

THE VENUE

Weston
Homes 

THE VENUE

Welcome to The Venue, an exciting new development with a rich musical heritage

Discover The Venue, part of the Old Vinyl Factory, the home of EMI where ground-breaking records for The Beatles and Queen were pressed, under His Master's Voice record label.

The Venue will feature 181 one, two and three bedroom homes, surrounding a central private podium garden.

With its convenient location, just a 10-minute* walk from Hayes and Harlington train station and under a mile* from Hayes town centre filled with vibrant cafés, bars and restaurants, The Venue is in a prime location for people looking to be part of an exciting community at one of London's most iconic musical landmarks.

The Venue completes the re-purposing of this iconic part of London's musical legacy, which has opened up an exciting future for this renowned area of the city.

THE VENUE

2



3

A RICH INDUSTRIAL HISTORY

THE OLD VINYL FACTORY

The Old Vinyl Factory, formerly owned by the British music company EMI, was responsible for producing vinyl records for 20th-century musicians like The Rolling Stones and Pink Floyd. The 18-acre complex was also home to the factory for Heinz and Nestle and the headquarters for HMV, with Nipper the dog standing 18 feet tall at the entrance.



1900-1907

The Gramophone and Typewriter Company purchased the site in the early 1900s and began constructing the first buildings where the company built and sold gramophones.

1914 - 1918

During the First World War, the factory produced munitions for soldiers to use during battle.

1931

The Gramophone Company merged with the English Columbia Graphophone Company to create Electric and Musical Industries Ltd (EMI) to become an innovative, technological hotspot.

1939 - 1945

During the Second World War, the factory returned to producing munitions as well as domestic radio receivers, before being bombed on 7 July 1944. The CRL department pioneered the airborne radar system that saved thousands of lives at sea.

1963 - 1967

An unknown band from Liverpool called The Beatles were signed to the label, propelling EMI to the front and centre of the music industry, with its 14,000-people workforce. Every album recorded by The Beatles, from Revolver to Sgt Pepper, was made in Hayes.

1978

The cassette player became the new must-have, making vinyl sales dwindle so EMI merged with Thorn and moved its vinyl operations away from Hayes, leaving many of the factory buildings empty.

1996

The Central Laboratories stayed open in Hayes until their closure in 1996.

2017

The old factory was refurbished and 642 homes were built on site.

2021

Weston Homes launches The Venue, the final phase of The Old Vinyl Factory, in 2021, an exciting development of 181 one, two and three bedroom homes.

1910

From 1910, 78 RPM records were released on His Master's Voice record label.

1927 - 1929

The architecture company Wallis, Gilbert & Partners was invited to design a new, state-of-the-art factory with art deco finishes. They extended the cabinet department, administration building and evaporating plant and built the record store, research laboratories, powerhouse and shipping department, which employed 7,500 people.

1932

The company's in-house Central Research Laboratory department (CRL) made a breakthrough in high-definition television and stereo sound, with the world's first stereo recording being of trains pulling in and out of Hayes train station.

1952

The factory started producing records made of vinyl, rather than the shellac-based compound used previously, for The Rolling Stones, Cliff Richard and Pink Floyd.

1970 - 1973

The Gramophone Company Ltd was renamed EMI Records Ltd and had 22,000 employees at this time, producing records for Queen, Pink Floyd and Deep Purple.

2011

The factory was acquired by U+I and renamed The Old Vinyl Factory, before being reimagined for the digital age by the architects, Studio Egret West, whilst retaining the site's incredible heritage. The Central Research Laboratory department (CRL) relaunch and The Shipping Building sees its first commercial tenants including Sonos, SITA and GoDaddy.

HAYES

PLACES OF INTEREST & AMENITIES

Hayes is home to a wide range of entertainment facilities including The Beck Theatre. The 600-seat theatre dates back to the 1970s and puts on a variety of live music concerts, tribute acts and stand-up comedy shows, just a six-minute* cab ride from The Venue.

Catch some fresh air and stretch your legs at the tranquil Norman Leddy Memorial Gardens, just a five-minute* drive from The Venue. Here you can stroll around 1.5 hectares of Hillingdon Borough's designated gardens of excellence. During this peaceful walk, you will see tree-lined pathways and colourful flowers that change with the season.

6



7





HAYES

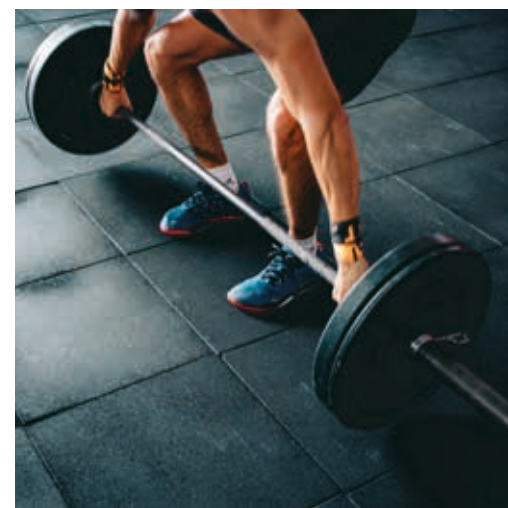
PLACES OF INTEREST & AMENITIES

If you're looking to get active, you'll find yourself spoiled for choice with the Sandgate Football Club, Hayes Hawks BMX Course and Lake Farm Country Skateboarding Park, all within a two-mile* radius of The Venue.

The Nest Climbing Centre is a community-led climbing centre focussed on providing locals with a space to climb and have fun. Inside, you'll find a 70-metre-long bouldering wall with over 100 different graded routes. Whether it's your first time or you're an experienced climber, there will be plenty of paths suited to you.

Less than four miles* away is the Stockley Park Golf Club, a picturesque 18-hole championship golf course, with a flood-lit driving range, bar and restaurant that serve traditional English dishes for breakfast, lunch and dinner, both inside and out. You can practice on the chipping and putting green before taking to the par-72, tree-lined golf course.

As part of the redevelopment of the Old Vinyl Factory, a three-screen cinema and live music venue will be provided on the 18-acre site, scheduled to be completed by 2021, with regular interactive exhibitions to celebrate the history of the complex.



