



THE ARBOUR
— BEAULIEU —

L&Q

A teal-tinted photograph of a field of small white flowers. The text "A place to unwind." is overlaid in white on the left side of the image. The background is a soft-focus field of similar flowers, creating a sense of a peaceful, natural setting.

**A place
to unwind.**



Image is a CGI and is for indicative purpose only

Beautiful homes *and a ready made community*

The Arbour is a charming development of one, two and three bedroom homes in Chelmsford. Situated within Beaulieu, The Arbour is L&Q's collection of Shared Ownership homes ideal for couples, families and young professionals.

The Arbour boasts a unique community feel coupled with areas of surrounding natural beauty and greenery. Here prospective buyers will have the opportunity of putting down roots within an establishing and welcoming community.

The Beaulieu Square Neighbourhood Centre provides local shops and services for the residents of Beaulieu and the wider community. On-site there's already a nursery, all through school, community centre and dental surgery serving the community, with plans for a Health Centre to join the growing neighbourhood.

Shared Ownership homes at The Arbour offer more than bricks and mortar, they provide an opportunity to be a part of a growing community that's equipped to flourish at Beaulieu.

We provide the home
and you make it your own





Rich history

and a vibrant future

In the 16th Century Beaulieu was the site of a tudor palace belonging to King Henry VIII. Today the site retains its original name which means “beautiful place” in French.

When you visit the grounds it's easy to see why Henry VIII chose this spot for his summer residence. Bathed in scenic views and flourishing greenery, the area thrives with natural beauty.

A network of proposed and existing bridleways, cycleways and footpaths make all of this discoverable and accessible from your doorstep. The Arbour is positioned within Beaulieu's 176 acres of green open space, which provides the perfect setting for a leisurely lifestyle.

Beaulieu's on-site school offers pupils an all through experience, taking them from primary school,

right through to the end of their secondary education. Importantly this model provides children with stability, giving them an excellent foundation for a bright future.

Beaulieu has been designed to be completely accessible without relying on a car, allowing for a happier, healthier journey to school. The development's amenities at Beaulieu Square are also all easy to reach on foot.

In addition to the amenities already located at Beaulieu Square, two further commercial zones are being created at Beaulieu, set to provide convenient access to an even broader range of facilities. There are plans for a hotel to be included within this additional 62,000m² of commercial space, making it easy for friends, family and loved ones to visit from further afield.

The essentials you need *and all close to hand*



The neighbourhoods and whole community at Beaulieu has family life at its heart, with pathways, roads, landscaping and amenities having been designed for the ease and convenience of its residents.

At Beaulieu residents benefit from a broad range of on-site facilities and amenities, all of which are conveniently located to be accessible on foot.

With local facilities including a health centre, restaurants, convenience stores, community centre and a newly opened all through school all located at Beaulieu Square, accessing these facilities couldn't be easier.



Homes with plenty of space to grow



Landscaped grounds and adventure play parks



On-site grocery store and café



Handy access to A12 and A130



“All through” school on-site with a second primary school planned



Nearby cycle routes and walking paths



Express bus into Chelmsford city centre



Train station planned for opening in 2025



Nursery for children aged 3 months - 5 years

Explore your new area



Indicative masterplan, subject to change



Image is a CGI and is for indicative purpose only

A vibrant community

and a place to grow



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**On-site facilities
and community
spaces for
everyone to enjoy**

