



**Park View
Gateshead**

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.



the place to be[®]

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- 02 Living in Gateshead
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Welcome to Park View

It's hard to imagine a more perfect location in the north-east. Park View lies along the eastern edge of Saltwell Park and just west of the sought-after Low Fell neighbourhood. A selection of magnificent one and two bed apartments and three, four and five bedroom homes, all designed to take maximum advantage of their unique location, the development sensitively blends reclaimed stone features, conservation-quality paving and beautiful landscaping - even the bollards are by the sculptor Anthony Gormley. Park View is destined to become a benchmark for modern, sustainable urban living.



We care about you

Every year, we help thousands of homebuyers to make the move. We understand what matters to you. And that's what matters to us. You can be sure we'll do everything we can to make your homebuying experience stress-free and as enjoyable as possible.

Be Happy

We want you to love living in your new home. That's why everything is built around you. Your complete satisfaction is the only way we know we're getting things right. In fact, during 2014, 95% of customers said they'd recommend Miller Homes to their best friend. To check our latest performance results see our website.

Living in Gateshead

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.









2



3



4

- 1 Saltwell Towers
- 2 Grey's Monument
- 3 Newcastle City Library
- 4 Baltic Centre

Saltwell Towers

Within the park, Saltwell Towers is a fantastic mixture of architectural styles with a gothic, fairy-tale feel, housing a cafe, information centre and exhibition space. Recently restored at a cost of £10 million, this is a truly amazing resource to have on the doorstep.

Shopping

Tyneside offers the shopper enormous choice, from the Victorian magnificence of Central Arcade to Gateshead's indoor market, the famous Eldon Square, the new Trinity Square and the vast Metrocentre. Closer to Park View, there are convenient local shopping areas at Sheriff's Highway, Saltwell Road and Durham Road.

Education & Health

Ashfield Nursery has a seven-acre woodland site around ten minutes walk from Park View, and the choice of primary schools within walking distance includes Kelvin Grove and Corpus Christi. Joseph Swan Academy, recently formed by the merger of two local high schools, is around a mile away, and the refurbished Gateshead Central Library is just a few minutes from the development. There are several nearby GP practices, including Dr Bryson & Partners at Fell Cottage Surgery, and a dental surgery just across Durham Road.

Leisure Time

Tyneside has an exceptionally lively entertainment scene, with attractions like The Sage and the Theatre Royal complementing a host of smaller venues, bars, clubs, restaurants and cinema and theatres. The Little Theatre, Gateshead's home of drama, is just yards from Park View, and the famous Shipley Art Gallery, one of England's finest contemporary craft collections, is just five minutes walk away.

Useful Contacts

Gateshead Leisure Centre
Alexandra Road
0191 433 5733

Ashfield Nursery and
Early Learning Centre
Joicey Road
0191 487 3777

Kelvin Grove Community
Primary School
Kelvin Grove
0191 477 1899

Corpus Christi RC
Primary School
Dunsmuir Grove
0191 477 2175

Joseph Swan Academy
Saltwell Road South
0191 442 2000

Dr Bryson & Partners
Fell Cottage Surgery
123 Kells Lane
0191 487 2656

Rawcliffe, Robson and
Associated (dentists)
323 Durham Road
0191 491 0660












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.



Plot information

- Greenwich
- Holland
- Locke
- Ropner
- Brampton
- Brampton A
- Stewart
- Mowbray
- Gladstone
- Hastings
- Roker
- Pallister House

Note: Letters denoted on housetypes refer to variations of housetype design i.e. 'A' and 'B'.

- POS Public open space
-  Salt Bin
-  Bench seat
-  Gradient
-  Location of bins
-  Storage shed
-  Garage/Carport
-  VP Visitor parking
-  AVP Apartment visitor parking
-  Decked balcony



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Mowbray

4 Bed

Plots

15, 16, 19

Key Features

Master Bed En-Suite
French Doors to Garden
Full Height Windows
Kitchen/Dining Room

Total Floor Space

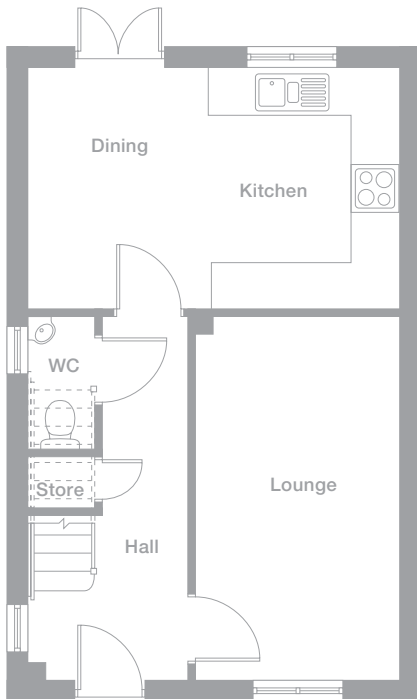
116.7m² (1,256 sq ft)

From the bright, spacious hall and large gallery landing to the french doors of the family room and master bedroom, this is a home filled with a wonderful sense of light and space.

