

The
Paddocks

HAYES, MIDDLESEX UB4 8PD



CLEARVIEW HOMES
BUILDING THE FUTURE

W E L C O M E T O T H E P A D D O C K S , H A Y E S



A SUPERB COLLECTION OF 1, 2 & 3 BEDROOM HOMES



The Paddocks comprises just fourteen 1 bedroom apartments and 2 & 3 bedroom houses in a well-served neighbourhood that is also close to green recreational spaces and open farmland. Deceptively, London Heathrow Airport is only about 6 miles away, and Oxford Circus around 15 miles.

There are several ways to commute to the capital, with Hayes & Harlington station, West Drayton station and Hillingdon station readily accessible. Hillingdon is on London Underground's Metropolitan and Piccadilly lines, while Northolt is on the Central Line for an approximate 30 minute journey to Oxford Circus.

A major future benefit, from approximately 2018, Hayes and Harlington will be served by the new Crossrail Elizabethan line. This will replace the station's Great Western Railway route, to provide a frequent metro service across the Capital to Docklands and beyond. The journey to Bond Street, for instance, will be slashed from 35 minutes to 20*, and London Heathrow Airport's terminals 2 and 3 will be just one stop away. There are buses from Charville Lane to Hayes and Harlington station. This 21st century infrastructure makes it unnecessary to own a car, but still attractive since the M40/A40, M25 and M4 are all minutes away.

* Current travel times obtained from Traveline, and comparison of current and Crossrail journey times obtained from www.crossrail.co.uk in October 2017. Purchasers are advised to seek confirmation on the above at the time of purchase, as Clearview Homes cannot be held responsible for changes to the operators' schedules.

C L O S E T O G R E E N S P A C E S A N D O P E N F A R M L A N D A R E A

Proximity to education and health care

The Paddocks is close to several schools, those within a mile include nearby Charville Primary as well as Ryefield Primary, Swakeleys School for Girls (secondary and 16-18 years), and Abbotsfield School (secondary + 16-18 years). Brunel University London is about 2.5 miles away.

Recently opened in Hayes, the Global Academy has welcomed its first students in the broadcast and digital media industry. There are two GP practices within about a mile, while Hillingdon NHS Hospital (with A&E services) lies approximately 1.6 miles away.

Leisure options for a balanced life

Hayes lies within the London Borough of Hillingdon, one of the greenest boroughs in the UK, with more Green Flag awards than anywhere else. There are many beautiful and accessible places for fun, fitness and social activities, parks, nature trails, cycling routes, as well as the Grand Union Canal - this is truly where town and country meet.

Lake Farm Country Park, Stockley Park Golf Course, Hillingdon Golf Course, and the 20-acre Barra Hall Park, with its purpose-built open air theatre and outdoor gym are among the attractions. Other attractions include The Beck Theatre in Hayes, Compass Theatre in



I D E A L L Y L O C A T E D F O R F U T U R E C R O S S R A I L L I N K



Ickenham, cinemas in Uxbridge and Ruislip, and Hillingdon Sports & Leisure Centre. There is a lively calendar of local events, the annual Hayes Carnival, with its diverse and colourful displays, being a must-see.

A magnet to employers

The calm rural life around Hayes changed little until the arrival of the Grand Union Canal in 1794, as this facilitated the manufacture and transportation of bricks. Then, in the 20th century, immense growth and economic prosperity came with the arrival of major employers, including His Master's Voice, EMI, Nestlé and Fairey Aviation. The opening of Heathrow Airport in

