AN EXCEPTIONAL COLLECTION OF STYLISH NEW HOMES AT CHELMSFORD'S FAVOURITE ADDRESS

BEAULIEU KEEP





WELCOME TO BEAULIEU KEEP... WELCOME HOME

With superb high-specification homes ranging from three to five bedrooms and an impressive choice of architectural styles, there's a home for all at Beaulieu Keep. There's three distinctive areas from which to choose your ideal property; Village Lanes, Farmstead Courtyards and Parkside Villas. Each of which offers their own unique sense of character, whilst all are linked together to help create a fantastic new community.



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An impressive sculpture forms the focal point at the entrance to Beaulieu Keep. Comprising the regal reflection of a stag under a tree, fabricated from zinc-coated steel and set on a crown base, the intricate spherical sculpture has been designed to reflect the heritage of the site, a former deer park owned by King Henry VIII as part of his Tudor Palace and estate parkland.

Matthew Lane Sanderson Sculptural Artist

"IT SHALL FOREVER MARK THE STATUS OF THIS PLACE BOTH PAST, PRESENT AND FUTURE. AND IT'S A SYMBOL THAT NOT ONLY CONVEYS THE BEAUTY OF NATURAL FORM, BUT THE HOPE WE ALL SHARE FOR BALANCE IN NEW THINGS."



CHARACTER AREA: FARMSTEAD COURTYARDS

This section of homes pays homage to the character of original Essex farmsteads, many of which still stand throughout the county. Enclosed courtyard areas offer intimacy and the feel of protected space, providing the perfect environment for home owners to interact to foster a sense of community.



CHARACTER AREA: PARKSIDE VILLAS

The homes within this zone of Beaulieu Keep benefit from a glorious parkland location and enjoy views over the beautifully landscaped Chase. This thoughtfully designed park comprises a series of interrelated garden areas, each of which has its own distinctive features and charm.



CHARACTER AREA: THE VILLAGE LANES

The homes in this character area draw on the motif of the traditional Essex village, creating a nod to local communities and architecture gone by. Homes are joined together organically, with undulating green lanes revealing views towards attractive focal points such as a historic oak tree in the park.

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AN ABUNDANCE OF OUTDOOR SPACE ON YOUR DOORSTEP

Parklands, green open spaces, meadows, sports areas and allotments will all be available at Beaulieu, for everyone to enjoy. Whilst you're out and about you'll be able to take advantage of a network of well-planned jogging routes, trim trails and pathways that encourage a healthy lifestyle and provide the ultimate environment to bring the active and green fingered community together.

This wealth of carefully managed landscaped parks and gardens, plus equipped play areas for children provide the ideal place for summer picnics, fêtes, play dates, dog walks and outdoor fun with friends and family.





A WARM AND WELCOMING COMMUNITY JUST WAITING TO MEET YOU

Beaulieu has been designed to be a place where people come together as a community. A place where you can get to know your neighbours, meet like-minded people, exchange ideas and discover new interests – or perhaps rekindle an old one!

Within Beaulieu Square's Neighbourhood Centre, a new community centre will overlook the central square providing organised activities and events for both residents and the wider community. This is the first of many facilities that will lead to building a vibrant community.

Allotments and a community orchard and gardens will encourage residents to get green fingered. If that's not enough, Beaulieu has been designed so that the residents can make the most of their surroundings. New parks, sports and recreational facilities together with a network of footpaths, and cycleways will provide the Beaulieu community with the perfect opportunity to come together to enjoy a variety of outdoor events and sporting activities.

Beaulieu will be what you make it, a place that you will be proud to call home for years to come.









BEAUTIFULLY APPOINTED, INSIDE AND OUT



From the energy-efficient built-in appliances in the kitchens to the stylish white sanitaryware in the bathrooms, the homes at Beaulieu Keep have been designed, constructed and finished with you in mind. Their welcoming, open-plan spaces are perfect in their flexibility, whether you're throwing the double doors open to entertain friends or snuggling up together for a cosy movie night. Elsewhere, the bedrooms are of a generous size, so every member of the family can have their own private haven.









RELAX IN STYLE

Elegance, charm and sophistication will come to mind when it comes to describing your home at Beaulieu Keep. Whether you opt for a traditional weather-boarded property or a more contemporary style, the quality and enduring nature of your new home will be second to none. Crisp, clean lines are utilised to their best effect throughout, and you will find a sheer abundance of natural light flowing round every corner. Meanwhile, each room is well appointed, meaning everything you need will be within convenient reach.