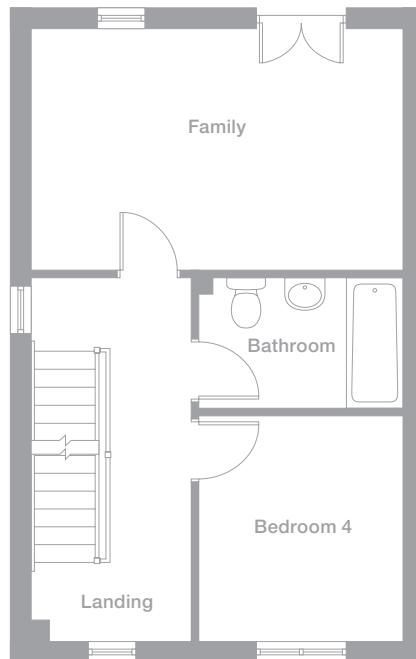


Please note: Elevation and boundary treatments may vary

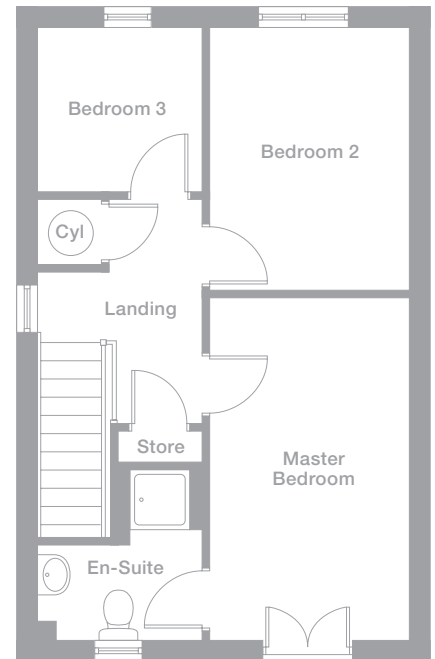
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Dining/Kitchen
4.84m x 3.15m
15'11" x 10'4"

WC
0.85m x 1.77m
2'10" x 5'10"

Lounge
2.62m x 4.75m
8'7" x 15'7"

First Floor

Family Room
4.84m x 3.15m
15'11" x 10'4"

Bathroom
2.62m x 1.70m
8'7" x 5'7"

Bedroom 4
2.62m x 2.95m
8'7" x 9'8"

Second Floor

Master Bedroom
2.60m x 4.50m
8'6" x 14'9"

En-Suite
2.14m x 1.22m min
7'0" x 4'0"

Bedroom 2
2.60m x 3.45m
8'6" x 11'4"

Bedroom 3
2.14m x 2.15m
7'0" x 7'1"

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Roker

3 Bed

Overview

An open, airy ground floor layout combines contemporary style with great practicality, creating an exciting setting for entertaining. The three bedrooms, one en-suite and with a charming balcony, mean that peace and privacy is always an easy option.

Key Features

French Doors
Juliet Balcony
Dining/Living Room
Master Bed En-Suite

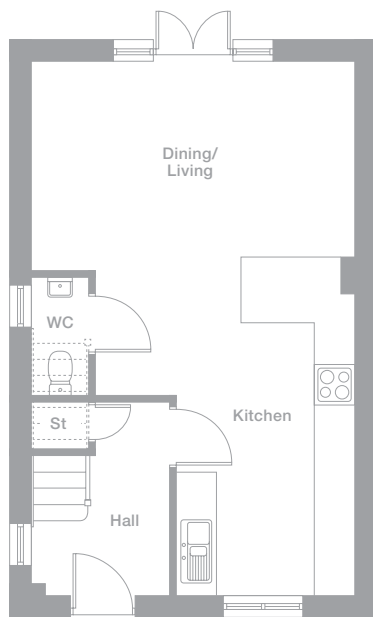
Total Floor Space

116.8m² (1,256 sq ft)

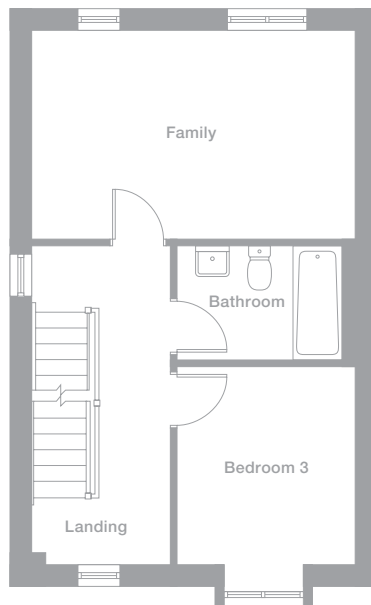


Please note: Elevational and boundary treatments may vary

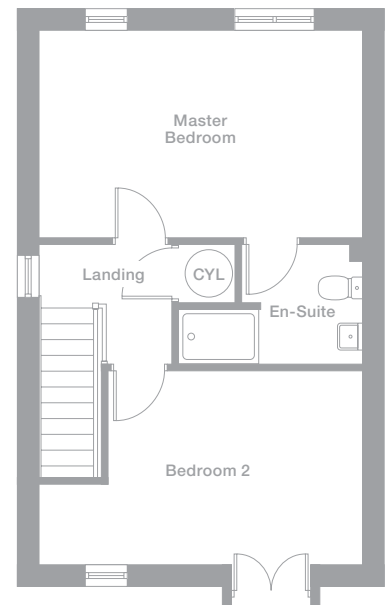
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen
2.67m min x 5.10m
8'9" x 16'9"

Dining/Living
4.85m x 2.95m
15'11" x 9'8"

WC
0.85m x 1.77m
2'10" x 5'10"

First Floor

Family
4.84m x 3.15m
15'11" x 10'4"

Bedroom 3
2.66m x 2.98m min
8'9" x 9'9"

Bathroom
2.47m x 1.71m
8'1" x 5'8"

Second Floor

Master Bedroom
4.85m x 3.12m
15'11" x 10'3"

En-Suite
1.82m min x 1.80m max
6'0" x 5'11"

Bedroom 2
4.85m max x 2.93m max
15'11" x 9'7"

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Plots may be a mirror image of plans shown above. Please speak to Sales Adviser for details

Hastings

4 Bed

Overview

The practical living area, with its french doors set in a panoramic window and its spacious, expertly planned kitchen, provides a natural focal point for lively family life, while the separate study offers a peaceful retreat for working from home.

