



THE LOCAL AREA

MILBY MEADOWS

Nuneaton





MILBY MEADOWS

A brand new development in thriving Nuneaton.

Develop Warwickshire is proud to showcase Milby Meadows, the second development to be brought forward by Countryside Homes as part of the Develop Warwickshire partnership. Milby Meadows offers a beautiful collection of 2, 3 and 4 bedroom homes in a well-connected and family friendly location.

Just a short distance from Nuneaton town centre, with excellent transport links to Coventry, Birmingham and beyond, Milby Meadows combines modern living with

local charm. This vibrant community enjoys easy access to everyday amenities, including shops, schools, green open spaces and a soon-to be-completed secondary school right on the doorstep. Milby Meadows also boasts a series of stunning ponds to support natural habitats, a network of footpaths and a BMX track!

Whether you're commuting, raising a family or enjoying a slower pace of life, everything you need is within easy reach.



THE PERFECT POSITION

EDUCATION FOR EVERYONE

Milby Meadows blends convenience, connectivity and family life. Outstanding Higham Lane Secondary School is a short walk away, with Weddington Primary and Etone Sixth Forms both easily accessible. With the state-of-the-art Higham Lane North Academy under a mile away, quality education is on the doorstep.

CITY CONNECTIONS

For commuters, Nuneaton Station is close by, offering direct trains to Birmingham in under 30 minutes. Whether it's work or weekend plans in the city, you're perfectly placed.

WEEKEND ADVENTURES

Closer to home, Abbeygate Shopping Centre provides a mix of high street names and independent stores, while local attractions like Drayton Manor and Twycross Zoo ensure weekends are always fun-filled. From excellent education and effortless travel to great shopping and unforgettable days out, Milby Meadows is perfectly positioned for every stage of life.

Higham Lane High School

0.4 miles | 9 mins walk

9 mins



Weddington Primary School

0.8 miles | 5 mins drive

5 mins



Etone Sixth Form

0.9 miles | 3 mins drive

3 mins



Birmingham City Centre

26 miles | 29 mins train

29 mins



MILBY MEADOWS

Astley Castle, Landmark Trust

6.2 miles | 19 mins drive

19 mins



Drayton Manor Resort

13.9 miles | 27 mins drive

27 mins



Abbeygate Shopping Centre

1.7 miles | 8 mins drive

8 mins



Twycross Zoo and Gruffalo Discovery Land

10.4 miles | 16 mins drive

16 mins



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A COMMUNITY TO BE PROUD OF

Your new home with Develop Warwickshire and Countryside Homes offers more than just exceptional living spaces; it provides a lifestyle enriched by being part of a thriving local community.

We make significant commitments to the areas where we build to support the neighbourhoods around our developments including here in Nuneaton.

This dedication means you'll benefit from a wealth of local amenities plus improved bus services, cycle paths, education, health facilities and open space to name but a few.

For families, the new Higham Lane North Academy is a real highlight. Opening in September 2025, this modern secondary school is set to deliver outstanding teaching and a supportive environment, offering a superb educational option within easy reach of Milby Meadows.



“ a lifestyle
enriched by
being part of a
**thriving local
community** ”

SPORTS AND LEISURE



PUBLIC OPEN SPACE



WASTE MANAGEMENT



TRANSPORT LINKS



EDUCATION



CYCLE ROUTES



PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes.

Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

HOME EXCHANGE	Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.
SMOOTH MOVE	Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!
DEPOSIT CONTRIBUTION	Dreaming of owning your first home or looking to make your next move? You could make those dreams a reality sooner than you think with our Deposit Contribution offer. Whether you are trying to build up a deposit for your first home or you're looking to secure lower interest rates on your next move, our Deposit Contribution offer is designed to give you the boost you need to make your home ownership goals a reality.

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes. Combined with the higher ceilings, this gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate

into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



MILBY MEADOWS

Nuneaton



2 bedroom homes

- The Curlew 781 sqft
- The Fulmar 875 sqft

3 bedroom homes

- The Dunnock 930 sqft
- The Eagle 948 sqft
- The Jackdaw 980 sqft
- The Nightingale 1182 sqft

4 bedroom homes

- The Kingfisher 1127 sqft
- The Skylark 1245 sqft
- The Plover 1310 sqft
- The Pochard 1340 sqft
- The Robin 1456 sqft

Pre-sold homes

- 1 bedroom homes
- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

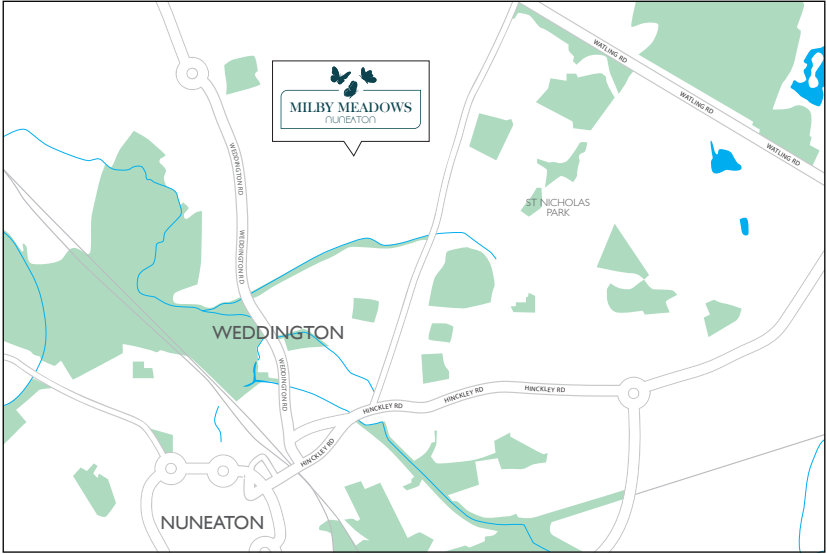
vp visitor parking
mp motorcycle parking



Future phases

2 bedroom homes

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MILBY MEADOWS

Nuneaton

2 bedroom homes

 The Fulmar 875 sqft

3 bedroom homes

 The Dunnock 930 sqft

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 The Nightingale 1182 sqft

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Pre-sold homes

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vp visitor parking

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MILBY MEADOWS

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vp visitor parking
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MILBY MEADOWS

Nuneaton

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Pre-sold homes

 1 bedroom homes

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THE CURLEW

2 bedroom home
781 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Living Room	4.32 x 8.27	14'1" x 27'1"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.32 x 3.15	14'2" x 10'3"
Bedroom 2	4.37 x 2.79	14'3" x 9'2"

