



BURY ST EDMUNDS, SUFFOLK

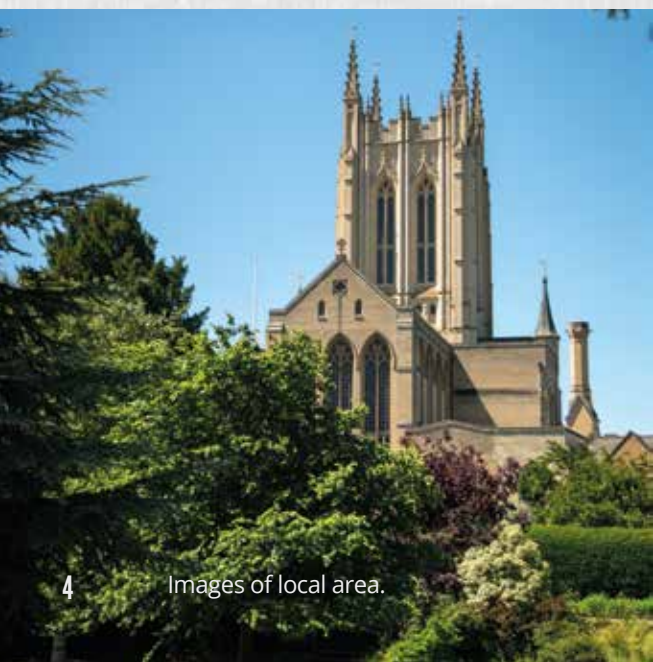




Welcome to **MILLERS QUARTER**

In an idyllic location close to the centre of the historic town of Bury St Edmunds, and only a 4 minute walk from the train station, Millers Quarter offers the benefits of lively modern-day living, with the vibrancy of a flourishing market town. With a collection of beautifully designed one and two bedroom apartments, residents can live in luxury in their stylish open-plan living areas, finished with bespoke designer kitchens and stunning high specification bathrooms. Millers Quarter offers the complete package for a fulfilling and modern lifestyle.





A market town steeped in history

Dating back as far as Anglo-Saxon times, Bury St Edmunds was the site of the Abbey of Bury St Edmunds, one of the most important monasteries in England and in 903 it became the burial place of King Edmund, the Saxon King of East Anglia. After his death, King Edmund became a martyr and remains an important figure in the history of Bury St Edmunds today. The town grew around the Abbey, which can now only be seen as ruins set within the beautiful Abbey Gardens. Discover the magnificent St Edmundsbury Cathedral which is a definitive feature of the gardens skyline.

The town offers an array of picturesque Medieval streets and Georgian Squares. The Athenaeum, built in the early 18th century, is a beautiful Grade I listed building which hosts events throughout the year in its Georgian Ballroom, complete with chandeliers and grand décor. In the heart of the town centre lies the Guildhall, which is home to over 800 years of history and has recently received donations from the Heritage Lottery Fund to complete a renovation project for a new Heritage Centre which offers shops, cafés, an education suite and gardens.



The gateway to a shopping haven

With something for everyone, Bury St Edmunds offers residents a diverse shopping experience from well-loved high street brands to quaint independent boutiques. The Arc Shopping Centre has a choice of 38 outlets for those that need some retail therapy, with popular shops including Debenhams, Hotel Chocolat and Monsoon. For much needed refreshment there are a variety of well-known coffee shops and restaurants such as Costa, Nando's and Wagamama. The Apex, found within the Arc, is an award-winning arts venue which hosts a range of events throughout the year, featuring food and drink festivals, art exhibitions and concerts as well as many exciting entertainment events for the whole family.

Just a short walk from Millers Quarter is a 24 hour Tesco superstore catering for everyday needs. To the south of the town is a Waitrose and a little further afield, just off of the A14, a Sainsbury's superstore can be found.

Stroll into the town centre to find a bustling hub for shoppers, with traditional high street outlets including Marks & Spencer, Boots and White Stuff. The twice weekly, award-winning market offers a wonderful selection of local produce and is the perfect place to find fresh groceries coupled with stalls selling authentic Italian shirts, vintage clothes and Portuguese pottery.

For seasonal shopping Bury St Edmunds holds one of the biggest Christmas markets in the area. The Bury Christmas Fayre takes place in the town centre at Angel Hill and Abbey Gardens at the start of the festive period and houses over 300 stalls. Packed with exquisite handmade gifts and locally sourced goods it is the perfect place to find inspiration for special gifts both big and small. The Fayre also offers something for the children with a magnificent firework display and funfair.





Places to go and so much to see

After a busy day of shopping there are a variety of award-winning restaurants which offer food from all corners of the world. For a fine dining experience, head to The Angel or Maison Bleue. For those who prefer a more traditional menu The Station public house can be found close by. Pubs and bars are also plentiful, with The Nutshell pub once listed as the Smallest Pub in the World in the Guinness Book of World Records.

When it comes to entertainment, Bury St Edmunds is certainly not lacking choice. With the last surviving Regency playhouse in the country, head to the Grade I listed Theatre Royal to see a wide range of fantastic productions. For something relaxing, The Moyse's Hall Museum has collections of fine art on show and Smiths Row gallery has something for those that prefer contemporary work. If you enjoy a trip to the movies, there is an 8 screen Cineworld cinema surrounded by well-known food outlets located close to the Arc Shopping Centre. The Bury St Edmunds Festival is a spectacular 10-day festival in May which sees a huge variety of acts including music, film, theatre and talks for all to enjoy.

Bury St Edmunds offers a wide range of sporting facilities to keep fit; located just 5 minutes drive from Millers Quarter is Bury St Edmunds Leisure Centre which has a swimming pool, 110 station fitness studio, athletics arena with grass pitch, exercise classes and health suite. For squash, tennis, an open air pool and more head to Moreton Hall Health Club only 3 miles away. With a proud history, Bury St Edmunds Golf Club has two fine courses, including an 18-hole championship course which often hosts regional competitions.

Close by the National Trusts' Ickworth House and Park is paradise for those seeking beauty and adventure with 200 acres of Suffolk countryside to explore. Discover the history of the impressive Georgian Rotunda house on one of the daily tours, or alternatively nature lovers can cherish the vast expanse of parkland and beautiful secluded woodland surrounding a stunning picturesque landscape.





A town where opportunity awaits

Bury St Edmunds has an impressive choice of educational facilities, including both independent and state schools. Great Barton Primary and Sebert Wood Primary have both achieved outstanding Ofsted results, along with Bury St Edmunds County Upper School, just one mile away, which received 'outstanding' on 8 consecutive occasions. King Edward VI School has also been awarded outstanding for their pupils' behaviour and are one of the best performing sixth forms in Suffolk. Other sixth form education includes St Benedicts Catholic School which has been rated outstanding with students gaining consistently high results.

Founded in 1935, Culford School is an independent school with both boarders and day students from ages 1 to 18. With beautiful 18th century buildings and 480 acres of parkland, students are encouraged to focus and excel in their learning. South Lee School and Moreton Hall Preparatory School judged as good by the Independent School Inspectorate, obtained excellent results in their students personal development and pride themselves in preparing their students for the future. Only 0.8 miles away from Millers Quarter is West Suffolk College which offers over 10,000 students a variety of courses, whether vocational or academic. The College has announced plans for the expansion of a new sixth form college which is due to complete in 2019.

There are a huge variety of employment opportunities with growing sectors in IT, financial services and retail joining the traditional agriculture and food production sectors. As part of the prosperous Cambridge sub-region, Bury St Edmunds benefits greatly from its location on the A14 corridor between Felixstowe and the Midlands. Suffolk Business Park is one of the newest commercial areas in Bury and with national investment is expected to create 15,000 jobs.

Bury St Edmunds is also home to the headquarters of British Sugar and the nation's largest British owned brewery, Greene King, both of which contribute greatly to the economy in this area. For those seeking employment in the health sector, West Suffolk Hospital is only 2 miles away or slightly further afield in Cambridge is the internationally renowned teaching hospital, Addenbrooke's.






Bury St Edmunds

a jewel in the heart of Suffolk

 **The Greene King Brewery**
18 min walk

 **The Athenaeum**
13 min walk


 **St Edmundsbury Cathedral**
14 min walk

 **Abbey Gardens**
14 min walk

 **Train Station**
4 min walk

 **The Theatre Royal**
18 min walk


 **The Guildhall & Heritage Centre**
13 min walk

 **Moyse's Hall Museum**
10 min walk

 **West Suffolk Hospital**
33 min walk

 **The Apex**
10 min walk

 **The Arc Shopping Centre**
10 min walk

 **Cineworld Cinema**
14 min walk



Excellent connectivity locally and further afield

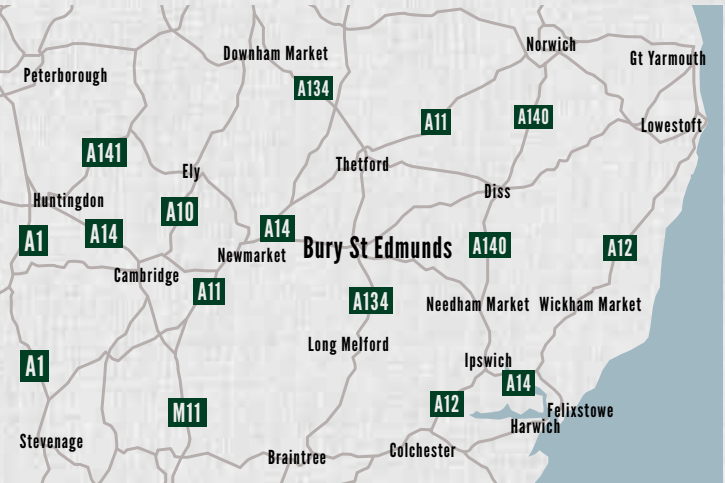
Bury St Edmunds sits beside the A14 with links to Newmarket and Cambridge to the west and Ipswich and Felixstowe to the east. To the north-east lies the tranquillity of Thetford Forest with an abundance of walks and cycle routes to explore. To the South lies the pretty market town of Lavenham, with medieval buildings and boutique shops. The internationally renowned Newmarket Racecourse is only a short drive or train ride away. Residents looking to commute via train are only a 4 minute walk away from the station.

ROAD - Millers Quarter to:

A14	2 mins
Thetford	20 mins
Newmarket	20 mins
Lavenham	24 mins
Ipswich	36 mins
Cambridge	41 mins
Felixstowe	49 mins
Stansted Airport	53 mins
Gatwick Airport	1 hour 51 mins

RAIL - Bury St Edmunds to:

Newmarket	20 mins
Ipswich	30 mins
Cambridge	44 mins
Peterborough	1 hour 10 mins
London Kings Cross	1 hour 44 mins
London Liverpool Street	1 hour 53 mins





The perfect combination of form and functionality

DESIGNER KITCHENS

- Zanussi stainless steel electric fan oven
- Zanussi ceramic hob and Caple stainless steel chimney extractor
- Zanussi integrated fridge/freezer, washer/dryer and dishwasher
- Choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling water tap
- Integrated stainless steel soap dispenser
- Pelmet 'spotlight' lighting to kitchen wall units

LUXURY BATHROOMS & EN-SUITES

- Fascino digitally controlled Smart Tap
- Smart Mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Walnut vanity unit with integrated storage space and black porcelain worktop
- RAK Ceramics basin
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft close ergonomic design seat
- Fascino Smart Shower and Smart Bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting to bath

* Choices from developer's range and subject to stage of construction.

