



# BEAULIEU GATE

*A beautiful  
place to be*



**COUNTRYSIDE**  
Places People Love



# Come home to history

Welcome to Beaulieu Gate, the latest addition to Chelmsford's vibrant new district. Surrounded by new and ancient parkland, Beaulieu seamlessly blends history, nature and architectural styles. Our homes retain a traditional aesthetic, inspired by Henry VIII's former Tudor palace and hunting lodge, ranging in size, designed with contemporary lifestyles in mind - from first-time buyers to large families, and everything in between.

*Heritage & harmony*

## A beautiful place to be

Beaulieu is the home of inspiring mature landscapes, innovative design and good neighbours – a true reflection of its rich heritage as ‘a beautiful place’.

Beaulieu, meaning beautiful place in French, was the name of the Tudor Palace once owned by Henry VIII (now New Hall School). Henry VIII bought the palace from the Boleyn family, creating a royal summer residence that later became the permanent home of his daughter, Mary.

Today, the 604-acre site combines carefully designed landscaped gardens and green open spaces, with homes designed for city living.

Beaulieu Gate gives you a quality of life that promotes wellbeing and fresh air alongside its stylish, modern new homes.

But it isn't just the landscapes that are beautiful. The appeal of this neighbourhood gets stronger through its established, yet welcoming, community. To live in Beaulieu is to belong.

# Everything you need & more on your doorstep

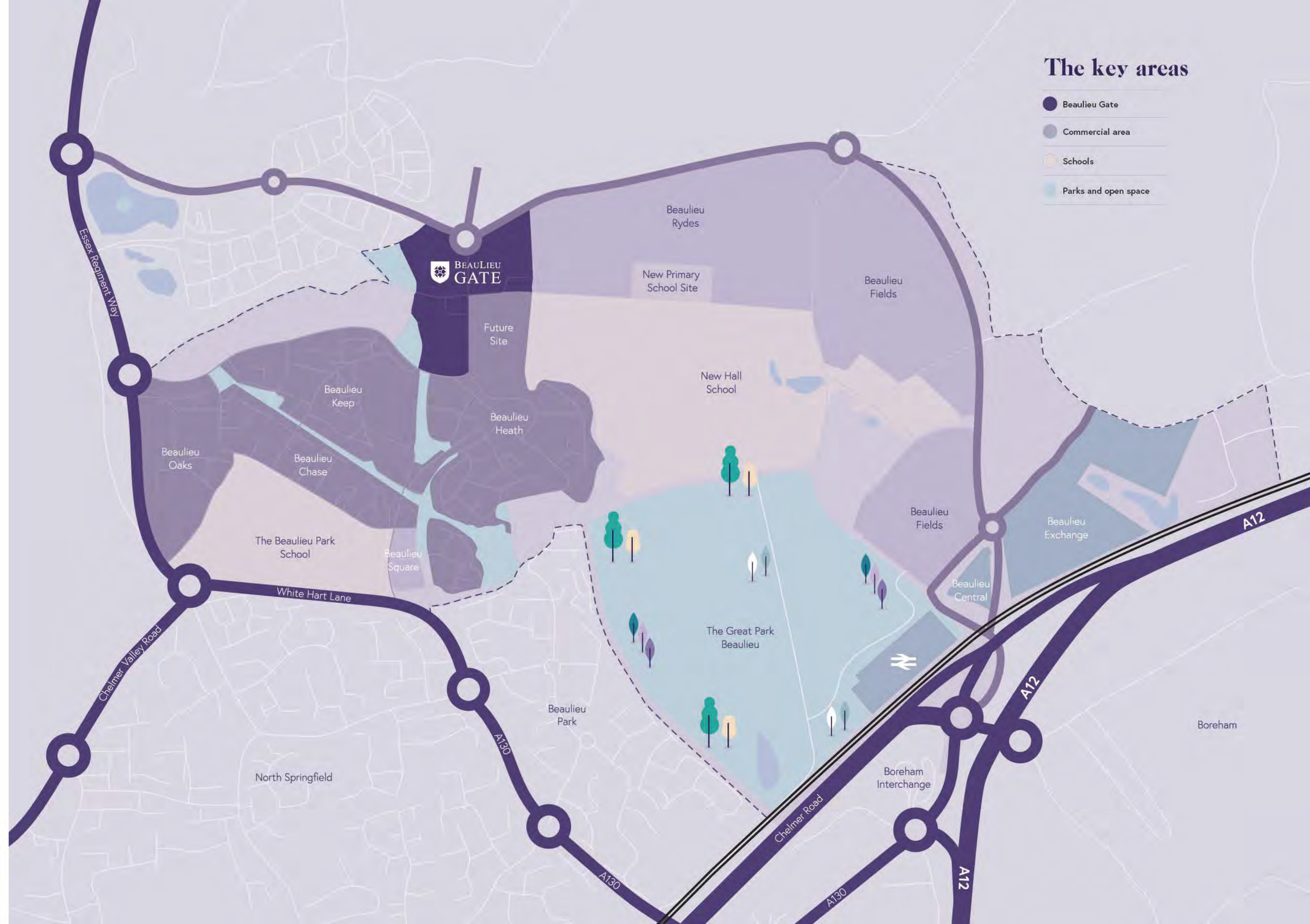
A beautiful place for life.