FAVOURABLE CONNECTIONS

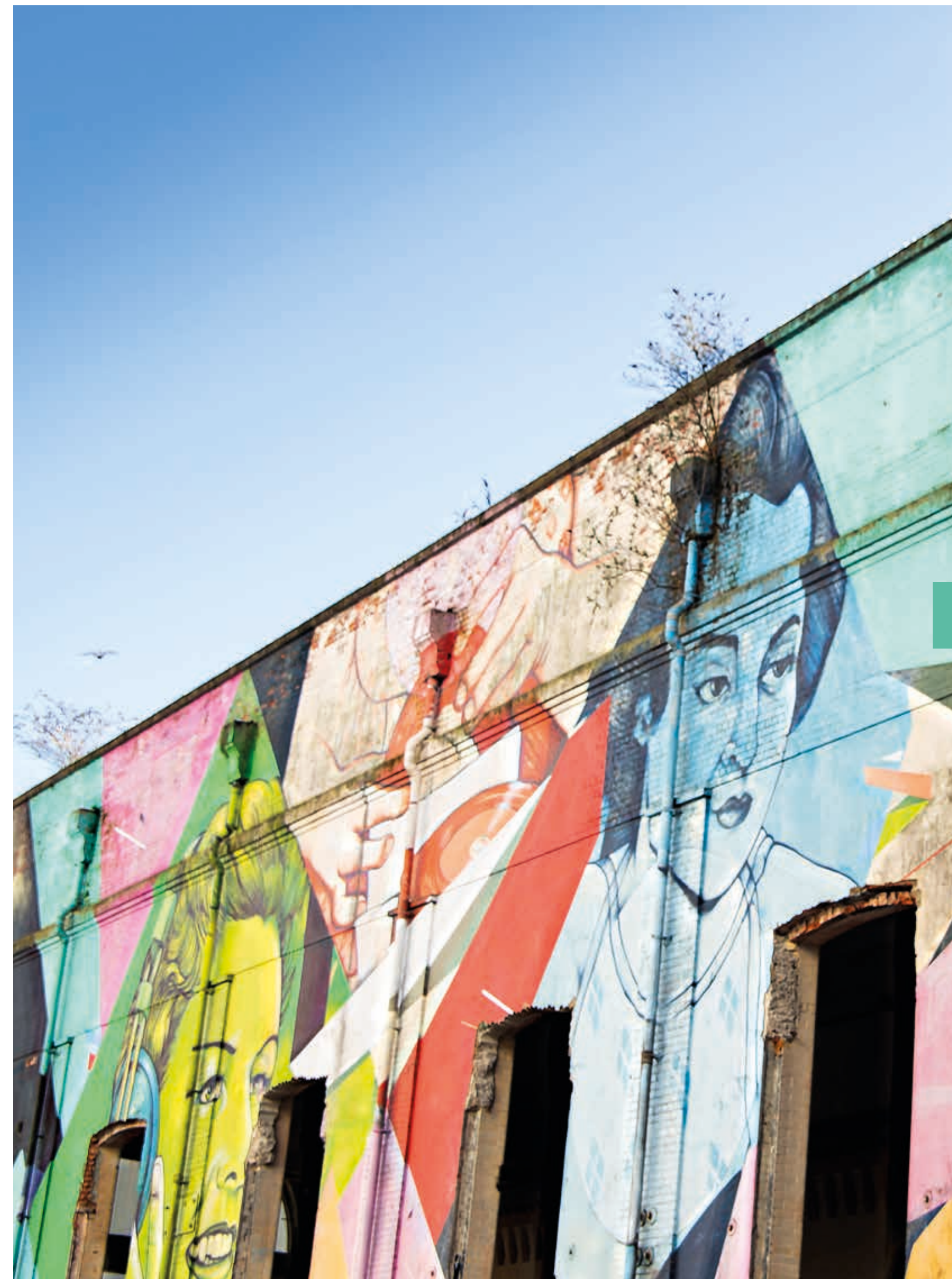
THE LOCAL AREA

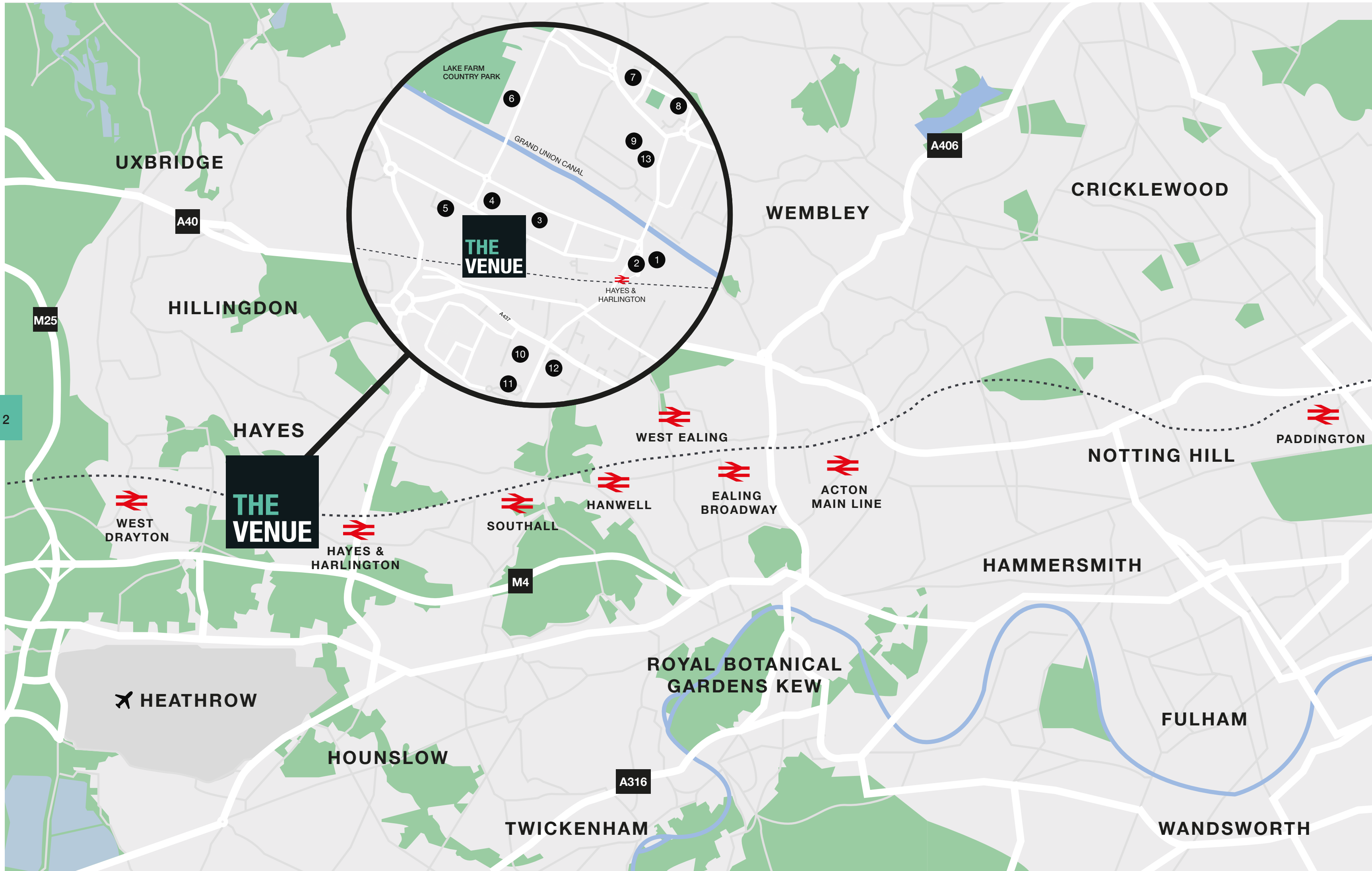
Situated just over 16 miles* west of Charing Cross with the Grand Union Canal running through its centre, Hayes has the best of both worlds with its close connections to London and its array of beautiful green spaces.

The Venue is in an ideal spot; you can reach Hayes and Harlington train station in less than a five-minute* cycle ride and get to London Paddington station within 20 minutes** via the Great Western Railway. London Heathrow is also just a 10-minute* drive away, making going on holiday that little bit easier.

The Village Café is a brisk stroll away where you can grab yourself a quick coffee on the go or sit down to enjoy a light bite to eat during the day. On the other side of the Grand Union Canal, you'll discover Hayes town centre, filled with a blend of quaint boutiques and well-known, high-street brands.

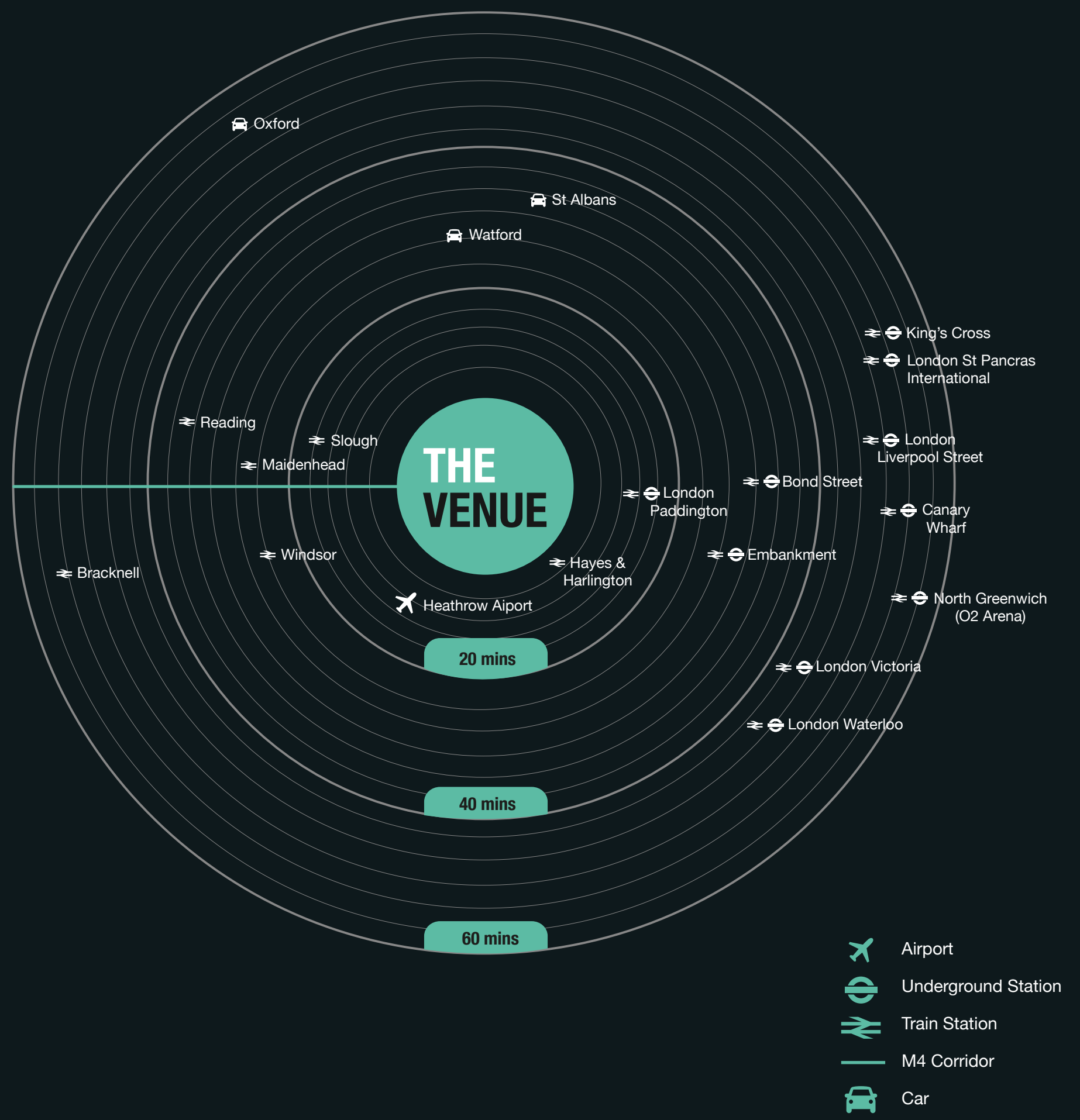
By night, Hayes has a bustling atmosphere with a wide selection of restaurants, bars and nightclubs. The Lock & Quay Restaurant and Bar, just over a 10 minute* drive away, features a beautiful, contemporary restaurant and bar with outside space overlooking the Grand Union Canal.





CONVENIENTLY CONNECTED
LOCATION

- 1 The Village Cafe
- 2 Tesco Express
- 3 The Nest Climbing Centre
- 4 Wonderland Nursery
- 5 Global Academy
- 6 Excel Tutorial College
- 7 LIDL
- 8 Botwell Green Sports and Leisure Centre
- 9 Botwell House Catholic Primary School
- 10 ASDA
- 11 ASDA Petrol Station
- 12 Nestles Avenue Children's Centre
- 13 Hayes Post Office



USEFUL CONNECTIONS

STAY CONNECTED

For London Commuters, Hayes and Harlington train station is under a mile* from The Venue, only a 10-minute* walk away. You can travel directly to London Paddington in 17 minutes**, on the overground trains that run every 15 minutes**.