ZANUSSI

RAK
CERAMICS

OAKWOOD
KITCHEN DESIGN CONSULTANTS LTD

FASCINO

Weston
Homes



Images of existing Weston Homes developments.

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Attention to detail for every home

GENERAL SPECIFICATION

- Forest oak doors with polished chrome ironmongery, matching wrapped door-lining, architraves and skirtings
- Choice of white oak or ebony oak strip wood flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards*
- Choice of carpets with underlay to bedrooms*
- Fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- USB double power sockets to living room, kitchen and master bedroom
- Gas fired heating system via radiators
- Smoke alarm and CO detectors
- Double-glazed uPVC windows
- Audio/visual entry system
- Sprinkler system installed to all plots

* Choices from developer's range and subject to stage of construction.

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RAK
CERAMICS

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KITCHEN DESIGN CONSULTANTS LTD

FASCINO



Block A

Block B

Block D





DEVELOPMENT SITE PLAN

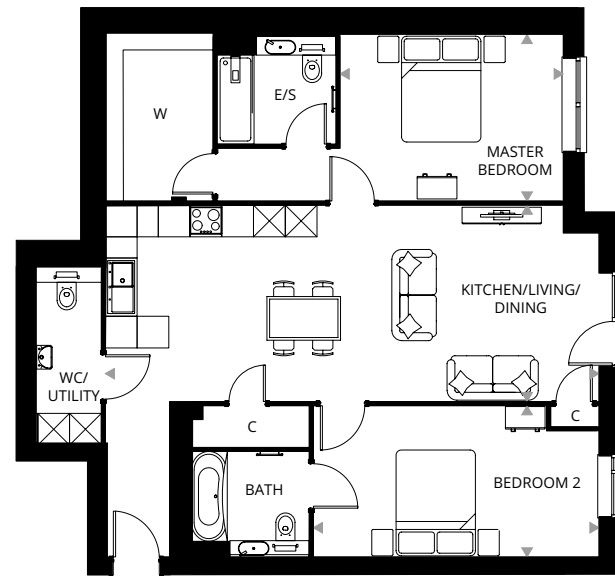




TYPE 1

PLOT 1

OVERALL 93.68 M² - 1008 FT²



KITCHEN/LIVING/DINING

9290mm x 3715mm 30'6" x 12'2"

MASTER BEDROOM

4180mm x 3110mm 13'9" x 10'2"

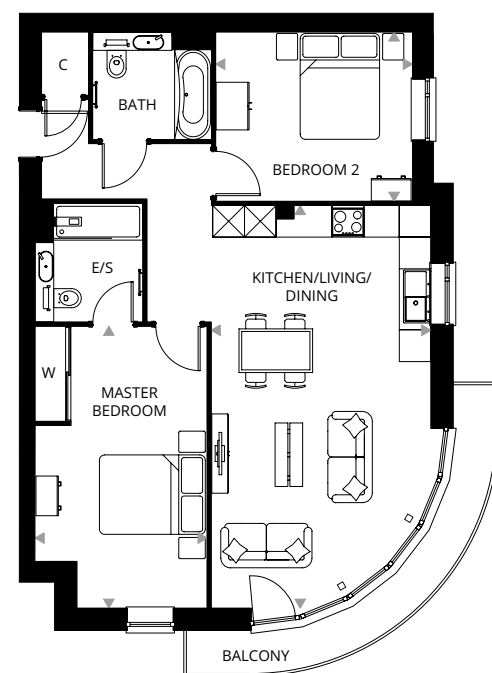
BEDROOM 2

5360mm x 2900mm 17'7" x 9'6"

TYPE 2

PLOTS 2, 5, 12, 22 & 32

OVERALL 77.18 M² - 831 FT²



KITCHEN/LIVING/DINING

7612mm x 4035mm 25'0" x 13'3"

MASTER BEDROOM

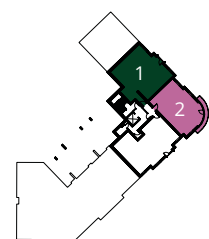
5331mm x 3250 mm 17'6" x 10'8"

BEDROOM 2

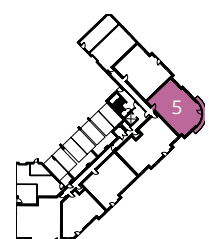
3600mm x 3204mm 11'10" x 10'6"

Plot 2 has a terrace instead of a balcony.

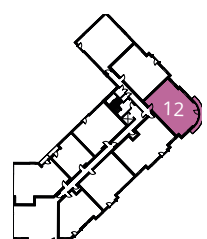
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



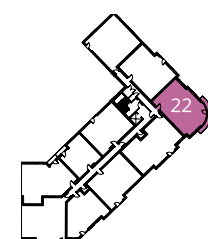
LOWER GROUND FLOOR



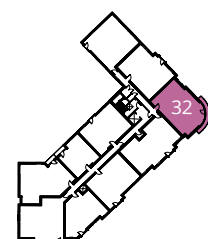
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



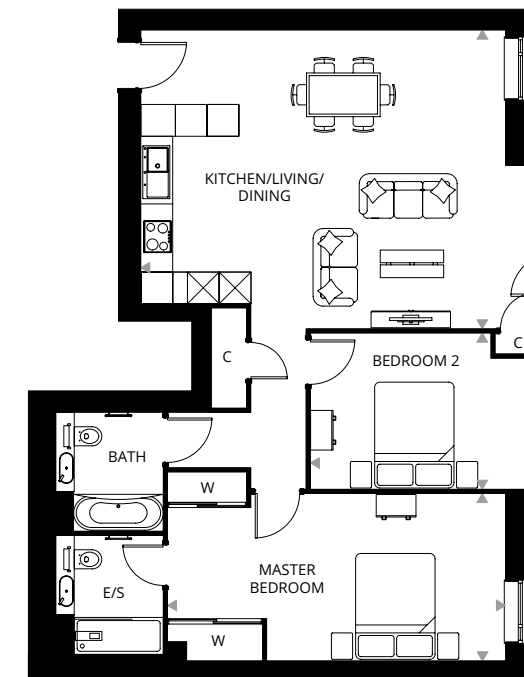
THIRD FLOOR



TYPE 3

PLOT 3

OVERALL 89.75 M² - 966 FT²



KITCHEN/LIVING/DINING

7572mm x 5610mm 24'10" x 18'5"

MASTER BEDROOM

6392mm x 3003mm 21'0" x 9'10"

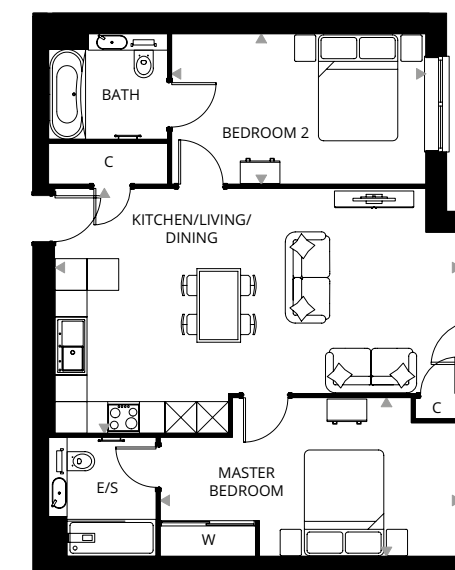
BEDROOM 2

4367mm x 2998mm 14'4" x 9'10"

TYPE 4

PLOTS 4, 11, 21 & 31

OVERALL 73.36 M² - 790 FT²



KITCHEN/LIVING/DINING

7685mm x 4590mm 25'3" x 15'1"

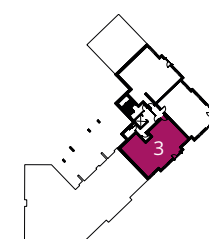
MASTER BEDROOM

5575mm x 3000mm 18'3" x 9'10"

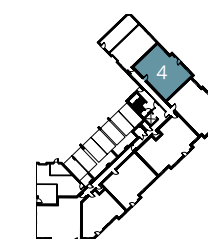
BEDROOM 2

4685mm x 2885mm 15'4" x 9'6"

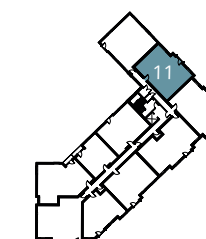
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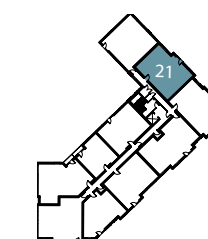
LOWER GROUND FLOOR



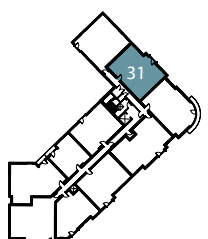
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



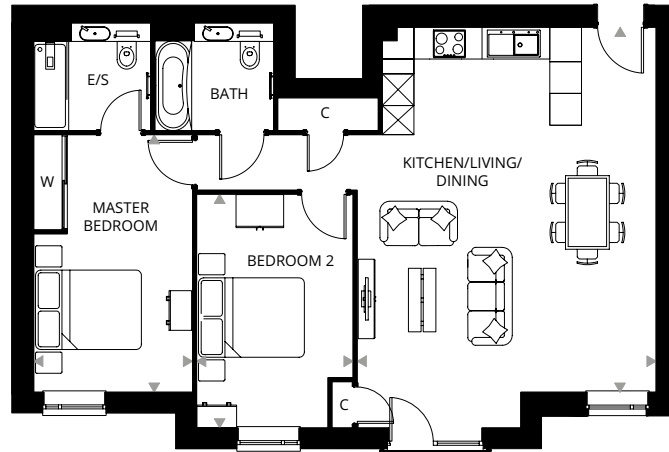
THIRD FLOOR



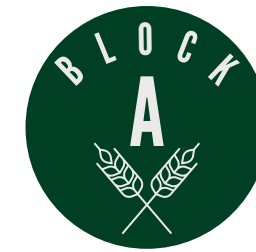


TYPE 5

PLOTS 6, 13, 23 & 33
OVERALL 82.41 M² - 887 FT²

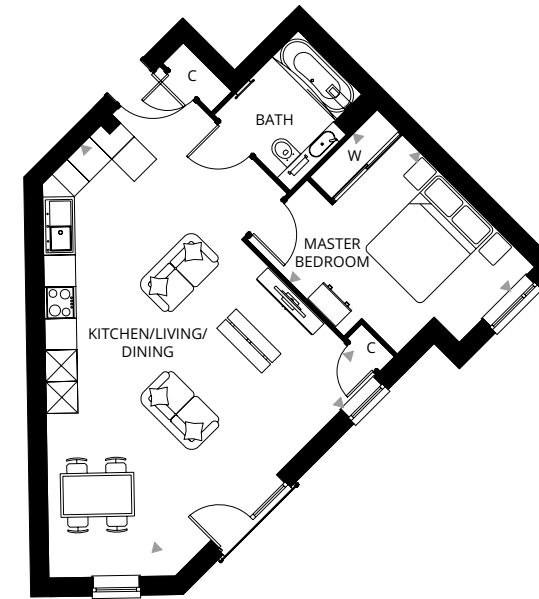


KITCHEN/LIVING/DINING
6897mm x 5610mm 22'8" x 18'5"
MASTER BEDROOM
4787mm x 3002mm 15'8" x 9'10"
BEDROOM 2
4337mm x 2998mm 14'3" x 9'10"