The best of both worlds

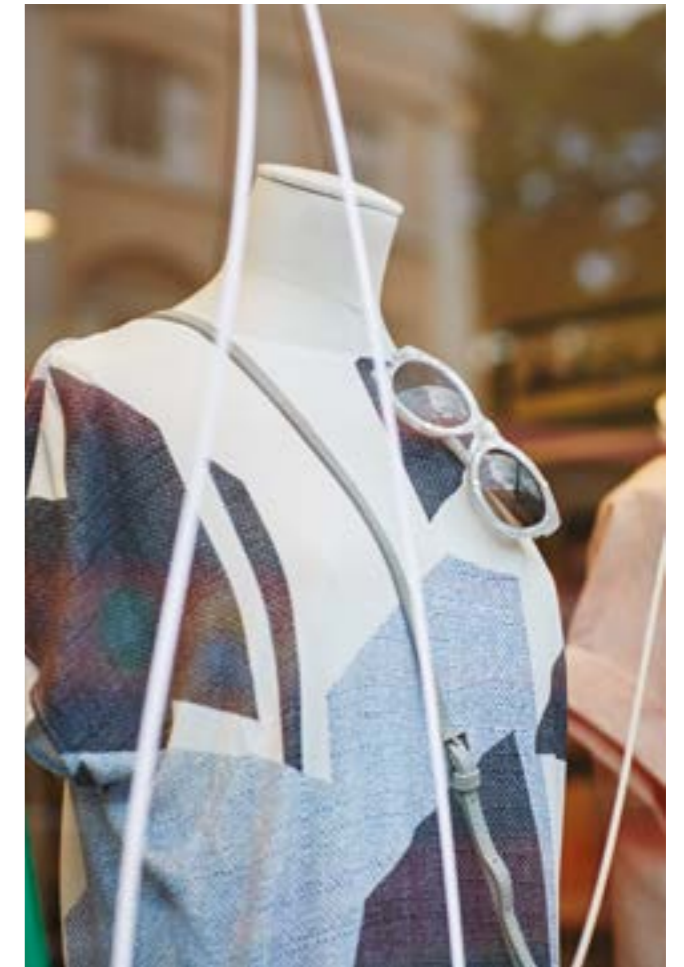
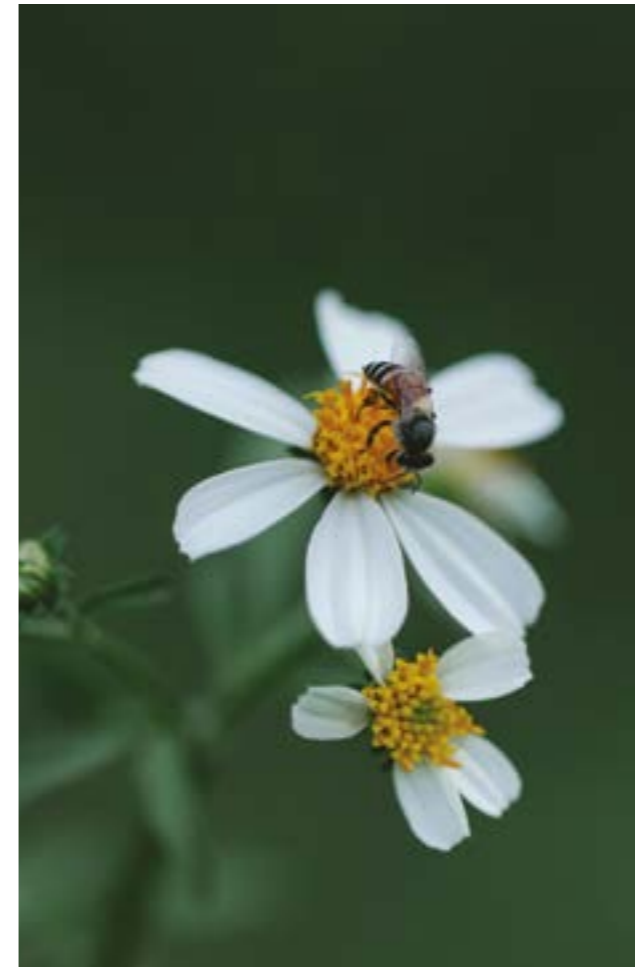
Nestled in the northeast corner of Chelmsford in Essex, The Arbour is ideally located within vast, leafy surroundings, yet close by to Chelmsford city centre.

Granted city status in 2012 Chelmsford is one of the UK's newest and most vibrant cities, hosting a wealth of cafes, tantalising restaurants and entertaining bars.

The recent redevelopment of the Bond Street shopping district has attracted big brands and retailers such as The White Company, Jojo Maman Bébé and a flagship John Lewis store. With an Everyman cinema also on Bond Street, this the perfect spot for a day of relaxation and entertainment.

As a landscape-led development, Beaulieu has been completely designed with residents in mind. The communal gardens, parks, pathways and even planting have all been carefully considered to evoke a sense of joy and calm. As well as optimising peaceful views of the rolling Essex countryside.

The Arbour is perfectly placed to provide both easy access to the buzz of city life, but also a healthy retreat from it at the end of the working day.





Sport and Leisure

The nearby Riverside Leisure Centre offers facilities such as a 25m pool, plus a smaller learner pool, state of the art gym, creche and even an ice-rink! There's plenty to do here, so it's a great one-stop shop to keep the whole family entertained and active.

Other family-friendly activities in the area include The Chelmsford miniature railway and Marsh Farm Animal Adventure Park.



Culture

The city has an abundance of character and historical stories to tell, it was even considered to be the capital of England (for just one week!) during the 14th Century.

Those keen to find out more about the area's quirky background will enjoy visiting Chelmsford Museum and Sandford Mill Museum.

Other places of historical interest include an 18-arch Victorian railway crossing spanning the River Can and Chelmsford Cathedral which has stonework dating back to Norman times.



Parks

The Beaulieu development boasts 176 acres of public open spaces, made up of natural meadows, community gardens, parks and play areas.

