

L&Q at  
**BEAM  
PARK**<sup>®</sup>

**L&Q**



## Brand new homes and a vibrant neighbourhood

Welcome to L&Q at Beam Park, a stylish collection of Shared Ownership apartments situated in a transformational new development in East London.

Beam Park is a purpose-built, fully modern community that is being shaped near the banks of the Thames, where Rainham and Dagenham meet. Offering the perfect opportunity to get your feet on the property ladder, these 1, 2 and 3 bedroom homes are ideal for professionals, couples and families alike.

Each new home has been fitted out with stylish integrated appliances, modern bathrooms, soothing lighting and fitted

carpets. With attractive bright spaces throughout, you'll have all you need for convenient, contemporary living.

Beam Park is set to become one of East London's most desirable communities. Within easy reach of central London, journey times are set to be slashed further with a brand-new rail station\* coming soon. So, if you are looking for an attractive, affordable new home in a welcoming neighbourhood, you need look no further.

We provide the home  
and you make  
it your own





## Brand new facilities and a world of benefits



Contemporary homes with modern convenience



Nearby green spaces, including Rainham Marshes



Sustainable living for a better quality of life



A wealth of nearby restaurants, pubs and bars



New primary and secondary schools being opened



Nearby supermarkets and new shops on the way



Lakeside Shopping Centre only 10 minutes away



A new rail station\* coming soon & fast journeys to London



Handy access to the A13 and M25



## A rich history and a very promising future

Beam Park is being brought to life in an area with a proud heritage. Built on land that formerly belonged to the famous Ford automotive factory, the area will forever be associated with some of the most iconic cars the company ever built.

Opening in 1931, the then state-of-the-art factory was unlike anything ever created before in the UK. With its own foundry and power station, almost all the materials Ford needed were created on-site. The first vehicle to emerge from the plant was a Ford Model AA van, followed by many different versions of the Ford Model 8.

After producing many vans and trucks during World War II, the factory really made its mark by producing innovative and well-loved cars such as the Zephyr

and Cortina, many of which are still cherished by classic car owners. By the 1980s, the plant was focused on best-sellers such as the Sierra and Fiesta.

While occupying a much smaller site than in its heyday, Ford Dagenham still produces almost 1 million engines every year, which are shipped worldwide – proof that this is not only an area with a distinguished history, but one that has a global outlook to this day.



## A sustainable community *and a space to grow*

Planners have put their heart and soul into making Beam Park an outstanding place to live. When complete, it will be a vibrant community of 3,000 homes – and it will have the modern amenities and infrastructure to match.

New facilities springing up will include primary and secondary schools, a nursery, a medical centre, exciting gym and leisure offerings, plus an attractive recreational area. Beam Park rail station\* coming soon, next to a new Station Square that will be home to a bustling colonnade of shops, supermarkets and a community cafe. There will also be electric charging points throughout the development, to boost your sustainability.

Your new home also benefits from an excellent range of existing amenities. You'll be near some beautiful green

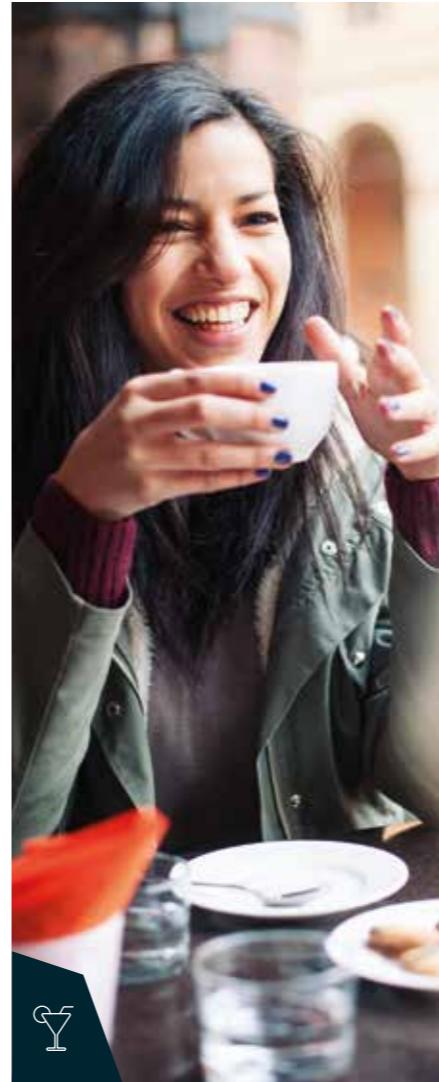
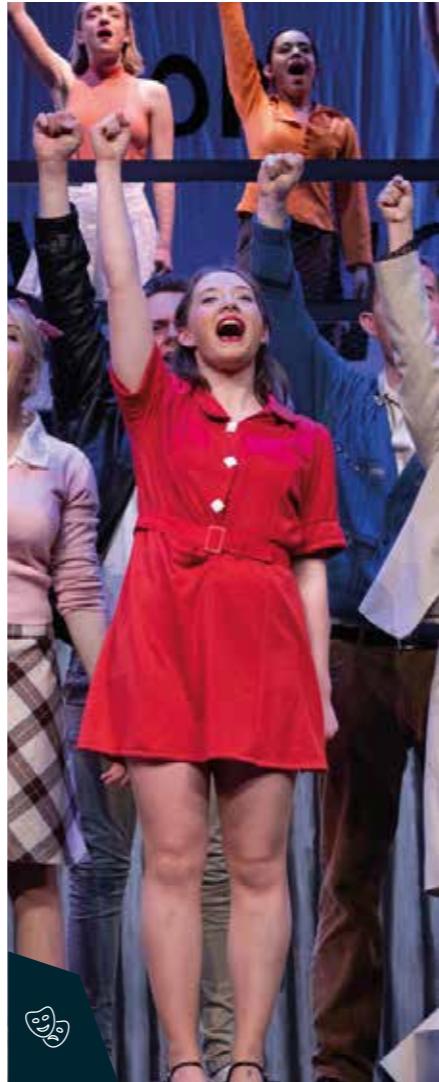
spaces, including RSPB Rainham Marshes nature reserve and – in the near future – the new, 2.5-hectare Beam Park. There'll also be a cycle path and fitness trail and you'll be living moments away from the Beam Valley Country Park, where the Beam River joins the Thames.