The Curlew
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*CGI elevational treatment from The Cores character area

ovn	oven	fr	fridge space
h	hob	fz	freezer space
ds	dishwasher space	c/c	cylinder cupboard
ws	washing machine space		SVP

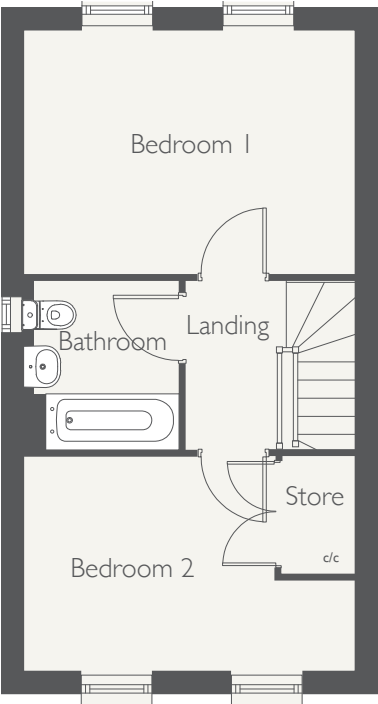
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- One further well-proportioned bedroom

THE CURLEW
2 bedroom home
781 SQFT



COUNTRYSIDE
Homes



THE FULMAR

2 bedroom home
873 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Living Room	9.06 x 4.43	29'7" x 14'5"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.43 x 3.81	14'5" x 12'5"
Bedroom 2	4.43 x 2.91	14'5" x 9'5"

The Fulmar
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ovn	oven	fr	fridge space
h	hob	fz	freezer space
ds	dishwasher space	c/c	cylinder cupboard
ws	washing machine space		SVP

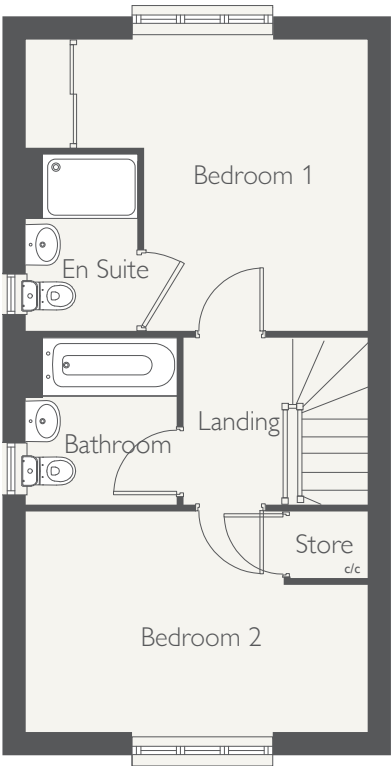
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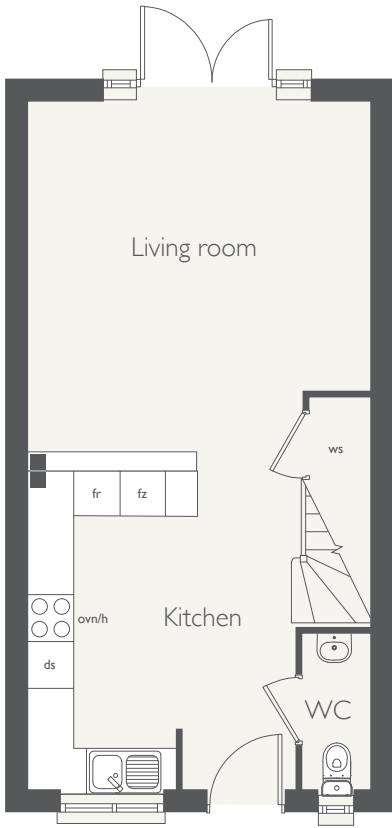
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1839 / 06.25

FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- One further well-proportioned bedroom

THE FULMAR
2 bedroom home
873 SQFT



COUNTRYSIDE
Homes



THE EAGLE

3 bedroom home
934 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.12 x 3.02	16'8" x 9'9"
Living Room	5.12 x 2.80	16'8" x 9'2"

FIRST FLOOR	metres	feet/inches
Bedroom 1	5.12 x 2.83	16'8" x 9'3"
Bedroom 2	3.06 x 2.51	10' x 8'2"
Bedroom 3	2.51 x 2.16	8'2" x 7'1"

The Eagle
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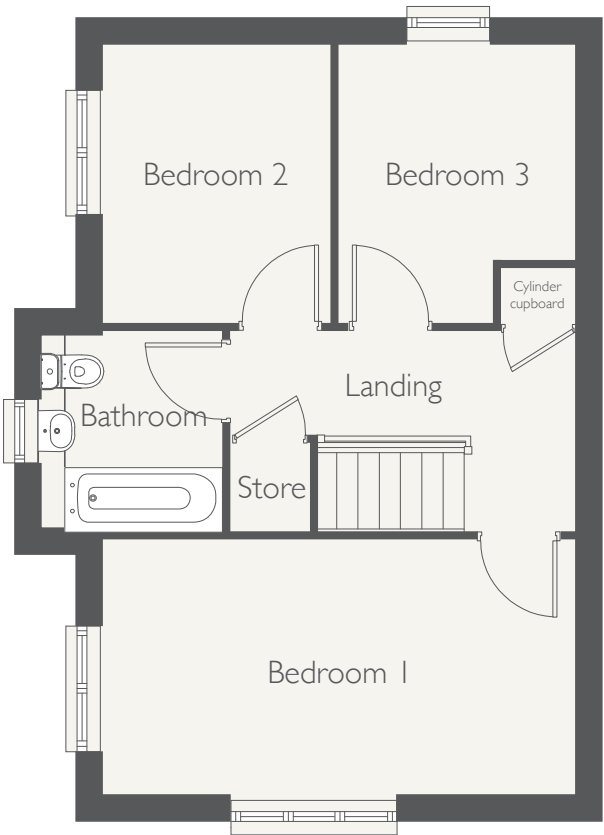
ovn	oven	ws	washing machine space
h	hob	c/c	cylinder cupboard
ds	dishwasher space		SVP
ffzs	fridge freezer space		

