

L&Q at

BEAM
PARK®

L&Q



CGI view of L&Q at Beam Park

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 proposed rail station*. 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 restaurants,
pubs and bars



Proposed new schools
within the development



Supermarkets and new
shops on the way



Lakeside Shopping Centre
only 10 minutes away



Thriving community in
an ambitious Borough



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 step on the ladder
and a foot
in the door





A place to call home *and be surrounded by nature*

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.

Proposed 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. The proposed Beam Park rail station* will sit next to a new Station Square that will be home to a bustling colonnade of shops, supermarkets and a community cafe. Beam Park is proud to boast 17 acres of green area within the development, allowing you the space to relax, explore and escape.

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
0.8 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
4.7 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 Recreation Centre
2.1 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
7.5 miles (10 minutes by road)



A sustainable community *and a place to grow*

Beam Park has incorporated innovative design to help meet the Greater London Authority's London Sustainable Design & Construction policy, which is striving to achieve a 35% reduction in CO₂ emissions when compared to previous building regulations.

As part of this your new home at Beam Park has been built to the highest sustainable standards. Each property benefits from energy efficient glazing, heating and lighting, plus excellent levels of insulation; whilst solar panels on rooftops generate clean energy. Furthermore, every home has a 10-year NHBC warranty, giving you complete peace of mind.

Beam Park itself is being transformed into a vibrant development of some 3,000 homes, with modern amenities and community facilities to match. There'll be over 17 acres of open space to enjoy, including a new proposed 47,000 square metre central community park complete

with recreation areas, formal gardens and finished with water features. As well as this, Beam Park also features green ribbons winding their way throughout the development forming green corridors perfect for walking and cycling.

Other proposals include retail facilities centred on the new landscaped Square which doubles as a sunken garden and green oasis. The ambition is to create a bustling colonnade of shops, supermarkets and a community café – perfect for relaxing after some retail therapy and taking in fresh air.

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	6 mins
Fenchurch Street	21 mins
Stratford	22 mins
Canary Wharf	24 mins
Westminster	35 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
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 Station	24 mins
Purfleet Station	28 mins
Romford Station	29 mins
Fairlop Waters	45 mins

Beam Park is a 17 minute bus journey to Dagenham Dock station.

Train times taken from [nationalrail.co.uk](https://www.nationalrail.co.uk)
Distances taken from [google.co.uk/maps](https://www.google.co.uk/maps)

A place for shopping and a city to explore

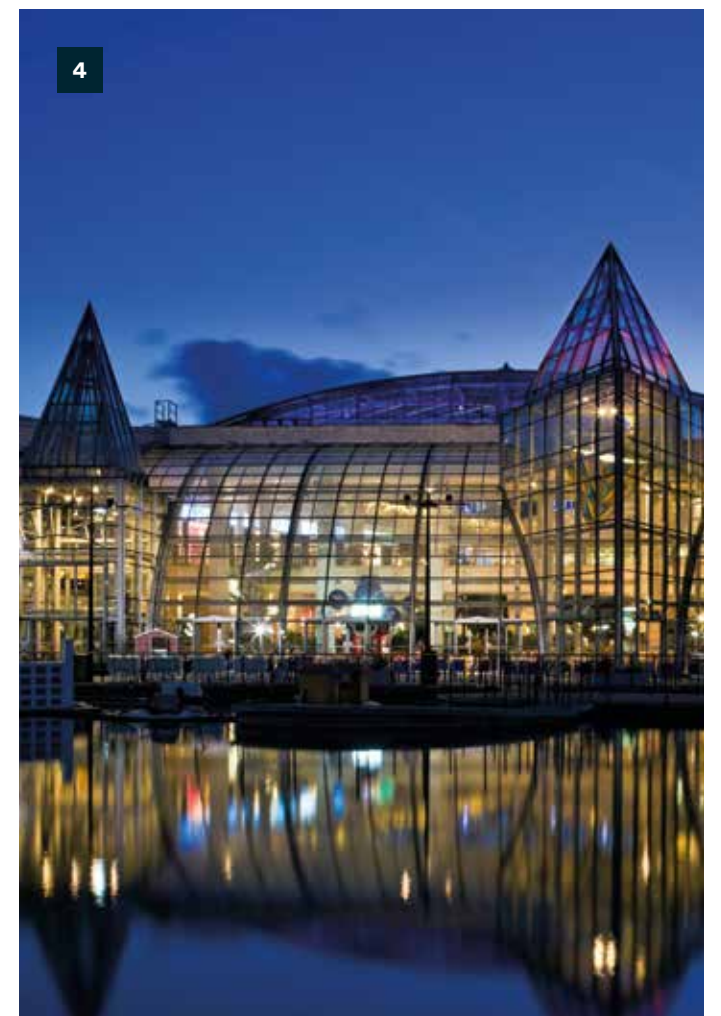
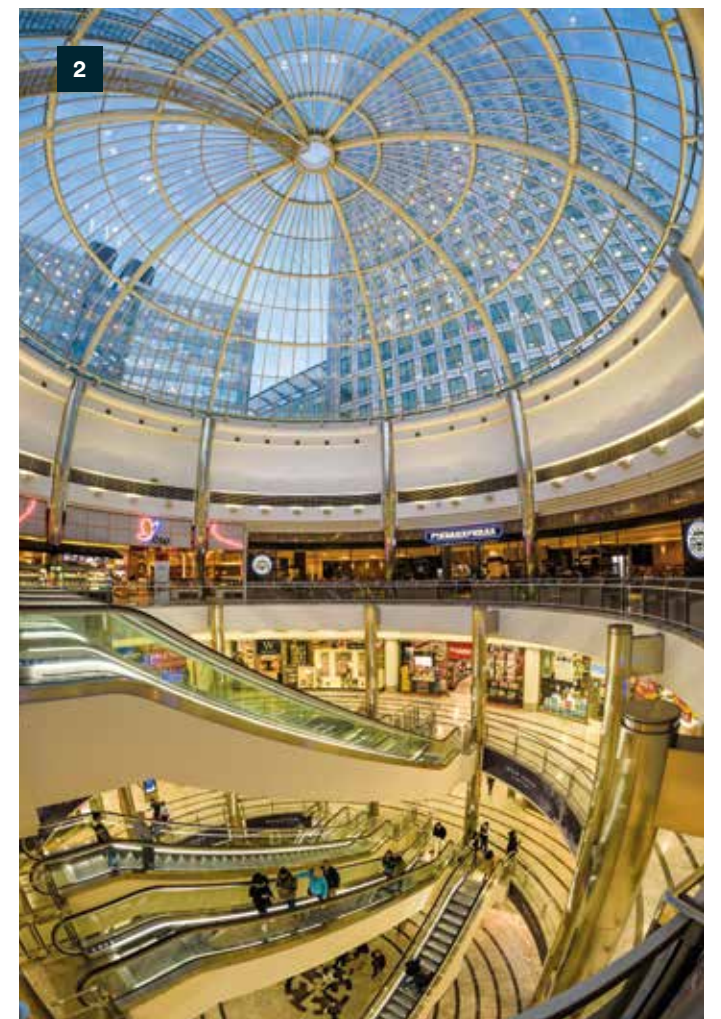
If you like to shop until you drop, L&Q at Beam Park is perfect for you. A short train journey takes you to central London, one of the world's shopping paradises.

