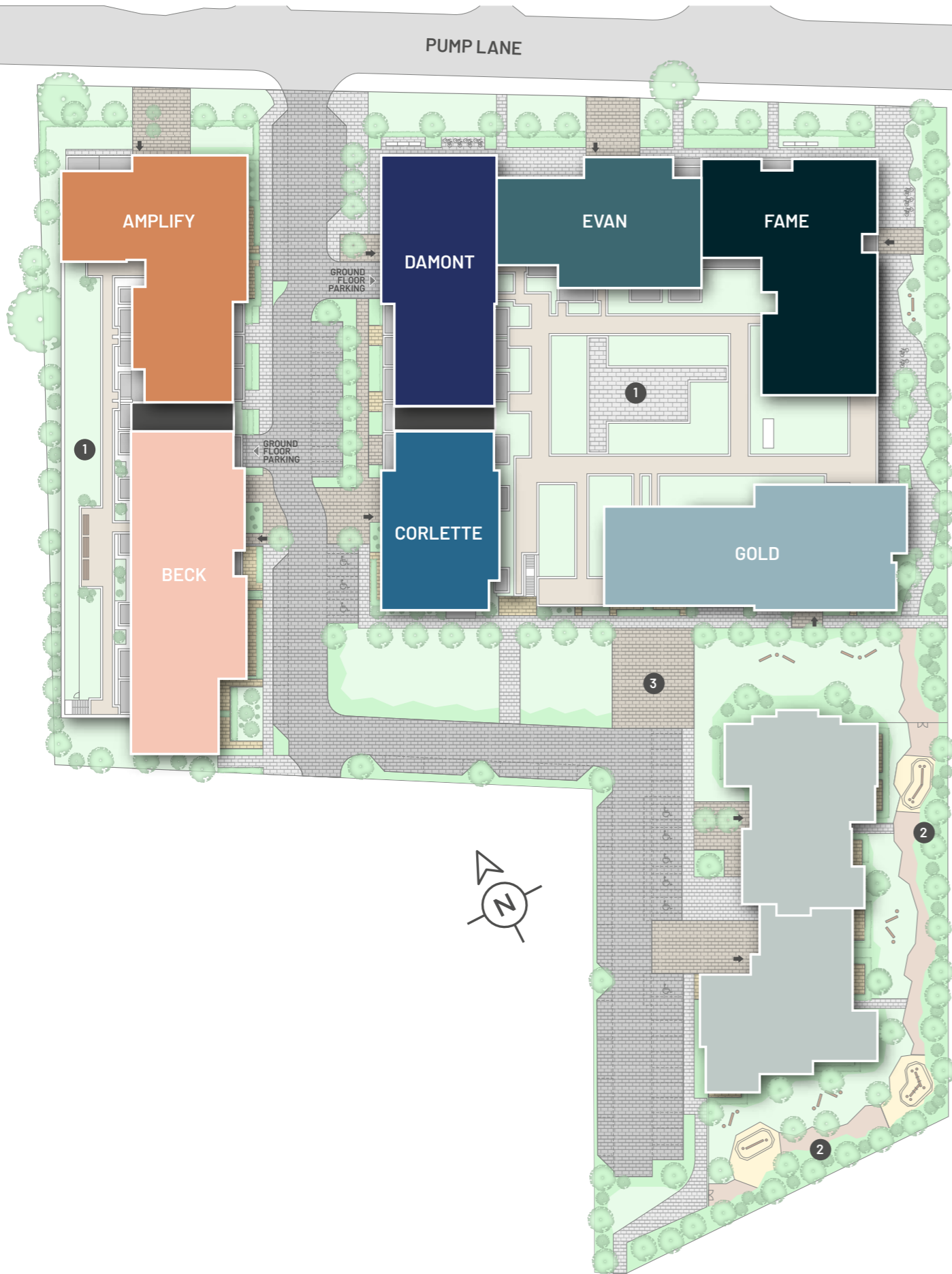


NEWWAYS

PUMP LANE UB3 3NB

AMPLIFY & BECK APARTMENTS

Fairview[®]
NEW HOMES Ltd.



- Amplify**
3 bedroom duplexes,
1 bedroom Studio apartments,
1, 2 & 3 bedroom apartments

- Beck**
3 bedroom duplex,
1 bedroom Studio apartments,
1, 2 & 3 bedroom apartments

- Corlette**
1 bedroom Studio apartments,
1, 2 & 3 bedroom apartments

- Damont**
3 bedroom duplex,
3 bedroom apartments

- Evan**
1 bedroom Studio apartments,
1, 2 & 3 bedroom apartments

- Fame**
1 bedroom Studio apartments,
1 & 2 bedroom apartments

- Gold**
3 bedroom duplex,
1, 2 & 3 bedroom apartments

- Affordable Housing**

- Primary entrances**

- 1 **Podium Gardens**
A lush, green area that all residents
can enjoy, whether socially or quietly.

- 2 **Woodland Area**
A semi-natural space for families
and children to play in and explore.

- 3 **Chalfont Square**
A green oasis at the heart of the
development, offering an ideal
place to relax.

Development plan is a guide for illustrative purposes only and may be subject to change. Landscaping is indicative only.

MAKE YOURSELF AT HOME AT NEWHAYES

IDEALLY LOCATED FOR ALL HAYES HAS TO OFFER, PLUS EXCELLENT CONNECTIVITY AND PLENTY OF OPEN GREEN SPACES AT THE HEART OF THE DEVELOPMENT, NEWHAYES IS WHERE YOU CAN SIMPLY ENJOY LIVING AND RELAXING HOW YOU WANT.

With a choice of studio, 1, 2 & 3 bedroom apartments and 3 bedroom duplexes available, including wheelchair-accessible apartments and parking, you'll easily find the one you'll want to come home to.

AMPLIFY

Set over 5 floors, Amplify features a superb selection of 34 studio, 1, 2 & 3 bedroom apartments and 3 bedroom duplexes. With plenty of choice, you'll quickly find the new you have been looking for.



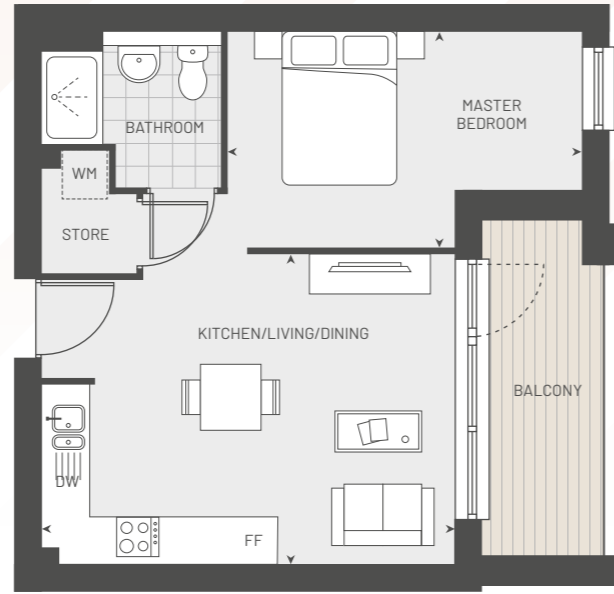
TYPE A13

1 BEDROOM STUDIO APARTMENT

Total Floor Area
42.2 sq m 454 sq ft
Total Outside Area
7.3 sqm 78.6 sq ft

Kitchen/Living/Dining
5.45m x 4.12m 17'11" x 13'6"
Master Bedroom
4.69m x 2.88m 15'5" x 9'5"

East facing balcony



Plot 31 Fourth floor
Plot 24 Third floor
Plot 16 Second floor



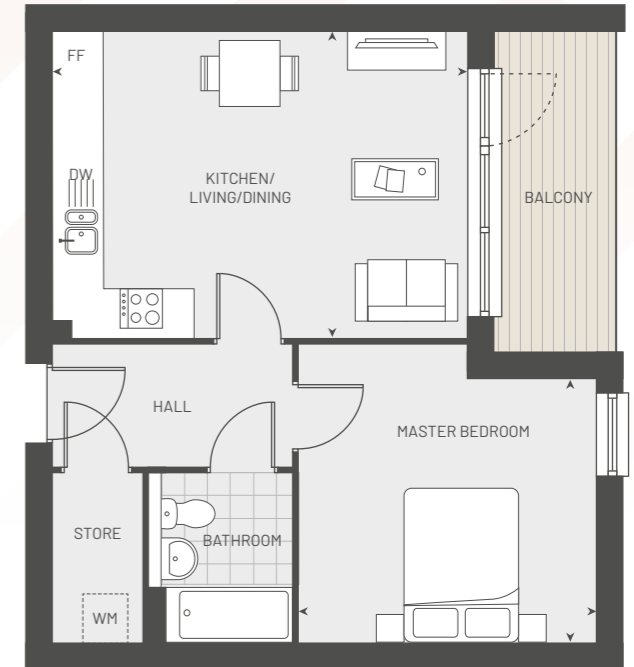
TYPE A12

1 BEDROOM APARTMENT

Total Floor Area
50.1 sq m 539 sq ft
Total Outside Area
7.0 sq m 75.3 sq ft

Kitchen/Living/Dining
5.46m x 4.08m 17'11" x 13'5"
Master Bedroom
3.90m x 3.48m 12'10" x 11'5"

