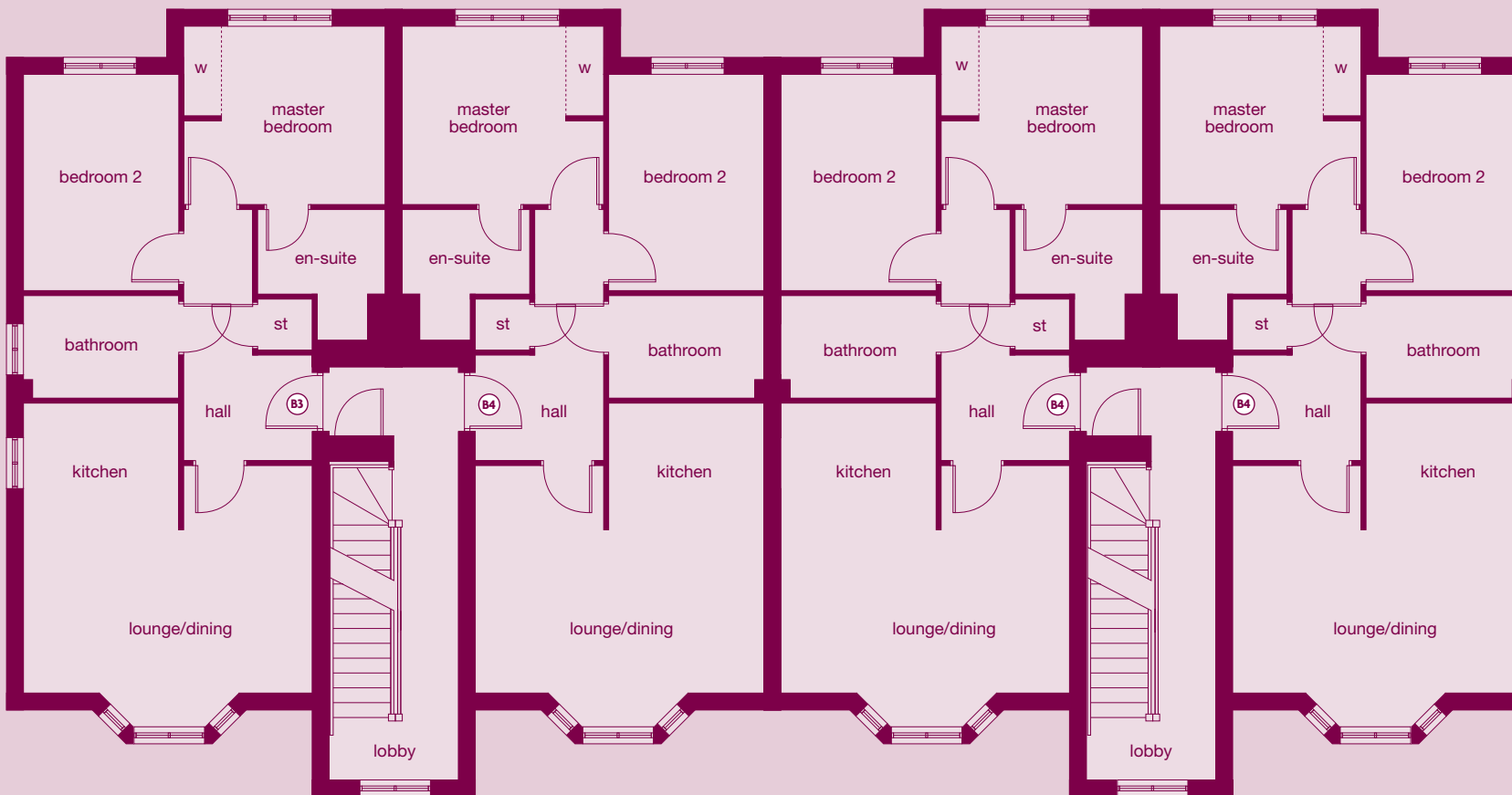
Plots:

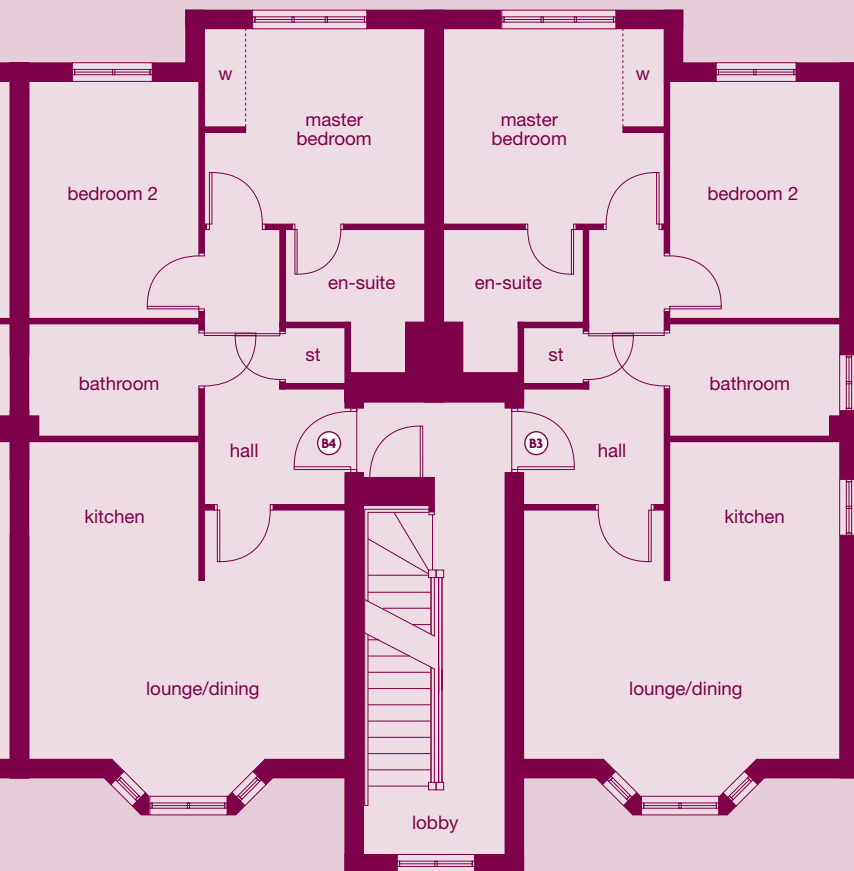
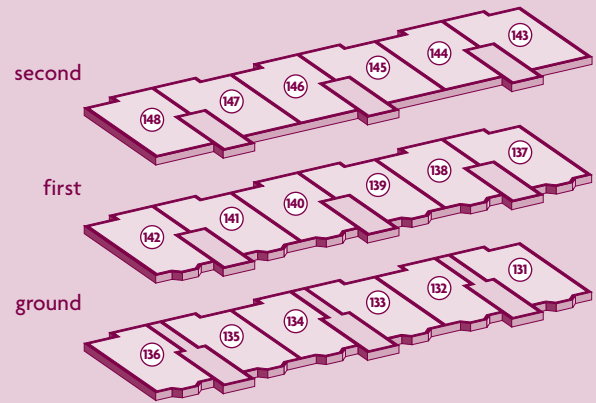
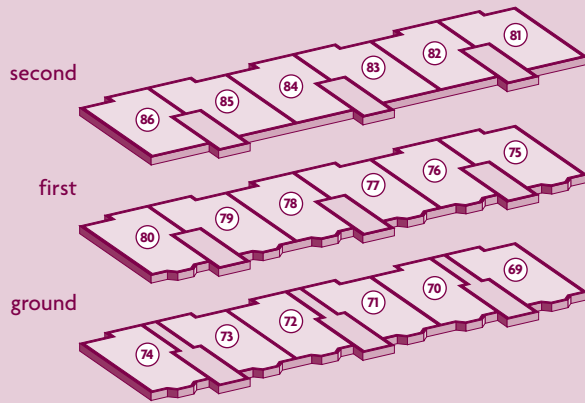
75,76,77,78,79,80
137,138,139,140,141,142

Key features

courtyard parking
open-plan design

These homes bring a modern slant to the best traditions of residential architecture. The kitchen area is hidden as you enter the lounge, effectively separating work and leisure space without losing the convenience of open-plan design. On the lower floors, the superb bay window adds style to the living area, while the second-floor homes include French windows with balconies.





Type B3
Plots 75, 80, 137, 142

room dimensions:

lounge/dining/kitchen	4.850m x 5.432m _{max}	15'11" x 17'10"
master bedroom	2.595m x 3.972m	8'6" x 13'0"
en-suite	2.595m x 1.358m	4'5" x 8'6"
bedroom 2	2.733m x 2.859m	9'0" x 9'5"
bathroom	1.700m x 2.464m _{max}	5'7" x 8'1"

Type B4
Plots 76, 77, 78, 79, 138, 139, 140, 141

room dimensions:

lounge/dining/kitchen	4.850m x 5.432m _{max}	15'11" x 17'10"
master bedroom	2.595m x 3.972m	8'6" x 13'0"
en-suite	2.595m x 1.358m	4'5" x 8'6"
bedroom 2	2.733m x 2.859m	9'0" x 9'5"
bathroom	1.700m x 2.464m _{max}	5'7" x 8'1"

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Block B Second Floor

Plots:

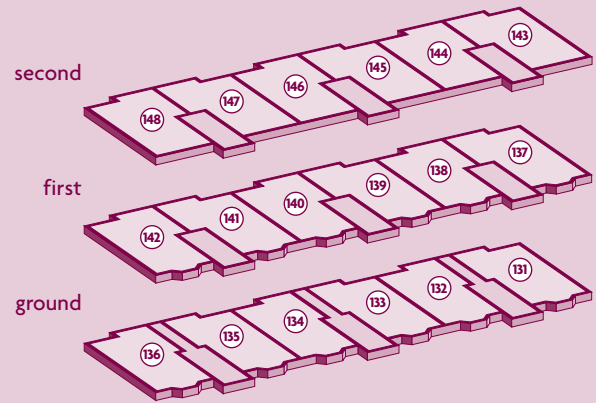
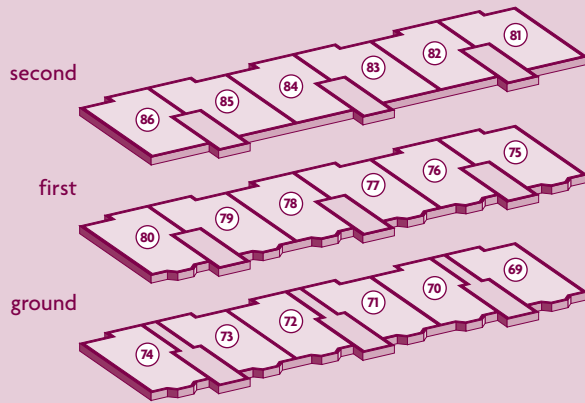
81, 82, 83, 84, 85, 86
143, 144, 145, 146, 147, 148