Key Features

French Doors
2 Juliette Balconies
Master Bed En-Suite
Study

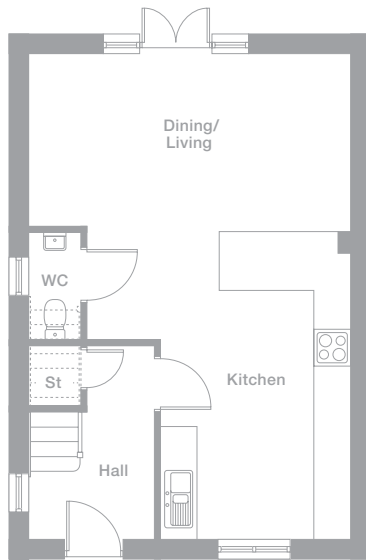
Total Floor Space

128.4m² (1,381 sq ft)

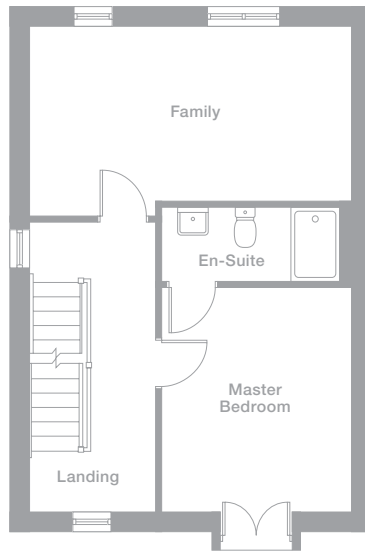


Please note: Elevational and boundary treatments may vary

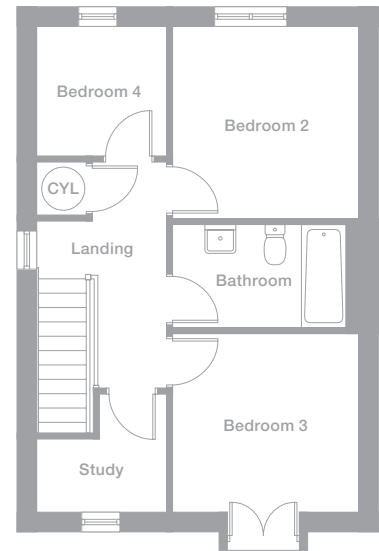
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen
3.13m min x 5.10m
10'3" x 16'9"

Dining/Living
5.31m x 2.87m
17'5" x 9'5"

WC
0.85m x 1.77m
2'10" x 5'10"

First Floor

Family
5.30m max x 3.15m max
17'5" x 10'4"

Master Bedroom
3.13m x 3.71m min
10'3" x 12'2"

En-Suite
2.94m x 1.23m
9'8" x 4'0"

Second Floor

Bedroom 2
3.06m x 3.19m
10'1" x 10'6"

Bedroom 3
3.06m x 2.95m min
10'1" x 9'8"

Bedroom 4
2.14m x 1.15m
7'0" x 7'1"

Bathroom
2.87m x 1.70m
9'5" x 5'7"

Study
2.14m max x 1.95m max
7'0" x 6'5"

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Stewart A

4 Bed

Plots

44, 45, 46, 47

Key Features

4 Bedrooms
Master Bed En-Suite
Full Height Windows
Open Plan Kitchen
Open Plan Dining/Family

Total Floor Space

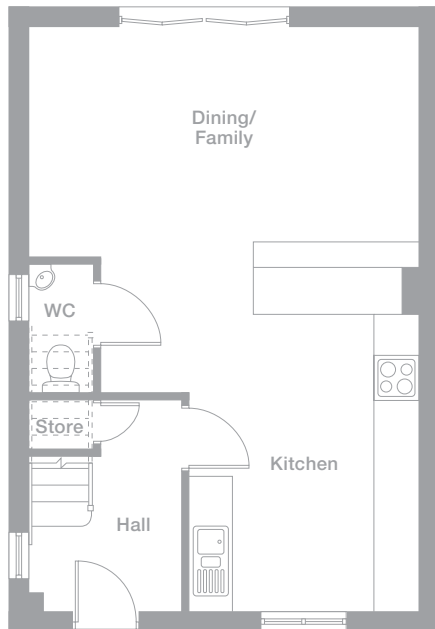
128.9m² (1,387 sq ft)

By opening the bi-fold doors you can merge the spacious kitchen and dining/family area with the garden to create a wonderful space for relaxing on summer afternoons.

