

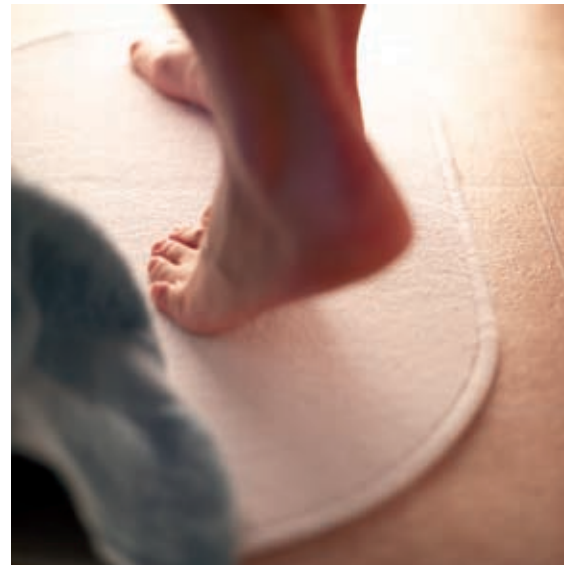


2 & 3 bed homes
Greenvale Park, Newcastle
NE5 2NN

miller homes
the place to be®



Please note: elevational treatments may vary depending on orientation of plot, please refer to page 11 for further information on photovoltaic panels



**Come in. Make yourself at home.
Buying a new home is a big deal.
We know. At Miller Homes we help
thousands of homebuyers like you
to make the move every year. Maybe
this will be your first home. Maybe
you're making a new start in the area.
Or maybe you're moving up to a family
home. Whatever your circumstances,
we're here to make the process of buying
a home easy, and even enjoyable.
So, if you're ready, we'd like to show
you around your new place.**

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- 02 Floor plans
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2 bed home The Twain

Key features

garage
dual aspect living room

A most unusual property located across the whole of the first floor. A large dual aspect kitchen/living room is a light airy space for relaxing and entertaining. Perfect for a quiet night in or perhaps a casual dinner party with friends. With a second bedroom, you will be sure to have the room for overnight guests. The ample garage space ensures you have plenty of storage. A wonderful space for singles, couples and families starting out.

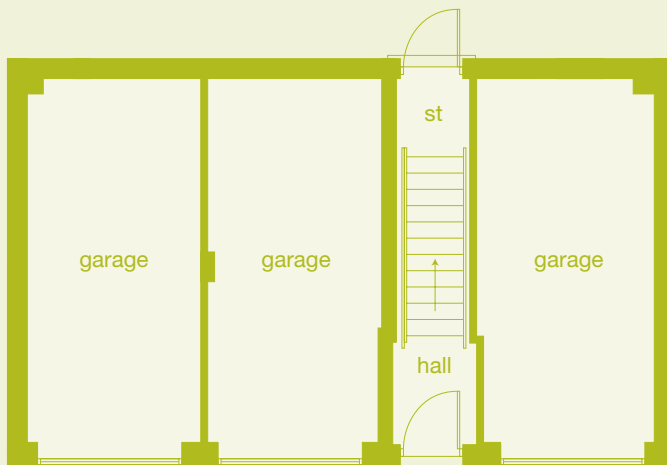
Total floor space
56.04 m² (603 sq/ft)



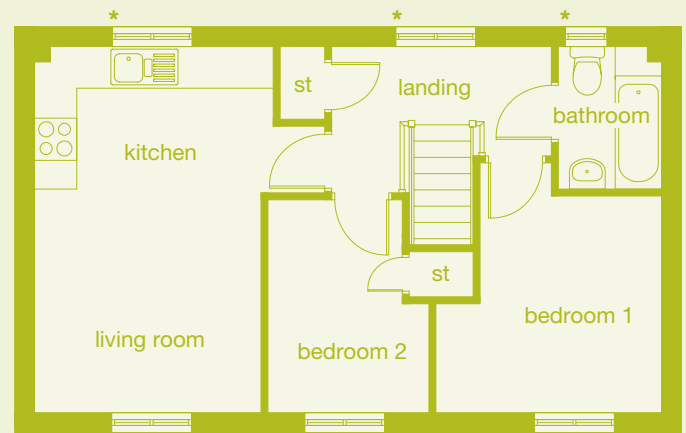
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Ground Floor



First Floor



First Floor

room dimensions:

living room	3.359m x 3.269m	11'0" x 10'9"
kitchen	3.545m x 2.161m	11'8" x 7'1"
bedroom 1	3.363m ^{max} x 3.221m	11'0" x 10'7"
bedroom 2	2.412m ^{max} x 3.169m	7'11" x 10'5"
bathroom	1.534m x 2.108m	5'0" x 6'11"

*Plot 109: window positions differ, please see Sales Adviser for details.

