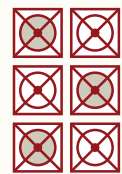


HAYES VILLAGE

WEST LONDON UB3

SHEARDOWN APARTMENTS

BARRATT
— LONDON —



WELCOME TO HAYES VILLAGE

**A vibrant
development in a
leafy corner of west
London.**

Ideally located on the banks of the Grand Union Canal, Hayes Village offers residents' the village lifestyle boasting 9 acres of green space, an array of on-site amenities and conveniently located boasting unrivalled connectivity.

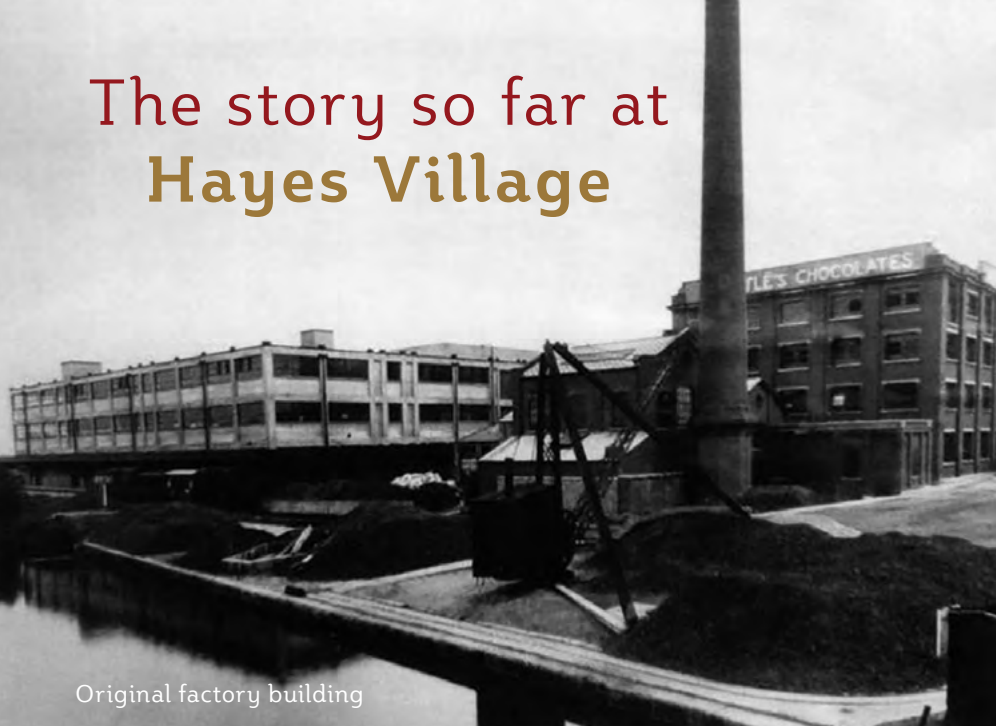


A PICTURESQUE PLACE TO CALL HOME

Sheardown Apartments is a collection of thoughtfully designed studios, 1, 2 & 3-bedroom homes. Residents' will enjoy canal-side living with views over beautifully landscaped gardens, located moments away from the on-site gym, running track and planned café.