	Heathrow Airport Terminals 2 & 3	8 mins
	Slough	9 mins
	London Paddington	17 mins
	M Maidenhead	17 mins
	Windsor	27 mins
	Reading	30 mins
	Bracknell	54 mins
	Embankment	35 mins
	Bond Street	37 mins
	London Victoria	41 mins
	London Waterloo	41 mins
	London Liverpool Street	46 mins
	London St Pancras International	48 mins
	King's Cross	49 mins
	Canary Wharf	49 mins
	North Greenwich (O2 Arena)	51 mins
	Watford	30 mins
	St Albans	35 mins
	Oxford	50 mins

Sources: Transport for London and Google Maps

BUILT FOR THE FUTURE EDUCATION

The Venue in Hayes is the ideal location for young professionals and families as it's near many OFSTED rated "Good" primary schools including Rosedale, Belmore, Heathrow and Viking that are all under five miles* away. Rosedale Primary was one of the top 10 performing schools in Hillingdon in 2018 and has a connecting secondary school with sixth form. Belmore has been recognised by the Mayor of London as one of the Best Primaries in London.

Future generations are also cared for with a wide selection of secondary schools. OFSTED "Outstanding" Swakeleys Secondary School for Girls is just 11 minutes* away by car.

Less than five miles* away are Barnhill Community High School, Harlington School, Rosedale College and De Salis Studio College, all OFSTED "Good" secondary schools with connecting sixth form colleges that teach children from the ages of 11 through to 19.

One of the UK's highest-rated colleges, Uxbridge College is the number one college in London for 16-18 achievement and is just a short distance from The Venue, along with Brunel University that's no more than a 15-minute* drive away. If you're willing to travel a little further the University of West London is only a 20 minute* drive away.





IDEALLY LOCATED EMPLOYMENT

The M4 Corridor and city of London are on The Venue's doorstep, making it the ideal location for employment opportunities. You can reach London Paddington in 17 minutes** from Hayes and Harlington train station.

The M4 Corridor makes up the vast majority of the UK's technology sector featuring some of the world's leading multinational companies like Adobe, Amazon, Dell, Huawei, LG and Panasonic, making it a significant hub full of incredible employment possibilities.

You'll reach Reading in half an hour** and access a wide array of financial services and IT companies including, Cisco, Microsoft and Ericsson. Slough is just a 10-minute** train journey away, where the O2, Telefónica headquarters is located.

However, if you wish to look closer to your new home, you'll find the One Hyde Park Hayes, a 91,700-square-foot office space with buildings occupied by Rackspace and a handful of other employers.







Image of existing Weston Homes development

FINER DETAILS FOR LUXURY LIVING

SPECIFICATION

The elegant homes at The Venue all feature contemporary, open-plan living areas, superb bespoke designer kitchens and luxury bathrooms, all finished to the highest standards with modern living in mind.

Designed to offer ease of maintenance and running efficiency, these homes provide a fully comprehensive specification to enable you to start enjoying your new lifestyle from the moment you move in. With Hyperoptic superfast broadband to each home, The Venue is perfectly placed to remain fully connected, both inside and out. Choose from a wide range of options to personalise your home and make it truly your own.

GENERAL FINISHES

- Forest oak doors with polished chrome ironmongery, matching door-linings, architraves and skirtings
- Choice of strip flooring to entrance hall, living area, dining area, kitchen and cloakrooms/cupboards*
- Choice of carpets with underlay to bedrooms*
- Fitted wardrobes to master bedroom
- Television and telephone points to living area and master bedroom
- USB double power sockets to kitchen and master bedroom
- Smoke alarm and CO² detectors
- UPVC double-glazed windows and external doors
- Audio/visual entry system to apartments accessed via communal entrance doors

* Choices from Weston Homes range and subject to stage of construction.

CONNECTIVITY

- Hyperoptic Broadband enabled - subject to contract

DESIGNER KITCHENS

- Wide choice of designer units by Oakwood Kitchens*
- Choice of quartz stone worktops and upstands*
- Stainless steel splashback to hob
- Full range of integrated appliances from Zanussi:
 - Stainless steel electric fan oven
 - Ceramic hob
 - Fridge/freezer
 - Washer/dryer
 - Dishwasher
- Caple stainless steel chimney extractor
- Fascino stainless steel sink with oversized single bowl and integrated removable chopping board
- Fascino designer curved tap with clipped hose-spray extension
- Fascino instant boiling and cold filtered water tap
- Integrated stainless steel soap dispenser
- LED lighting under kitchen wall units

FINER DETAILS FOR LUXURY LIVING

SPECIFICATION

LUXURY BATHROOMS & ENSUITES

- Fascino digitally controlled smart tap
- Smart mirror with LED lighting, shaver socket, digital clock and de-mist pad
- Vanity units with integrated storage space in a choice of three finishes*
- Sleek arctic white sinks, beautifully finished with a silky matt feel
- Arctic white shower trays and baths in matt finish with sleek stainless steel waste cover
- RAK Ceramics Hygiene+ WC with RAKRimless™ pan and soft-close ergonomic design seat
- Fascino smart shower and smart bath
- Heated chrome towel rails
- Choice of RAK Ceramics porcelain wall and floor tile colour with polished and matt finishes*
- Low-level LED strip lighting to bath

HEATING

- Each apartment at The Venue will be connected into a District Heating network, provided by Veolia
- Each apartment will have a Heat Interface Unit and meter, to pay for heating/hot water directly to Veolia
- Veolia is the provider of district energy for the Old Vinyl Factory development

THE SCHEME'S BENEFITS INCLUDE:

- Constant heating and hot water
- The satisfaction of knowing your energy comes from a low carbon energy source
- Peace of mind that the tariff you pay is competitive and fair
- District Energy is the term that is used to describe energy (heat or electricity) that is locally produced and distributed within a comparatively small area



* Choices from Weston Homes range and subject to stage of construction.

Images of existing Weston Homes developments







Image of existing Weston Homes development

1 BEDROOM PROPERTIES

TYPE 1, 1 BEDROOM

TOTAL INTERNAL AREA: 50m² | 538ft²

Plots 4, 17, 30, 43, 56, 119h, 130h, 142h, 154h & 166h

TYPE 3, 1 BEDROOM

TOTAL INTERNAL AREA: 50.7m² | 546ft²

Plots 6, 19, 32, 45 & 58

TYPE 4, 1 BEDROOM

TOTAL INTERNAL AREA: 50.6m² | 544ft²

Plots 7, 20, 33 & 46

TYPE 5, 1 BEDROOM

TOTAL INTERNAL AREA: 53.8m² | 579ft²

Plot 11



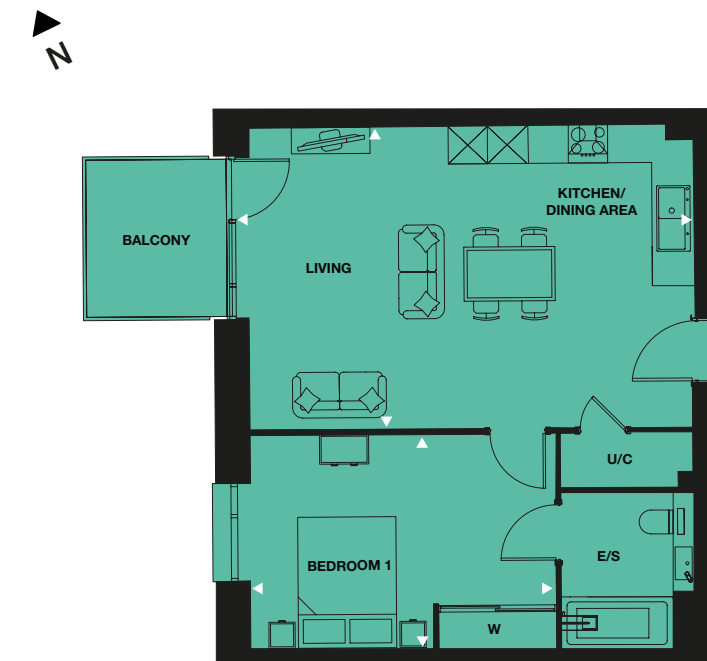
KITCHEN / LIVING / DINING AREA 6.8m x 4.6m 22'3" x 15'1"
BEDROOM 1 4.6m x 3.0m 15'1" x 9'8"



KITCHEN / LIVING / DINING AREA 4.8m x 5.2m 15'8" x 17'1"
BEDROOM 1 3.0m x 3.9m 9'8" x 12'8"



KITCHEN / LIVING / DINING AREA 5.6m x 4.5m 18'4" x 14'8"
BEDROOM 1 4.7m x 3.2m 15'4" x 10'5"



KITCHEN / LIVING / DINING AREA 6.8m x 4.6m 22'3" x 15'1"
BEDROOM 1 4.6m x 3.3m 15'1" x 10'8"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 7, 1 BEDROOM

TOTAL INTERNAL AREA: 56.4m² | 607ft²

Plots 14, 27, 40, 53, 66 & 75

TYPE 9, 1 BEDROOM

TOTAL INTERNAL AREA: 50.2m² | 540ft²

Plots 77, 83, 94, 95, 101 & 107

TYPE 11, 1 BEDROOM

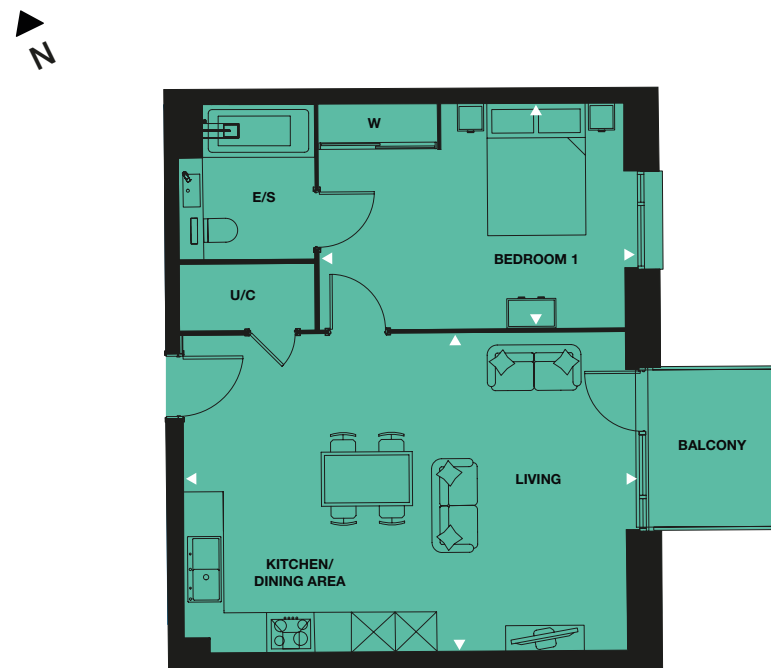
TOTAL INTERNAL AREA: 50m² | 538ft²

Plots 79, 85, 90, 97, 103 & 109

TYPE 13, 1 BEDROOM

TOTAL INTERNAL AREA: 62.1m² | 668ft²

Plot 81



KITCHEN / LIVING / DINING AREA 6.8m x 4.8m 22'3" x 15'8"
BEDROOM 1 4.6m x 3.4m 15'1" x 11'2"



