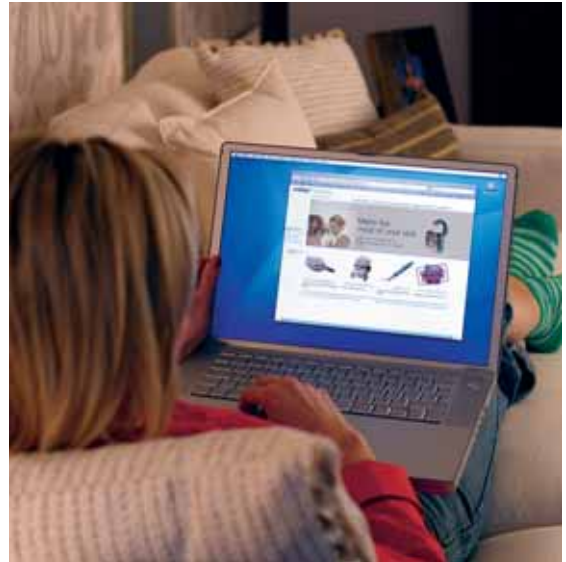




2, 3 & 4 bed homes
The Pastures, Darlington

miller homes
the place to be®







A66



The Pastures Plot information

Close to Darlington's beautiful South Park, and just a pleasant 20-minute stroll along the River Skerne from the bustling centre of the town, The Pastures is an attractive, tree-lined development in an exceptionally convenient location. Within close proximity of the A1(M), so exploring County Durham and beyond is straightforward.

- The Ripley see page 02
- The Knole see page 03
- The Manderson see page 04
- The Chartwell see page 05
- The Blenham see page 06
- The Woburn see page 07
- The Hampton see page 08
- The Hidcote see page 09
- Affordable Housing

PROW = Public Right of Way

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.

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.

- 01 Welcome home
- 02 Floor plans
- 10 Location
- 12 Specification

2 bed home The Ripley

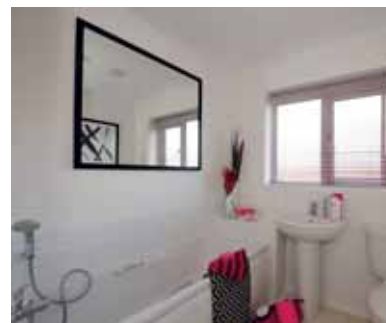
Key features
French doors
downstairs wc

The large lounge and dining area that forms the focal point of the Ripley is an enormously adaptable space. Endless possibilities for creative layout and décor are given extra appeal by the French doors that bring light flooding in and help keep the room cool and airy in summer, when garden access will be a special pleasure.

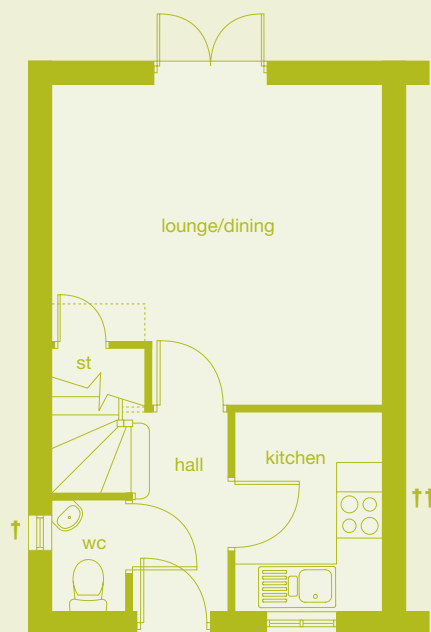
Total floor space
656.60 sq. ft.



Please note: elevational treatments may vary.



Ground Floor



Ground Floor

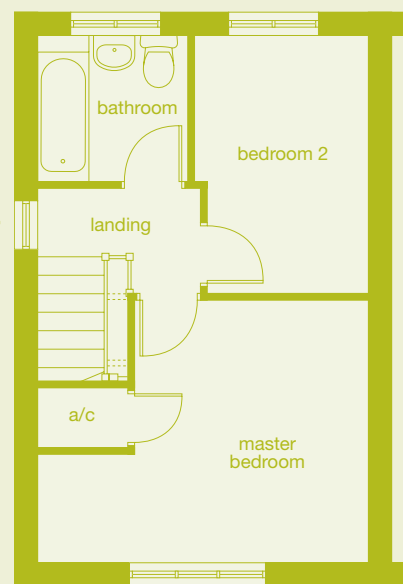
room dimensions:

lounge/dining	4.390m x 4.188m	14'5" x 13'9"
kitchen	1.965m x 2.610m	6'5" x 8'7"
wc	0.995m x 1.450m	3'3" x 4'9"

† Please note side windows are plot specific and may vary depending upon the orientation of the plot.