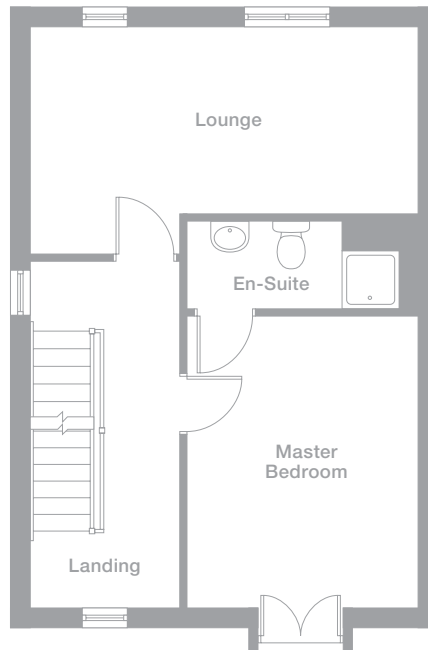


Please note: Elevational and boundary treatments may vary

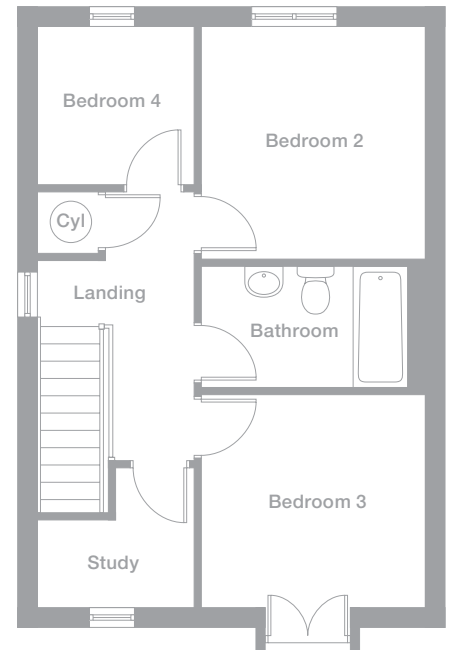
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Dining/Family
5.31m x 2.95m min
17'5" x 9'8"

Kitchen
3.14m x 5.10m
10'4" x 16'9"

WC
0.85m x 1.77m
2'10" x 5'10"

First Floor

Lounge
5.31m x 2.58m min
17'5" x 8'6"

Master Bedroom
3.14m x 4.04m
10'4" x 13'3"

En-Suite
2.13m min x 1.21m
7'0" x 4'0"

Second Floor

Bedroom 2
3.06m x 3.19m
10'1" x 10'6"

Bedroom 3
3.06m x 2.95m
10'1" x 9'8"

Bedroom 4
2.14m x 2.15m
7'0" x 7'1"

Study
2.14m max x 1.22m min
7'0" x 4'0"

Bathroom
2.86m x 1.70m
9'5" x 5'7"

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Locke

4 Bed

Overview

The expansive windows that give the lounge such a natural feel incorporate french doors opening on to a dramatic private deck. Two bedrooms include en-suite facilities with large shower cubicles, and one features french windows.

Key Features

- Double French Doors
- Juliet Balcony
- 2 En-Suites
- Garage
- Patio

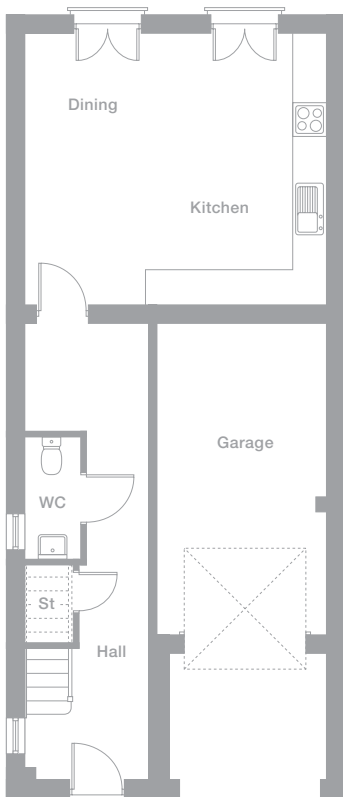
Total Floor Space

129.9m² (1,398 sq ft)

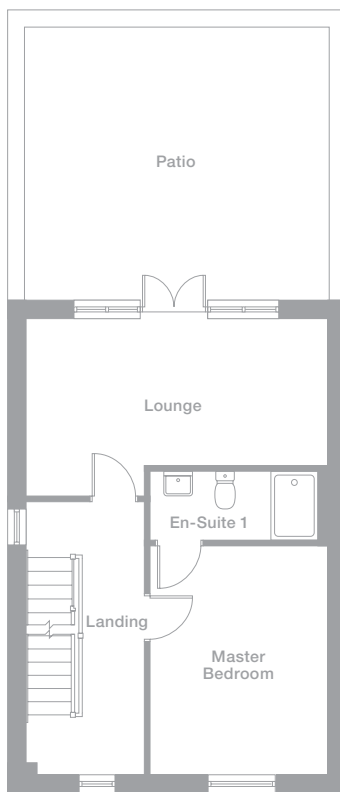


Please note: Elevational and boundary treatments may vary

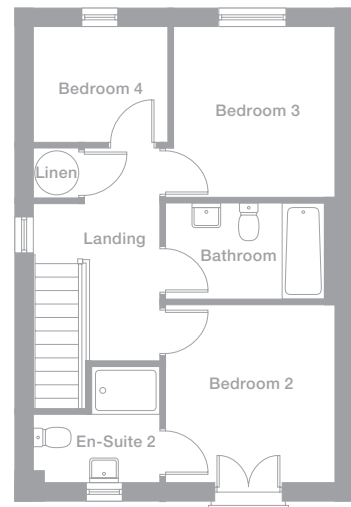
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Kitchen/Dining
5.34m x 4.76m
17'7" x 15'8"