Key features

courtyard parking
open-plan design

These homes bring a modern slant to the best traditions of residential architecture. The kitchen area is hidden as you enter the lounge, effectively separating work and leisure space without losing the convenience of open-plan design. On the lower floors, the superb bay window adds style to the living area, while the second-floor homes include French windows with balconies.





Type B5
Plots 81, 86, 143, 148

room dimensions:

lounge/dining/kitchen	4.850m x 5.432m _{max}	15'11" x 17'10"
master bedroom	2.595m x 3.972m	8'6" x 13'0"
en-suite	2.595m x 1.358m	4'5" x 8'6"
bedroom 2	2.733m x 2.859m	9'0" x 9'5"
bathroom	1.700m x 2.464m _{max}	5'7" x 8'1"

Type B6
Plots 82, 83, 84, 85, 144, 145, 146, 147

room dimensions:

lounge/dining/kitchen	4.850m x 5.432m _{max}	15'11" x 17'10"
master bedroom	2.595m x 3.972m	8'6" x 13'0"
en-suite	2.595m x 1.358m	4'5" x 8'6"
bedroom 2	2.733m x 2.859m	9'0" x 9'5"
bathroom	1.700m x 2.464m _{max}	5'7" x 8'1"

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Block C

Ground Floor

Plots:

45*, 46*, 47*, 48*

57, 58, 59, 60

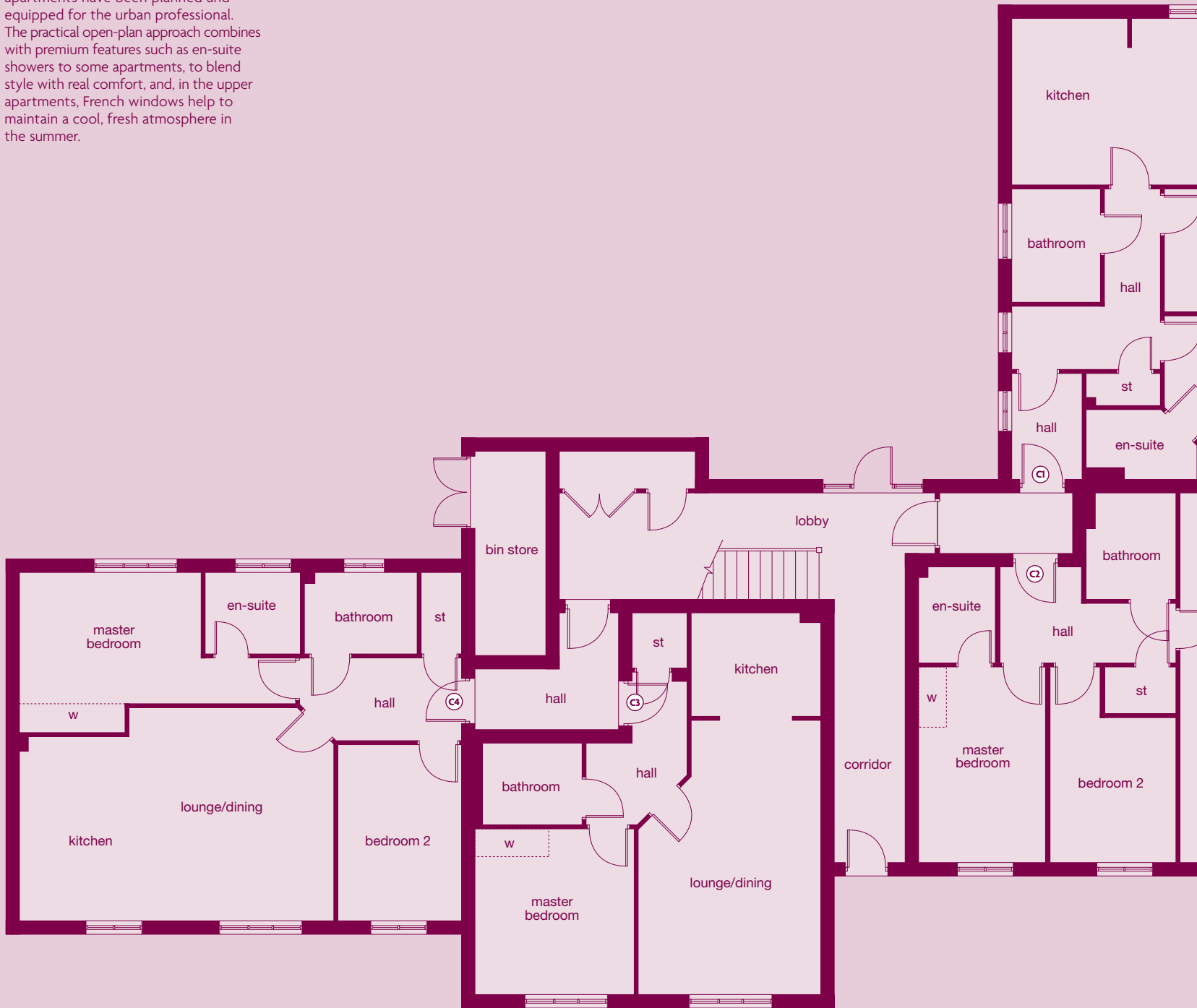
149*, 150*, 151*, 152*

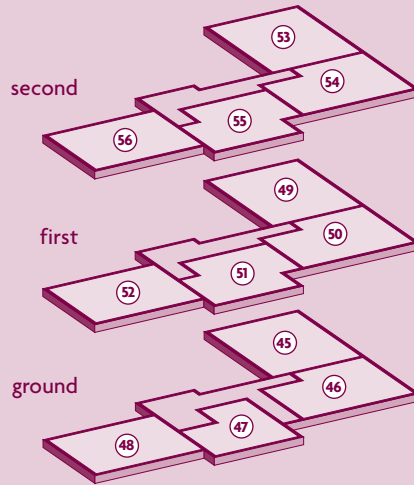
Key features

courtyard parking

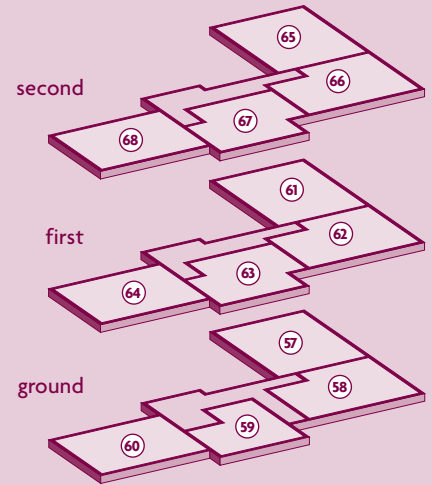
open-plan layout

Behind their crisp elevations, these apartments have been planned and equipped for the urban professional. The practical open-plan approach combines with premium features such as en-suite showers to some apartments, to blend style with real comfort, and, in the upper apartments, French windows help to maintain a cool, fresh atmosphere in the summer.

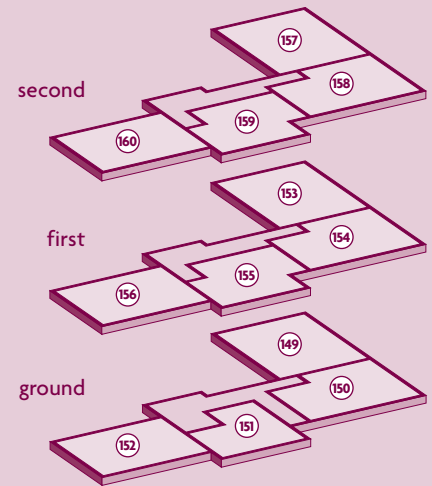




*Plots above are a mirror-image of floor plans shown on these pages.



*Plots above are a mirror-image of floor plans shown on these pages.



*Plots above are a mirror-image of floor plans shown on these pages.

Type C1

Plots 45*, 57, 149*

room dimensions:

lounge/dining/kitchen	7.792m x 3.517m	25'7" x 11'6"
master bedroom	4.552m x 3.487m	14'11" x 11'5"
en-suite	2.357m x 1.493m _{max}	7'9" x 4'11"
bedroom 2	4.552m x 2.587m	14'11" x 8'6"
bathroom	1.860m x 2.370m	6'1" x 7'9"

Type C2

Plots 46*, 58, 150*

room dimensions:

lounge/dining/kitchen	4.230m x 7.790m	13'11" x 25'7"
master bedroom	2.682m x 4.125m	8'10" x 13'6"
en-suite	1.633m x 2.010m	5'4" x 6'7"
bedroom 2	2.670m x 4.125m _{max}	8'9" x 13'6"
bathroom	1.875m x 2.210m	6'2" x 7'3"

Type C3

Plots 47*, 59, 151*

room dimensions:

lounge/dining	3.876m x 5.803m _{max}	12'9" x 19'0"
kitchen	2.750m x 2.170m	9'0" x 7'11"
master bedroom	3.360m x 3.472m	11'0" x 11'5"
bathroom	2.060m x 1.735m	6'9" x 5'8"

Type C4

Plots 48*, 60, 152*

room dimensions:

lounge/dining/kitchen	6.697m x 4.481m _{max}	22'0" x 14'8"
master bedroom	5.888m x 3.355m _{max}	19'4" x 11'0"
en-suite	2.018m x 1.718m	6'7" x 5'8"
bedroom 2	2.643m x 3.684m	8'8" x 12'11"
bathroom	2.371m x 1.717m	7'9" x 5'8"

*Plots are a mirror-image of plans shown above.