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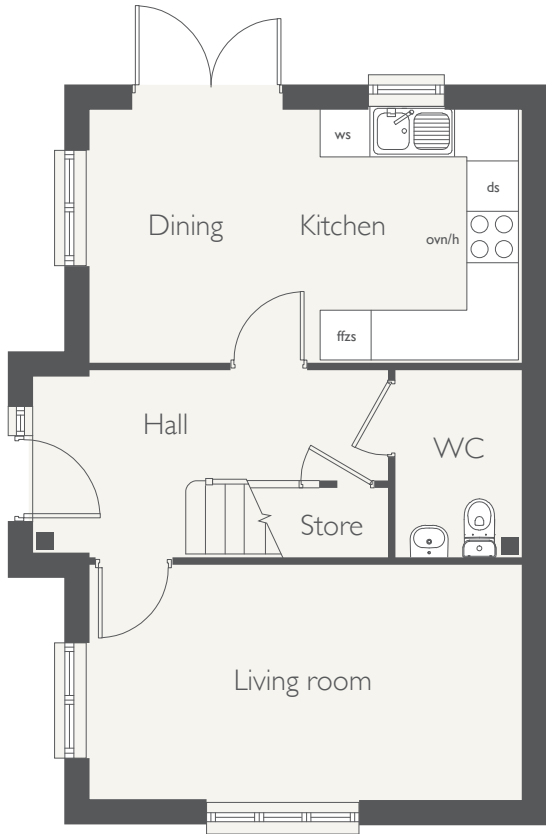
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Two further well-proportioned bedrooms

THE EAGLE
3 bedroom home
934 SQFT



COUNTRYSIDE
Homes



THE DUNNOCK

3 bedroom home
916 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.16 x 3.35	16'9" x 11'
Living Room	3.25 x 3.08	10'7" x 10'1"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.68 x 2.92	15'3" x 9'6"
Bedroom 2	3.49 x 2.92	11'5" x 9'6"
Bedroom 3	3.39 x 2.20	10'8" x 7'2"

The Dunnock
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*CGI elevational treatment from The Cores character area

ovn	oven	ws	washing machine space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	■	SVP
ffzs	fridge freezer space		

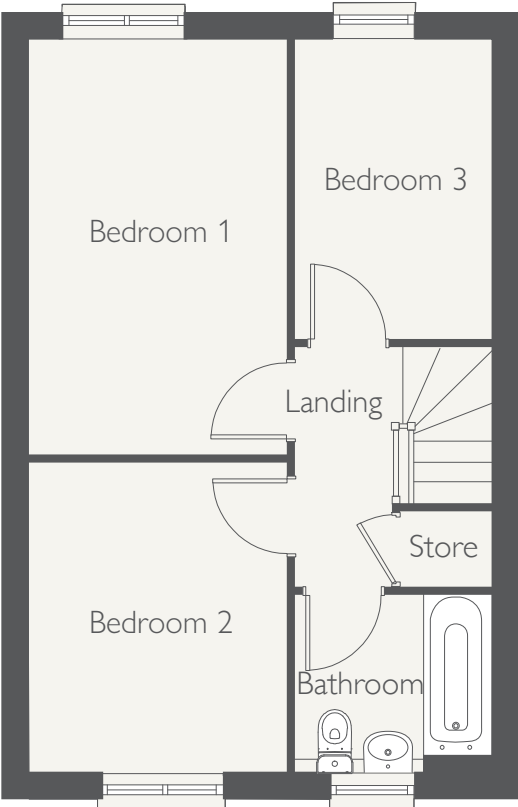
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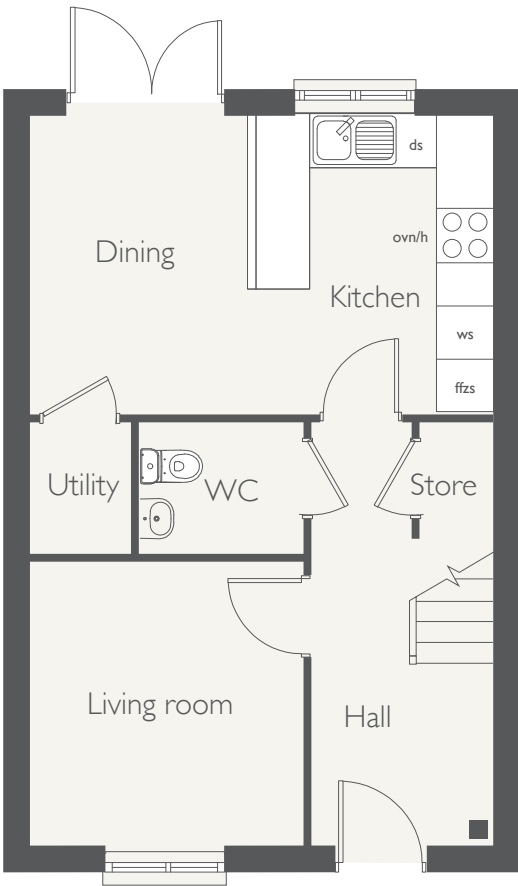
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Two further well-proportioned bedrooms

THE DUNNOCK
3 bedroom home
916 SQFT



COUNTRYSIDE
Homes

THE JACKDAW

3 bedroom home

964 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.00 x 3.82	16'4" x 12'5"
Living Room	3.56 x 2.92	11'7" x 9'6"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.47 x 2.75	11'4" x 9'
Bedroom 2	3.16 x 2.75	10'4" x 9'
Bedroom 3	3.86 x 2.15	12'7" x 7'1"

The Jackdaw
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h	hob	c/c	cylinder cupboard
ds	dishwasher space		SVP
ffzs	fridge freezer space		

