

90 years of  
**miller**  
homes



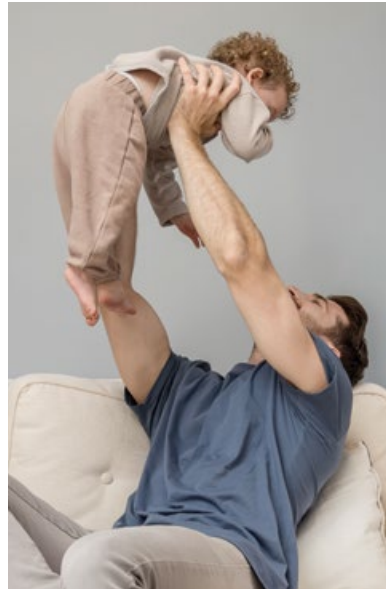
**Astley Place  
Seaton Delaval**

**millerhomes**

*the place to be®*

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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.





# Living in Seaton Delaval

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 Astley Place.

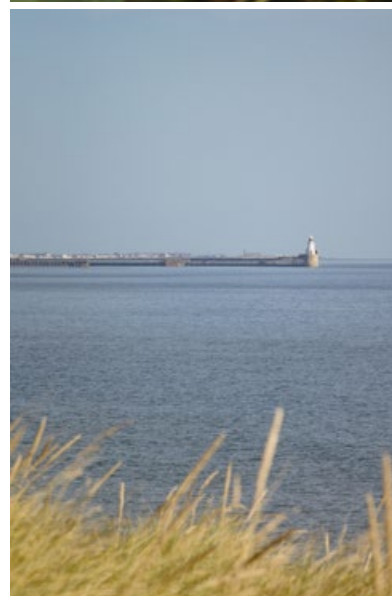




Seaton Delaval is less than 20 minutes' drive from the centre of Newcastle and in easy reach of Northumberland's beautiful coastline. Buses to Ashington, North Shields, Blyth and Newcastle stop just yards from Astley Place, with express services reaching Newcastle in approximately half an hour. Trains to Newcastle and the Metrocentre stop at Cramlington Station. However, the new Northumberland Line linking Ashington and Blyth with Newcastle, expected to begin services during 2024, will call at the new Seaton Delaval Station, around 20 minutes' walk away.

The village's main shopping area, ten minutes walk from Astley Place, includes a large Co-op with an off-licence and post office as well as pharmacies, a butcher, a convenience store, cafés, takeaways, hairdressers and other specialists. A wider choice can be found nearby in Cramlington and Blyth, and the vast Metrocentre in Gateshead, with more than 270 stores, restaurants and leisure amenities, is in easy reach.

Seaton Delaval Arts Centre, a short walk away, presents a variety of amateur and professional shows from live music to comedy and drama, and has a studio space that hosts dance and fitness classes, while AK Fitness, near the village shops, offers a fully equipped gym. As well as a Vue Cinema, Cramlington has a large leisure centre, Concordia, with swimming pools, a gym, cycling studio, climbing walls, sports courts and a bowling alley. Whitley Bay is a popular destination where the attractions include an ice rink, home to the Whitley Bay Warriors ice hockey team.





# Welcome home

With shops just a short walk away, the beaches and amenities of the Northumberland coast within three miles, and the whole of Greater Tyneside in commuting range, this exciting new neighbourhood brings an attractive selection of energy efficient two, three and four bedroom homes into one of the finest locations in the North East. Next to open countryside, it presents an impressive blend of inviting, peaceful surroundings and exceptional convenience. Welcome to Astley Place...

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



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- Visitor Parking
- Discount Market Value
- Bin Collection Point
- Shed
- Sustainable Urban Drainage
- V
- ★
- BCP
- Shed
- SUDS



# Delmont

**Overview**

The bright, beautifully planned kitchen and dining room is entered from the welcoming lounge of this comfortable and stylish home. There is a convenient downstairs WC, the principal bedroom includes an en-suite shower room, and bedroom two features dual windows and a built-in cupboard.

**Ground Floor**

**Lounge**  
3.05m x 4.32m  
10'0" x 14'2"

**Kitchen/Dining**  
4.03m x 3.08m  
13'3" x 10'1"

**WC**  
1.50m x 1.14m  
4'11" x 3'9"

**First Floor**

**Principal Bedroom**  
4.03m x 3.71m  
13'3" x 12'2"

**En-Suite**  
1.08m x 2.30m  
3'7" x 7'7"

**Bedroom 2**  
4.03m x 2.67m  
13'3" x 8'9"

**Bathroom**  
1.86m x 2.15m  
6'1" x 7'1"

**Floor Space**

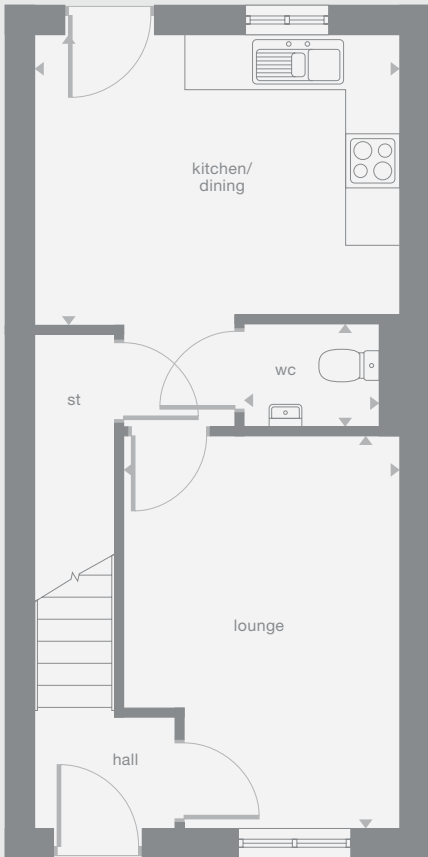
758 sq ft

† Windows only applicable to some plots. Please see Development Sales Manager for details

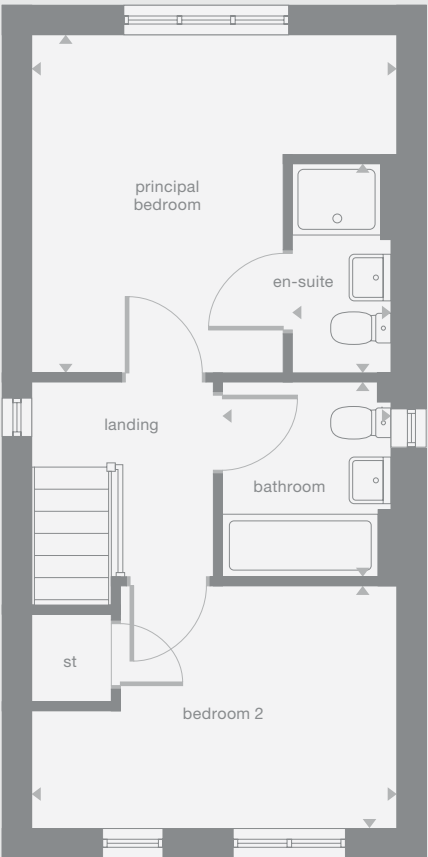
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Clevemont

### Overview

This impressive bungalow features a bright, airy open-plan living space incorporating a beautifully planned kitchen area, while french doors add both flexibility and a focal point to the dining area. In addition to two bedrooms and the bathroom, the accommodation includes a walk-in cupboard.