If your ambition is to live in an attractive, modern community within easy reach of central London, L&Q at Beam Park is the ideal place to call home.



New roots  
and your routes

1. Lakeside Shopping Centre
2. Beam Country Park
3. River Thames
4. Westfield Shopping Centre
5. The Chase Nature Reserve
6. Dagenham Dock
7. O2 Arena
8. London City Airport



## Sports

You'll be near some great gyms and fitness centres, not to mention Checkmat Essex – the place to learn Brazilian Ju-Jitsu. Dagenham & Redbridge FC is also nearby.

**Origin Health & Fitness**  
0.4 miles\*

## Nature

Beam Valley Country Park is on your doorstep, with 182 acres to explore. Also close to home is Rainham Marshes, ancient grazing land that supports an exceptional array of wildlife.

**RSPB Rainham Marshes Visitor Centre**  
4.3 miles\*

## Culture

From the Ford Heritage Centre to the Valence House Museum, and from the National Trust Rainham Hall to local festivals, gigs, workshops and theatre, there's plenty of culture to explore.

**Ford Heritage Centre**  
1.4 miles\*

## Eat & Drink

If you love to explore global cuisines and worlds of flavour, then you'll be spoilt for choice – you'll find lots of great restaurants and cafés close to your new home.

**Kusadasi Taverna**  
1.2 miles\*

## Parks

You'll find a cluster of parks centred on The Chase Nature Reserve, including playing fields, a skatepark and The Bretons Outdoor Recreation Centre, which supports many outdoor activities.

**Bretons Outdoor Education Centre**  
1.8 miles\*

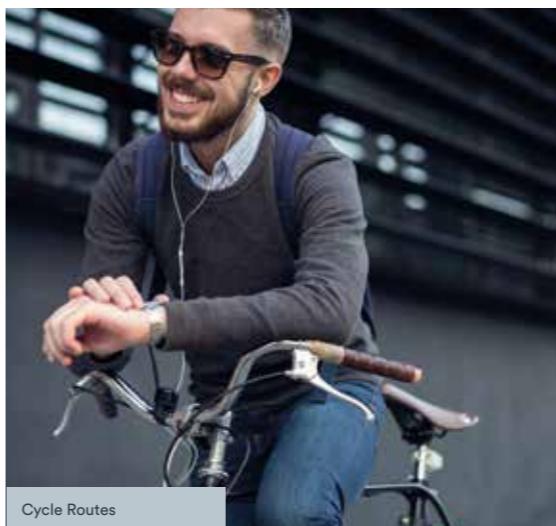
## Shopping

Lakeside Shopping Centre is only a short distance away. Covering 200 acres, it's home to over 250 shops, 50 cafés and restaurants and a seven-screen Vue cinema.

