

Beaulieu Gate Development update

Issue 5 | Spring 2025



Welcome to the latest development update for Beaulieu Gate where we provide information about progress on-site and let you know the next stages

About Beaulieu Gate

Beaulieu Gate is the latest addition to Chelmsford's vibrant new district. Surrounded by ancient parkland and inspired by the design of Henry VIII's Tudor Palace (now New Hall School), Beaulieu Gate has been designed to make an instant impact, a new gateway to the wider Beaulieu development.

Site activity

Site works have progressed well for Beaulieu Gate, the first phase of the development is now build complete with the second phase due to complete Winter 2025.

External areas to the south of the second phase are now fully open and complete with site activity kept to the North.

By the end of Winter we will open the first section of Harris Crescent. This will likely not include the visitor parking bays however, as this space is needed for our construction compound. The parking bays will be provided once we move from this area though.

Compound Movement

With the development nearing its completion, we will be moving our construction compound from the current location. This will become a smaller, more compact compound alongside the final block of flats.

As the development comes closer to finishing, the areas between the construction works and the occupied homes grows smaller, please continue to exercise caution when moving through the development and be aware of construction traffic.

Timeline

- The first occupations on Beaulieu Gate took place in December 2021, our final occupations are expected to be Autumn 2025 .
- The show homes and marketing suite will remain at the front off of Commonwealth Link until Winter 2025 as they will serve the second phase until its completion.

Public Open Space

All open space across Phase one is completed and due to be handed over to The Land Trust for ongoing maintenance in due course, this process will take us into Spring 2025 to ensure planting is established. The landscaping will be maintained by Countryside until then.

The open space across Phase two is partly planted and handovers will begin from Autumn this year and take us into Autumn 2026 to be fully handed over.

Managing agent

- The Land Trust are the Estate Management for the entirety of Beaulieu Park. They are responsible for all public open space areas across the wider estate and within the individual developments where landscaping does not fall within someone's ownership. This will include landscaping, play areas, verges, swales and SuDS.
- HML Limited are the appointed Management Company to maintain the other areas across the development only. They are responsible for the non-adopted footpaths, non-adopted roads, non-adopted streetlighting and associated feeder pillars/electricity. These are the items which form the associated Zonal service charge. Where relevant for leasehold properties, they will also provide the block service charges and associated services.

Upcoming Handovers

Our next handovers to the Land Trust will include the landscaping to the Northern half of Phase one as this was laid and established in Summer last year.

Services

Electricity and Gas – British Gas

Water – Essex & Suffolk Water

Local authority – Chelmsford City Council

Beaulieu Gate

Beaulieu Park is a well established community and Countryside continue to contribute towards this to ensure it keeps growing.

Existing amenities include;

- Local supermarket
- Dentist
- Veterinary practice
- Primary and Secondary school
- Dedicated bus services
- Local community centre

Works are underway to include more to Beaulieu!

- Recently the Beaulieu Parkway relief road and bridge has been fully opened.
- Works are underway to open a net zero Primary School
- Beaulieu Health Centre construction is in progress and estimated to be completed Autumn 2024



Beaulieu Park Station

Works are fully underway for the new Beaulieu Park train station, which is currently due to be completed Winter 2025 and operational during 2026.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

Beaulieugate@countrysidehomes.com



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