KITCHEN / LIVING / DINING AREA 6.5m x 4.3m 21'3" x 14'1"
BEDROOM 1 4.4m x 3.3m 14'4" x 10'8"



KITCHEN / LIVING / DINING AREA 6.0m x 5.0m 19'7" x 16'4"
BEDROOM 1 4.8m x 3.2m 15'8" x 10'5"



KITCHEN / LIVING / DINING AREA 5.4m x 6.5m 17'7" x 21'3"
BEDROOM 1 3.5m x 3.7m 11'5" x 12'1"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 14, 1 BEDROOM

TOTAL INTERNAL AREA: 61.7m² | 664ft²

Plot 82

TYPE 21, 1 BEDROOM

TOTAL INTERNAL AREA: 50.1m² | 540ft²

Plots 24, 37, 50, 63 & 72

TYPE 26, 1 BEDROOM

TOTAL INTERNAL AREA: 50.2m² | 540ft²

Plots 16, 29, 42, 55, 60h, 68, 69h, 174 & 175h

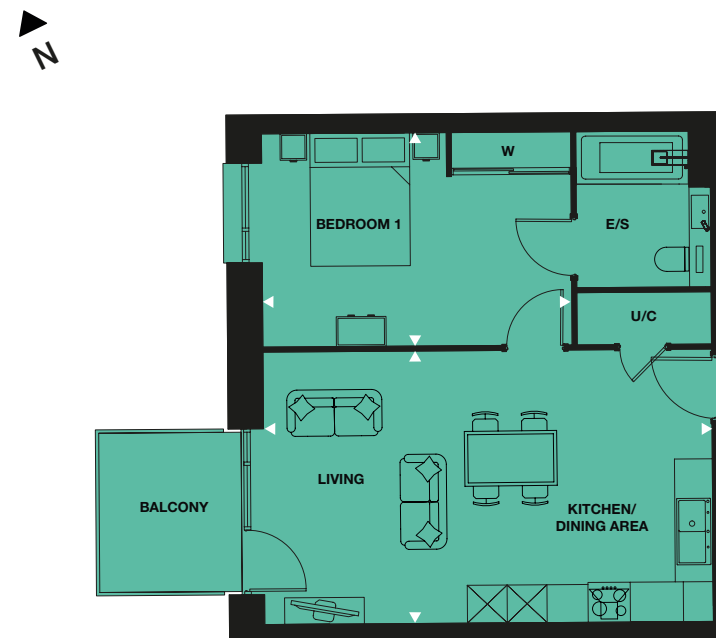
TYPE 27, 1 BEDROOM

TOTAL INTERNAL AREA: 50.5m² | 544ft²

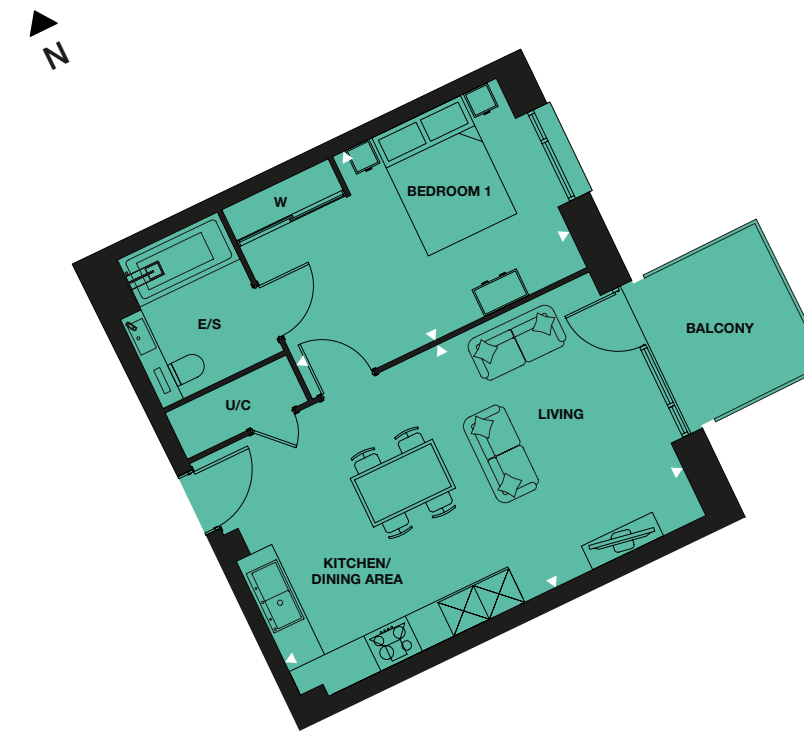
Plot 70



KITCHEN / LIVING / DINING AREA 5.4m x 7.7m 17'7" x 25'3"
BEDROOM 1 3.8m x 4.3m 12'5" x 14'1"



KITCHEN / LIVING / DINING AREA 6.8m x 4.1m 22'3" x 13'5"
BEDROOM 1 4.7m x 3.2m 15'4" x 10'5"



KITCHEN / LIVING / DINING AREA 6.8m x 4.1m 22'3" x 13'5"
BEDROOM 1 4.6m x 3.2m 15'1" x 10'5"



KITCHEN / LIVING / DINING AREA 6.8m x 5.7m 22'3" x 18'7"
BEDROOM 1 4.6m x 2.8m 15'1" x 9'2"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 29, 1 BEDROOM

TOTAL INTERNAL AREA: 57.5m² | 618ft²

Plots 54, 67 & 76

TYPE 32, 1 BEDROOM

TOTAL INTERNAL AREA: 52.3m² | 563ft²

Plot 156 & 176

TYPE 38, 1 BEDROOM

TOTAL INTERNAL AREA: 65.4m² | 704ft²

Plot 113

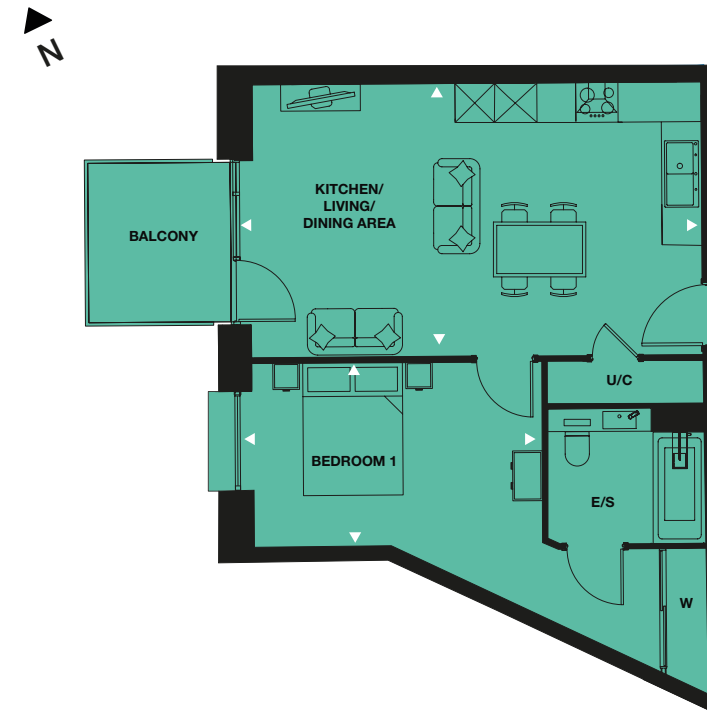
TYPE 40, 1 BEDROOM

TOTAL INTERNAL AREA: 50.6m² | 545ft²

Plot 59



KITCHEN / LIVING / DINING AREA 6.8m x 4.3m 22'3" x 14'1"
BEDROOM 1 4.7m x 3.3m 15'4" x 10'8"



KITCHEN / LIVING / DINING AREA 6.8m x 4.1m 22'3" x 13'5"
BEDROOM 1 4.3m x 2.8m 14'1" x 9'2"



KITCHEN / LIVING / DINING AREA 9.6m x 3.4m 31'5" x 11'2"
BEDROOM 1 6.4m x 3.0m 21' x 9'8"



KITCHEN / LIVING / DINING AREA 6.8m x 4.1m 22'3" x 13'5"
BEDROOM 1 3.5m x 3.5m 11'5" x 11'5"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 2, 2 BEDROOM

TOTAL INTERNAL AREA: 73.5m² | 791ft²

Plots 5 & 118h

TYPE 10, 2 BEDROOM

TOTAL INTERNAL AREA: 69.6m² | 749ft²

Plots 78, 84, 89, 96, 102 & 108



KITCHEN / LIVING / DINING AREA	3.9m x 8.1m 12'8" x 26'6"
PRINCIPAL BEDROOM	4.0m x 3.0m 13'1" x 9'8"
BEDROOM 2	3.7m x 3.5m 12'1" x 11'5"



KITCHEN / LIVING / DINING AREA	4.8m x 5.6m 15'8" x 18'4"
PRINCIPAL BEDROOM	3.7m x 3.1m 12'1" x 10'2"
BEDROOM 2	4.1m x 2.8m 13'5" x 9'2"