WC
0.99m x 2.17m
3'3" x 7'1"

First Floor

Lounge
5.34m max x 3.15m max
17'7" x 10'4"

Master Bedroom
3.14m x 4.01m
10'4" x 13'2"

En-Suite 1
2.94m x 1.22m
9'8" x 4'0"

Second Floor

Bedroom 2
2.98m x 3.12m
9'10" x 10'3"

En-Suite 2
2.26m max x 2.04m max
7'5" x 6'9"

Bedroom 3
2.85m min x 3.02m
9'5" x 9'11"

Bedroom 4
2.39m x 2.06m
7'10" x 6'9"

Bathroom
2.78m x 1.70m
9'2" x 5'7"

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Gladstone

4 Bed

Overview

The wonderfully spacious open-plan living area that occupies almost the whole ground floor of the Gladstone is complemented by a family room that adds enormous flexibility to the living arrangements. Both of the en-suite bedrooms feature delightful juliette balconies.

Key Features

French Doors
2 Juliette Balconies
Family Room
2 En-Suites

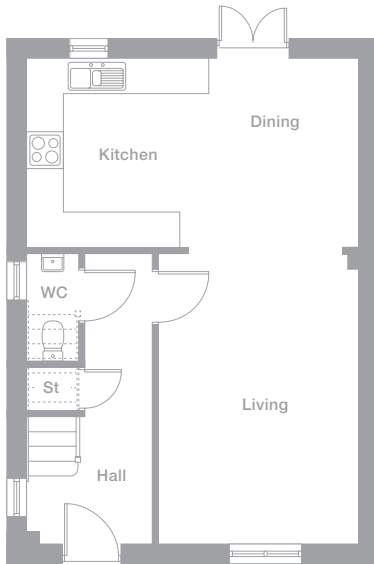
Total Floor Space

133m² (1,431 sq ft)

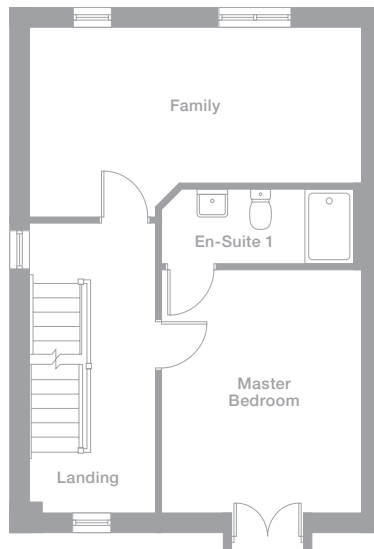


Please note: Elevational and boundary treatments may vary

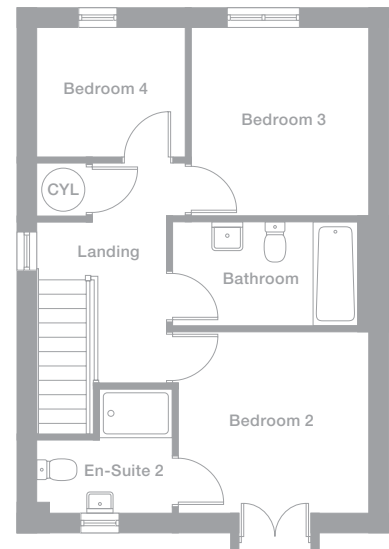
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Living
3.33m x 4.80m
10'11" x 15'9"

Kitchen/Dining
5.50m x 3.15m
18'1" x 10'4"

WC
0.85m x 1.77m
2'10" x 5'10"

First Floor

Master Bedroom
3.34m x 4.04m min
11'0" x 13'3"

En-Suite 1
3.19m max x 1.22m max
10'6" x 4'0"

Family
5.50m max x 3.15m max
18'1" x 10'4"

Second Floor

Bedroom 2
3.16m x 2.99m min
10'5" x 9'10"

En-Suite 2
2.24m max x 2.07m max
7'4" x 6'10"

Bedroom 3
2.94m x 3.13m
9'8" x 10'3"

Bedroom 4
2.46m x 2.15m
8'1" x 7'1"

Bathroom
3.06m x 1.72m
10'1" x 5'8"

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Holland

4 Bed

Overview

A strikingly long open-plan kitchen adjoining the large dining and living room that opens in turn on to a spacious patio creates a very impressive setting for stylish entertaining.