TYPE 7

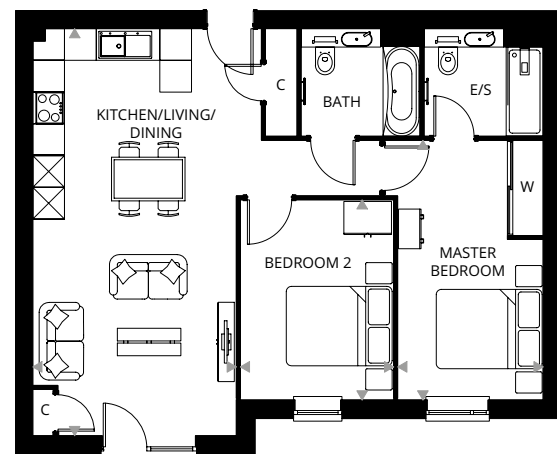
PLOTS 8, 15, 25 & 35
OVERALL 58.42 M² - 629 FT²



KITCHEN/LIVING/DINING
7017mm x 5381mm 23'0" x 17'8"
MASTER BEDROOM
4207mm x 3473mm 13'10" x 11'5"

TYPE 6

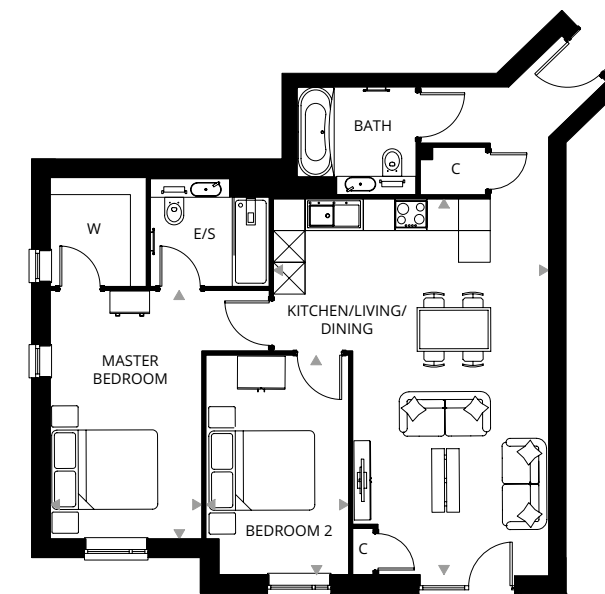
PLOTS 7, 14, 24 & 34
OVERALL 70.28 M² - 757 FT²



KITCHEN/LIVING/DINING
7692mm x 3848mm 25'3" x 12'7"
MASTER BEDROOM
4907mm x 2750mm 16'1" x 9'0"
BEDROOM 2
3782mm x 2898mm 12'5" x 9'6"

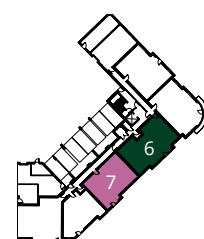
TYPE 8

PLOTS 9, 16, 26 & 36
OVERALL 77.79M² - 837 FT²

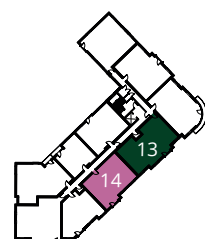


KITCHEN/LIVING/DINING
7102mm x 5179mm 23'4" x 17'0"
MASTER BEDROOM
4715mm x 2864mm 15'6" x 9'5"
BEDROOM 2
4090mm x 2700mm 13'5" x 8'10"

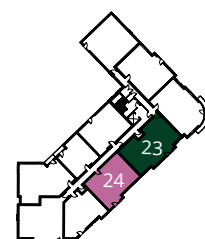
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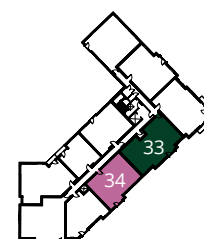
GROUND FLOOR



FIRST FLOOR

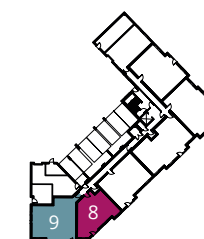


SECOND FLOOR

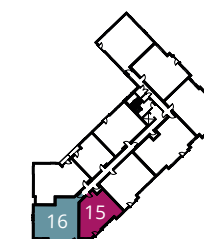


THIRD FLOOR

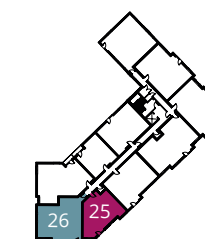
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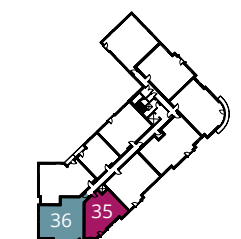
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



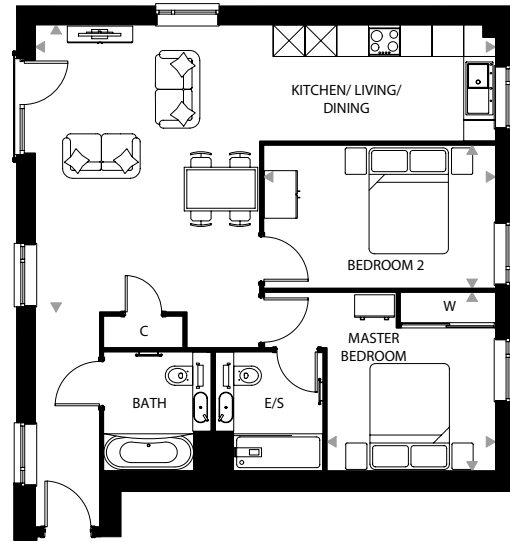
THIRD FLOOR





TYPE 9

PLOTS 10, 20 & 30
OVERALL 74.58 M² - 803 FT²



KITCHEN/LIVING/DINING

8695mm x 5429mm 28'6" x 17'10"

MASTER BEDROOM

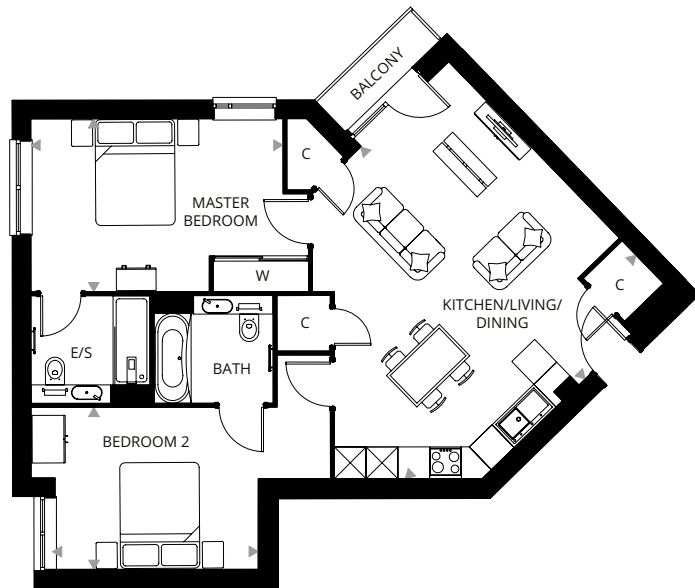
3375mm x 3185mm 11'1" x 10'5"

BEDROOM 2

4380mm x 2704mm 14'4" x 8'10"

TYPE 10

PLOTS 17, 27 & 37
OVERALL 77.77 M² - 837 FT²



KITCHEN/LIVING/DINING

6098mm x 5955mm 20'0" x 19'6"

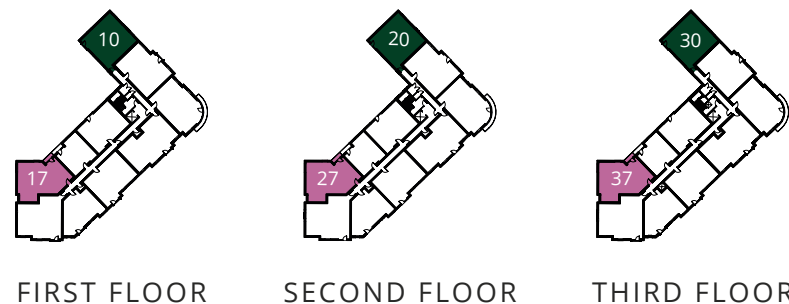
MASTER BEDROOM

4764mm x 3267mm 15'8" x 10'9"

BEDROOM 2

3838mm x 3062mm 12'7" x 10'1"

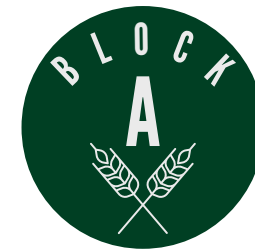
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



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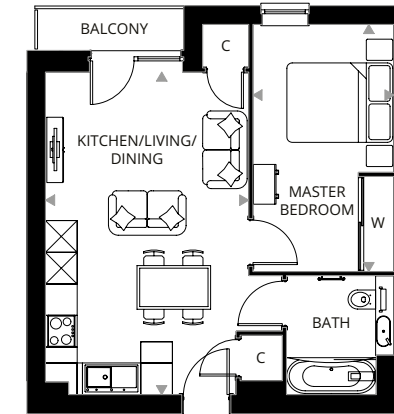
SECOND FLOOR

THIRD FLOOR



TYPE 11

PLOTS 18, 28 & 38
OVERALL 43.18 M² - 465 FT²



KITCHEN/LIVING/DINING

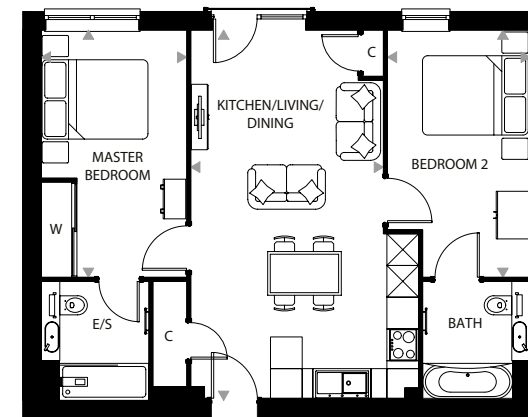
6098mm x 3844mm 20'0" x 12'7"

MASTER BEDROOM

4673mm x 2670mm 15'4" x 8'9"

TYPE 12

PLOTS 19, 29 & 39
OVERALL 64.15 M² - 690 FT²



KITCHEN/LIVING/DINING

6958mm x 3642mm 22'10" x 11'11"

MASTER BEDROOM

4673mm x 2750mm 15'4" x 9'0"

BEDROOM 2

4633mm x 2700mm 15'2" x 8'10"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



FIRST FLOOR

SECOND FLOOR

THIRD FLOOR



Block B
Block A





TYPE 13

PLOTS 41, 50, 59 & 67
OVERALL 81.71 M² - 880 FT²



KITCHEN/LIVING/DINING
9230mm x 3260mm 30'3" x 10'8"

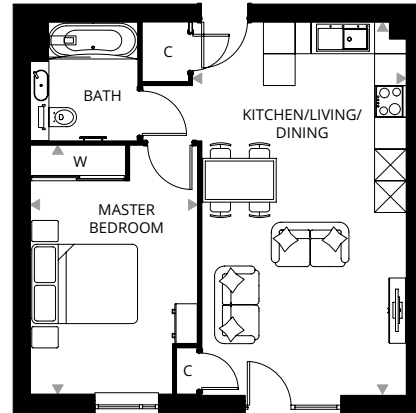
MASTER BEDROOM
4503mm x 2875mm 14'9" x 9'5"

BEDROOM 2
4505mm x 2870mm 14'9" x 9'5"

Plot 41 has a cupboard instead of a walk-in wardrobe to master bedroom.