2 BEDROOM PROPERTIES

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 12, 2 BEDROOM

TOTAL INTERNAL AREA: 70.3m² | 756ft²

Plots 80, 86, 91, 98, 104 & 110

TYPE 16, 2 BEDROOM

TOTAL INTERNAL AREA: 85.3m² | 918ft²

Plot 122

TYPE 17, 2 BEDROOM

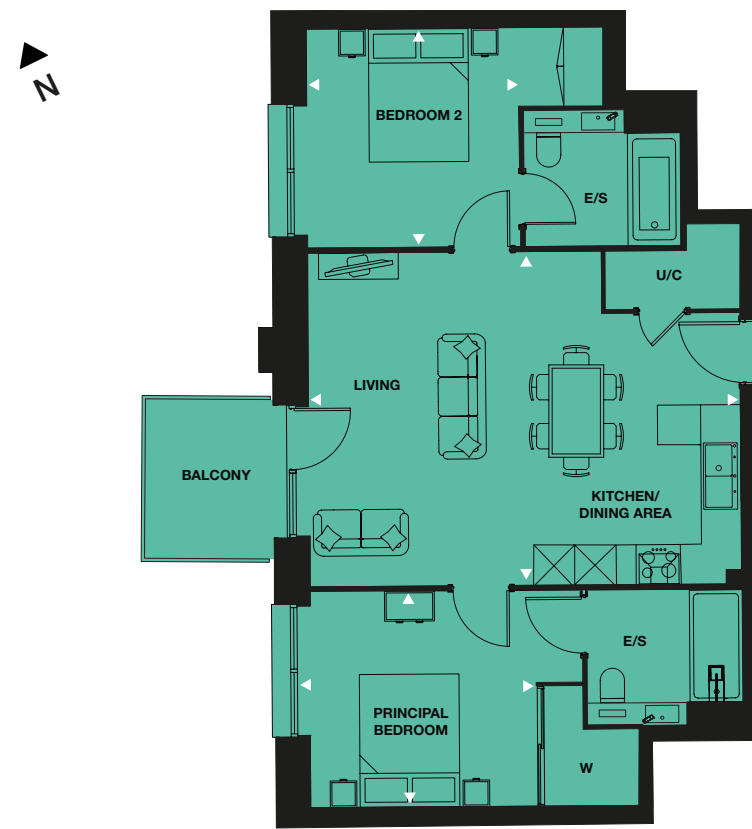
TOTAL INTERNAL AREA: 68.1m² | 732ft²

Plots 123, 135, 147, 159, 171 & 179

TYPE 18, 2 BEDROOM

TOTAL INTERNAL AREA: 73.6m² | 792ft²

Plots 18, 31, 44, 57, 129h, 141h, 153h & 165h



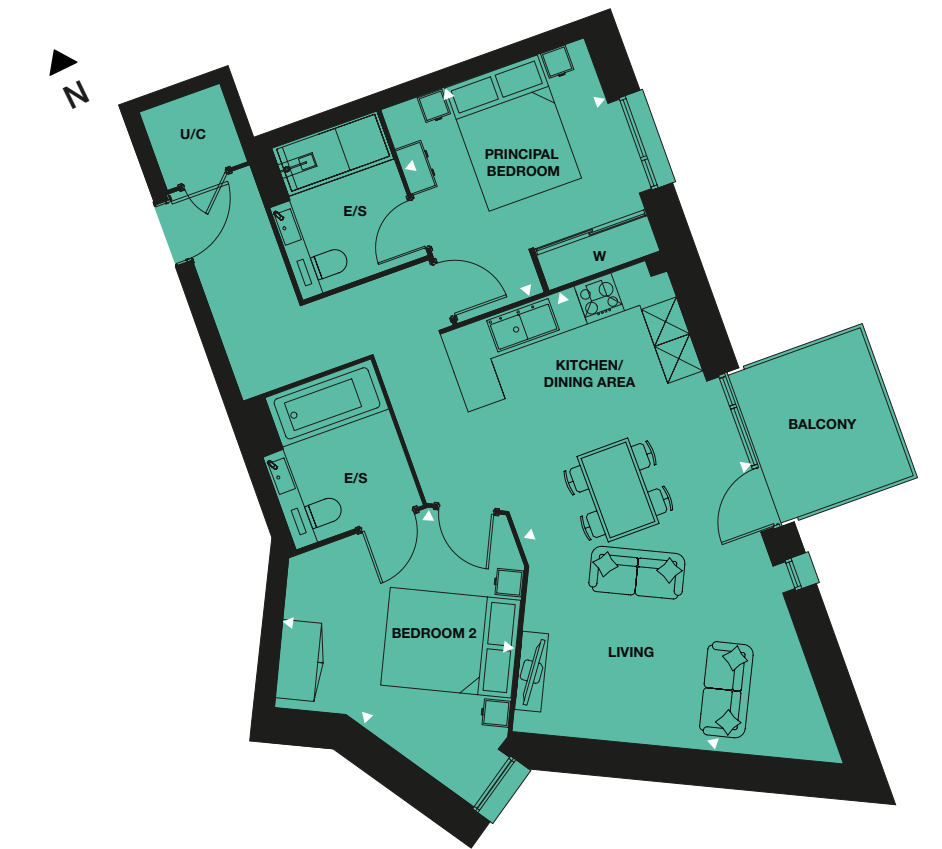
KITCHEN / LIVING / DINING AREA	6.5m x 5.0m	21'3" x 16'4"
PRINCIPAL BEDROOM	3.4m x 3.3m	11'2" x 10'8"
BEDROOM 2	3.2m x 3.3m	10'5" x 10'8"



KITCHEN / LIVING / DINING AREA	4.7m x 6.6m	15'4" x 21'7"
PRINCIPAL BEDROOM	3.1m x 4.2m	10'2" x 13'8"
BEDROOM 2	3.0m x 5.1m	9'8" x 16'7"



KITCHEN / LIVING / DINING AREA	4.2m x 6.2m	13'8" x 20'3"
PRINCIPAL BEDROOM	3.1m x 3.7m	10'2" x 12'1"
BEDROOM 2	3.1m x 3.1m	10'2" x 10'2"



KITCHEN / LIVING / DINING AREA	3.5m x 7.5m	11'5" x 24'6"
PRINCIPAL BEDROOM	3.3m x 3.4m	10'8" x 11'2"
BEDROOM 2	3.6m x 3.3m	11'8" x 10'8"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 20, 2 BEDROOM

TOTAL INTERNAL AREA: 78.2m² | 842ft²

Plots 49, 62 & 71

TYPE 22, 2 BEDROOM

TOTAL INTERNAL AREA: 72.2m² | 777ft²

Plots 25, 38, 51, 64 & 73

TYPE 23, 2 BEDROOM

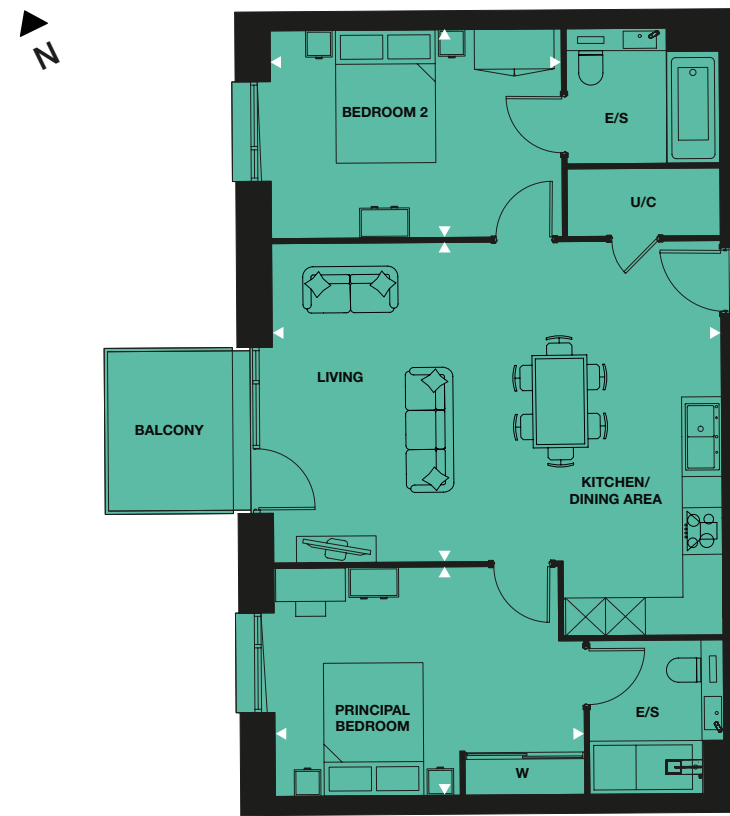
TOTAL INTERNAL AREA: 69m² | 743ft²

Plots 87, 92, 99, 105 & 111

TYPE 24, 2 BEDROOM

TOTAL INTERNAL AREA: 72.6m² | 782ft²

Plots 88, 93, 100, 106 & 112



KITCHEN / LIVING / DINING AREA	6.8m x 4.8m	22'3" x 15'8"
PRINCIPAL BEDROOM	4.7m x 3.4m	15'4" x 11'2"
BEDROOM 2	4.4m x 3.1m	14'4" x 10'2"



KITCHEN / LIVING / DINING AREA	5.1m x 5.0m	16'7" x 16'4"
PRINCIPAL BEDROOM	4.7m x 3.2m	15'4" x 10'5"
BEDROOM 2	3.1m x 3.5m	10'2" x 11'5"



KITCHEN / LIVING / DINING AREA	4.1m x 7.0m	13'5" x 23'
PRINCIPAL BEDROOM	3.0m x 3.3m	9'8" x 10'8"
BEDROOM 2	3.7m x 3.3m	12'1" x 10'8"



KITCHEN / LIVING / DINING AREA	5.4m x 7.7m	17'7" x 25'3"
PRINCIPAL BEDROOM	3.7m x 2.8m	12'1" x 9'2"
BEDROOM 2	2.7m x 4.4m	8'9" x 14'4"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 30, 2 BEDROOM