Key Features

4 Bedrooms
Master Bed En-Suite
Full Height Windows
Living/Dining Room

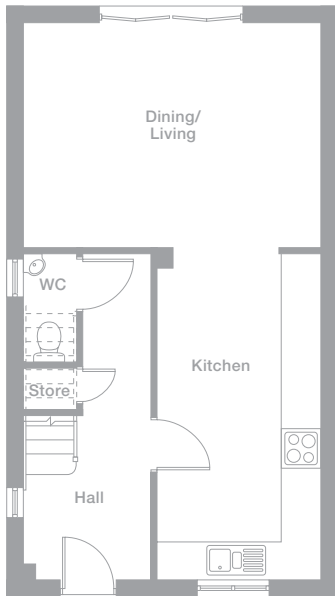
Total Floor Space

134m² (1,442 sq ft)

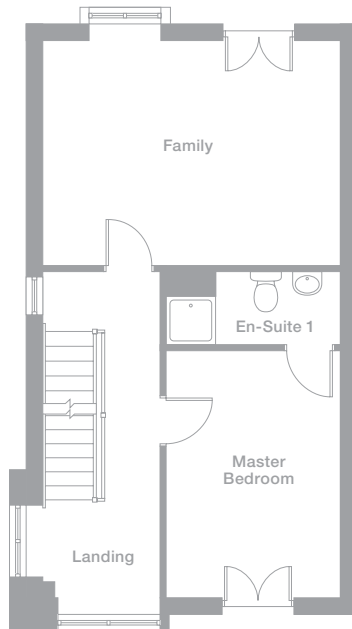


Please note: Elevational and boundary treatments may vary

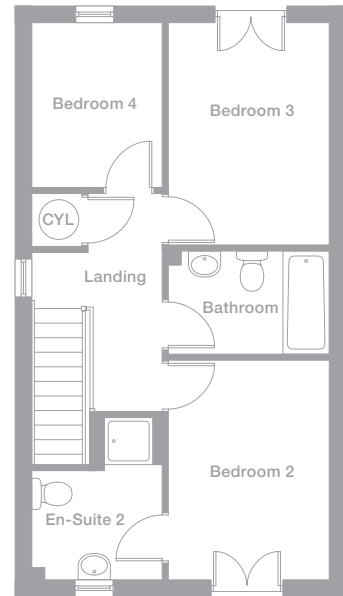
Ground Floor



First Floor



Second Floor



Room Dimensions

Ground Floor

Dining/Living
4.84m x 3.65m
15'11" x 12'0"

Kitchen
2.63m x 5.35m
8'8" x 17'7"

WC
0.85m x 1.77m
2'10" x 5'10"

First Floor

Family
4.84m x 3.68m min
15'11" x 12'1"

Master Bedroom
2.80m x 4.05m
9'2" x 13'4"

En-Suite 1
2.00m min x 1.16m
6'7" x 3'10"

Second Floor

Bedroom 2
2.60m x 3.59m
8'6" x 11'10"

En-Suite 2
2.14m x 1.77m min
7'0" x 5'10"

Bathroom
2.60m x 1.70m
8'6" x 5'7"

Bedroom 3
2.60m x 3.65m
8'6" x 12'0"

Bedroom 4
2.14m x 2.70m
7'0" x 8'10"

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Pallister House 1 Bed Apt

Overview

Presenting an attractive approach to modern living, these apartments feature beautifully designed open-plan living areas that, like the bedrooms, incorporate dual aspect outlooks. Stylish and practical, filled with changing natural light, they offer the perfect urban base.

Key Features

Dual-Aspect
Living/Kitchen
Storage

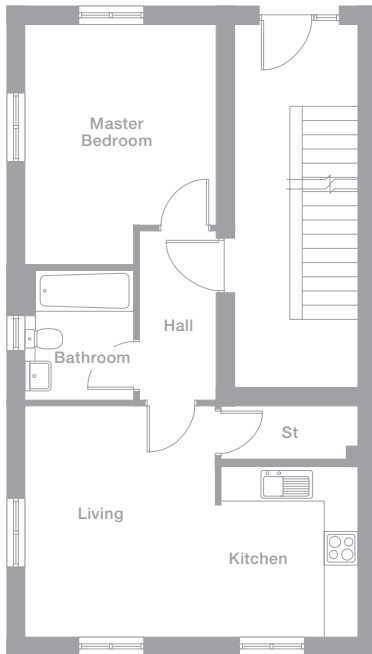
Total Floor Space

46.6m² (501 sq ft)

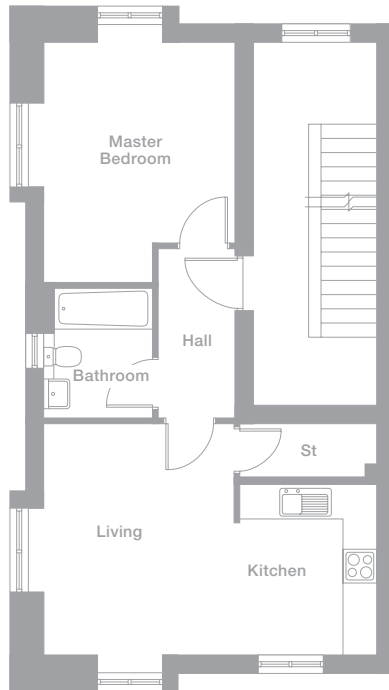


Please note: Elevational and boundary treatments may vary

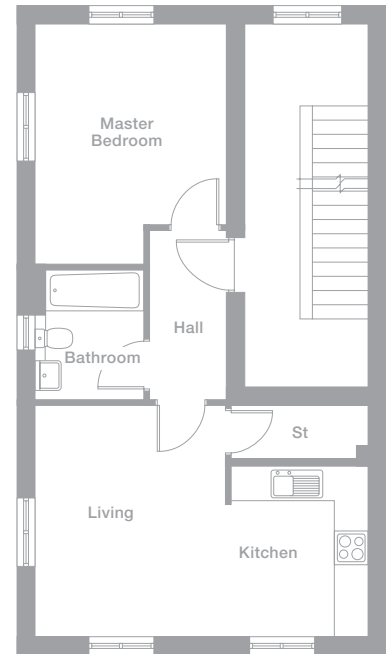
Plot 92 - Ground Floor



Plot 93 - First Floor



Plot 94 - Second Floor



Room Dimensions

Plot 92

Living
3.35m x 4.08m
10'9" x 13'3"