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2 bed home The Yare

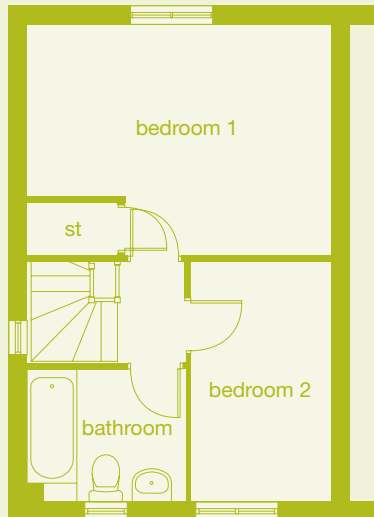
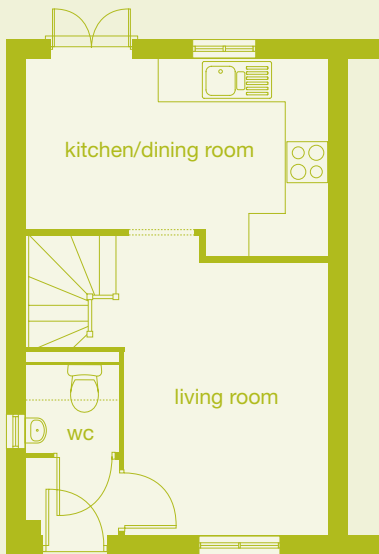
Key features
french doors
downstairs wc

The broad, light kitchen/dining area to the rear of the Yare is complemented by the French doors, introducing a fresh, airy ambience that will make dining a pleasure on summer evenings. The separate living room, a cosy area to relax, provides family life with the flexibility it needs for modern day living.

Total floor space
61.00 m² (657 sq/ft)

Ground Floor

First Floor



Ground Floor

room dimensions:

living room	2.950m max x 3.963m	9'8" x 13'0"
kitchen/dining room	4.390m x 2.835m max	14'5" x 9'4"
wc	1.340m x 1.288m	4'5" x 4'2"

First Floor

room dimensions:

bedroom 1	4.390m x 3.360m	14'5" x 11'0"
bedroom 2	2.015m x 3.488m	6'7" x 11'5"
bathroom	2.275m x 1.911m	7'6" x 6'3"

Note: No gable end windows to mid-terrace units. Semi-detached units may have gable windows depending on handing and/or garage position, please see Sales Adviser for details.

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3 bed home The Nevis

Key features
downstairs wc
french doors

With its elegant French doors, the light spacious kitchen/dining area of the Nevis makes this home immensely inviting, representing practicality coupled with style. The large living room creates a wonderful space for entertaining. To the first floor the three bedroom makes this home ideal for expanding family needs.

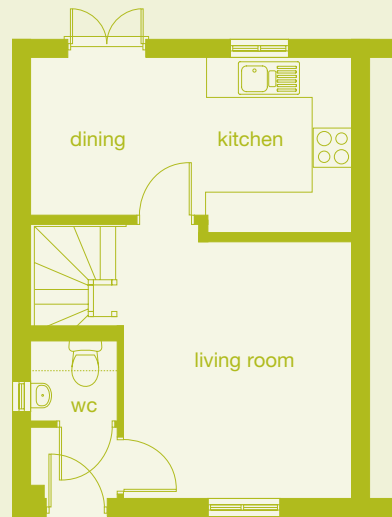
Total floor space
70.04 m² (754 sq/ft)



Please note: elevational treatments may vary depending on orientation of plot, please refer to page 11 for further information on photovoltaic panels



Ground Floor

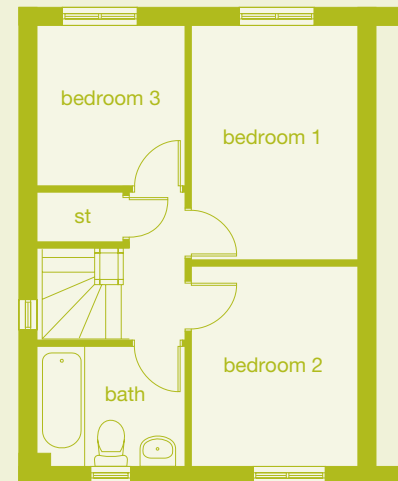


Ground Floor

room dimensions:

living room	3.600m max x 4.053m	11'10" x 13'4"
kitchen/dining	5.040m x 2.745m max	16'6" x 9'0"
wc	1.340m x 1.268m	4'5" x 4'2"

First Floor



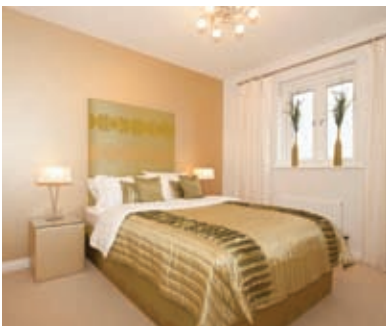
First Floor

room dimensions:

bedroom 1	2.652m x 3.686m	8'8" x 12'1"
bedroom 2	2.652m x 3.162m	8'8" x 10'4"
bedroom 3	2.288m x 2.520m	7'6" x 8'3"
bathroom	2.288m x 1.887m	7'6" x 6'2"

Note: No gable end windows to mid-terrace units. Semi-detached units may have gable windows depending on handing and/or garage position, please see Sales Adviser for details.