TOTAL INTERNAL AREA: 73.1m² | 786ft²

Plots 160, 172 & 180

TYPE 31, 2 BEDROOM

TOTAL INTERNAL AREA: 72.7m² | 783ft²

Plots 173 & 181

TYPE 33, 2 BEDROOM

TOTAL INTERNAL AREA: 63.8m² | 687ft²

Plots 157, 169 & 177

TYPE 34, 2 BEDROOM

TOTAL INTERNAL AREA: 68.8m² | 741ft²

Plots 134, 146, 158, 170 & 178



KITCHEN / LIVING / DINING AREA	6.8m x 4.6m	22'3" x 15'1"
PRINCIPAL BEDROOM	4.3m x 3.3m	14'1" x 10'8"
BEDROOM 2	4.3m x 3.0m	14'1" x 9'8"



KITCHEN / LIVING / DINING AREA	6.8m x 5.8m	22'3" x 19'
PRINCIPAL BEDROOM	4.6m x 2.9m	15'1" x 9'5"
BEDROOM 2	3.5m x 3.1m	11'5" x 10'2"



KITCHEN / LIVING / DINING AREA	6.8m x 5.3m	22'3" x 17'4"
PRINCIPAL BEDROOM	3.7m x 3.5m	12'1" x 11'5"
BEDROOM 2	4.1m x 2.8m	13'5" x 9'2"



KITCHEN / LIVING / DINING AREA	5.0m x 5.6m	16'4" x 18'4"
PRINCIPAL BEDROOM	3.0m x 3.4m	9'8" x 11'2"
BEDROOM 2	2.7m x 3.8m	8'9" x 12'5"

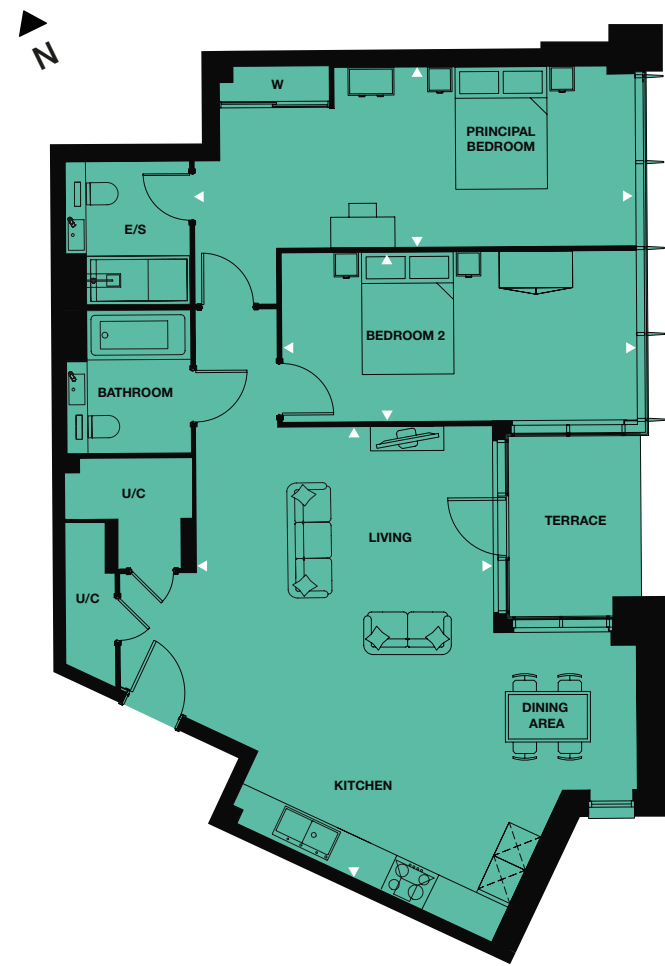
Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 37, 2 BEDROOM

TOTAL INTERNAL AREA: 101.7m² | 1095ft²

Plot 114



**KITCHEN / LIVING /
DINING AREA**

4.8m x 7.6m 15'8" x 25'5"

**PRINCIPAL BEDROOM
BEDROOM 2**

7.2m x 2.9m 23'6" x 9'5"

5.8m x 2.8m 19' x 9'2"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

3 BEDROOM PROPERTIES

TYPE 6, 3 BEDROOM

TOTAL INTERNAL AREA: 88m² | 947ft²

Plots 26, 39, 52, 65 & 74



KITCHEN / LIVING / DINING AREA

6.7m x 5.7m 22' x 18'7"

PRINCIPAL BEDROOM

4.2m x 4.3m 13'8" x 14'1"

BEDROOM 2

3.4m x 3.1m 11'2" x 10'2"

BEDROOM 3

3.2m x 3.1m 10'5" x 10'2"

TYPE 28, 3 BEDROOM

TOTAL INTERNAL AREA: 91.3m² | 982ft²

Plot 12



KITCHEN / LIVING / DINING AREA

5.6m x 5.4m 18'4" x 17'7"

PRINCIPAL BEDROOM

4.4m x 3.2m 14'4" x 10'5"

BEDROOM 2

2.8m x 4.9m 9'2" x 16'1"

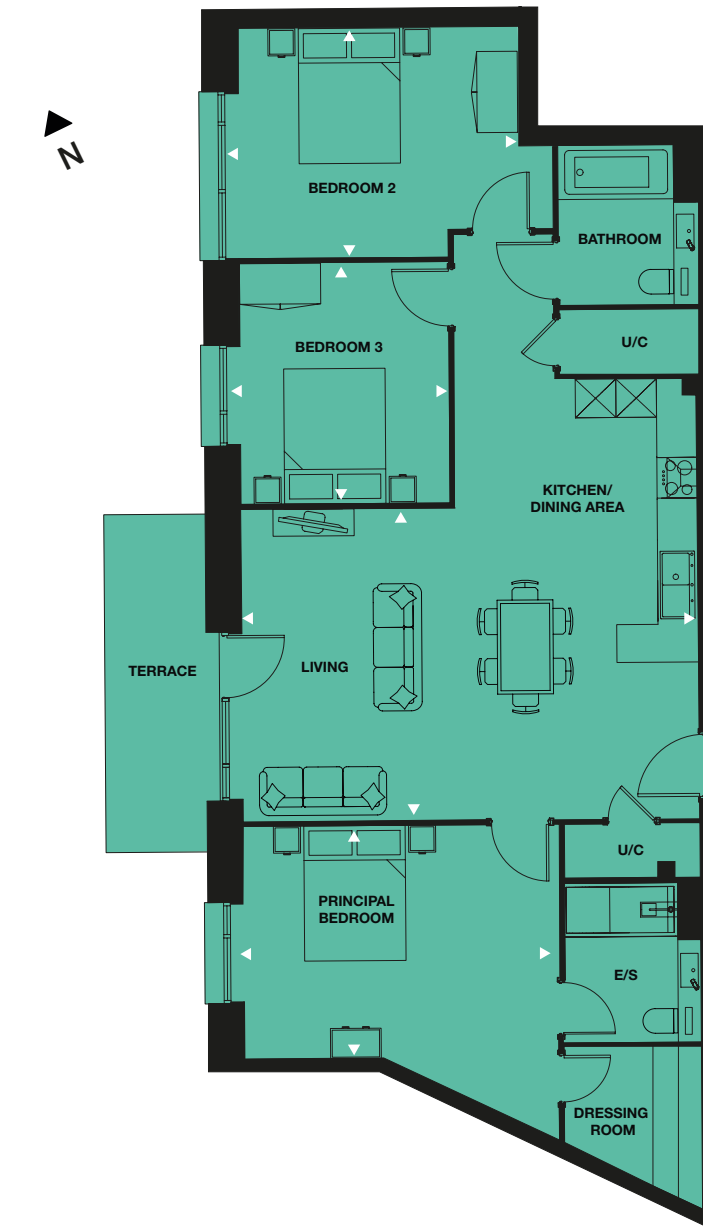
BEDROOM 3

3.7m x 2.8m 12'1" x 9'2"

TYPE 15, 3 BEDROOM

TOTAL INTERNAL AREA: 101.8m² | 1095ft²

Plot 121



KITCHEN / LIVING / DINING AREA

6.8m x 4.6m 22'3" x 15'1"

PRINCIPAL BEDROOM

4.6m x 3.4m 15'1" x 11'2"

BEDROOM 2

4.1m x 3.4m 13'5" x 11'2"

BEDROOM 3

3.1m x 3.6m 10'2" x 11'8"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 3, 1 BEDROOM

TOTAL INTERNAL AREA: 50.7m² | 546ft²

Plots 117, 128, 140, 152 & 164

TYPE 4, 1 BEDROOM

TOTAL INTERNAL AREA: 50.6m² | 544ft²

Plots 116, 127, 139 & 151



KITCHEN / LIVING / DINING AREA 4.8m x 5.2m 15'8" x 17'1"
BEDROOM 1 3.0m x 4.8m 9'8" x 15'8"



KITCHEN / LIVING / DINING AREA 5.6m x 4.5m 18'4" x 14'8"
BEDROOM 1 4.7m x 3.2m 15'4" x 10'5"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

DISCOUNT MARKET SALE PROPERTIES

TYPE 5, 1 BEDROOM

TOTAL INTERNAL AREA: 53.8m² | 579ft²

Plot 10

TYPE 26, 1 BEDROOM

TOTAL INTERNAL AREA: 50.2m² | 540ft²

Plots 3, 8h, 21h, 34h, 47h, 115, 120h, 126, 131h, 138, 143h, 150, 155h, 162 & 167h