TYPE 14

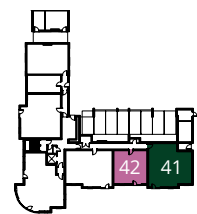
PLOTS 42, 51, 60 & 68
OVERALL 49.95 M² - 538 FT²



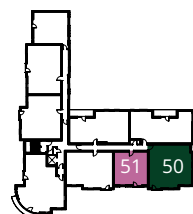
KITCHEN/LIVING/DINING
7030mm x 4040mm 23'1" x 13'3"

MASTER BEDROOM
4705mm x 3162mm 15'5" x 10'4"

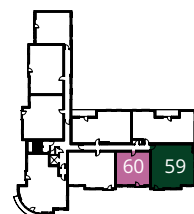
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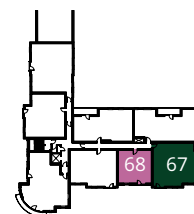
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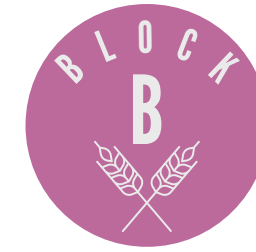
FIRST FLOOR



SECOND FLOOR

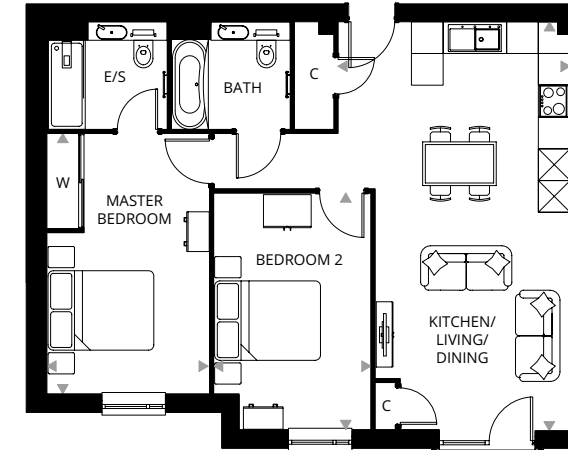


THIRD FLOOR



TYPE 15

PLOTS 43, 52, 61 & 69
OVERALL 73.53 M² - 791 FT²



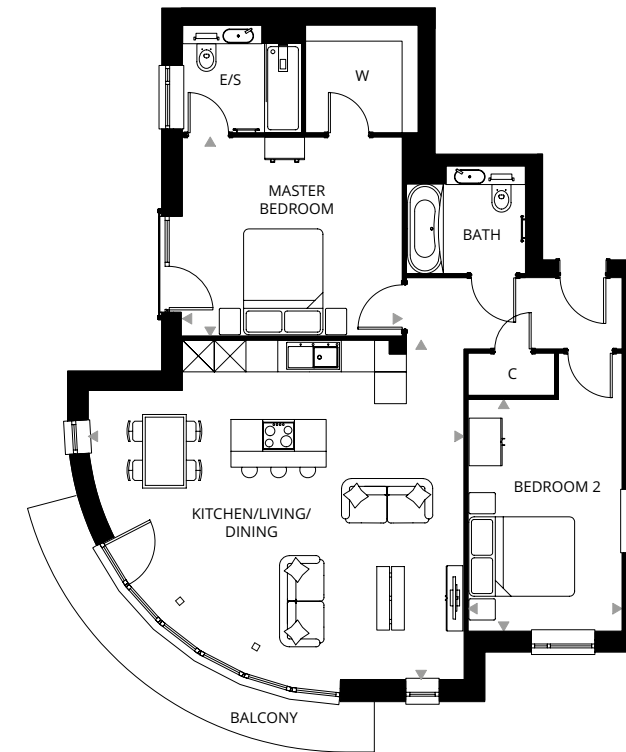
KITCHEN/LIVING/DINING
7705mm x 4388mm 25'3" x 14'5"

MASTER BEDROOM
4920mm x 3050mm 16'2" x 10'0"

BEDROOM 2
4470mm x 2975mm 14'8" x 9'9"

TYPE 16

PLOTS 44, 53, 62, 70 & 71
OVERALL 91.01 M² - 980 FT²



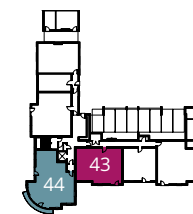
KITCHEN/LIVING/DINING
7099mm x 6413mm 23'3" x 21'0"

MASTER BEDROOM
4116mm x 3685mm 13'6" x 12'1"

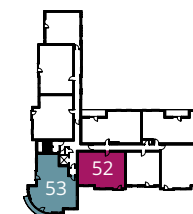
BEDROOM 2
4378mm x 2910mm 14'4" x 9'7"

Plot 44 has a patio instead of a balcony.
Plot 71 has a larger entrance hallway with a window.

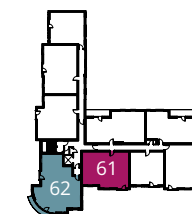
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



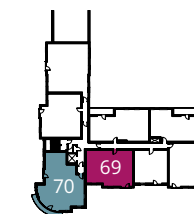
GROUND FLOOR



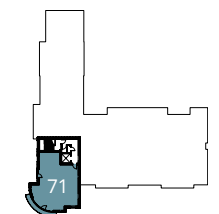
FIRST FLOOR



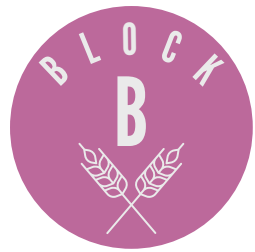
SECOND FLOOR



THIRD FLOOR

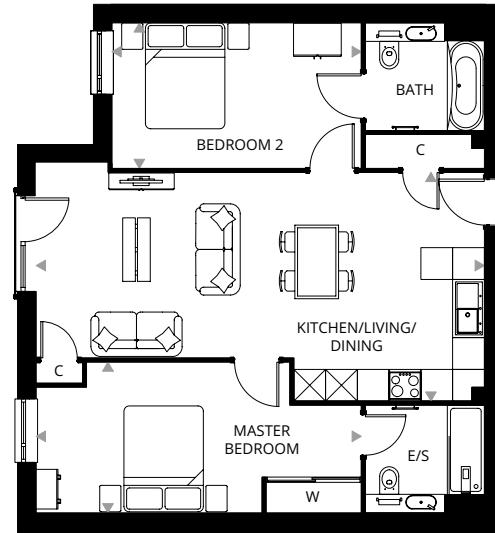


FOURTH FLOOR



TYPE 17

PLOTS 40, 45, 54 & 63
OVERALL 74.59 M² - 803 FT²



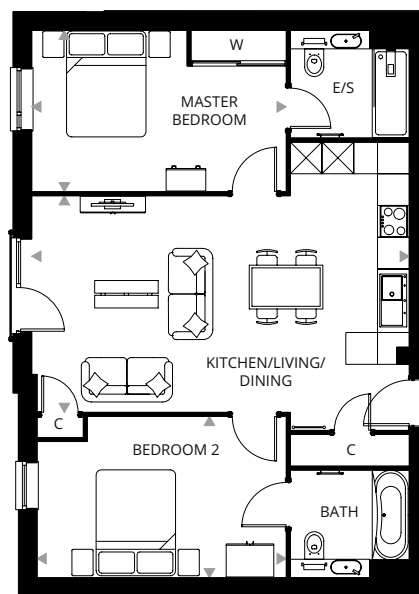
KITCHEN/LIVING/DINING
8468mm x 4322mm 27'9" x 14'2"

MASTER BEDROOM
6143mm x 2850mm 20'2" x 9'4"

BEDROOM 2
4710mm x 2750mm 15'5" x 9'0"

TYPE 18

PLOTS 46 & 55
OVERALL 73.42 M² - 790 FT²

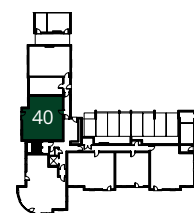


KITCHEN/LIVING/DINING
7135mm x 4094mm 23'5" x 13'5"

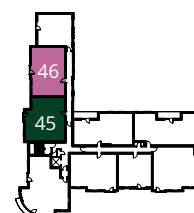
MASTER BEDROOM
4810mm x 3050mm 15'9" x 10'0"

BEDROOM 2
4710mm x 3050mm 15'5" x 10'0"

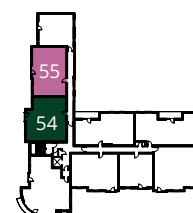
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



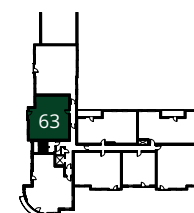
GROUND FLOOR



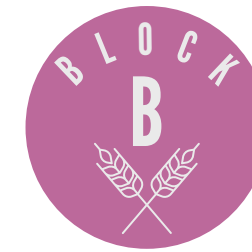
FIRST FLOOR



SECOND FLOOR

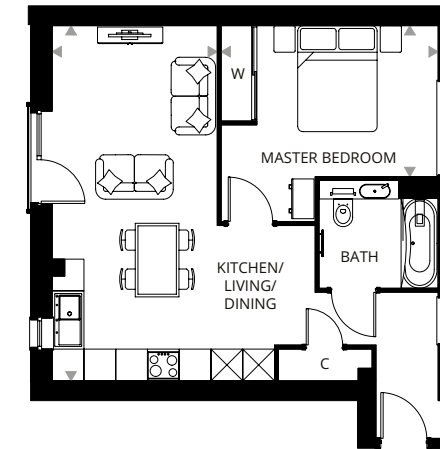


THIRD FLOOR



TYPE 19

PLOTS 47 & 56
OVERALL 50.28 M² - 541 FT²

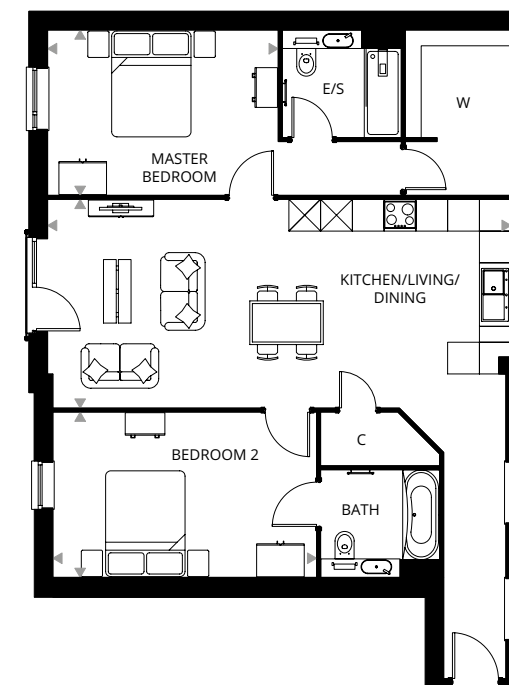


KITCHEN/LIVING/DINING
6710mm x 3118mm 22'0" x 10'3"

