

L&Q at  
Hayes Village

L&Q

# A home with history *and a place for the future*

L&Q at Hayes Village is a brand new neighbourhood of over 1,000 homes, built in the grounds of the historic Nestlé factory, Hayes Village.

Less than a 10 minute walk from Crossrail, life here is about stunning green spaces, industrial-inspired apartments, and life-enriching amenities including a 200 metre running track and coffee shop.

With Shared Ownership available from just a 25% share of the property, you could own a stylish new apartment and call this beautiful neighbourhood home for less than you might think.

Ready to take a look around?

**With a canal-side location, stunning green spaces and on-site amenities, home at Hayes Village is so much more than a stunning apartment.**



# A home like you've never had before

L&Q at Hayes Village is not just about your beautiful apartment. It's also about a great quality of life and community spirit.

When you want to get outdoors, there are three hectares of stunning green space to choose from. Take a picnic and soak up the sun in the lush, tree-filled Wallis Gardens or head to Coffee Park. Or meet friends and family in Sandow Square, an acre of community space that could one day be a home for markets and events.

**A neighbourhood that's welcoming – and practical**  
Beyond just a beautiful place to live, Hayes Village has been designed with everyday convenience in mind. That's why secure cycle storage is available throughout, and selected homes come with a parking space included. Please speak to our Sales Associate for more information.





# Transport connections and getting around

With great road links, bus stops on your doorstep, and Crossrail arriving soon, getting around from Hayes Village is quick and easy.

Average journey times in minutes\*

**Great Western Railway and TFL Rail Zone 5**  
10 min walk to station, trains every 8 mins 6am–midnight



**Crossrail Zone 5**  
The high frequency, high capacity railway (early 2022)



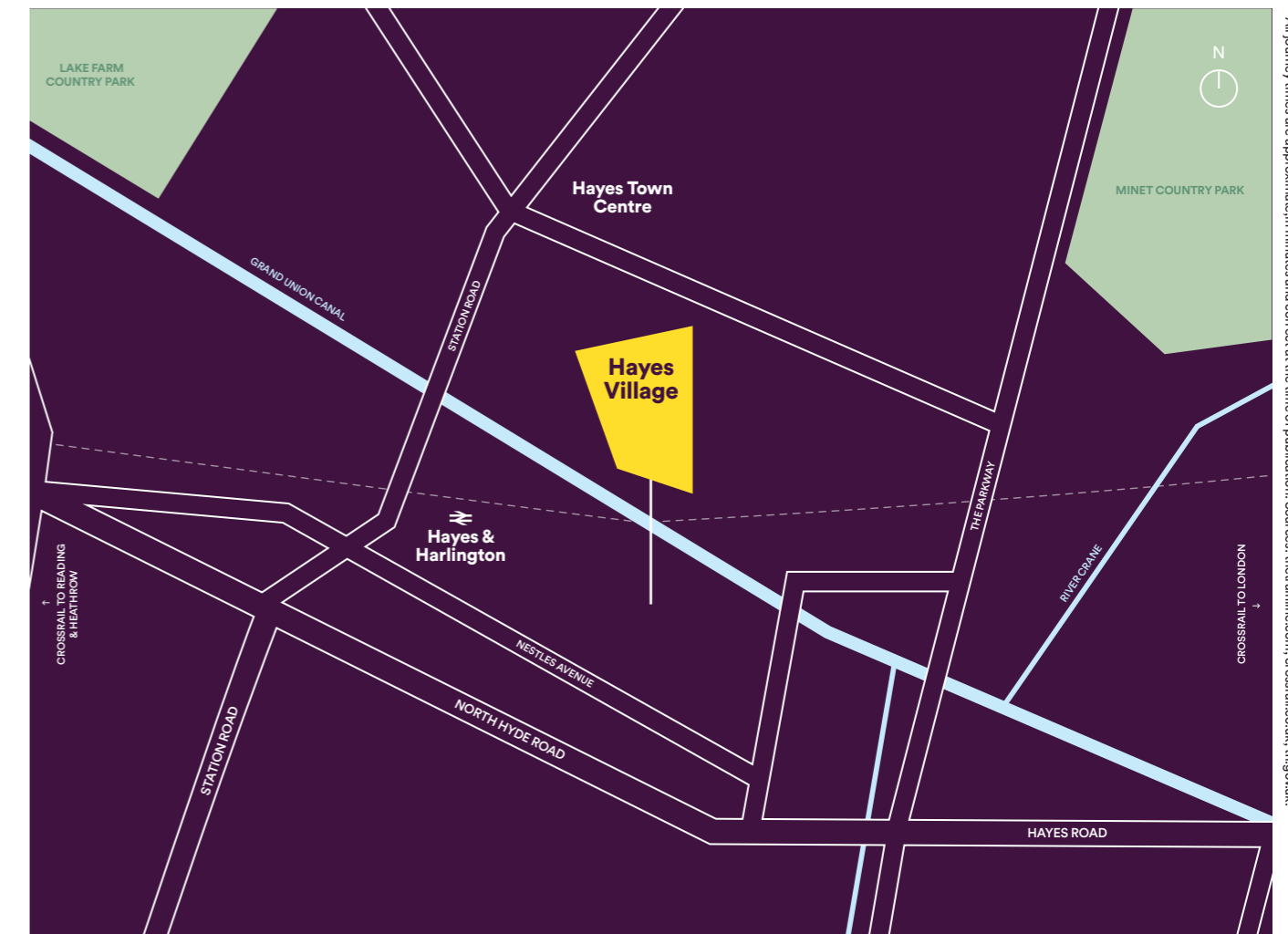
**Bus Connections**  
Several bus stops within 10 min walking distance

