



BEAUCHAMP
PARK

L&Q



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Rural charm *and connected living*

Introducing Beauchamp Park. A new community in Warwick featuring a collection of 1, 2, 3, 4 and 5 bedroom homes designed to offer you opulent living in a town steeped in history, providing the very best of town and country.

Each home at Beauchamp Park has been intended to reflect the character of Warwick and the surrounding areas by using sympathetic materials and colours. Built to L&Q's Quality Standard Promise, each home benefits from a high-quality specification as standard in a living space that meets or exceeds UK National Space Standards. Plus, innovative construction methods make for maximum sustainability and energy efficiency.

Homes will be available through Private Sale as well as Shared Ownership, offering something for everyone.

The core focus of this development is an extended vista with views onto Warwick Castle which interlinks play areas, cycle paths and walking routes within Beauchamp Park. This stunning feature will also promote biodiversity and become a haven for wildlife to flourish as well as provide a meeting point for future residents to build a community with their families.

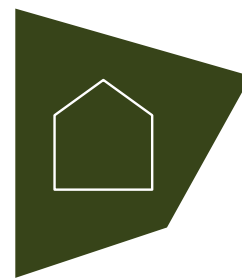
Make your mark as part of this thriving new community.

We provide the home
and you make it your own

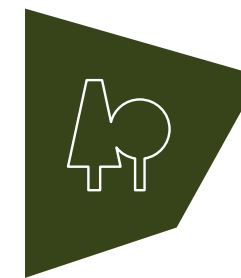




The essentials you need
and all close at hand



Homes with the space
you need to grow



Beautiful countryside
and local parks nearby



Leisure centres, sports pitches,
tracks and pools



Popular restaurants and bars
in Warwick town centre



Great local nurseries, schools
and further education



Local supermarkets
close to home



A choice of independent shops
and high street favourites



Direct rail services to
Birmingham and London



Handy access to the
M40 motorway

New roots and your routes



- 1 St Nicholas Park
- 2 Nuffield Health fitness centre
- 3 The Mill Garden
- 4 Warwick Gates West Play Area
- 5 Priory Park
- 6 Warwick Castle
- 7 Leamington Shopping Park
- 8 Market Place
- 9 Warwick Racecourse
- 10 Warwick Hospital
- 11 Warwick Golf Centre
- 12 Whitnash Recreation Ground



Sports

Whether a player or a spectator, there are plenty of sports options for you, with Warwick Racecourse, Golf Centre and Football Club all within minutes. Add the local fitness centre and swimming pool to this for even more choice.

- Warwick Racecourse**
1.7 miles*
- Warwick Golf Centre**
1.9 miles*
- Nuffield Health**
1 mile*



Outdoors

There is a great selection of parks and open spaces around Warwick, perfect for afternoon strolls, picnics or workouts. Alternatively, you can explore the beautiful surrounding countryside, and even be in the Cotswolds in around half an hour.

- The Canal**
1.8 miles*
- Priory Park**
1.3 miles*
- St Nicholas Park**
1.1 miles*



Culture

When you combine Warwick's medieval roots with its lively community, the result is an extraordinary hive of vibrant culture. From its ancient castle and museums, through to a long list of annual festivals, including beer, food, music and literature.

- Bridge House Theatre**
0.8 miles*
- St John's House**
1.2 miles*
- Warwick Castle**
1.3 miles*



Eat & Drink

Warwick's great selection of pubs, bars, cafés and restaurants can cater for all tastes, so trips out are never dull – no matter what you're planning. There's everything from convenient takeaways to gourmet delights and local boozers to cocktail bars.

- bread&co**
1.2 miles*
- Tailors Restaurant**
1.4 miles*
- The Old Coffee Tavern**
1.4 miles*

* Distances taken from google.co.uk/maps



Shopping

A fantastic selection of shops line Warwick's beautiful streets, between them selling a hugely diverse selection of goods. It could be a unique treasure from an independent boutique or an essential from a number of high street favourites located in the town centre.