### Ground Floor

Living/Dining  
4.55m x 3.71m  
14'11" x 12'2"

Kitchen  
2.75m x 3.71m  
9'0" x 12'2"

Principle Bedroom  
3.00m x 4.44m  
9'10" x 14'7"

Bedroom 2  
3.59m x 2.51m  
11'9" x 8'3"

Bathroom  
2.30m x 2.60m  
7'7" x 8'6"

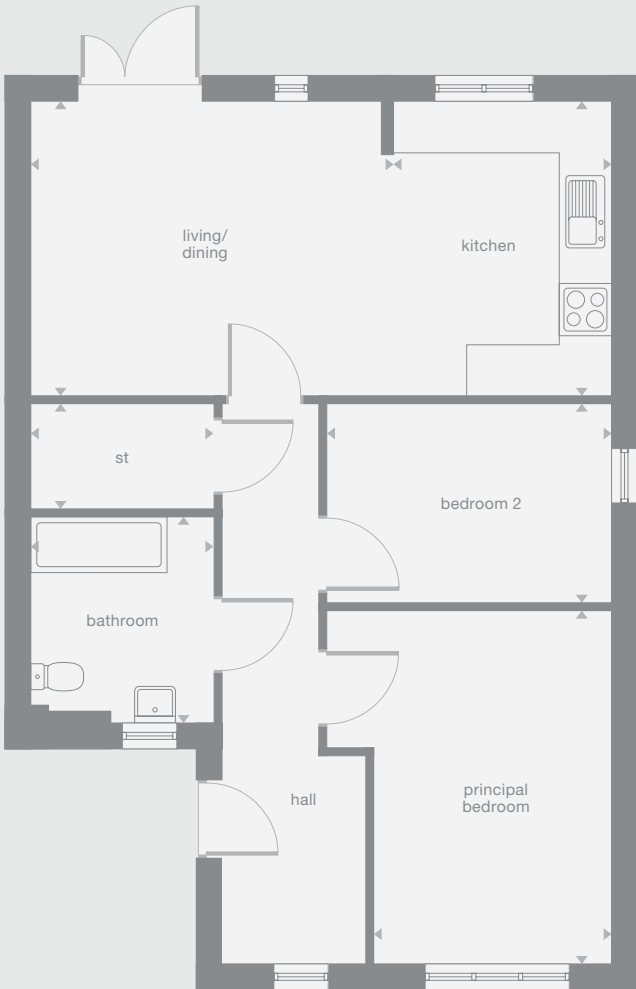
### Floor Space

777 sq ft

Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



### Ground Floor



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## Overview

The integration of the staircase into the lounge maximises the sense of space in this practical, inviting home. The hall features a WC and a useful cupboard, the dining kitchen includes french doors and the three bedrooms share the first floor with the family bathroom.

## Ground Floor

**Lounge**  
3.52m x 4.38m  
11'7" x 14'4"

**Kitchen**  
2.45m x 3.02m  
8'1" x 9'11"

**Dining**  
2.05m x 2.36m  
6'9" x 7'9"

**WC**  
1.67m x 0.96m  
5'6" x 3'2"

## First Floor

**Principal Bedroom**  
2.51m x 3.83m  
8'3" x 12'7"

**Bedroom 2**  
2.51m x 3.57m  
8'3" x 11'9"

**Bedroom 3**  
1.90m x 2.36m  
6'3" x 7'9"

**Bathroom**  
1.90m x 1.70m  
6'3" x 5'7"

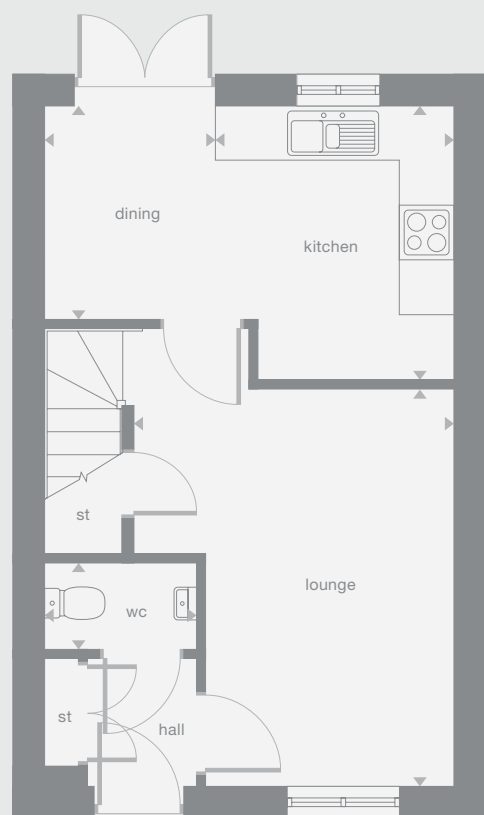
## Floor Space

728 sq ft

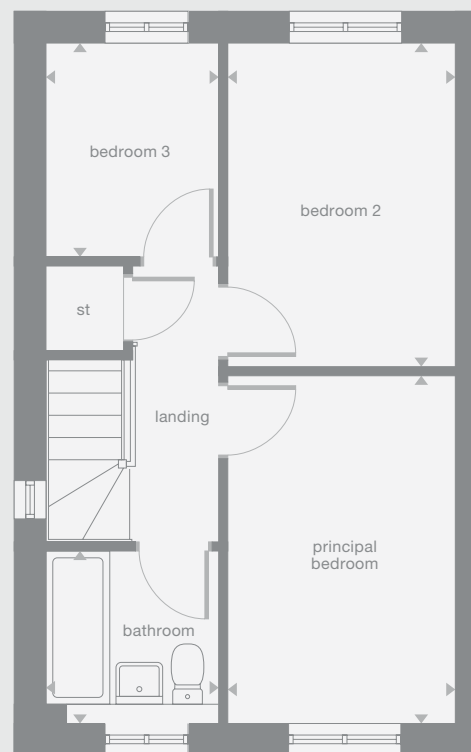
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



## Ground Floor



## First Floor



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# Denton

**Overview**  
 French doors add fresh, open appeal to a welcoming, light-filled kitchen and dining room that also features a separate laundry area. There is a downstairs WC, a family bathroom and generous storage space, and the third bedroom could be transformed into an impressive home office.

