





Experts in Shared Ownership

Shared Ownership is a way of making home ownership possible for more people. You buy a share of your home, with a lower deposit, smaller mortgage and monthly payment on the rest.

SO Resi redefines Shared Ownership, by making everything clear and uncomplicated, so you understand how it all works at every stage, before and after you buy. Our SO Resi homeowners are important to us and we aim to build strong, lasting relationships by being here to answer your questions in a language that makes sense.

SO Resi by Metropolitan Thames Valley, a not-for-profit housing association. For over fifty years we've been building good quality, affordable new homes and managing them well. By doing that, we've been helping to create communities where people are proud and happy to live.



Introducing SO Resi Hayes

SO Resi are proud to announce the availability of 35 new properties in the heart of Hayes, West London. This exciting new development comprises of studio, 1, 2 and 3 bedroom Shared Ownership apartments.

This modern residential complex is located close to Hayes Town Centre in the London Borough of Hillingdon perfectly placed for all the local amenities.

Each apartment will feature a private terrace or balcony with some units having stunning views of the Grand Union Canal, enhancing the living experience with a glimpse of nature and tranquillity. The 2 and 3 bedroom properties will also benefit from undercroft parking for convenience and security.

All residents will enjoy exclusive access to landscaped podium gardens, offering a great place for relaxation and a venue for social gatherings.

Brand new
studio, 1, 2 & 3
bedroom
homes

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SO
much
to do

Hayes

Suburban comfort meets city convenience

In the heart of West London, Hayes, is a vibrant and well-connected suburb in the London Borough of Hillingdon, combining the perfect blend of modern living and historic charm.

With excellent transport links, ample shopping opportunities and green spaces, Hayes provides the perfect blend of urban convenience and suburban charm and has fast become a sought-after destination for professionals, families and first-time buyers.

Hayes is about much more than getting from A to B. It is a thriving community with a host of shops, cafés, pubs, restaurants, green spaces and cultural attractions on your doorstep.

Shopping in Hayes is a highlight, with the bustling Lombardy Retail Park offering a variety of high-street brands, supermarkets, and eateries. Nearby, Uxbridge shopping centre further expands the options for fashion, dining, and entertainment. Local markets and independent stores add a unique charm to the retail experience.

For those who enjoy outdoor spaces, Hayes boasts several beautiful parks. Barra Hall Park and Minet Country Park offer scenic walking trails, playgrounds, and picnic areas, perfect for families and nature lovers. The Grand Union Canal also runs through Hayes, providing a peaceful setting for cycling and waterside strolls.

Education in Hayes is well catered for, with a range of highly rated primary and secondary schools, as well as nearby colleges and universities, such as Brunel University in Uxbridge.

Leisure and recreation options are abundant, with sports centres, gyms, and cultural hubs like The Beck Theatre offering entertainment for all ages. Local pubs, restaurants, and community events ensure there is always something to enjoy.

Overall, Hayes is an excellent place to live, combining modern amenities with green spaces and great connectivity to the rest of London and beyond.

Days Out...



1

Kew Gardens

Kew Gardens are the largest botanical gardens in the world, measuring over 121 hectares and housing a vast variety of botanical and mycological collections. Founded in 1759, its site includes four Grade I listed buildings and 36 Grade II listed structures.

8

25 minutes



2

London

London is a great day out as it's so accessible. Fit in a visit to Old Spitalfields Market, enjoy a curry in Brick Lane or visit London's highest free viewing gallery at Horizon22 for panoramic views across the city. For shopping, visit the Royal Exchange with high-end retailers like Fortnum and Mason, Hermes, and Aspinall. Alternatively, explore the city of London, with many attractions within a short walking distance from Liverpool Street.

38 minutes



3

Oxford

Known as the city of dreaming spires, Oxford has some of the finest gothic architecture in England. Many examples can be seen in the University College buildings. Oxford University is one of the oldest in the world and ranked top in the world university rankings for 2024. Famous for its many museums and libraries, the Ashmolean Museum and the Bodleian Library are particularly worth visiting, along with the Bridge of Sighs and stunning Colleges such as Keble or Magdalen.

80 minutes



4

The Chilterns

Quintessential English Countryside an impressive selection of walks, pubs and restaurants within pretty market towns and villages, the Chilterns has it all for the ideal day out from Hayes.

45 minutes



5

Windsor Castle

Home to the largest and oldest occupied castle in the world, Windsor makes a memorable day out. With over 1000 years of History, Windsor has been home to 40 monarchs, from William the Conqueror to Charles III. It is open throughout the year and has so much to see. From the State Apartments to St George's Chapel, the changing of the Guard, and Windsor Great Park, there is more than enough for a full day out.

20 minutes



6

Colne Valley Park

Whether you are looking for a great outing to get active in the countryside or simply want a chance to relax and enjoy wildlife, Colne Valley Park can provide the perfect solution. The Park offers many established walks, angling sites, cycling routes, horse riding, golf or waterside activities.

25 minutes

Travel times shown in minutes. All times are approximate, taken from Google Maps, and will vary according to route(s) taken.

9

Development Overview

This brand new site offers tranquil canal views from some apartments and private access to a landscaped garden, perfect for relaxation and social gatherings.

Only a few minutes walk from Hayes & Harlington Station, or a short commute to London Heathrow Airport or one of the nearby Business Parks, SO Resi Hayes provides the perfect balance of urban convenience and nature on your doorstep.



Clayton Road
UB3 1DU

Key

- SO Resi Shared Ownership / Affordable Rent / Private Rent
- Affordable Rent
- Private Rent

The site layout is intended for illustrative purposes only and is subject to change.