TYPE 27, 1 BEDROOM

TOTAL INTERNAL AREA: 50.5m² | 544ft²

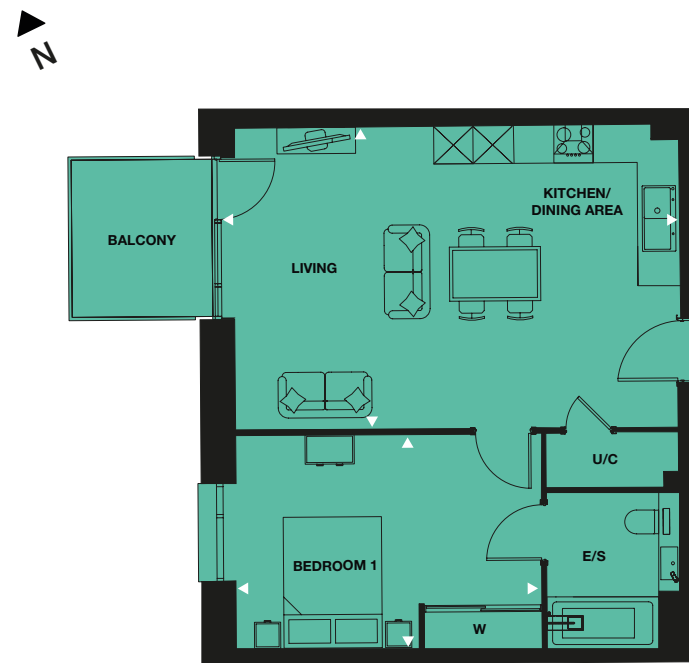
Plots 9, 22, 35, 48 & 61

TYPE 29, 1 BEDROOM

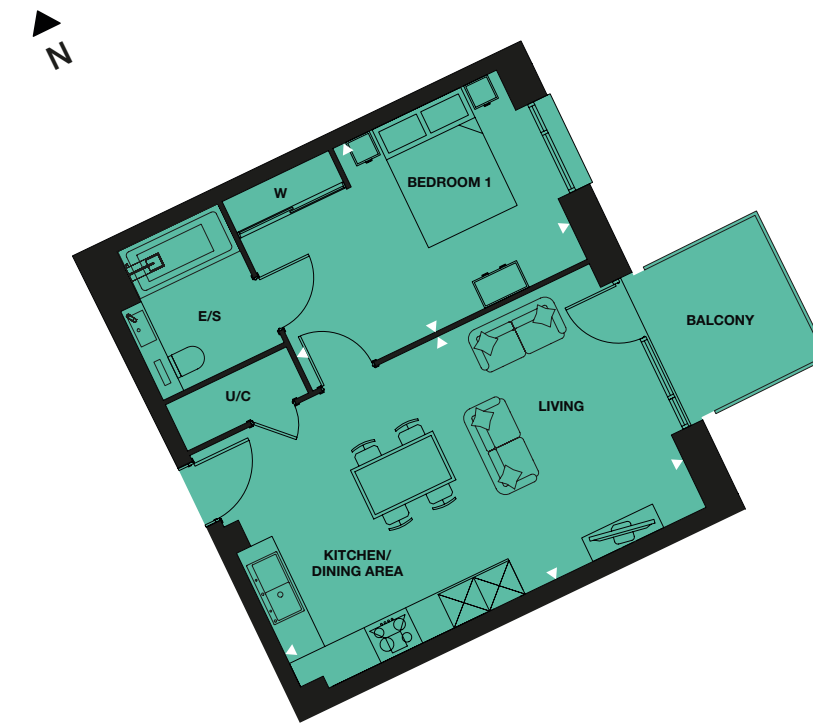
TOTAL INTERNAL AREA: 57.5m² | 618ft²

Plots 15, 28 & 41

54



KITCHEN / LIVING / DINING AREA 6.8m x 4.6m 22'3" x 15'1"
BEDROOM 1 4.6m x 3.3m 15'1" x 10'8"



KITCHEN / LIVING / DINING AREA 6.8m x 4.1m 22'3" x 13'5"
BEDROOM 1 4.6m x 3.2m 15'1" x 10'5"



KITCHEN / LIVING / DINING AREA 6.8m x 5.7m 22'3" x 18'7"
BEDROOM 1 4.6m x 2.7m 15'1" x 8'9"



KITCHEN / LIVING / DINING AREA 6.8m x 4.3m 22'3" x 14'1"
BEDROOM 1 4.6m x 3.3m 15'1" x 10'8"

55

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 32, 1 BEDROOM

TOTAL INTERNAL AREA: 52.3m² | 563ft²

Plots 132, 144 & 168

TYPE 35, 1 BEDROOM

TOTAL INTERNAL AREA: 49.4m² | 532ft²

Plot 1

TYPE 40, 1 BEDROOM

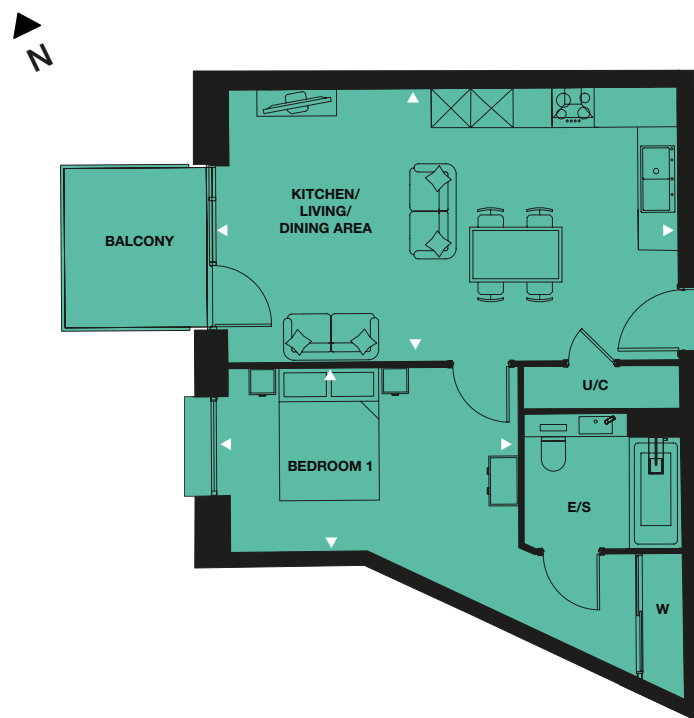
TOTAL INTERNAL AREA: 50.6m² | 545ft²

Plot 163

TYPE 20, 2 BEDROOM

TOTAL INTERNAL AREA: 78.2m² | 842ft²

Plots 23 & 36



KITCHEN / LIVING / DINING AREA 6.8m x 4.1m 22'3" x 13'5"

BEDROOM 1 4.3m x 2.8m 14'1" x 9'2"



KITCHEN / LIVING / DINING AREA 5.3m x 4.8m 17'4" x 15'8"

BEDROOM 1 4.4m x 4.4m 14'4" x 14'4"



KITCHEN / LIVING / DINING AREA 6.8m x 4.2m 22'3" x 13'8"

BEDROOM 1 3.5m x 3.5m 11'5" x 11'5"



KITCHEN / LIVING / DINING AREA 6.8m x 4.8m 22'3" x 15'8"

PRINCIPAL BEDROOM 4.7m x 3.4m 15'4" x 11'2"

BEDROOM 2 4.4m x 3.1m 14'4" x 10'2"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 30, 2 BEDROOM

TOTAL INTERNAL AREA: 73.1m² | 786ft²
Plots 124, 136 & 148

TYPE 31, 2 BEDROOM

TOTAL INTERNAL AREA: 72.7m² | 783ft²
Plots 125, 137, 149 & 161

TYPE 33, 2 BEDROOM

TOTAL INTERNAL AREA: 63.8m² | 687ft²
Plots 133 & 145

TYPE 6, 3 BEDROOM

TOTAL INTERNAL AREA: 88m² | 947ft²
Plot 13



KITCHEN / LIVING / DINING AREA	6.8m x 4.6m	22'3" x 15'1"
PRINCIPAL BEDROOM	4.3m x 3.3m	14'1" x 10'8"
BEDROOM 2	4.3m x 3.0m	14'1" x 9'8"



KITCHEN / LIVING / DINING AREA	6.8m x 5.8m	22'3" x 19'
PRINCIPAL BEDROOM	4.6m x 2.9m	15'1" x 9'5"
BEDROOM 2	3.5m x 3.1m	11'5" x 10'2"



KITCHEN / LIVING / DINING AREA	6.8m x 5.3m	22'3" x 17'4"
PRINCIPAL BEDROOM	3.7m x 3.5m	12'1" x 11'5"
BEDROOM 2	4.1m x 2.8m	13'5" x 9'2"



KITCHEN / LIVING / DINING AREA	6.7m x 5.7m	22' x 18'7"
PRINCIPAL BEDROOM	4.2m x 4.3m	13'8" x 14'1"
BEDROOM 2	3.4m x 3.1m	11'2" x 10'2"
BEDROOM 3	3.2m x 3.1m	10'5" x 10'2"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .

TYPE 36, 3 BEDROOM

TOTAL INTERNAL AREA: 85.9m² | 924ft²

Plot 2



KITCHEN / LIVING / DINING AREA 6.2m x 4.7m 20'3" x 15'4"

PRINCIPAL BEDROOM 6.1m x 3.0m 20' x 9'8"

BEDROOM 2 4.7m x 2.6m 15'4" x 8'5"

BEDROOM 3 3.7m x 1.7m 12'1" x 5'6"

Floor plans, dimensions and configurations are included for guidance only, may be subject to revision during construction, please refer to current drawings with a Sales Consultant. Internal areas quoted are not inclusive of Balcony and Terrace areas. h - Handed Plot. U/C - Utility Cupboard, W - Wardrobe, E/S - En-Suite. Dimensions taken from .



Image of existing Weston Homes development

Weston Homes

BUILT WITH PASSION,
DELIVERED WITH PRIDE

Weston Homes was formed in 1987 by Bob Weston, establishing what has now become one of the major property developers in the South East of England.

Weston Homes has established a reputation for high quality design and build standards, delivered with a passionate desire to make a genuine difference to the lives of our customers and to leave a legacy of which we are justly proud.

Continually re-assessing the marketplace, Weston Homes has combined the traditional skills of house-building with the ever-expanding opportunities created by new technology.