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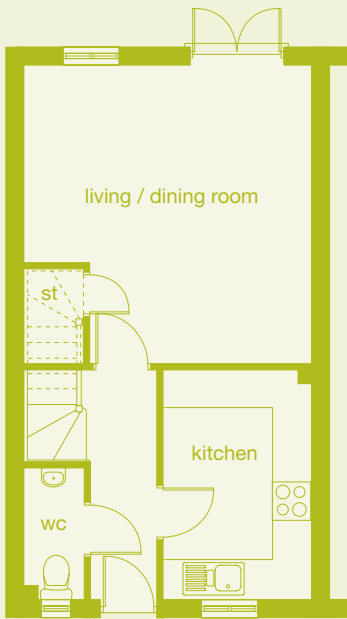
3 bed home The Hawthorne

Key features
french doors
en suite

The focal point of the Hawthorne is undoubtedly its magnificent open-plan living/dining room. With its French doors, it creates a wonderfully inspiring setting for family life and a convivial setting for relaxing and entertaining. The master bedroom includes an en-suite bathroom and the further two bedrooms bring flexibility to this lovely adaptable family home.

Total floor space
76.06 m² (819 sq/ft)

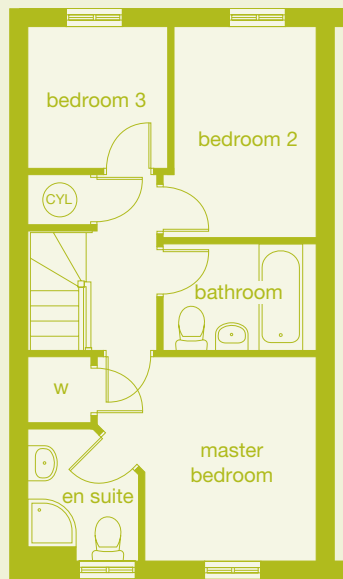
Ground Floor



Ground Floor room dimensions:

living / dining room	4.514m max x 4.704m max	14'10" x 15'5"
kitchen	2.334m x 3.620m	7'8" x 11'11"
wc	0.930m x 2.060m	3'1" x 6'9"

First Floor



First Floor room dimensions:

master bedroom	2.664m min x 3.220m	8'9" x 10'7"
en suite	1.750m x 2.060m	5'9" x 6'9"
bedroom 2	2.200m x 3.304m	7'3" x 10'10"
bedroom 3	2.214m x 2.204m	7'3" x 7'3"
bathroom	2.170m x 1.700m	7'1" x 5'7"

Note: Additional first floor landing gable window added to selected plots, please see Sales Adviser for details.

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3 bed home

The Tolkien

Key features
 master suite
 french doors

Charming is the word which best describes this property. The kitchen dining room is designed to accommodate modern day family life. Feature French doors lead out from the dining room onto the garden, making the most of a space which integrates the outside. Yet it is the stunning master bedroom which is the key feature of this property, occupying the top floor, it combines a delightful dormer window and a separate en-suite bathroom to create a comfortable retreat.

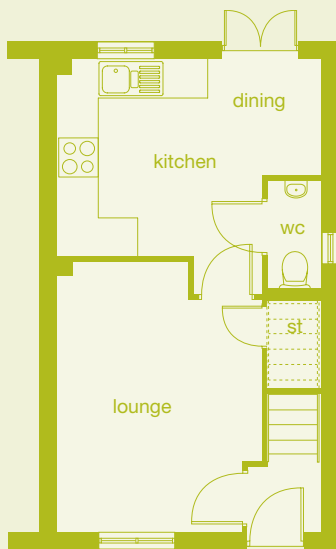
Total floor space
 82.90 m² (892 sq/ft)



Please note: elevational treatments may vary depending on orientation of plot, please refer to page 11 for further information on photovoltaic panels



Ground Floor

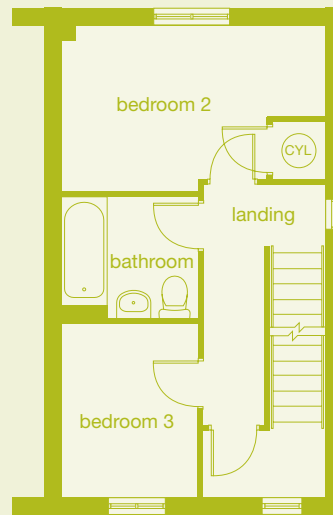


Ground Floor

room dimensions:

lounge	3.185m max x 4.255 max	10'5" x 14'0"
kitchen/dining	4.140m x 3.075 max	13'7" x 10'1"
wc	0.855m x 1.800	2'10" x 5'11"