Everything about Beaulieu is harmonious. Beaulieu is timeless, peaceful, new and vibrant. Traditional aesthetics complement modern design and sustainable planning. Architecturally unique character neighbourhoods, featuring homes in a range of styles and sizes to suit different tastes, seamlessly blend together to form one integrated community with everything you need on your doorstep.

There is an extensive network of footpaths and cycle routes linking the neighbourhoods and 176 acres of outside space, where wildlife can flourish and biodiversity is key. Our landscape-led approach can be seen in the established Heath and Chase Parks, The Great Park and community gardens.

Cafés, shops and vets are all available at Beaulieu Square, with more amenities to come in the future at Beaulieu Central and Exchange. There is everything necessary for a modern lifestyle and raising a family, including Essex's first all-through school and a further planned primary school. Beaulieu Square is also home to the popular community centre, which has a year long programme of events to enjoy.

Whilst Beaulieu is self-contained it is also well-connected with excellent transport links. A planned new train station will provide direct connections into London in under an hour from your front door and an extensive bus network provides easy access into the city centre. The new bypass road will also improve connections to the A12 as well as to the A130/M11.





# Rich with life

Come together as one in the blossoming Beaulieu community.

Beaulieu has been designed as a place where people can come together as one, joining an established yet friendly community. It's a place where you can meet like-minded people, spend time with your neighbours and discover new interests.

At the heart of the community, Beaulieu Square is a hive of activity where you can buy groceries, pamper yourself or catch up with friends in one of its two cafés.

The Beaulieu Community Centre is a social hub with rooms for hire for all types of events and celebrations. Residents can learn new skills in classes, enjoy shows and art exhibitions, raise money for good causes and participate in sports events.

There is a rich programme of events throughout the year, such as picnics, crafts markets and tournaments. There are also seasonal events, particularly loved by the children who live here. Although the homes are new, the community spirit is very much alive and thriving. You will always be welcomed to get involved.





Beaulieu is much more than just inspiring architecture. Its core is a sense of home and community.

The high standard of living at Beaulieu has earned it several design awards and nominations. It's received recognition for sustainability, fitness for purpose, superb landscaping and excellence in design. Everything about Beaulieu is well planned and designed to prioritise your needs.

**Green space**

Beaulieu's 176 acres of green space include parks, village greens, meadows, community gardens and football pitches. The perfect place for hobbies, sport or walking the dog.

**Beaulieu Art**

Sculptures and art installations are located throughout the development. The art contributes to local pride and a distinct sense of place. Keep an eye out for pieces that allude to Beaulieu's rich heritage as a former Tudor palace and the iconic 'Deer Sphere'.



**Beaulieu Square**

Beaulieu Square is a hub of activity providing everyday essentials right on your doorstep. From Sainsbury's Local to Costa Coffee, takeaways, a hairdressers and an independent café – you are well provided for.

**Healthcare**

Beaulieu is also set to benefit from a new health centre which will provide a GP surgery and pharmacy. There's also a dental clinic and veterinary clinic, all housed within this new neighbourhood where your well-being, and your loved ones, is our number one priority.

**Beaulieu Allotment**

The on-site allotment will provide a sustainable area for you to grow fruit and vegetables, promoting a healthy lifestyle. It's fun for all ages, including the children.

**Education**

With two nurseries on site and the county's first all-through school, your children will make friends for life at Beaulieu. Within Beaulieu Square there is also Kip McGrath, offering high-quality tuition for children between the ages of 6 to 16.



# Community Spirit

The Beaulieu Community Centre is a multi-purpose hub that brings the residents together to make rewarding connections.

Imagine a place where you're always welcome. A place of leisure, socialising and personal development for all ages. The on-site community centre is relatively new but has established itself as the heart of the community. Whether you want to learn a new skill, get fit or relax, the Beaulieu Community Centre encourages residents to make positive changes in their lifestyles.

Children can enjoy a fun-packed programme too: sign them up for a variety of classes including martial arts, ballet and drama. Special events and exhibitions, such as craft mini markets and Christmas Carols, give residents the chance to shine and show off their creative talents. With four rooms to hire, you can also host your own events. It's an inclusive hub designed to be easily accessible with 'Changing Places' certified facilities and a breastfeeding-friendly policy.



Community events



Children's parties



Arts & Crafts Market



Christmas Carols



Ruth Gibson

“ The centre is a place for the community to come together to better their lifestyles – whether through fitness, meeting other parents or learning new skills. As a manager of the centre, there is no greater reward than seeing people make positive changes.

Ruth Gibson  
Centre Manager

# Spend time with nature

Beaulieu is home to the great outdoors with vast green expanses for you to enjoy.



Beaulieu's natural environment is an important part of its incredible sense of place. It's a truly unique setting. The 176 acres of open space encompasses natural meadows, parkland, formal gardens, allotments and retained woodland. The mature and manicured landscapes allow residents the chance to slow down and enjoy the outdoors.

Children love the equipped play areas and carefully designed sensory garden's, while dog owner's find delight in the many country walks that surround the homes. The vast Great Park is the perfect place to lose yourself, meandering through the untouched meadows and lanes.