The story so far at Hayes Village



Original factory building



Nestle Apartments



Eugen Sandow Mural



Nestle Apartments

1914

Sandow's
Cocoa Factory



1929

Arrival of Nestlé
in Hayes



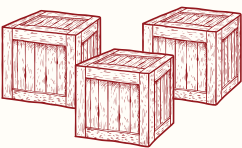
1939

Nestlé launches
NESCAFÉ



2015

Nestlé ceases
operations at Hayes



1916

Chocolate makers
Peter Cailler Kohler
takeover



1936

Invention of white chocolate.
New home of the Milkybar



1949

Hayes becomes Nestlé
UK's headquarters



2018

A new future
begins at
Hayes Village



AMENITIES ON YOUR DOORSTEP



RESIDENTS' GYM



CAFE AND COMMUNITY SPACE*

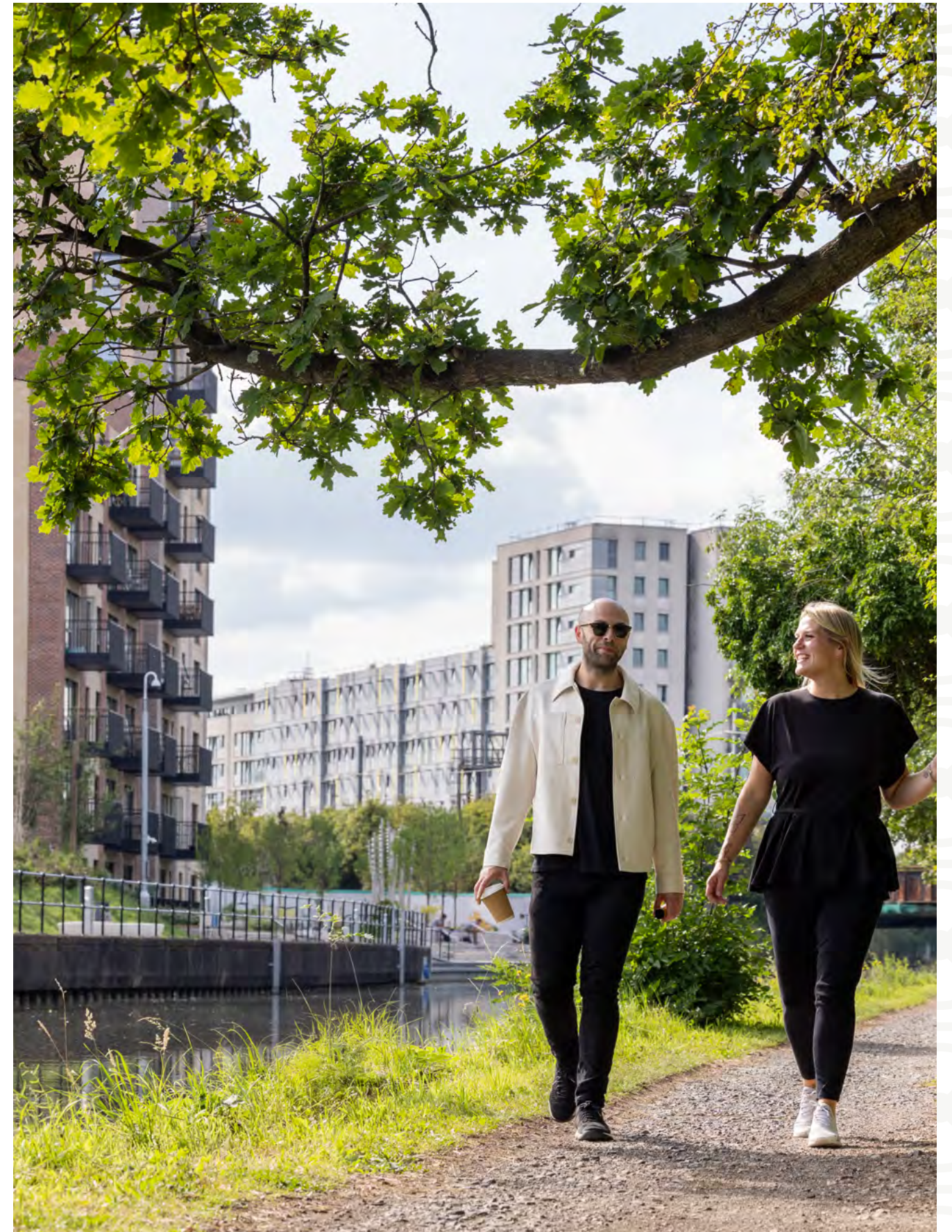
* subject to planning



RUNNING TRACK

Live a healthy and active lifestyle at Hayes Village with a range of amenities and 9 acres of green open spaces to enjoy.

Located on the Grand Union Canal, walks are a plenty along the waterways, with over 21 kilometres of tow paths in Hillingdon alone to explore.



THE GRAND UNION CANAL

Equally **well-connected** to both **Central London**
and the rest of the **country**



Crossrail*



By car*



By train*



HS2*[^]
(from Old Oak Common)



Unrivalled
connectivity

Hayes Village is located in a **well-connected** corner of **West London**, **31 minutes** west from the heart of the **City**.

Thanks to **Crossrail** the area has faster connections than many Zone 2 locations.



9 minute walk to
Hayes & Harlington Station

EXPLORING CENTRAL LONDON

Discover some of the attractions that make London such a wonderful place to live – many are less than 30 minutes away from Hayes Village.



WORLD-RENOWNED SHOPPING

From the boutiques of Bond Street to the historic tailors of Savile Row, the West End has much to offer. Alternatively, head to Knightsbridge for Harrods – a famous landmark for all things luxury.



EXPLORE PADDINGTON

The Grand Union Canal stretches down to Paddington, which is just 20 minutes away via The Elizabeth Line from Hayes Village.



EALING BROADWAY

Just a 8-minute tube ride away, Ealing Broadway boasts over 80 shops and a range of restaurants.

THE BEST THINGS IN LIFE ARE GREEN

In addition to the 9 acres of green space we have at Hayes Village, we are ideally located in the capitals greenest borough. For 12 years in a row Hillingdon has been awarded the prestigious Green Flag Award and has also been crowned for greenest council area in the entire country. *

Stockley Park golf course is located a short drive away, while Windsor is just a 22 minutes by car.