East facing balcony



Plot 30 Fourth floor
Plot 23 Third floor
Plot 15 Second floor



TYPE A5

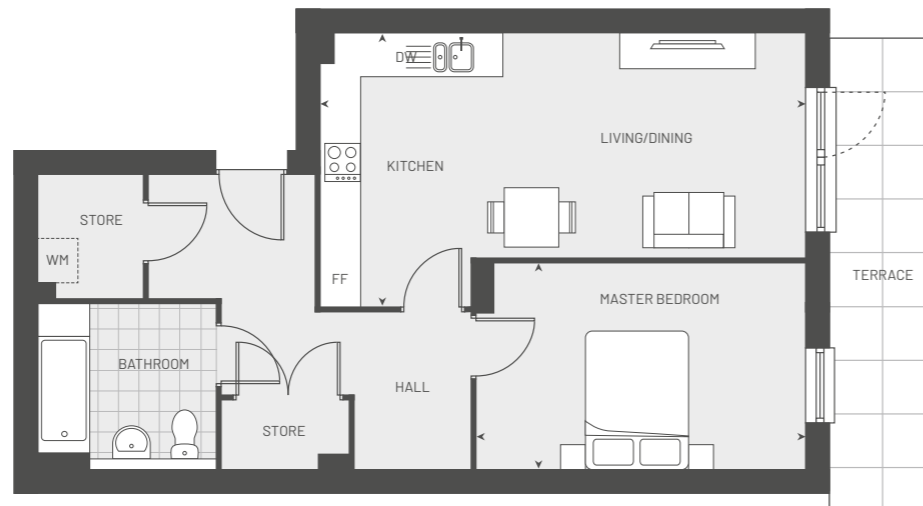
1 BEDROOM APARTMENT

Total Floor Area
63.9 sq m 688 sq ft
Total Outside Area
10.2 sq m 109.8 sq ft

Kitchen/Living/Dining
7.14m x 3.31m 23'5" x 10'10"
Master Bedroom
4.83m x 3.04m 15'10" x 10'0"

East facing terrace

WHEELCHAIR ADAPTABLE



Plot 5 Ground floor



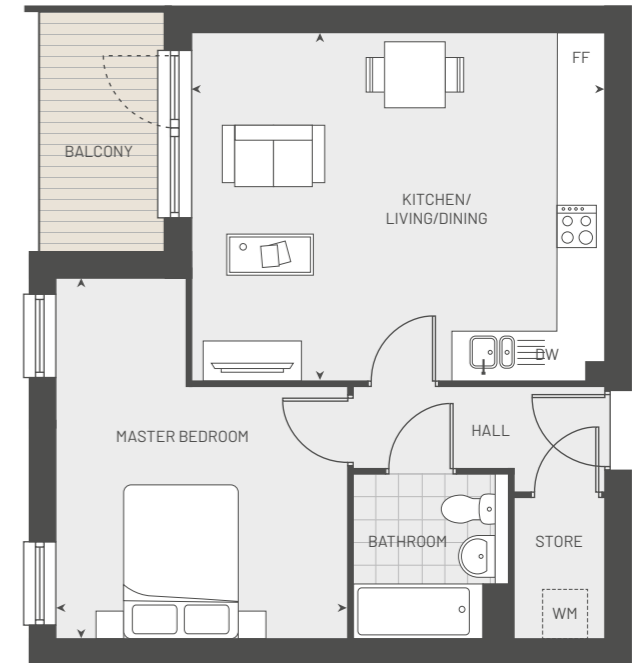
TYPE A16

1 BEDROOM APARTMENT

Total Floor Area
52.6 sq m 566 sq ft
Total Outside Area
5.6 sq m 60.3 sq ft

Kitchen/Living/Dining
5.49m x 4.62m 18'0" x 15'2"
Master Bedroom
4.69m x 3.85m 15'5" x 12'8"

West facing balcony



Plot 19 Second floor



TYPE A17

1 BEDROOM APARTMENT

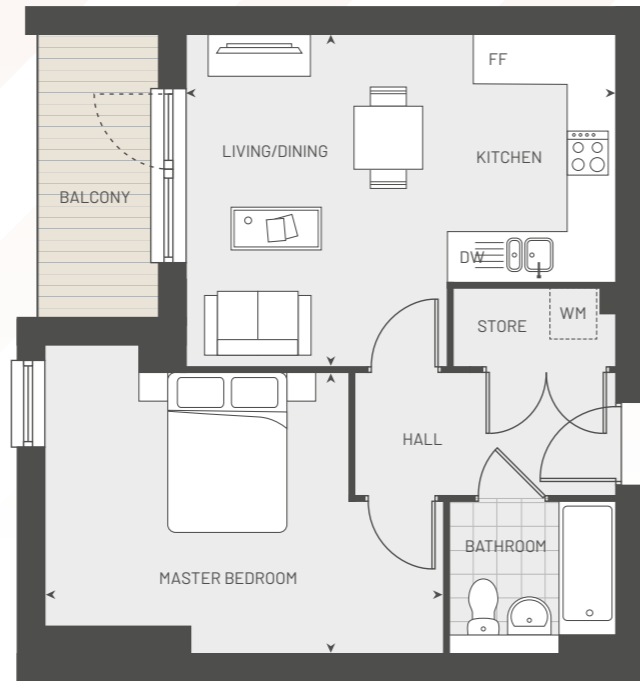
Total Floor Area
50.0 sq m 538 sq ft
Total Outside Area
5.9 sq m 63.5 sq ft

Kitchen/Living/Dining
5.48m x 4.28m 18'0" x 14'1"

Master Bedroom
5.05m x 3.61m 16'7" x 11'10"

West facing balcony

Plot 34 Fourth floor
Plot 27 Third floor
Plot 20 Second floor



TYPE A3

2 BEDROOM APARTMENT

Total Floor Area
76.7 sq m 826 sq ft
Total Outside Area
13.9 sq m 149.6 sq ft

Kitchen/Living/Dining
6.60m x 4.65m 21'8" x 15'3"

Master Bedroom
4.70m x 2.76m 15'5" x 9'1"

Bedroom 2
3.49m x 3.32m 11'5" x 10'11"

North facing terrace

Plot 3 Ground floor



TYPE A4

2 BEDROOM APARTMENT

Total Floor Area
61.2 sq m 659 sq ft
Total Outside Area
12.5 sq m 134.6 sq ft

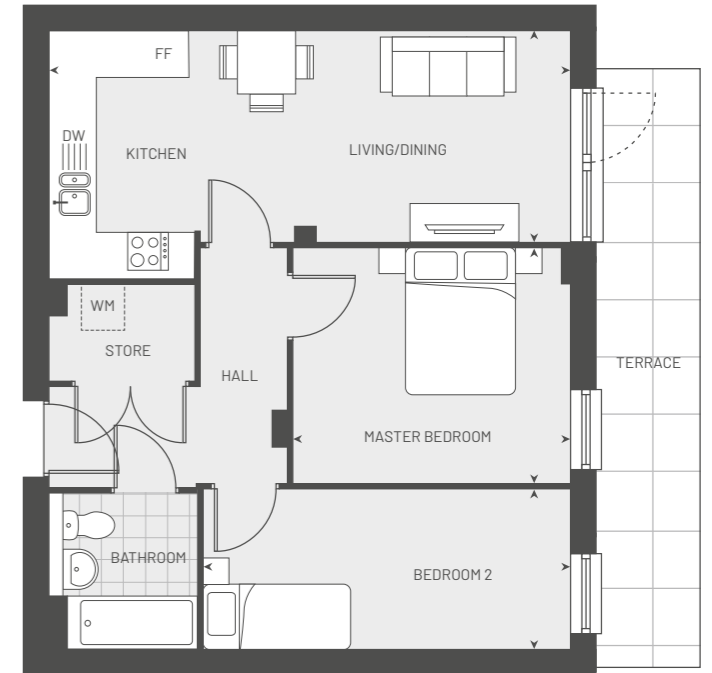
Kitchen/Living/Dining
7.15m x 2.94m 23'5" x 9'8"

Master Bedroom
3.79m x 3.26m 12'5" x 10'8"

Bedroom 2
5.02m x 2.24m 16'6" x 7'4"

East facing terrace

Plot 4 Ground floor



TYPE A8

2 BEDROOM APARTMENT

Total Floor Area
71.4 sq m 769 sq ft
Total Outside Area
6.7 sq m 72.1 sq ft

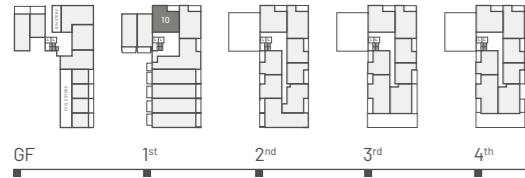
Kitchen/Living/Dining
6.93m x 3.45m 22'9" x 11'4"