Both The Heath and The Chase Parks, with their carefully planned garden collections, including ornamental shrubberies and silver birch trees, further enhance the environment.

These shared open spaces provide countless physical and mental health benefits. Whether it's a gentle stroll, a regular bike ride to work or a morning jog, Beaulieu is a safe and relaxing place to exercise. Attractive street plants line the roads and lanes. Sculptures by talented artists complement the natural environment.

A lot of thought has gone into the effect Beaulieu's landscapes can have on residents' wellbeing. The Land Trust continues to enhance the existing landscape for wildlife too. By developing a range of habitats, sustainable biodiversity is flourishing. We're planting around 30 acres of new woodland, which will be a vital part of the landscape for generations to come.



## LOCAL CHARACTERS

# Caring for your surroundings

For Alan, from the Land Trust, Beaulieu is an example to how public green space can bring communities together and provide social and environmental value.

Alan Carter and his team at The Land Trust are responsible for managing and protecting Beaulieu's immaculately maintained landscaping. He sees Beaulieu as an example of successful urban design.

Beyond the beautiful gardens, safe play areas and imaginative art installations, the priority has always been to foster a sense of community. In his experience, using green space effectively can encourage a "sense of cohesion and resilience within the community". This focus on public space has health, wellbeing and educational benefits. It also protects local biodiversity.

The Land Trust partnered with the development in 2016. Its involvement is ongoing and will continue long after all of the homes have been built. Alan is confident that the key to this successful partnership comes from the focus on community engagement. He regularly liaises with homeowners at Beaulieu on everything from projects with local schools to health walks.

There is also an on-site community engagement officer, making it easier for residents to get involved. Alan believes Beaulieu's land and rich sense of community are "absolutely fundamental" to its identity: "Beaulieu has its own brand and people feel proud to say they live there."



“  
People talk a lot about place setting. We talk about ‘place keeping’ – how the green space actually sets the tone of the community and if its managed well, then it is the most fundamental part of a residential development. Green space ensures people feel proud to say ‘I live at Beaulieu’.



# A love of learning

Essex's first all-through school provides top-class learning right on your doorstep.

We know that developing a family friendly district like Beaulieu would create a demand for primary and secondary school places. As the county's first all-through school, Beaulieu Park School is unique and provides the perfect solution.

The school has state-of-the-art specialist facilities, including technology and science labs, art classrooms and an expanse of playing fields.

Cross-phase technology helps the pupils experience smoother transition to their next stages in education, through building close relationships with teachers and friends alike.

It also adds to the strong sense of community among both the children and their parents/carers. Classmates grow up together in the same neighbourhood, providing the opportunity to support each other across ages and phases.

The school welcomed its first primary school pupils in September 2018 and saw its first intake of secondary school children a year later. Beaulieu Park School's ethos is to provide an outstanding education to students regardless of their ability or background. The school's overarching mission is to foster a lifelong love of learning.



## In good hands

If it is early years you're looking for, then you've got two to choose from - both based in Beaulieu Square. Both Bright Horizon's and Jesters provide day care for children under 5, whilst Jesters also offers out of school childcare for children up to 12. There's also Kip McGrath, for when the children need some extra tutoring!



We believe in inspiring curiosity in our students and fostering a lifelong love of learning. Our aim is to equip every student with the knowledge, drive and character necessary for success.

Mr J Donaldson, The Beaulieu Park School Principal

# Making an educated choice

Beaulieu is surrounded by some of the best educational institutions in Essex for primary, secondary and higher education.



ON-SITE

## New Hall School

The historic New Hall School comes with an outstanding reputation and location.

Occupying the Tudor palace that gave Beaulieu its name, this building has been a school since 1799. The independent Catholic school provides boarding and day education to boys and girls aged 3–18. It follows the diamond model and has an exemplary academic record as one of Essex's best-performing schools. New Hall School boasts state-of-the-art amenities and an excellent reputation for pastoral care.



1.9 MILES\*

## The Bishops' C of E & RC Primary School

Children get a well-rounded education at this school close to Beaulieu.

This joint Anglican-Catholic school welcomes families from a range of backgrounds. Its popular school club provides wrap-around childcare provision. Ofsted's most recent report praised its "rich and vibrant" curriculum and celebration of the pupils' successes.



1.3 MILES\*

## Springfield Primary School

A community school for 4–11 year-olds.

Springfield Primary School has a cross-curricular approach. The emphasis is on creating partnerships within the community and delivering excellence in learning.



2.9 MILES\*

## Anglia Ruskin University

Stay close to home for top-quality higher education on Beaulieu's doorstep.

ARU's Chelmsford campus offers a range of undergraduate degrees and postgraduate studies. If you have any budding doctors in the family, it's also home to Essex's first School of Medicine. The Guardian University Guide league table recently named ARU the UK's leading university for Sports Science and Education courses. ARU also has an impressive record for graduate employment.

## Chelmsford College

4.1 MILES\*

A further education college with professional and vocational courses.

Chelmsford College specialises in 16–19 study. It offers programmes, apprenticeships and courses at two separate campuses (Moulsham Street and Princes Road). Training covers a broad range of subjects from tourism to engineering.

2.3 MILES\*

## Chelmsford County High School For Girls

One of the top three schools in Essex in 2020.