STOCKLEY PARK

12 mins by car



MINET COUNTRY PARK

10 mins by car



**OSTERLEY PARK
AND HOUSE**

19 mins by car

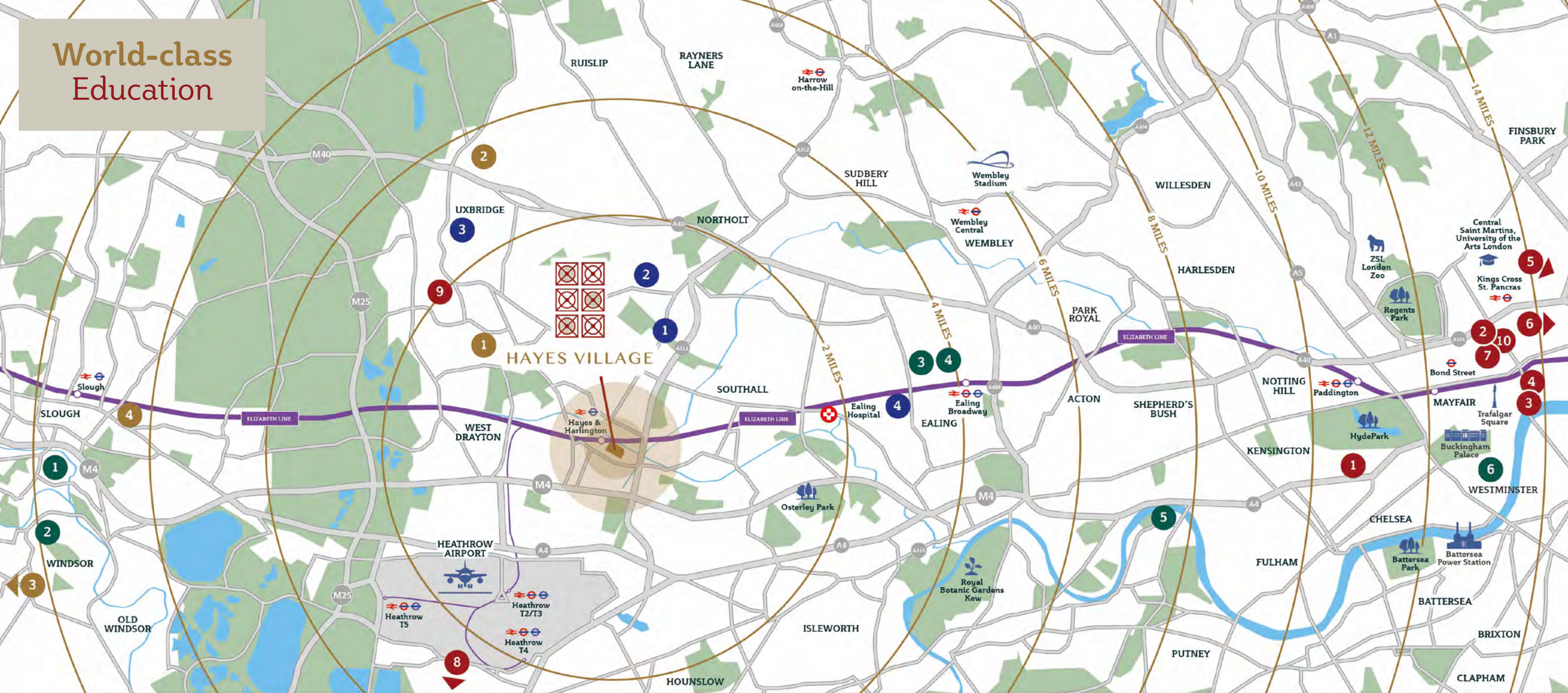


**LITTLE VENICE,
PADDINGTON**

20 mins via Elizabeth Line



World-class Education



Hayes Village residents will have ultra-convenient connectivity to some of London and the UK’s **world-renowned** and top-ranking **higher education** institutions and schools.

Private Schools		Travel Distance*
1	Eton College	21 mins
2	St George’s School Windsor Castle	26 mins
3	Notting Hill and Ealing High School for Girls	26 mins
4	St Benedict’s School	27 mins
5	St Paul’s School	30 mins
6	Westminster School	55 mins

Secondary Schools		Travel Distance*	Ofsted Rating†
1	Moorcroft School	12 mins	Outstanding
2	Vyners School	16 mins	Outstanding
3	Windsor Girls’ School	19 mins	Outstanding
4	St Bernard’s Catholic Grammar School	19 mins	Outstanding
Primary Schools			
1	Yeading Junior School	9 mins	Good
2	St Raphael’s Catholic Primary School	14 mins	Good
3	John Locke Academy	16 mins	Outstanding
4	St Joseph’s Catholic Primary School	21 mins	Good

London Institutions		Travel Distance*	London Ranking
1	Imperial College	31 mins	1
2	University College London (UCL)	47 mins	2
3	King’s College London	56 mins	3
4	London School of Economics and Political Science (LSE)	50 mins^	4
5	Queen Mary, University of London (School of Law)	50 mins^	5
6	City, University of London	53 mins^	6
7	Birkbeck, University of London	45 mins^	7
8	Royal Holloway, University of London	18 mins	8
9	Brunel University	12 mins	9
10	School of Oriental and African Studies (SOAS)	47 mins^	10

SHEARDOWN APARTMENTS

Discover Sheardown Apartments, a stylish new collection comprising of 24 modern homes set across 6 floors, offering canal-side living just moments from the Grand Union Canal.

Choose from studios, 1, 2 & 3-bedroom apartments, all designed with spacious, open-plan layouts, contemporary finishes and private balconies.

Set within a smaller, low-rise block, Sheardown Apartments provides a peaceful and quiet retreat.

Residents benefit from dual-aspect apartments, offering stunning south-facing views or peaceful outlooks across the landscaped podium gardens.



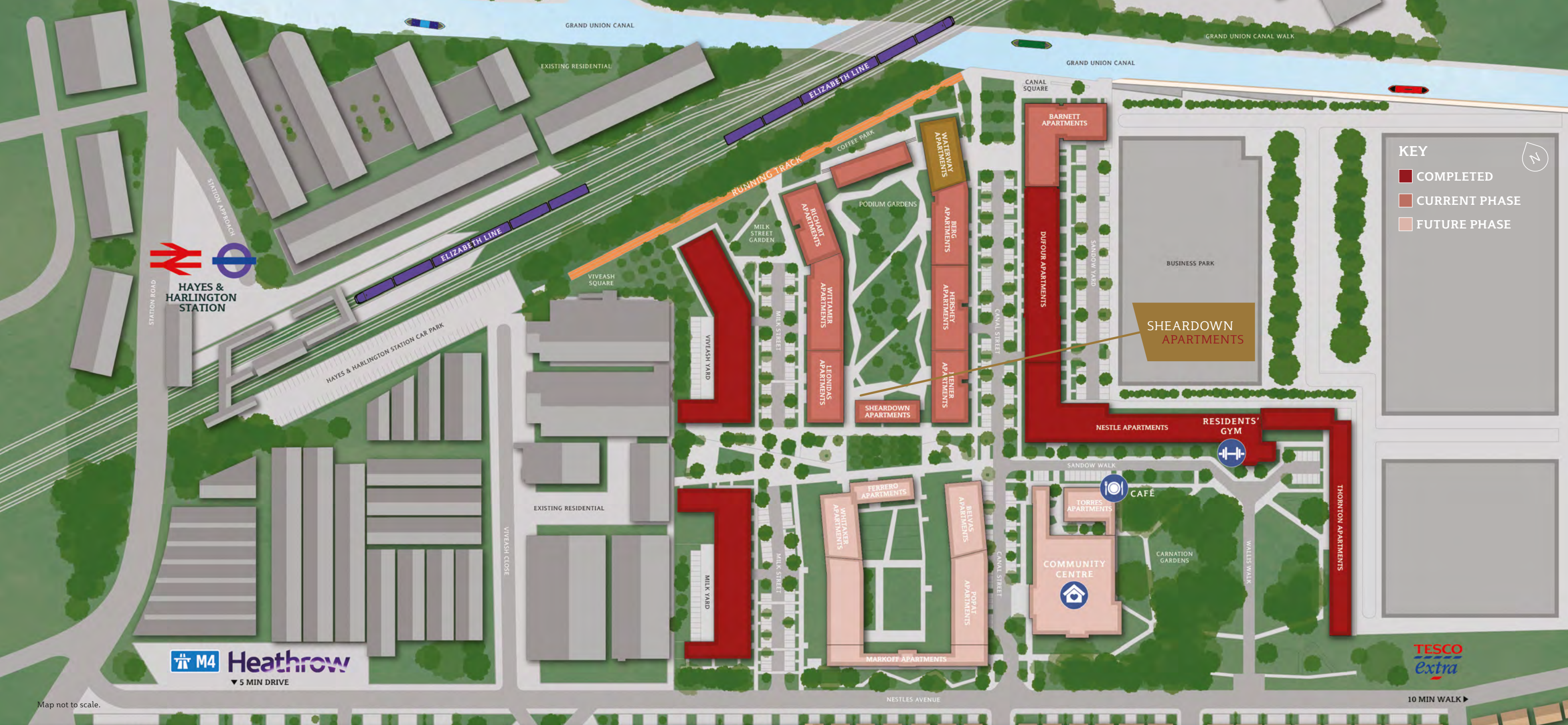
Beautifully designed homes
for modern living.