MASTER BEDROOM
4100mm x 2850mm 13'5" x 9'4"

TYPE 20

PLOT 64
OVERALL 92.09 M² - 991 FT²

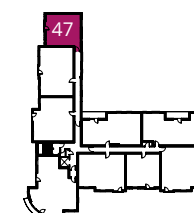


KITCHEN/LIVING/DINING
8760mm x 3944mm 28'9" x 12'11"

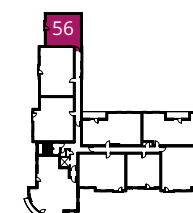
MASTER BEDROOM
4360mm x 3125mm 14'4" x 10'3"

BEDROOM 2
4985mm x 3124mm 16'4" x 10'3"

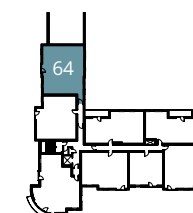
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



FIRST FLOOR



SECOND FLOOR



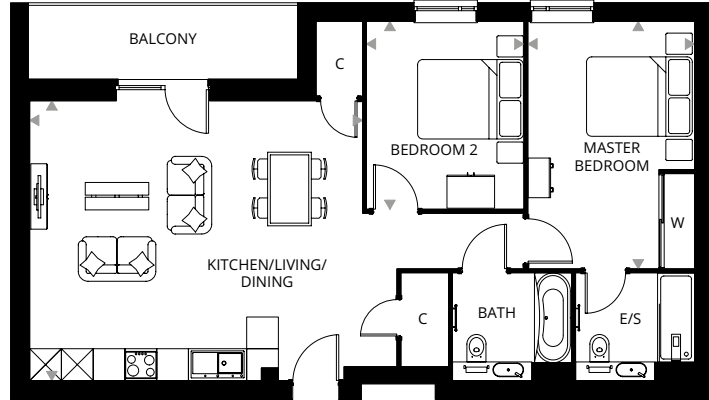
THIRD FLOOR





TYPE 21

PLOTS 48, 57 & 65
OVERALL 76.59 M² - 824 FT²

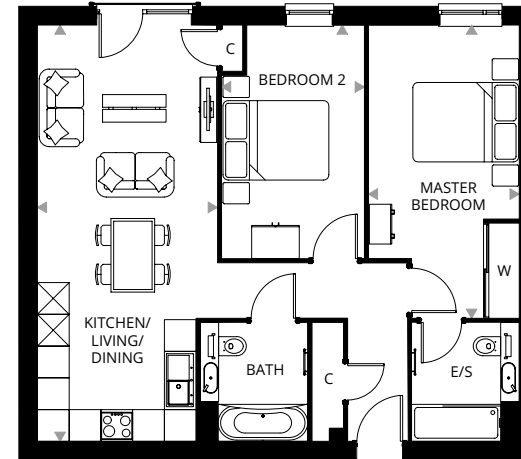


KITCHEN/LIVING/DINING	6289mm x 5285mm	20'8" x 17'4"
MASTER BEDROOM	4675mm x 3150mm	15'4" x 10'4"
BEDROOM 2	3550mm x 2976mm	11'8" x 9'9"



TYPE 23

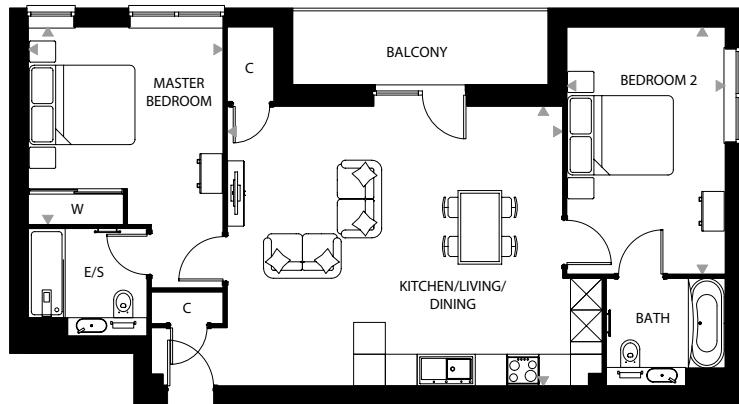
PLOTS 75, 89 & 102
OVERALL 71.63 M² - 771 FT²



KITCHEN/LIVING/DINING	7867mm x 3405mm	25'10" x 11'2"
MASTER BEDROOM	5542mm x 2850mm	18'2" x 9'4"
BEDROOM 2	4417mm x 2700mm	14'6" x 8'10"

TYPE 22

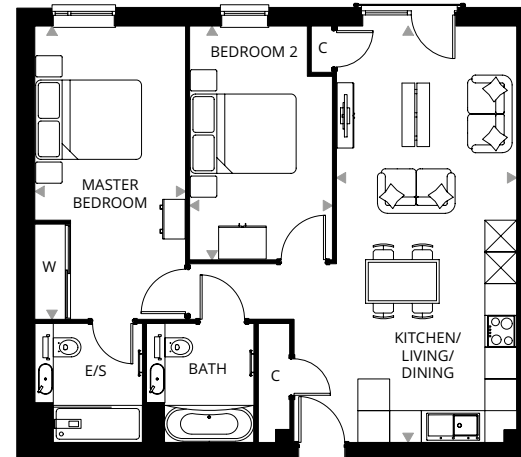
PLOTS 49, 58 & 66
OVERALL 78.91 M² - 849 FT²



KITCHEN/LIVING/DINING	6343mm x 5285mm	20'10" x 17'4"
MASTER BEDROOM	3735mm x 3685mm	12'3" x 12'1"
BEDROOM 2	4675mm x 2998mm	15'4" x 9'10"

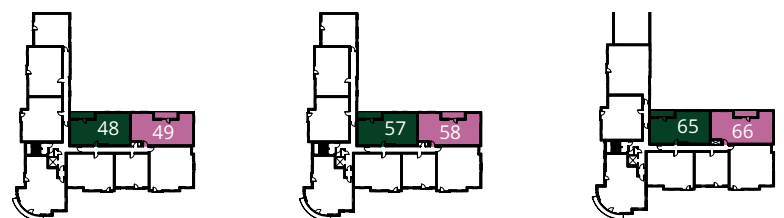
TYPE 24

PLOTS 76, 90 & 103
OVERALL 71.63 M² - 771 FT²



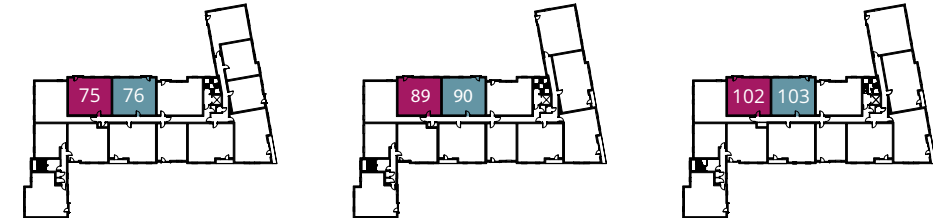
KITCHEN/LIVING/DINING	7867mm x 3405mm	25'10" x 11'2"
MASTER BEDROOM	5543mm x 2850mm	18'2" x 9'4"
BEDROOM 2	4418mm x 2700mm	14'6" x 8'10"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



FIRST FLOOR SECOND FLOOR THIRD FLOOR

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER

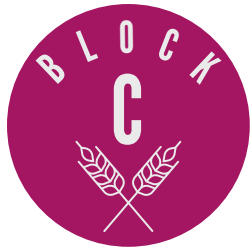


FIRST FLOOR SECOND FLOOR THIRD FLOOR



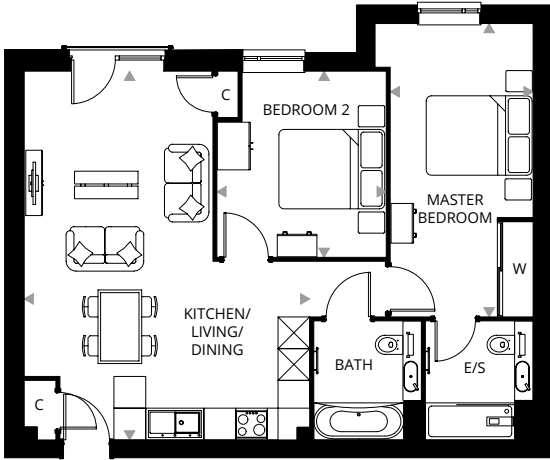
Block A





TYPE 25

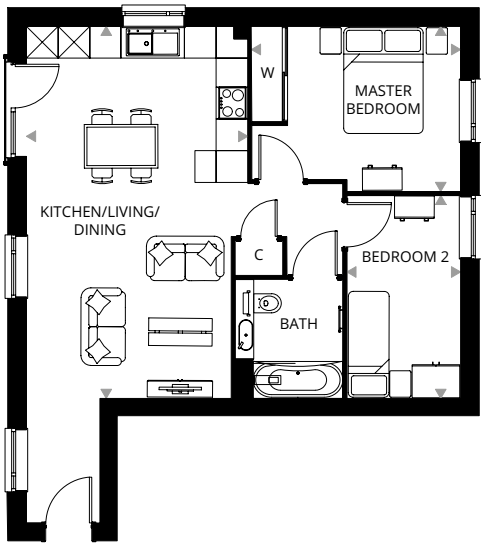
PLOTS 77, 91 & 104
OVERALL 69.69 M² - 750 FT²



KITCHEN/LIVING/DINING	6967mm x 5396mm	22'10" x 17'8"
MASTER BEDROOM	5543mm x 2700mm	18'2" x 8'10"
BEDROOM 2	3518mm x 3200mm	11'6" x 10'6"

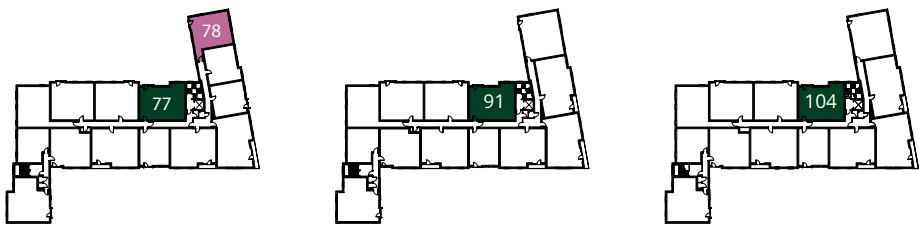
TYPE 26

PLOT 78
OVERALL 60.97 M² - 656 FT²



KITCHEN/LIVING/DINING	7033mm x 4185mm	23'1" x 13'9"
MASTER BEDROOM	3945mm x 3123mm	12'11" x 10'3"
BEDROOM 2	3835mm x 2150mm	12'7" x 7'1"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER

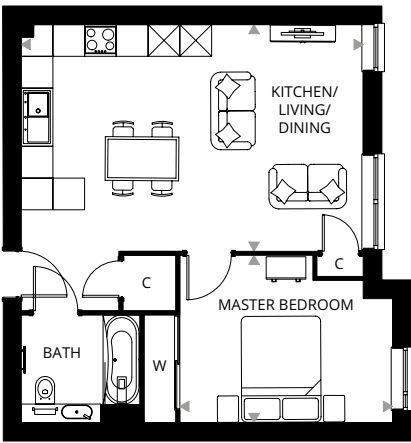


FIRST FLOOR SECOND FLOOR THIRD FLOOR



TYPE 27

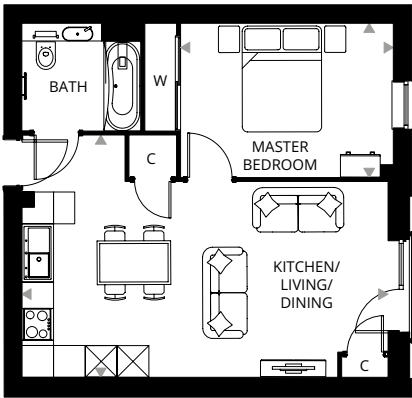
PLOT 79
OVERALL 49.91 M² - 537 FT²



KITCHEN/LIVING/DINING	6465mm x 4284mm	21'3" x 14'1"
MASTER BEDROOM	4020mm x 3160mm	13'2" x 10'4"

TYPE 28

PLOT 80
OVERALL 46.57 M² - 501 FT²



KITCHEN/LIVING/DINING	6920mm x 4578mm	22'8" x 15'0"
MASTER BEDROOM	4020mm x 2913mm	13'2" x 9'7"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER

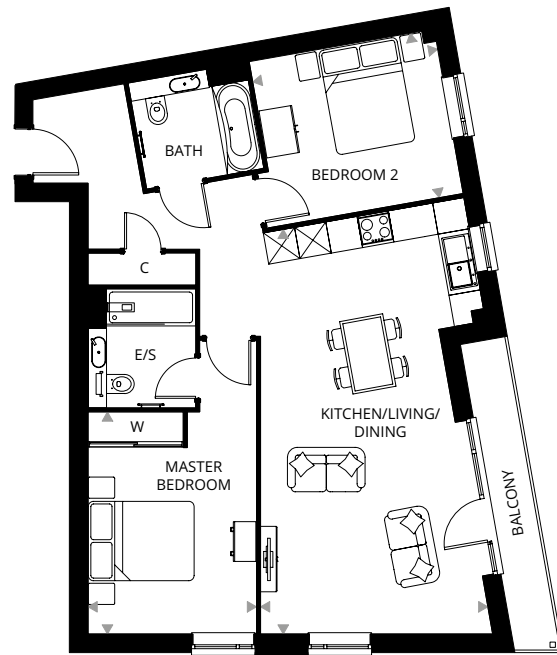


FIRST FLOOR



TYPE 29

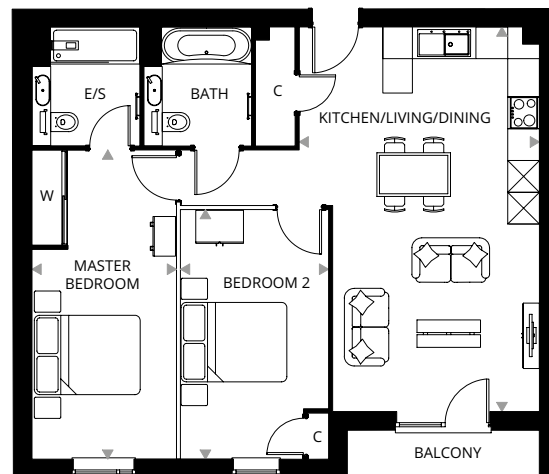
PLOTS 81, 94 & 107
OVERALL 78.94 M² - 850 FT²



KITCHEN/LIVING/DINING	7579mm x 4387mm	24'10" x 14'5"
MASTER BEDROOM	4196mm x 3185mm	13'9" x 10'5"
BEDROOM 2	3550mm x 3157mm	11'8" x 10'4"

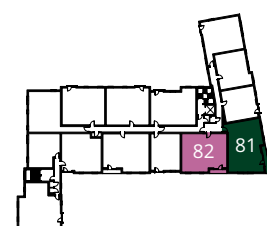
TYPE 30

PLOTS 82, 95 & 108
OVERALL 74.73 M² - 804 FT²

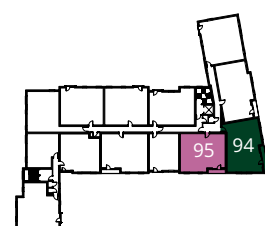


KITCHEN/LIVING/DINING	7268mm x 4541mm	23'10" x 14'11"
MASTER BEDROOM	5843mm x 2730mm	19'2" x 8'11"
BEDROOM 2	4718mm x 2800mm	15'6" x 9'2"

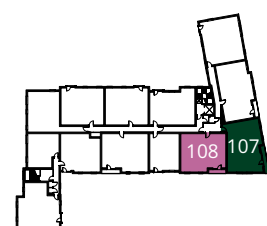
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



FIRST FLOOR



SECOND FLOOR

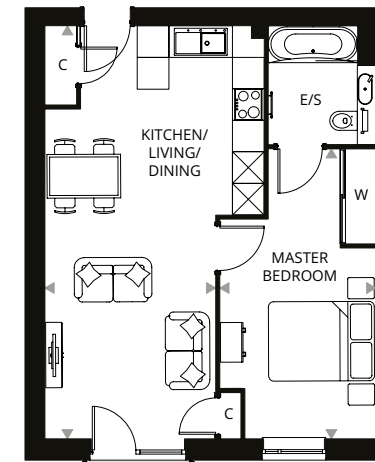


THIRD FLOOR



TYPE 31

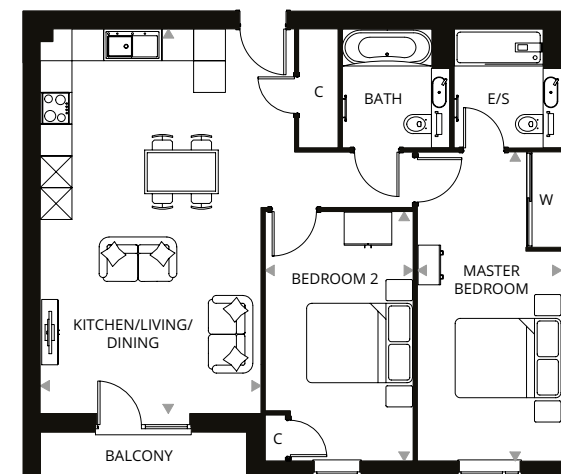
PLOTS 83, 96 & 109
OVERALL 48.84 M² - 526 FT²



KITCHEN/LIVING/DINING	7808mm x 3230mm	25'7" x 10'7"
MASTER BEDROOM	5483mm x 2950mm	18'0" x 9'8"

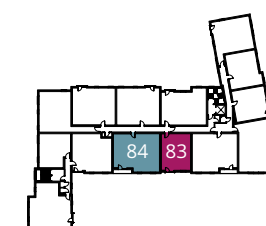
TYPE 32

PLOTS 84, 97 & 110
OVERALL 76.67MM² - 825 FT²

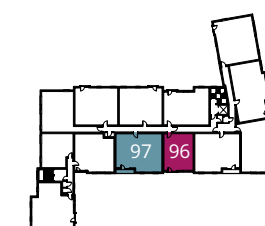


KITCHEN/LIVING/DINING	7268mm x 4175mm	23'10" x 13'8"
MASTER BEDROOM	5843mm x 2730mm	19'2" x 8'11"
BEDROOM 2	4718mm x 2800mm	15'6" x 9'2"

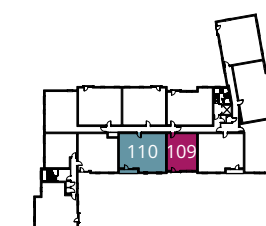
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



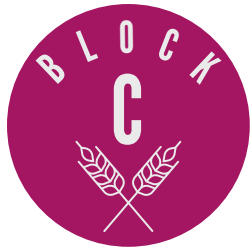
FIRST FLOOR



SECOND FLOOR



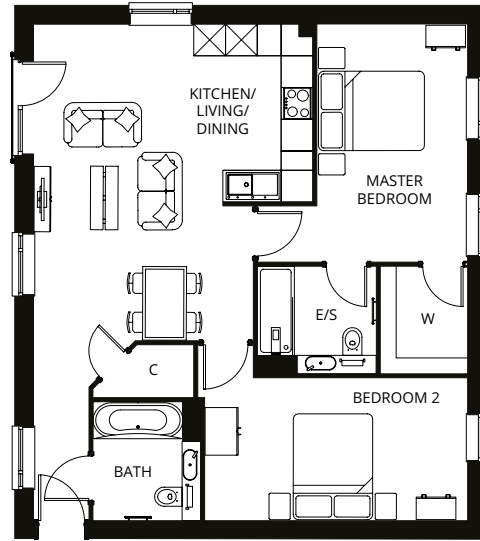
THIRD FLOOR



TYPE 33

PLOTS 92 & 105

OVERALL 77.00 M² - 829 FT²



KITCHEN/LIVING/DINING

5985mm x 5280mm 19'8" x 17'4"

MASTER BEDROOM

4500mm x 2850mm 14'9" x 9'4"

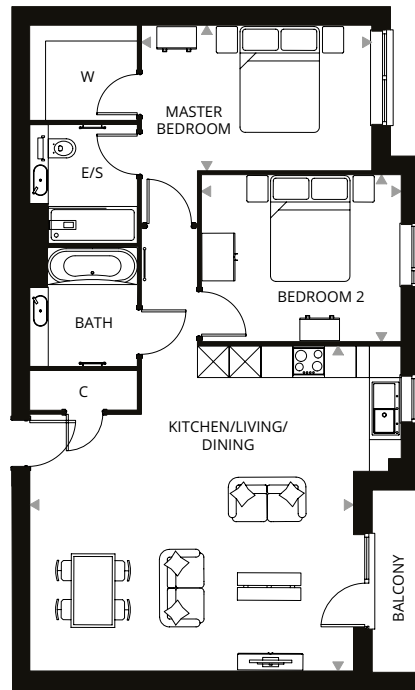
BEDROOM 2

4970mm x 2700mm 16'4" x 8'10"

TYPE 34

PLOTS 93 & 106

OVERALL 80.71 M² - 869 FT²



KITCHEN/LIVING/DINING

6148mm x 6120mm 20'2" x 20'1"

MASTER BEDROOM

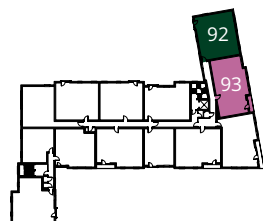
4355mm x 2750mm 14'3" x 9'0"

BEDROOM 2

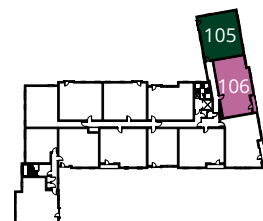
3775mm x 3157mm 12'5" x 10'4"

Plot 93 has a terrace instead of a balcony.

