

L&Q

at Beaulieu

SHARED OWNERSHIP



A selection of homes located in a vibrant new community in Chelmsford, available through L&Q's Shared Ownership Scheme.



A fantastic quality of life

Images depicts local photography

Introducing L&Q at Beaulieu

Welcome to Beaulieu.
An opportunity to be part of a vibrant new community on the outskirts of Chelmsford. Offering a blend of inspirational architecture, well maintained landscape & open space, new amenities and transport connections, schools and more.

Nestled in acres of beautiful gardens, the homes at Beaulieu are away from the hustle and bustle of daily life, yet extremely well-connected to London and beyond. With Beaulieu's own train station opening soon, links into London are set to improve further. With different phases arranged into residential neighbourhoods, all offering unique characteristics, you'll find a Shared Ownership home to suit your needs at L&Q at Beaulieu.

L&Q at Beaulieu

L&Q at
Beaulieu
vital
statistics



Chelmsford, Essex

18 MILES

to the M25*



34 MINS

by train from
Chelmsford to London
Liverpool Street†



3 MILES

from Chelmsford
railway station*



16 MILES

from Stansted
Airport*



180

acres of
open space



1

new community hub
which provides a
variety of amenities



Computer generated image of Shared Ownership homes within Beaulieu Oaks

A beautiful place to live

No stone has been left unturned in the design of the various neighbourhoods at Beaulieu. With community being at the heart of the development, all pathways, roads, landscaping and amenities have been designed for the ease of its residents.

Local facilities include a health centre, restaurants, convenience stores and a community centre. Meanwhile, the vast amount of open space at Beaulieu lends itself perfectly to community activities like football, gardening and arts projects.

As a landscape-led development, Beaulieu has been designed to be completely accessible without relying on a car. A network of proposed and existing bridleways, cycleways, jogging routes and footpaths create the opportunity for a leisurely and healthy lifestyle.



A landscape-led development

Beaulieu will boast approximately 180 acres of public open space ranging from open meadows to manicured gardens and parkland with facilities for play.

Beaulieu residents now benefit from the brand new express bus route, service 57. The bus route connects residents to the city centre and Chelmsford railway station in under 25 minutes

Beaulieu is also home to Essex's first all through school – Beaulieu Park School. The primary phase of the school is now open, with the secondary phase opening soon

The Beaulieu Square Neighbourhood Centre will become the heart of this vibrant new community, offering a community centre, health centre and day nursery as well as shopping and leisure facilities right on residents' doorsteps

A new relief road on the outskirts of the development will provide a smooth connection to the A130 and A12, giving easy accessibility into and out of Beaulieu

A further new primary school site has been identified to support Beaulieu as it grows

The Nature and Heritage Trail will offer the chance for residents to explore the surrounding countryside around Beaulieu. These areas are hot spots for avid bird watchers, but also offer a relaxing and educating stroll for everyone

Beaulieu Exchange will be a significant new business park, providing important opportunities for employment growth

A new railway station is coming to Beaulieu and will offer even faster connections into the capital. The approved plans for this convenient new station incorporate a bus interchange and substantial cycle parking

Beaulieu Central ...
will provide further
shopping and leisure
opportunities and a
handy hotel next to
the new railway station

The Great Park will be a new parkland featuring woodland and meadows – perfect for a stroll on a summer's day





Ideally located for work, rest and play

Beaulieu has outstanding transport links. Chelmsford station is located only three miles away and the Beaulieu bus timetable has been developed in conjunction with the station timetable – meaning once on the bus, Beaulieu residents can reach London Liverpool Street within an hour. Beaulieu will also benefit from its own train station, offering direct links into London.

The development is just moments away from the A130, linking you to the A12 in just 10 minutes. From there the M25 is 18 miles away. In addition, car travel from Beaulieu is set to become even simpler with the creation of a new relief road taking residents directly to junction 19 of the A12.



Excellently placed for transport

Computer generated image of an artist's impression of the Beaulieu park train station



BY RAIL FROM CHELMSFORD STATION

SHENFIELD (FUTURE CROSSRAIL)	10 MINS
COLCHESTER	19 MINS
STRATFORD	25 MINS
LONDON LIVERPOOL ST.	34 MINS



TO THE AIRPORTS FROM BEAULIEU

STANSTED AIRPORT	16 MILES
SOUTHEND AIRPORT	23 MILES
LONDON CITY AIRPORT	42 MILES
HEATHROW AIRPORT	74 MILES



BUSES FROM BEAULIEU

CHELMSFORD RAILWAY STATION	CHELMSFORD BUS STATION
15 MINS	15 MINS



Times taken from www.nationalrail.co.uk

Distances taken from www.googlemaps.co.uk

Times taken from www.firstgroup.com is approximate.



So much to see and do

You'll be spoilt for choice when it comes to spending your leisure time in the beautiful city of Chelmsford.

Whether you enjoy a spot of shopping, catching a cricket match or socialising with friends and family over a hearty meal, as a city, Chelmsford offers everything you need. For commuters and those who enjoy the bright lights of London, Chelmsford is also just 34 minutes by train* to London Liverpool Street.

Images depict local area photography. *Times taken from www.nationalrail.co.uk



SHOPPING

The City of Chelmsford is one of the best places in Essex for shopping. There are two shopping centres: High Chelmer Shopping Centre, Meadows Shopping Centre and there is also the brand new shopping development Bond Street. Chelmsford also has its well known indoor market, which has been running for over 800 years, that provides something a little different. The market has a variety of stalls and kiosks selling things from fresh food to flowers and different types of fabrics and clothes.