Chelmsford County High School for Girls is a grammar school with an impeccable record. This progressive school is built on the principle that today's female students are tomorrow's leaders. It has academy status but provides specialist subjects including music, computer science and languages.

## The Boswells School

1.8 MILES\*

One of the highest performing non-selective schools in Essex.

This secondary school is proud of its innovative approach to students achieving academic success. The sixth form offers a wide range of courses.



2.7 MILES\*

## King Edward VI Grammar School

A grammar school with impressive historical roots and achievements.

With an Ofsted rating of 'Outstanding', KEGS is one of the country's leading state grammar schools. It's a boys-only secondary school until the sixth form, which is co-educational. KEGS plays a strong role in Chelmsford's broader community.

\*Distances from Beaulieu Gate, taken from Google Maps.

# The gateway to a beautiful place



# Heritage & home



New Hall School, Chelmsford

From the subtle red brick detailing and feature bay windows, to the crescent shape of homes that welcome you into Beaulieu Gate, the history of the site is a prominent feature in the design of these new homes. The influence of Tudor architecture has been drawn from nearby New Hall School, a former Tudor palace, where its imposing design has stood the test of time.

Homes clad in striking weatherboard compliment the natural red brickwork, stone cills and canopies which provide the finishing touches. Beaulieu Gate successfully mixes tradition and history with modern design philosophy, creating homes perfect for all.

Once again, the landscape takes a priority at Beaulieu Gate with mature hedgerow lining the west of the development and numerous trees creating secluded avenues and cul-de-sacs.



# Designed to enjoy life



It's all in the detail, with high specification as standard.

Flexible open-plan layouts, spacious bedrooms, and well designed interiors flooded with natural light, create a welcoming environment that you will be proud to call home.

Whether you are entertaining guests or enjoying some you-time, the impressive interiors, perfectly proportioned, combine inspiration with individuality and meticulous attention to detail.



Expect high specification kitchens complete with integrated appliances as standard, fitted wardrobes to all principle bedrooms, flooring fitted throughout and bathrooms which have been designed to provide a luxurious hotel feel. And outside? Landscaped front gardens and turf to the rear completes your new home.

We really have thought of everything you need to create a truly distinctive home.

# Space to focus

Perfectly designed to work from home.

Whether you work for yourself, or for a business that allows flexible working, our homes come designed and equipped with everything you need to work from the very moment you move in.

We provide all the space you need for a relaxed and productive work environment; a private area to focus on tasks and close the door when you have finished for the day. Our homes have ample space to transform into work areas with separate dining rooms and extra bedrooms. These bright and airy multi-purpose rooms can be used as you see fit. The flexible spaces share important qualities including

views over open space, providing a comfortable and quiet environment to have a balanced day when working from home.

As soon as you move in, you'll have almost instant access to superfast fibre broadband – there will be no need to worry about streaming issues or dropping out of video calls. And for those moments when you want to escape for fresh air or inspiration, you can enjoy the peaceful open spaces on your doorstep. Along with Beaulieu's coffee shops, these green areas offer a sanctuary for a well-deserved break to help you stay focused.



# Inspired by Tudor history





## BEAULIEU RESIDENTS



# A new chapter for Luca & Ilaria

When Luca and Ilaria moved to Beaulieu they found the perfect spot – a green and tranquil neighbourhood on the doorstep of a vibrant city.

Having previously lived in London, Luca and Ilaria were looking to upgrade their quality of life. Chelmsford appealed to them for several reasons. Ilaria is a midwife at Basildon and Thurrock University Hospital, so good road and transport connections were essential. Luca works mainly from home, so living in a peaceful environment with ample, flexible living space was important. When it came to free time, the couple were looking for a thriving restaurant scene and access to the Essex countryside.

Visiting Beaulieu for the first time was love at first sight. "It seemed a lovely place to start a life together," says Ilaria. "There are schools, coffee bars,

a supermarket and restaurants all within walking distance from home. It felt right for us, it was what we have always looked for". When they moved to Beaulieu they immediately felt comfortable. Ilaria notes, "The people we have met are kind and friendly, and it seems a very nice community to be part of."

They frequently visit the city centre, strolling the attractive, modern area around Bond Street. And, as Italians with an appreciation of good food, they're particularly impressed with the international cuisine. Beaulieu has their seal of approval: "Obviously, it all depends what you're looking for, but for us this is home!"

“

We fell in love with the layout of the buildings and the green spaces surrounding them.



LUCA AND ILARIA'S HIGHLIGHTS

# Culinary delights



3.4 MILES\*

## Zorba the Greek

Luca and Ilaria love the tasty and traditional food at Zorba the Greek. The award-winning taverna is ideally located in the city centre under the railway arches. Its loyal customer base returns again and again for the mouth-watering meze and authentic home-style dishes like moussaka and souvlaki.



4.0 MILES\*

## Polignano Deli

Luca and Ilaria know good Italian food and drink when they taste it. And they have nothing but praise for Polignano Deli. This "little gem" in the city centre serves freshly cooked traditional Southern Italian food. Ilaria highly rates the "fabulous" coffee and friendly staff. Her favourite dishes? The delicious focaccia and lunch menu options.