Routes in all directions, for Uxbridge, Ruislip, Northolt, Greenford Station, Southall, Feltham, Hounslow and more

**By Bike**  
The greener way to travel



**By Car**  
Excellent links to major roads



\* All journey times are approximate in minutes and correct at the time of publication. Sources: thetrainline.com, crossrail.co.uk, tfl.gov.uk.

# Life as a local in Hayes & Harlington

From the weekly shop to Friday night drinks and entertaining the kids, you'll find everything you need nearby.



## Eating

- Loaded Gourmet Burgers and Fries**  
10 min walk
- The Village Cafe**  
10 min walk
- Curry Delight**  
10 min walk
- Restaurants at The Old Vinyl Factory (coming soon)**  
10 min walk



## Drinking

- Costa Coffee**  
15 min walk
- The Botwell Inn**  
15 min walk
- The Great Western**  
20 min walk



## Getting outdoors

- Minet Country Park**  
30 min walk
- Lake Farm Country Park**  
20 min walk
- Cranford Park**  
15 min walk



## Days & nights out

- The Beck Theatre**  
20 mins via the 90 bus
- Osterley Park and House**  
15 min drive
- Twickenham Stadium**  
20 min drive



## For the whole family

- The Pressing Plant Cinema (coming soon)**  
15 min walk
- The Nest Climbing Centre**  
15 min walk
- Jump Giants Trampoline Park**  
15 min drive



## Shopping

- Hayes Town Centre**  
10 min walk
- Ealing Broadway Shopping Centre**  
15 min drive
- London Designer Outlet, Wembley**  
25 min drive



## Nurseries

- KiddieCare Nurseries Botwell**  
15 min walk
- Wonderland Nursery**  
15 min walk



## Primary schools

- Cranford Park Academy**  
10 min walk
- Pinkwell**  
25 min walk



## Secondary schools

- Harlington**  
25 min walk
- Featherstone High**  
30 min walk



## Supermarkets

- Tesco Express**  
5 min walk
- Asda Superstore**  
10 min walk



## Gyms

- Botwell Green Sports & Leisure Centre**  
15 min walk
- David Lloyd Heston**  
20 min walk



## Doctors

- North Hyde Practice**  
5 min walk
- Hayes Town Medical Centre**  
10 min walk



## Hospitals

- Hillingdon Hospital**  
10 min drive
- Ealing Hospital**  
15 min drive

Own your own home at  
this iconic development,  
less than 10 minutes from  
Hayes & Harlington station.



# The history behind Hayes Village

Home to chocolate and coffee manufacturing for over 100 years, the place where Hayes Village stands has been a local landmark for decades.

The Hayes Village site is best known as the former Nestlé factory, but the original factory was actually built by Sandow's Cocoa in 1912.

No ordinary cocoa company, Sandow's Cocoa was founded by circus strongman and pioneering bodybuilder Eugene Sandow, who attributed his impressive strength to his daily cup of cocoa. Today, there are tributes to him across Hayes Village – from the name of Sandow Square to the stunning mural on the side one of the buildings.

