

NEW HAYES

PUMP LANE UB3 3NB



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AN ALL NEW, ENTICING AND
CONNECTED DESTINATION
FOR HAYES.

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THIS IS THE NEW YOU HAVE BEEN LOOKING FOR

A COLLECTION OF MODERN,
WELL-DESIGNED STUDIO,
1, 2 & 3 BEDROOM APARTMENTS
AND 3 BEDROOM DUPLEXES
AVAILABLE

Located at the heart of this vibrant and up-and-coming area of West London, NewHayes is an exciting new development that will be part of the wider regeneration of Hayes and nearby Southall. With its area-inspired architecture and choice of open green spaces, this is a unique, fresh and airy place to call home. Plus, with shops, schools and existing transport links alongside the arrival of Crossrail all on your doorstep, you'll find NewHayes offers you an enticing new lifestyle in an ideal location.



HAVE IT ALL IN HAYES

WHETHER YOU'RE HEADING FOR THE CITY'S ENDLESS CHOICE OF SHOPS AND PLACES TO EAT, OR CATCHING A FLIGHT, WEST LONDON HAS YOU COVERED.

With your new apartment at the centre of this well-connected location, having NewHayes as your new address means having plenty of options open to you.

From getting closer to nature in Richmond Park or Kew Gardens, to vintage shopping in Portabello Road Market to canal-side walks in Little Venice, you'll find you really can have it all. Whenever you want it.

HILLINGDON
CYCLE CIRCUIT

MINET
COUNTRY PARK

SOUTHALL

CITY OF
LONDON

SOUTHALL
STATION

EALING

CHISWICK

BRENTFORD

OSTERLEY
PARK & HOUSE



RICHMOND PARK
11 MILES

TWICKENHAM
8.4 MILES

HEATHROW TERMINALS 2 & 3
5 MILES

HAYES & HARLINGTON STATION
0.5 MILES

ALL THE RIGHT CONNECTIONS

THE BEAUTY OF NEWHAYES IS THAT YOU'RE ALWAYS WELL CONNECTED.

A morning spent shopping or enjoying nearby green spaces. Travelling into Central London for work or play via the all new Crossrail.

Making your flight with time to spare. For whatever journeys you need to make, NewHayes is in a great position.

RESTAURANTS/BARS

- 1. **Grapes Tandoori Indian Restaurant**
UB4 0SA
- 2. **New Bowl Chinese Restaurant**
UB3 1AX
- 3. **Lock & Quay Restaurant**
UB4 9TB
- 4. **The Botwell Inn**
UB3 3EB
- 5. **The Woolpack**
UB3 1EJ

TRAVEL

- 6. **Hayes & Harlington Station**
UB3 4BX
- 7. **Heathrow Airport, Terminals 2 & 3**
TW6 1RU

LEISURE/SHOPPING

- 8. **Lombardy Retail Park**
UB3 3EX
- 9. **Hayes Shopping Centre**
UB3 3EF

HEALTHCARE

- 10. **Hillingdon Hospital**
UB8 3NN
- 11. **Hesa Medical Centre**
UB3 4DD
- 12. **Shakespeare Health Centre**
UB3 1NY
- 13. **130 Dental Centre**
UB3 3HB

EDUCATION

- 14. **Brunel University London**
UB8 3PH
- 15. **Botwell House Catholic Primary School**
UB3 2AB
- 16. **Minet Junior School**
UB3 3NR
- 17. **Featherstone High School**
UB2 5HF
- 18. **Guru Nanak Sikh Academy**
UB4 0LT
- 19. **Harlington School**
UB3 1PB

LEISURE

- 20. **The Nest Climbing**
UB3 1DP
- 21. **David Lloyd Heston**
TW5 9PE
- 22. **Better Gym**
UB3 2HW
- 23. **Botwell Green Sports & Leisure Centre**
UB3 2HW
- 24. **Stockley Park Golf Club, The Clubhouse**
UB11 1AQ
- 25. **ODEON Uxbridge**
UB11 1AQ
- 26. **The Beck Theatre**
UB3 2UE
- 27. **Twickenham Stadium**
TW2 7BA
- 28. **Osterley Park & House**
TW7 4RB





1



2



3



4

COMMUNITY AND CULTURE AT YOUR FINGERTIPS

YOU'LL QUICKLY DISCOVER THAT HAYES OFFERS MORE THAN JUST A NEW ADDRESS.