6.2 MILES\*

## William Boosey Restaurant

Better known as 'The William B', this stylish gastropub is located in the nearby village of Hatfield Peverel. The converted 17th-century coaching inn serves contemporary pub food at its finest. The extensive menu covers British favourites, fish dishes and chargrilled steaks. But some have a Mediterranean twist, such as halloumi burgers and stone-baked pizzas. All the dishes are created using fresh local produce and there are plenty of vegetarian options.

“

We love the atmosphere in Chelmsford, people are kind and friendly. The quality of life is much better in relation to London.

Luca



LESS THAN 1.0 MILE\*

## Channels Bar and Brasserie

Also highly recommended on Luca and Ilaria's list is Beaulieu's local restaurant, Channels Bar and Brasserie. Located in the scenic parkland of Channels Estate, this sophisticated yet laid-back restaurant is a firm favourite for a lot of families on the development. The 14th-century farmhouse has been revamped with plush, modern decor. Diners can enjoy a classic brasserie menu, Sunday roasts and a Thai menu once a week. Ilaria thinks it's the perfect summer restaurant because of its extensive outdoor seating.



ON-SITE

## Coffee Squared

Coffee Squared is an independent coffee shop at the heart of Beaulieu, that serves fresh coffee and locally sourced food to the resident's of Beaulieu and wider Chelmsford community. Whilst most days it is open for breakfast and lunch, on a Friday evening it also open it's doors for freshly made pizza to enjoy alfresco dining with friends.

\*Distances from Beaulieu Gate, taken from Google Maps.

## BEAULIEU RESIDENTS



## Forging friendships with the Williams

Meet the Williams family. They've been part of the Beaulieu community for four years and have never looked back.

Matthew and Keeley Williams were in search of a quiet, family-friendly environment on the outskirts of Chelmsford's city centre. They found what they wanted in Beaulieu. Matthew calls it "the best of both worlds". The community is surrounded by countryside, but just a stone's throw from the city's restaurants and entertainment facilities.

A huge part of the appeal of Beaulieu is its lifestyle. Everything is on their doorstep, from scenic walks to takeaways. "We love venturing down to Beaulieu Square. We sometimes grab some fish and chips from Churchill's or a coffee from Coffee Squared and go on long walks together as a family.

It's a nice local part of the development that feels like it's exclusively yours to enjoy". They also regularly use the Community Centre and plan to hire rooms for private parties to celebrate all family occasions.

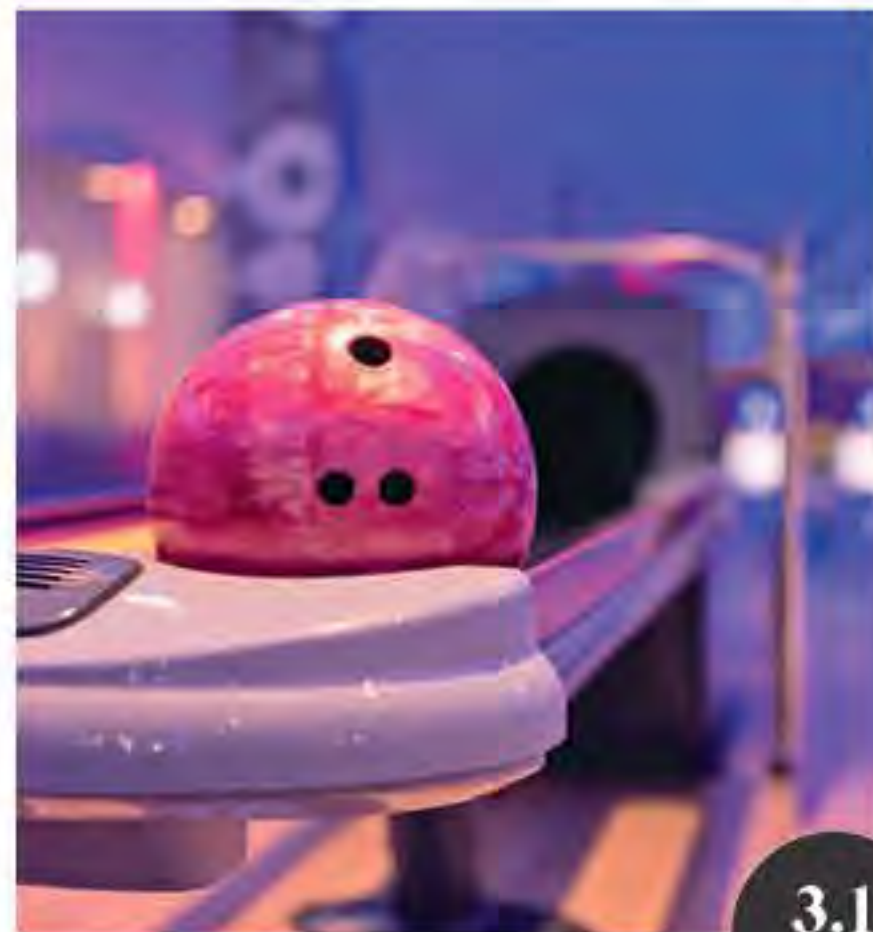
The best thing about Beaulieu is that it instantly felt like home for the Williams. They love the strong sense of community and sometimes don't leave the development at all during the weekends. They've forged strong friendships with their neighbours and even go on holidays together. So wherever they go, they're never far from the Beaulieu community.