First Floor



First Floor

room dimensions:

bedroom 2	4.140m max x 2.596 max	13'7" x 8'6"
bedroom 3	2.135m x 2.724	7'0" x 8'11"
bathroom	2.135m x 1.910	7'0" x 6'3"

Second Floor



Second Floor

room dimensions:

master bedroom	3.128m excl. stairs x 2.897 to 1.194 H.L.	10'3" x 9'6"
en suite	2.140m x 1.802 to 1.194 H.L.	7'0" x 5'11"

Note: No gable end windows to mid-terrace units. Semi-detached units may have gable windows depending on handing and/or garage position, please see Sales Adviser for details.

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3 bed home The Orwell

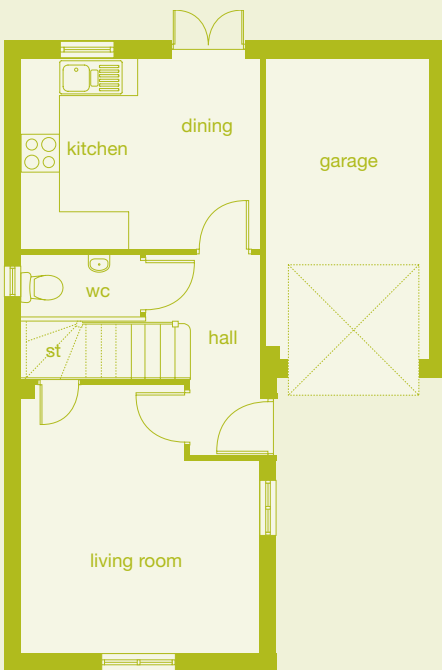
Key features

garage
en suite

Beyond the welcoming entrance of the Orwell, the hallway leads through to the spacious living room to the front of the property, and family kitchen/ dining room to the rear of the property. Complemented by French doors, this lovely room will make dining a special pleasure on summer evenings. The master bedroom boasts an en-suite and two further bedrooms and a bathroom complete the wonderful features which makes the Orwell the perfect family home.

Total floor space
88.03 m² (948 sq/ft)

Ground Floor

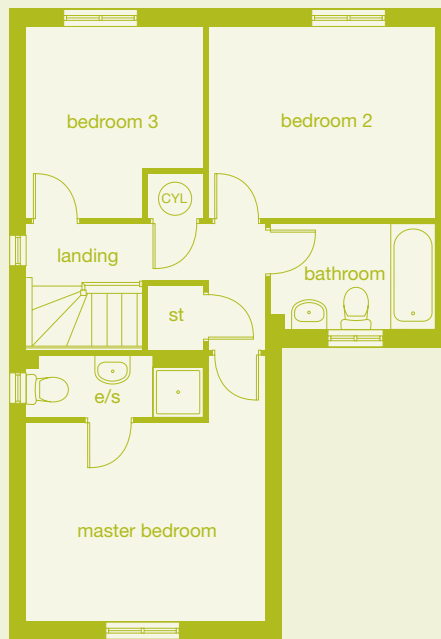


Ground Floor

room dimensions:

living room	3.850m max x 4.350m	12'8" x 14'3"
kitchen/dining	3.805m x 3.100m	12'6" x 10'2"
wc	1.915m x 1.013m	6'3" x 3'4"

First Floor



First Floor

room dimensions:

master bedroom	3.850m x 3.240m	12'8" x 10'8"
en suite	2.850m x 1.010m	9'4" x 3'4"
bedroom 2	3.675m x 3.100m	12'1" x 10'2"
bedroom 3	2.850m max x 3.100m max	9'4" x 10'2"
bathroom	2.675m x 1.700m	8'9" x 5'7"

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3 bed home The Carron

Key features

garage
french doors

This charming home with its inviting frontage, makes it clear that this is a wonderful family home, reinforced by its clever use of space to create attractive, useable rooms. The ground floor boasts a spacious hallway leading to a separate dining room, kitchen and living room, complete with French doors, help integrate the garden with the interior. All these features provides a family the space it needs. Continuing onto the first floor is the master bedroom which boasts an en-suite, making this an inviting retreat.