1. **Grand Union Canal**
Stretching from Birmingham to Brentford via Hayes.
2. **Station Road**
Shops and the train station directly accessible from Pump Lane.
3. **Cafés and Bars**
Plenty of choice locally from independents to big chains.
4. **Northala Fields**
Landscaped parkland moments away in Northolt.

There are many elements that make somewhere a great place to live, and you'll find them all here. Just a short distance away are supermarkets, high street shops, cafés and bars. There are also a number of gyms if you want to keep fit and healthy, and for live music or comedy fans, The Beck Theatre is just over a mile away.

With a good choice of parks, enjoying outdoor space is simple too. Minet Country Park is just a 7 minute drive, with ponds, picnic areas, the River Crane, playgrounds and the Hillingdon Cycle Circuit, all of which makes this a popular place with families and cyclists. Other open spaces within a short drive of NewHayes include Northala Fields,

Lake Farm Country Park and Kew Gardens, which is just a 17 minute drive. Plus, the Grand Union Canal is nearby for whenever you want a waterside walk.

Of course, you don't have to venture far for more shops, bars and restaurants, because Ealing and Uxbridge take care of this. Plus, you have the ease of reaching all four corners of the world with Heathrow only a short journey away. But what makes Hayes stand out is its wonderful cultural diversity, thanks to its established South Asian community. They say it's people that make a place, and with you living here, you'll be part of making Hayes even more vibrant and welcoming than it already is.

NewHayes UB3 3NB
Pump Lane, Hayes, Middlesex

Hayes & Harlington (station)
5 mins drive
4 minutes cycle
8 mins walk

Uxbridge (station)
17 mins drive
28 minutes cycle
37 mins bus and walk

Heathrow (airport)
12 mins drive
26 mins bus and walk

Southall (station)
9 mins drive
13 mins cycle
13 mins train and walk

Ealing (station)
26 mins drive
30 mins cycle
25 mins train and walk

Paddington (station)
30 mins train and walk

London Waterloo (station)
55 mins train, tube and walk

Oxford Circus (station)
46 mins train, tube and walk

Journey times and distances approximate. Journey times to Heathrow Airport dependent on terminal number. Sources: Google maps and National Rail.



1. **Balcony view**
All apartments feature a balcony or terrace.

2. **Parks and green spaces**
Minet and Lake Farm Country parks are both close by.