<b>Ground Floor</b>	<b>First Floor</b>
Lounge 3.58m x 4.45m 11'9" x 14'8"	Principal Bedroom 4.53m x 2.71m 14'10" x 8'11"
Kitchen/Dining 3.35m x 4.74m 11'0" x 15'7"	Bedroom 2 2.15m x 4.38m 7'1" x 14'5"
Laundry 1.08m x 2.99m 3'7" x 9'10"	Bedroom 3 2.28m x 3.34m 7'6" x 11'0"
WC 1.08m x 1.65m 3'7" x 5'5"	Bathroom 1.92m x 2.00m 6'4" x 6'7"

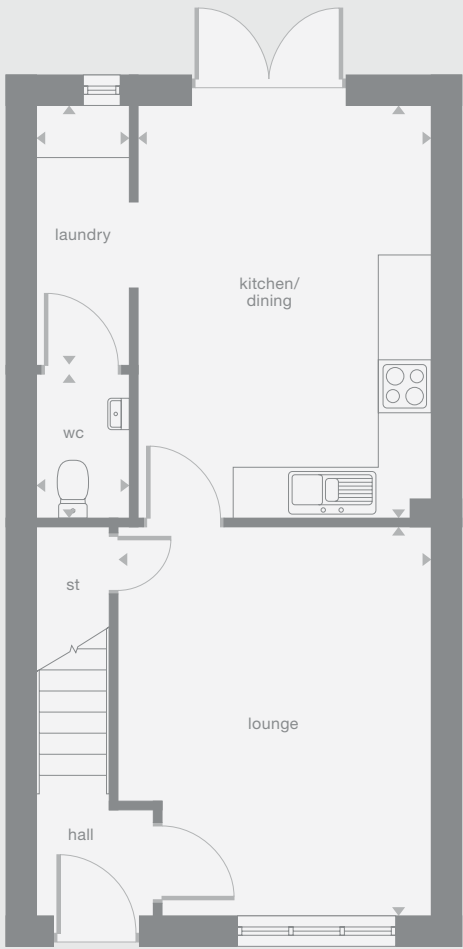
**Floor Space**  
 907 sq ft

† Window not applicable to all plots. Please see Development Sales Manager for details.

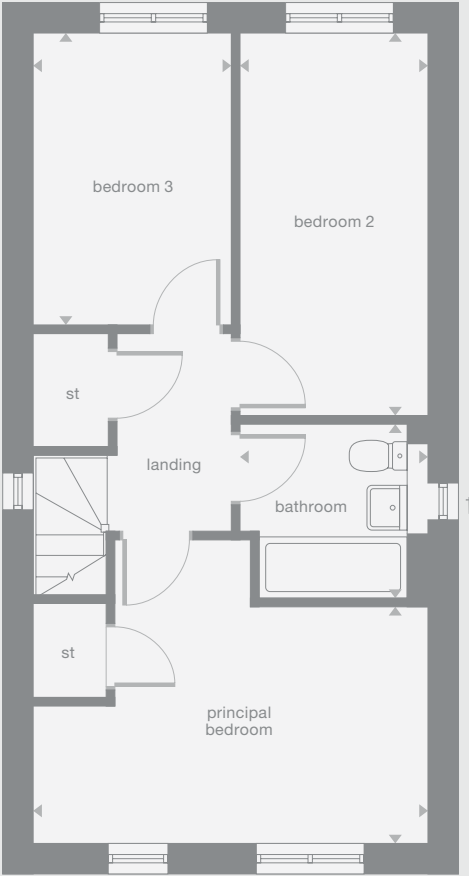
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Carrington

## Overview

The comfortable lounge shares the ground floor with a bright, practical kitchen where feature french doors add a focal point to the dining area. Upstairs, the three bedrooms include an en-suite principal bedroom with a spacious cupboard, and a downstairs WC complements the family bathroom.

## Ground Floor

**Lounge**  
2.83m x 4.87m  
9'3" x 16'0"

**Kitchen**  
2.46m x 3.54m  
8'1" x 11'7"

**Dining**  
2.56m x 3.54m  
8'5" x 11'7"

**WC**  
0.95m x 1.73m  
3'1" x 5'8"

## First Floor

**Principal Bedroom**  
3.02m x 3.81m  
9'11" x 12'6"

**En-Suite**  
1.90m x 1.91m  
6'3" x 6'3"

**Bedroom 2**  
2.64m x 2.46m  
8'8" x 8'1"

**Bedroom 3**  
2.28m x 3.54m  
7'6" x 11'7"

**Bathroom**  
1.70m x 2.04m  
5'7" x 6'8"

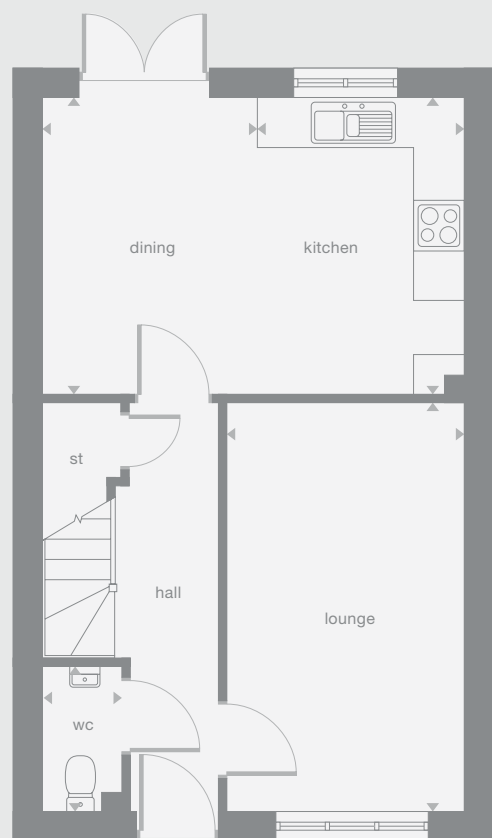
## Floor Space

920 sq ft

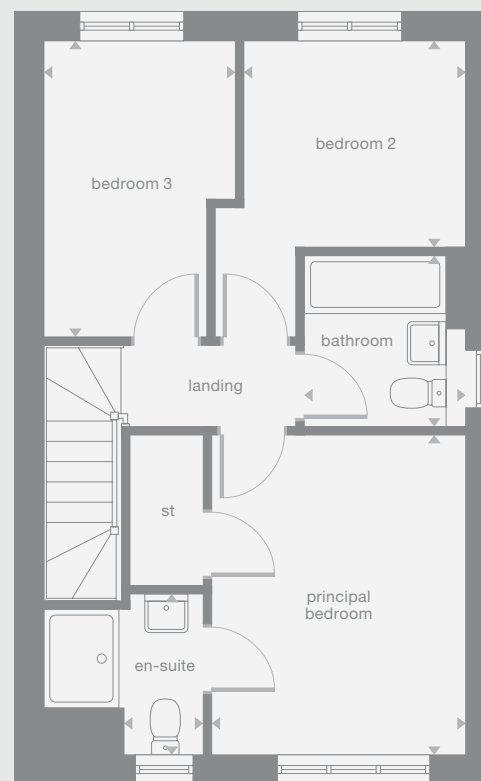
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Braxton

**Overview**

Both the lounge and the dining kitchen are dual aspect, with french doors enhancing the family space. Practical touches include a laundry room, downstairs WC and generous storage space. The bright landing leads to the bathroom and three bedrooms, including an en-suite, dual aspect principal bedroom.