Beaulieu instantly feels like a home as soon as you move in.

THE WILLIAMS FAMILY FAVOURITES

# Treasured family moments



3.1  
MILES\*

## City Bowl

City Bowl is a well-maintained bowling alley that welcomes families. It's tucked away, just north of the city centre by the River Chelmer, with free parking spaces. There's a good range of bowling balls with lighter weight options for children and an electronic scoring system. It also has pool tables and an American-style diner. You can book lanes for children's parties.



2.6  
MILES\*

## Jump Street

If the kids are bouncing off the walls, take them to Jump Street so they can bounce off the trampolines instead! The Williams recommend this indoor play arena as one of their top places to visit to burn off some energy. Kids can clamber through tunnels, climb ropes and bridges, and drop down slides, among many other activities. It's the largest climbing facility and soft play area in Essex.



1.8  
MILES\*

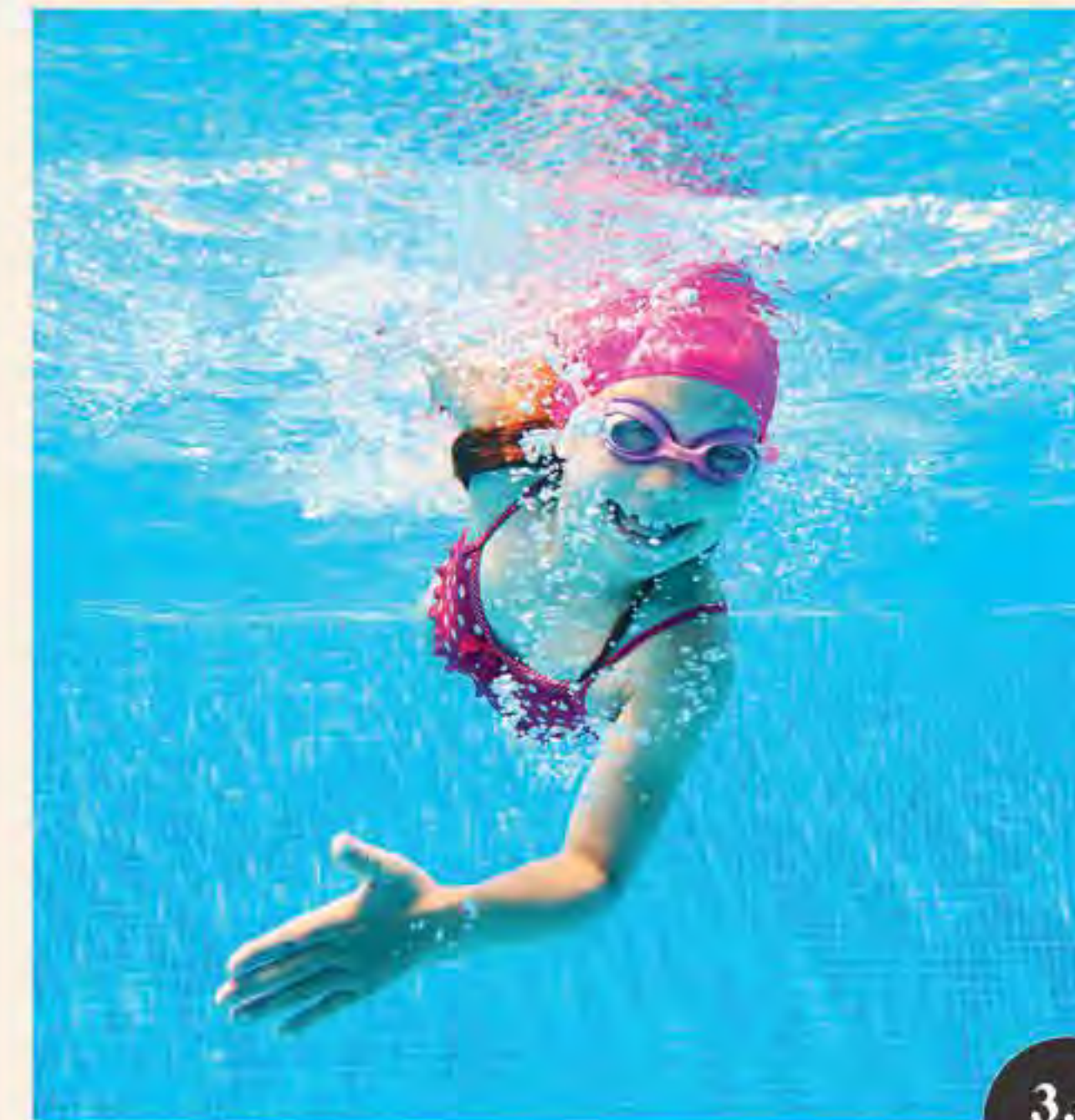
## Little Waltham Meadows Nature Reserve

If you're looking for somewhere a little quieter, the Williams family suggest a trip to the Little Waltham Meadows Nature Reserve. Essex Wildlife Trust protects this area of meadows and woodland just a couple of miles north of Beaulieu. The area is full with wildlife including tawny owls, kestrels and water voles. You can follow a footpath along the banks of the River Chelmer all the way to the city centre.