RELAX INTO A NEW WAY OF LIFE

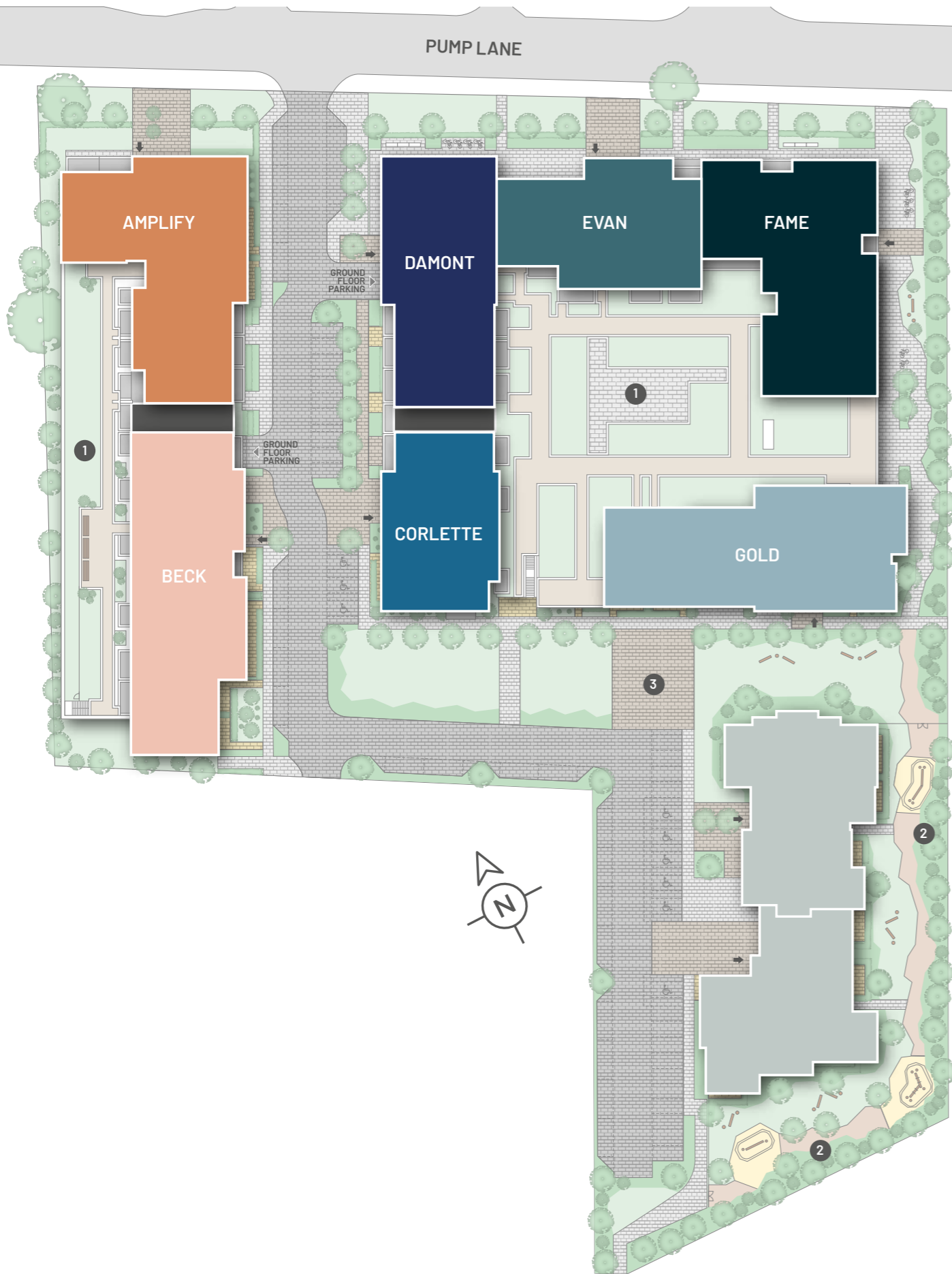
IT'S NOT JUST YOUR NEW APARTMENT THAT'S BEEN CONSIDERED. THE OUTDOOR SPACES HAVE TOO.

Being able to escape to a choice of open green spaces is what makes NewHayes a unique place to live. Here you'll find a number of distinctive areas to enjoy, from lush green podium gardens with social and quiet areas to a family-friendly woodland area, with plenty of space to play in. There is also

Chalfont Square, an open public space at the heart of the development that offers a green oasis for the whole community to enjoy.

With so many spaces to relax and socialise in, you'll find NewHayes is somewhere that brings everyone together.





- 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.

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.