Master Bedroom
6.71m x 2.76m 22'0" x 9'1"

Bedroom 2
5.74m x 2.66m 18'10" x 8'9"

North facing balcony

Plot 10 First floor



TYPE A11

2 BEDROOM APARTMENT

Total Floor Area
71.4 sq m 769 sq ft
Total Outside Area
7.3 sq m 78.6 sq ft

Kitchen
2.80m x 2.50m 9'2" x 8'2"

Living/Dining
4.36m x 4.26m 14'4" x 14'0"

Master Bedroom
3.53m x 3.50m 11'7" x 11'6"

Bedroom 2
4.68m x 2.87m 15'4" x 9'5"

North facing balcony

Plot 28 Fourth floor
Plot 21 Third floor
Plot 13 Second floor



TYPE A9

2 BEDROOM APARTMENT

Total Floor Area
70.5 sq m 759 sq ft
Total Outside Area
7.7 sq m 82.9 sq ft

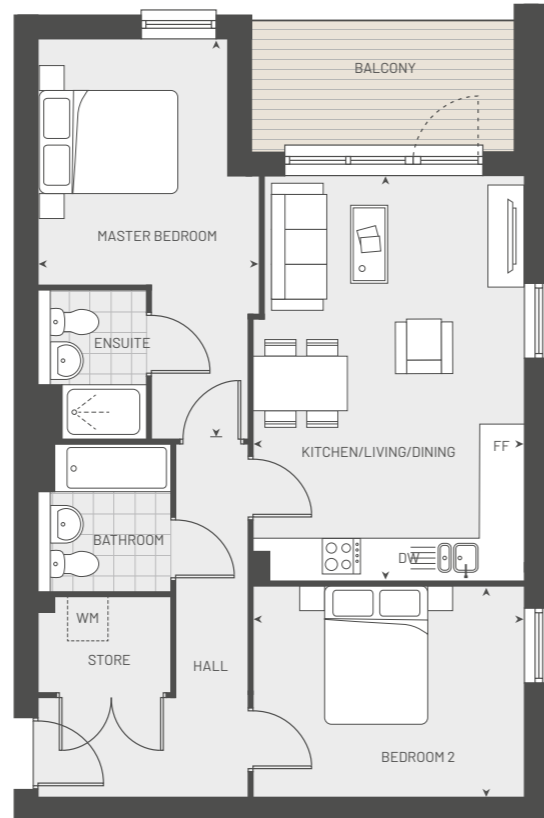
Kitchen/Living/Dining
5.93m x 3.99m 19'5" x 13'1"

Master Bedroom
5.86m x 3.25m 19'3" x 10'8"

Bedroom 2
3.99m x 3.09m 13'1" x 10'2"

North facing balcony

Plot 29 Fourth floor
Plot 22 Third floor
Plot 14 Second floor
Plot 11 First floor



TYPE A14

2 BEDROOM APARTMENT

Total Floor Area
66.7 sq m 718 sq ft
Total Outside Area
7.7 sq m 82.9 sq ft

Kitchen
4.10m x 2.89m 13'5" x 9'6"

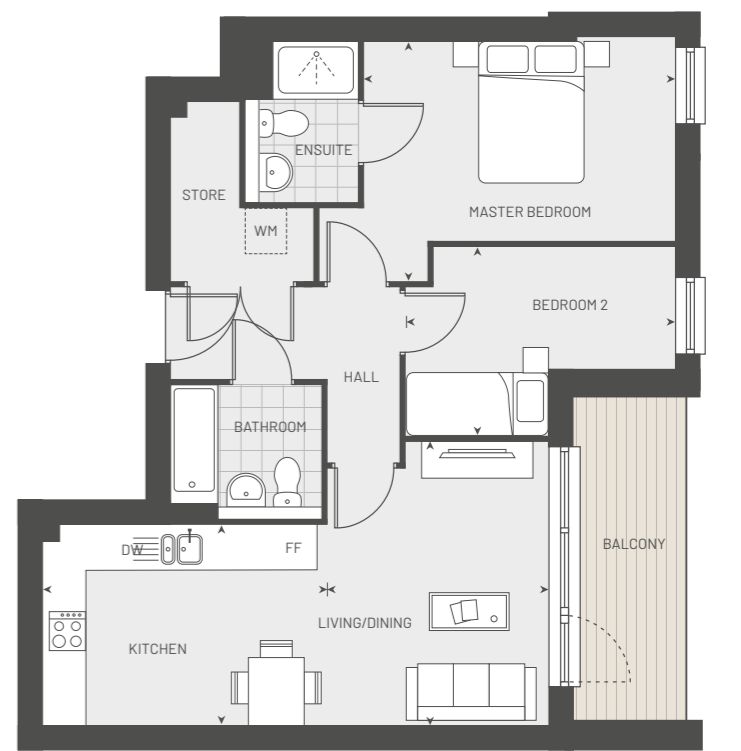
Living/Dining
4.09m x 3.19m 13'5" x 10'6"

Master Bedroom
4.45m x 3.45m 14'7" x 11'4"

Bedroom 2
3.85m x 2.73m 12'8" x 8'11"

East facing balcony

Plot 17 Second floor



TYPE A18

2 BEDROOM APARTMENT

Total Floor Area
70.4 sq m 758 sq ft
Total Outside Area
7.9 sq m 85.0 sq ft
16.0 sq m 172.2 sq ft*

Kitchen
3.16m x 2.67m 10'4" x 8'9"

Living/Dining
4.14m x 3.44m 13'7" x 11'3"

Master Bedroom
3.63m x 3.52m 11'11" x 11'7"

Bedroom 2
4.13m x 2.79m 13'7" x 9'2"

East facing balcony and terrace

*Plot 25 layout and dimensions.

Plot 32 Fourth floor
Plot 25 Third floor



TYPE A10

3 BEDROOM APARTMENT

Total Floor Area
102.7 sq m 1,105 sq ft
Total Outside Area
11.0 sq m 119.4 sq ft

Kitchen/Living/Dining
6.57m x 5.45m 21'8" x 17'11"

Master Bedroom
5.37m x 4.25m 17'7" x 13'11"

Bedroom 2
4.56m x 3.02m 15'0" x 9'11"

Bedroom 3
4.56m x 2.82m 15'0" x 9'3"

West facing terrace
East facing balcony

Plot 12 First floor



TYPE A19

2 BEDROOM APARTMENT

Total Floor Area
81.2 sq m 874 sq ft
Total Outside Area
13.8 sq m 148.5 sq ft*

Kitchen
4.18m x 2.51m 13'9" x 8'3"

Living/Dining
5.55m x 2.98m 18'3" x 9'9"

Master Bedroom
5.48m x 3.22m 18'0" x 10'7"

Bedroom 2
4.69m x 3.50m 15'5" x 11'6"

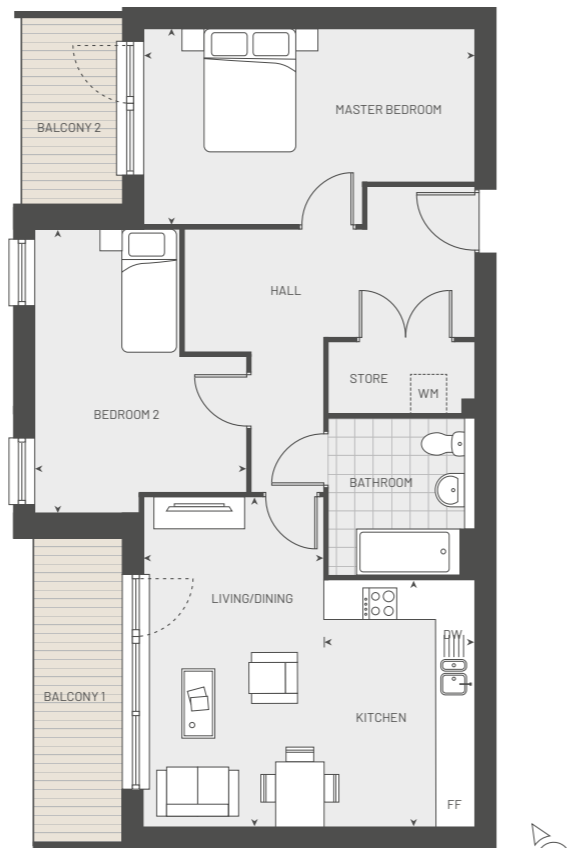
West facing balconies

WHEELCHAIR ADAPTABLE

Plot 33 Fourth floor
Plot 26 Third floor



*Total area differs to plot 26.