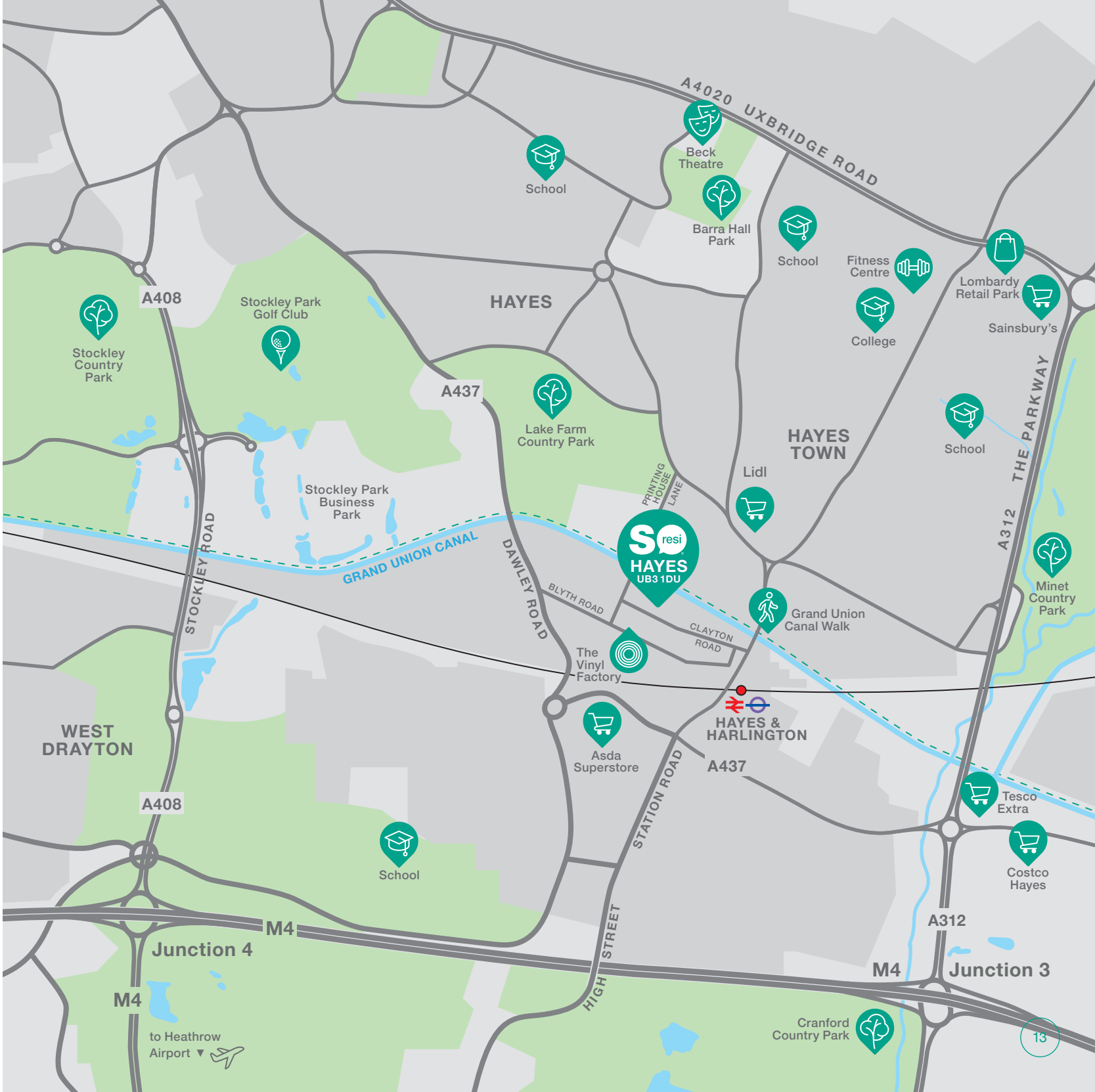
SO easy to get about

One of Hayes’ strongest assets is its superb transport connections.

With the arrival of the Elizabeth Line, commuting has never been easier. It connects Paddington in 20 minutes and Heathrow Airport in only 10 minutes. The line also links London and the South West on the GWR mainline. Hayes is also on several bus routes and offers easy access to the M4 and M25 motorways.



Approximate shortest travel times are shown in minutes, taken from Google Maps. Public transport times include walking. Times will vary depending on route/s taken.





This is a computer generated image and is for illustrative purposes only. Customers should not rely on this images.



Specification

Stylishly designed with comfort in mind, SO Resi Hayes homes are spacious, energy efficient and offer low maintenance, modern living.

Kitchens

- Contemporary handle-less kitchens in a matt finish
- Silestone worktop and upstand
- Integrated Bosch kitchen appliances including single fitted oven with ceramic hob, fridge freezer and dishwasher

General

- Amtico flooring throughout hallway, cloakroom and storage cupboard, kitchen, living room and bathroom
- Broadband provision
- Fitted wardrobe in main bedrooms
- Neutral colour carpets in bedrooms and staircases to duplex

Bathroom & En-suites

- Modern white bathroom suite by Ideal Standard
- Ceramic tiling to walls
- Mirror above wash basin
- Thermostatic bath shower mixer with massage shower rail set
- Folding bath screen
- Energy-efficient LED spotlights
- Chrome finish heated ladder towel rail
- Walk-in shower to en-suites with Ideal standard Shower System and glass shower screen
- Amtico flooring

External

- Landscaped communal areas and podium garden
- Secure cycle storage provision

Security and Peace of Mind

- Access to apartment block via audio and visual intercom
- Multi-sensor heat smoke alarm
- Fob-activated door entry system



Every SO Resi Hayes home is made to the highest standard.

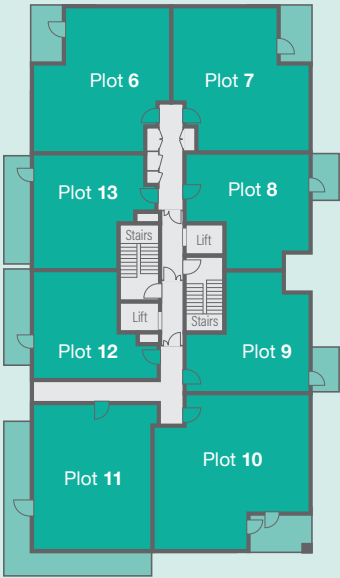
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plot locator

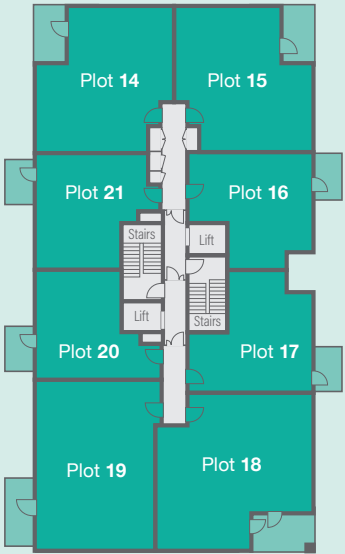
Ground/
Mezzanine



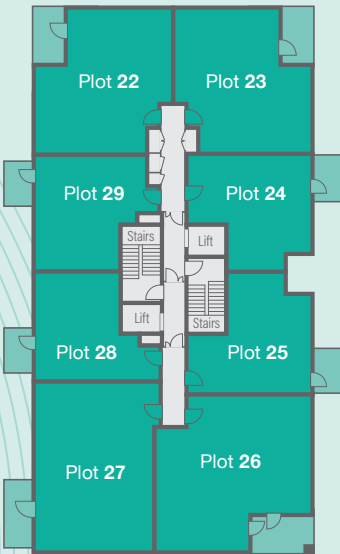
1st Floor



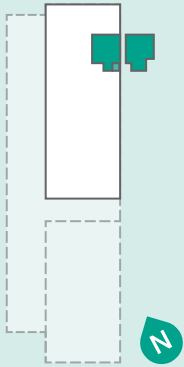
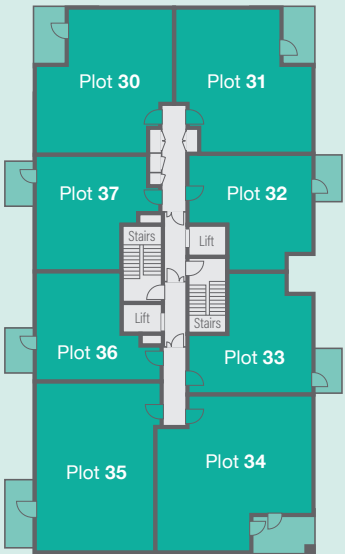
2nd Floor