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Block C

First and Second Floor

Plots:

49*, 50*, 51*, 52*, 53*, 54*, 55*, 56*

61, 62, 63, 64, 65, 66, 67, 68

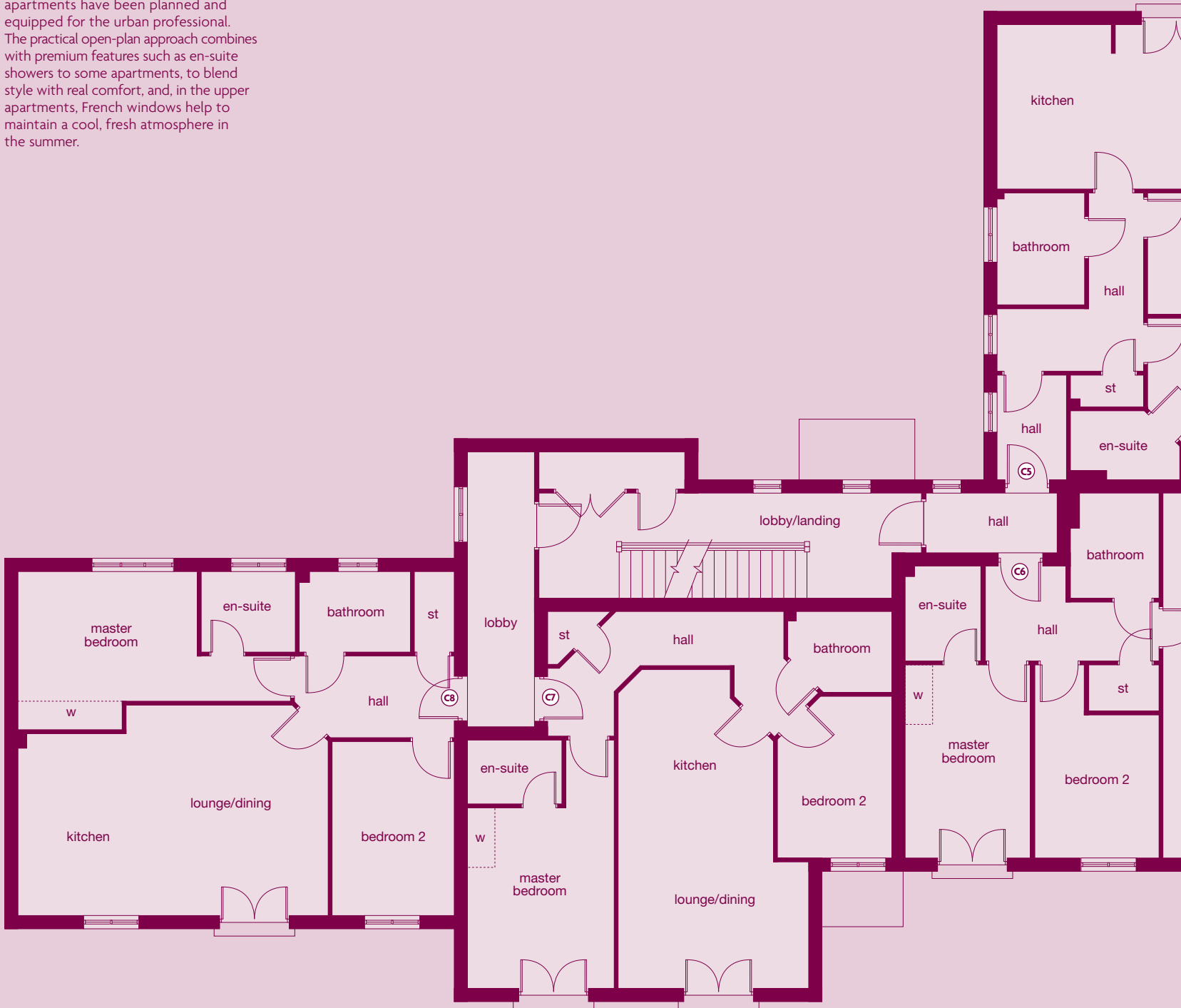
153*, 154*, 155*, 156*, 157*, 158*, 159*, 160*

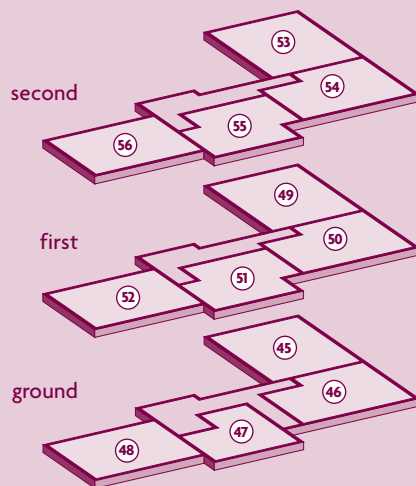
Key features

courtyard parking

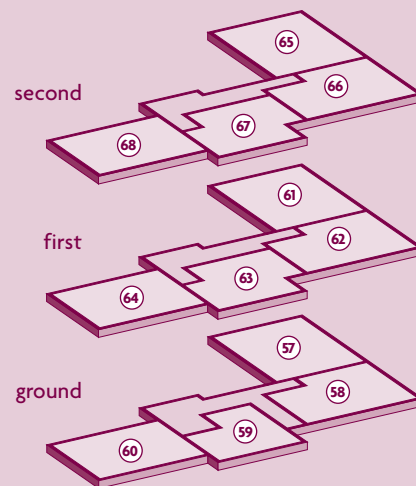
open-plan layout

Behind their crisp elevations, these apartments have been planned and equipped for the urban professional. The practical open-plan approach combines with premium features such as en-suite showers to some apartments, to blend style with real comfort, and, in the upper apartments, French windows help to maintain a cool, fresh atmosphere in the summer.

