

L&Q @ BEAULLIEU



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

L&Q

**INTRODUCING
L&Q @ BEAULIEU**



**L&Q @
BEAULIEU
VITAL
STATISTICS**



18 MILES
to the M25

2022
projected launch
date of Beaulieu
railway station

3 MILES
from Chelmsford
railway station

16 MILES
from Stansted
Airport

180
acres of open space

34 MINS
by train from
Chelmsford
to London
Liverpool Street

**A FANTASTIC
QUALITY OF LIFE**

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 and 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 due to open in 2022, links into London are set to further improve. 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 @ Beaulieu.



Images depict local area photography and CGIs.

**BEAULIEU
A BEAUTIFUL
PLACE TO LIVE**



Computer generated image of Beaulieu Square

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 community centre. Meanwhile, the huge amount of open space at Beaulieu lends itself perfectly to community activities like football, gardening and arts projects.

As a landscaped-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.



Images depict local area photography and CGIs.

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.

The proposed bus route will host a high frequency bus service which will connect residents to the city centre and Chelmsford railway station

L&Q @ Beaulieu Shared Ownership homes

The proposed primary school (anticipated to be complete by September 2018) and secondary school site near the entrance to Beaulieu is perfectly situated close to the amenities of the Neighbourhood Centre

Future allotments

Future community garden and orchard

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

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 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



BEAULIEU
CHELMSFORD



BY RAIL FROM CHELMSFORD STATION

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

Train times taken from www.nationalrail.co.uk are approximate.



TO THE AIRPORTS FROM BEAULIEU

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

Distances taken from www.googlemaps.co.uk are approximate.



BUSES FROM BEAULIEU

CHELMSFORD RAILWAY STATION	CHELMSFORD BUS STATION
15 MINS	15 MINS

Time taken from www.firstgroup.com is approximate.

EXCELLENTLY
PLACED FOR
TRANSPORT



IDEALLY LOCATED FOR WORK, REST & PLAY

Beaulieu has outstanding transport links. Chelmsford station is located only three miles away and offers direct links to London Liverpool Street in just 34 minutes. A regular bus service operates from Beaulieu to the station, which also takes you into Chelmsford city centre itself. Beaulieu will also benefit from its own train station from 2022, 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.

Distances taken from www.googlemaps.co.uk
Times taken from www.nationalrail.co.uk

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.

Train times taken from www.nationalrail.co.uk

The historic county town of Essex is a fantastic destination when it comes to shopping. There are two indoor malls, High Chelmer and the Meadows, with stores including Bang & Olufsen, Superdry and Fatface, while outlets on the high street include Debenhams, Marks & Spencer and John Lewis.

SHOPPING

For something a little different, make your way to Moulsham Street, offering interesting shops and bars in its historic buildings. Chelmsford also features a daily market selling everything from fabrics to food and drink, while there's also an antique and second-hand market on Tuesdays.

ENTERTAINMENT

Chelmsford is home to the Civic Theatre, where you can enjoy live entertainment, and the multi-screen Odeon cinema. Alongside this, discover bars and restaurants with karaoke and summer music festivals.

SPORT & LEISURE

Chelmsford has everything you need to keep fit and healthy. Discover Riverside Ice and Leisure Centre which offers superb facilities including two swimming pools, ice rink, state of the art gym, exercise classes and much more. Other centres offer squash, badminton and tennis. There is also plenty of choice for those looking to join a rugby, football or athletics club.

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.



Images depict local area photography and CGIs.

GET ON THE PROPERTY LADDER WITH L&Q SHARED OWNERSHIP



We're a leading housing association and one of London's largest residential developers. We offer an extensive range of Shared Ownership homes to part-buy and part-rent across London and the South East. 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 lqpricedin.co.uk

Shared Ownership made simple with **L&Q**

THE L&Q NEW HOMES WARRANTY

When you're ready to move in, our Quality Team 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 personal Homeowners Manual. We are confident that you will be delighted with your new L&Q home, but for added peace of mind, all our homes come with an L&Q new homes warranty.

This lasts for 2 years from the date of legal completion and covers items not included in the NHBC Buildmark cover. 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 the NHBC Buildmark cover.

YOU CAN ALSO ACCESS THE FULL TERMS AND CONDITIONS ON OUR WEBSITE:
WWW.LQGROUP.ORG.UK

Creating places where people want to live

Since its beginnings in 1963, L&Q has established an enviable track record for creating high quality homes in London and the South East. We are one of the largest property developers in the capital, with a reputation for excellence and a growing portfolio of homes.