ENTERTAINMENT

Located in the heart of the city, Chelmsford's Civic Theatre has a performance for everyone ranging from pantomimes, live comedy, ballet and shows for children. For film lovers, the art-deco inspired Everyman Cinema offers an alternative cinema experience and allows film-lovers to watch all the latest blockbusters from the comfort of a sofa. Chelmsford is home to a number of bars and restaurants with karaoke and summer music festivals.



SPORT & LEISURE

Fitness enthusiasts in the city will be spoilt for choice as Chelmsford has everything one needs to keep fit and healthy. From the vast amount of gyms scattered around the city to the plenty of choice those looking to join a rugby, football or athletics club have – the opportunities to keep active whilst in living in Chelmsford are endless. Chelmsford also has a trampoline park, where those both young and old can be active.



NIGHTLIFE

The city is also bustling with quality pubs, bars and restaurants accommodating a variety of tastes. Chelmsford also benefits from a Purple Flag award, meaning that it has been commended for its welcoming night-time atmosphere.



SCHOOLS

Chelmsford has been named in The Sunday Times guide as one of the best places to live in Britain for education. Not only is it one of the few counties in England to have kept its grammar schools, King Edward VI and Chelmsford County High School for Girls are also among the top 20 state secondaries in the country.



Get on the property ladder with Shared Ownership



L&Q has been providing high-quality shared ownership homes since 1989 to help people get a foot on the housing ladder.

We have won numerous awards for the quality of our homes and also the service provided by our in-house team of shared ownership experts. We have been voted Housing Association of the Year and in response to the housing and affordability crisis, we will build 100,000 new homes over ten years. As a not-for-profit organisation, we reinvest all the money we make into new and existing homes, creating successful communities and providing excellent services. We are a long-term partner in the neighbourhoods we serve. The homes we provide are well-designed, well built, well maintained and well managed.

To find out more visit lqpricedin.co.uk

THE L&Q NEW HOMES WARRANTY

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

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 2 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 guarantee and NHBC buildmark cover.

You can also access the full terms and conditions on our website: www.lqgroup.org.uk



**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

All information in this document is correct at time of publication/going to print May 2019. Computer generated images are for illustrative purposes only and dimensions are not intended to form part of any contract or warranty. Furniture and landscaping is shown for illustrative purposes only. Individual features such as windows, brick and other materials' colours may vary, as may heating and electrical layouts. Images provided of the proposed development do not show final details of gradients of land, boundary treatments, local authority street lighting or landscaping. We aim to build according to the layout, but occasionally we do have to change property designs, boundaries, landscaping and the positions of roads, footpaths, street lighting and other features as the development proceeds. All services and facilities may not be available on completion of the property. Should you have any queries please direct them through your legal representative. Shared Ownership – Terms and conditions apply. Shared Ownership with L&Q is subject to status and fitting criteria. This scheme cannot be used in conjunction with any other offer and is available on selected plots only. Please speak to a member of our Sales Team for more details.

A selection of other L&Q developments



L&Q at Willow Grove
Bedfordshire

www.lqpricedin.co.uk/willowgrove



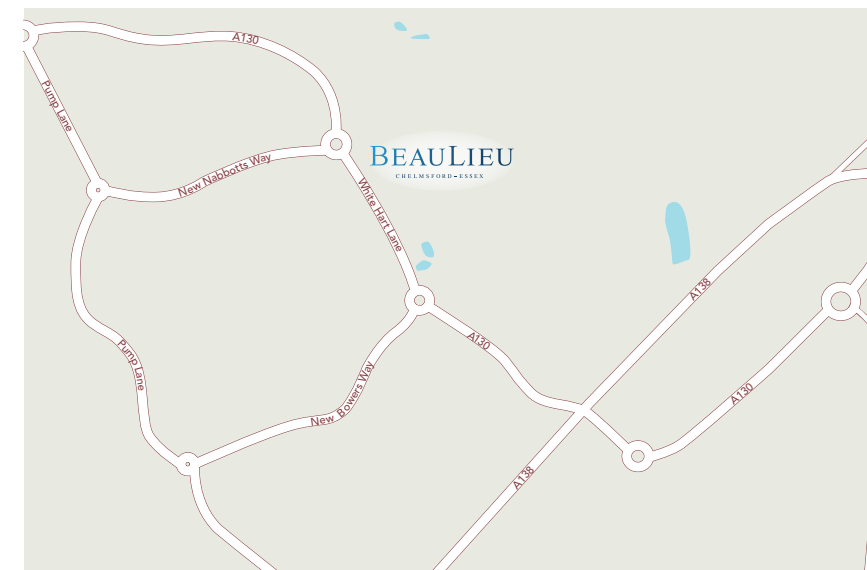
Saxon Reach
Buckinghamshire

www.lqpricedin.co.uk/saxonreach



L&Q at Darwin Green
Cambridgeshire

www.lqpricedin.co.uk/darwingreen



How to find us

Centenary Way, off White Hart Lane
Chelmsford, Essex, CM1 6TD

WESTBOUND ON THE A12

At junction 19, take the A130 exit to A138/Stansted Airport/Sudbury/Chelmsford. Continue on the A130/White Hart Lane until you see the Beaulieu entrance on your right-hand side.

EASTBOUND ON THE A12

At junction 15, take the A414 exit to Harlow/Chelmsford. Continue to follow the A414, then take the A1114 followed by the A1016. Continue on the A1016 until the A130, then take the A130 until you see the Beaulieu entrance on your left-hand side.

L&Q at BEAULIEU

**Centenary Way, off White Hart Lane,
Chelmsford, Essex, CM1 6TD**

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Disclaimer

Registered office: 29-35 West Ham Lane, London, E15 4PH. Homes & Communities Agency L4517. Registered Society 30441R Exempt charity. Details correct at the time of going to print May 2019. 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.



BECAUSE HOMES MATTER