**Lakeside Shopping Centre**  
7.8 miles (10 minutes by road)\*



A new train station\*  
and direct  
transport links



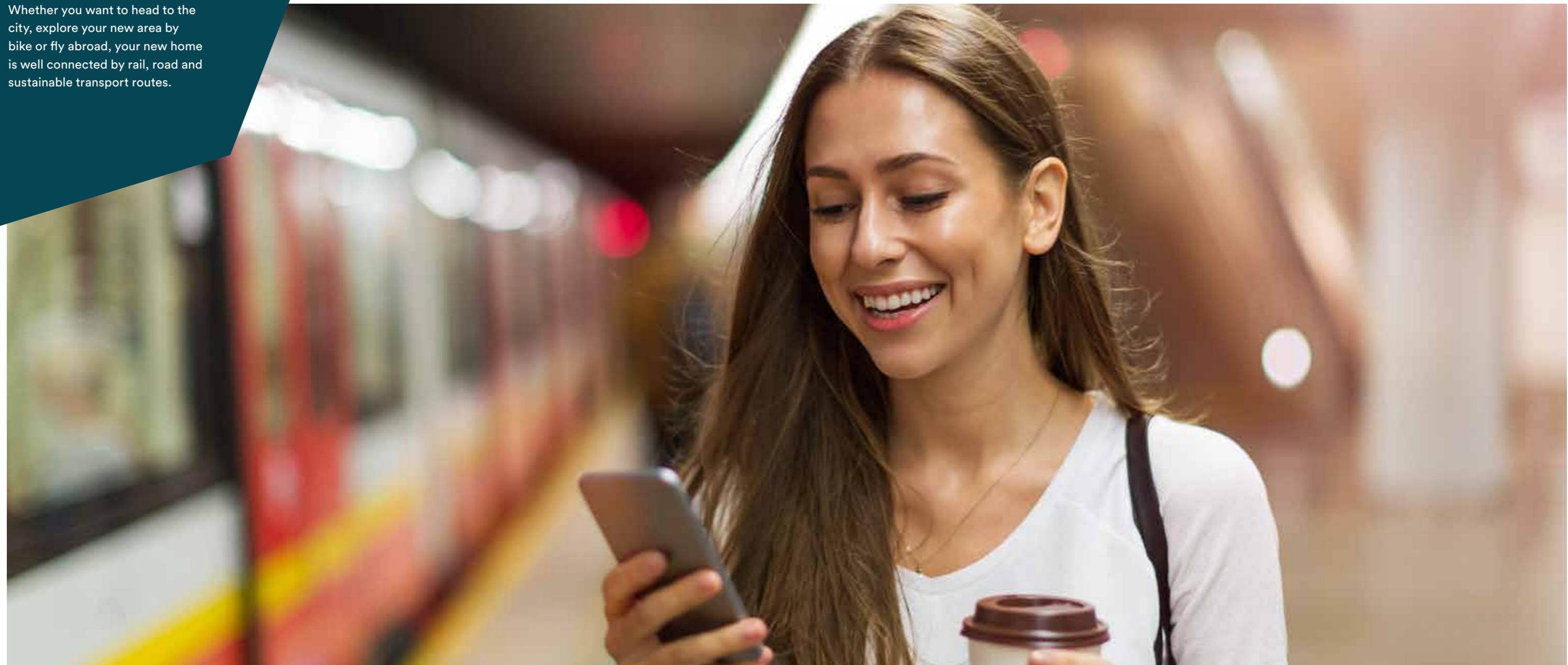
Whether you want to head to the city, explore your new area by bike or fly abroad, your new home is well connected.

Beam Park rail station\* coming soon, with services that can take you to London Fenchurch Street in a little over 20 minutes. Until then, Dagenham Dock rail station, on the same line, is just over a mile away.

L&Q at Beam Park is also well served by bus, with 31 stops within a kilometre of your new home. Road connections are also good – the A13 is nearby and can take you to the M25 in eight minutes. New cycle paths will please those who like to travel by bike and – when you want to travel to sunnier climes – London City Airport is under eight miles away.

Distances taken from google.co.uk/maps

Whether you want to head to the city, explore your new area by bike or fly abroad, your new home is well connected by rail, road and sustainable transport routes.



## By rail from Dagenham Dock station

Barking	8 mins
Stratford	20 mins
Fenchurch Street	23 mins
Canary Wharf	28 mins
Westminster	31 mins



## By road to the airports from Beam Park

London City	20 mins
Stansted	40 mins
Gatwick	45 mins
Luton	1 hr 10mins



## By road from Beam Park

M25	8 mins
Lakeside Shopping Centre	10 mins
London City Airport	20 mins
Basildon	25 mins
Southend-on-Sea	42 mins



## By cycle from Beam Park

Dagenham Dock Station	7 mins
The Chase Nature Reserve	9 mins
Barking	26 mins
Romford	28 mins
Purfleet	34 mins
Stratford	55 mins