OTHER DEVELOPMENTS INCLUDE

CAPSTONE GREEN

A selection of apartments and houses available through Shared Ownership



CHATHAM

lqpricedin.co.uk/capstonegreen

QUEBEC QUARTER

1 bedroom apartments available through Shared Ownership



CANADA WATER

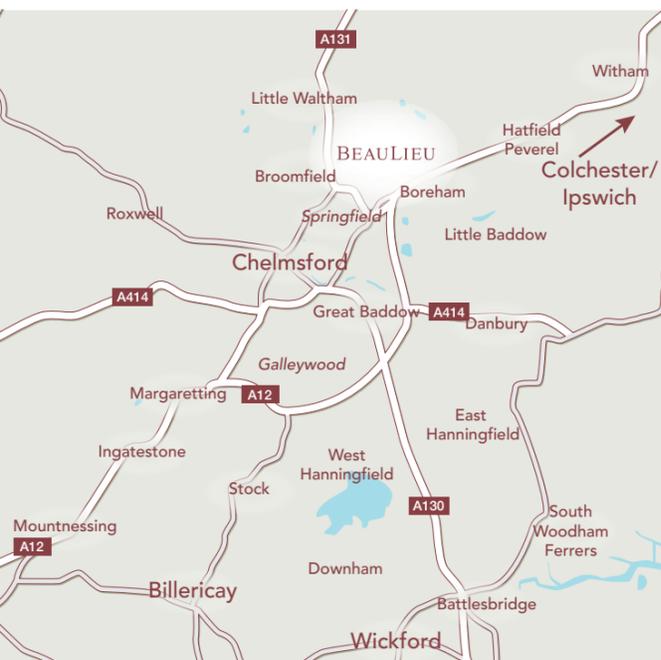
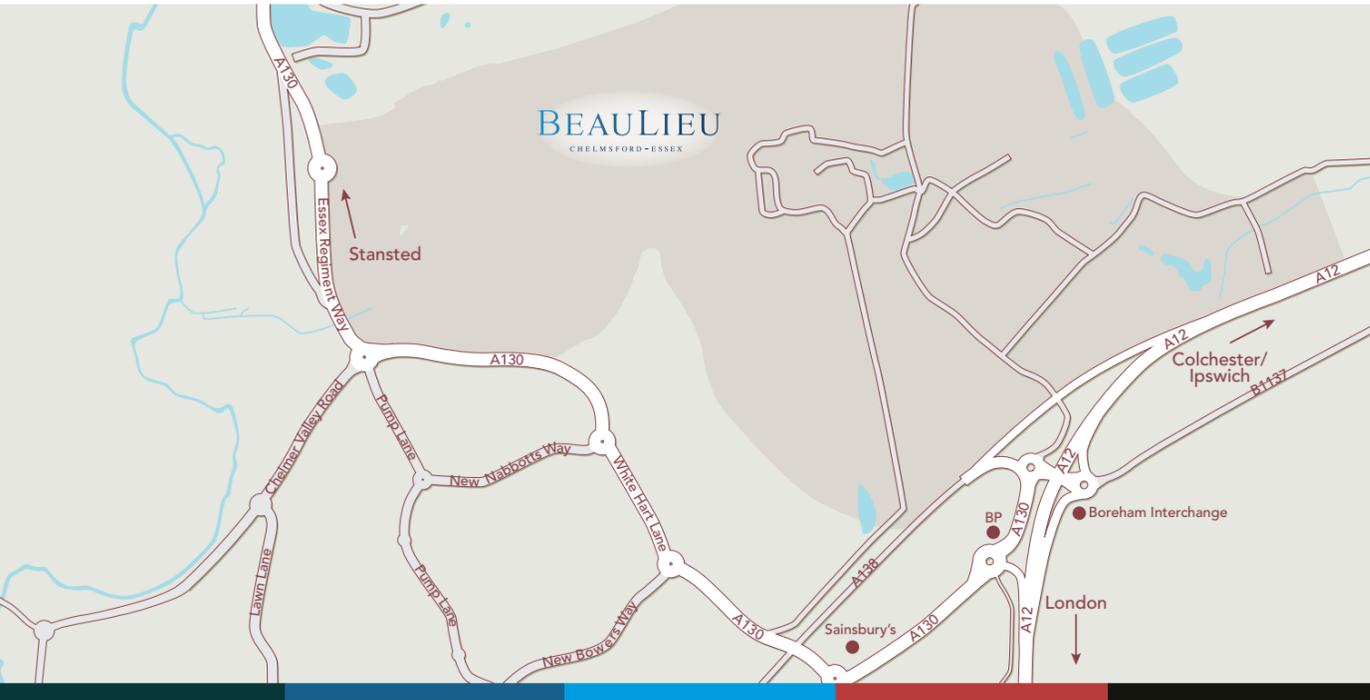
lqpricedin.co.uk/quebecquarter

Disclaimer

All information in this document is correct at time of publication/going to print December 2017. 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.

HOW TO FIND US

Beaulieu, 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 @ Beaulieu

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

Email: Beaulieu@lqgroup.org.uk

Web: www.lqpricedin.co.uk/beaulieu

Tel: 0333 0033 680



Disclaimer

Registered office: One King's Hall Mews Lewisham London SE13 5JQ.
Homes & Communities Agency L4517, Registered Society 30441R
Exempt charity. Details correct at the time of going to print December 2017.
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.



COUNTRYSIDE
Places People Love