**Ground Floor**

- Lounge**  
2.99m x 5.58m  
9'10" x 18'4"
- Kitchen/Dining**  
2.90m x 2.65m  
9'6" x 8'9"
- Laundry**  
2.09m x 1.88m  
6'10" x 6'2"
- Family**  
2.90m x 2.92m  
9'6" x 9'7"
- WC**  
1.09m x 1.55m  
3'7" x 5'1"

**First Floor**

- Principal Bedroom**  
3.01m x 2.77m  
9'11" x 9'1"
- En-Suite**  
2.11m x 1.24m  
6'11" x 4'1"
- Bedroom 2**  
2.95m x 3.28m  
9'8" x 10'9"
- Bedroom 3**  
3.19m x 2.72m  
10'6" x 8'11"
- Bathroom**  
1.70m x 2.20m  
5'7" x 7'3"

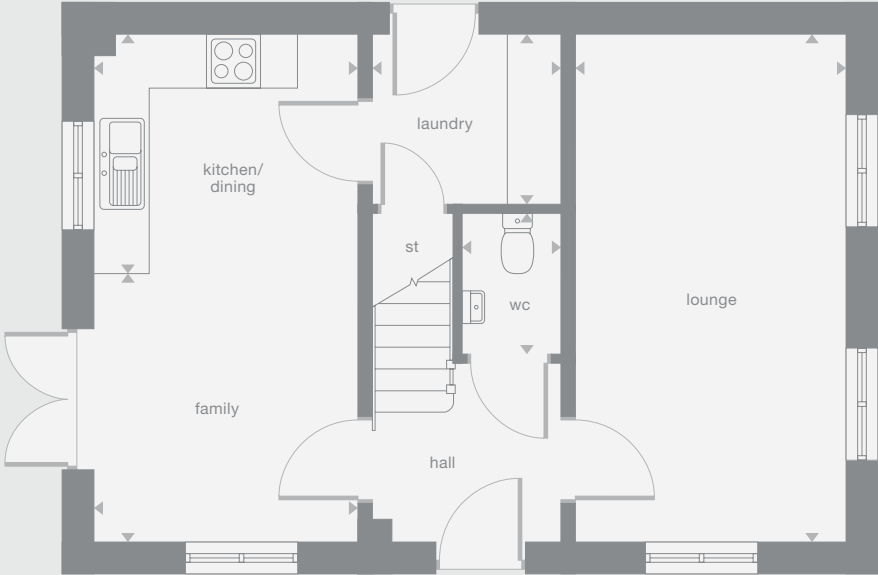
**Floor Space**

996 sq ft

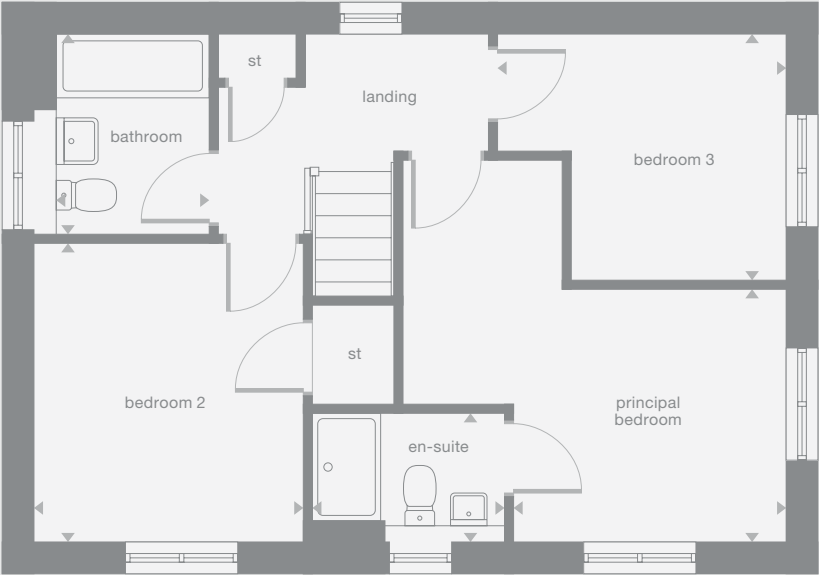
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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**Overview**

The light, well-proportioned lounge opens on to a bright kitchen with feature french doors in the dining area. One of the three bedrooms is en-suite with a walk-through dressing area, another includes a useful cupboard, and the family bathroom is complemented by a downstairs WC.