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

IT'S WHAT'S ON THE INSIDE THAT COUNTS

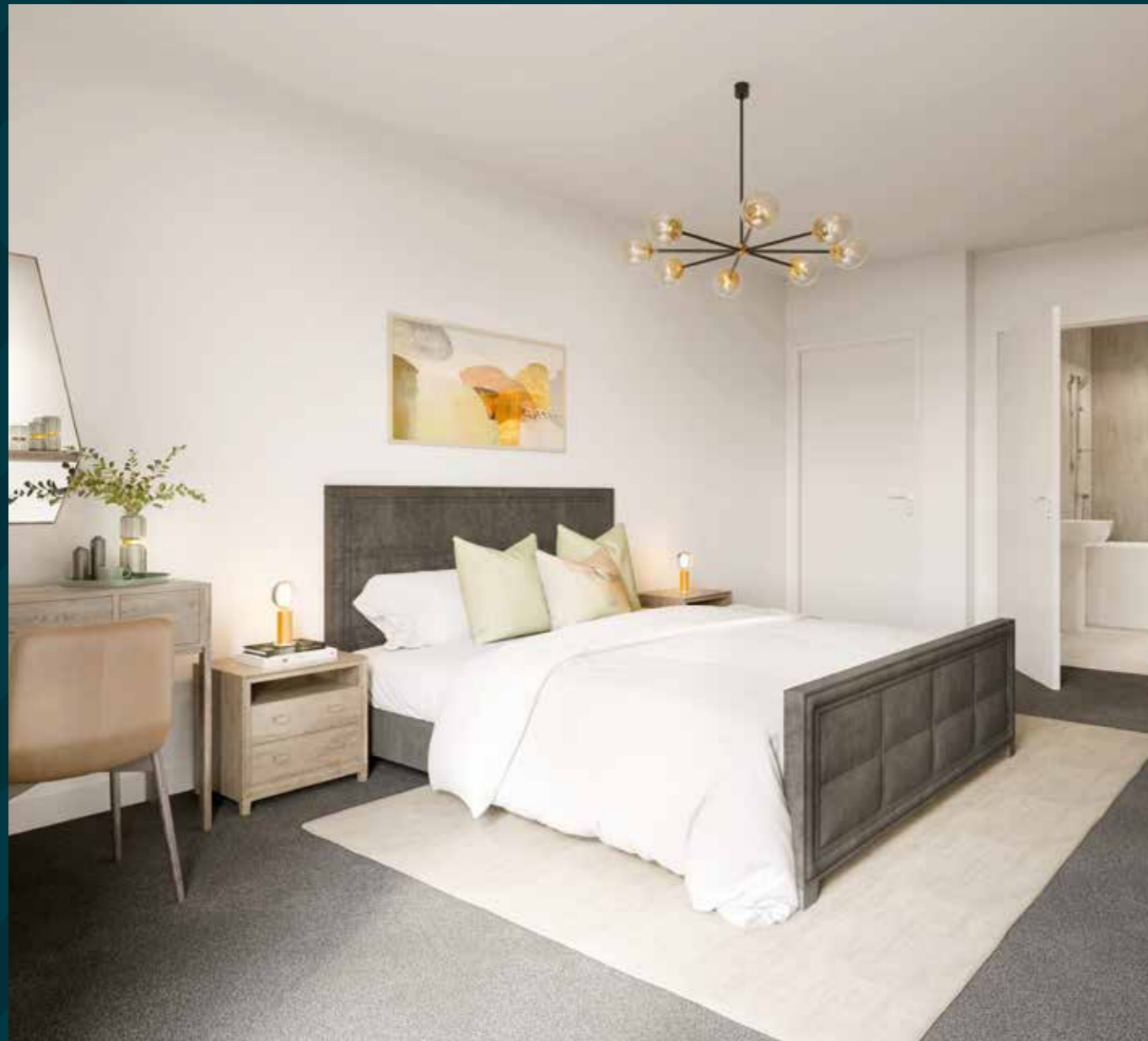
MOVE IN AND START LIVING.
OR MAKE YOUR SPACES YOUR
OWN. THE CHOICE IS YOURS.

Step inside any of our spacious and light NewHayes apartments and you'll see that you can instantly enjoy all the benefits of new. From fresh, fully-fitted bathrooms to brand new kitchens with integrated appliances, each space is a well-designed

blank canvas that you can make all yours. Plus, with a considered neutral colour scheme throughout, you can add your own personality how you like, where you like.



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.



- 1. **The Broadway,**
Cricklewood

- 2. **Lexicon,**
Harrow

- 3. **Venue,**
Anerley

BUILDING WELL-DESIGNED HOMES ACROSS THE CAPITAL SINCE 1961.

EXPERTISE LIKE OURS MEANS WE REALLY KNOW LONDON.

We understand that our customers want to own their own piece of the city. It's why we create and build in exciting, up-and-coming regeneration areas like Lexicon in Harrow-on-the Hill and Hydro in Surrey Quays. These, like all our developments, are considered in every way, from how we ensure they are ready to move into to

how well-connected they are for amenities and transport links.

Plus, we make sure you have what you need in your new home, like flooring and integrated appliances. Because when you add everything together, a great value new home is what you will get from us.

RESERVE YOUR NEW HOME

With us, it's simple and straightforward. Once you pay your £2,000 reservation fee* (£500 with Help to Buy), your new home will be held for 5 days for you to provide all relevant documentation to our dedicated sales team, and the deposit will be credited once the sale has completed.