CHELMSFORD -A GROWING NEW CITY

Chelmsford may be a new city, but it's been a much-loved county town for generations. Amongst its myriad charms is its fantastic retail offering, given a huge boost in recent years with the launch of Bond Street. This new development features a flagship John Lewis store, along with a cinema showing the latest blockbusters. Elsewhere, there is a historic market, plus lots of quirky boutiques along Moulsham Street. There is a fine selection of eateries from which to choose, plus the Civic Theatre and Cramphorn Studio for live entertainment.







Photography courtesy of Blue Tiger Marketing.





With a history dating back to the Domesday Book, Chelmsford has everything you need and more. Less than 3 miles drive away from home, Essex's county town boasts a plethora of retail outlets, a wide variety of bars and restaurants, and many leisure activities for young and old alike.





OUTDOOR PURSUITS AND RECREATIONAL FUN

There are plenty of ways to revel in the great outdoors in Chelmsford. Keen golfers can indulge in a round or two at the city's eponymous golf club, while novices can have a go at the West Park Pitch Putt and Crazy Golf. Children will relish a visit to the Adventure Castle Play Area in Hylands Park, which also offers more than 570 acres of ancient woodland, grassland, lakes and formal gardens. The Riverside Ice and Leisure Centre is popular with skaters, swimmers and gym bunnies; there's even a crèche for little ones.









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BEAULIEU KEEP IS BRILLIANTLY CONNECTED WHETHER IT BE FOR WORK OR PLAY



19 35 25 28 mins mins RAIL NETWORK FROM CHELMSFORD STATION



With trains to London Liverpool Street from Chelmsford taking just 35 minutes, Beaulieu Keep is the ideal base for commuting into the city. There are also excellent rail connections to Colchester as well as Suffolk and Norfolk. A new proposed train station for Beaulieu will make commuting into the city even quicker in the future.

A number of major roads are within easy reach of home. Less than 2.5 miles away is the A12 which links to the M25 and London. Meanwhile, the M11 is just under 19 miles away from Beaulieu Keep, offering you a swift journey into Cambridge.

Beaulieu Keep is served with bus links travelling between the area and Chelmsford city centre. From there, you will find bus links to towns including Wickford, Southend, Maldon and South Woodham. In addition, there is a shuttle to Stansted Airport from Chelmsford railway station.



A PROPOSED NEW TRAIN STATION

BEAULIEU PAR

The proposed Beaulieu station will represent a major addition to the sustainable transport infrastructure of the city of Chelmsford. The proposed new services will make commuting into the capital even quicker and easier, with direct services into London. It is currently anticipated that the station will open in 2022.



The vision is for Beaulieu station to be a new transport hub where passengers can complete journeys using sustainable modes of transport. The proposals also include a bus interchange and substantial cycle parking.

The design of the new station will enable a quality customer experience and will minimise its environmental impact through a number of sustainability features. It has been specifically designed as a low profile building, set behind a landscaped setting to minimise any intrusion on the surrounding homes.











PERFECTLY PLACED FOR EDUCATION

As the wider Beaulieu development grows, a number of educational establishments will be introduced to the community. These include two proposed primary schools, a secondary school and a day nursery.

Until such time as these have been established, you can be safe in the knowledge that there is an excellent range of schools for your children close to home. These include both private and state options, as well as faith and grammar schools. In addition, Chelmsford has provision for higher education at Anglia Ruskin University.



THE BISHOPS' C of E & CATHOLIC PRIMARY SCHOOL 1.1 miles

One of just six primary schools in the country with a joint Church of England and Roman Catholic foundation. The school has a modern building with newly extended facilities.

NEW HALL SCHOOL

A co-educational, independent boarding and day school. This Catholic school is housed in the magnificent former Palace of Beaulieu, which once belonged to King Henry VIII.



A selective grammar school for girls aged between 11 and 18. The school opened in 1907; in recent years it has acquired Specialist Technology College status and has become an academy.





1.1 miles

'We all have greatness inside' is the motto of this primary school, which also has a pre-school nursery on site. The school encourages pupils to support each other and work together.

1.2 miles

FELSTED SCHOOL

8.6 miles

Rated 'Outstanding' by Ofsted, this independent school offers a first class education for 4 to 18-year-olds. On a safe, rural village campus, various boarding options are available to suit modern family life.

2.5 miles

KING EDWARD VI GRAMMAR SCHOOL

2.5 miles

A grammar school with academy status, the school takes boys from 11 to 16, with girls accepted in sixth form. The school dates back to the 13th century and is one of the top 20 in the country.

Distances taken from www.google.co.uk/maps. The catchment area of the schools listed does not necessarily include Beaulieu Keep.









A popular school for 11 to 18-year-olds. In 2014, nearly 70% of students achieved five A* to C grades at GCSE, while over half of all A-level students attained A* to B grades.