We use the Community Centre regularly. They host a wide range of baby and toddler classes as well as adult fitness and wellbeing classes.

Matthew



3.4  
MILES\*

## Riverside Leisure Centre

Matthew and Keeley also recommend Riverside Leisure Centre. Parent and child sessions are available with skates for hire, and the venue hosts regular skating discos. The swimming pool has a large main pool and learner pool, which includes a flume and a splash area. Plus there's a state of the art gym, spin studio and crèche.



5.7  
MILES\*

## Hylands Park

The Williams family are frequent visitors to Hylands Park. They love its green space, walking routes and large playground: "It's definitely somewhere we'd recommend to families". They suggest taking a picnic or grabbing a drink from the park's coffee shops. A range of events take place throughout the year, including festivals, drive-in movie nights and Christmas fairs.

\*Distances from Beaulieu Gate, taken from Google Maps.

# Discovering Chelmsford



## City Social

- |                                |                            |
|--------------------------------|----------------------------|
| 1 Central Park                 | 6 Chelmsford Cathedral     |
| 2 Essex County Cricket Ground  | 7 Bond Street              |
| 3 Civic Theatre                | 8 Everyman Cinema          |
| 4 Chelmsford Library           | 9 Riverside Leisure Centre |
| 5 High Chelmer Shopping Centre | 10 Odeon Cinema            |

\*Distances from Beaulieu Gate, taken from Google Maps.

# Retail



# therapy

With Chelmsford City Centre on your doorstep, you don't need to venture further for retail therapy ever again.

Bond Street is Chelmsford's newest and most luxurious shopping experience. The open-air retail complex links the High Street to the River Chelmer making for a picturesque setting. The shops tend towards premium chain store brands, including Whistles, Foyles, The White Company and L'Occitane. Restaurants include Bill's, Wagamama, Byron and a Tiptree Tea Room, with Essex's flagship John Lewis store as the jewel in Bond Street's crown.

The pedestrianised High Street has all the big name brands you recognise: M&S, Paperchase, Boots, W.H. Smith, Waterstones, and more, as well as two shopping centres, High Chelmer and The Meadows. You will find all the big named bank branches and a large post office for everyday essentials.



The Chelmsford open air market is a popular attraction in the High Street on selected weekdays and weekends, with independent florists, bakers, green-grocer and food stalls – to name a few. Chelmsford also regularly hosts pop up independent small business events where you can find some truly unique gifts and items.



# Further afield

Beaulieu is well placed for exploring the region's best attractions in all directions. Here are some highlights within an hour's drive.



20.4  
MILES\*

## Colchester Zoo

Colchester Zoo is consistently rated as one of the best zoos in the country. More than 260 species occupy 60 acres of parkland and lakes. The zoo is committed to conservation and provides a programme of enrichment activities for its animals. Children will love the 'Familiar Friends' area where they can get close to horses, alpacas, goats and llamas. They can also watch keepers feed and interact with some of the wilder animals.

## Lavenham and the Suffolk border

The Essex-Suffolk border has some of the prettiest rolling farmland in East Anglia. Step back in time on a relatively hilly country walk in Bures and Alhamstone near Sudbury.

A little further north, Lavenham is one of the best-preserved medieval villages in England. Its half-timbered crooked buildings have even provided the backdrop to a Harry Potter film.



40  
MILES\*



32.5  
MILES\*

## Dedham & Constable Country

Dedham Vale is a designated Area of Outstanding Natural Beauty. The views have changed very little since John Constable captured them in his landscape paintings. Walk in Constable's footsteps, following the River Stour across the lowland pastures to historic Flatford Mill.



13  
MILES\*

## Heybridge Basin

Stroll the sea walls at Heybridge Basin and enjoy magnificent views of the Blackwater Estuary and Osea Island. There are two pubs and a Tiptree tea room on the water's edge.



43.9  
MILES\*

## Walton and Frinton

The popular seaside resort of Walton-on-the-Naze boasts the second-longest pier in England. The pier is home to a surprising number of attractions including a fairground, arcade, bowling alley and sea fishing. The Naze is a nature reserve on an unspoilt peninsula framed by high cliffs that is an important site for migrating birds. It also has the octagonal Naze Tower which is used as a gallery and museum. Nearby Frinton-on-Sea is a traditional seaside town complete with colourful vintage beach huts. Its golden sand and sweeping promenades make for stunning views.

\*Distances from Beaulieu Gate, taken from Google Maps.

Commuting to London will be even quicker and easier with direct services from three platforms.

# Live closer, go further

Chelmsford is already a popular commuter town, but the new train station planned for Beaulieu is going to make travel even easier.

For those who commute to London, investment has been made into developing a new train station at Beaulieu. The proposed new station will provide six direct trains an hour at peak times, making a direct Beaulieu to London Liverpool Street journey time of just 40 minutes.

Surrounding the new station will be an innovative business park and retail space providing jobs to the area as well as more amenities making the overall vision of Beaulieu even more desirable.

Until then, Beaulieu is just under three miles from Chelmsford City centre.\*



BEAULIEU



The #57 Express Bus connects you to Chelmsford train station in under 15 minutes\*



CHELMSFORD STATION



# From countryside to the city

Reach the buzzing metropolis of London from your front door in under an hour, with frequent trains from Chelmsford Station. Going further afield? London Stansted Airport and London Southend Airport are within easy reach of Beaulieu, as well as several major roads.