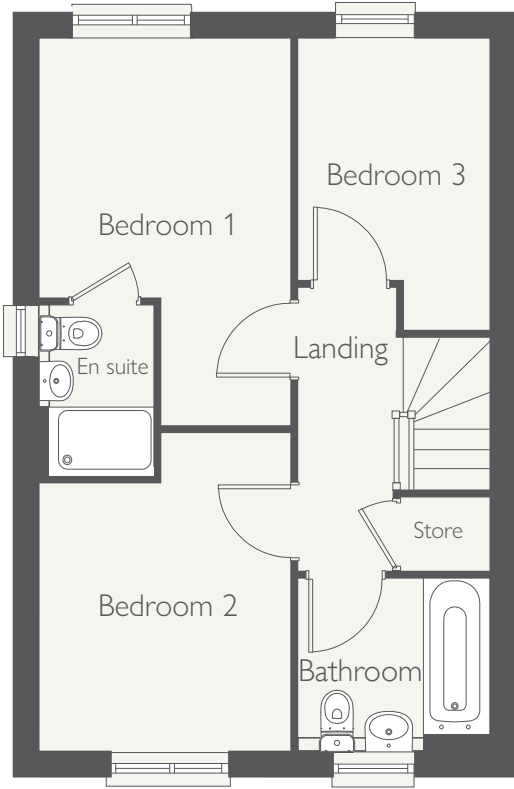
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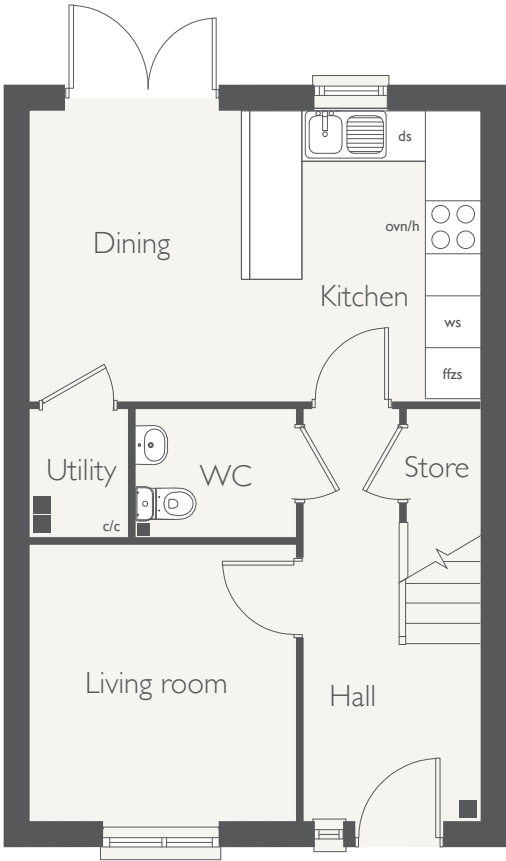
Produced by Milk.

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FIRST FLOOR



GROUND FLOOR



- Semi-detached
- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Two further well-proportioned bedrooms

THE JACKDAW

3 bedroom home

964 SQFT



COUNTRYSIDE
Homes



THE JACKDAW

3 bedroom home
964 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.00 x 3.82	16'4" x 12'5"
Living Room	3.56 x 2.92	11'7" x 9'6"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.47 x 2.75	11'4" x 9'
Bedroom 2	3.16 x 2.75	10'4" x 9'
Bedroom 3	3.86 x 2.15	12'7" x 7'1"

The Jackdaw
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h	hob	c/c	cylinder cupboard
ds	dishwasher space		SVP
ffzs	fridge freezer space		

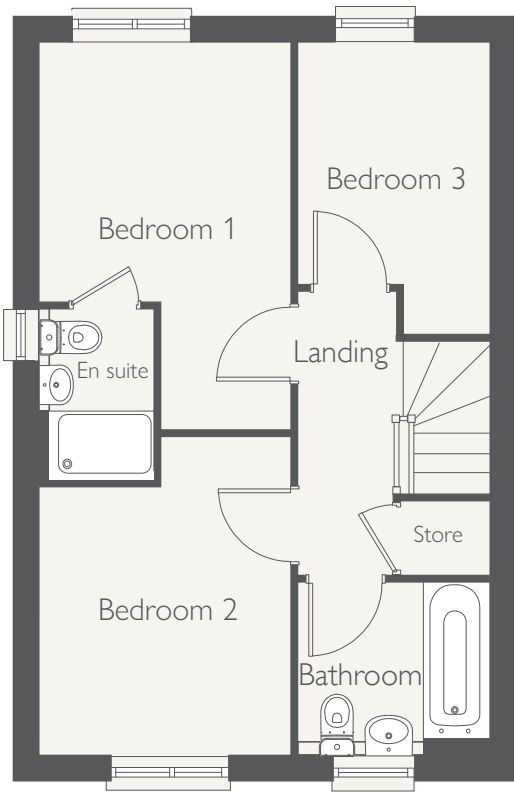
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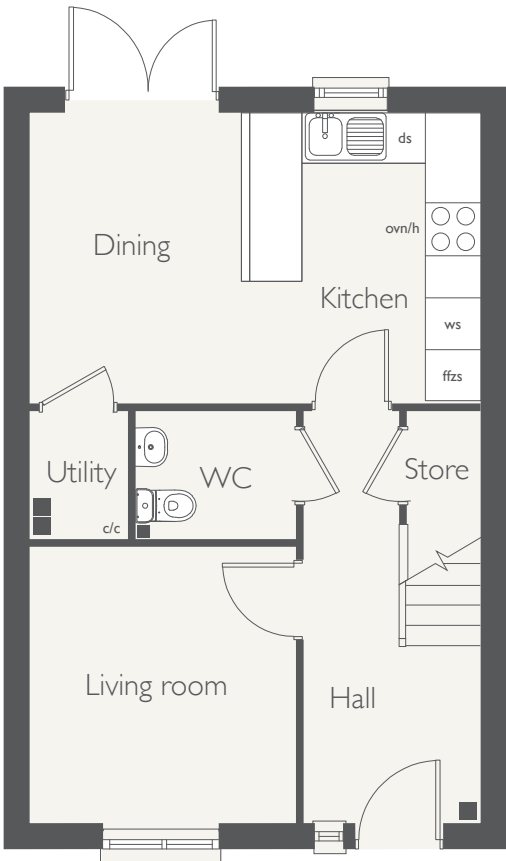
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FIRST FLOOR



GROUND FLOOR



- Detached
- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Two further well-proportioned bedrooms

THE JACKDAW
3 bedroom home
964 SQFT



COUNTRYSIDE
Homes

THE KINGFISHER

3 bedroom home

1111 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.68 x 3.37	18'6" x 11'1"
Living Room	5.68 x 3.10	18'6" x 10'2"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.41 x 3.34	11'2" x 10'10"
Bedroom 2	3.43 x 3.36	11'3" x 11'
Bedroom 3	3.43 x 2.23	11'3" x 7'3"

The Kingfisher
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*CGI elevational treatment from Edge Lane character area

ovn	oven	ws	washing machine space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	■	SVP
ffzs	fridge freezer space		