3rd Floor



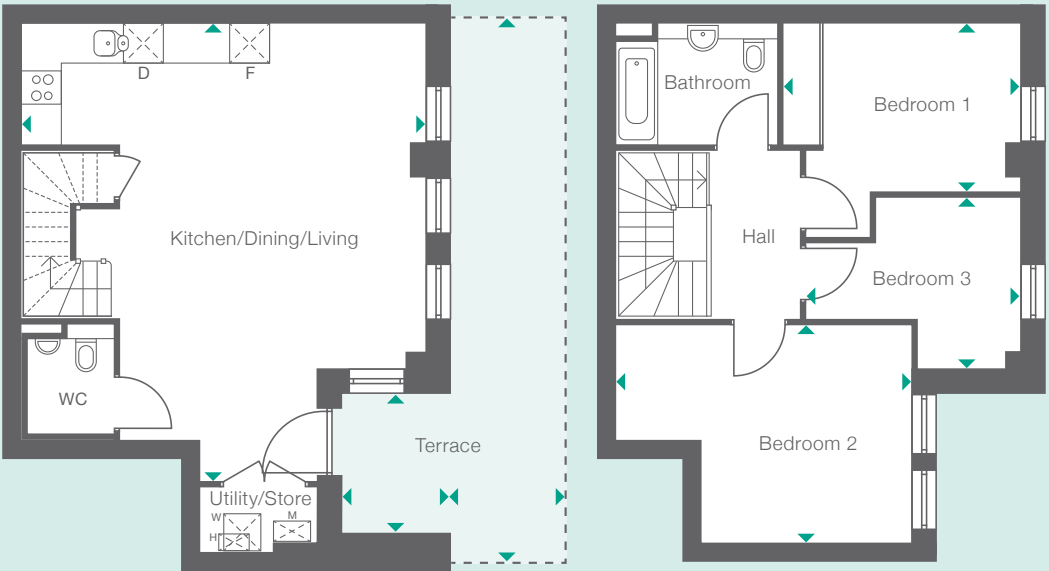
4th Floor



Block A
Plot 3 Floor
Ground/
Mezzanine

Gross Internal
Floor Area
97 m²
1052 sq ft

3 bedroom
duplex

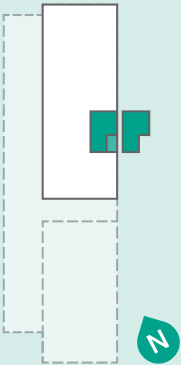


Room	Metric	Imperial	
Kitchen/Living/Dining	6.7 x 7.5 m	22'0" x 24'7"	F Fridge/Freezer
Bedroom 1	3.9 x 2.8 m	12'9" x 9'2"	D Dishwasher
Bedroom 2	4.9 x 3.6 m	16'11" x 11'9"	W Washer/Dryer
Bedroom 3	3.5 x 2.8 m	11'6" x 9'3"	H Heat Interface Unit
Terrace	1.8 x 2.3 m + 1.9 x 9.0 m	5'11" x 7'5" + 6'3" x 29'6"	M MVHR Unit

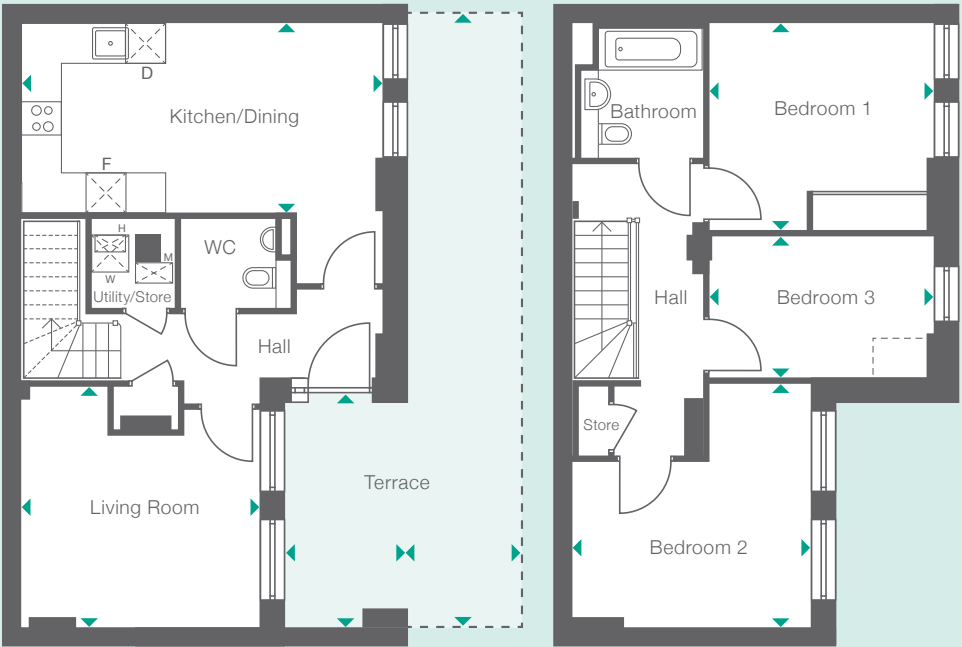
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S2D

3 bedroom duplex



Block A
Plot 4 Floor
Ground/
Mezzanine



Gross Internal
Floor Area

103 m²
1105 sq ft

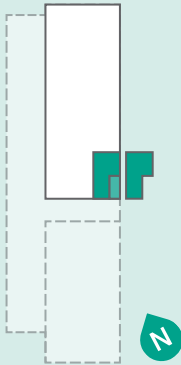
Room	Metric	Imperial
Kitchen/Dining	6.0 x 3.2 m	19'5" x 10'3"
Living Room	3.9 x 4.0 m	12'9" x 13'1"
Bedroom 1	3.7 x 3.4 m	12'2" x 11'3"
Bedroom 2	3.9 x 4.1 m	12'9" x 13'5"
Bedroom 3	3.7 x 2.3 m	12'1" x 7'7"
Terrace	3.8 x 2.2 m + 1.9 x 10.1 m	12'7" x 7'2" + 6'1" x 33'3"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

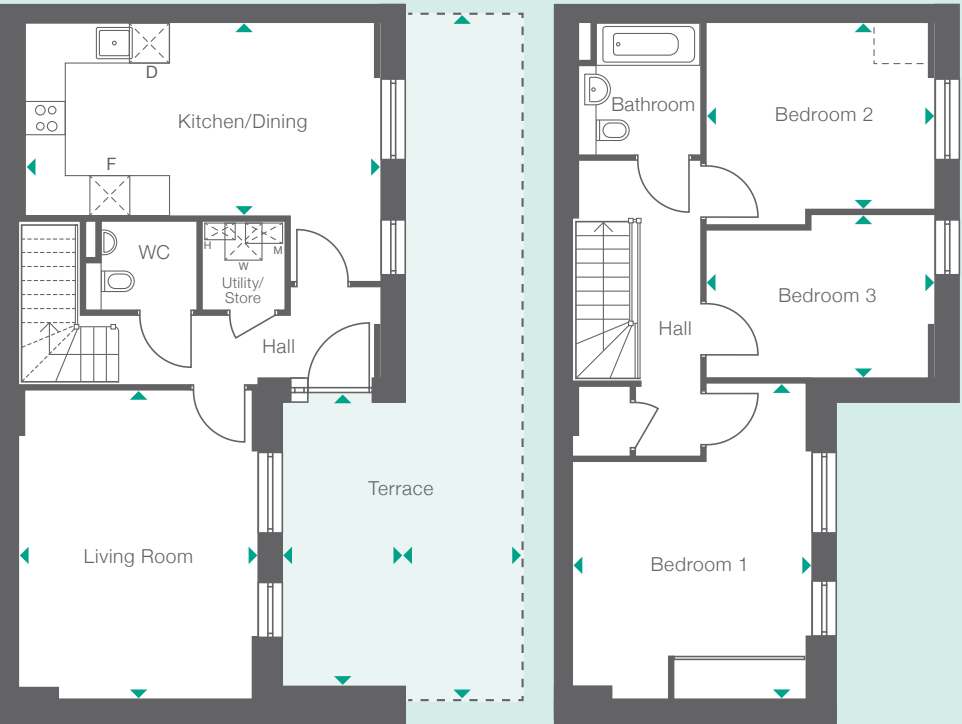
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S3D