Beyond the parks on your doorstep at The Arbour, Chelmsford itself is home to over 20 parks. Making the location well suited to walkers, families and nature enthusiasts.

Scenic walks along the River Can and River Chelmer are perfect for spring strolls and autumn adventures.

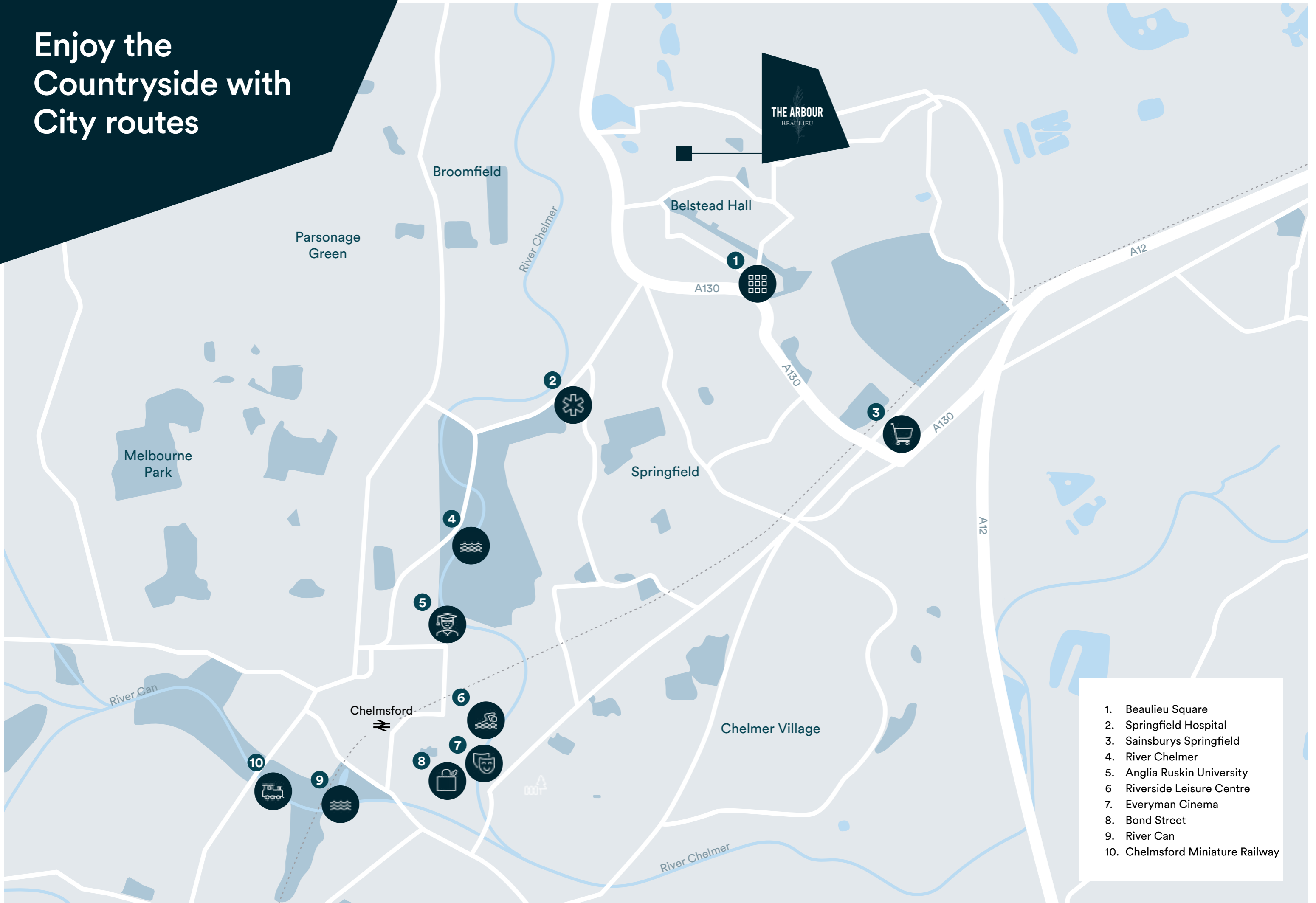


Shopping

With a well equipped grocery store on-site you won't have to go far to pick up the essentials. The Sainsbury's Local at Beaulieu Square is open seven days a week for your convenience. For the big weekly shop, there's a larger supermarket with a petrol station just a 5-10 minute drive away.

A short trip into Chelmsford city centre's Bond Street, offers a high-street shopping experience for those days you deserve to treat yourself to something new. Lakeside is just a 35 minute drive away if shopping centres are your top spot for retail therapy.