WRITTLE UNIVERSITY COLLEGE

A partner of the University of Essex, Writtle College offers a range of land-based, design and sport courses at various levels including undergraduate, short courses and apprenticeships.



1.6 miles

A further education college which offers programmes at a number of levels across a wide range of academic, professional and vocational disciplines. The college has two campuses in the city.

4.4 miles



CHELMSFORD

COLLEGE

2.6 miles

3.7 miles

One of the largest universities in the east of England, with more than 35,000 students including undergraduates, postgraduates and distance learners.

Distances taken from www.google.co.uk/maps. The catchment area of the schools listed does not necessarily include Beaulieu Keep.



THE BENEFITS OF OWNING A NEW HOUSE

MAKE YOUR HOME YOUR OWN

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

NO NASTY SURPRISES

Buy a new home at Beaulieu 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?

BUILDING A BETTER FUTURE

We create quality, eco-friendly and sustainable homes in the best locations. Our outstanding range of new homes is 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.





WE ALL NEED A LITTLE HELP TO BUY*

The Government created the Help to Buy scheme to support people in buying their own home. Whether you want to get onto the housing ladder or move up it, the scheme can enable you to buy a new-build home with as little as a 5% deposit.

If you can raise that 5% deposit, you could receive a Government equity loan of up to 20% of the purchase price. The loan is interest free for the first 5 years, which helps to make your monthly mortgage repayments more affordable.

Help to Buy has a £600,000 maximum price limit, but fortunately most of our new homes fall within that bracket.

HOW IT WORKS ON A HOME COSTING	£599,995
You need just 5% for your deposit	£29,999
Government 20% equity loan (interest-free for the first five years)	£119,999
75% mortgage	£449,997
Your new home, 100% yours	£599,995

STRUGGLING TO SAVE A DEPOSIT?

ASK HOW OUR BANK OF MUM AND DAD SCHEME CAN HELP.





*Terms and conditions apply. Contact us for further details. More information can be found on www.helptobuy.gov.uk.

COMMITMENT TO OUR CUSTOMERS

The customer care team is committed to providing you, our customers, with quality homes.

The whole team is working to achieve one common goal: to ensure that you are satisfied and happy with your new Countryside home, from the moment that you make your reservation, to the day you move in and beyond. 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 the terms of our charter and the 'Consumer Code for Home Builders'. Copies of the 'Consumer Code for Home Builders' 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 care 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 Keep carries our commitment to quality and improvement. All of 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 obtain a copy of the standards visit www.nhbc.co.uk. Each Countryside home also carries the NHBC Warranty (Buildmark) against structural defects for a 10-year period following the date of legal completion.

Each property is quality checked and commissioned by our dedicated customer care team before handover to its new owner.





www.consumercodeforhomebuilders.com





ABOUT THE DEVELOPMENT PARTNERS COUNTRYSIDE

At Countryside, we believe that where we live matters. We're passionate about creating places 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. From awardwinning architecture and beautifully crafted landscapes, to developments in unique settings across England, our exacting standards and sustainable credentials combine to create places that will stand the test of time.

The character of the homes we build work in unison with the planning of environments and the unique detailing of the landscape, meaning our creative approach to place making creates places where people feel at home. They provide 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.







ABOUT THE DEVELOPMENT PARTNERS L&Q

L&Q is a leading residential developer, founded over 50 years ago because homes matter to everyone. It plays a key part in helping shape some of the most exciting, diverse and dynamic regions in the country, including London and the south east.

L&Q creates high quality homes and places people love to live. Its award-winning approach designs thriving communities to suit a whole range of aspirations, incomes and stages of life. It leads major residential and mixed-use developments, and is committed to working with like-minded partners to help solve the housing crisis and meet its vision to deliver 100,000 new homes.

L&Q invests in places for the long term. Its Community Foundation aims to build opportunity and confidence in each area, and helps local people into sustainable careers. As a charitable housing association, every penny of any surplus is invested back into providing more new homes and services for its residents.





MAP AND DIRECTIONS

BEAULIEU KEEP, CENTENARY WAY, OFF WHITE HART LANE, CHELMSFORD, ESSEX, CM1 6TD

FROM THE A12

Exit at junction 19, and follow the signs towards Stansted and the A130. At the Sainsbury's roundabout, take the second exit onto the A130. Continue straight over two roundabouts, and follow the A130 / White Hart Lane, until you come to the entrance of Beaulieu on your right hand side. Turn into the development at Centenary Way.

Call today to find out more: 01245 678080 beaulieukeep@cpplc.com





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BEAULIEU.UK.COM