Set within a smaller, low-rise block, Sheardown Apartments provides a peaceful and quiet retreat.







An idyllic location,
steeped in local
heritage



DISABLED
ACCESS



RESIDENTS'
GYM



CAR CLUB
AVAILABLE



9 mins
WALK TO HAYES &
HARLINGTON STATION



9
ACRES OF
GREEN SPACE

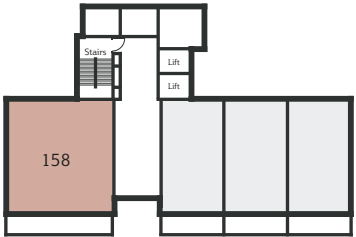


340+
ELECTRIC CAR
CHARGING POINTS

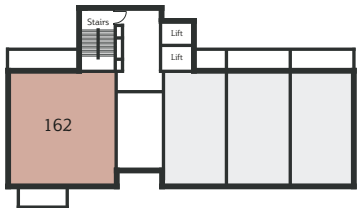


CGI is indicative only

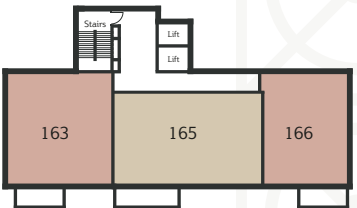
SHEARDOWN APARTMENTS



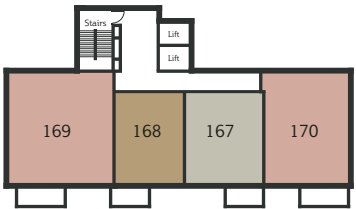
Ground Level



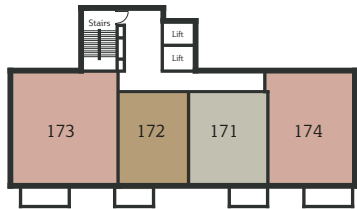
Level 1



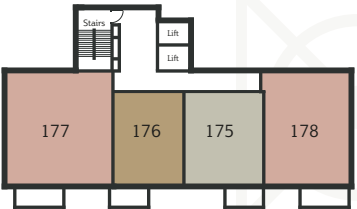
Level 2



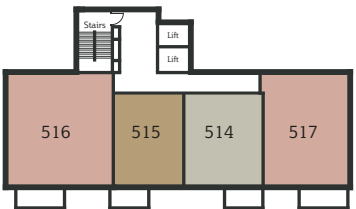
Level 3



Level 4



Level 5



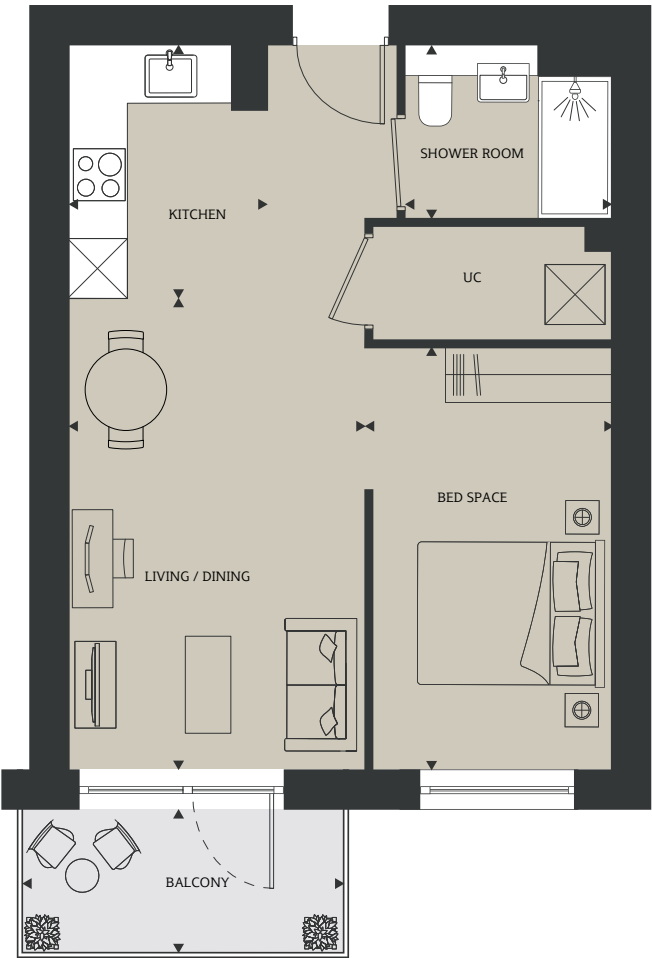
Level 6

- Studio apartments
- One-bedroom apartments
- Affordable Housing
- Two-bedroom apartments
- Three-bedroom apartments

SHEARDOWN APARTMENTS



1 BED STUDIO

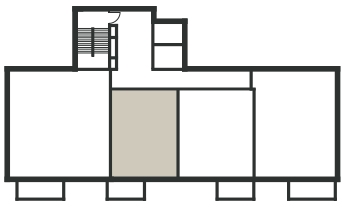


PLOTS 168 (3), 172 (4), 176 (5), 515 (6)