The company has taken a revolutionary approach to property development - many of our properties' components are now pre-manufactured and tested in our own carefully controlled Weston-run factory, rather than on site. This enables the efficient fitting at a late stage of construction of fixtures such as kitchen worktops, wardrobes and bathroom vanity units which incorporate bespoke basins, storage cabinets and associated plumbing. This minimises wasted materials whilst maximising the quality of your brand new home.



Images of existing Weston Homes developments



Weston Homes provides properties to exceed the expectations of purchasers both in terms of quality and value for money. Projects are hugely varied, ranging from select housing developments to large-scale city apartment complexes of many hundreds of homes. As well as new-build, the company has extensive experience of refurbishment and restoration work, breathing new life into historic and Listed buildings to give new purpose to Britain's architectural heritage.



THE VENUE

The Assembly Buildings, The Old Vinyl Factory, Powerhouse Lane, Hayes, Hillingdon, UB3 1SY

E: thevenue@weston-homes.com T: 0203 976 8245

The Weston Group Business Centre, Parsonage Road, Takeley, Essex, CM22 6PU

E: sales@weston-homes.com T: 01279 873300

www.weston-homes.com

Please Note:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibilities and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

The information contained in this brochure is for guidance only. Weston Homes Plc operates a policy of continuous product development and features may therefore vary from time to time. Floorplans and dimensions can only be given as a guide and are indicative of the type only. The computer generated images, floorplans, configuration and layouts are included for guidance only, please refer to drawings in sales suite. It should be noted that the representations of The Venue may not necessarily be accurate in every respect.

These particulars should not be relied on as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations (2008). This information does not constitute a contract of warranty. All details correct at time of going to press. The Venue is the marketing name for use until a permanent postal address has been issued.

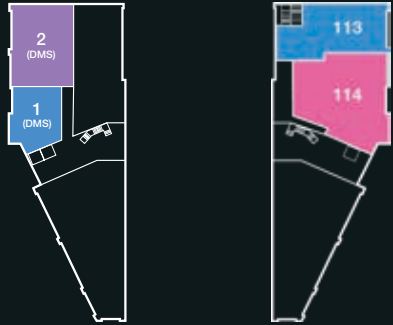
Sources for travel times: *Google Maps and **Transport for London

www.weston-homes.com

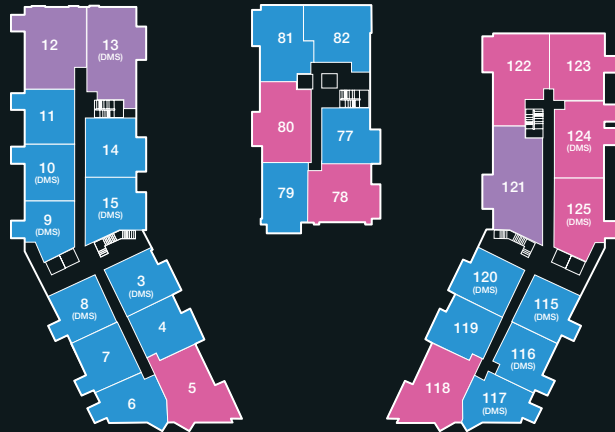
CBRE

**Weston
Homes** 

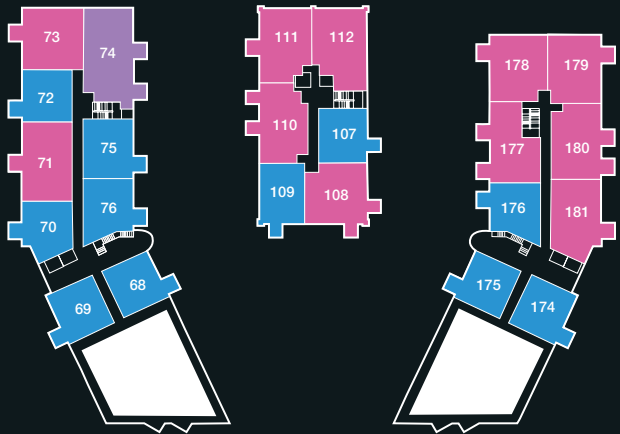
FIRST FLOOR



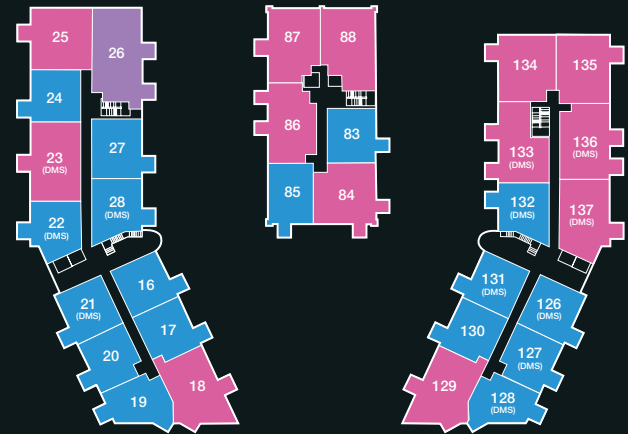
SECOND FLOOR



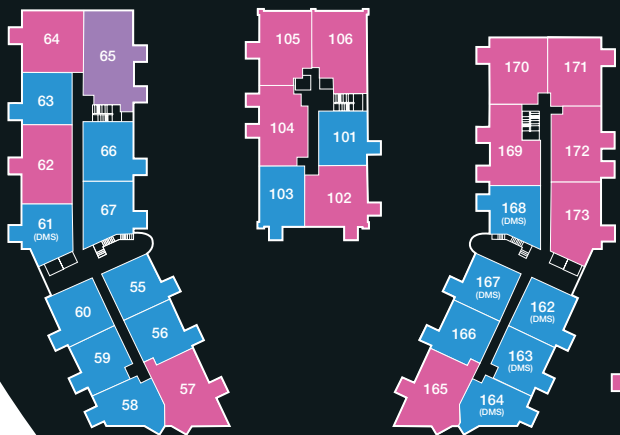
SEVENTH FLOOR



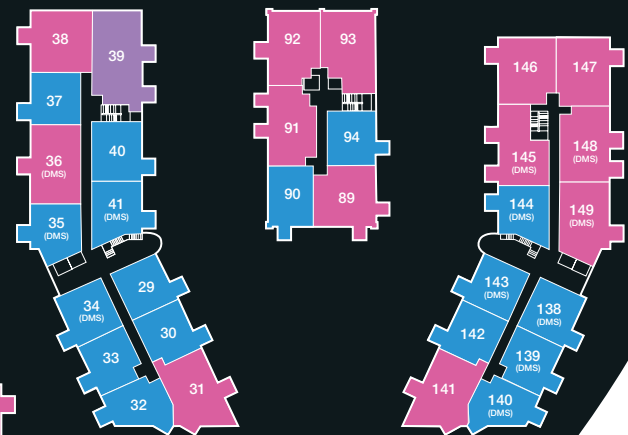
THIRD FLOOR



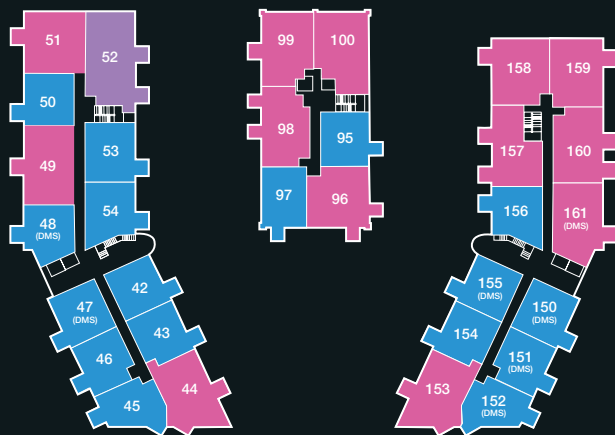
SIXTH FLOOR



FOURTH FLOOR



FIFTH FLOOR



1 BED APARTMENTS

PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE
1	56	15	55	29	37	43	32	58	32	72	36	94	34	117	53	139	53	156	38
3	54	16	37	30	32	45	32	59	39	75	34	95	34	119	32	140	53	162	54
4	32	17	32	32	32	46	33	60	37	76	38	97	35	120	54	142	32	163	57
6	32	19	32	33	33	47	54	61	55	77	34	101	34	126	54	143	54	164	53
7	33	20	33	34	54	48	55	63	36	79	35	103	35	127	53	144	56	166	32
8	54	21	54	35	55	50	36	66	34	81	35	107	34	128	53	150	54	167	54
9	55	22	55	37	36	53	34	67	38	82	36	109	35	130	32	151	53	168	56
10	54	24	36	40	34	54	38	68	37	83	34	113	39	131	54	152	53	174	37
11	33	27	34	41	55	55	37	69	37	85	35	115	54	132	56	154	32	175	37
14	34	28	55	42	37	56	32	70	37	90	35	116	53	138	54	155	54	176	38



2 BED APARTMENTS

PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE	PLOT	PAGE
5	41	49	44	80	42	93	45	106	45	123	43	137	58	157	47	171	43
18	43	51	44	84	41	96	41	108	41	124	58	141	43	158	47	172	46
23	57	57	43	86	42	98	42	110	42	125	58	145	59	159	43	173	46
25	44	62	44	87	45	99	45	111	45	129	43	146	47	160	46	177	47
31	43	64	44	88	45	100	45	112	45	133	59	147	43	161	58	178	47
36	57	71	44	89	41	102	41	114	48	134	47	148	58	165	43	179	43
38	44	73	44	91	42	104	42	118	41	135	43	149	58	169	47	180	46
44	43	78	41	92	45	105	45	122	42	136	58	153	43	170	47	181	46

3 BED APARTMENTS

PLOT	PAGE	PLOT	PAGE
2	60	121	51
12	50		
13	59		
26	50		
39	50		
52	50		
65	50		
74	50		

Any plots from page 53 onwards are DMS
(Discount Market Sale)