†† Kitchen layout is subject to change, please speak to Sales Adviser for further details.

First Floor



First Floor

room dimensions:

master bedroom	4.390m max x 3.480m	14'5" x 11'5"
bedroom 2	2.280m x 3.368m	7'6" x 11'1"
bathroom	2.010m x 1.900m	6'7" x 6'3"

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Please note: elevational treatments may vary.

2 bed home The Knole

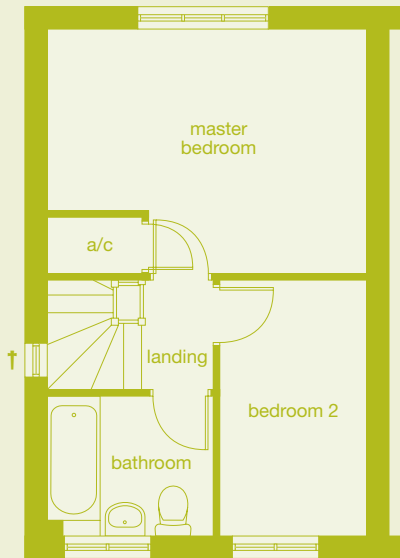
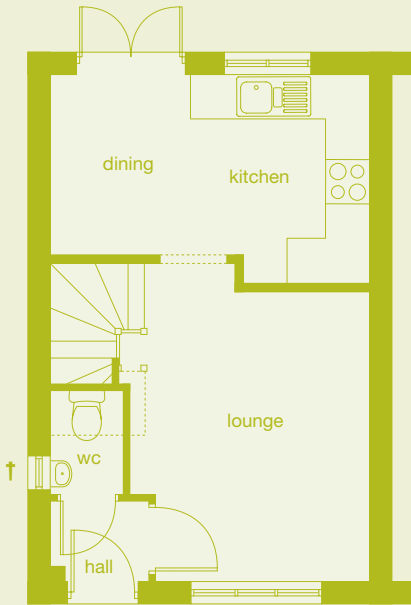
Key features
downstairs wc
French doors

With its airy staircase design and feature archway into the dining area, creating a line of sight all the way through to the French doors and the garden, the Knole presents a wonderful light, stylish and attractive open-plan layout for added convenience.

Total floor space
656.60 sq. ft.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.300m _{max} x 3.963m	10'10" x 13'0"
kitchen/dining	4.390m x 2.835m _{max}	14'5" x 9'4"
wc	0.990m x 1.420m	3'3" x 4'8"

† Please note side windows are plot specific and may vary depending upon the orientation of the plot.

First Floor

room dimensions:

master bedroom	4.390m _{max} x 3.360m _{max}	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"

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3 bed semi-detached The Manderson

Key features

open-plan staircase design
French doors

The way in which the staircase has been stylishly integrated into the living area of the Manderson not only enhances the sense of space, it brings a contemporary appeal that is carried throughout this comfortable, practical home. And the French doors that create such a special setting for relaxed dining by softening the border between interior and garden also help to keep the kitchen cool and fresh.

Total floor space

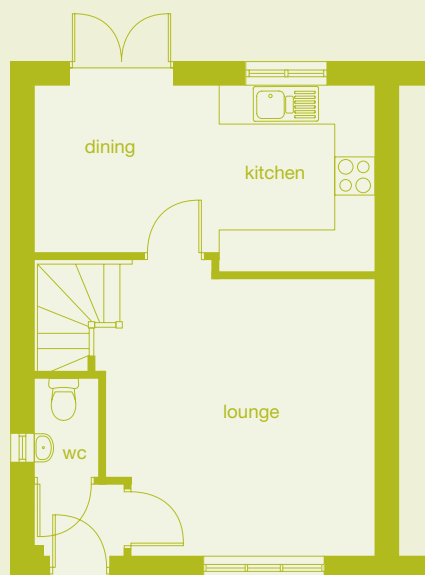
753 sq.ft.



Please note: elevational treatments may vary.