From Westfield Stratford, 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. Lakeside
2. Canary Wharf
3. Westfield Stratford
4. Bluewater





Mid morning bites
and afternoon
delights



Beam Country Park



RSPB centre Rainham Marshes

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.

For a fun family day out you can head over to Capital Karts, just 15 minutes by bus, for some fast action Go-Kart racing. Alternatively in Romford you can find the Namco Funscape which offers bowling, pool, ping pong and an arcade.

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 team 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 proposes 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.





Investing in homes *and neighbourhoods*

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.

Buying a Shared Ownership home with L&Q

With Shared Ownership you start by buying a share in your home and then progress to full ownership by buying more shares. Your deposit will be 5% to 10% of the share you are buying. You pay a mortgage on the share you own and a rent to L&Q on the share you don't own.

Am I Eligible?

To buy a home under the Shared Ownership scheme you must meet these basic requirements:

- have a combined annual household income under £80,000, or £90,000 in London
- not own a property, or part of a property, at the time of completing on your purchase
- be 18 years or older and be able to obtain a mortgage

Complete our Shared Ownership Application form to confirm your eligibility.

Are some applicants prioritised?

Some developments may initially be reserved for those who live or work locally, but in most cases the development is open to everyone so please register if you are interested. You can find out more about the development eligibility criteria on our website or by speaking to the Sales Team.

Is Shared Ownership really affordable?

The best way to find out if Shared Ownership is affordable for you is to speak to an independent mortgage advisor about your finances. They will help you determine what is affordable and help you make the right decision. You will need a deposit and will also need to cover the costs of buying a home. These costs include things like the reservation fee, mortgage valuation fee, removal costs and utility connection charges.

Can I buy more shares in my home?

Yes, this process is known as staircasing. You can also sell the share you own at any time, either via the L&Q Resales team or on the open market.

If you have any questions about the application form please contact the Homebuy Application Team at applications@lqgroup.org.uk

or call **0300 456 9997** opt 1, Monday to Friday 9am-5pm

You can learn all about Shared Ownership at lqhomes.com/shared-ownership

Getting started with L&Q Shared Ownership



Step 1: Confirm your eligibility

Complete the online L&Q Shared Ownership Application form at lqhomes.com/apply. If you're purchasing a home with a friend or partner, remember to complete the Joint Application section of the form.



Step 2: Reserve your home

Browse our website and find a home that's right for you. Book a viewing and visit the show home, once you've chosen your home reserve it with a payment of £500. Homes will be allocated based on priority.



Step 3: We make you an offer

Once you have paid your reservation fee, we will verify your identity. If the result of this check is satisfactory, we'll contact you to make an offer of a home.

Buying a Shared Ownership home

After we have made you an offer



Step 1: Meet a mortgage advisor

When you accept the offer, it will be subject to a financial assessment with an independent mortgage advisor (IMA). They will assess what share you can afford to purchase and arrange your mortgage application for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a conveyancing solicitor to work on their behalf. We can provide details of solicitors who specialise in shared ownership.



Step 3: We exchange contracts

The Memorandum of Sale (MOS) will give a date by which to exchange contracts. This makes your intention to buy a home through L&Q a legally binding agreement.



Step 4: Completion day arrives!

Your mortgage lender will give your solicitor the money to buy your home and complete the sale. Congratulations on purchasing your new home!



Step 5: Time to collect your keys

We will make arrangements to meet you at your home and hand over your keys. We will also walk you through your new home and talk you through your Home User Guide.

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 12 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



A selection of other L&Q developments



Barking Riverside
Barking
lqhomes.com/barkingriverside



L&Q at Alexandra Gate
Haringey
lqhomes.com/alexandragate



Prime Point
Greenwich
lqhomes.com/primepoint



L&Q at Beam Park



lqhomes.com/beam park



020 8189 7502



beampark@lqgroup.org.uk

Disclaimer

*New proposed train station is subject to planning.

All information in this document is correct at the time of publication going to print October 2022. 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. 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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