TYPE A15

3 BEDROOM APARTMENT

Total Floor Area
98.9 sq m 1,065 sq ft
Total Outside Area
15.3 sq m 164.7 sq ft

Kitchen
3.55m x 2.97m 11'8" x 9'9"

Living/Dining
4.80m x 4.36m 15'9" x 14'4"

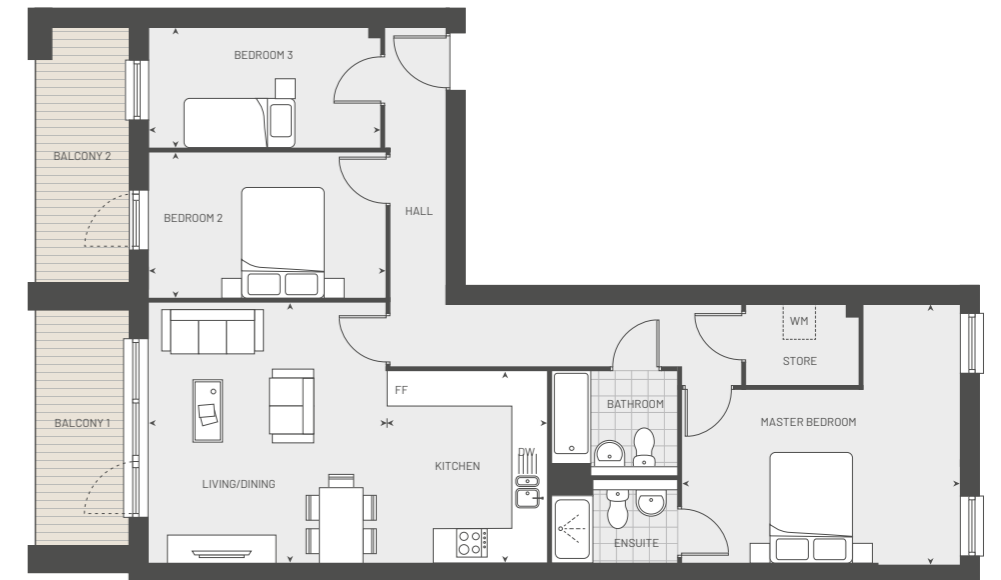
Master Bedroom
5.13m x 4.82m 16'10" x 15'10"

Bedroom 2
4.36m x 2.67m 14'4" x 8'9"

Bedroom 3
4.26m x 2.22m 14'0" x 7'3"

West facing balconies

Plot 18 Second floor



TYPE A1

3 BEDROOM DUPLEX APARTMENT

Total Floor Area
119.7 sq m 1,288 sq ft
Total Outside Area
21.4 sq m 230.3 sq ft

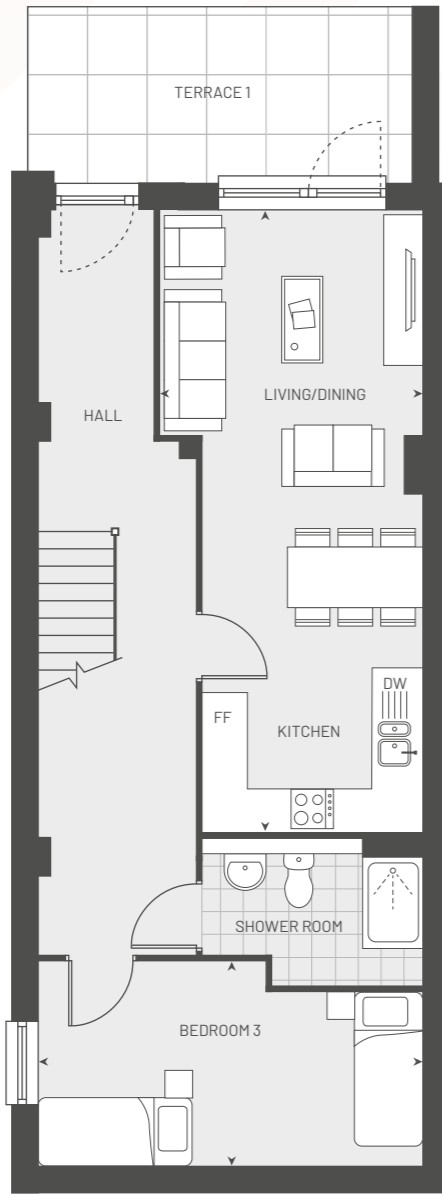
Kitchen/Living/Dining
8.23m x 3.49m 27'0" x 11'5"

Master Bedroom
5.04m x 3.51m 16'6" x 11'6"

Bedroom 2
5.04m x 2.85m 16'6" x 9'4"

Bedroom 3
4.99m x 2.65m 16'4" x 8'8"

*North facing terrace 1
South facing terrace 2*



Plot 1 Ground floor & First floor



TYPE A2

3 BEDROOM DUPLEX APARTMENT

Total Floor Area
97.2 sq m 1,046 sq ft
Total Outside Area
20.7 sq m 222.8 sq ft

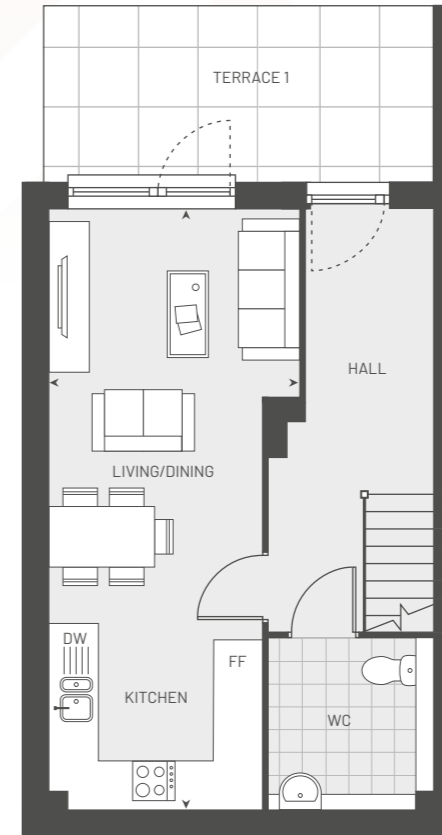
Kitchen/Living/Dining
7.83m x 3.30m 25'8" x 10'10"

Master Bedroom
3.62m x 3.51m 11'11" x 11'6"

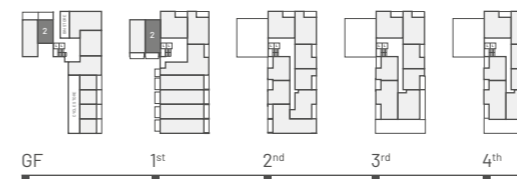
Bedroom 2
5.49m x 2.65m 18'0" x 8'8"

Bedroom 3
3.02m x 2.65m 9'11" x 8'8"

*North facing terrace 1
South facing terrace 2*



Plot 2 Ground floor & First floor



TYPE A6

3 BEDROOM DUPLEX APARTMENT

Total Floor Area
97.3 sq m 1,047 sq ft
Total Outside Area
22.6 sq m 243.3 sq ft*

Kitchen/Living/Dining
6.99m x 4.76m 22'11" x 15'7"

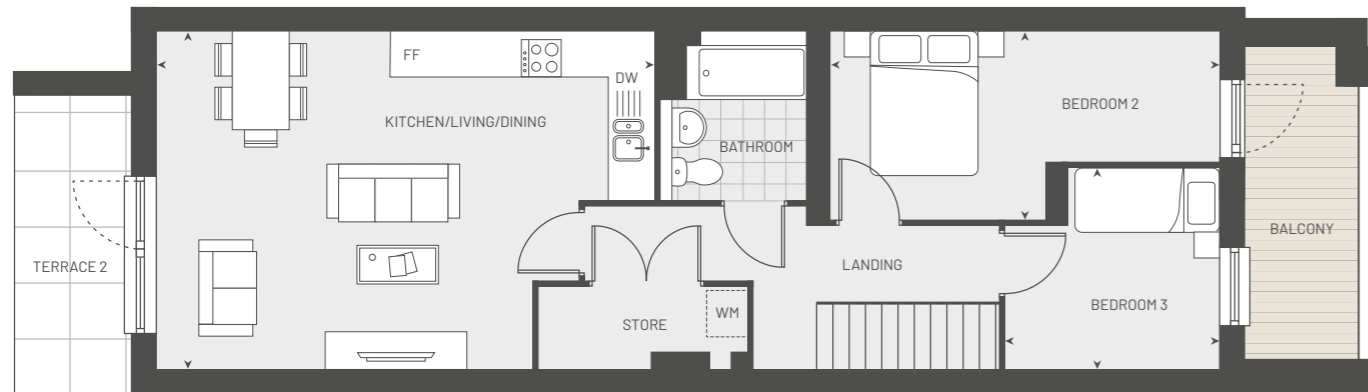
Master Bedroom
5.52m x 3.79m 18'1" x 12'5"

Bedroom 2
5.46m x 2.66m 17'11" x 8'9"

Bedroom 3
3.00m x 2.85m 9'10" x 9'4"

East facing terrace 1
East facing balcony
West facing terrace 2

*Total outside area differs for plot 6.