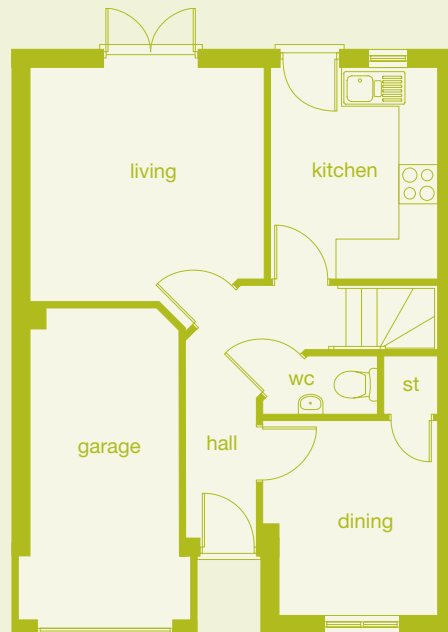
Total floor space
88.87 m² (957 sq/ft)



Please note: elevational treatments may vary depending on orientation of plot, please refer to page 11 for further information on photovoltaic panels



Ground Floor



Ground Floor

room dimensions:

living room	3.690m x 3.617m max	12'1" x 11'10"
dining room	2.736m max x 3.038m	9'0" x 10'0"
kitchen	2.629m x 3.312m	8'8" x 10'10"
wc	1.806m max x 0.900m max	5'11" x 2'11"

First Floor

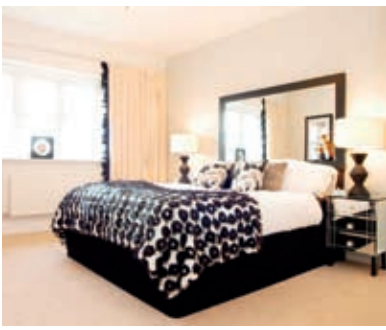


First Floor

room dimensions:

master bedroom	3.743m x 3.228m excl. w'robes	12'3" x 10'7"
en suite	2.330m max x 1.500m	7'8" x 4'11"
bedroom 2	4.074m max x 2.497m	13'4" x 8'2"
bedroom 3	2.245m x 3.362m max	7'4" x 11'0"
bathroom	2.574m x 1.889m	8'5" x 6'2"

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3 bed home The Kipling

Key features

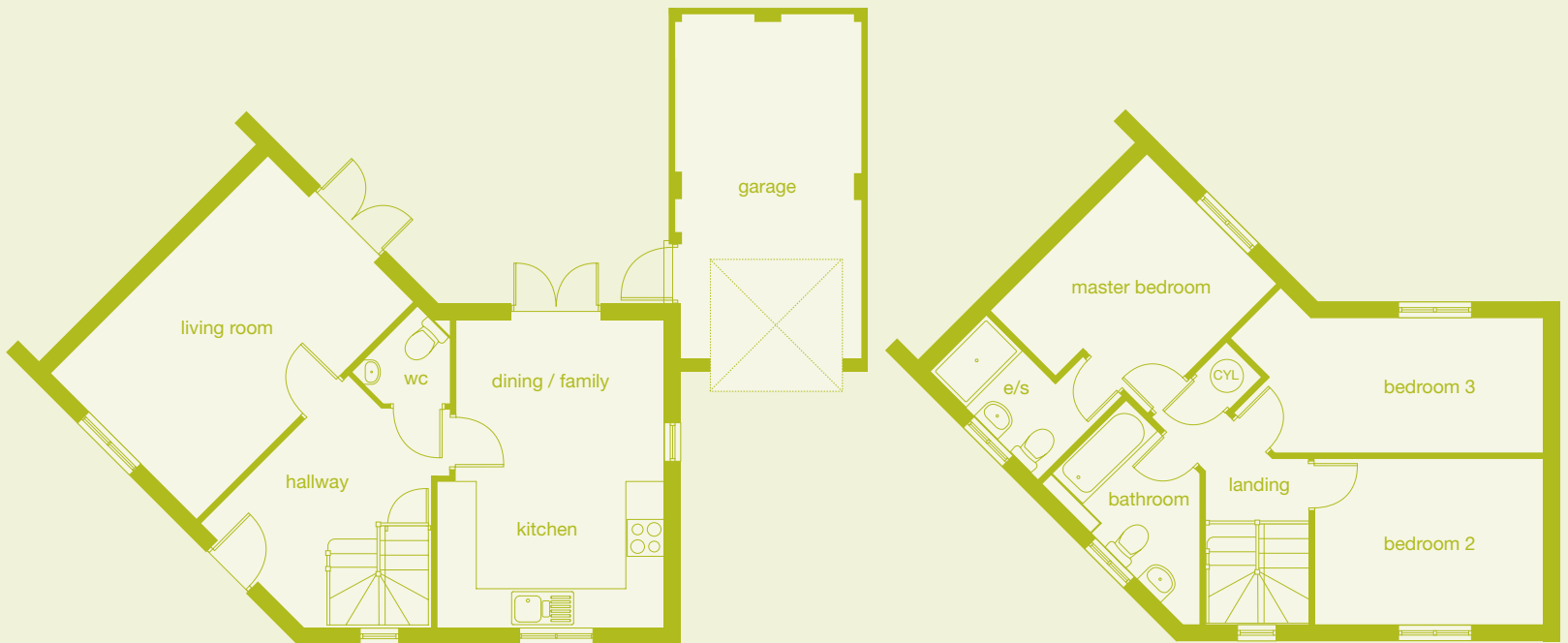
- garage
- en suite
- downstairs wc

The bright dual-aspect lounge of this lovely home is complemented by the dual aspect of the kitchen/dining room bringing a sense of space and light into the property. The Kipling is an unusual property full of interesting features. An attractive frontage invites you into a spacious hallway complete with downstairs wc and feature staircase. The master bedroom encompasses an en-suite bathroom, and the interesting angles and shapes of the family bathroom really exudes the charm of the property.