Kitchen
2.52m x 3.00m
8'2" x 9'8"

Master Bedroom
3.35m max x 4.25m max
11'0" x 13'11"

Bathroom
1.91m max x 2.29m
6'3" x 7'6"

Plot 93

Living
3.35m x 4.08m
10'9" x 13'3"

Kitchen
2.52m x 3.00m
8'2" x 9'8"

Master Bedroom
3.35m max x 4.25m max
11'0" x 13'11"

Bathroom
1.91m x 2.29m
6'3" x 7'6"

Plot 94

Living
3.35m x 4.08m
10'9" x 13'3"

Kitchen
2.52m x 3.00m
8'2" x 9'8"

Master Bedroom
3.35m max x 4.25m max
11'0" x 13'11"

Bathroom
1.91m x 2.29m
6'3" x 7'6"

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Specification

	Greenwich	Holland	Locke	Ropner	Gladstone	Hastings	Rocke	Pallister House
Kitchens and Utilities								
Stainless steel chimney hood with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel single fan oven	-	-	-	-	-	-	-	✓
Stainless steel double fan oven	✓	✓	✓	✓	✓	✓	✓	○
Stainless steel 4 ring gas hob	✓	✓	✓	✓	✓	✓	✓	-
Ceramic electric hob	○	○	○	○	○	○	○	✓
Washing machine plumbing and electrics will be provided as standard, but not the appliance	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine	○	○	○	○	○	○	○	○
Integrated fridge freezer	✓	✓	✓	✓	✓	✓	✓	✓
Under unit lighting	○	○	○	○	○	○	○	○
Chrome LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓
White switches and sockets	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel 1½ or single sink including monobloc tap (where layout permits)	✓	✓	✓	✓	✓	✓	✓	✓
Dishwasher plumbing and electrics will be provided as standard where layout permits, but not the appliance	✓	✓	✓	✓	✓	✓	✓	✓
Integrated dishwasher where layout permits	○	○	○	○	○	○	○	○
Contemporary designed kitchen furniture to include bank unit styling	✓	✓	✓	✓	✓	✓	✓	✓
Square edge work tops with 100mm upstand	✓	✓	✓	✓	✓	✓	✓	✓
Floor finishings	○	○	○	○	○	○	○	○
Wall tiling	○	○	○	○	○	○	○	○
Bathrooms								
Shaver point	○	○	○	○	○	○	○	○
A minimum of 1 complete shower in every house	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard Concept Cube range sanitaryware	✓	✓	✓	✓	✓	✓	✓	✓
Wall tiling - 450mm above bath unless a shower is fitted and in such cases the wall with the shower and half of the adjacent wall will be fully tiled. Basins will have a 150mm splashback above the basin	✓	✓	✓	✓	✓	✓	✓	✓
Chrome LED downlighters	✓	✓	✓	✓	✓	✓	✓	✓
150mm splashback above basins in cloakrooms	✓	✓	✓	✓	✓	✓	✓	✓
Floor finishings	○	○	○	○	○	○	○	○
Electrical								
One TV socket to be fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓
One telephone socket to be fitted as standard	✓	✓	✓	✓	✓	✓	✓	✓
Co-axial digital cable fitted (i.e. no aerial systems)	✓	✓	✓	✓	✓	✓	✓	-
Aerial System or Sky+ Ready System	○	○	○	○	○	○	○	✓
Front porch light ready fitted with PIR	✓	✓	✓	✓	✓	✓	✓	-
Front doorbell ready fitted	✓	✓	✓	✓	✓	✓	✓	-
Front door entry system (apartments only)	-	-	-	-	-	-	-	✓
Double socket and batten light will be provided to all garages	✓	✓	✓	✓	✓	✓	✓	-

✓ yes

- not available

★ specific plots only

○ optional extras (available to order at the Choices Centre)

	Greenwich	Holland	Locke	Ropner	Gladstone	Hastings	Rocke	Pallister House
Security								
Intruder alarm system	○	○	○	○	○	○	○	○
Timber front door	✓	✓	✓	✓	✓	✓	✓	✓
Timber fascias, soffits and bargeboards (where planning permits)	✓	✓	✓	✓	✓	✓	✓	✓
Dry verge ridges, valleys and hips will be provided where applicable	✓	✓	✓	✓	✓	✓	✓	✓
Heating								
Timber double glazed windows	✓	✓	✓	✓	✓	✓	✓	✓
Gas central heating throughout	✓	✓	✓	✓	✓	✓	✓	✓
Thermostatically controlled radiators to all rooms except those where the room thermostat is fitted	✓	✓	✓	✓	✓	✓	✓	✓
Fused spur to facilitate fitting of an electric focal point fire by the homeowner	○	○	○	○	○	○	○	○
Décor								
White, smooth ceiling finishes	✓	✓	✓	✓	✓	✓	✓	✓
Timber French Doors	✓	✓	✓	✓	✓	✓	✓	✓
Timber bi-fold doors (holland ht only)	-	✓	-	-	-	-	-	-
House numbers ready fitted	✓	✓	✓	✓	✓	✓	✓	✓
Fitted wardrobes	○	○	○	○	○	○	○	○
White woodwork finish	✓	✓	✓	✓	✓	✓	✓	✓
Wall finishes are soft white with white to wet rooms (Please check colours with sales advisor)	✓	✓	✓	✓	✓	✓	✓	✓
Stairs with stop-chamfered spindles	✓	✓	✓	✓	✓	✓	✓	✓
Ladder style 4 panel moulded internal doors with chrome level on rose door handles	✓	✓	✓	✓	✓	✓	✓	✓
Skirting and architrave - 144mm Skirting and 57mm Architrave	✓	✓	✓	✓	✓	✓	✓	✓
External								
Boundary fencing	✓	✓	✓	✓	✓	✓	✓	-
Landscaping front garden (where planning permits)	✓	✓	✓	✓	✓	✓	✓	-
Outside cold water tap	○	○	○	○	○	○	○	-