Plot 6 Ground floor & First floor
Plot 7 Ground floor & First floor
Plot 8 Ground floor & First floor



TYPE A7

3 BEDROOM DUPLEX APARTMENT

Total Floor Area
97.4 sq m 1,048 sq ft
Total Outside Area
23.1 sq m 248.6 sq ft

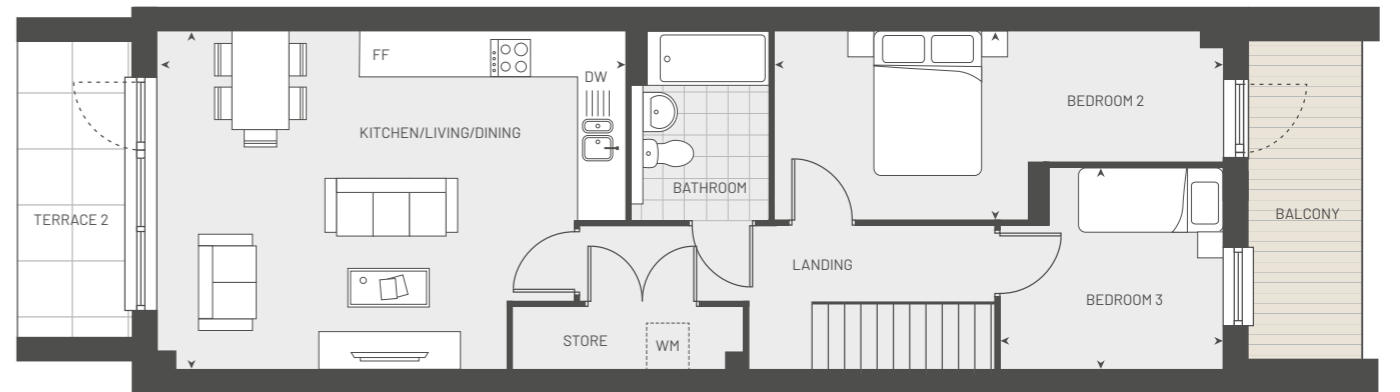
Kitchen/Living/Dining
6.53m x 4.76m 21'5" x 15'7"

Master Bedroom
5.52m x 3.79m 18'1" x 12'5"

Bedroom 2
6.30m x 2.65m 20'8" x 8'8"

Bedroom 3
3.11m x 2.89m 10'2" x 9'6"

East facing terrace 1
East facing balcony
West facing terrace 2



Plot 9 Ground floor & First floor





BECK

Our 25 beautifully considered studio, 1, 2 & 3 bedroom apartments and 3 bedroom duplex over 4 floors make Beck the new address you've been waiting to call yours.

TYPE B1

1 BEDROOM STUDIO APARTMENT

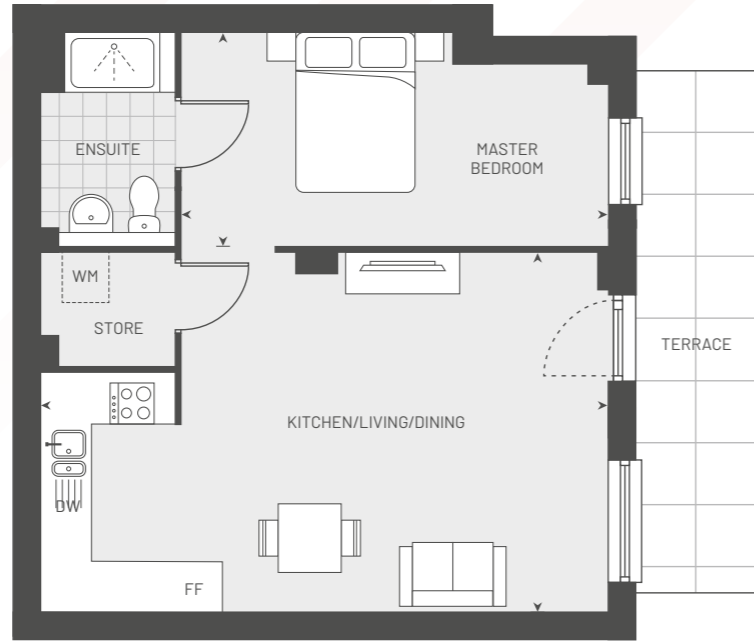
Total Floor Area
52.5 sq m 565 sq ft

Total Outside Area
10.3 sq m 110.9 sq ft

Kitchen/Living/Dining
7.21m x 4.57m 23'8" x 15'0"

Master Bedroom
5.43m x 2.77m 17'10" x 9'1"

East facing terrace



Plot 35 Ground floor



GF

1st

2nd

3rd



TYPE B13

1 BEDROOM STUDIO APARTMENT

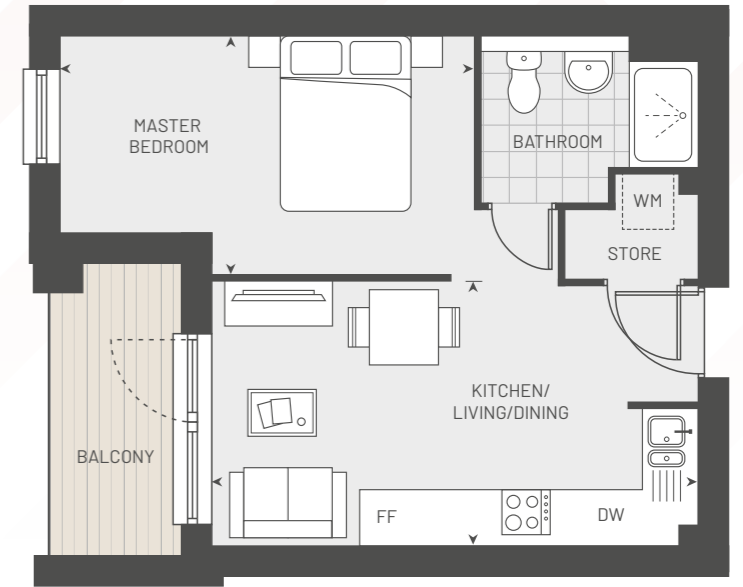
Total Floor Area
37.1 sq m 399 sq ft

Total Outside Area
5.4 sq m 58.1 sq ft

Kitchen/Living/Dining
5.60m x 3.07m 18'4" x 10'1"

Master Bedroom
4.81m x 2.78m 15'9" x 9'1"

West facing balcony



Plot 50 Second floor



GF

1st

2nd

3rd



TYPE B8

1 BEDROOM STUDIO APARTMENT

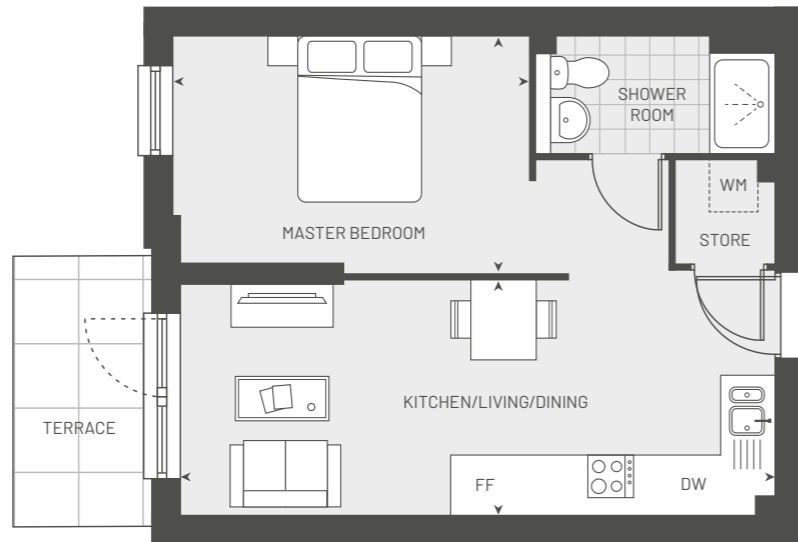
Total Floor Area
43.4 sq m 467 sq ft

Total Outside Area
5.9 sq m 63.5 sq ft

Kitchen/Living/Dining
7.29m x 2.90m 23'11" x 9'6"

Master Bedroom
4.35m x 2.95m 14'3" x 9'8"

West facing terrace



Plot 42 First floor



GF

1st

2nd

3rd



TYPE B6

1 BEDROOM APARTMENT

Total Floor Area
60.0 sq m 646 sq ft

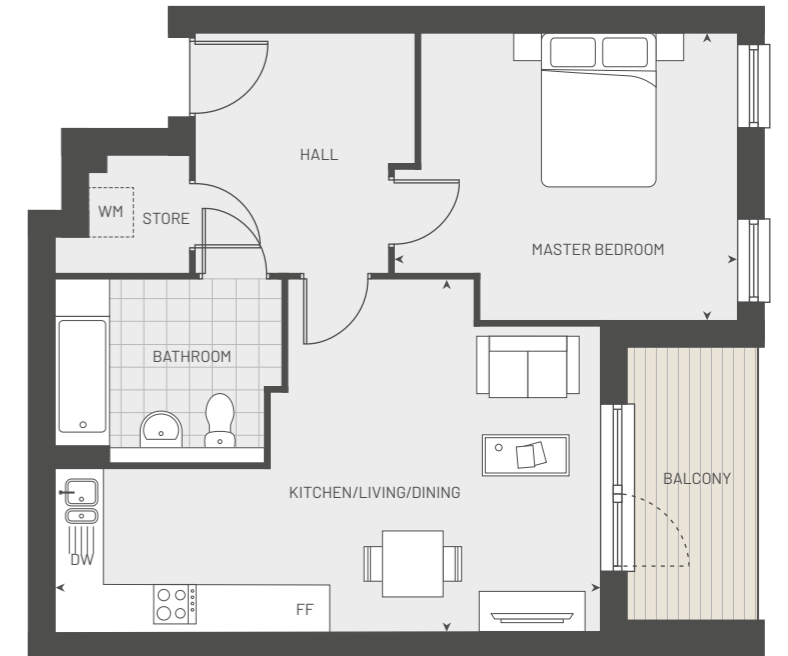
Total Outside Area
6.3 sq m 67.8 sq ft

Kitchen/Living/Dining
7.18m x 4.66m 23'7" x 15'3"