- Smith Street**
1.2 miles*
- Market Place**
1.4 miles*
- Leamington Shopping Park**
1.6 miles*



Education

Beauchamp Park benefits from a choice of independent and state schools. Between them they can provide your family with an education from primary through to sixth form, with nearby Warwick University taking care of the rest.

- Warwick Preparatory School**
0.7 miles*
- Warwick School**
0.9 miles*
- Heathcote Primary School**
1.0 mile*
- University of Warwick**
8.5 miles*



BEAUCHAMP PARK



Leamington Spa

Heathcote Lane

Harbury Lane

Gallows Hill

Castle Vista

Europa Way

Warwick

Phase 1

Phases 3 & 4

View to
Warwick Castle

Phase 2

M40

Tachbrook
Pond

Green open space

Woodland
Footpath

Turnbulls Woodside

 Play Area  Footpath  Road

Relax, unwind and
make the most of
the countryside



Well-connected and full of life



Warwick train station



Lord Leycester Hospital

Beauchamp Park is perfectly positioned to make the most of fantastic travel links that put the country, the city and the rest of the world on your doorstep.

Warwick Station is less than a mile away and operates direct services into the UK's two largest cities. Head north and arrive at Birmingham Moor Street in 30 minutes, head south and arrive at London Marylebone in around 90 minutes.

Road travel is also made easy with the M40 less than five minutes away, carving a direct route between the same two cities and opening up a gateway to the national motorway network along the way. Such great road links mean that Birmingham Airport is less than 30 minutes away, making international travel easy.

Whether it's road, rail, air or bike, an abundance of fantastic transport links makes Beauchamp Park the perfect base for all of life's adventures.



By rail from Warwick Station

Birmingham	30 min
Stratford-upon-Avon	30 min
Wembley Stadium	1 hr 19 min
London Marylebone	1 hr 32 min



To the airports by car from Beauchamp Park

Birmingham Airport	24 min
Heathrow Airport	1 hr 18 min
Luton Airport	1 hr 22 min
Gatwick Airport	2 hr 5 min



By road from Beauchamp Park

M40	4 min
Warwick Station	4 min
Birmingham	37 min
Oxford	1 hr 4 min



By cycle from Beauchamp Park

Warwick Town Centre	7 min
Warwick Castle	8 min
Nuffield Health	5 min
Royal Leamington Spa	16 min



Mid-morning bites
and afternoon
delights

Fascinating history meets vibrant culture

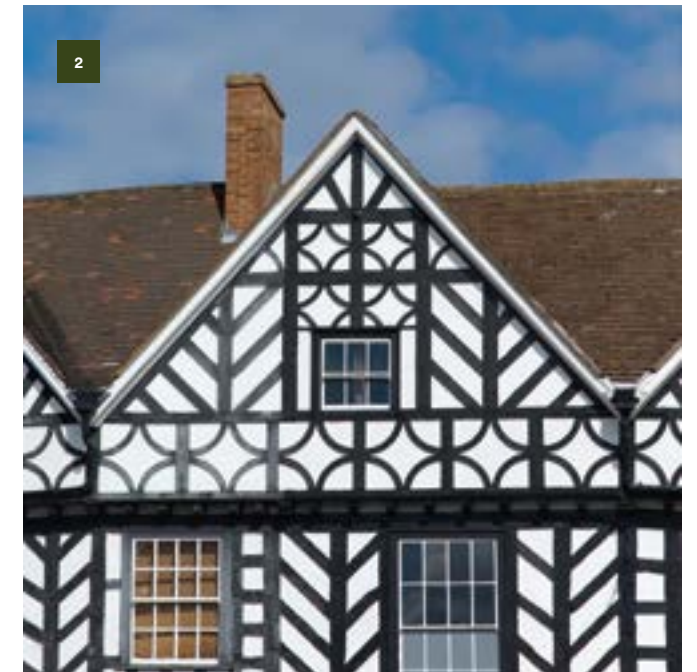
Famous for its spectacular castle and medieval architecture, Warwick is a town that perfectly combines ancient history with modern life.

Exploring Warwick is a magical experience. Its unique and attractive town centre is brimming with culture. This is partly because of the rich heritage and countless landmarks that characterise its winding streets, but also because of the museums, art galleries, and abundance of independent boutiques, cafes and tearooms there are to enjoy.