3 bedroom duplex



Block A
Plot 5 Floor
Ground/
Mezzanine



Gross Internal
Floor Area

112 m²
1202 sq ft

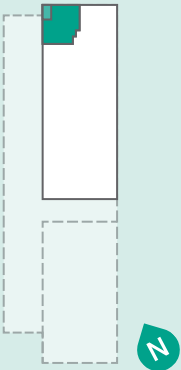
Room	Metric	Imperial
Kitchen/Dining	5.9 x 3.2 m	19'3" x 10'4"
Living Room	3.9 x 5.1 m	12'9" x 16'7"
Bedroom 1	3.9 x 5.2 m	12'9" x 17'0"
Bedroom 2	3.8 x 3.1 m	12'4" x 10'3"
Bedroom 3	3.8 x 2.6 m	12'3" x 8'7"
Terrace	2.0 x 4.9 + 1.9 x 11.5 m	6'8" x 16'0" + 6'3" x 37'10"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

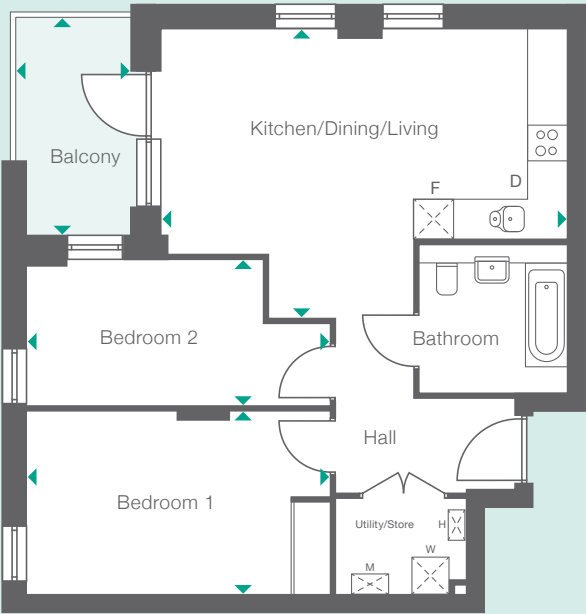
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S4

2 bedroom
apartment



Block A	
Plot	Floor
6	1
-	2
-	3
30	4



Gross Internal
Floor Area
71 m²
768 sq ft

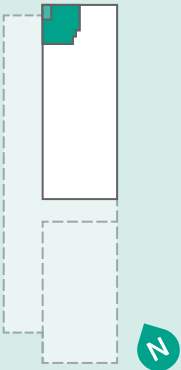
Room	Metric	Imperial
Kitchen/Dining/Living	6.7 x 4.8 m	22'0" x 15'7"
Bedroom 1	5.0 x 3.1 m	16'4" x 10'0"
Bedroom 2	5.0 x 2.4 m	16'4" x 7'9"
Balcony	1.9 x 3.6 m	6'3" x 11'9"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

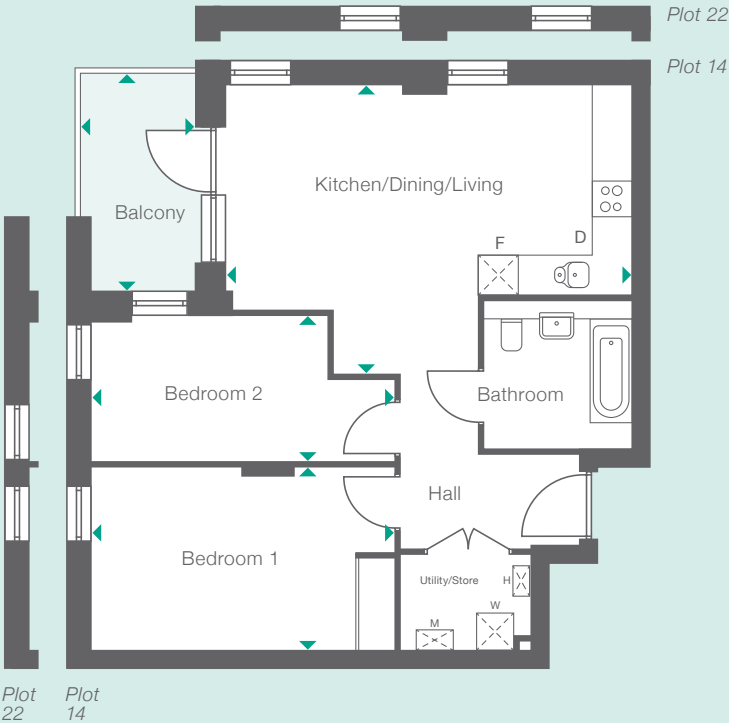
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S4

2 bedroom
apartment



Block A	
Plot	Floor
-	1
14	2
22	3
-	4



Gross Internal
Floor Area
71 m²
768 sq ft

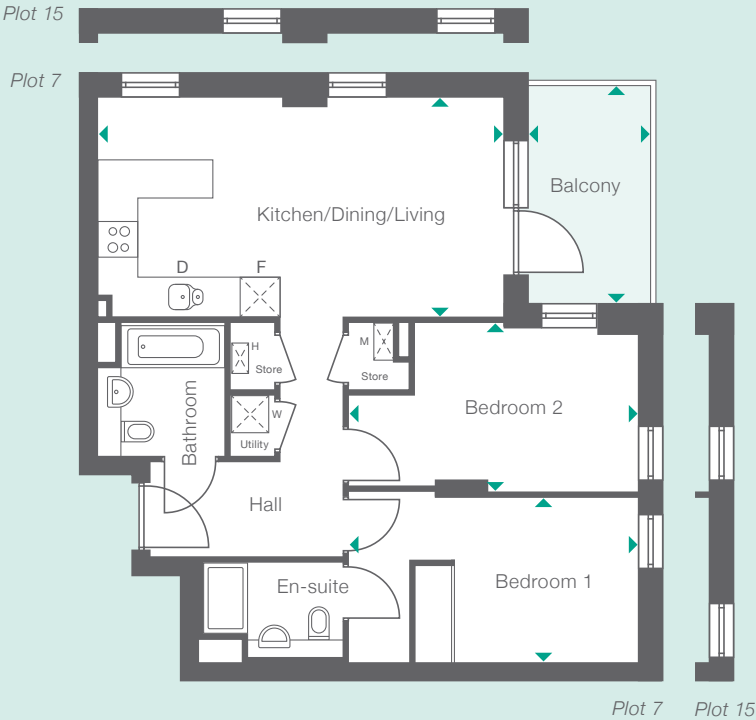
Room	Metric	Imperial
Kitchen/Dining/Living	6.7 x 4.8 m	22'0" x 15'7"
Bedroom 1	5.0 x 3.1 m	16'4" x 10'0"
Bedroom 2	5.0 x 2.4 m	16'4" x 7'9"
Balcony	1.9 x 3.6 m	6'3" x 11'9"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S5