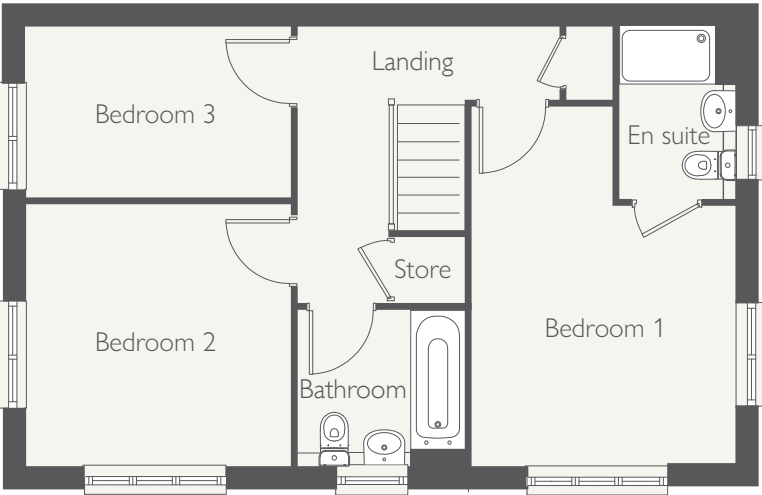
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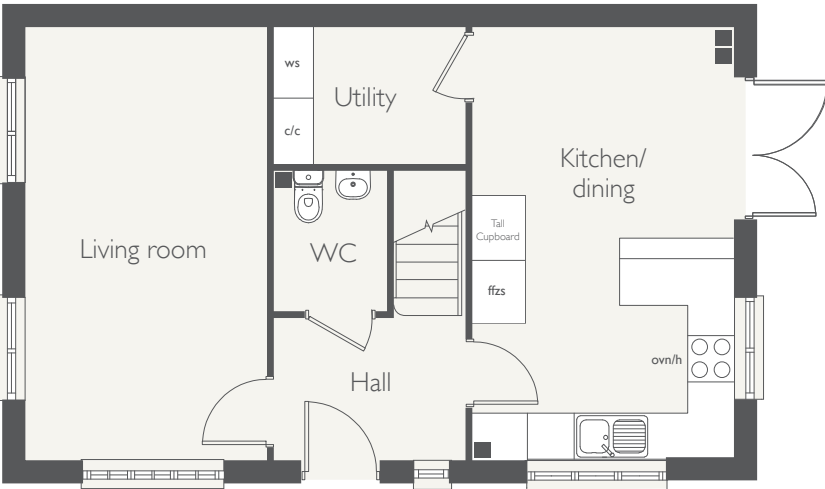
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Two further well-proportioned bedrooms

THE KINGFISHER

3 bedroom home

1111 SQFT



COUNTRYSIDE
Homes



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Two further well-proportioned bedrooms

THE NIGHTINGALE
3 bedroom home
1164 SQFT

THE NIGHTINGALE
3 bedroom home
1164 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.23 x 3.17	17'2" x 10'4"
Living Room	3.98 x 3.30	13'1" x 10'8"

FIRST FLOOR	metres	feet/inches
Bedroom 1	6.02 x 3.28	19'8" x 10'8"
Bedroom 2	4.22 x 2.99	13'8" x 9'8"
Bedroom 3	4.19 x 2.99	13'7" x 9'8"

The Nightingale
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ds	dishwasher space	■	SVP
ffzs	fridge freezer space		

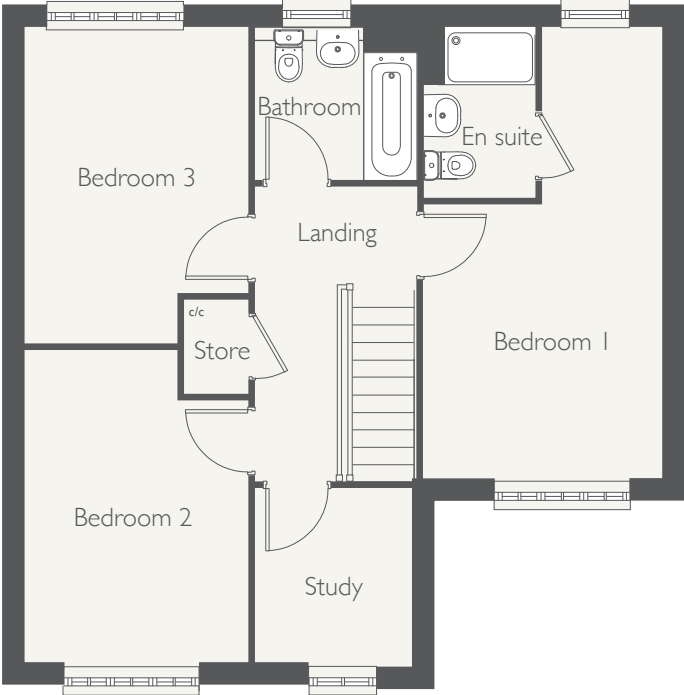
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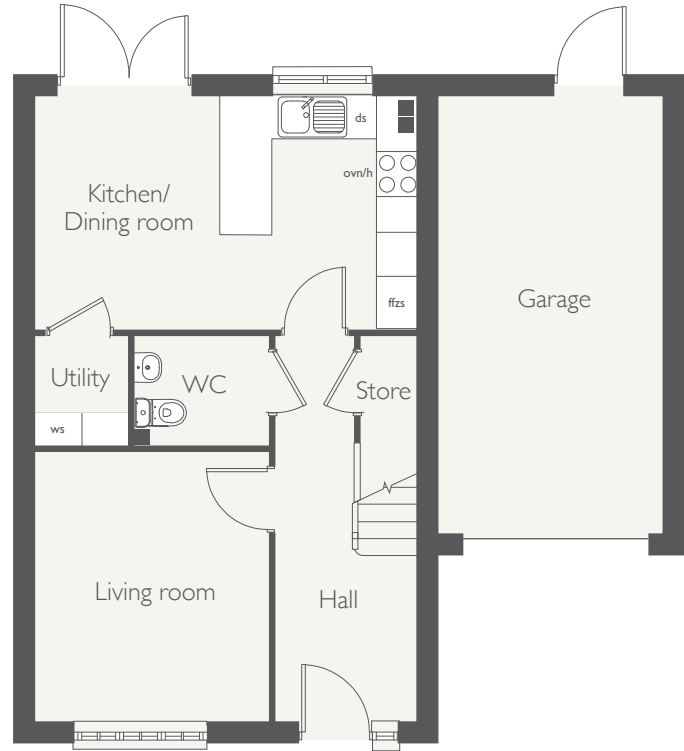
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FIRST FLOOR



GROUND FLOOR





THE PLOVER

4 bedroom home
1290 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	6.47 x 3.85	21'2" x 12'6"
Living Room	3.98 x 3.30	13'1" x 10'8"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.30 x 3.30	14'1" x 10'8"
Bedroom 2	4.06 x 3.09	13'3" x 10'1"
Bedroom 3	3.28 x 2.30	10'8" x 7'5"
Bedroom 4	3.28 x 2.29	10'8" x 7'5"