Ground Floor

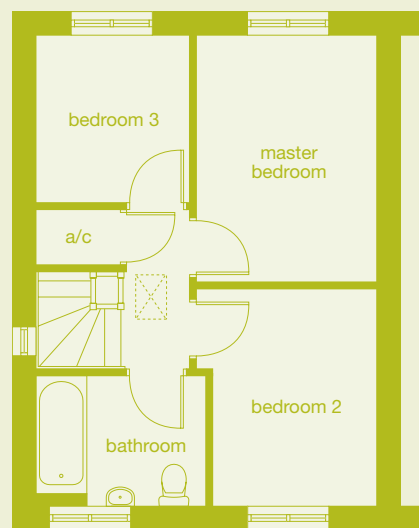


Ground Floor

room dimensions:

kitchen	2.280m x 2.745m	7'6" x 9'0"
dining	2.660m x 2.470m	8'9" x 8'1"
lounge	3.950m _{max} x 4.053m	13'0" x 13'4"
wc	0.990m x 1.470m	3'3" x 4'8"

First Floor



First Floor

room dimensions:

master bedroom	2.652m x 3.686m _{max}	8'8" x 12'1"
bedroom 2	2.460m x 3.162m	7'11" x 10'4"
bedroom 3	2.288m x 2.520m	7'6" x 8'3"
bathroom	2.530m x 1.887m	8'4" x 6'2"

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Please note: elevational treatments may vary.

3 bed semi-detached The Chartwell

Key features

French doors
dormer window

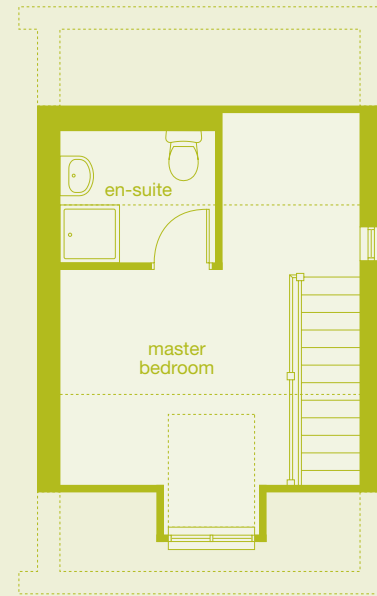
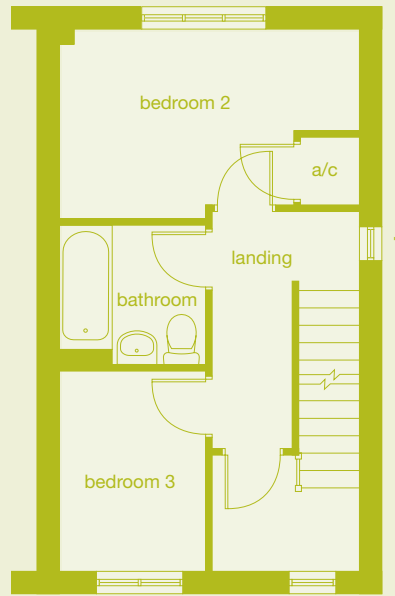
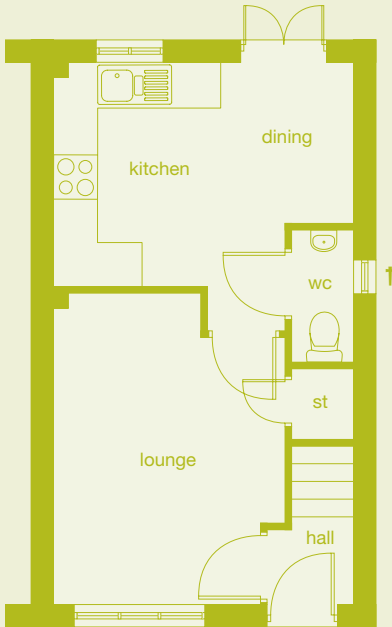
Utilising an innovative and exciting design, the master bedroom of the Chartwell is fascinating and full of character. From the large entrance hall on the first floor, the internal staircase rises to a charming dormer-windowed room that offers a calm and relaxing retreat. Its appeal is further enhanced by the practicality of the en-suite shower room.

Total floor space
892 sq. ft.

Ground Floor

First Floor

Second Floor



Ground Floor

room dimensions:

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

† Please note side windows are plot specific and may vary depending upon the orientation of the plot.

Some plots are rendered.

First Floor

room dimensions:

bedroom 2	4.140m _{max} x 2.596m _{max}	13'7" x 8'6"
bedroom 3	2.015m x 2.724m	6'7" x 8'11"
bathroom	2.015m x 1.910m	6'7" x 6'3"

Second Floor

room dimensions:

master bedroom	3.128m x 2.912m ^{††}	10'3" x 9'7"
en-suite	2.140m x 1.802m ^{††}	7'0" x 5'11"

†† Dimensions taken from 1.2m ceiling height.