## A place for shopping and a city to explore

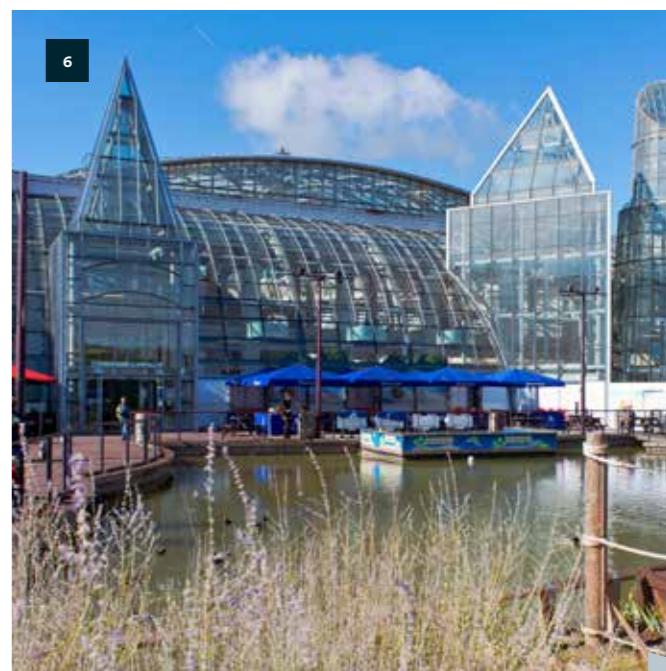
If you like to shop until you drop, L&Q at Beam Park is perfect for you. A short train journey takes you to central London, one of the world's shopping paradises.

From Westfield Stratford, to West End fashions and designer labels, through to quirky boutiques and iconic shopping hubs, there's so much to see and explore.

Closer to home, Lakeside Shopping Centre is only a short distance away. Covering 200 acres, it's home to over 250 shops, 50 cafés and restaurants and a seven-screen Vue cinema. From food to fashion, technology to jewellery, you'll find it all.

There are also plenty of shops near to L&Q at Beam Park. In addition to the forthcoming retail area at Station Square, you'll find plenty of excellent supermarkets and local shopping centres for your everyday needs – from major Asda and Tesco stores to the East Thames Plaza and Heathway shopping centres in Dagenham.

- 1. Dagenham High Street
- 2. Romford Brewery
- 3. Lakeside Shopping Centre
- 4. Canary Wharf
- 5. Westfield Stratford
- 6. Bluewater





Mid morning bites  
and afternoon  
delights



## Green open spaces and places to enjoy

At L&Q at Beam Park, you may be near to the City, but you'll also be near some exceptional green spaces and sports facilities.

Right on your doorstep, you'll find Beam Valley Country Park where you can enjoy 182 acres of woodlands, grasslands, ponds and marsh areas. Also nearby is Rainham Marshes, over 1,000 acres of ancient grazing land that supports an exceptional array of wildlife, including many breeding and migratory birds .

If you like to keep fit, there are many amenities to choose from. You'll be a short walk from Origin Health & Fitness, a large free weights gym offering excellent equipment, friendly staff and on-site massage. For something a little different, Checkmat Essex is the place to go to learn the intricacies of Brazilian Ju-Jitsu.

For a more leisurely activity, Mardyke Valley Golf Club in South Ockendon is under six miles away. For football fans, Dagenham and Redbridge F.C. – 'The Daggers' – is a great National League that is well worth watching.

# New schools and a bright future

L&Q at Beam Park promises a bright future for families and their children. The development will soon boast two new, purpose-built primary schools with excellent facilities. These will add to over a dozen nurseries, primary and secondary schools in the area that are rated ‘Good’ or ‘Outstanding’ by Ofsted.

Chandlers Chatters Pre-School is very popular, while Scargill Infant School is ‘Outstanding’. Good local primaries include La Salette RC Primary School and Rainham Village Primary School & Nursery. For secondary-aged children, Harris Academy in Rainham is ‘Good’, as are Dagenham Park C of E School and Abbs Cross Academy & Arts College.

One thing’s for sure – whichever local school your children attend, they will be assured of an excellent education.



## 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.



**Invest for the future**  
*and own your home*

L&Q offer an extensive range of Shared Ownership homes across the country. We can help you buy a home in a way that works for you.

Shared Ownership makes it possible to own your home – even if you feel priced out of the property market. It's an affordable home ownership scheme designed as a stepping-stone to outright ownership if you can't afford to buy a home on the open market.

To find out more visit  
[lqhomes.com/shared-ownership](http://lqhomes.com/shared-ownership)

# 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 negotiator 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 Barking Riverside - Barking**  
[lqhomes.com/barkingriverside](http://lqhomes.com/barkingriverside)



**The Chain - Walthamstow**  
[lqhomes.com/thechain](http://lqhomes.com/thechain)



**L&Q at Blackhorse View - Walthamstow**  
[lqhomes.com/blackhorseview](http://lqhomes.com/blackhorseview)

### Disclaimer

\*New proposed train station is subject to planning.

All information in this document is correct at the time of publication going to print February 2021. 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 going to print February 2021. 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.

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**L&Q**