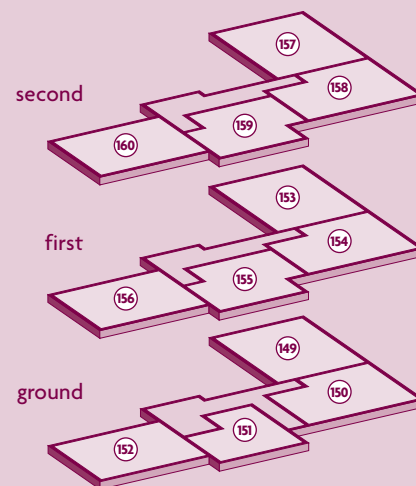




*Plots above are a mirror-image of floor plans shown on these pages.



*Plots above are a mirror-image of floor plans shown on these pages.



*Plots above are a mirror-image of floor plans shown on these pages.

Type C5

Plots 49*, 53*, 61, 65, 153*, 157*

room dimensions:

lounge/dining/kitchen	7.792m x 3.517m	25'7" x 11'6"
master bedroom	4.552m x 3.487m	14'11" x 11'5"
en-suite	2.357m x 1.493m max	7'9" x 4'11"
bedroom 2	4.552m x 2.587m	14'11" x 8'6"
bathroom	1.860m x 2.370m	6'1" x 7'9"

Type C6

Plots 50*, 54*, 62, 66, 154*, 158*

room dimensions:

lounge/dining/kitchen	4.230m x 7.790m	13'11" x 25'7"
master bedroom	2.682m x 4.125m	8'10" x 13'6"
en-suite	1.633m x 2.010m	5'4" x 6'7"
bedroom 2	2.670m x 4.125m max	8'9" x 13'6"
bathroom	1.875m x 2.210m	6'2" x 7'3"

Type C7

Plots 51*, 55*, 63, 67, 155*, 159*

room dimensions:

lounge/dining	4.050m x 4.050m max	13'3" x 13'3"
kitchen	3.354m x 2.763m	11'0" x 9'0"
master bedroom	5.322m max x 3.184m	17'5" x 10'5"
bedroom 2	3.425m x 2.401m	11'2" x 7'10"
bathroom	2.185m x 1.735m	7'2" x 5'8"

Type C8

Plots 52*, 56*, 64, 68, 156*, 160*

room dimensions:

lounge/dining/kitchen	6.697m x 4.481m max	22'0" x 14'8"
master bedroom	5.888m x 3.355m max	19'4" x 11'0"
en-suite	2.018m x 1.718m	6'7" x 5'8"
bedroom 2	2.643m x 3.684m	8'8" x 12'1"
bathroom	2.371m x 1.717m	7'9" x 5'8"

*Plots are a mirror-image of plans shown above.

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Specification

Fairfield Manor

- ✓ yes
- optional extra
- not available

	1 bed apartment	2 bed apartment
kitchens and utilities		
② choice of kitchen units and worktops (subject to build programme)	✓	✓
stainless steel chimney-hood	✓	✓
integrated washer-dryer	✓	✓
stainless steel electric oven	✓	✓
⑥ stainless steel 4-ring electric hob	✓	✓
stainless steel sink and monobloc tap	✓	✓
③ integrated fridge-freezer or integrated fridge and freezer (subject to layout)	○	○
① integrated dishwasher	○	○
vinyl floor covering	○	○
④ choice of ceramic wall tiles (subject to build programme)	○	○
recessed downlighters to kitchen ceilings and delta lights to wall units	✓	✓
delta lights beneath wall units	✓	✓
ceramic floor tiling	○	○
built-in microwave oven	○	○
splashback to hob (stainless steel)	✓	✓
bathrooms and en-suites		
bathrooms, en-suites and WCs in white	✓	✓
electric shaver point to en-suite	-	✓
electric shaver point to bathroom	✓	-
thermostatic shower, shower tray and enclosure to en-suites	-	✓
chrome taps	✓	✓
half-tiled walls to wet walls in bathroom and en-suites	✓	✓
full ceramic tiling to shower cubicles	-	✓
⑤ recessed chrome downlighters to bathroom and en-suite ceilings	✓	✓
vinyl floor covering	○	○
shower over bath	✓	○
electrical		
TV sockets in lounge and master bedroom	✓	✓
extra TV sockets pre-plaster	○	○
extra BT sockets pre-plaster	○	○
BT socket to lounge and master bedroom	✓	✓
ready-installed digital Sky+ ready aerial	✓	✓
safety and security		
full burglar-alarm system (standard to ground floor apartments)	○	○
smoke detectors	✓	✓
window locks to non-escape windows	✓	✓
audio door-entry system linked to handset in hallway	✓	✓

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Our commitment to caring for our customers means you'll always have someone you can speak to, ask questions of or get advice from, throughout the home buying journey.