**Ground Floor**

**Lounge**  
3.47m x 4.62m  
11'5" x 15'2"

**Kitchen/Dining**  
5.71m x 3.50m  
18'9" x 11'6"

**WC**  
1.80m x 1.46m  
5'11" x 4'10"

**First Floor**

**Principal Bedroom**  
3.05m x 4.60m  
10'0" x 15'1"

**En-Suite**  
2.40m x 1.18m  
7'11" x 3'11"

**Dressing**  
3.05m x 1.50m  
10'0" x 4'11"

**Bedroom 2**  
4.46m x 3.21m  
14'8" x 10'7"

**Bedroom 3**  
4.46m x 2.73m  
14'8" x 9'0"

**Bathroom**  
1.90m x 2.15m  
6'3" x 7'1"

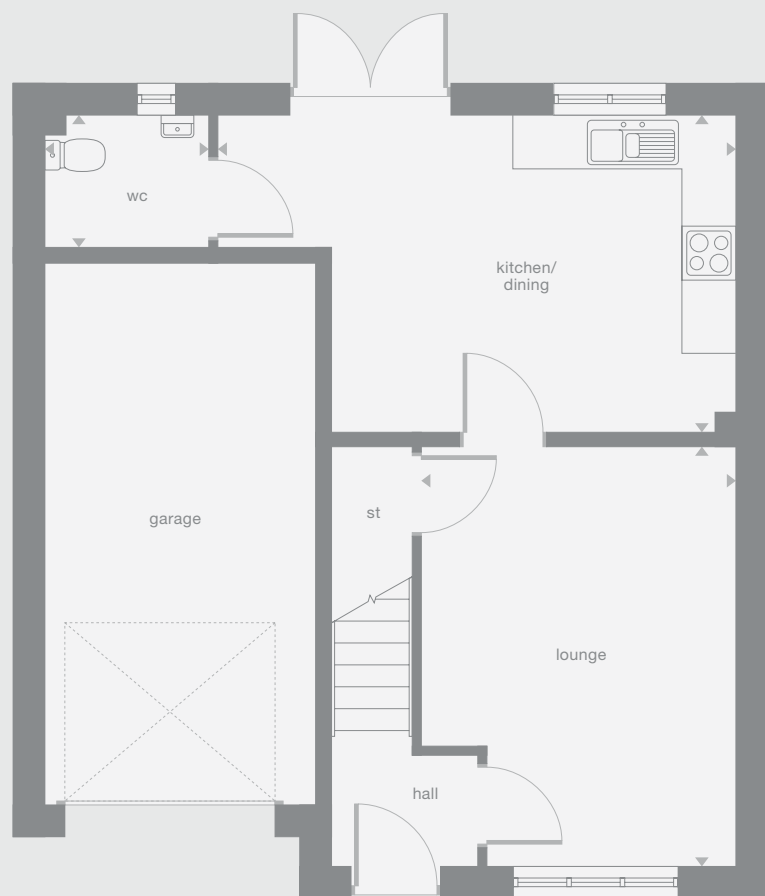
**Floor Space**

1,104 sq ft

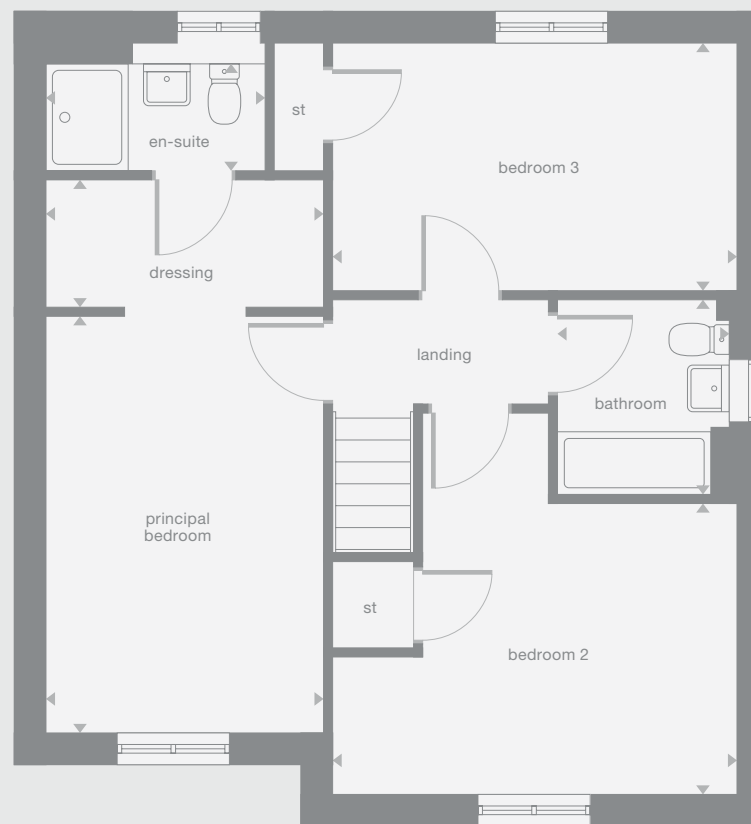
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



**Ground Floor**



**First Floor**



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# Kirkwood

**Overview**

Extending the full width of the home, the exciting kitchen, dining and family room presents a perfect setting for everyday life. The lounge incorporates a bay window, the bathroom includes a separate shower and one of the four bedrooms is en-suite with a dressing area.

**Ground Floor**

- Lounge**  
2.95m x 4.43m  
9'8" x 14'7"
- Kitchen**  
2.86m x 2.68m  
9'5" x 8'10"
- Laundry**  
1.80m x 1.26m  
5'11" x 4'2"
- Dining**  
2.16m x 2.68m  
7'1" x 8'10"
- Family**  
3.14m x 2.36m  
10'4" x 7'9"
- WC**  
1.44m x 1.26m  
4'9" x 4'2"

**First Floor**

- Principal Bedroom**  
4.03m x 2.73m  
13'3" x 9'0"
- En-Suite**  
2.60m x 1.19m  
8'6" x 3'11"
- Dressing**  
2.60m x 1.42m  
8'6" x 4'8"
- Bedroom 2**  
2.95m x 3.91m  
9'8" x 12'10"
- Bedroom 3**  
3.04m x 2.87m  
10'0" x 9'5"
- Bedroom 4**  
2.60m x 3.94m  
8'7" x 12'11"
- Bathroom**  
2.33m x 2.87m  
7'8" x 9'5"

**Floor Space**

1,240 sq ft

\* Optional Garage Door  
  
Plots may be a mirror image of the floor plans. Please see Development Sales Manager for details



Ground Floor



First Floor



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# Beauwood

**Overview**

From the bay-windowed lounge to the en-suite bedroom, this is a superb, feature-filled home. The kitchen, the study/family room and two of the four bedrooms are all dual aspect. The french doors enhance the open-plan kitchen, the family bathroom includes a separate shower.

**Ground Floor**

- Lounge**  
4.10m x 4.09m  
13'5" x 13'5"
- Kitchen**  
3.48m x 3.96m  
11'5" x 13'0"
- Laundry**  
2.12m x 1.76m  
7'0" x 5'9"
- Dining**  
3.48m x 2.83m  
11'5" x 9'4"
- Study/Family**  
3.42m x 2.61m  
11'3" x 8'7"
- WC**  
1.07m x 1.55m  
3'6" x 5'1"

**First Floor**

- Principal Bedroom**  
3.53m x 3.41m  
11'7" x 11'2"
- En-Suite**  
2.04m x 1.79m  
6'8" x 5'11"
- Bedroom 2**  
3.48m x 3.30m  
11'5" x 10'10"
- Bedroom 3**  
2.42m x 3.39m  
8'0" x 11'2"
- Bedroom 4**  
3.56m x 3.28m  
11'8" x 10'9"
- Bathroom**  
3.14m x 1.70m  
10'4" x 5'7"