Total internal area
44 sq m 480 sq ft

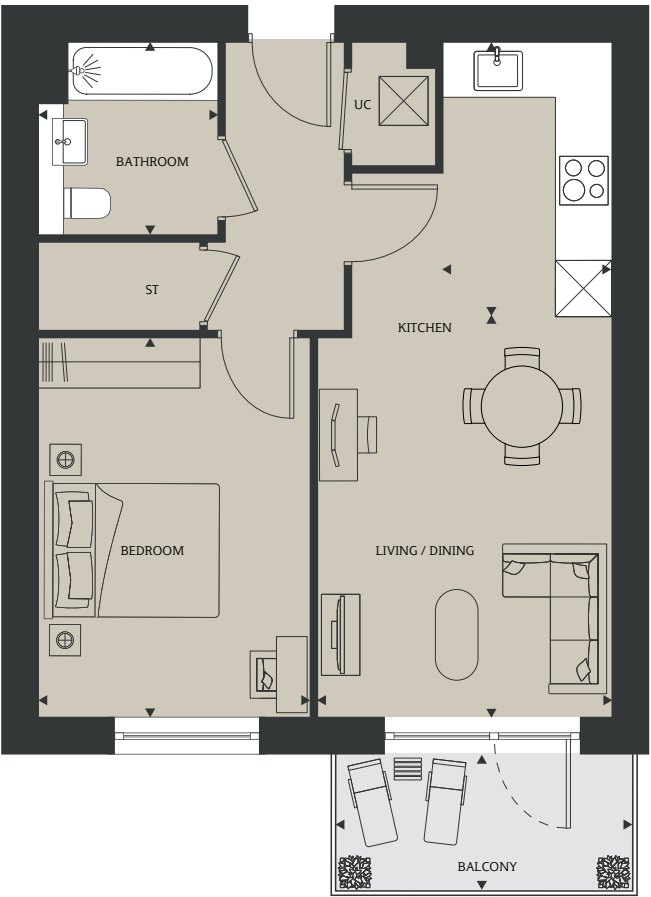
Total external area
5 sq m 54 sq ft

Living/Dining	3.17m x 5m	10'5" x 16'5"
Kitchen	2.07m x 2.65m	6'9" x 8'8"
Bed Space	2.63m x 4.49m	8'7" x 14'9"
Shower Room	2.20m x 1.85m	7'2" x 6'1"
Balcony	3.37m x 1.50m	11'1" x 4'11"



Levels 3 to 6

1 BEDROOM APARTMENT

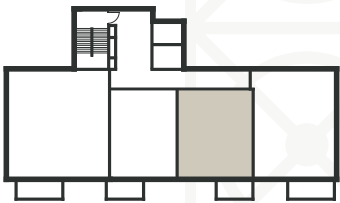


PLOTS 167 (3), 171 (4), 175 (5), 514 (6)

Total internal area
50 sq m 542 sq ft

Total external area
5 sq m 54 sq ft

Living/Dining	3.38m x 4.60m	11'1" x 15'1"
Kitchen	1.90m x 3.05m	6'3" x 10'0"
Bedroom	3.08m x 4.34m	10'1" x 14'3"
Bathroom	2.05m x 2.20m	6'8" x 7'2"
Balcony	3.37m x 1.50m	11'1" x 4'11"

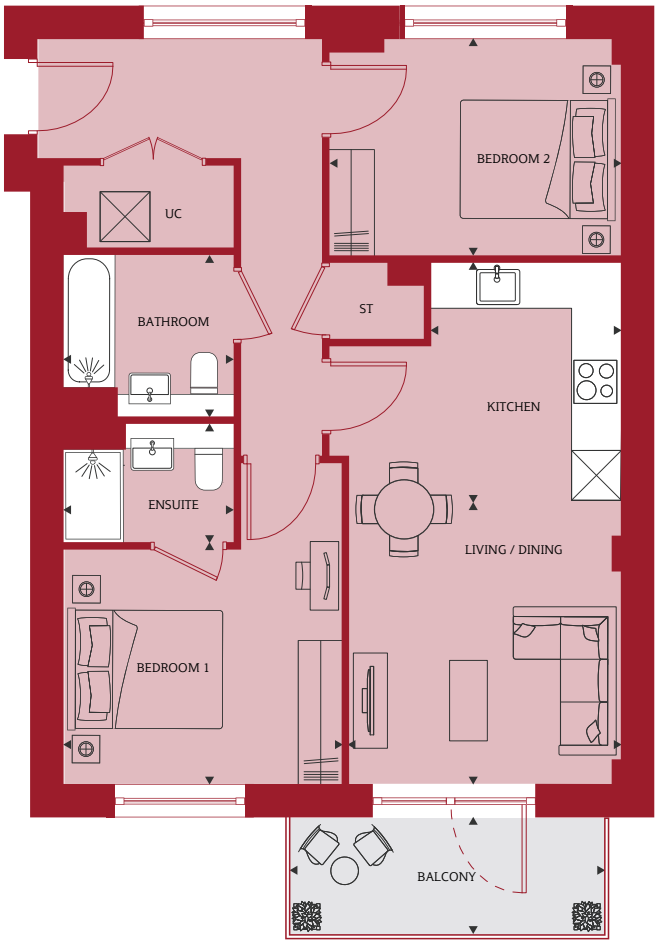


Levels 3 to 6

SHEARDOWN APARTMENTS



2 BEDROOM APARTMENT

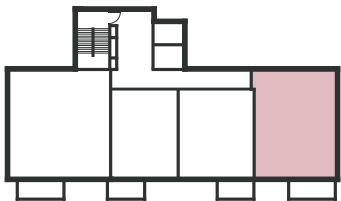


PLOTS 166 (2), 170 (3), 174 (4), 178 (5), 517 (6)

Total internal area* 68 sq m 733 sq ft	Total internal area 68 sq m 739 sq ft
Total external area 6 sq m 65 sq ft	Total external area 6 sq m 65 sq ft