2 bedroom
apartment



Block A	
Plot	Floor
7	1
15	2
-	3
-	4

Gross Internal
Floor Area
71 m²
764 sq ft

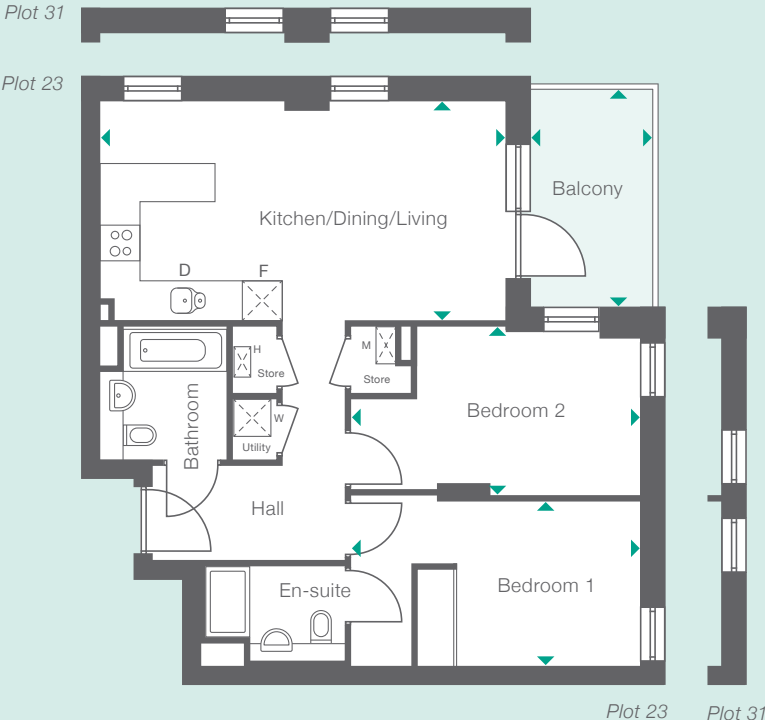
Room	Metric	Imperial
Kitchen/Dining/Living	6.7 x 3.6 m	22'0" x 11'9"
Bedroom 1	4.8 x 2.8 m	15'7" x 9'0"
Bedroom 2	4.8 x 2.8 m	15'7" x 9'1"
Balcony	1.9 x 3.6 m	6'3" x 11'9"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S5

2 bedroom
apartment



Block A	
Plot	Floor
-	1
-	2
23	3
31	4

Gross Internal
Floor Area
71 m²
764 sq ft

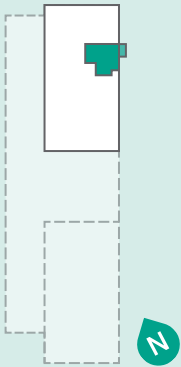
Room	Metric	Imperial
Kitchen/Dining/Living	6.7 x 3.6 m	22'0" x 11'9"
Bedroom 1	4.8 x 2.8 m	15'7" x 9'0"
Bedroom 2	4.8 x 2.8 m	15'7" x 9'1"
Balcony	1.9 x 3.6 m	6'3" x 11'9"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

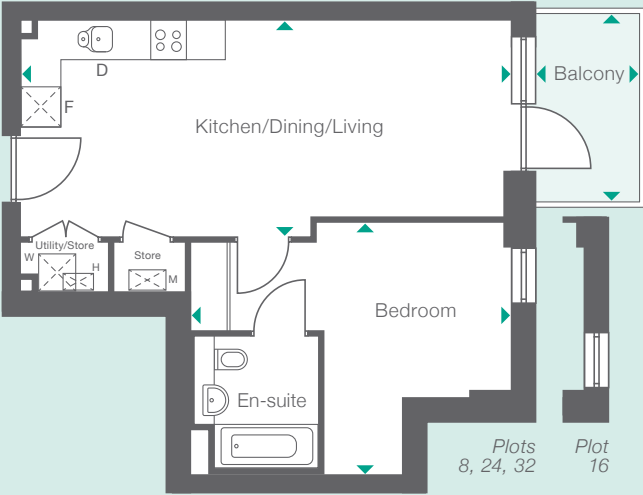
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S6

1 bedroom
apartment



Block A	
Plot	Floor
8	1
16	2
24	3
32	4



Gross Internal
Floor Area
50 m²
543 sq ft

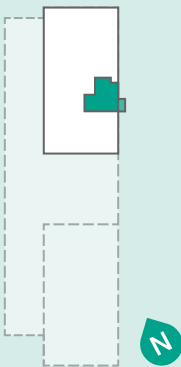
Room	Metric	Imperial
Kitchen/Dining/Living	8.1 x 3.7 m	26'5" x 12'0"
Bedroom	5.3 x 4.2 m	17'3" x 13'7"
Balcony	1.8 x 3.1 m	5'8" x 10'0"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

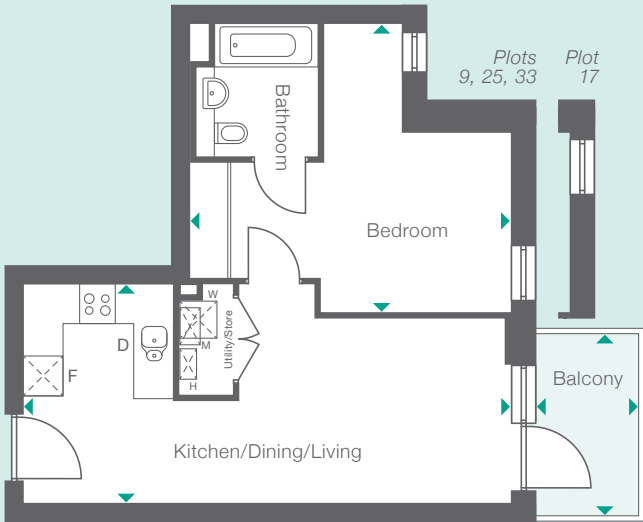
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S7