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3 bed semi-detached The Blenheim

Key features

French doors
en-suite shower room

The generously sized storage space in the hall, ideal for large items like sports equipment, demonstrates the practical thinking that underpins the whole design of this comfortable family home. The feature staircase and landing leads to a superb en-suite master bedroom, and the third bedroom could be used to create a useful home office or a dedicated computer room.

Total floor space

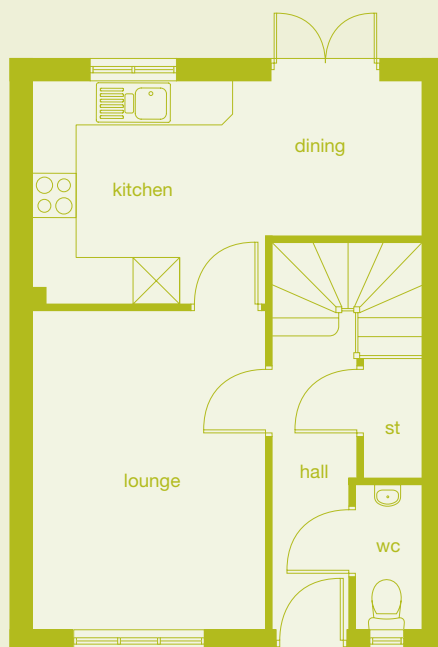
897.09 sq. ft.



Please note: elevational treatments may vary.



Ground Floor



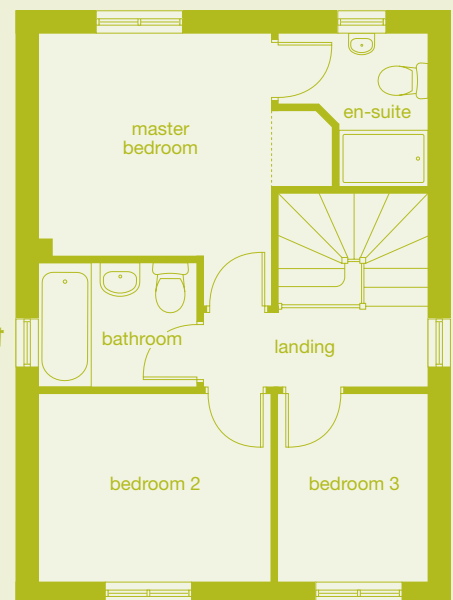
Ground Floor

room dimensions:

lounge	4.350m x 3.209m	14'3" x 10'6"
kitchen	3.210m x 3.020m	10'6" x 9'11"
dining	2.173m x 2.100m	7'2" x 6'11"
wc	1.960m x 0.910m	6'5" x 3'0"

† Please note side windows are plot specific and may vary depending upon the orientation of the plot.

First Floor



First Floor

room dimensions:

master bedroom	3.260m min x 3.060m min	10'8" x 10'0"
en-suite	2.150m max x 2.023m max	7'1" x 6'8"
bedroom 2	3.260m x 2.560m	10'8" x 8'5"
bedroom 3	2.560m x 2.022m	8'5" x 6'8"
bathroom	2.240m x 1.701m	7'4" x 5'7"

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Please note: elevational treatments may vary.

3 bed detached The Woburn

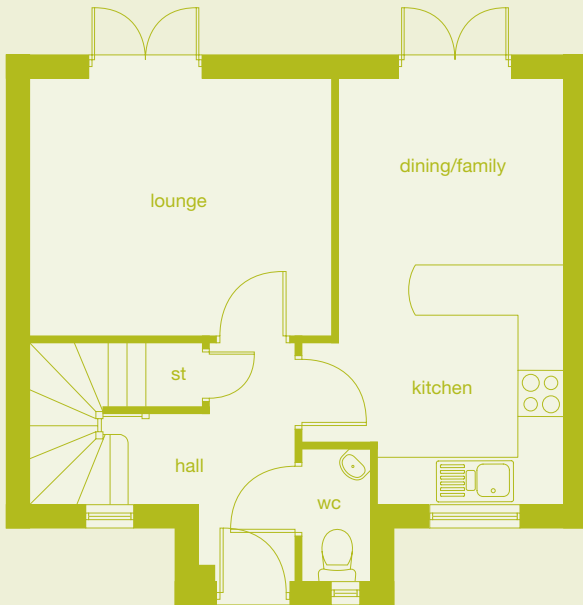
Key features
twin French doors

The French doors that open out from both the lounge and the dining area of this substantial family home not only add an airy lightness to the rooms, they also have the effect of softening the division between indoors and out, to introduce a fascinating dynamic that maximises enjoyment of the garden. The en-suite shower, that adds a dash of luxury to the master bedroom, will also be a huge advantage on busy mornings.