The Plover
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*CGI elevational treatment from Edge Lane character area

ovn	oven	ws	washing machine space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	■	SVP
ffzs	fridge freezer space		

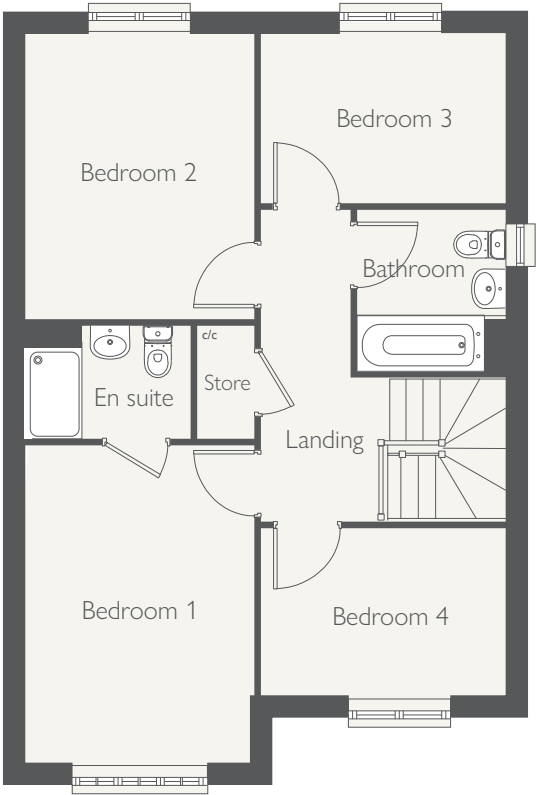
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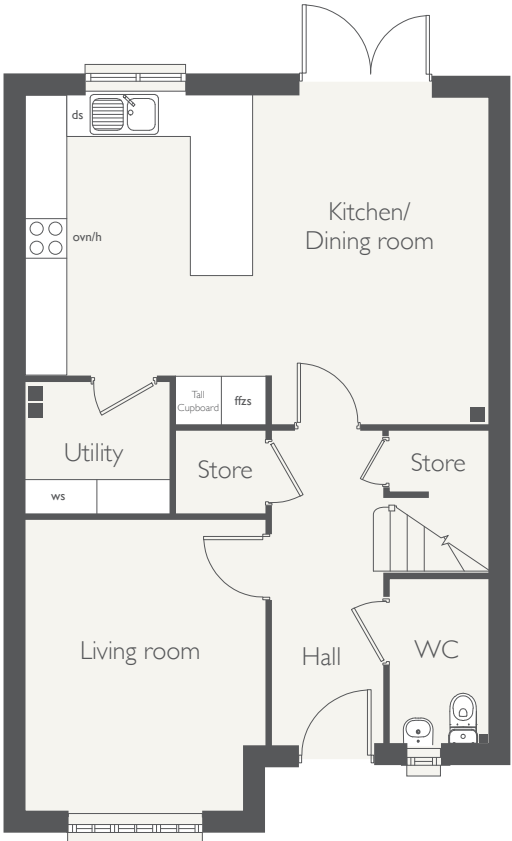
Produced by Milk.

1839 / 06.25

FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Three further well-proportioned bedrooms

THE PLOVER
4 bedroom home
1290 SQFT



COUNTRYSIDE
Homes



THE POCHARD

4 bedroom home

1320 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Family Room	8.38 x 2.94	27'5" x 9'6"
Living Room	4.30 x 2.92	14'1" x 9'6"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.10 x 2.99	13'4" x 9'8"
Bedroom 2	4.13 x 2.95	13'5" x 9'7"
Bedroom 3	3.18 x 2.99	10'4" x 9'8"
Bedroom 4	3.14 x 3.05	10'3" x 10'

The Pochard
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*CGI elevational treatment from The Avenues character area

ovn	oven	ws	washing machine space
h	hob	c/c	cylinder cupboard
ds	dishwasher space		SVP
ffzs	fridge freezer space		

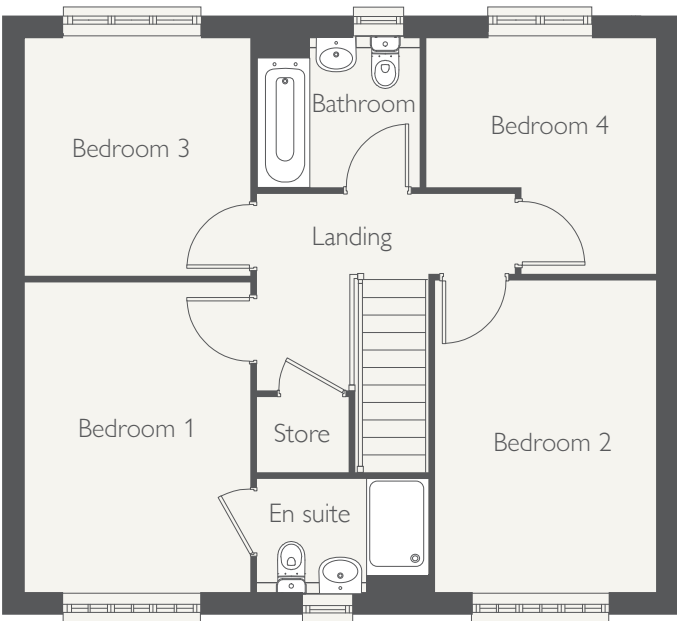
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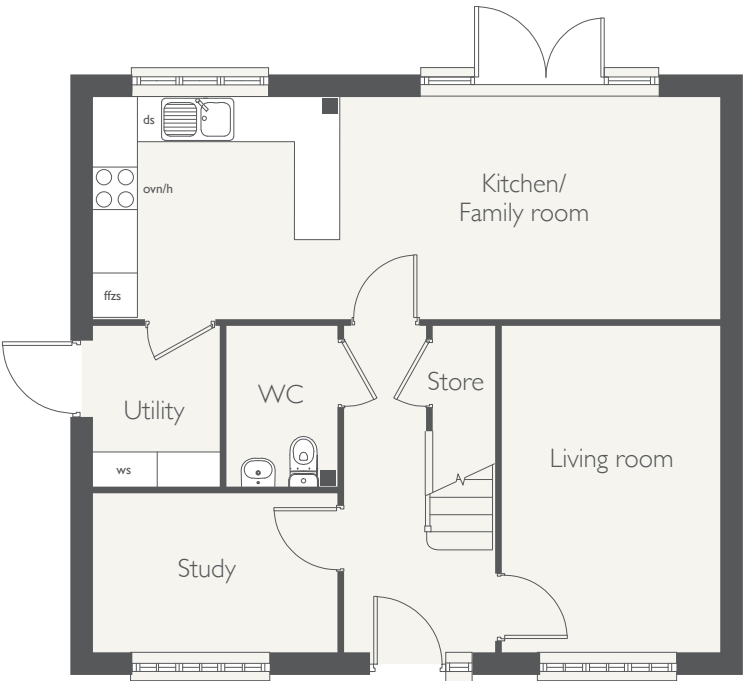
Produced by Milk.