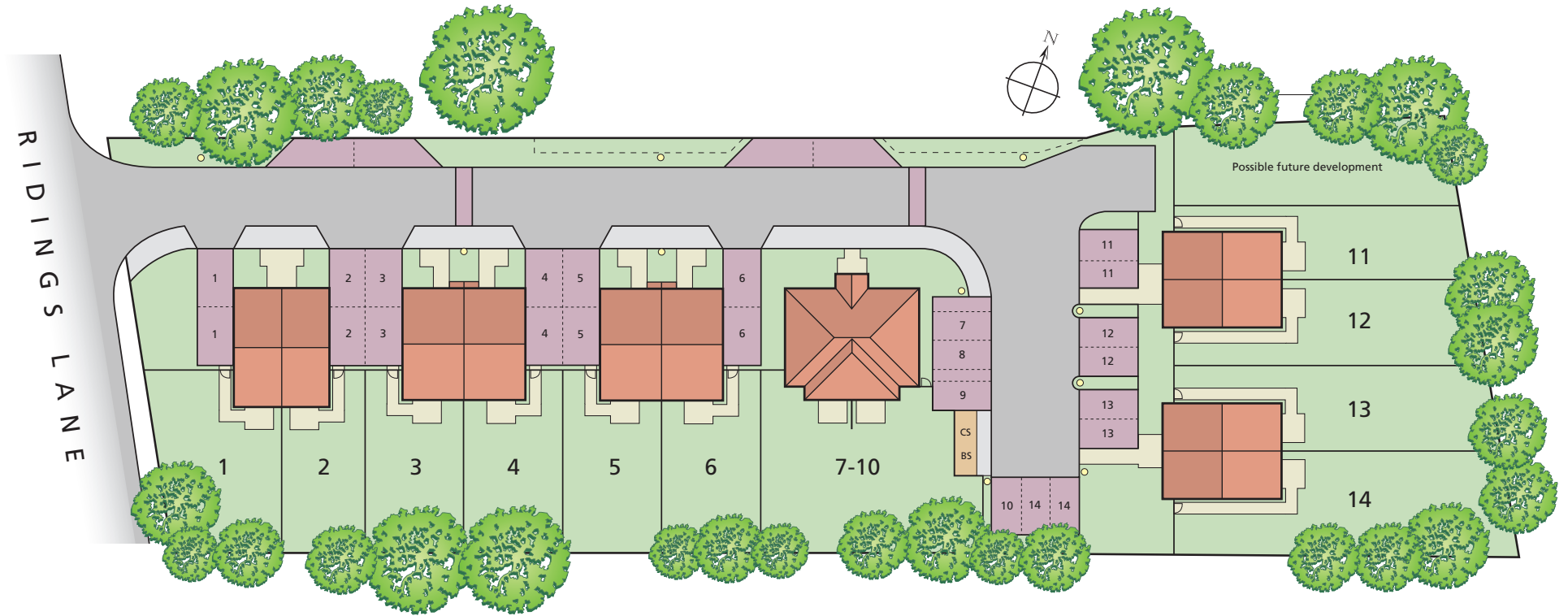
1946 provided numerous jobs as has the subsequent arrival of Heinz, Fujitsu, Nestlé and United Biscuits.

Today, Hayes is taking another leap forward with a £6 million transformation of the town centre to improve the resident and visitor experience, and complement the modernisation of Hayes & Harlington station in time for Crossrail.

Hayes has a good mix of shops, both familiar High Street names and independents, as well as public houses, bars and restaurants. The choice at Uxbridge, about three miles from our development, includes Sainsbury's and Lidl. For serious fashion shopping, Westfield is around ten miles distant.



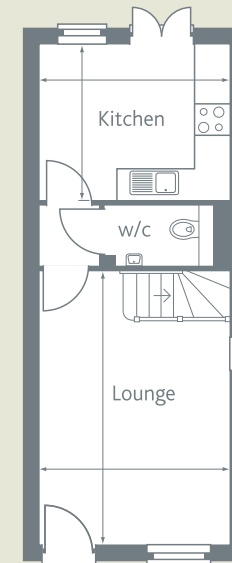
THE SITE LAYOUT



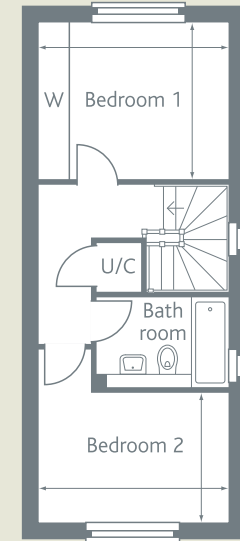
BS Bin store CS Cycle store ● Lighting column/bollard Landscaping is indicative

All measurements are approximate and floor plans are for guidance only. Photography shows previous Clearview Homes developments, or typical specification. Clearview Homes Limited operates a policy of continuous improvement and therefore individual details may change. Please check with the Sales Executive. Where choices are offered this may be subject to the stage of construction at the time of exchange of contracts. Information supplied within this brochure may vary and therefore does not form any part of any contract.