Nestlé took over the factory in 1929 and manufactured coffee here for 85 years before moving production to Derbyshire. The factory doors closed for good in 2014, and an exciting new chapter began.

## A blend of old and new

From Coffee Park to Milk Street, Hayes Village has been carefully designed to stay true to its rich heritage.

Pieces of the original factory have been retained where possible – including the distinctive art deco factory entrance, the 19th Century railings that line the street, and the former canteen building that is being transformed into a community hub.

Across all the buildings, design touches nod back to Hayes Village's past. Windows and accent colours are inspired by the former factory buildings, and even the patterns on balconies are based on the shapes of coffee beans and chocolate pods.



# A new era for Hayes & Harlington

Hayes Village is just steps away from Hayes town centre – an area that, as the former home of EMI Records and HMV, is famous for its musical past. With Crossrail arriving next year, the town is once again finding its rhythm as a lively place to live and work.

## One of London’s best connected areas

From Hayes & Harlington station you can currently reach Paddington within 15 minutes. And when Crossrail arrives in 2021, travelling into Central London will be even easier.

With up to 10 services an hour, the Elizabeth Line will connect you to stations including Tottenham Court Road, Liverpool Street and Farringdon within half an hour. In the other direction, Reading and Heathrow will be just minutes away.

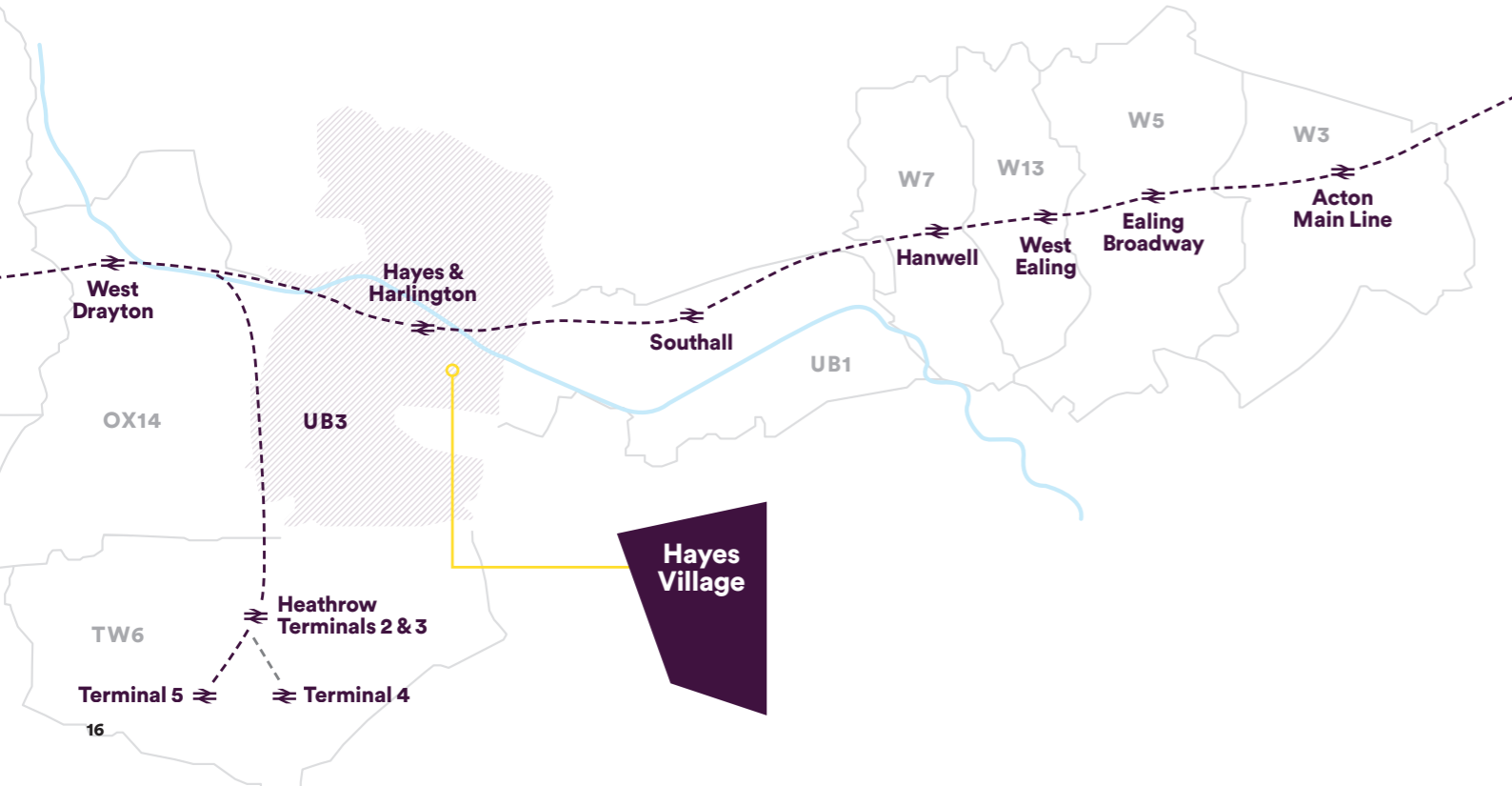
In anticipation of Crossrail, young professionals and families are already moving in to Hayes, and exciting regeneration projects are underway – including the Old Vinyl Factory, which will soon be home to restaurants, shops, a cinema and a live music venue.