1839 / 06.25

FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Three further well-proportioned bedrooms

THE POCHARD

4 bedroom home

1320 SQFT



COUNTRYSIDE
Homes

THE ROBIN

4 bedroom home

1456 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Family Room	6.02 x 3.73	19'8" x 12'2"
Living Room	5.34 x 3.25	17'5" x 10'7"
Dining Room	3.60 x 2.60	11'8" x 8'5"

FIRST FLOOR	metres	feet/inches
Bedroom 1	5.34 x 3.28	17'5" x 10'8"
Bedroom 2	3.68 x 3.10	12'1" x 10'2"
Bedroom 3	3.20 x 2.94	10'5" x 9'6"
Bedroom 4	2.94 x 2.72	9'6" x 8'9"

The Robin
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*CGI elevational treatment from The Avenues character area

ovn	oven	ws	washing machine space
h	hob	c/c	cylinder cupboard
ds	dishwasher space		SVP
ffzs	fridge freezer space		

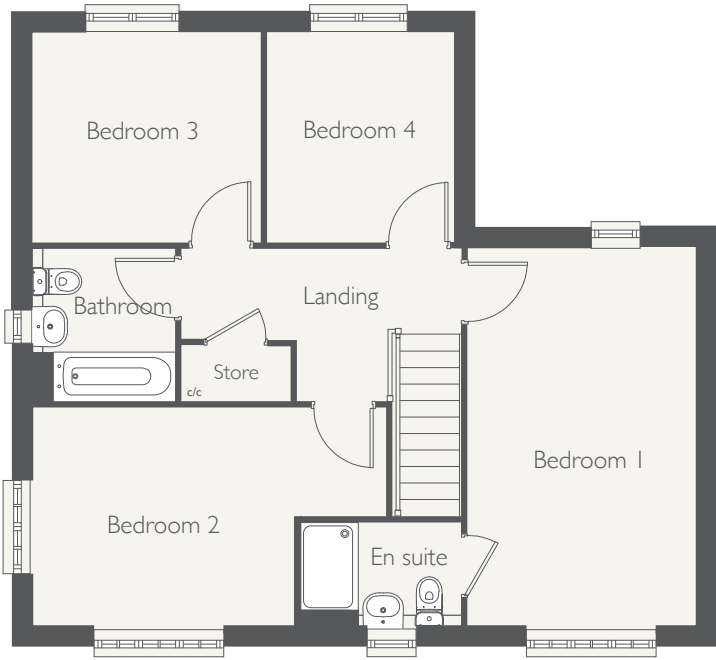
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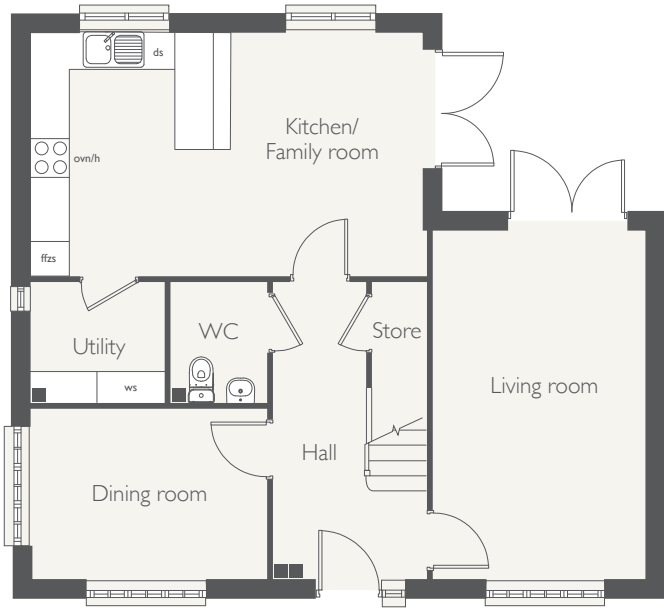
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Three further well-proportioned bedrooms

THE ROBIN

4 bedroom home

1456 SQFT



COUNTRYSIDE
Homes

THE SKYLARK

4 bedroom home
1227 SQFT



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.34 x 3.30	17'5" x 10'8"
Living Room	3.93 x 3.25	12'9" x 10'7"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.23 x 3.75	13'9" x 12'3"
Bedroom 2	4.29 x 2.84	14'1" x 9'3"
Bedroom 3	4.23 x 2.84	13'9" x 9'3"
Bedroom 4	3.17 x 3.09	10'4" x 10'1"

The Skylark
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*CGI elevational treatment from The Avenues character area

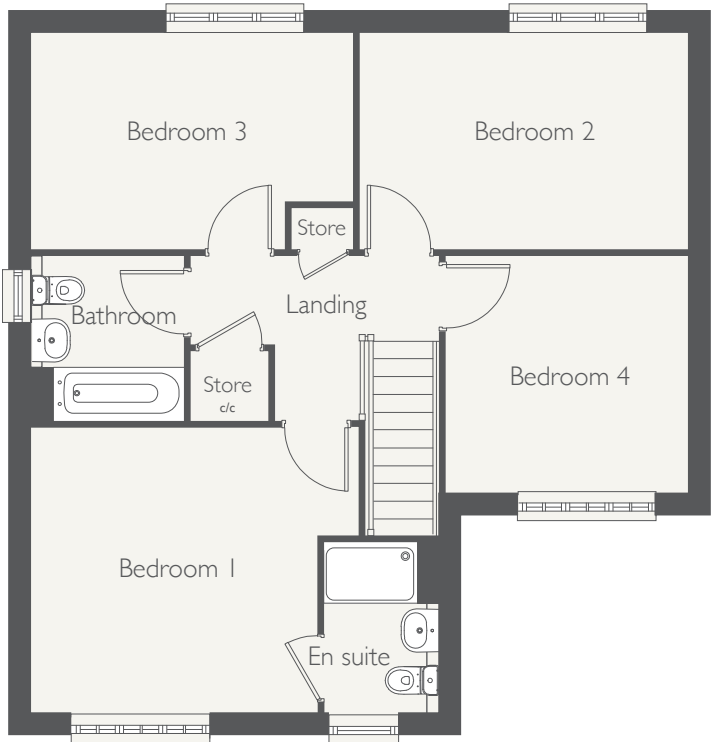
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h	hob	c/c	cylinder cupboard
ds	dishwasher space		SVP
ffzs	fridge freezer space		