## BY RAIL FROM CHELMSFORD STATION

**Colchester**  
19 Minutes

**Stratford**  
25 Minutes

**London Liverpool Street**  
35 Minutes

**Ipswich**  
40 Minutes

**Norwich**  
84 Minutes



## TO THE AIRPORT FROM BEAULIEU

**Stansted Airport**  
16 Miles

**Southend Airport**  
23 Miles

**London City Airport**  
44 Miles

**Gatwick Airport**  
66 Miles

**Heathrow Airport**  
74 Miles



## BY ROAD TO NEAREST MAJOR ROAD

**A130**  
1 Mile

**A12**  
<2.5 Miles\*

**A127**  
15 Miles

**M11**  
19 Miles

**M25**  
20 Miles

Distances taken from Google Maps.  
Train times taken from Google Maps.  
\*This will reduce with the new bypass road.

C O N

N E C

T E D





WHY BUY NEW?

# Sustainable new homes

## Make your home your own

Replacing a previous owner's idea of 'interior design' can be a costly and time-consuming process. On the other hand, move into a brand new home at Beaulieu Gate and you have the perfect blank canvas to make your home your own.

## Building a better future

We create eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes are designed for modern living with lower environmental impact and running costs and low maintenance. These provide compelling reasons to choose a new home at Beaulieu Gate.

## No nasty surprises

Buy a new home at Beaulieu Gate and there'll be no nasty surprises or extra maintenance costs waiting for you, plus you'll have the peace of mind of a 10-year NHBC guarantee. Buy a second-hand home and who knows what you could be faced with.

# Committed to our customers

The teams are working to achieve one common goal: to ensure that you are satisfied and happy with your new Beaulieu home.



No matter who you are dealing with, or what queries, questions or complaints you may have, you can be confident that our people and procedures will adhere to our 5 star commitment and the New Homes Quality Code for Home Builders.

Copies of the 'New Homes Quality Code' are available from our sales offices and via our website; a copy (also identifying where further guidance can be found) will always be provided to you upon reservation. Our customer service begins at the outset, with our trained Sales Consultants who offer guidance on the legal process involved in buying a home and help with arranging mortgage finance through independent financial consultants.

Every home at Beaulieu Gate carries our commitment to quality and improvement. Our homes are built to National House-Building Council (NHBC) standards, the technical benchmark for all newly-built homes. The standards provide guidance on every part of the building process from foundations to decoration including tolerances, performance and technical standards. To find out more visit [nhbc.co.uk/Builders/](http://nhbc.co.uk/Builders/)

We also carry the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion. Further information can be found on [nhbc.co.uk/warrantiesandcover/](http://nhbc.co.uk/warrantiesandcover/)

Your interests are additionally covered by the New Homes Quality Code which we adhere to. The code helps ensure all new home buyers are treated fairly at all times, are given reliable information, know what service levels to expect and know how to access the dispute resolution scheme.

Further information on the Code, which gives protection and rights to purchasers of new homes, can be found at [www.nhqbc.org.uk](http://www.nhqbc.org.uk).





# Creating Places People Love

At CountrySide, we believe that where we live matters.

We're passionate about creating places where people aspire to live, that deliver enduring value and where people feel a true sense of belonging.

All our developments and homes carry a signature style and character, designed to work for the way people live today with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time.

From the character of the homes we build to the planning of environments and the unique detailing of the landscape, our creative approach to place making creates places where people feel at home, providing a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

We create places people love.



1.



2.



3.

- 1. Beaulieu Keep, Chelmsford
- 2. St Luke's Park, Runwell
- 3. Greenwich Millennium Village, Greenwich



# Because Homes Matter

Since its beginnings in 1963, L&Q has established an enviable track record for creating high quality homes in London and the South East.

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

As one of the UK's leading housing charities and developers. Our roots date back nearly 60 years, and we've been shaping some of the most exciting, diverse and dynamic regions in the country ever since.

Our vision is that everyone deserves a quality homes that provides them with the opportunity to live a better life. We believe that homes matter to everyone – our mission is to combine our social purpose and commercial drive to provide homes and neighbourhoods everyone can be proud of. We will do this by delivering safe, high quality homes, services and support for all of our residents.



1.

- 1. Saxon Reach, Milton Keynes
- 2. Birnam Mews, Stratford-upon-Avon



2.

As a regulated charitable housing association, all the money we make is reinvested into new and existing homes, creating successful communities and providing services for our residents. This makes us one of the UK's most successful independent social businesses.

Everything we do begins with social purpose. Our roots go back to the 'new wave' of housing associations created in the 1960s, born out of a growing social consciousness around housing and homelessness.

We house around 250,000 people in more than 105,000 homes, primarily across London and the South East – but we're more than just a registered charitable housing association.

This echoes our purpose to provide homes and neighbourhoods everyone can be proud of. We will do this by delivering safe, high quality homes, services and support for all of our residents.

# How to find us

## BEAULIEU GATE MARKETING SUITE

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01245 801588

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COUNTRYSIDE  
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L&Q