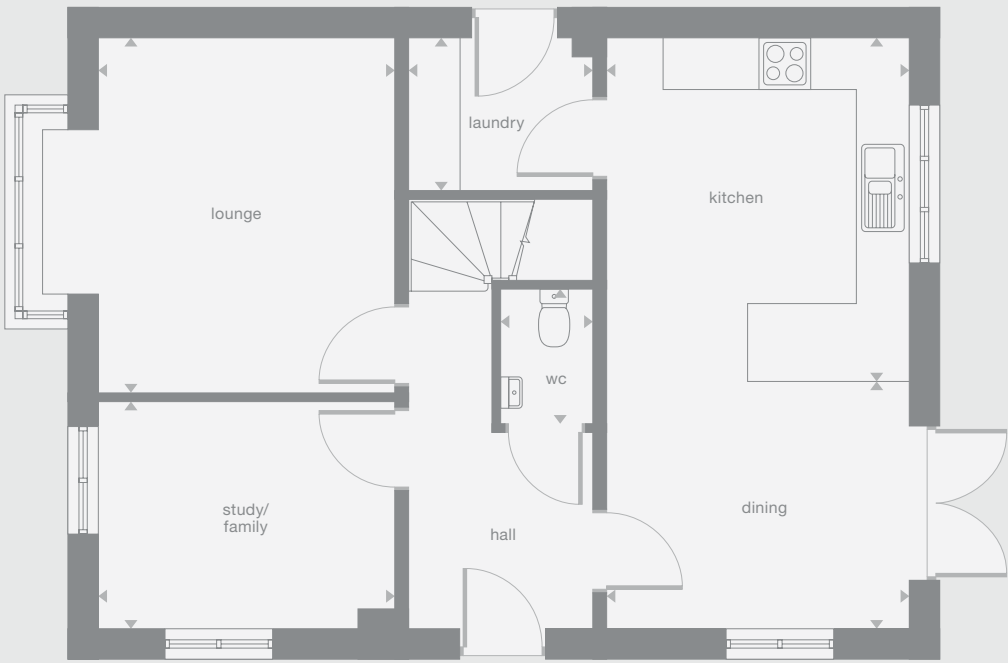
**Floor Space**

1,379 sq ft

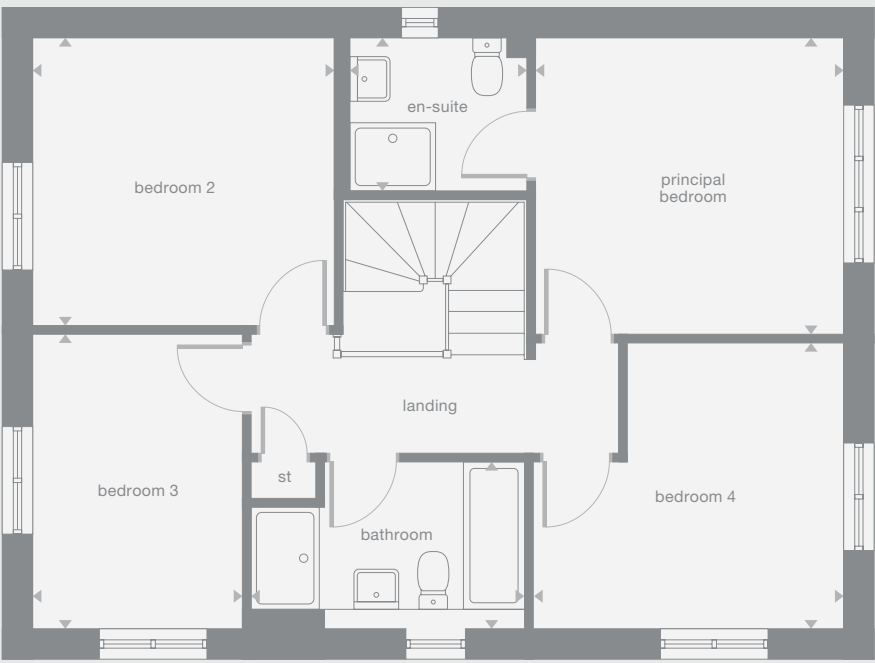
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Ground Floor



First Floor



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## Overview

The bay windowed lounge complements a striking family kitchen where french windows enhance the dining area. There is a laundry room and a downstairs WC, two of the four bedrooms are en-suite, one has a dedicated dressing area and the family bathroom includes a separate shower.

## Ground Floor

**Lounge**  
3.25 x 5.19m  
10'8" x 17'1"

**Kitchen**  
3.15m x 3.38m  
10'4" x 11'1"

**Laundry**  
1.83m x 1.26m  
6'0" x 4'2"

**Dining**  
2.21m x 3.38m  
7'3" x 11'1"

**Family**  
3.14m x 3.26m  
10'4" x 10'9"

**WC**  
1.49m x 1.26m  
4'11" x 4'2"

## First

**Principle Bedroom**  
4.75m x 3.01m  
15'7" x 9'11"

**En-Suite 1**  
2.89m x 1.18m  
9'6" x 3'10"

**Dressing**  
2.89m x 1.63m  
9'6" x 5'4"

**Bedroom 2**  
3.66m x 2.60m  
12'0" x 8'7"

**En-Suite 2**  
1.11m x 2.28m  
3'8" x 7'6"

**Bedroom 3**  
2.82m x 4.32m  
9'3" x 14'2"

**Bedroom 4**  
3.17m x 3.29m  
10'5" x 10'10"

**Bathroom**  
2.31m x 3.06m  
7'7" x 10'1"

## Floor Space

1,492 sq ft

\* Optional Garage Door

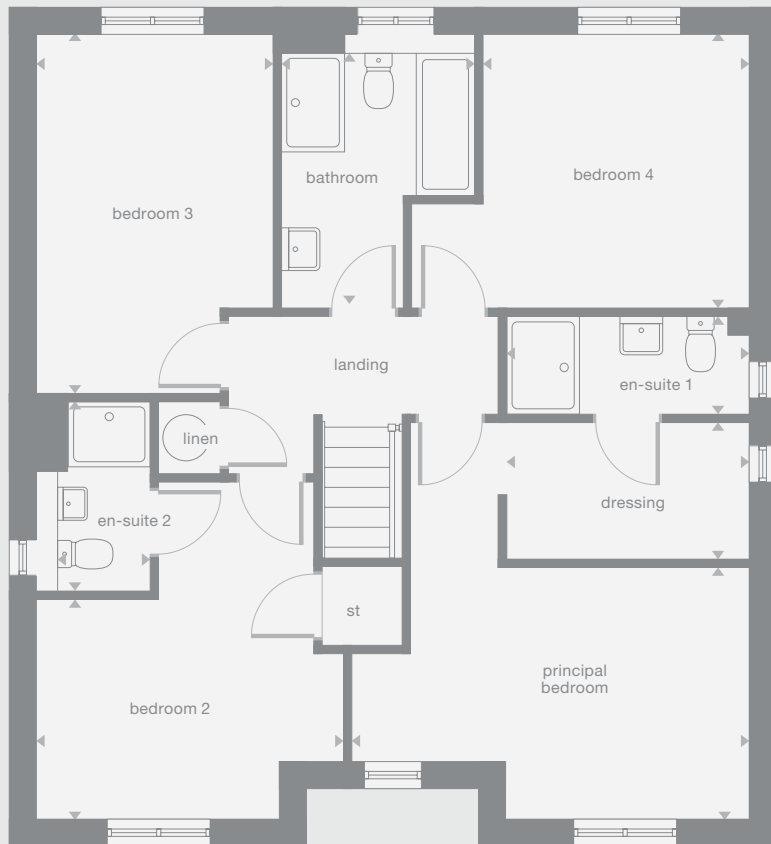
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Ground Floor



First Floor



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# The Miller Difference

**The Miller Difference**  
Every home we build is the start of an adventure. For more than 90 years we've watched people stamp their individual personalities on the homes we build. What we create is your starting point. Our job is to make sure it's the best one possible.

**Shaped around you**  
For more than three generations, we've been listening to our customers. We know what you expect: the highest quality materials, the most skilled workmanship, ready to be shaped around your lifestyle.

**Built on trust**  
Figures and statistics matter. We have, for example, a five star rating for Customer Satisfaction, the best possible, from the Home Builders Federation.

Even more important, though, is the feedback we get from our customers. After we've been with them on the journey from their first enquiry to settling into their new home, well over 90% say they would recommend us. That's the real measure of the trust they place in us.

**Helping where we can**  
You might already have a clear picture of life in your new home. Or it might be a blank canvas. Either way, getting there is an exciting journey of discovery. And we're here to help.

From the first time you contact us, whether by phone, video call or a tour of a show home, we'll be listening carefully. Only you know what you want, but we'll be working with you to achieve it.