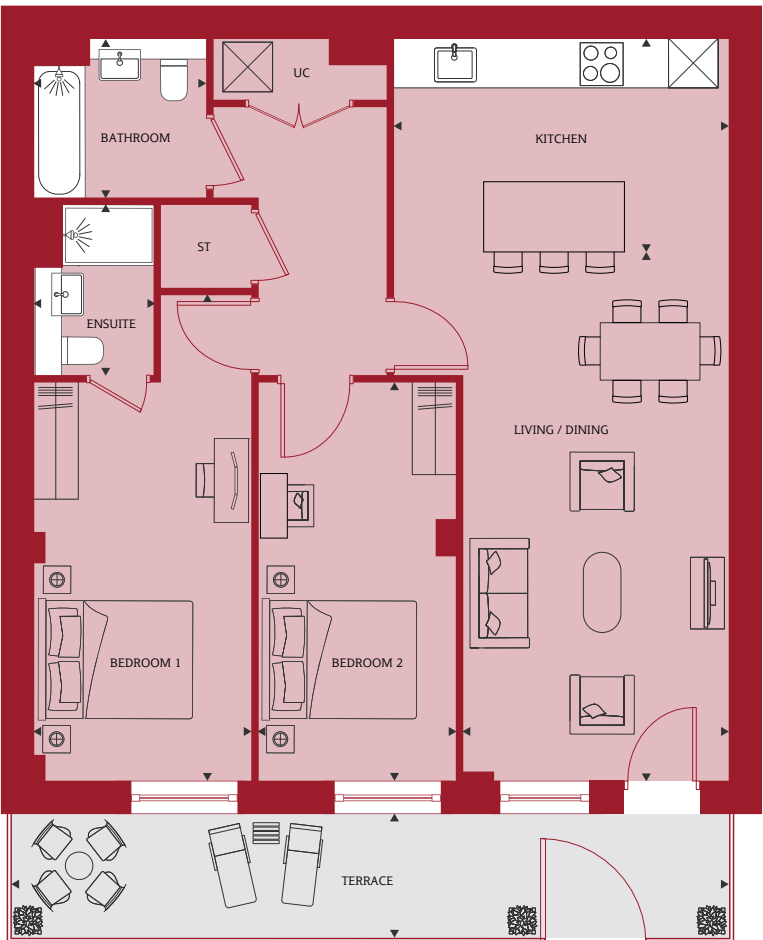
Living/Dining	3.49m x 5.59m	11'6" x 18'4"
Kitchen	2.44m x 3.05m	8'0" x 10'0"
Bedroom 1	3.57m x 3m	11'8" x 9'10"
Bedroom 2	3.74m x 2.75m	12'3" x 9'0"
Bathroom	2.20m x 2.05m	7'2" x 6'8"
Ensuite	2.20m x 1.55m	7'2" x 5'1"
Balcony	4.05m x 1.50m	13'3" x 4'11"

*PLOT 166 (2) ONLY



Levels 2 to 6

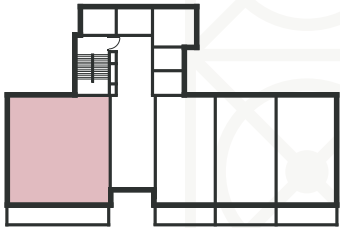
2 BEDROOM APARTMENT



PLOT 158 (0)

Total internal area 83 sq m 903 sq ft	Total external area 14 sq m 156 sq ft
--	--

Living/Dining	3.44m x 6.75m	11'3" x 22'2"
Kitchen	4.34m x 2.60m	14'3" x 8'6"
Bedroom 1	2.75m x 6.22m	9'0" x 20'5"
Bedroom 2	2.55m x 5.09m	8'4" x 16'8"
Bathroom	2.20m x 2.05m	7'2" x 6'8"
Ensuite	1.55m x 2.20m	5'1" x 7'2"
Terrace	9.08m x 1.60m	29'9" x 5'3"

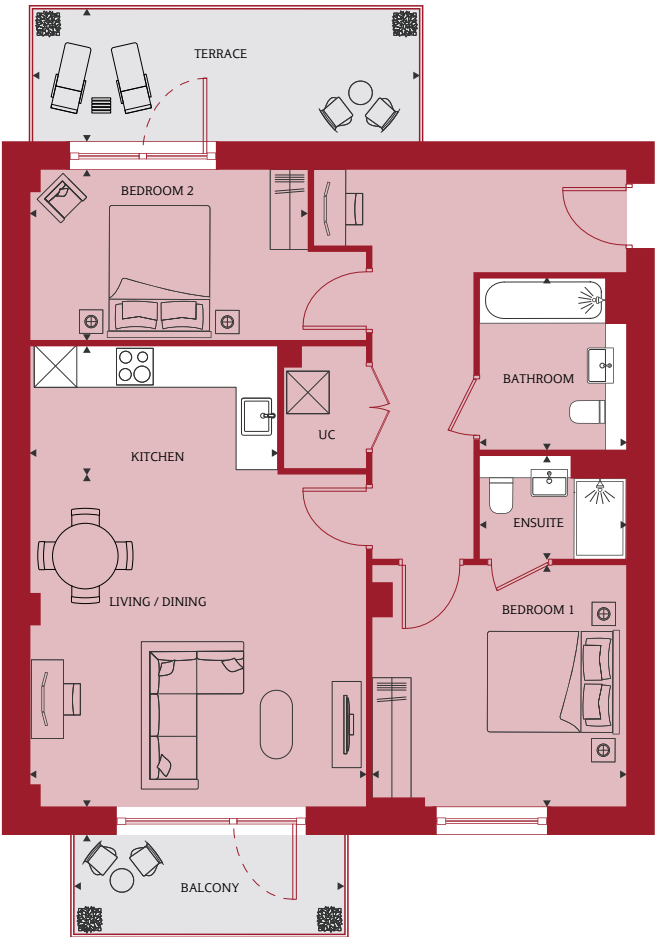


Level 0

SHEARDOWN APARTMENTS



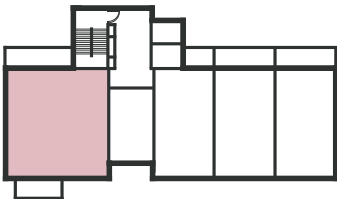
2 BEDROOM APARTMENT



PLOT 162 (1)