Alternatively, you could watch a show at the Bridge House Theatre, enjoy a film at the open-air cinema, or go to one of the many local festivals and events, including the popular Warwick Folk Festival and the historic racecourse.

If you're looking for a little variation, Royal Leamington Spa is just minutes away. With grand boulevards, regency architecture and a fantastic selection of amenities, this stunning town is perfect for a change of scenery. It also makes an excellent place to socialise, with a great number of bars and restaurants to match any night out – from traditional local pubs to cocktail bars, fine dining and dancing into the early hours.

1. Warwick Castle
2. Historical architecture
3. Morris dancers, annual folk festival
4. River Avon, Warwick
5. Gardens, Warwick Castle
6. Independent restaurants and bars



High-quality spec
and good work-life balance





Images depict a typical L&Q show home



Specification

All homes at Beauchamp Park have been designed to offer you luxurious living in this emerging new community.

Our kitchens have contemporary layouts, high-grade flooring and well-crafted cabinetry complete with downlighters to enhance your living space. Each home also includes the following appliances: dishwasher, fridge-freezer*, oven, induction hob and a washer/dryer as standard.

Bathrooms are stylishly finished with heated towel rails, contemporary sanitaryware and chrome fixtures and fittings. En suites feature rainfall showerheads to ensure that you start each day feeling rejuvenated.

What's more, this high-quality specification is included at no extra cost. We take pride in knowing that we are handing over your home complete with everything you need from the very first day of living in it.

We offer no optional extras and dependent on the stage of your build, the only decision to be made will relate to your colour palette: do you opt for Cool Style, Classic Contemporary or Timeless Warmth? Each of these colour palettes are represented in our marketing suite and the majority are shown within our show homes.

As you'd expect, all homes are tastefully decorated so you can really make your house your home from the moment you move in. Bedroom one incorporates built-in hinged wardrobes and if applicable, a stylishly designed en suite which really emphasises the spaciousness of these new houses.

Flooring throughout the homes at Beauchamp Park is included at no additional cost and is an assortment of high-quality Amtico, luxurious carpet and if you are purchasing a home with our premium specification, will also feature sleek glazed porcelain tiling.

With regards to outdoor space, the majority of homes at Beauchamp Park come complete with double doors leading to turfed gardens inclusive of shed and paved areas**. Front gardens will be landscaped in accordance with the overall development plan.

Most homes come complete with at least two parking spaces and many have the functionality to position electric car charging points†.

L&Q have incorporated a timber frame system into building Beauchamp Park. This brings benefits such as superior insulation and guaranteed product quality. This has successfully been rolled out across a number of L&Q developments over the past few years to ensure we deliver to an exemplary standard. Quality is at the center of everything we do.

All homes come with a 10-year NHBC warranty and 2 years of L&Q Customer Care.

If you have any questions regarding specification, please speak with one of our Sales Associates.

The specification of the properties is correct at the date of print but may change as building works progress. Any images are indicative of the anticipated quality and style of the specification and may not represent the actual furnishings and fittings of the properties. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any offer, contract, warranty or representation and should not be relied upon as a statement or representation of fact. *Dependant on your chosen housetype, the fridge and freezer may be separate. Please speak with a Sales Associate for more information. †Feature not available on all homes. Please speak to our Sales Associates for further information.



Better places *and better lives*

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

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

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

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

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

We are L&Q.

We're here and ready to help

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

The L&Q new homes warranty

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

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

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

Your sales 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



The Arbour, Beaulieu – Essex
lqhomes.com/beaulieuarbour



Ashlawn Rise – Warwickshire
lqhomes.com/ashlawnrise



Saxon Reach – Buckinghamshire
lqhomes.com/saxonreach

Beauchamp Park
Gallows Hill
Warwick
CV34 6DD

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☎ 01926 259 381

🌐 lqhomes.com/beauchamppark

Disclaimer

All information in this document is correct at the time of publication October 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. Your home is at risk if you fail to keep up repayments on a mortgage, rent or other loan secured on it. Please make sure you can afford the repayments before you take out a mortgage.

L&Q