1 bedroom
apartment



Block A	
Plot	Floor
9	1
17	2
25	3
33	4



Gross Internal
Floor Area
49 m²
532 sq ft

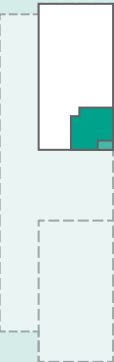
Room	Metric	Imperial
Kitchen/Dining/Living	8.1 x 3.1 m	26'5" x 10'2"
Bedroom	5.3 x 4.8 m	17'3" x 15'6"
Balcony	1.8 x 3.1 m	5'8" x 10'0"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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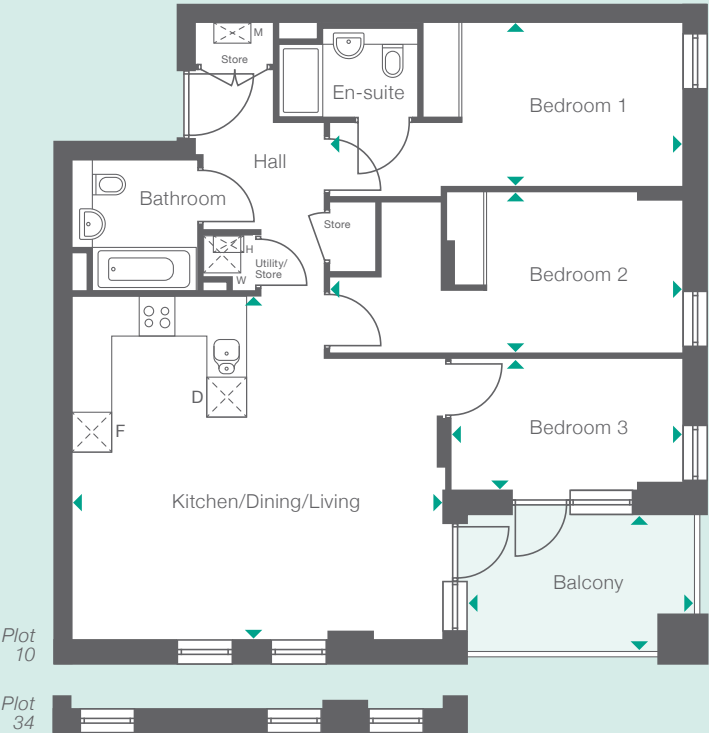
S9

3 bedroom apartment



Block A

Plot	Floor
10	1
-	2
-	3
34	4



Gross Internal Floor Area

89 m²
964 sq ft

Room	Metric	Imperial
Kitchen/Dining/Living	6.2 x 5.7 m	20'3" x 18'5"
Bedroom 1	5.8 x 2.8 m	19'1" x 9'0"
Bedroom 2	5.8 x 2.7 m	19'1" x 8'7"
Bedroom 3	3.8 x 2.2 m	12'4" x 7'1"
Balcony	3.7 x 2.3 m	12'2" x 7'5"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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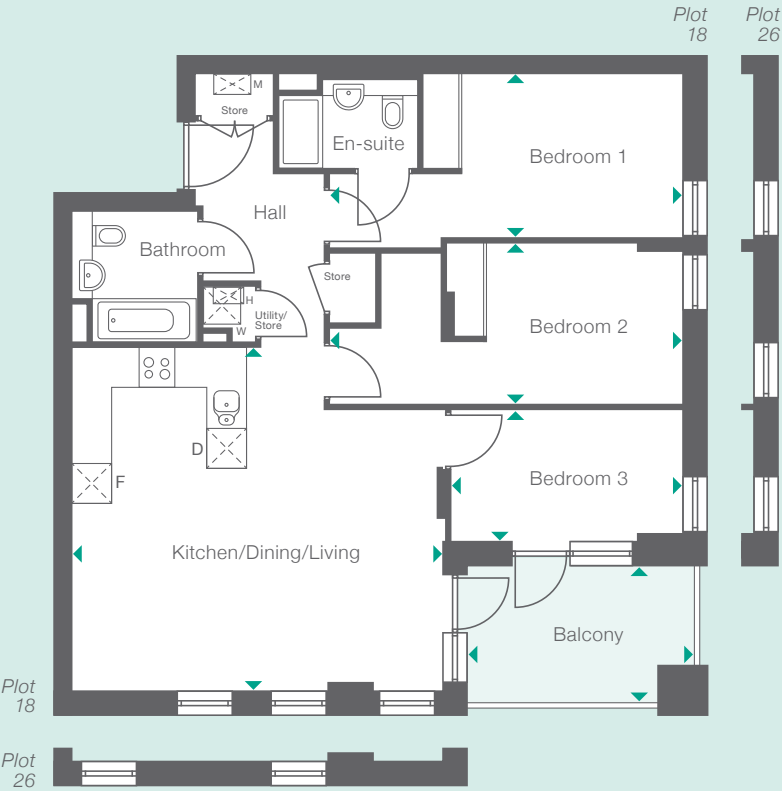
S9

3 bedroom apartment



Block A

Plot	Floor
-	1
18	2
26	3
-	4



Gross Internal Floor Area

89 m²
962 sq ft

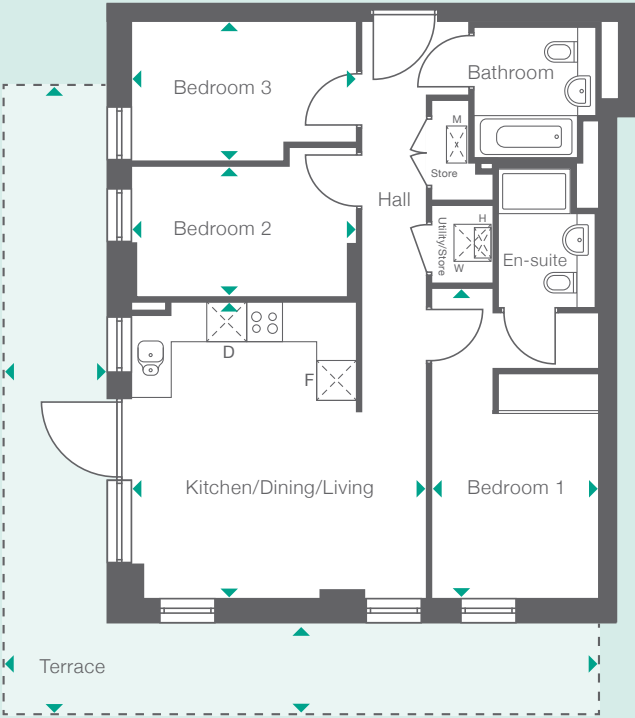
Room	Metric	Imperial
Kitchen/Dining/Living	6.2 x 5.7 m	20'3" x 18'5"
Bedroom 1	5.8 x 2.8 m	19'1" x 9'0"
Bedroom 2	5.8 x 2.7 m	19'1" x 8'7"
Bedroom 3	3.8 x 2.2 m	12'4" x 7'1"
Balcony	3.7 x 2.3 m	12'2" x 7'5"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S8