Total floor space
902.88 sq.ft.

Ground Floor

First Floor



Ground Floor

room dimensions:

lounge	3.950m x 3.378m	13'0" x 11'1"
dining/family/kitchen	2.964m x 5.614m	9'9" x 18'5"
wc	0.879m x 1.700m	2'11" x 5'7"

First Floor

room dimensions:

master bedroom	2.995m x 3.358m	9'10" x 11'0"
en-suite	1.294m x 2.423m	4'3" x 7'11"
bedroom 2	2.574m x 3.428m	8'5" x 11'3"
bedroom 3	2.475m x 2.156m	8'1" x 7'1"
bathroom	2.252m x 2.029m	7'5" x 6'8"

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3 bed detached The Hampton

Key features
integral garage
French doors

The inviting frontage of the Hampton, with its practical entrance porch, opens onto a corridor-style hallway, an impressive gallery for favourite pictures. The shape of the large lounge, with its subtly angled doorway and French doors, offers great flexibility and allows the room to be effectively divided into discrete leisure and dining areas without losing any of its light, spacious ambience.

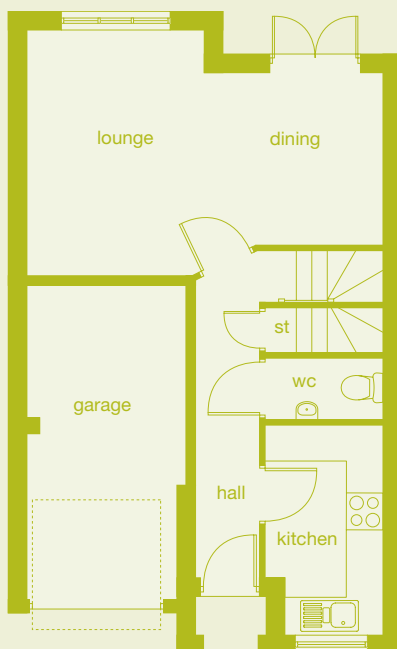
Total floor space
924 sq. ft.



Please note: elevational treatments may vary.



Ground Floor



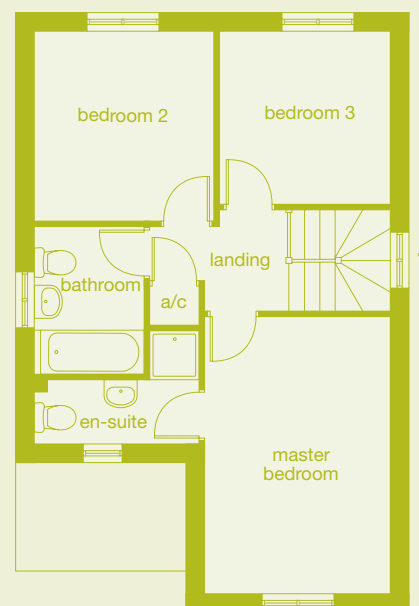
Ground Floor

room dimensions:

lounge	2.914m x 4.030m	9'7" x 13'3"
dining	2.965m x 2.820m	9'9" x 9'3"
kitchen	1.917m _{max} x 3.450m	6'3" x 11'4"
wc	1.917m x 1.000m	6'3" x 3'3"

† Please note side windows are plot specific and may vary depending upon the orientation of the plot.

First Floor



First Floor

room dimensions:

master bedroom	3.067m x 4.550m	10'1" x 14'11"
en-suite	2.712m x 1.060m	8'11" x 3'6"
bedroom 2	2.962m _{max} x 3.084m	9'9" x 10'1"
bedroom 3	2.817m x 2.820m	9'3" x 9'3"
bathroom	1.812m x 2.435m	5'11" x 8'0"