	1 bed apartment	2 bed apartment
structural		
high-performance double-glazed uPVC windows	✓	✓
low-maintenance uPVC fascias, soffits and bargeboards	✓	✓
NHBC 10-year warranty	✓	✓
heating and insulation		
electric-panel heating	✓	✓
electric hot water storage heater	✓	✓
carpets	○	○
decorative		
smooth ceilings	✓	✓
all woodwork to be painted white	✓	✓
all internal walls to be painted magnolia, except kitchens and bathrooms (white)	✓	✓
semi-solid 2-panel colonial-style internal doors	✓	✓
fitted wardrobes – proprietary system to master bedroom only	✓	✓
wardrobes to secondary bedrooms	-	○
coving to hallway, lounge and dining-room	○	○
stairs – delta balustrade with glass infill panels	✓	✓
time-delay light switches to communal areas	✓	✓
heavy-duty carpet to communal stairs and landings	✓	✓

All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Negotiator 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 this brochure for more information.



The day to day.

Quality of life. Most often, it's about the details of everyday living. From the little things, like knowing the nearest place to pick up a pint of milk, to the bigger things, like choosing the right school, or finding a health centre nearby. You need to know that the community to which 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 town of Wakefield.

Parks and open spaces

Wakefield's recreational areas include Thornes Park, with its lake and attractive flower-beds, and the superb Pugney's Country Park, around a mile from Fairfield Manor, where there is a 100-acre watersports lake with facilities for canoeing, sailing and windsurfing, a 1.6-mile running or walking track, and a smaller lake which is a designated nature reserve. The River Calder, which runs through the town, also offers pleasant riverside walks. The renowned Yorkshire Sculpture Park is less than six miles away.

Leisure and recreation

Fairfield Manor is located close to the Normanton Golf Club, where the championship parkland course is set in 145 acres of beautifully landscaped grounds. For indoor activities, Lightwaves Leisure Centre, around half a mile from the development, provides gym and fitness facilities, a leisure pool with geysers and waves, and amenities for a wide range of sports including, badminton, table tennis, football, volleyball, cricket and athletics. Even more comprehensive fitness facilities can be found at Rothwell Sports Centre in Oulton, three-and-a-half miles away. For evenings out, Wakefield has a multi-screen cinema, live entertainment at the Arts Centre and the Theatre Royal, and an excellent selection of bars, restaurants and nightlife.

Schools

There are eight primary schools within a mile of Fairfield Manor, and a choice of secondary schools, including several independent schools, within easy reach.

Wakefield Pinders Primary School

Eastmoor Road
01924 303 700

St Austin's RC Primary School

Duke of York Street
01924 303 710

Outwood Grange College

Potovens Lane
01924 303 815

Health

Health services within a mile of Fairfield Manor include the following:

Warrengate Medical Centre

78 Upper Warrengate
01924 371 011

New Southgate Surgery

Buxton Place
01924 334 401

Trinity House Orthodontics

Trinity House
01924 369 696

Shopping

Wakefield is a popular shopping centre, with a range of specialist retailers and local shops, as well as high-street names. The Ridings Shopping Centre includes over 90 stores offering a range of famous brands, and the Westgate Retail and Leisure Park, around a mile away, presents a choice of household goods, DIY and electrical goods outlets. The short trip into Leeds opens up an even wider choice.

Transport

The development is within a short walk of Wakefield town centre, and just minutes' drive from the M1 and the M62, making it an ideal base for commuting to Leeds, Bradford and Sheffield. There are regular direct train services from Wakefield Station to Leeds and Doncaster, and Leeds Bradford Airport is only 22 miles away.

1 Pugney's Country Park

Asdale Road
01924 302 360

2 Yorkshire Sculpture Park

West Bretton
01924 832 631

Normanton Golf Club

Aberford Road
01924 200 900

Lightwaves Leisure Centre

Lower York Street
01924 302 315



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From the word go, you'll know exactly what's happening with your home. You can track progress on mymillerhome.com, an exclusive website dedicated to your new home. And, we'll send you regular updates via email or text.

www.mymillerhome.com



Consider these...

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2, 3 & 4 bed homes
Millennium Village
Allerton Bywater
01977 557 943



**2 bed apartments
3 & 4 bed homes**
Valley Gardens
Allerton, Bradford
01274 481 380



**2 bed apartments
3 bed homes**
Priory Chase
Pontefract
0870 336 4610



**1 & 2 bed apartments
4 & 5 bed homes**
Central Park
Far Headingley, Leeds
0113 230 7979



**2 bed apartments
4 & 5 bed homes**
Chatsworth Park
Chesterfield
01246 569 607



**1 & 2 bed apartments
3 & 4 bed homes**
Willow Edge
Gleadless, Sheffield
0114 239 8318



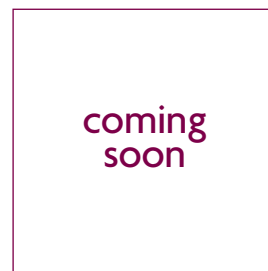
**2 bed apartments
3, 4 & 5 bed homes**
Southcroft Meadows
Epworth
01427 875 929



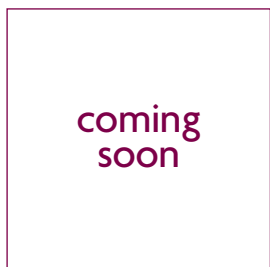
**2 bed apartments
3, 4 & 5 bed homes**
Heritage Park
Renishaw
01246 436 390