3 bedroom apartment



Block A	
Plot	Floor
11	1
-	2
-	3
-	4

Gross Internal
Floor Area
74 m²
802 sq ft

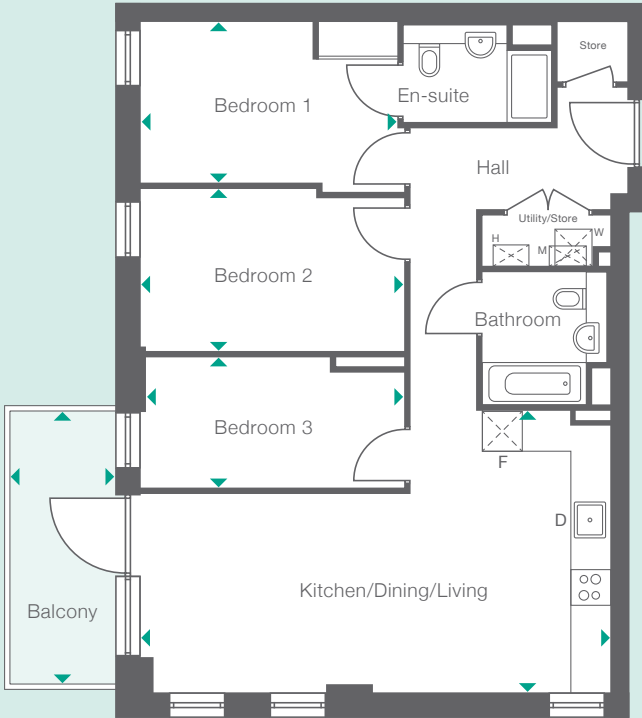
Room	Metric	Imperial
Kitchen/Dining/Living	4.9 x 4.9 m	16'1" x 15'9"
Bedroom 1	2.8 x 5.1 m	9'1" x 16'8"
Bedroom 2	3.7 x 2.1 m	12'2" x 7'0"
Bedroom 2	3.7 x 2.3 m	12'2" x 7'7"
Wraparound Terrace	9.9 x 1.7 m + 1.9 x 8.9 m	32'6" x 5'6" + 6'3" x 29'3"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S10

3 bedroom apartment



Block A	
Plot	Floor
-	1
19	2
-	3
-	4

Gross Internal
Floor Area
87 m²
936 sq ft

Room	Metric	Imperial
Kitchen/Dining/Living	7.8 x 4.7 m	25'5" x 15'3"
Bedroom 1	4.2 x 2.7 m	13'9" x 8'7"
Bedroom 2	4.3 x 2.7 m	14'3" x 8'9"
Bedroom 3	4.3 x 2.2 m	14'3" x 7'1"
Balcony	4.6 x 1.8 m	15'1" x 5'8"

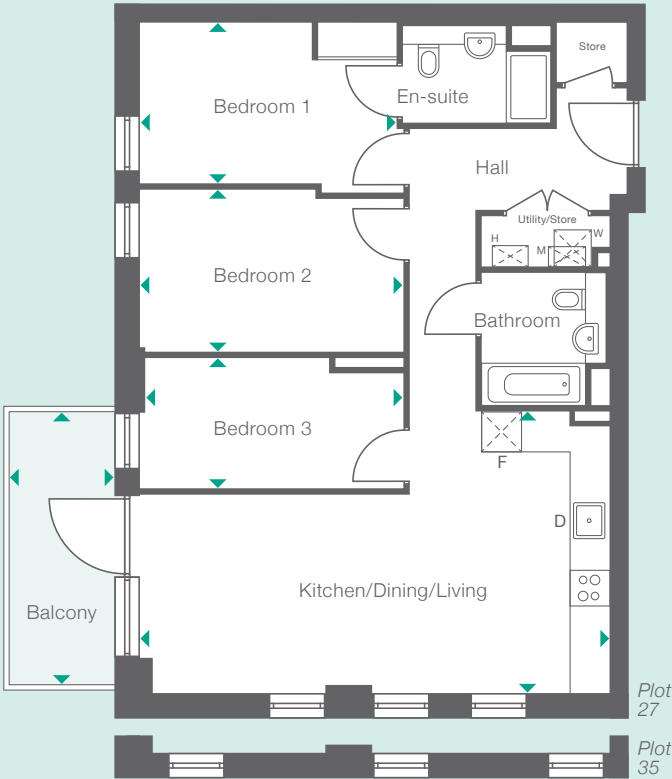
F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

All floor plans in this brochure are for general guidance only. All room dimensions are subject to a plus/minus 5% tolerance. Measurements are taken from plans representing the largest cross-section of each room - the actual build may vary. Any dimensions shown are not intended to be used for carpet sizes, appliances, spaces or items of furniture. These particulars do not constitute any part of an offer or contract with regard to the specifications.

S10

3 bedroom
apartment

Plots
27, 35



Block A	
Plot	Floor
-	1
-	2
27	3
35	4

Gross Internal
Floor Area
87 m²
936 sq ft

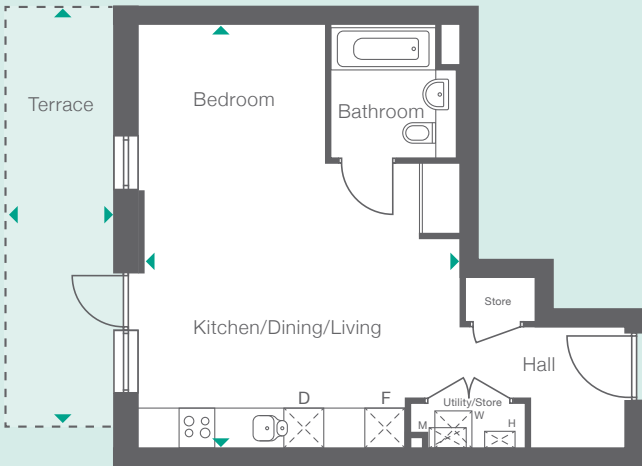
Room	Metric	Imperial
Kitchen/Dining/Living	7.8 x 4.7 m	25'5" x 15'3"
Bedroom 1	4.2 x 2.7 m	13'9" x 8'7"
Bedroom 2	4.3 x 2.7 m	14'3" x 8'9"
Bedroom 3	4.3 x 2.2 m	14'3" x 7'1"
Balcony	4.6 x 1.8 m	15'1" x 5'8"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S11

studio
apartment



Block A	
Plot	Floor
12	1
-	2
-	3
-	4

Gross Internal
Floor Area
44 m²
473 sq ft

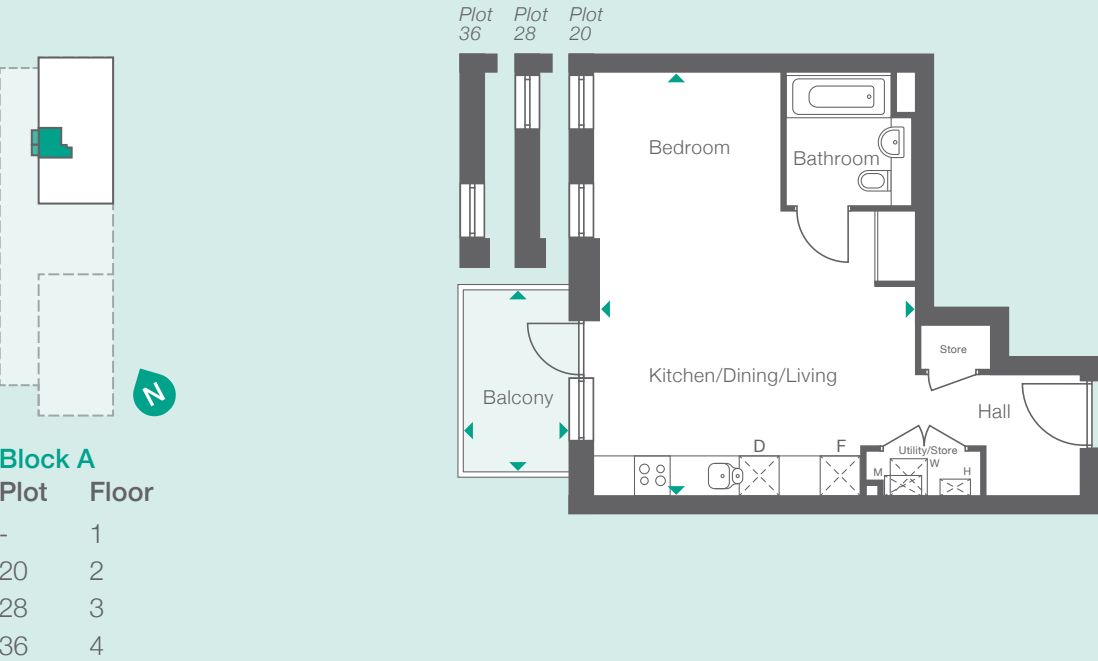
Room	Metric	Imperial
Studio Apartment	5.3 x 7.1 m	17'4" x 23'2"
Terrace	1.9 x 6.4 m	6'2" x 21'2"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S11