Master Bedroom
4.51m x 3.75m 14'10" x 12'4"

East facing balcony

WHEELCHAIR ADAPTABLE



Plot 48 Second floor

Plot 40 First floor



GF

1st

2nd

3rd



TYPE B7

1 BEDROOM APARTMENT

Total Floor Area
55.9 sq m 602 sq ft
Total Outside Area
7.5 sq m 80.73 sq ft

Kitchen
3.15m x 1.99m 10'4" x 6'6"

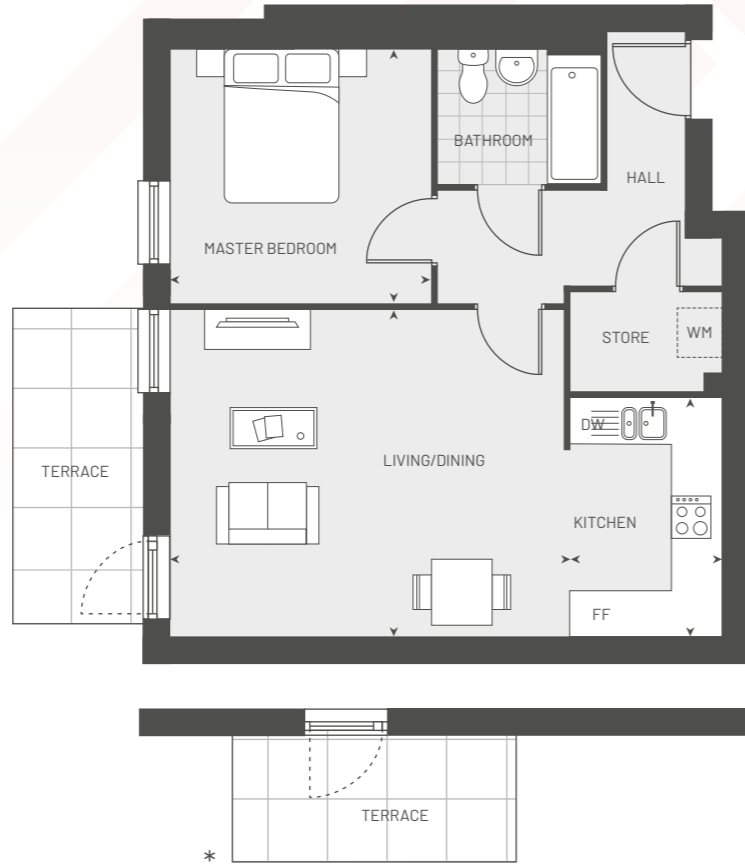
Living/Dining
5.22m x 4.32m 17'2" x 14'2"

Master Bedroom
3.55m x 3.46m 11'8" x 11'4"

West facing terrace

*Terrace position on Plot 49.

Plot 49 Second floor
Plot 41 First floor



TYPE B10

1 BEDROOM APARTMENT

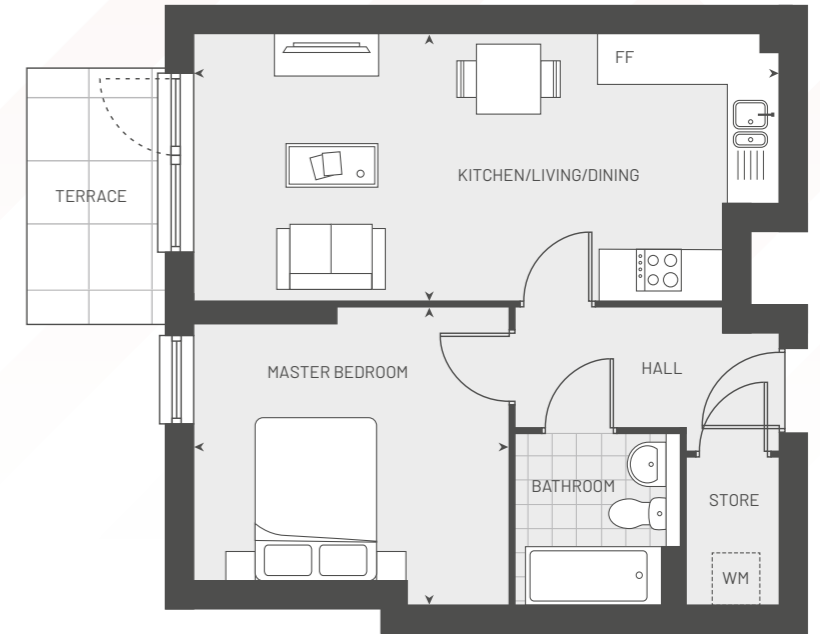
Total Floor Area
50.2 sq m 540 sq ft
Total Outside Area
5.8 sq m 62.4 sq ft

Kitchen/Living/Dining
7.28m x 3.35m 23'11" x 11'0"

Master Bedroom
3.92m x 3.72m 12'10" x 12'2"

West facing terrace

Plot 44 First floor



TYPE B9

1 BEDROOM APARTMENT

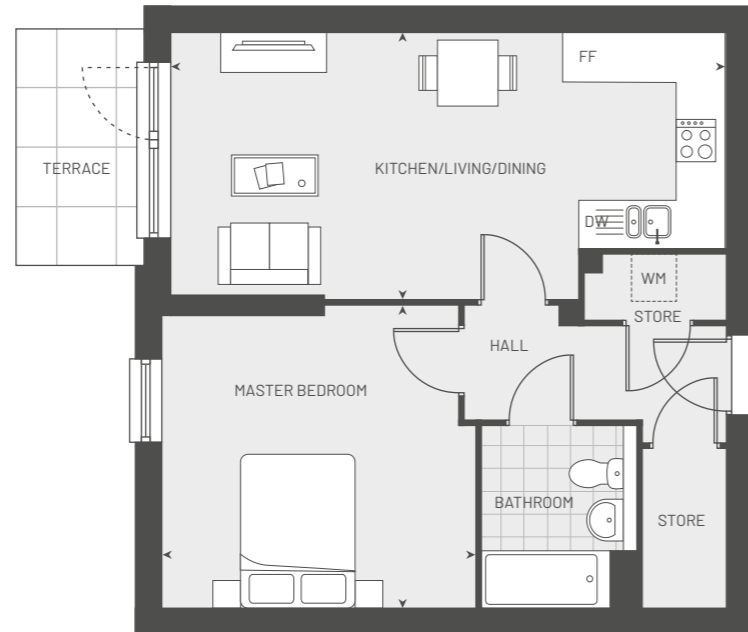
Total Floor Area
56.0 sq m 603 sq ft
Total Outside Area
5.6 sq m 60.3 sq ft

Kitchen/Living/Dining
7.28m x 3.53m 23'11" x 11'7"

Master Bedroom
4.08m x 4.02m 13'5" x 13'2"

West facing terrace

Plot 43 First floor



TYPE B11

1 BEDROOM APARTMENT

Total Floor Area
56.3 sq m 606 sq ft
Total Outside Area
5.7 sq m 61.4 sq ft

Kitchen
2.78m x 2.47m 9'1" x 8'1"

Living/Dining
6.65m x 2.78m 21'10" x 9'1"

Master Bedroom
4.35m x 3.06m 14'3" x 10'0"

West facing terrace

Plot 45 First floor



TYPE B14

1 BEDROOM APARTMENT

Total Floor Area
50.1 sq m 539 sq ft

Total Outside Area
5.1 sq m 54.9 sq ft

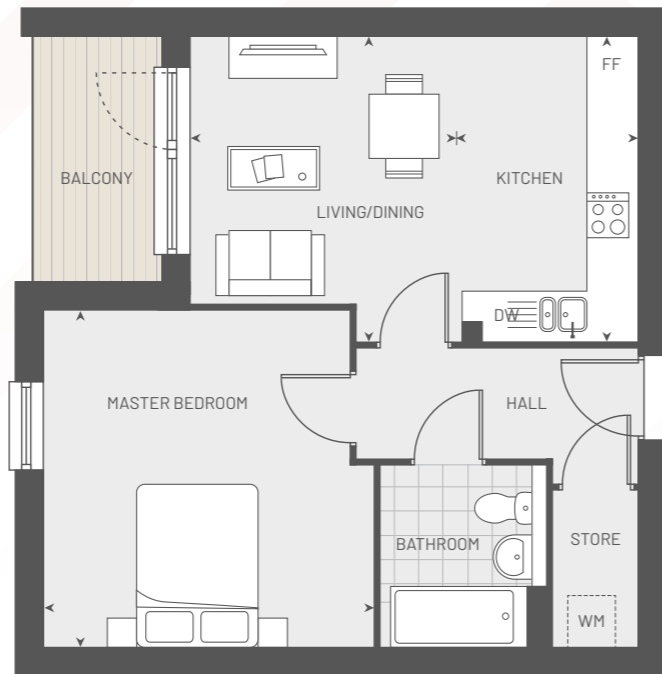
Master Bedroom
4.13m x 4.09m 13'7" x 13'5"