Total floor space
95.56 m² (1029 sq/ft)

Ground Floor

First Floor



Ground Floor

room dimensions:

living room	3.220m x 4.964m	10'11" x 16'3"
dining/family	3.350m x 2.639m	11'0" x 8'8"
kitchen	3.650m x 2.325m	12'0" x 7'8"
wc	1.445m max x 1.489m	4'9" x 4'11"

First Floor

room dimensions:

master bedroom	2.971m x 3.588m max	9'9" x 11'9"
en suite	2.477m x 1.276m	8'2" x 4'2"
bedroom 2	3.700m x 2.704m	12'2" x 8'10"
bedroom 3	4.439m x 2.160m	14'7" x 7'1"
bathroom	3.253m max x 1.926m	10'8" x 6'4"

* Garage positions vary. See site layout.

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Code for sustainable homes

The Code is the national standard for the sustainable design and construction of new homes. The code aims to reduce our carbon emissions and create homes that are more sustainable.

The code measures the sustainability of a new home against categories of sustainable design, rating the 'whole home' as a complete package. The Code uses a 1 to 6 star rating system to communicate the overall sustainability performance of a new home. The Code sets minimum standards for energy and water use at each level and, within England, replaces the EcoHomes scheme, developed by the Building Research Establishment (BRE).

Environmental issues are becoming increasingly important and there is an associated increase in public awareness. There is generally less awareness of the contribution that good building design can make to reducing pollution and improving the environment. Scientific evidence shows that climate change resulting from carbon dioxide emissions associated with energy use is both real and already underway.

The UK Government is committed to addressing both the cause and consequences of climate change and to that end is bringing forward proposals for a Climate Change Bill. The Bill will introduce a clear, credible, long-term framework for the UK to achieve its goals of reducing carbon dioxide emissions and ensure steps are taken towards adapting to the impacts of climate change. Building sustainable homes requires us to minimise all sorts of environmental impacts in addition to carbon dioxide emissions, such as water use, waste generated and materials for building. The Code for Sustainable Homes provides a comprehensive measure of the sustainability of new homes, ensuring that sustainable homes deliver real improvements in key areas such as carbon dioxide emissions, water use, ecological improvements and energy saving technologies.

The Government's ambition for the Code is that it becomes a single national standard for the design and construction of sustainable homes.

Greenvale Park - Code for Sustainable Homes All properties are built to Code Level 3

Some of the technologies and initiatives in place will be:-

Photovoltaic Panels (PV's)

A photovoltaic panel consists of a series of solar cells which convert energy from sunlight into electricity. The panels are located on the roof in order to attract as much sunlight as possible, obviously the south facing side of the roof is more efficient. The electricity can be used to supplement that which is provided by the National Grid and can have significant savings in annual running costs. (The amount of photovoltaic panels may vary depending upon size, orientation and location of plot).

Mechanical Extract Ventilation

When air escapes from inside the home, it is usually accompanied by the loss of heat and energy. The Mechanical Extract Ventilation system used in these properties draws the air up and out of the home in a controlled and sustained manner, allowing for a continuous flow of fresh clean air with minimal disturbance.

Fabric and Insulation

The properties have been constructed with Energy Conservation in mind. The insulation levels have been upgraded to exceed the Building Regulations that applied at the time construction started and the thermal bridging details have been enhanced. Air permeability has also been improved, this is the 'airtightness' of the home so that energy lost through the building fabric (windows, walls, floors, roof, etc) is kept to a minimum.

Externals

All gardens will be equipped with timber sheds with secure cycle storage inside, access to these sheds is provided through paving areas. Patios and other hard paved areas also lend themselves to accessing waste and recycling storage facilities.

Water Use

In order to reduce the consumption of water usage, water efficient restrictors and fittings are fitted to wash hand basins, sinks and showers. Water butts are also provided externally which collect rainwater for use in the garden. This in turn will assist in reducing water bills and educate families into caring for our environment.

In summary:

As well as these, other areas such as ecological landscaping and security have been introduced for the code. By implementing the above points and more, Miller Homes is striving to reduce the pollution and CO2 emissions and create a brighter, more sustainable future.