And we'll still be on hand, ready to help, long after you move in, quietly sharing your pride and satisfaction.

**Pushing up standards**  
From beautiful locations and superb architectural design to meticulous construction work and exceptional finishes, our expertise is widely acknowledged. Our award-winning developments embrace state-of-the-art technologies and green thinking, but we never lose sight of the importance of craftsmanship. Every step is subject to rigorous Quality Assurance checks, and we reward our highly trained teams for safe and careful practice.

**A smooth customer journey**  
Our award-winning service reflects the same high standards. As we guide you through your choices, decades of experience inform every step. So you can relax and enjoy the journey, knowing you have all the information you need.

**With you every step of the way**  
After meeting your Development Sales Manager, who will help you choose and buy your new home, you'll be introduced to your Site Manager, who will be responsible for every aspect of the building work. They'll both be happy to answer any questions you have.

**Fully involved**  
Your new home will quickly be moulded to your personal choices. So will our service. Once you tell us how you want to keep in touch, whether by phone, text, email, our custom designed app or via our website, that's how we'll keep you regularly updated and informed. You'll be able to access all the records of meetings, and see what happens next.

**Make it your own**  
Even before you move in, there's the excitement of planning your interior. Choosing tiles and worktops, making decisions about appliances. We'll help wherever we can. Our Visualiser, for example, can help you make selections online then see them for real in the Sales Centre. Already, it's becoming your own, personal, space.

At a safe time during building, we'll invite you to visit your new home for a Progress Meeting where you can see the craftsmanship and attention to detail for yourself before it's covered up by fittings and finishes.

**A place to grow**  
For us, the mark of success is seeing every home become unique, an individual reflection of the people who live there, and watching it become part of a thriving community.

By creating sustainable homes, in sustainable communities, we're helping to build a sustainable future for everyone. Including ourselves.

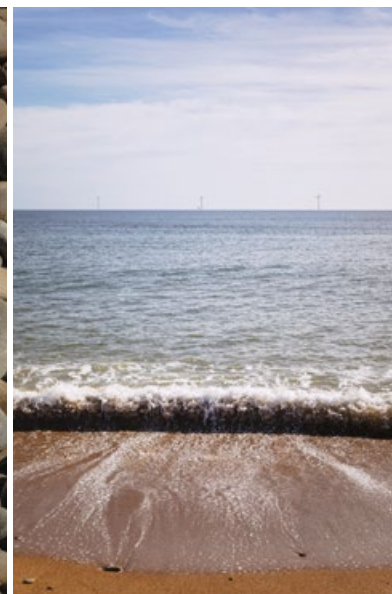
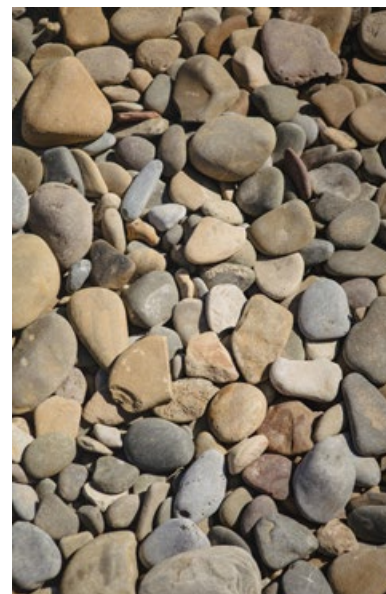
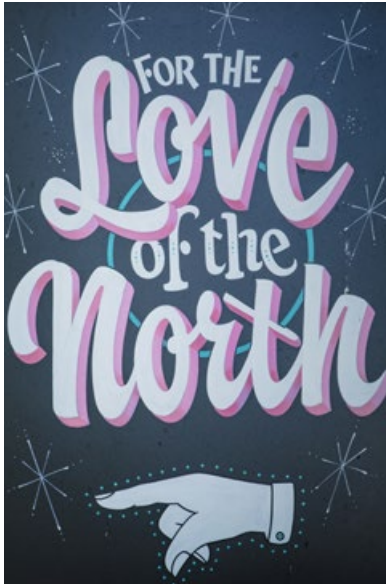
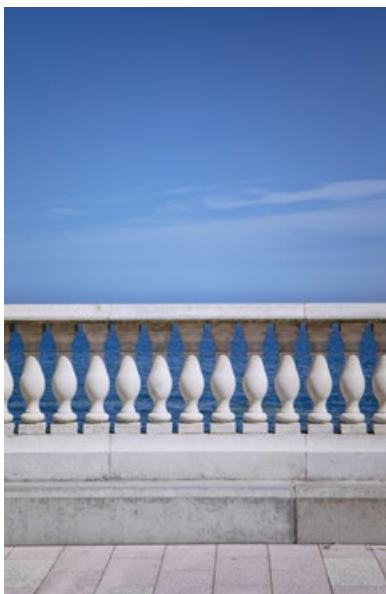
your home  
your way...





The area is rich in outdoor attractions, from parks and nature reserves to the vast Rising Sun Countryside Centre. Wooded riverside paths run along Seaton Burn, near Astley Place, and provide a pleasant walk to Seaton Sluice, with its pubs, harbour, and sandy beach running all the way to Blyth. The magnificent Seaton Delaval Hall, now a National Trust property with superb gardens, is less than two miles away, and there are several golf courses in the area.