Kitchen
3.82m x 2.20m 12'6" x 7'3"

Living/Dining
3.82m x 3.32m 12'6" x 10'11"

West facing balcony

Plot 57 Third floor
Plot 51 Second floor



TYPE B16

1 BEDROOM APARTMENT

Total Floor Area
50.0 sq m 538 sq ft
51.0 sq m 549 sq ft*

Total Outside Area
5.4 sq m 58.1 sq ft

Kitchen/Living/Dining
7.32m x 2.87m 24'0" x 9'5"
7.32m x 3.01m 24'0" x 9'11"

Master Bedroom
4.83m x 2.97m 15'10" x 9'9"

West facing balcony

*Plot 59 only.

Plot 59* Third floor
Plot 53 Second floor



TYPE B15

1 BEDROOM APARTMENT

Total Floor Area
55.9 sq m 602 sq ft

Total Outside Area
5.2 sq m 56.0 sq ft

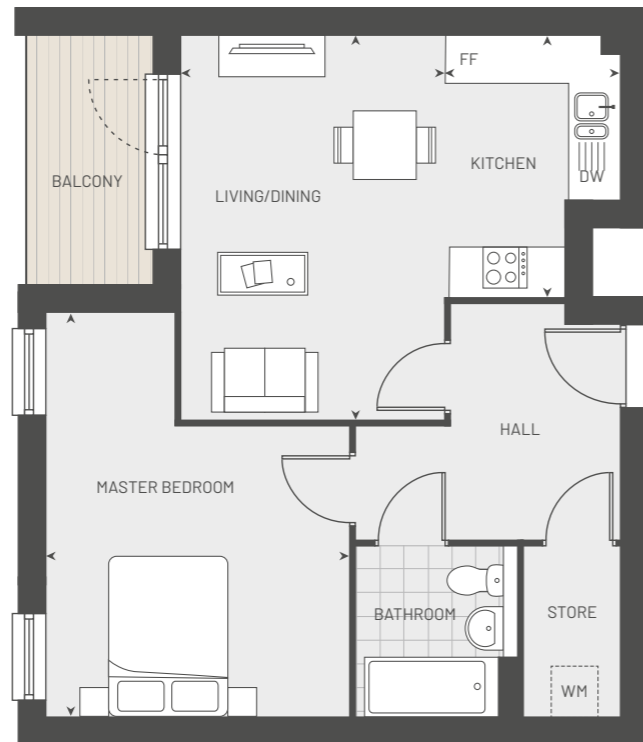
Kitchen
3.38m x 2.22m 11'1" x 7'3"

Living/Dining
4.92m x 3.37m 16'2" x 11'1"

Master Bedroom
5.03m x 3.83m 16'6" x 12'7"

West facing balcony

Plot 58 Third floor
Plot 52 Second floor



TYPE B18

1 BEDROOM APARTMENT

Total Floor Area
50.0 sq m 538 sq ft

Total Outside Area
13.3 sq m 143.2 sq ft

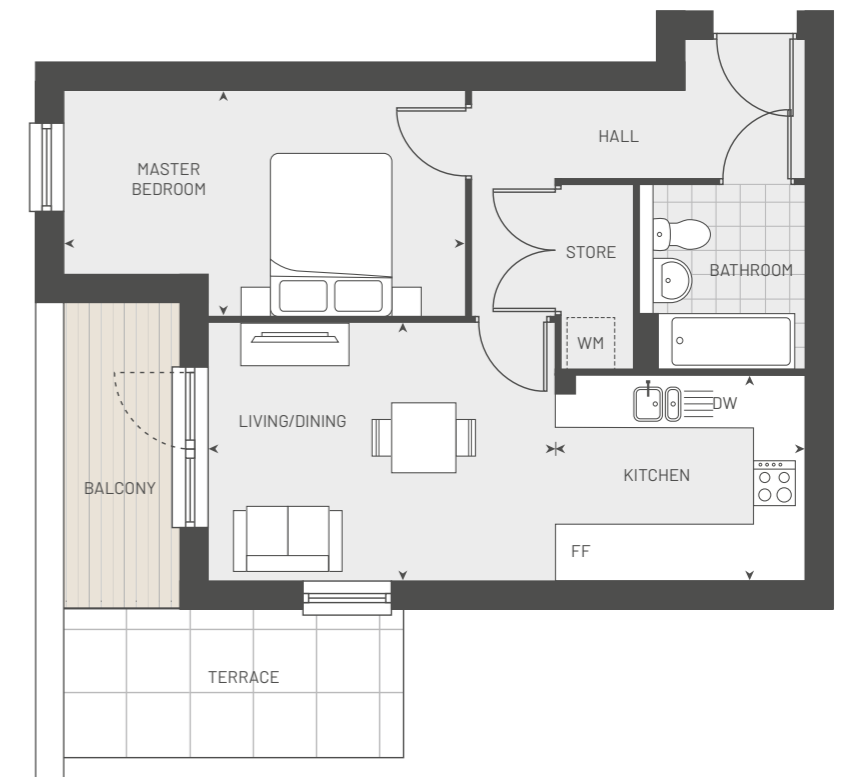
Kitchen
3.11m x 2.51m 10'2" x 8'3"

Living/Dining
4.32m x 3.16m 14'2" x 10'4"

Master Bedroom
4.99m x 2.82m 16'4" x 9'3"

South facing terrace
West facing balcony

Plot 56 Third floor



TYPE B5 2 BEDROOM APARTMENT

Total Floor Area
76.8 sq m 827 sq ft
Total Outside Area
7.8 sq m 84.0 sq ft

Kitchen/Living/Dining
6.24m x 5.34m 20'6" x 17'6"

Master Bedroom
4.47m x 4.00m 14'8" x 13'1"

Bedroom 2
3.67m x 2.58m 12'0" x 8'6"

East facing balcony

WHEELCHAIR ADAPTABLE

Plot 47 Second floor
Plot 39 First floor



TYPE B17 2 BEDROOM APARTMENT

Total Floor Area
65.5 sq m 705 sq ft
Total Outside Area
20.5 sq m 220.7 sq ft

Kitchen/Living/Dining
5.35m x 4.73m 17'7" x 15'6"

Master Bedroom
3.92m x 3.78m 12'10" x 12'5"

Bedroom 2
4.01m x 2.21m 13'2" x 7'3"

East facing terrace
East facing balcony

Plot 55 Third floor



TYPE B12 2 BEDROOM APARTMENT

Total Floor Area
76 sq m 818 sq ft
76.8 sq m 827 sq ft*
Total Outside Area
9.1 sq m 98.0 sq m

Kitchen/Living/Dining
5.34m x 4.97m 17'6" x 16'4"
5.34m x 5.12m 17'6" x 16'10"

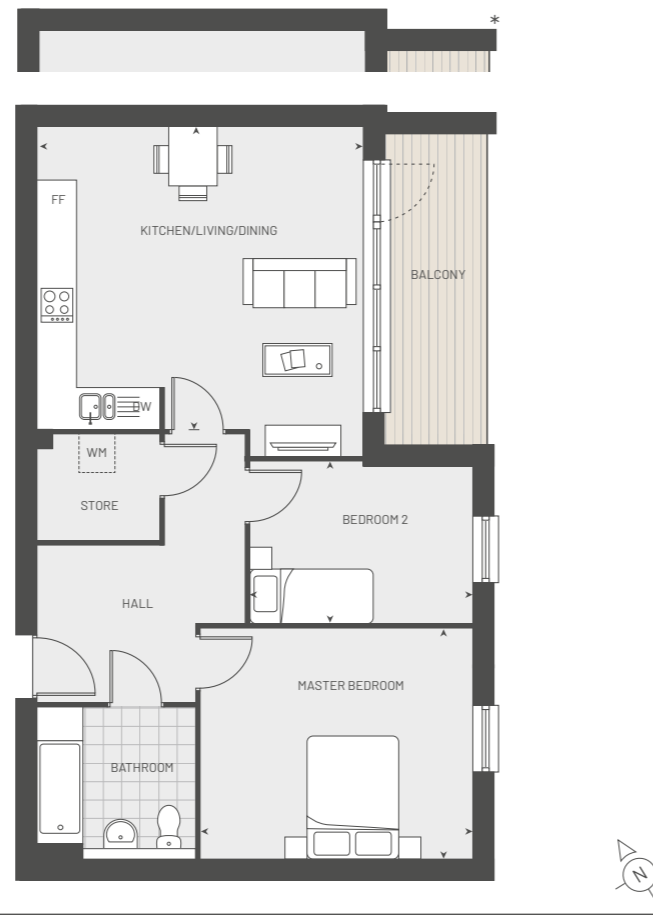
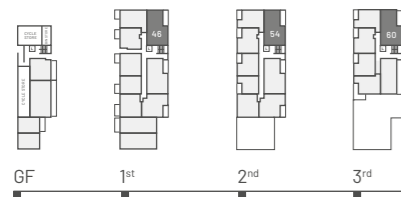
Master Bedroom
4.47m x 3.79m 14'8" x 12'5"

Bedroom 2
3.68m x 2.70m 12'1" x 8'10"

East facing balcony

WHEELCHAIR ADAPTABLE

Plot 60* Third floor
Plot 54 Second floor
Plot 46 First floor



*Plot 60 layout and dimensions.