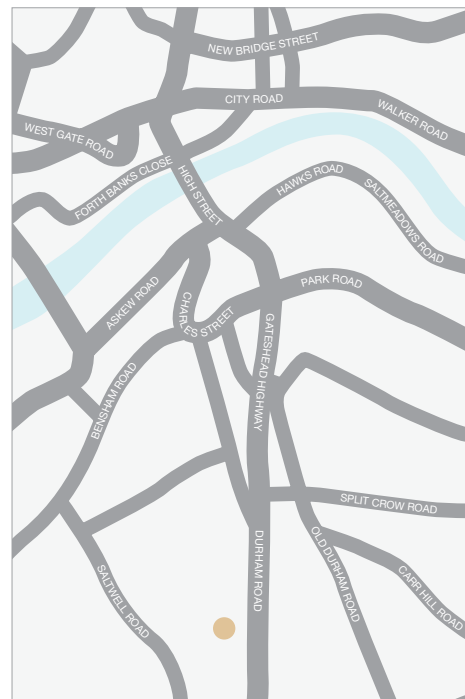
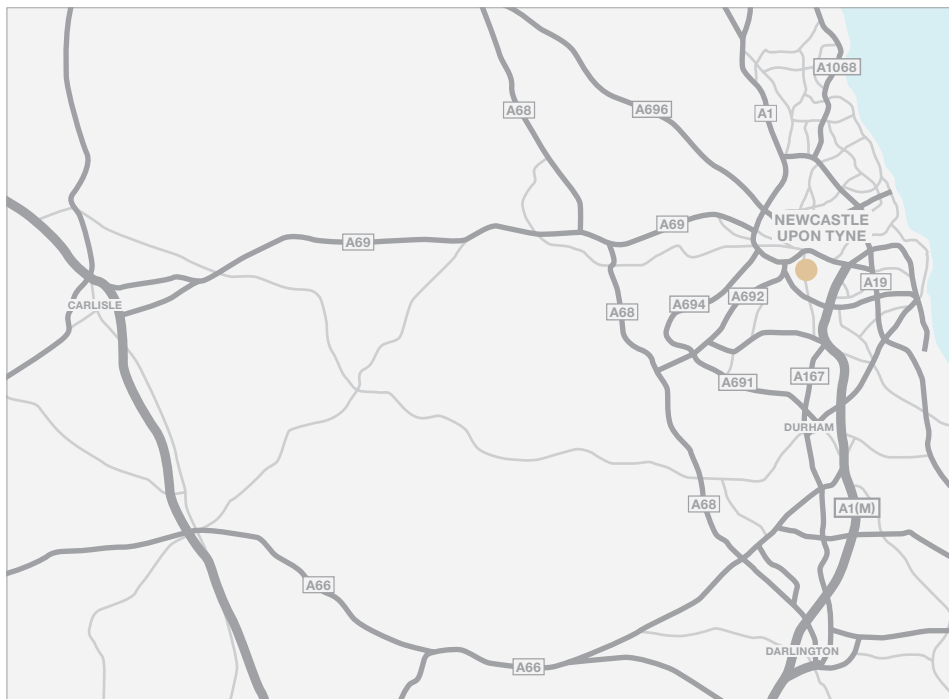
All customer choices and optional extras can only be included at an early stage of building construction. Please check with the Sales Advisor for specific details. These sales particulars do not constitute a contract, form part of a contract or a warranty. Please refer to the 'Important Notice' section at the back of this brochure for more information. Photography represents typical Miller Homes' fittings and options.

How to find us

We are open Thursday - Monday

10.30am - 5.30pm

Telephone: 0800 840 8483



From the Tyne Bridge

Stay on the A167 (Gateshead Highway) following signs for Birtley and Low Fell. After just under two miles, pass through a small shopping area, looking out for signs to Saltwell Park. Turn right onto Enfield Road. The entrance to Park view is on the left, a few yards further on.

From the A1(M) northbound

Stay on the A1(M) as it turns into the A1, then move into the left-hand lane to exit at the next junction. Take the third exit at the roundabout to join the A167 Durham Road towards Gateshead. Following signs for Gateshead South, carry straight on for around two and a half miles. Beyond the small shopping area turn left onto Enfield Road. Park View is signposted on the left.

Sat Nav: NE9 5AD

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 Adviser 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 Sales Adviser and confirmed with solicitors.



the place to be®

a better placesm

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.

Why Miller?

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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