2 BEDROOM HOUSES - PLOTS 1, 2, 11, 12, 13 & 14



Plots 2, 11 & 13 are handed.



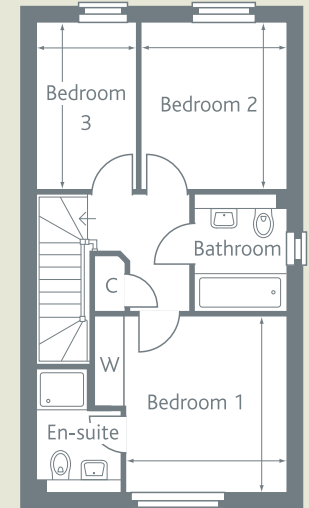
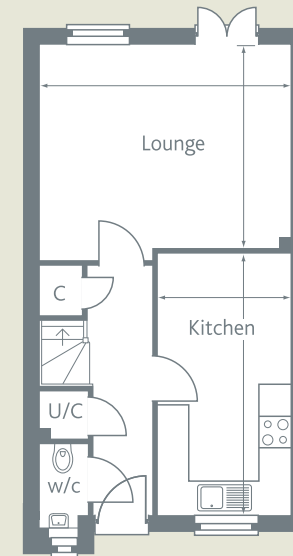
W Wardrobes
U/C Utility cupboard

Plots 11 & 12 illustrated. Elevational treatments are subject to planning approval.

Ground Floor	Lounge	11'7" x 16'10"	(3550 x 5160 mm)
	Kitchen	11'7" x 9'4"	(3550 x 2860 mm)
First Floor	Bedroom 1	11'7" x 9'9"	(3550 x 2990 mm)
	Bedroom 2	11'7" x 7'9"	(3550 x 2370 mm)

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3 BEDROOM HOUSES - PLOTS 3, 4, 5 & 6



Plots 4 & 6 are handed.

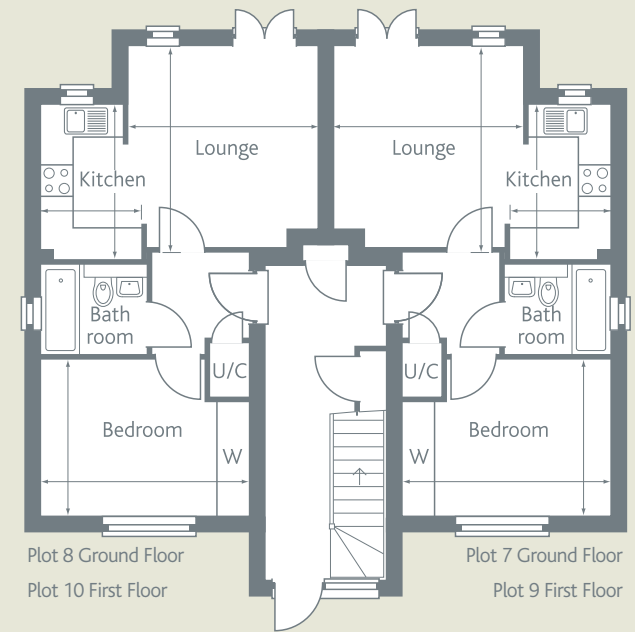
W Wardrobes
C Cupboard
U/C Utility cupboard

Plots 3 & 4 illustrated. Elevational treatments are subject to planning approval.

Ground Floor	Lounge	15'4" x 12'6"	(4690 x 3820 mm)
	Kitchen	8'1" x 16'1"	(2480 x 4920 mm)
First Floor	Bedroom 1	9'10" x 10'9"	(3020 x 3290 mm)
	Bedroom 2	8'11" x 10'3"	(2720 x 3140 mm)
	Bedroom 3	6'1" x 10'8"	(1870 x 3250 mm)

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1 BEDROOM APARTMENTS - PLOTS 7, 8, 9 & 10



Plot 8 Ground Floor
Plot 10 First Floor
Plot 7 Ground Floor
Plot 9 First Floor

Ground floor plots 7 & 8 are shown.
First floor plots 9 & 10 include a Juliette balcony.
W Wardrobes **U/C** Utility cupboard

Elevational treatments are subject to planning approval.