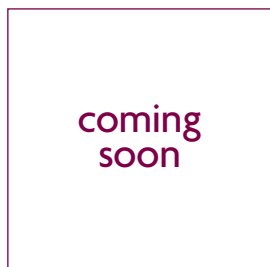
3 & 4 bed homes
Stonegarth
Bolton Woods, Bradford
01274 532 453



**1 & 2 bed apartments
3 & 4 bed homes**
Stonebridge Fold
East Ardsley
0870 336 4610



**2 bed apartments
3 bed homes**
Sovereign Park
Liversedge
0870 336 4610



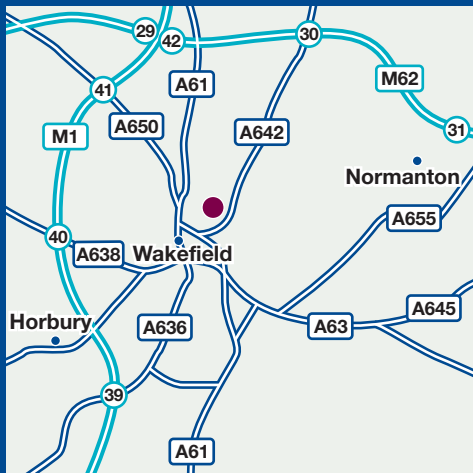
**2 bed apartments
3, 4 & 5 bed homes**
The Meadows
Ollerton
0870 336 4610

Important Notice:

Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty, and, as such, should be treated as a guide only. Interested parties should check with the Sales Advisor 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 show homes may depict appliances, fittings and decorative finishes that do not form part of the standard specification. The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all the units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Advisor and confirmed with solicitors.

Miller Homes Limited – Yorkshire Region
Lapwing House Peel Avenue
Calder Park Wakefield
West Yorkshire WF2 7UA
t: 0870 336 4600 f: 0870 336 4602

How to find us.
We are open 7 days a week
10:30am to 5:30pm
Sales hotline: 0800 840 8596



From the M1 southbound

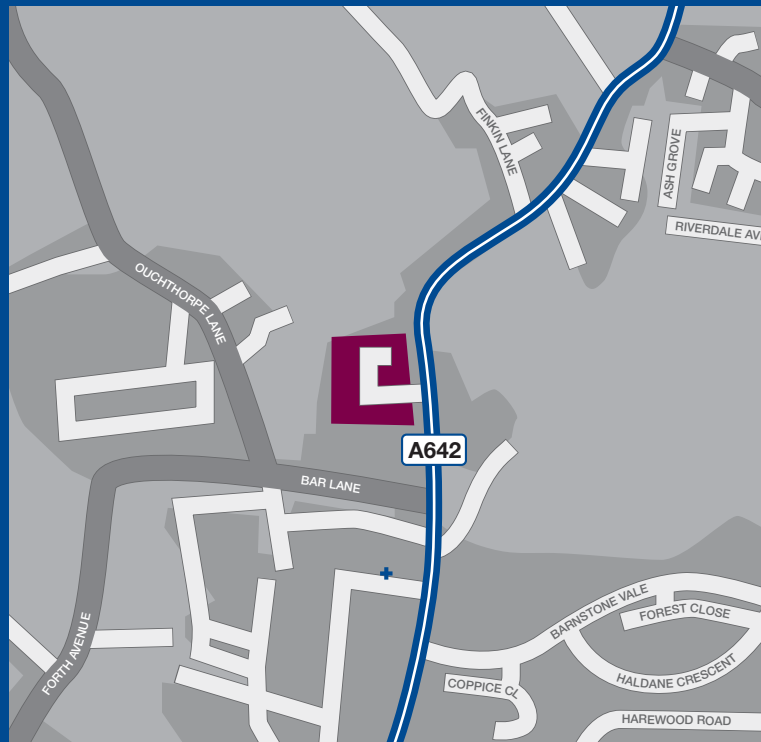
Leave the M1 at junction 41 and take the first exit at the roundabout to join the A650, following signs for Wakefield. Stay on the A650 dual carriageway for around two miles, then at the Newton Hill roundabout, take the second exit, signposted A642 Garforth, go straight over the first and second roundabouts, and at third roundabout, take the first exit onto Aberford Road. Fairfield Manor is on the left around half a mile on.

From the M1 northbound

Leave the M1 at junction 39 and take the third exit at the roundabout to join the A636. After around two miles, just after passing beneath a second railway bridge, take the third exit at the roundabout to enter Ings Road (A642). Follow the road for around 700 yards as it bears to the left, then, at the junction, turn left into Brunswick Street (A61). Stay on the A61 through the first roundabout, then, at the second roundabout, take the third exit to enter the A642 (Jacob's Wells Lane) and Fairfield Manor is on the left, around one mile on.

From the M62

Leave the M62 at junction 30 to enter the A642 travelling southwards. Continue for approximately three miles into Stanley, carry on up the hill following the road round to the left. Due to traffic restrictions, unable to turn right into the development, therefore, continue down to the roundabout and take the fourth exit to come back on yourself. Fairfield Manor is on the left.



● Fairfield Manor

find out more about this area on page 18

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