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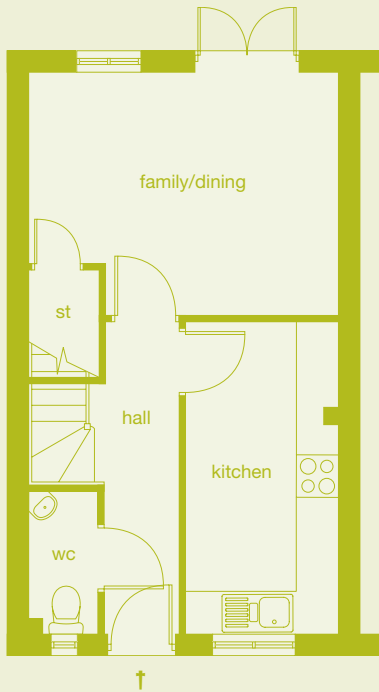
4 bed semi-detached The Hidcote

Key features
two en-suite shower rooms

The arrangement of the first floor shower room, which has dual access to enable it to be used as an en-suite for the second bedroom, is typical of the thoughtful, practical design found throughout this comfortable family home. The French doors giving garden access from the dining-room, are perfect for alfresco dining or aperitifs on the patio when the weather beckons.

Total floor space
1,154 sq. ft.

Ground Floor



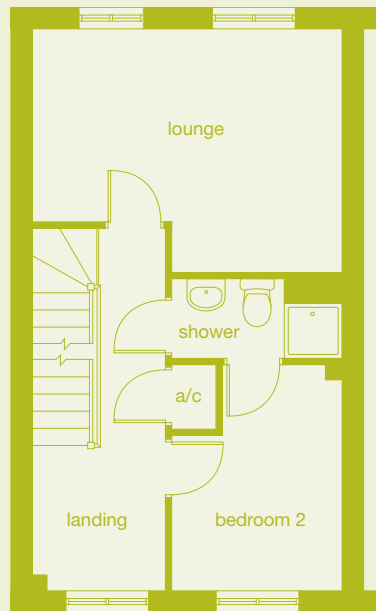
Ground Floor

room dimensions:

kitchen	2.180m x 4.448m	7'2" x 14'7"
family/dining	4.440m _{max} x 3.452m _{max}	14'7" x 11'4"
wc	1.000m _{max} x 2.030m _{max}	3'3" x 6'8"

† Please note door and window locations are plot specific and may vary depending upon the orientation of the plot.

First Floor

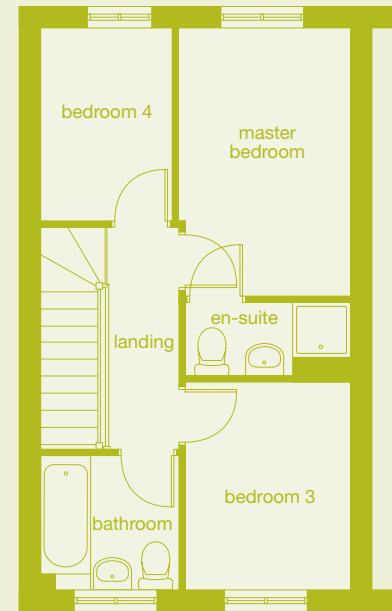


First Floor

room dimensions:

lounge	4.440m _{max} x 3.502m _{max}	14'7" x 11'6"
bedroom 2	2.430m _{max} x 3.202m _{max}	8'0" x 10'6"
shower	2.430m _{max} x 1.146m _{max}	8'0" x 3'9"

Second Floor



Second Floor

room dimensions:

master bedroom	2.440m _{max} x 3.849m _{max}	8'0" x 12'7"
en-suite	2.340m _{max} x 1.070m _{max}	7'8" x 3'6"
bedroom 3	2.340m x 2.931m	7'8" x 9'7"
bedroom 4	1.900m x 2.760m	6'3" x 9'1"
bathroom	2.000m x 1.900m	6'7" x 6'3"

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Make yourself at home in Darlington.

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 The Pastures.

Sport and leisure

The Blackwell Grange Hotel, around three-quarters of a mile from The Pastures, incorporates a leisure club with a heated swimming pool, a gym and saunas. There are also two 18-hole parkland golf courses within a mile of the development, one at Blackwell Grange and the other at Stressholme. In the town centre, the newly refurbished Dolphin Centre is a major leisure facility, with a 25-metre swimming pool, a toddler pool, a diving pool, waterslides, a Pulse fitness suite, sports hall, badminton and tennis courts, climbing walls and a soft play area. There is also a Bannatyne's Health Club in the town, with a swimming pool, sauna and steam room, an air-conditioned gym and an aerobics studio.