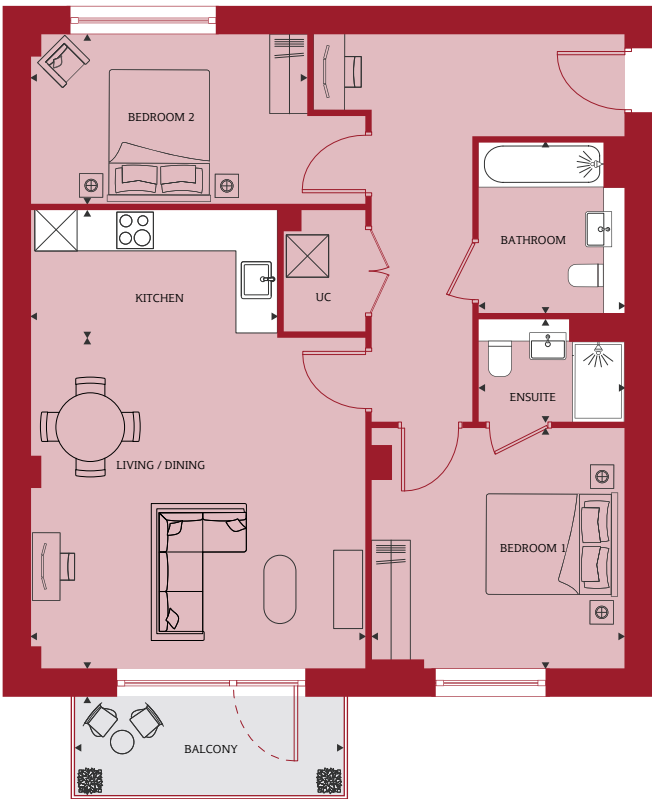
Total internal area
84 sq m 907 sq ft
Total external area
28 sq m 285 sq ft

Living/Dining	5.04m x 4.97m	16'6" x 16'3"
Kitchen	3.67m x 1.90m	12'0" x 6'3"
Bedroom 1	3.78m x 3.61m	12'5" x 11'10"
Bedroom 2	4.14m x 2.55m	13'7" x 8'4"
Bathroom	2.20m x 2.60m	7'2" x 8'6"
Ensuite	2.20m x 1.55m	7'2" x 5'1"
Balcony	4.05m x 1.50m	13'3" x 4'11"
Terrace	5.84m x 3.50m	19'2" x 11'6"



Level 1

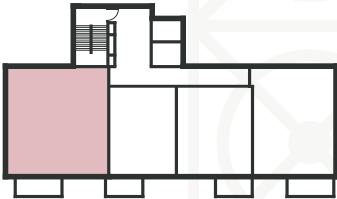
2 BEDROOM APARTMENT



PLOTS 163 (2), 169 (3), 173 (4), 177 (5), 516 (6)

Total internal area
84 sq m 907 sq ft
Total external area
6 sq m 65 sq ft

Living/Dining	5.04m x 4.97m	16'6" x 16'3"
Kitchen	3.67m x 1.90m	12'0" x 6'3"
Bedroom 1	3.78m x 3.61m	12'5" x 11'10"
Bedroom 2	4.14m x 2.55m	13'7" x 8'4"
Bathroom	2.20m x 2.60m	7'2" x 8'6"
Ensuite	2.20m x 1.55m	7'2" x 5'1"
Balcony	4.05m x 1.50m	13'3" x 4'11"



Levels 2 to 6

SHEARDOWN APARTMENTS



3 BEDROOM APARTMENT

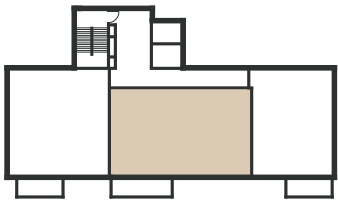


PLOT 165 (2)

Total internal area
97 sq m 1046 sq ft

Total external area
8 sq m 87 sq ft

Living/Dining	4.11m x 5.79m	13'6" x 19'0"
Kitchen	4.30m x 1.85m	14'1" x 6'1"
Bedroom 1	2.75m x 6.06m	9'0" x 19'10"
Bedroom 2	2.90m x 4.28m	9'6" x 14'0"
Bedroom 3	2.65m x 4.28m	8'8" x 14'0"
Bathroom	2.05m x 2.20m	6'8" x 7'2"
Ensuite	2.20m x 1.55m	7'2" x 5'1"
Balcony	5.40m x 1.50m	17'8" x 4'11"



Level 2



CGI is indicative only

SHEARDOWN APARTMENTS



CGIs are indicative only



APARTMENT SPECIFICATION

KITCHEN

- Individually designed contemporary kitchens with soft-close doors and drawers
- Matching worktops and upstands
- Stainless steel bowl sink and tap
- Fully integrated appliances including oven, hood, ceramic hob, dishwasher and fridge/freezer

BATHROOM

- Mirrored Cabinet
- White hand wash basin
- Toilet with soft-close pan
- White bath with shower and screen
- Chrome heated towel rail
- Ceramic floor and wall tiles
- Shaver socket

GENERAL

- Video door entry
- BT TV/Sky Q/FM connectivity in living area
- Fibre broadband connectivity
- Pendant lighting in hallway, living area and bedrooms
- Downlights in hallway, kitchen and bathrooms
- Engineered flooring to hallway, kitchen and living/dining areas

EN SUITE

- White hand wash basin
- Toilet with soft-close pan
- Chrome heated towel rail
- Ceramic floor and wall tiles
- Shaver socket
- White freestanding shower tray