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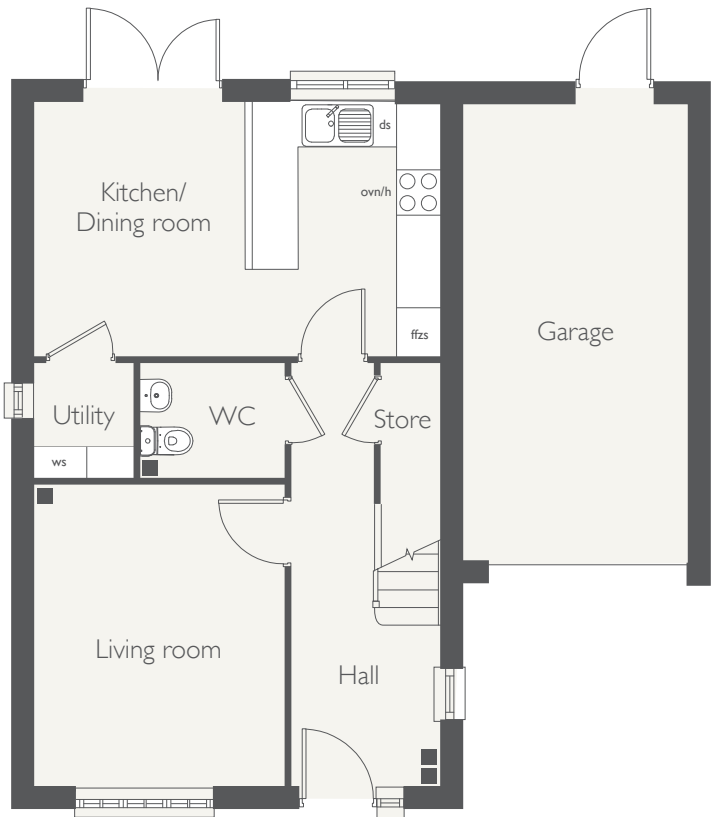
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Produced by Milk.
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FIRST FLOOR



GROUND FLOOR



- Open-plan kitchen / diner
- Light enhancing French doors
- Convenient downstairs WC
- Spacious living room
- Spacious master bedroom
- Three further well-proportioned bedrooms

THE SKYLARK
4 bedroom home
1227 SQFT



COUNTRYSIDE
Homes

Milby Meadows

Nuneaton

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

	2 bedroom The Curlew The Fulmar	3 bedroom The Dunnock The Eagle The Jackdaw The Nightingale	4 bedroom The Kingfisher The Skylark The Plover The Pochard The Robin
Choice of Standard fitted kitchen (doors & worktops)	n	n	n
Stainless steel sink and drainer (single bowl) with chrome mixer tap	n	n	n
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap			
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	n	n	n
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood			
Pendant light fitting	n	n	n
Fridge / freezer space	n	n	n
Indesit Integrated 50 / 50 fridge freezer			
Space for integrated dishwasher with plumbing and electrics	n	n	n
Space for washing machine with plumbing and electrics in kitchen	n	n	n
Space for washing machine with plumbing and electrics in utility		n	n

Bathrooms and en suite(s)

Contemporary white sanitaryware	n	n
Close coupled WC to cloakroom	n	n
Low profile shower tray with glass enclosure to bedroom 1 en suite		
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full height to length and sides of bath when high level shower is fitted above the bath)*	n	n
Full height tiling to all shower walls within shower cubicle to bedroom 1 en suite		
Chrome bezel LED bulkhead to bathroom and en suite(s)	n	n
Chrome towel warmer in bathroom and en suite(s)		

Doors and Windows

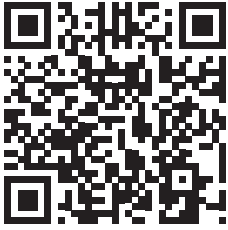
	2 bedroom The Curlew The Fulmar	3 bedroom The Dunnock The Eagle The Jackdaw The Nightingale	4 bedroom The Kingfisher The Skylark The Plover The Pochard The Robin
Front door with multi-point security locking system and security chain	n	n	n
Chrome plated front door numerals	n	n	n
PVCu double glazing to windows	n	n	n
Double glazed PVCu French doors	n	n	n
Internal cottage style doors with polished chrome finish handles	n	n	n
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	n	n	n

General

White painted walls and smooth white ceilings	n	n
White fitted wardrobe to bedroom 1		
Combined usb / double sockets in kitchen and bedroom 1	n	n
Multi-media plate in living room	n	n
Telecom point to living room (plus study where applicable)	n	n
Air Source Heat Pump heating system	n	n
Solar panels	n	n
Electric vehicle charging point	n	n
Fitted external tap	n	n
External light fitted to front porch and wiring for external light to rear door	n	n
Mains wired smoke detectors with battery back-up	n	n
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	n	n
Power and lighting to 'on plot' garage (where applicable)		
Enclosed fenced rear garden, and garden gate (where applicable)	n	n
Landscaped front gardens	n	n
NHBC Buildmark cover	n	n
First two years' customer service support from Bovis Homes	n	n

n Fitted as standard - included in the property
* Subject to stage of construction

SCAN ME FOR
DIRECTIONS



MILBY MEADOWS

Nuneaton CV11 6BD

FROM THE M6

- Leave the M6 at Junction 3 for the A444 towards Nuneaton
- Follow the A444 for around 5 miles
- At the Griff Roundabout, take the 1st exit onto A4254 (Eastboro Way)
- Continue on the A4254 for approximately 2 miles
- At the roundabout, take the 2nd exit onto The Long Shoot (A47)
- After 0.5 miles, turn left onto Higham Lane
- Continue for 0.4 miles
- Milby Meadows will be on your right, just before the turning for Ambleside Way

Vistry North West Midlands region
Vistry North West Midlands, Wolverhampton, 3rd Floor, i10 Wolverhampton Interchange,
Railway Drive, Wolverhampton, WV1 1LH,
Milby Meadows
Telephone - 02477 287600
Email - milby.meadows.sales@vistry.co.uk
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