Enjoy the Countryside with City routes



1. Beaulieu Square
2. Springfield Hospital
3. Sainsburys Springfield
4. River Chelmer
5. Anglia Ruskin University
6. Riverside Leisure Centre
7. Everyman Cinema
8. Bond Street
9. River Can
10. Chelmsford Miniature Railway

Well connected



Excellent travel links to and from The Arbour, give residents peace of mind for a hassle-free travel to Chelmsford, London and beyond.

A shuttle bus runs from Beaulieu Park and takes approximately 25 minutes to Chelmsford. Easy to access tickets and timetables provided by First Bus make it convenient and easy to pop into the city.

The site's close proximity to Chelmsford also facilitates excellent links into London. The train journey between Chelmsford Station and London Liverpool Street takes under 35 minutes.

The commute time to London is set to be reduced further with the opening of Beaulieu's own train station located on the southern boundary of the development. The station, which will be on the Great Eastern Mainline to Stratford and Liverpool Street, is due to be completed in 2025.

There's good access by road to the A12, M25 and M11 from the development. Stansted Airport is just a 16 mile drive away, making travel to international destinations simple and stress-free.



By rail from Chelmsford Station

Stratford	25 mins
London Liverpool St	34 mins
Ipswich	40 mins
Norwich	1 hr 24 mins



By road from The Arbour, Beaulieu

Chelmsford City Centre	7 mins
Stansted Airport	23 mins
M25	23 mins
Colchester	27 mins



By cycle from The Arbour, Beaulieu

Anglia Ruskin University	11 mins
Chelmer Village	11 mins
Chelmsford Station	14 mins
Chelmsford City Centre	14 mins

Journey times taken from nationalrail.co.uk and from google.co.uk/maps



Specification

With a choice between two specifications; Classic Contemporary and Cool Style, you can select your dream home that best suits your individual style. Speak to one of our sales associates regarding our range of specification and availability.

Kitchen



- Contemporary Symphony kitchen with soft close doors and drawers and full height splashback
- Under cupboard LED lighting
- Fully integrated appliances including oven, hob, fridge/freezer, dishwasher and washing machine
- Stainless steel one and a half bowl sink with mixer tap

Bathroom



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall / floor mounted WC with concealed cistern and soft close seat
- Chrome dual flush plate for water efficiency
- Shaver socket with neon light
- Steel bath with bespoke bath panel, folding glass screen and built in two way bath filler and shower attachment. Bathrooms with a separate shower will have no bath screen, but will include a concealed two way bath filler with low level hair wash attachment
- Chrome ladder towel radiator

En Suites



- Modern white sanitaryware including semi-recessed basin with chrome basin tap
- Wall / floor mounted WC with concealed cistern
- Chrome dual flush plate
- Chrome ladder towel radiator
- White shower tray with shower cubicle and sliding door
- Thermostatically controlled shower with ceiling-mounted waterfall head and separate hair wash attachment

Electrical and Heating



- Downlighters to the bathroom and kitchen
- Pendant lights to living/dining areas, bedrooms, hallways and store cupboards
- Homes are pre-wired for aerial installation (homeowners responsibility to fit aerial, except for the flat blocks.)
- Equipped with TV points in the lounge
- Mains operated smoke detectors provided and fitted
- Combination boilers with programmable room thermostats with radiators

Finishing touches



- Amtico to hallways, kitchen/living/dining areas, bathrooms and en-suites
- Carpet to bedrooms, stairs and upstairs landings
- Porcelain large wall tiles to bathrooms and en-suites
- White paint finish to all walls and ceilings
- White satin architraves and skirting boards

General



- NHBC 10-year Warranty
- Allocated parking with every home
- Private gardens to houses complete with a shed, turf, paving and outdoor tap
- Cycle storage with every home

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.

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.

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 subsidised rent to L&Q on the share you don't own.

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.

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.

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 you can sell on the open market but not immediately (nomination period exists in leases)

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 10am-3pm
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. You will also need to apply with your local Help to Buy agent. Details can be found on the development listing on our website.



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 your financial advisor

When you accept the offer, we will arrange an interview with an independent mortgage advisor (IMA). They will help you choose a solicitor and decide on the right mortgage for you.



Step 2: You appoint a solicitor

Everyone who buys a home needs to appoint a solicitor to work on their behalf throughout the conveyancing process.



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

An L&Q sales associate will make an appointment to meet you at your home and hand over your keys. They 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.

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 Associate 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



L&Q at Marleigh
lqhomes.com/marleigh



L&Q at Willow Grove
lqhomes.com/willowgrove



Barking Riverside
lqhomes.com/barkingriverside

The Arbour, Beaulieu

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Disclaimer

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