BEDROOMS

- Carpet to bedrooms

COMMUNAL AREAS AND FACILITIES

- Lifts to all floors
- Entrance foyer to the building
- Car parking *

* Car parking will be available for selected homes at an additional cost



ADDITIONAL
INFORMATION

ADDRESS

Nestles Avenue, Hayes, Middlesex
UB3 4QF

Local authority
London Borough of Hillingdon

MISCELLANEOUS

Building Warranty
10 year NHBC**

Length of lease
999 years

Estimated completion date
Q3 2025

Terms of payment
10% of purchase price
payable on exchange, balance
of purchase price to be paid
on completion

VENDOR'S SOLICITOR

Winckworth Sherwood

Telephone
020 7593 5000

Email
leccott@wslaw.co.uk

Address
Arbor, 255 Blackfriars Road,
London SE1 9AX

NEW HOMES QUALITY CODE

Housebuilders and developers who build new homes will be expected to register with the New Homes Quality Board (NHQB). As long as a housebuilder or developer has followed the correct registration process, including completing the necessary training, introducing a complaints procedure, and following other processes and procedures that are needed to meet the requirements of this New Homes Quality Code (the code), they will become a registered developer.

Registered developers agree to follow the code and the New Homes Ombudsman Service, including accepting the decisions of the New Homes Ombudsman in relation to dealings with customers. If a registered developer does not meet the required standards, or fails to accept and act in line with the decisions of the New Homes Ombudsman, they may have action taken against them, including being removed from the register of registered developers.

The code sets out the requirements that registered developers must meet. The code may be updated from time to time to reflect changes to industry best practice as well as the decisions of the New Homes Ombudsman Service.

All homes built by registered developers must meet building-safety and other regulations. All registered developers should aim to make sure there are no snags or defects in their properties before the keys are handed over to a customer. If there are any snags or defects, these should be put right within the agreed timescales.

What the code covers

For the purposes of this code, ‘customer’ means a person who is buying or intends to buy a new home which they will live in or give to another person. (If a new home is being bought in joint names, ‘the customer’ includes all the joint customers.) However, the New Homes Quality Board have also started work to consider other groups of customers and what they should be able to expect from a new home. This includes shared owners and people who are buying a new home to let to other people. Any changes the New Homes Quality Board make to the code to reflect the needs of other groups of customers will be developed through consultation, and they will continually assess and review the effectiveness of the code, and any new laws or regulations that apply. Other areas which are not covered by the code are claims for loss of property value or blight (where a property falls in value or becomes difficult to sell because of major public work in the area), personal injury or claims that are not covered by the scheme rules of the New Homes Ombudsman Service.



* We are the only major national housebuilder to be awarded this award every year since 2010. “we” refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.
**A two year builder warranty period from legal completion provided by Barratt London followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot.

WHY BARRATT LONDON?

BARRATT LONDON'S VISION

Since the construction of our first London development in 1982, our goal has been to provide high-quality homes for all Londoners by focusing on excellence in design, construction and customer service. The supply of new housing is essential to the continued growth of London as a major global city and Barratt London is proud to be contributing to this with the delivery of 1,500 new homes each year.

FIVE-STAR CUSTOMER SERVICE

As part of Barratt Developments PLC, the UK's most recommended housebuilder, we are fully committed to delivering a superior service for our customers and have been awarded the maximum five-star rating for customer satisfaction by the Home Builders Federation every year since 2010*. For our customers, this means that when you buy a Barratt London home, you can be confident you are buying a home of quality and receiving the very best in customer service.

REAL PEACE OF MIND

Our homes come with an NHBC warranty and insurance policy, known as Buildmark, which includes a 2-year builder warranty period, followed by an 8-year insurance cover, giving you added peace of mind from the moment you move in..

Nothing in this code affects any other rights the customer has by law and does not replace any legislation that applies to the new home. Customers do not have to make a complaint to the New Homes Ombudsman Service if they are not satisfied with a matter that is covered by the code. They may decide to take other action, such as through the civil courts or other ombudsman or regulator. We are on the New Homes Quality Code register of registered developers. "We" refers to the Barratt Developments PLC group brands including Barratt London, Barratt Homes and David Wilson Homes.

Please note that all images are for illustrative purposes only. Final elevations of the property purchased may differ from those shown. Please see our Image Disclaimer for further details. The features, designs, materials and visual depictions of and in our Show Apartments and in our Show Apartment photography must be treated as general illustration and guidance. Images may also include upgrades which are available at extra cost. Furniture and furnishings are not included. Fixtures, fittings and specification may be subject to change as necessary and without notice and their accuracy or completeness is not guaranteed. Nor are they intended to form part of any contract or a warranty unless specifically incorporated into the contract. Please ask your Sales Adviser for the current specification. Individual features such as windows, brick and other materials' colours may vary, as may drainage, heating and electrical layouts. Specification may be subject to change as necessary and without notice. Development layouts and landscaping, specification, dimensions and computer generated images are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. The development name, Hayes Village and building names are for marketing purposes only and may not be the designated postal address, which may be determined by The Post Office. All information in this document is correct to the best of our knowledge at the time of issue February 2025. Visit www.barratthomes.co.uk for full details. BDW Trading Limited (number 0318173) whose registered office is at Barratt House, Cartwright Way, Forest Business Park, Bardonia Hill, Coalville, Leicestershire LE67 1UF ("BDW") is a subsidiary of Barratt Developments PLC. Calls to 03 numbers are charged at the same rate as dialling an 01 or 02 number. If your fixed line or mobile service has inclusive minutes to 01/02 numbers, then calls to 03 are counted as part of this inclusive call volume. Non-BT customers and mobile phone users should contact their service providers for information about the cost of calls.

**A two year builder warranty period from legal completion provided by Barratt London followed by eight years insurance cover, provided by the NHBC. Please refer to the NHBC website for more information and full exclusions and limitations. Although all of our homes come with an NHBC warranty, it is not always an NHBC Buildmark Warranty. Please speak to a Sales Adviser on your chosen development to confirm which NHBC warranty will apply to your selected plot.



CGIs are indicative only

**“It is not enough to
make the product, you
also have to get it known
and approved by the
general public.”**

Henri Nestlé 1869



**BARRATT
— LONDON —**