TYPE B2 3 BEDROOM APARTMENT

Total Floor Area
90.7 sq m 976 sq ft
Total Outside Area
19.5 sq m 209.9 sq ft

Kitchen/Living/Dining
7.21m x 5.48m 23'8" x 18'0"

Master Bedroom
5.51m x 2.76m 18'1" x 9'1"

Bedroom 2
4.07m x 2.92m 13'4" x 9'7"

Bedroom 3
4.07m x 2.25m 13'4" x 7'5"

East facing terrace

Plot 36 Ground floor



TYPE B3

3 BEDROOM DUPLEX APARTMENT

Total Floor Area
 103.6 sq m 1,115 sq ft
Total Outside Area
 20.5 sq m 220.7 sq ft

Kitchen
 3.00m x 2.40m 9'10" x 7'10"

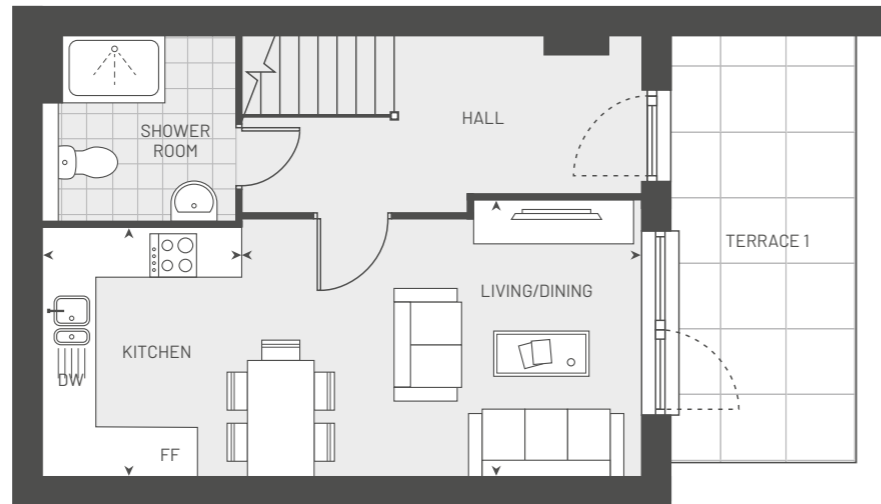
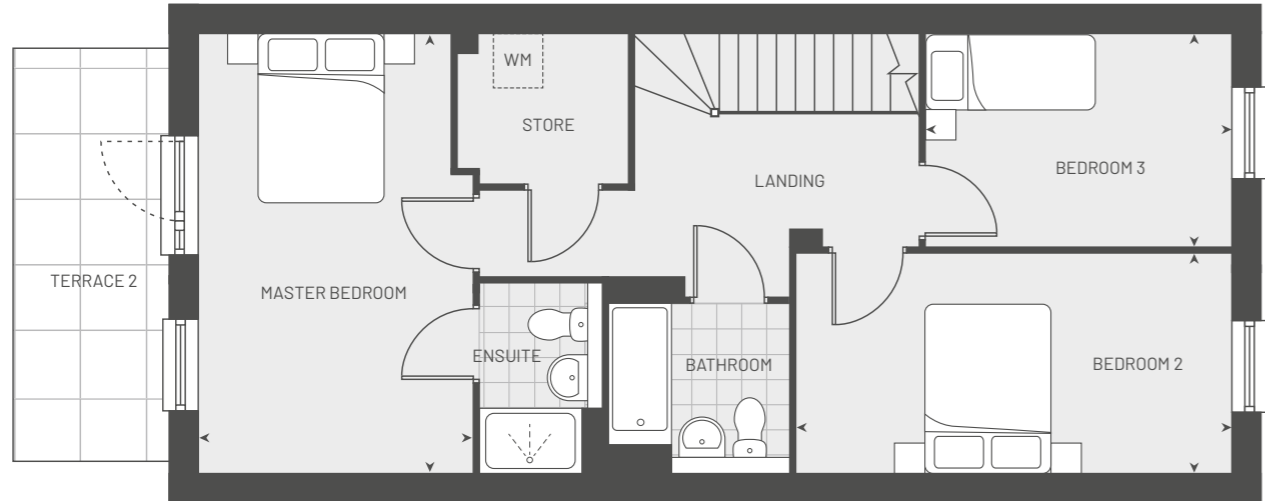
Living/Dining
 4.80m x 3.32m 15'9" x 10'11"

Master Bedroom
 5.27m x 3.30m 17'3" x 10'10"

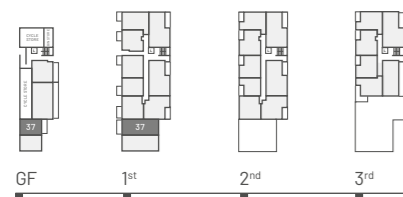
Bedroom 2
 5.25m x 2.65m 17'3" x 8'8"

Bedroom 3
 3.69m x 2.55m 12'1" x 8'4"

East facing terrace 1
West facing terrace 2



Plot 37 Ground floor & First floor



IT'S ALL IN THE DETAIL

HAVING ALL YOU NEED IS IMPORTANT. IT'S WHY WE INCLUDE A SUPERB SPECIFICATION IN EACH OF OUR NEW APARTMENTS.



GENERAL SPECIFICATION

- Amtico Spacia "Sun Bleached Oak" flooring to kitchen/living/dining area and hall
- Standard hanging pendant to living/dining area, hallway and bedrooms
- Walls painted in Timeless white and ceilings in white
- Premium painted doors with polished chrome/satin finish handles
- USB charging points in kitchen/living area and all bedrooms
- Audio video phone handset
- TV/FM/SAT/Telephone socket to living area with playback connection to master bedroom
- External balcony/terrace wall mounted stainless steel light fitting (where applicable)
- Smoke and heat detectors fitted
- Fully landscaped podium level amenity levels (all secure and only accessible to residents)
- Extensive character landscaped areas throughout the site
- A mix of secure under-croft and on-street designated car parking
- Secure cycle storage

MODERN KITCHENS

- Gloss grey handleless wall and base units
- Soft close doors and drawers
- Quartz 'Salt & Pepper' worktops
- Wall units fitted with surface mounted lights
- Integrated Zanussi stainless steel electric oven, black frameless induction hob and combi microwave
- Smeg integrated canopy cooker hood
- Integrated Zanussi fridge/freezer
- Integrated Zanussi 450 or 600 dishwasher
- Free-standing Zanussi washer dryer
- White downlights with white light LED bulbs
- Amtico Spacia 'Sun Bleached Oak' flooring to open plan kitchen/living/dining area
- Separate kitchen, floor tiled - Boulevard Grey

BEAUTIFUL BATHROOMS

- White sanitaryware by Ideal Standard with chrome finish fittings
- Full height tiling around bath and shower enclosures[†]
- Future Stone white porcelain wall tiling and flooring in bathrooms and ensuites (where applicable)
- White downlights with white light LED bulbs
- Chrome heated towel rail
- Shaver socket

RELAXING BEDROOMS

- Fitted 'New Dublin Twist' grey carpets
- Secondary telephone socket to master bedroom
- TV socket

[†]Full height tiling only in apartments where there is no ensuite.

Please note: These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form any part of any contract or be a representation inducing such contract. These properties are offered subject to availability and final specification. Purchasers are advised to contact the Marketing Suite or Selling Agent to ascertain the availability of any particular property and to ensure that what may be on offer suits their particular requirements. NewHayes is a marketing name and may not necessarily form part of the approved postal address. Layouts, window positions and styles may vary; please check with the Sales Advisor at time of reservation. Please ensure to clarify exact layout and specification of your new home at the time of reservation as the floorplans are a guide only and may be subject to change. The room sizes shown in this brochure are taken to the widest points in each room; wall to wall tolerance of +/-5% is allowed. External finish may vary on certain plots, please check with the Sales Advisor. The positions of full height boxing detail to the apartments are provisional and indicative. Full details of the definitive positions can be obtained from the development Sales Advisor. Computer generated image is for illustrative purposes only. FHAY123/February 2021.

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