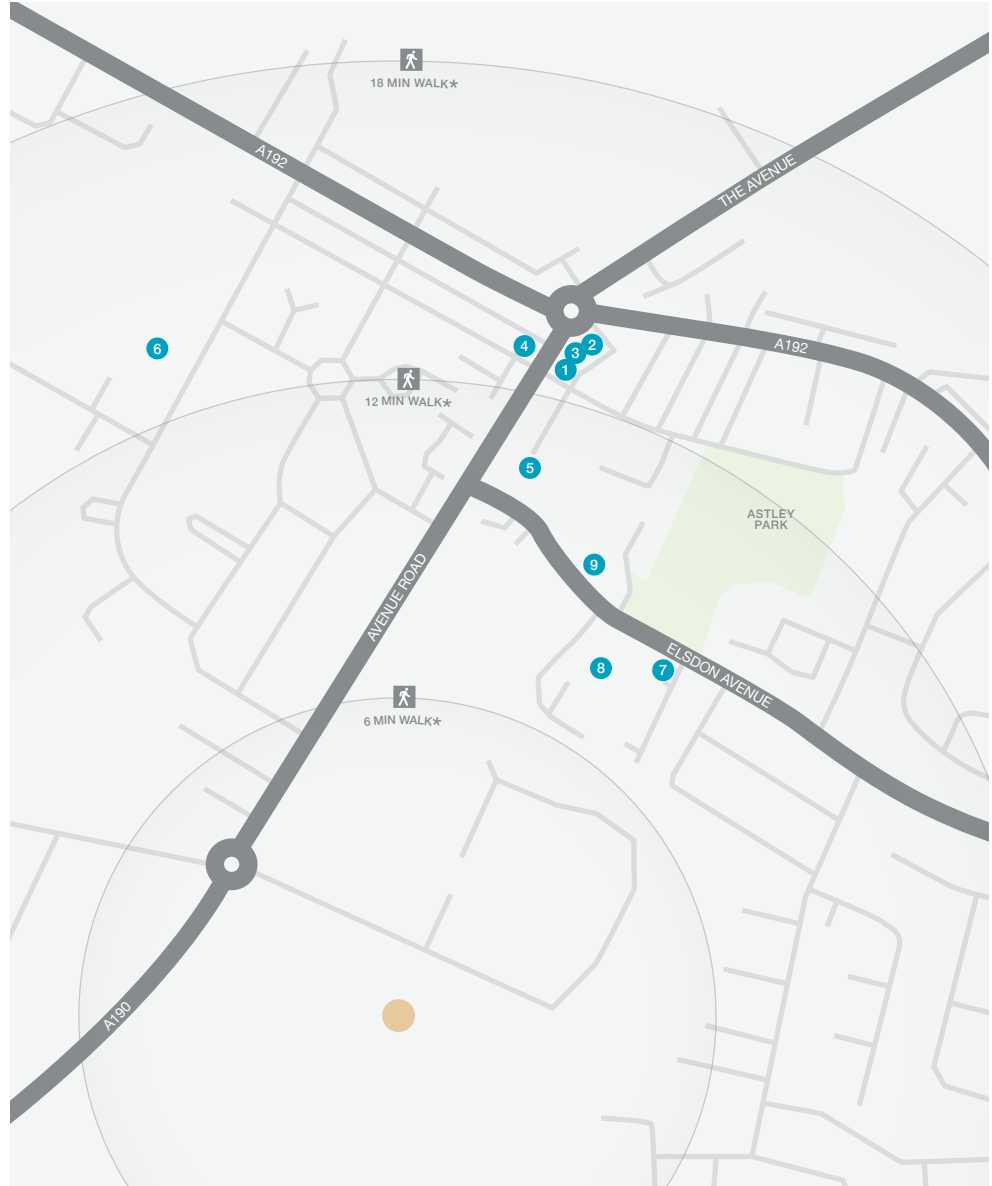
Seaton Delaval First School, less than half a mile from Astley Place, also provides nursery classes, while Whytrig Middle School and Astley High School, a mixed comprehensive and sixth form, share a site even closer to the development. The Elsdon Avenue Surgery GP practice is around ten minutes walk away, and a choice of dentists can be found in Cramlington. For 24-hour emergency care, the Northumbria Specialist Emergency Care Hospital is just over two miles from the development.





# Useful Contacts

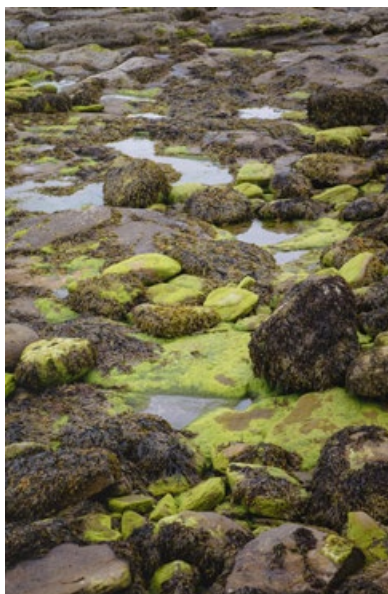
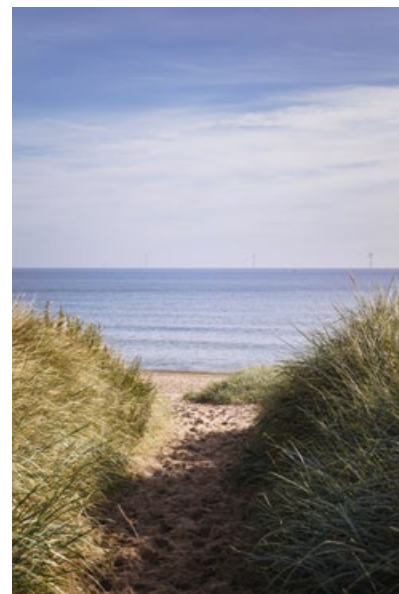
When you leave the car at home and explore the local area by foot or bicycle, you get to know it so much better. And by using local shops and services, you'll help to keep the neighbourhood vibrant and prosperous. Every place has its own personality, and once you move in you'll soon find your favourite walks, and the shops you like best. As a starting point this map shows some of the most useful features and services within a short stroll or bike ride.



- 1 Cohens Chemist  
21 Avenue Road  
0191 237 1813
- 2 Seaton Delaval Post Office  
Delaval House, Avenue Road  
0345 722 3344
- 3 Lakes and Dales Co-op  
1-15 Avenue Road  
0191 237 1010
- 4 Seaton Delaval Arts Centre  
Blyth Street  
0191 237 5460
- 5 AK Fitness Gym  
Elsdon Avenue  
0191 237 7863
- 6 Seaton Delaval First School  
Western Avenue  
0191 237 1239
- 7 Whytrig Middle School  
Elsdon Avenue  
0191 237 1505
- 8 Astley Community High School  
Elsdon Avenue  
0191 237 1505
- 9 Elsdon Avenue Surgery  
Elsdon Avenue  
0191 237 2299

\* 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  
 2.5km = 6 to 10 mins cycle  
 3.0km = 7 to 12 mins cycle  
 3.5km = 8 to 14 mins cycle  
 4.0km = 10 to 16 mins cycle  
 4.5km = 12 to 18 mins cycle  
 5.0km = 14 to 20 mins cycle





# Contact Us

Development opening times  
Thursday – Monday  
10:30am – 5:30pm  
millerhomes.co.uk  
03330 607 565

**From Newcastle**  
Follow the Great North Road to Blue House roundabout, then join the A189 for Ashington. Stay on the A189 for almost five miles, following signs for Ashington. Approaching Cramlington, move into the right hand lane for Seaton Delaval, and at Annitsford Roundabout take the third exit, joining the A190. Stay on the A190 for two miles, passing through Seghill. On entering Seaton Delaval, at the first roundabout take the third exit. Astley Place is on the right.

**From the A1 southbound**  
Leave the A1 at junction 80 to join the A19 for Cramlington. Stay on the A19 for two miles, then at Moor Farm Roundabout take the fourth exit, joining the A189 for Newcastle (east). At Annitsford take the first exit, joining the A190. Stay on the A190 for two miles, passing through Seghill. On entering Seaton Delaval, at the first roundabout take the third exit. Astley Place is on the right.

**Sat Nav**  
NE25 0QJ



**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. The location of affordable housing is indicative and the tenure of homes may be subject to change.



Registered Developer

90 years of miller homes

## Why Miller Homes?

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

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



5 stars for customer satisfaction

### Development Opening Times

Please see [millerhomes.co.uk](http://millerhomes.co.uk) for development opening times or call 03330 607 565

Sat Nav: NE25 0QJ

[millerhomes.co.uk](http://millerhomes.co.uk)

**millerhomes**

*the place to be*<sup>®</sup>