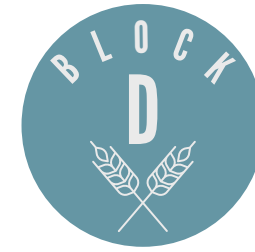
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



SECOND FLOOR



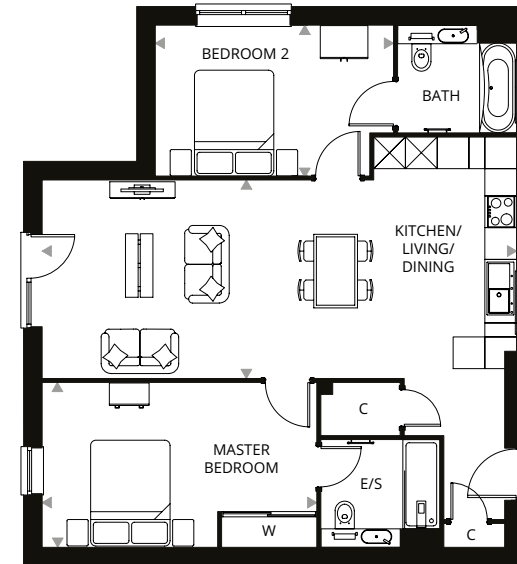
THIRD FLOOR



TYPE 35

PLOT 113

OVERALL 81.44 M² - 877 FT²



KITCHEN/LIVING/DINING

8966mm x 3750mm 29'5" x 12'4"

MASTER BEDROOM

5191mm x 3115mm 17'0" x 10'3"

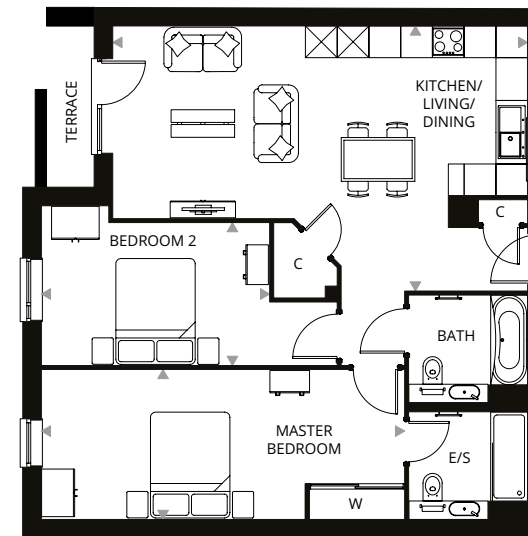
BEDROOM 2

4503mm x 2850mm 14'9" x 9'4"

TYPE 36

PLOT 114

OVERALL 81.12 M² - 873 FT²



KITCHEN/LIVING/DINING

7841mm x 5009mm 25'9" x 16'5"

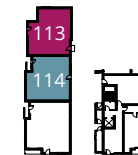
MASTER BEDROOM

6866mm x 2835mm 22'6" x 9'4"

BEDROOM 2

4315mm x 2700mm 14'2" x 8'10"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



GROUND FLOOR



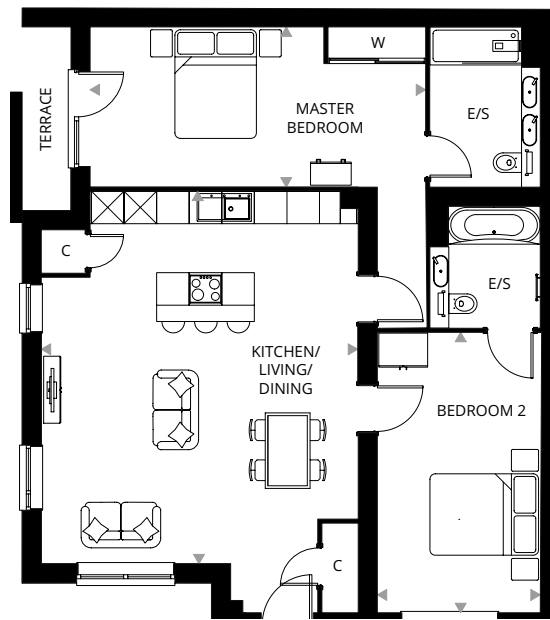




TYPE 37

PLOT 115

OVERALL 92.65 M² - 997 FT²



KITCHEN/LIVING/DINING

6864mm x 5839mm 22'6" x 19'2"

MASTER BEDROOM

6181mm x 2949mm 20'3" x 9'8"

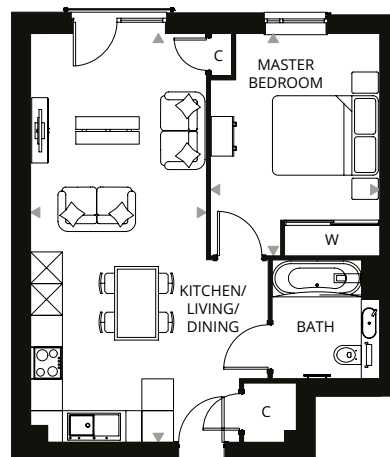
BEDROOM 2

5163mm x 3002mm 16'11" x 9'10"

TYPE 38

PLOTS 116, 123 & 130

OVERALL 49.10 M² - 529 FT²



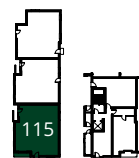
KITCHEN/LIVING/DINING

7728mm x 3323mm 25'4" x 10'11"

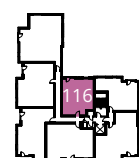
MASTER BEDROOM

4203mm x 3200mm 13'9" x 10'6"

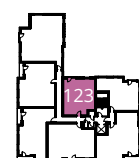
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



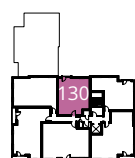
GROUND FLOOR



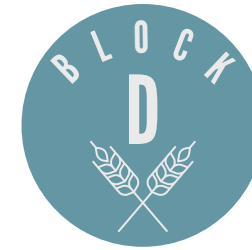
FIRST FLOOR



SECOND FLOOR



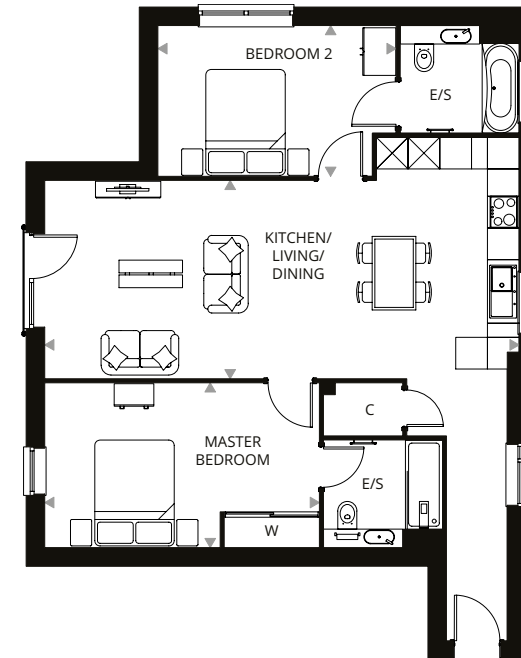
THIRD FLOOR



TYPE 39

PLOTS 117 & 124

OVERALL 83.46 M² - 898 FT²



KITCHEN/LIVING/DINING

8966mm x 3750mm 29'5" x 12'4"

MASTER BEDROOM

5191mm x 3115mm 17'0" x 10'3"

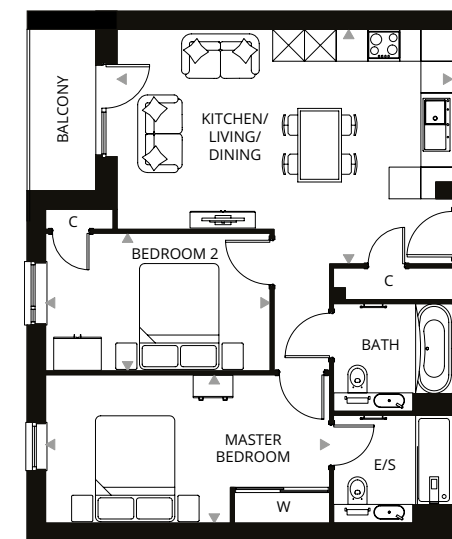
BEDROOM 2

4503mm x 2850mm 14'9" x 9'4"

TYPE 40

PLOTS 118 & 125

OVERALL 67.13 M² - 723 FT²



KITCHEN/LIVING/DINING

6341mm x 4430mm 20'10" x 14'6"

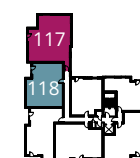
MASTER BEDROOM

5366mm x 2802mm 17'7" x 9'2"

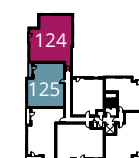
BEDROOM 2

4241mm x 2600mm 13'11" x 8'6"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER

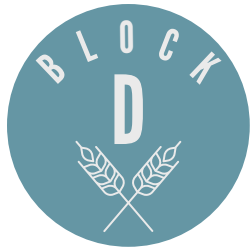


FIRST FLOOR



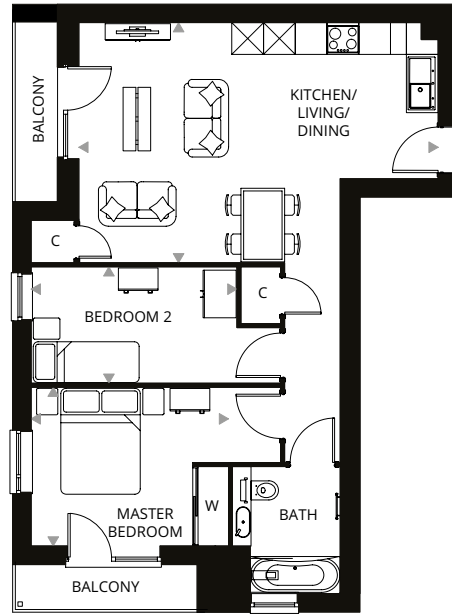
SECOND FLOOR





TYPE 41

PLOTS 119, 126 & 132
OVERALL 61.95 M² - 667 FT²



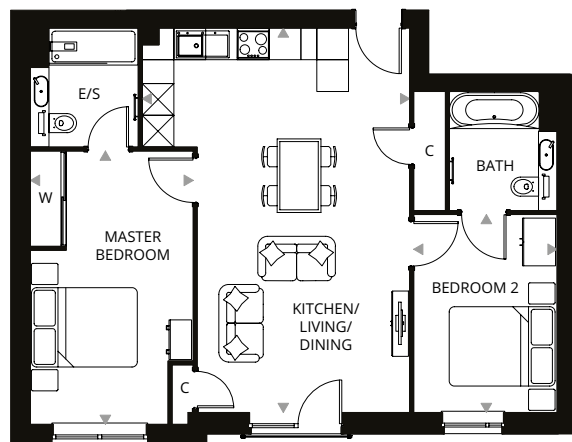
KITCHEN/LIVING/DINING
6791mm x 4538mm 22'3" x 14'11"