Rotary Dryer



Photovoltaic Panels



Water Butt



Timber Shed

Specification

Greenvale Park

- ✓ yes
- optional extra

Kitchen

	All Housetypes (where applicable)
a choice of fully integrated kitchen units and worktops (subject to build programme)	✓
stainless steel single electric fan oven	✓
stainless steel 1 ½ electric oven	○
stainless steel 4-ring gas hob or electric hob	✓
stainless steel chimney hood with s/s splashback	✓
stainless steel 1 ½ bowl sink with restrictive flow tap	✓
plumbing for washing-machine	✓
upstand to worktop	✓
choice of ceramic wall tiles (subject to build programme)	○
3-spot track lights to kitchen	✓
downlighters to kitchen	○
internal waste bins for recycling	✓
plumbing for dishwasher	✓

Bathroom and en-suite

white sanitaryware	✓
chrome brassware	✓
complete shower in enclosure or over bath	✓
choice of ceramic wall tiles (subject to build programme)	✓
ceramic tiling to splash backs above hand-basins in wcs	✓
full-height ceramic tiling to shower enclosures (where available)	✓
downlighters to bathroom and en-suites	✓
all taps will be flow restricted as standard	

Safety and security

mains powered smoke detectors	✓
window locks to all windows (except upper floor escape windows)	✓
multi-point locking systems to front & rear doors	✓



All Housetypes
(where applicable)

Electrical

BT socket	✓
TV aerial point to lounge	✓
energy efficient light fittings to certain rooms	✓
Positive input ventilation	✓
Photovoltaic solar panels to roof (the amount of photovoltaic panels may vary depending upon size, orientation and location of plot)	✓

General

uPVC double-glazed windows	✓
uPVC French doors where applicable	✓
low-maintenance dry roofing systems	✓
NHBC 10-year warranty	✓
gas central heating throughout	✓
thermostatically controlled radiators to all rooms except where room stat fitted	✓
loft insulation	✓
full cavity wall insulation	✓

Decorative

smooth finish ceiling	✓
all woodwork painted White	✓
all internal walls painted Gardenia or white	✓
semi-solid 6-panel colonist-style internal doors	✓
chrome-effect internal and external ironmongery	✓

External

front and rear external lighting	✓
front garden turfed	✓
landscaping to approved scheme	✓
garage doors (where garage available)	✓
doorbell and chimes	✓
double socket and light to garage (where attached to house)	✓
topsoil to rear garden	✓
water butts as standard	✓
rotary dryer with paved access to rear	✓
cycle storage with secure fixing point	✓

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.

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.



Make yourself at home in Newcastle.

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 be a pleasant place to live. So here's some useful information about the area around Greenvale Park.

Outdoor activities

United by the seven bridges across a spectacular riverscape, Newcastle upon Tyne is a vibrant location offering a plethora of activities, from ancient monuments to stunning countryside. 2,000 years of history can be discovered via a leisurely stroll in and around the city streets alongside some of the most modern architecture the country has to offer, with stunning new buildings located along the Quayside. Escape the hustle and bustle of the city and embark on a River Escapes Sightseeing Cruise where you can enjoy wonderful riverside scenery or simply take a stroll around one of the city's lovely parks. A day at one of the country's best beaches is just a short distance away. Whether you want to get out of the city, or stay within its bustling streets, Greenvale Park offers a wonderful base to get out and about from.

Sport and Leisure

The development is ideally located to take advantage of the excellent facilities the area has to offer. St James Park, synonymous with Newcastle FC is ideally located for football fans to attend a match and soak up the atmosphere. Gateshead International Stadium located just 15 minutes from Greenvale Park has become a focal point for British and International athletic events. For those who look towards more strenuous activities, Dance City, with its £7.6 million centre, is the National Dance Agency for the North East of England and welcomes all kinds of people with a passion for all kinds of dance. Leisure facilities within easy reach of Greenvale Park are far from limited. Alongside excellent golf courses, racecourses and easy access to a number of other celebrated sports, the area offers some of the most beautiful countryside in Britain providing endless opportunity for cycling, walking and other outdoor pursuits.

Dance City
Temple Street
0191 261 0505

Gateshead International Stadium
Neilson Road
0191 433 5700

St James Park
0844 372 1892

Entertainment

Nightlife in Newcastle can be described as nothing less than vibrant. The huge range of bars, clubs, venues, comedy and restaurants, all located within the compact city centre means you can easily move on and sample everything the area has to offer. Areas such as Quayside and Bigg Market will offer something for everyone, just a stones throw from the development. If you want to hit a club, Superclub Digital whose Shindig night was voted Musik Magazine 'Underground Club of the Year' attracts top DJs from around the world. For a quieter evening, enjoy a hearty serving of the wonderful cuisine the area boasts. Some of the finest food can be found at Jesmond Dene House or Six at Baltic where you can enjoy stunning views of the Quayside whilst you dine.