## A canalside transformed

The stretch of the Grand Union Canal that runs alongside Hayes Village has recently been regenerated. Previously inaccessible from the street, the area will soon be a scenic new hub for running, walking, and even canoeing – just another way to spend great evenings and weekends in Hayes.



A well connected neighbourhood  
*and a community full of life*



## A bustling local high street

Just down the road, Hayes town centre is full of life and all the amenities you need, including supermarkets, shops and cafes. For weekend walks, there are huge open spaces nearby, including Lake Farm Country Park and Minet Country Park.



Homes are made to be lived in and to be loved. A Hayes Village apartment means bright, spacious rooms and your own outdoor space.





Room to grow  
*and space to relax*



With Abingdon carpets and bespoke mirrored wardrobes, bedrooms are move-in ready. All that's left to do is add your own personal touch.



Chrome finishes, hardwood floors and ceramic tiling make your bathroom at Hayes Village stylish and practical.

Beautiful homes

*and a ready made community*





## Better places *and better lives*

At L&Q we believe passionately that people's health, security and happiness depend on where they live.

With nearly 60 years experience, we have what it takes to do things right. We aim to deliver great service to every customer, every time, and we're always looking for ways to improve ourselves.

Our relationships are built on trust, transparency and fairness and we're there when we're needed – locally responsive and working hard to keep the communities we serve safe and vibrant.

Because our social purpose is at the core of what we do, we reinvest all of the money that we make into our homes and services.

We create better places to live by delivering homes, neighbourhoods and housing services that people can afford.

We are L&Q.

# We're here and ready to help

When you're ready to move in, L&Q will give you a personal introduction to your new L&Q home.

**The L&Q new homes warranty**

We will demonstrate how to operate your appliances and heating and talk you through any special features, all of which will be detailed in your Home User Guide.

We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all of our homes also come with an L&Q new homes warranty.

This lasts for two years from the date of legal completion. For the 2-year period, we guarantee items supplied as part of your new home, covering repairs needed due to faulty workmanship or materials. The NHBC Buildmark cover is valid for 10 years from the date the building was finished.

Your sales associate can provide you with more details on the L&Q warranty and NHBC Buildmark cover. You can also access the full terms and conditions on our website: [lqgroup.org.uk](http://lqgroup.org.uk)



## A selection of other L&Q developments



**L&Q at Regency Heights – Park Royal**  
[lqhomes.com/regencyheights](http://lqhomes.com/regencyheights)



**L&Q at Deptford Landings – Deptford**  
[lqhomes.com/deptfordlandings](http://lqhomes.com/deptfordlandings)



**L&Q at Greenwich Square – Greenwich**  
[lqhomes.com/greenwichsquare](http://lqhomes.com/greenwichsquare)

**L&Q at Hayes Village**  
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**Disclaimer**  
All information in this document is correct at the time of publication December 2020. The contents of this brochure should not be considered material information for the purposes of purchasing a home. No image or photograph (whether computer generated or otherwise) is taken as a statement or representation of fact, and no image or photograph (whether computer generated or otherwise) forms part of any offer, contract, warranty or representation.

**Registered office:** L&Q, 29-35 West Ham Lane, Stratford, London E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of publication November 2020. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q at Hayes Village

[lqhomes.com/hayesvillage](https://lqhomes.com/hayesvillage)

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