Dimensions	Lounge	11'7" x 12'4"	(3540 x 3780 mm)
	Kitchen	6'1" x 9'6"	(1850 x 2890 mm)
	Bedroom	12'8" x 9'6"	(3870 x 2920 mm)

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O U R C O M M I T M E N T T O Q U A L I T Y

At Clearview Homes we pride ourselves in creating high quality homes that exceed the requirements of Building Regulations, Industry Standards and most importantly your expectations. We do this by building with carefully selected materials of high specification from sustainable sources. Our team constantly apply research and development making us the leaders in the field of the very latest cutting edge construction technology applied by highly skilled and experienced craftsmen.

This means each home is energy efficient and eco-friendly. This helps to reduce your running costs and your impact on the environment. Every Clearview Home comes complete with a 10 year CRL Builders Insurance - that's our commitment to quality and your assurance of total satisfaction. For your added peace of mind Clearview Homes include a two year after sales service dedicated to supporting you as a new home owner.



WE PRIDE
OURSELVES IN
CREATING HIGH
QUALITY HOMES
THAT EXCEED YOUR
REQUIREMENTS



A SPECIFICATION TO SUIT YOUR LIFESTYLE

KITCHEN

- Professionally designed kitchens with porcelain colour matt finish kitchen units with integrated handles
- High quality laminate work surfaces with upstands and stainless steel splashback to hob
- Stainless steel single bowl sink with tap
- NEFF built in single oven
- NEFF gas hob with 4 burners
- SMEG extractor hood
- Integrated 70/30 split fridge/freezer
- Integrated dishwasher
- Brushed chrome downlights
- Pelmet lighting to kitchen units
- Stylish porcelain floor tiling (to houses only)

UTILITY CUPBOARD

- High quality laminate work surface with upstand
- Plumbing in place for purchasers own appliance
- Stylish porcelain floor tiling

INTERIOR SPECIFICATION

- Dulux Swansdown coloured paint to kitchen (and lounge of apartments)
- Dulux white coloured paint to all other rooms (including lounge of houses) and ceilings
- Dulux white satin wood paint to skirting boards,

architraves and window cill

- Satin white ladder moulded internal doors
- Staircase to houses feature dark handrail and newel caps with white spindles
- Fitted sliding mirror wardrobes to master bedroom with hanging rail and shelf

FAMILY BATHROOM, MASTER BEDROOM EN-SUITE AND CLOAKROOM

- Contemporary white sanitaryware with Grohe taps
- Chromed edged shower screen to the bath in family bathroom
- Glass shower door to master bedroom en-suite
- Grohe thermostatically controlled shower to family bathroom and master bedroom en-suite
- Chrome heated towel rails to family bathroom and master bedroom en-suite
- Shaver socket to family bathroom and master bedroom en-suite
- Full height ceramic tiling to family bathroom and master bedroom en-suite. Splash back tiling to cloakroom where applicable
- Co-ordinating ceramic floor tiling to family bathroom, master bedroom en-suite, utility cupboard and cloakroom where applicable
- Fitted mirrors to family bathroom and master

bedroom en-suite

HEATING AND LIGHTING

- Gas radiator central heating
- Gas fired Alpha Combi boiler
- Recessed chrome downlights to kitchen, family bathroom, master bedroom en-suite and cloakroom, where applicable. Pendant light fittings to all other rooms
- Bollard lighting on dusk to dawn sensor together with lamp columns

MEDIA AND COMMUNICATIONS

- Satellite/freeview television distribution system that allows picture output from a satellite decoder to be viewed in all rooms with a TV socket (following purchase and subscription of purchasers own reception equipment and connection)
- TV/satellite sockets to lounge and master bedroom compatible for Sky + and/or Sky Q (following purchase and subscription of purchasers own reception equipment)
- Communal satellite dish to apartments (following purchase and subscription of purchasers own reception equipment and connection)