Jesmond Dene House
Jesmond Dene Road
0191 212 3000

Six at Baltic
Gateshead Quays, South Shore Road,
0191 4404948

Shopping

Greenvale Park is ideally situated to take advantage of the excellent shopping Newcastle is renowned for. Newcastle rivals anywhere else in the country for the sheer variety it offers. Some of the biggest shopping centres in Europe are on your doorstep. The Metro Centre, is one of Britain's best shopping locations,

packed full of big name brands and a host of great restaurants and entertainment options which is located just 10 minutes away from the development. In addition to this, both Eldon Square and Eldon Gardens are also under 10 minutes away. In addition to over 140 stores, Eldon Square is home to two of the biggest department stores in the country, Fenwick and John Lewis. Grainger Market is around 10 minutes away for those of you who love to browse the wonderful array of produce stores. For the day to day essentials, there are a number of supermarkets all within close reach of the development.

Metrocentre
0191 493 0219

Eldon Square Shopping Centre
Eldon Court, Percy Street
0191 261 1891

Transport

Newcastle is well served by the motorway network, making travel and commuting easy. Located off the A1, just minutes from the development, linking the area to London, the South, Scotland and other major routes across the country. With such close proximity to Newcastle City Centre, the development is also convenient for utilising the regions excellent public transport facilities. The superb Tyne and Wear Metro service is wide ranging, alongside excellent cycle routes and frequent bus services. The development is also convenient for travel to Newcastle International Airport and North Shields International Ferry Terminal the North of England's main sea link with Scandinavia and Northern Europe.

Education

Greenvale Park offers close proximity to some very good primary and secondary schools. Thomas Walling Primary School, Beech Hill Primary and Farne Primary

School are all under one mile away from the development. Secondary schools include St Cuthberts High, Sacred Heart School and Kenton School, again, all of which are within a short distance of Greenvale Park. Private Education is also available with Dame Allan's Girls and Boys school, Central Newcastle High for girls and Newcastle School for boys all under three miles away. For young families, there is a wide ranging choice of day nurseries, playgroups and pre-schools all near to the development.

Beech Hill Primary School
Linhope Road
0191 267 8113

Thomas Walling Primary School
Lindfield Av, Newcastle upon Tyne,
0191 286 0333

Farne Primary School
Marsden Lane
0191 286 0268

Sacred Heart High School
Fenham Hall Drive
0191 274 7373

St Cuthberts High School
Gretna Road
0191 274 4510

Health Care

Westerhope Medical Group is a full-time GP service within walking distance of the development. A practice team also offers a wide range of clinics. There are a number of other health care facilities within easy reach. Convenient dental practices include The Dental Care Clinic and Blacklaw Dental Surgery.

Westerhope Medical Group
377 Stamfordham Road, Westerhope
0191 243 7000

The Dental Care Clinic
369 Stamfordham Road
0191 286 9156



Consider these...

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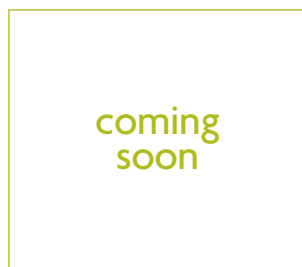
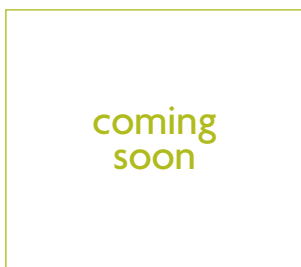
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0800 840 8514

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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 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 Adviser and confirmed with solicitors.

Miller Homes Limited – North East Region
Nautilus House, Redburn Court,
Earl Grey Way, Royal Quays,
North Shields, Tyne and Wear NE29 6AR
t: 0870 336 4100 f: 0191 259 6156



How to find us.
We are open Thursday – Monday
10:30am – 5:30pm
Telephone: 0800 840 8502



How to find us

From the A1 (Northbound)

From the A1 take the B6324 exit toward City (West) / Westerhope. At the roundabout, take the third exit onto Stamfordham Road / B6324. After approximately half a mile at the roundabout take the third exit onto Pooley Road and take the first turning right onto Dewley Road. Go to the end of Dewley Road and turn right, the entrance to Greenville Park will be straight ahead.

From the A1 (Southbound)

From the A1 take the B6324 exit toward City (West) / Westerhope. At the roundabout, take the first exit onto Stamfordham Road / B6324. After approximately half a mile at the roundabout take the third exit onto Pooley Road and take the first turning right onto Dewley Road. Go to the end of Dewley Road and turn right, the entrance to Greenville Park will be straight ahead.

From Newcastle City Centre

Join the A167(M) heading northbound, continue onto the A167. At the roundabout, take the second exit onto Stamfordham Road / B6324. At the next roundabout, take the first exit onto Pooley Road and take the first turning right onto Dewley Road. Go to the end of Dewley Road and turn right, the entrance to Greenville Park will be straight ahead.

Satellite Navigation Reference

NE5 2NN

● Greenville Park

find out more about this area on page 14