MASTER BEDROOM
3729mm x 3000mm 12'3" x 9'10"

BEDROOM 2
3889mm x 2200mm 12'9" x 7'3"

TYPE 42

PLOTS 120, 127 & 133
OVERALL 69.62 M² - 749 FT²

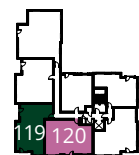


KITCHEN/LIVING/DINING
7266mm x 5055mm 23'10" x 16'7"

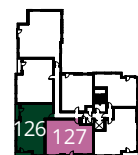
MASTER BEDROOM
5164mm x 3075mm 16'11" x 10'1"

BEDROOM 2
3741mm x 2710mm 12'3" x 8'11"

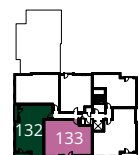
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



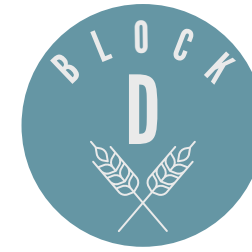
FIRST FLOOR



SECOND FLOOR

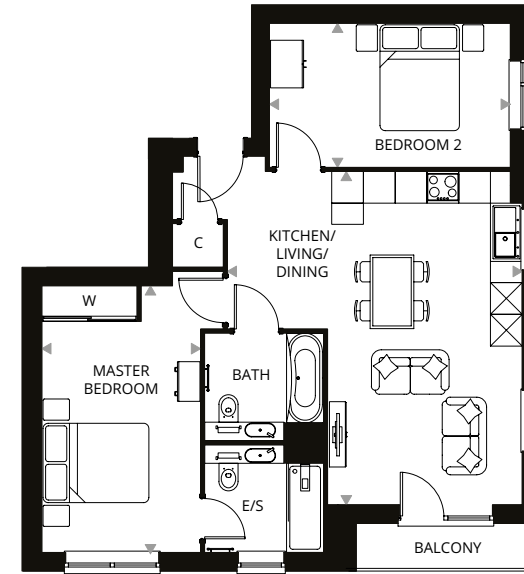


THIRD FLOOR



TYPE 43

PLOTS 121, 128 & 134
OVERALL 70.10 M² - 755 FT²



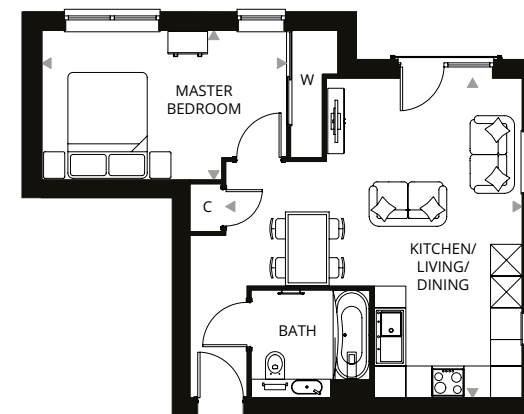
KITCHEN/LIVING/DINING
6300mm x 5573mm 20'8" x 18'3"

MASTER BEDROOM
5064mm x 3000mm 16'7" x 9'10"

BEDROOM 2
4553mm x 2725mm 14'11" x 8'11"

TYPE 44

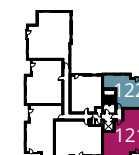
PLOTS 122, 129 & 135
OVERALL 48.33 M² - 520 FT²



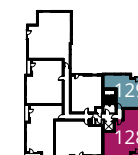
KITCHEN/LIVING/DINING
6040mm x 5603mm 19'10" x 18'5"

MASTER BEDROOM
4625mm x 2825mm 15'2" x 9'3"

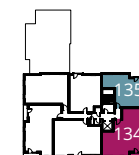
OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



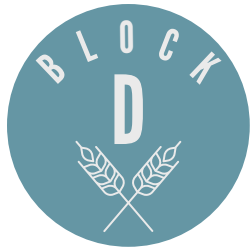
FIRST FLOOR



SECOND FLOOR



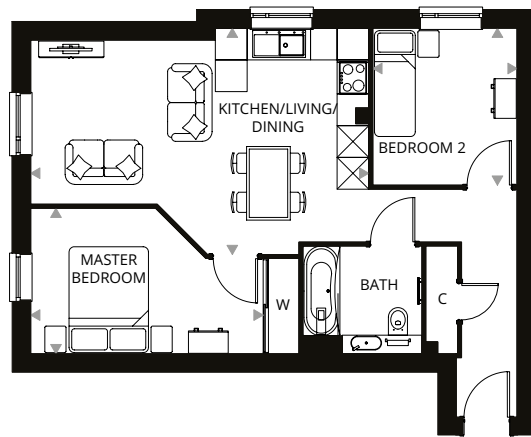
THIRD FLOOR



TYPE 45

PLOT 131

OVERALL 57.14 M² - 615 FT²



KITCHEN/LIVING/DINING

6388mm x 4277mm 20'11" x 14'0"

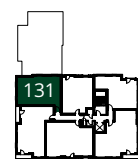
MASTER BEDROOM

4391mm x 2750mm 14'5" x 9'0"

BEDROOM 2

2967mm x 2728mm 9'9" x 8'11"

OVERALL FLOOR PLANS AVAILABLE TO VIEW ON BACK INSIDE COVER



THIRD FLOOR





Built with passion, delivered with pride

The Company was formed in 1987 by Bob Weston who took his considerable experience in the building industry to set up what has now become Weston Homes Plc, which has grown to become one of the major house builders of the South East. This is due, in no small part, to its commitment to continual reassessment of the marketplace and the provision of properties to exceed the expectations of purchasers, both in terms of quality and value for money. Always forward-looking, Weston Homes has merged the traditional skills of house building with the ever-expanding opportunities and new areas available through the use of the latest technology. Recently this has manifested itself through the company's revolutionary new 'Project Genesis' scheme.

Through Project Genesis, Weston Homes has taken house building to a new level. Many of the properties' components are pre-manufactured in factory conditions rather than on-site, allowing quality to be maintained. Strict quality controls are carried out at all stages with items including door sets, windows and kitchens, quickly and efficiently fitted on-site at an advanced stage of construction. The resultant cost saving allows for a higher specification to the property. As the Company has grown, its range of operations has expanded, with current developments stretching from the east of Essex down through London and the majority of surrounding Home Counties.

Weston Homes Plc now has an established history in London and the Home Counties. Projects are varied, ranging from select housing developments to large scale city apartment complexes of hundreds of units. As well as new-build properties, the Company has extensive experience in the restoration and refurbishment of historic buildings.



Weston Homes

Built with passion,
delivered with pride





Home buyers information pack

All purchasers at Millers Quarter will be presented with an information manual from Weston Homes at the point of reservation. The information manual includes all of the information needed to ensure the purchasing process is as smooth as possible; the manual takes the purchaser through all the stages they will encounter, from reservation through to exchange and will even give advice on how to prepare for completion and occupancy. When collecting keys for a Millers Quarter property, the purchaser will receive a further handover manual, presented in a leather bound folio; containing all manuals for every appliance in the new property as well as important information and contact details. The home-owner's folio also allows the purchaser space to add any other documents which they may collect throughout the purchasing process. The manuals are provided to make buying and moving in at Millers Quarter as stress-free as possible.



Terms and conditions

DEPOSIT

A deposit of £1,000 is required to be paid, on reservation, subject to contract, which will be retained if the purchaser withdraws before exchange of contracts.

RESERVATION

On reservation, the selling agent will require details of the purchaser's solicitor who must be instructed immediately.

EXCHANGE OF CONTRACTS

The exchange of contracts date will be strictly adhered to. If contracts are not exchanged on or by the appropriate date, Weston Homes Plc reserves the right to re-offer the property. It is therefore in the purchaser's interest to keep in close contact with the selling agent.

COMPLETION

On reservation an anticipated completion date will be given and the selling agent will keep you informed as to the progress of construction. The appropriate notice of completion will be given as soon as possible wherein the purchaser will be invited to view their home. Upon completion, after the full payment has been received, the keys may be collected from the selling agent.

PLEASE NOTE:

- (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) no person in the employment of the selling agent has any authority to make or give any representation of warranty whatsoever in relation to this property. All negotiations are through the selling agent.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floor plans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floor plans, configuration and layouts are included for guidance only, please refer to drawings in sales office. It should be noted that the representations of Millers Quarter whilst similar to the development, may not necessarily be accurate in every respect.

These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. The dimensions given are accurate within plus or minus 50mm (2 inches). They are not intended to be used for carpet sizes, appliance sizes or items of furniture. All details correct as above at time of going to press. Millers Quarter is the marketing name for use until a permanent postal address has been issued.

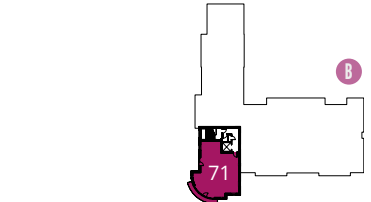
FLOOR PLAN OVERALLS



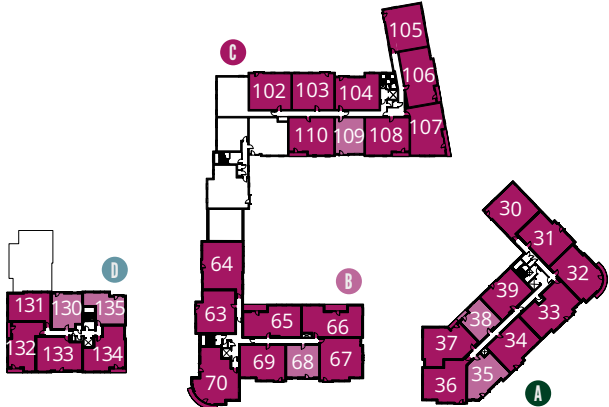
1 BEDROOM

2 BEDROOM

FOURTH FLOOR



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

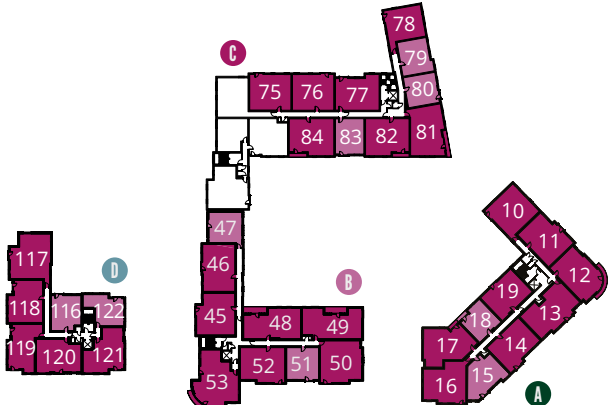




Image of existing Weston Homes development.



Station Hill • Bury St Edmunds • Suffolk • IP32 6AD

Email: millers.quarter@weston-homes.com

Visit: www.weston-homes.com

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