- Hi level TV points to lounge, dining area and master bedroom (to houses only)
- CAT 5e data link cable from high level to low level TV points to lounge allowing video or audio signal
- Telephone sockets to lounge, master bedroom and bedroom 2

EXTERNAL FEATURES

- Secure by Design uPVC black front entrance door with internal LED screen door viewer to houses
- Secure by Design white ladder style front doors to apartments
- uPVC black front entrance door with entry system allowing display through homeowners TV to apartment block
- Secure by Design uPVC white windows with polished chrome handles to all plots
- Chrome bell push and internal chime to houses to all plots
- Sandstone paving to patios (where applicable) and paths
- Timber closeboard fencing to rear gardens
- Outside water tap to rear of houses and one communal outside tap for apartments
- Landscaped front gardens
- Turf to rear gardens



ALL OF THESE ITEMS ARE STANDARD IN YOUR NEW HOME

- Bin and cycle store to apartments
- Allocated parking (two parking spaces for houses and one for apartments)

SECURITY AND SAFETY

- Outside wall light to rear of houses
- Porch downlight with dusk to dawn sensor
- Multi point locking system and LED screen viewer to front door
- Secure by Design white ladder style front doors to each apartment
- Secure by Design accredited windows and doors
- Mains operated smoke detectors with battery back up
- Mains operated heat detector to kitchen with battery back up

ENVIRONMENTALLY FRIENDLY

- Low energy lighting
- Dusk to dawn sensors to the front door external lighting to reduce electricity usage
- A and B rated kitchen appliances to reduce water and energy use
- Dual flush mechanism to toilets to reduce water useage
- uPVC windows providing thermal insulation and reduced heat loss

- Energy efficient boiler and thermostatically controlled gas central heating system
- Increased levels of insulation to walls and floors for thermal and sound benefit
- Floors are engineered to exceed Building Regulation standards to enhance resistance to noise transmission

PEACE OF MIND

- Clearview Homes 2 year Customer Care service
- Annual servicing to boiler for the first two years by Clearview Homes
- 10 year CRL Management Ltd Warranty

COMMUNAL HALLWAY TO APARTMENTS

- Stylish porcelain floor tiling to the ground floor with inset door mat
- Classic Rib carpet to stairs and first floor landing
- Dulux White coloured paint to communal hallway, walls and ceiling
- Dulux white stainwood paint to skirting boards and architraves
- Secure by Design white ladder style front door to each apartment



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WHY CLEARVIEW HOMES?



Established in 1991, Clearview Homes has an unrivalled reputation as a house builder of quality modern homes and a provider of outstanding customer service.

With a portfolio of properties throughout the South East, the company uses proven construction methods and skilled craftsmen, combined with the latest materials and finishes to create stylish homes with lasting appeal, for now and for the future.

Whilst being a small private builder we are able to give a personal service from your initial enquiry through to completion of your new home.

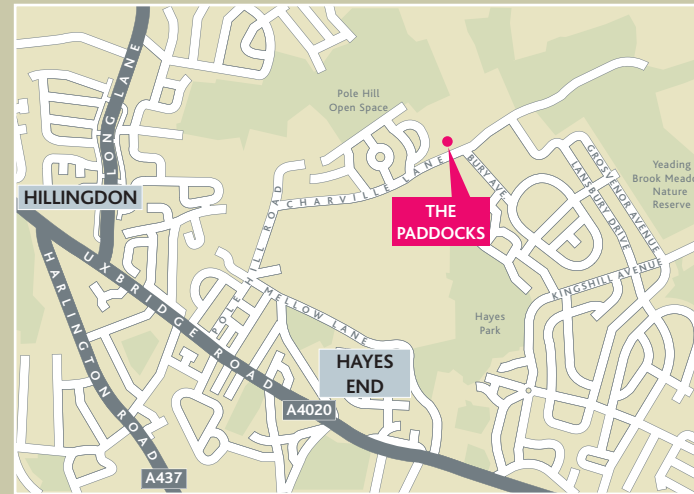
Photography from previous developments



THE PADDOCKS, CHARVILLE LANE, HAYES UB4 8PD



Regional Map



Local Area Map

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