studio
apartment



Block A	
Plot	Floor
-	1
20	2
28	3
36	4

Gross Internal
Floor Area
44 m²
473 sq ft

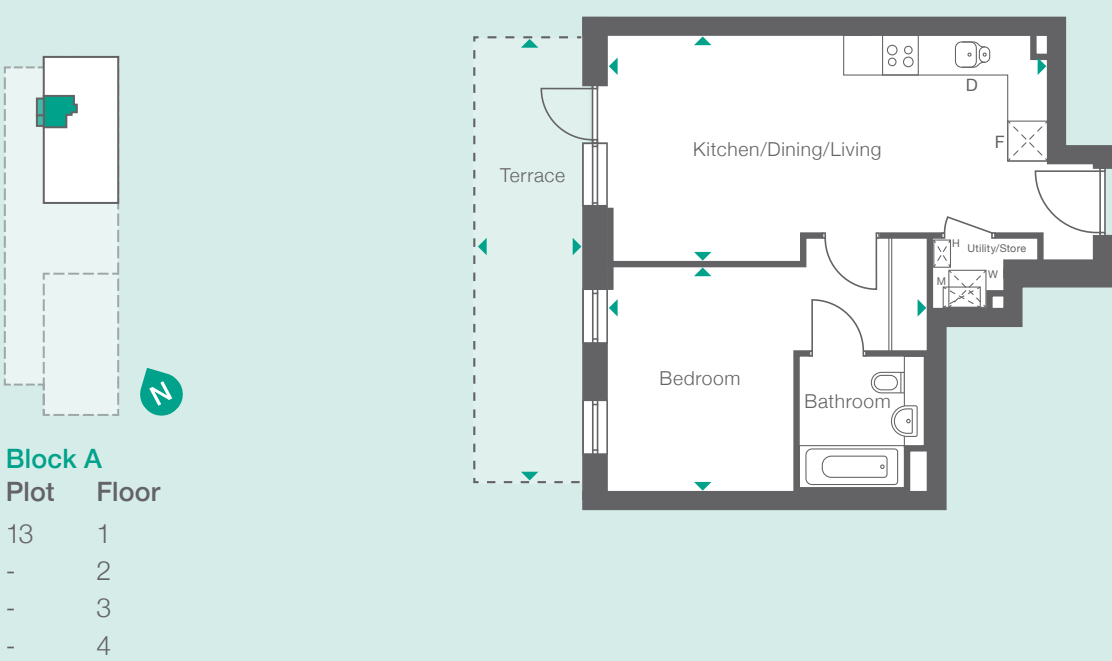
Room	Metric	Imperial
Studio Apartment	5.3 x 7.1 m	17'4" x 23'2"
Balcony	1.8 x 3.1 m	5'8" x 10'0"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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S12

1 bedroom
apartment



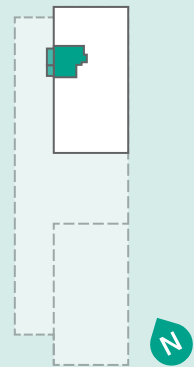
Block A	
Plot	Floor
13	1
-	2
-	3
-	4

Gross Internal
Floor Area
50 m²
535 sq ft

Room	Metric	Imperial
Kitchen/Dining/Living	7.2 x 3.8 m	23'5" x 12'4"
Bedroom	5.3 x 3.7 m	17'4" x 12'1"
Terrace	1.8 x 3.1 m	5'8" x 10'0"

F	Fridge/Freezer
D	Dishwasher
W	Washer/Dryer
H	Heat Interface Unit
M	MVHR Unit

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Block A	
Plot	Floor
-	1
21	2
29	3
37	4

Gross Internal
Floor Area

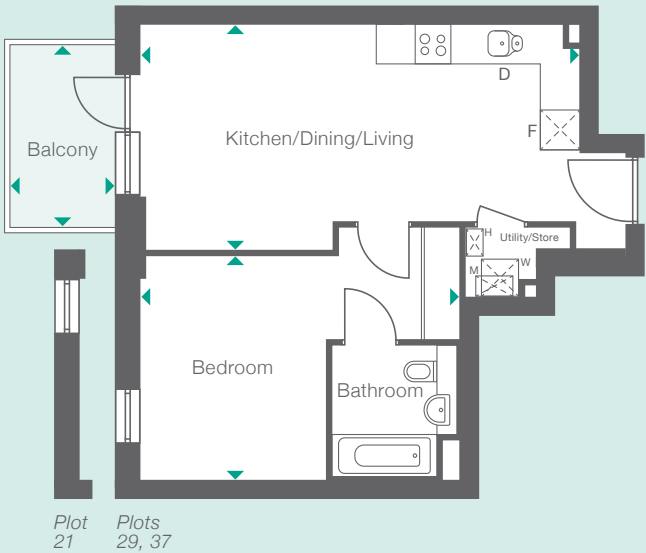
50 m²

535 sq ft

Room	Metric	Imperial
Kitchen/Dining/Living	7.2 x 3.8 m	23'5" x 12'4"
Bedroom	5.3 x 3.7 m	17'4" x 12'1"
Balcony	1.8 x 3.1 m	5'8" x 10'0"

F	Fridge/Freezer
D	Dishwasher
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S12

1 bedroom
apartment



With SO Resi, you buy your own home in your own way. You start with a share that's right for you, then you can buy extra shares over time, so it's all manageable and suits your income.

You start by buying between 10% and 75% of your SO Resi home. That means your monthly mortgage payments and deposit are smaller than they would be if you bought your home outright. There are two other monthly payments for your SO Resi home. One is the SO Resi payment for the share of your home that Metropolitan Thames Valley owns. The other is the service charge, which pays to look after the building you live in. There are also the usual other costs, like household utility bills. You can choose to buy a bigger share of your SO Resi home in the future, and even own 100%. The bigger the share you own, the lower your SO Resi payment will be.

You can sell your share at any time if you decide to move on.

We're here to help

Whatever your needs, we're on hand to help at every stage. First we'll help you understand all the costs and work out what's affordable for you. If you decide to go ahead, we'll be there to answer your questions. And in the future, we can help you with buying a bigger share of your home, or with selling up if it's time for a change.

Tel 020 8607 0550
Email sales@soresi.co.uk
or visit sharedownership.co.uk

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