To secure your reservation, you will need to provide:

- AML (Anti Money Laundering) documents (passport / driving licence / utility bill)
- Proof of income
- Available deposit funds

If you already have a solicitor who will act on your behalf following the reservation, please provide us with their details. However, if you need help finding one, we can provide you with a list of recommended solicitors and conveyancers.

*Reservation fee subject to change, please speak to your Sales Advisor for more information.

LONDON HELP TO BUY

With the new scheme now in place for first time buyers only, buying a new apartment requires a 5% deposit and 55% mortgage, with the remaining 40% supplied by the government as a 25-year equity loan. Available on new homes in London up to a maximum price of £600,000, this is an affordable way to own your own piece of the city.

FINDING A MORTGAGE?

Mortgages are available, subject to status and valuation, through any leading financial institution. If you do not have a financial advisor of your own, we can put you in touch with our recommended financial brokers to help you find the right mortgage to fund your new home.

OUR MANAGEMENT COMPANY

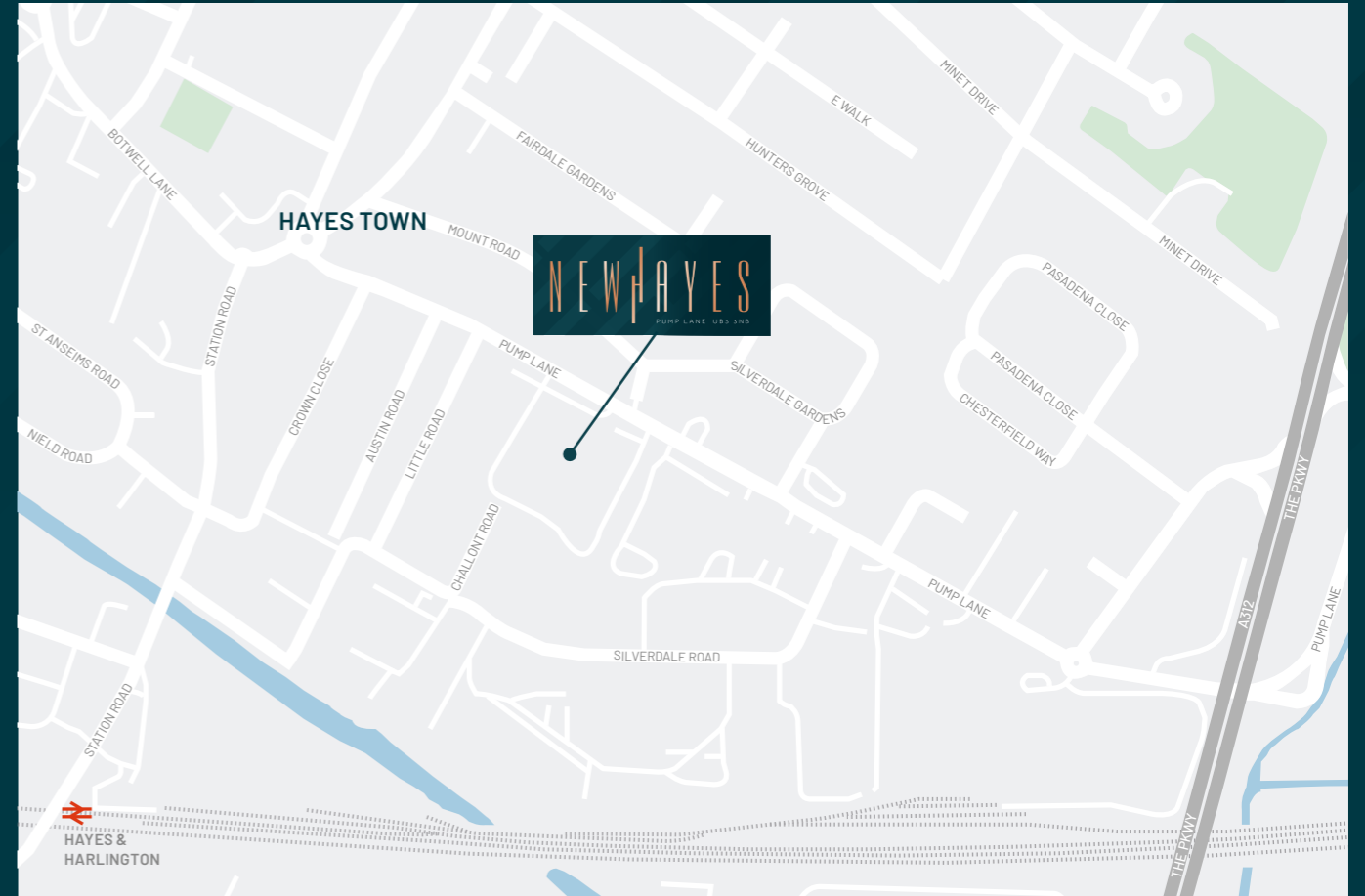
A dedicated Management Company will be formed for the benefit of all homeowners. Homeowners will become members upon legal completion.