Blackwell Grange Leisure Club
Grange Road
01325 509 901

Blackwell Grange Golf Club
Briar Close
01325 464 464

Stressholme Golf Centre
Snipe Lane
01325 461 002

The Dolphin Centre
Horsemarket
01325 388 406

Bannatyne's Health Club
Haughton Road
01325 478 488

Shopping

Darlington has a compact town centre with a choice of over 400 shops, ranging from contemporary fashions to traditional specialist retailers. There is ample parking, and four indoor shopping areas, including the Victorian Market Hall, in the heart of the town. Darlington also has a monthly farmers' market and a twice weekly outdoor market with over 150 stalls. Acknowledged as one of the best in the north of England, it is held on Mondays and Saturdays.

Transport

In keeping with its railway traditions, Darlington has excellent rail links. The town is on the main Intercity line from Edinburgh to London, and there are also cross-country services from the Midlands and the West Country. Stockton and Middlesbrough are in easy reach via the A66, and the A1(M) is a little over a mile from The Pastures, giving easy access to Tyneside. Durham Tees Valley Airport is around five miles away.

Outdoor activities

The Pastures is just a few minutes' walk from the newly restored Victorian splendour of South Park, 91 acres of trees and gardens with a lake, a café and a bandstand. One of Darlington's most popular open spaces, South Park is the scene of a lively series of special events and concerts throughout the summer. The town is surrounded by fascinating countryside that can be explored on foot, including the Tees Valley and, for more adventurous walkers, the Yorkshire and Durham Moors and Dales.

Education

Schools within easy reach of The Pastures include the following:

Skerne Park Primary School
Ribble Drive
01325 380 831

St Augustine's RC Primary School
Beechwood Avenue
01325 380 819

Hummersknott Community School and Language College
Edinburgh Drive
01325 241 191

Hurworth Community School
Croft Road
01325 720 424

Queen Elizabeth Sixth Form College
Vane Terrace
01325 461 315

Health care
Blacketts Medical Practice
63-65 Bondgate
01325 380 640

Byrne and Partners
The Surgery, Neasham Road
01325 461 128

A Milne and G D Matthews (Dentists)
Southend Avenue
01325 386 367

Entertainment and culture

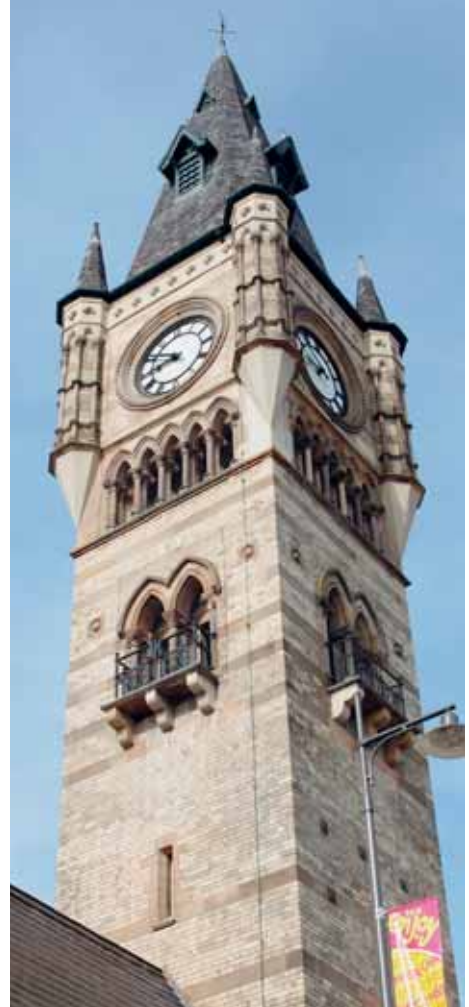
Darlington has a vibrant nightlife, largely based around its wide variety of pubs, clubs and wine bars. There are two fine old theatres in the town, the Darlington Arts Centre and the Civic Theatre, presenting a varied programme of live drama, comedy, music and talks. The town also has a new music venue at The Forum, opened in 2004, which presents local and touring bands as well as club and comedy nights. The area's fascinating history from Roman times is explored in a number of museums and heritage trails, including the superb Darlington Railway Centre and Museum, with its recreation of the age of steam.

Darlington Civic Theatre
Parkgate
01325 486 555

Darlington Arts Centre
Vane Terrace
01325 348 843

The Forum Music Centre
Borough Road
01325 363 135

Darlington Railway Centre and Museum
North Road Station
01325 460 532



Specification

The Pastures

All house types

Kitchen

①	a choice of fully integrated kitchen units and worktops (subject to build programme)	✓
	stainless steel single electric oven with stainless steel 4-ring gas hob	✓
	integrated hood	✓
	stainless steel single bowl sink and monobloc tap to kitchen	✓
	stainless steel single bowl and monobloc tap to utility (where applicable)	✓
	plumbing for washing-machine	✓
	upstands to worktop	✓
	pendant lights to kitchen	✓

Bathroom and en-suite

	white sanitaryware	✓
②	chrome brassware	✓
	electric shaver point to main bathroom	✓
③	choice of ceramic wall tiles (subject to build programme)	✓
	ceramic tiling to splashbacks above hand-basins in WCs	✓
	full-height ceramic tiling to shower enclosures (where available)	✓
	pendant light	✓

Safety and security

	mains-powered smoke detectors	✓
	window locks to all windows (except upper floor escape windows)	✓
	multi-point locking system front door	✓

Electrical

	TV aerial point to lounge	✓
	BT socket to lounge	✓
	extra TV sockets (pre-roof)	○
	extra BT sockets (pre-roof)	○

General

	uPVC double-glazed windows	✓
	uPVC French doors	✓
	low-maintenance dry roofing systems	✓
	sound-reducing upper floor systems (minimises squeaking floorboards)	✓
	NHBC 10-year warranty	✓
	gas central heating throughout	✓
	thermostatically controlled radiators to all rooms (except where room stat fitted)	✓
	loft insulation	✓

Decorative

	smooth-finish ceiling	✓
	all woodwork painted white	✓
	all internal walls painted gardenia	✓
	semi-solid 6-panel colonial-style internal doors	✓
	chrome-effect internal and external ironmongery	✓

External

	front porch light	✓
	turf to front garden and topsoil to rear garden	✓
	garage doors (house-type specific)	✓
	doorbell and chimes	✓

- ✓ yes
- optional extra

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.



Consider these...

Why not drop into one of our other developments across the North East.



3, 4 & 5 bed homes
Cobblers Hall
Newton Aycliffe
0800 840 8491



2 bed apartments
3, 4 & 5 bed homes
Fairview Gardens
Norton
0800 840 8482



2 bed apartments
3 & 4 bed homes
Kingsmoor
Stockton
0800 840 8499



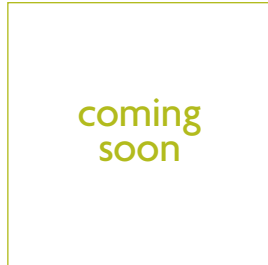
2 bed apartments
2, 3, 4 & 5 bed homes
The Meadows
Framwellgate Moor
Durham
0800 840 8487



2 bed apartments
The Copse
Blyth
0800 840 8485



3 & 4 bed detached homes
Heather Lea Green
Crook
0800 840 8489



2, 3 & 4 bed homes
Greenvale Park
Birchvale Avenue
Newcastle upon Tyne
NE5 2NN
0800 840 8502

3 & 4 bed homes
Alexandra Chase
Alexandra Way
Cramlington
NE23 6EB
0800 840 8500

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
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How to find us.

We are open Thursday – Monday 10:30am to 5:30pm



From the A1(M) northbound

Leave the A1(M) at junction 57 to join the A66(M) following signs for Darlington. At the roundabout, take the second exit to enter the A66. Cross the River Tees, and at the next roundabout, take the second exit into Grange Road (A167), signposted for Darlington. Around half a mile past the roundabout, turn right into Parkside then turn first right into Lakeside. At the T-junction, turn right into Hammond Drive then first right into Arkle Crescent. The Pastures is on the right.

From the A1(M) southbound

Leave the A1(M) at junction 59 and take the first exit at the roundabout to join the A167 (Durham Road), following signs for Newton Aycliffe and Darlington. Stay on the A167 for around four miles, taking the second exit at the roundabout to enter Darlington by Northgate. At the Northgate roundabout, take the first exit to enter St Cuthbert's Way. Stay on St Cuthbert's Way through the first roundabout, then at the second roundabout, take the first exit to enter Parkgate (B6280). Take the first right turn into Park Place, and carry straight on for around three quarters of a mile, then at the T-junction, turn right into Parkside. Take the fourth left turn into Lakeside. At the T-junction, turn right into Hammond Drive then first right into Arkle Crescent. The Pastures is on the right.

Satellite Navigation reference

DL1 5AW



● The Pastures

find out more about this area on page 12



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