The Management Company will be responsible for buildings insurance and for the maintenance and cleaning of common areas, e.g. staircases, gardens, access ways, refuse and cycle stores, etc.

When you buy with Fairview you get peace of mind that all of the communal areas are kept clean and well looked after. Service charges will be payable to the Management Company.

Our Sales Advisor will be able to provide you with information specifically relating to estimated service charges.

REASONS TO BUY WITH FAIRVIEW



1. ON YOUR DOORSTEP

Shops, supermarkets, places to eat, gyms, open green spaces and excellent transport links. The beauty of NewHayes is that you really don't have to travel far to benefit from all the area offers.

2. IN WITH THE NEW

As part of the wider regeneration of Hayes and nearby Southall, NewHayes is a unique, fresh and airy place you'll be happy to call home.

3. EDUCATION

For families, there is a choice of Ofsted-rated schools within easy reach, meaning your children's education needs are easily taken care of.

4. NATURAL SPACES

With its distinctive 'character' areas, podium gardens, woodland area and courtyard square, you have plenty of open green spaces to rest and relax in whenever you like. Plus, you have Minet Country Park, Northala Fields and Lake Farm Country Park all within easy reach of home too.

5. EASY TRAVEL

Hayes & Harlington station is just 8 minutes' walk away and with a train journey of 22 minutes this means you can be at London Paddington in 30 minutes. By car, the M4 or M25 can be reached in around 15 minutes, while quick journeys to Heathrow Airport in approximately 12 minutes will ensure you'll always make your flight.

6. A BRAND NEW LIFESTYLE

Whether you are a first time buyer, want simple journeys into the City or Heathrow, or even invest in somewhere with this much potential, you'll find Hayes suits every kind of lifestyle.

7. LONDON HELP TO BUY SCHEME AVAILABLE[†]

The government-backed London Help to Buy scheme is available on all apartments at NewHayes, where you just need a 5% deposit and the government can provide a 40% equity loan.

8. FAIRVIEW & NHBC WARRANTY

To guarantee your peace of mind, our homes are backed by a two-year Fairview warranty and 10-year NHBC Buildmark warranty, the gold standard for new homes.

9. INCENTIVES

Don't forget to ask about the exclusive Fairview New Homes incentives that have been designed to make your move as hassle-free as possible by saving you time and money.

10. CUSTOMER CARE

At Fairview New Homes we take pride in our outstanding customer care, which is available at every stage of the process. Our dedicated team are always happy to help and are at the end of the phone whenever you need them.

NEW HAYES

Pump Lane, Hayes, Middlesex UB3 3NB.



Backed by HM Government



2020 Rating of Excellence

Awarded to Regency Heights in 2020, based on resident reviews on HomeViews.

[†]Applicants should seek independent financial advice, and get information and guidance on applying for a Help to Buy: Equity Loan at www.helptobuy.gov.uk. Please ask our Sales Advisor for further information.

Journey times and distances approximate, journey time to Heathrow Airport dependent on terminal number. Sources: Google maps and National Rail.

Please note: These details are intended to give a general indication of the proposed development. The company reserves the right to alter any part of the development or specification 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. External finish may vary on certain plots, please check with the Sales Advisor. Computer generated images are for illustrative purposes only. FHAY111/February 2021.

NewHayes

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