



BEAULIEU HEATH



An exceptional collection of
2–5 bedroom Colonial-style homes



COUNTRYSIDE
Places People Love

WELCOME TO BEAULIEU HEATH



When you choose a home at Beaulieu Heath, you choose a home which has it all. Beautifully designed in a traditional New England style, these properties have character and charm in abundance.

Nestled close to the Heath, many homes look out onto the picturesque landscape and are located just a stone's throw away from the development's neighbourhood centre. Boasting a wide range of amenities, this community facility will become the central hub of the development.

What's more, these attractive properties, which range from two bedrooms to five, are within easy reach of the historic city of Chelmsford with its plethora of cultural, leisure and retail amenities.



LOSE YOURSELF IN NATURE AT BEAULIEU HEATH



There's more to creating a new community than simply bricks and mortar; fresh air and open green spaces play just as an important a role. And at Beaulieu Heath, the ancient natural surroundings have provided an abundance of wonderful design cues when it comes to the great outdoors. These include the formal parkland around King Henry VIII's former Palace of Beaulieu, which is now the Grade I-listed New Hall School, along with the glorious Essex countryside.

With these natural attractions as inspiration, Beaulieu Heath has been carefully designed to include a wide range of unique open spaces. Among these are meadows and spaces for informal recreation plus open space for dog walking, a bridleway for horse riding and a cycle path. Meanwhile, the wider development will include a community garden and orchard, plus a major new park.

Public art will also be a key feature of the open spaces at Beaulieu, adding to the community's sense of identity.





BUILDING STRONG ROOTS THAT LAST A LIFETIME



At the heart of Beaulieu Heath are a number of attractive, historic trees. Presiding over the community, they offer a delightful outlook for many of the properties, as well as attracting an abundance of wildlife.

These beautiful trees will be preserved as the fabulous new community of Beaulieu grows, symbolising the permanence of the development and, in turn, the lifelong connection its residents will make with their new neighbourhood.

Beaulieu Heath will be home for generation after generation.



ARCHITECTURE FULL OF CHARACTER



Nestled in the historic parkland of King Henry VIII's former Tudor palace, this exclusive collection of properties has been inspired by the rich heritage of their locale. They complement the existing Countryside homes at the popular Beaulieu Park, setting the trend for the area with their carefully considered architecture.

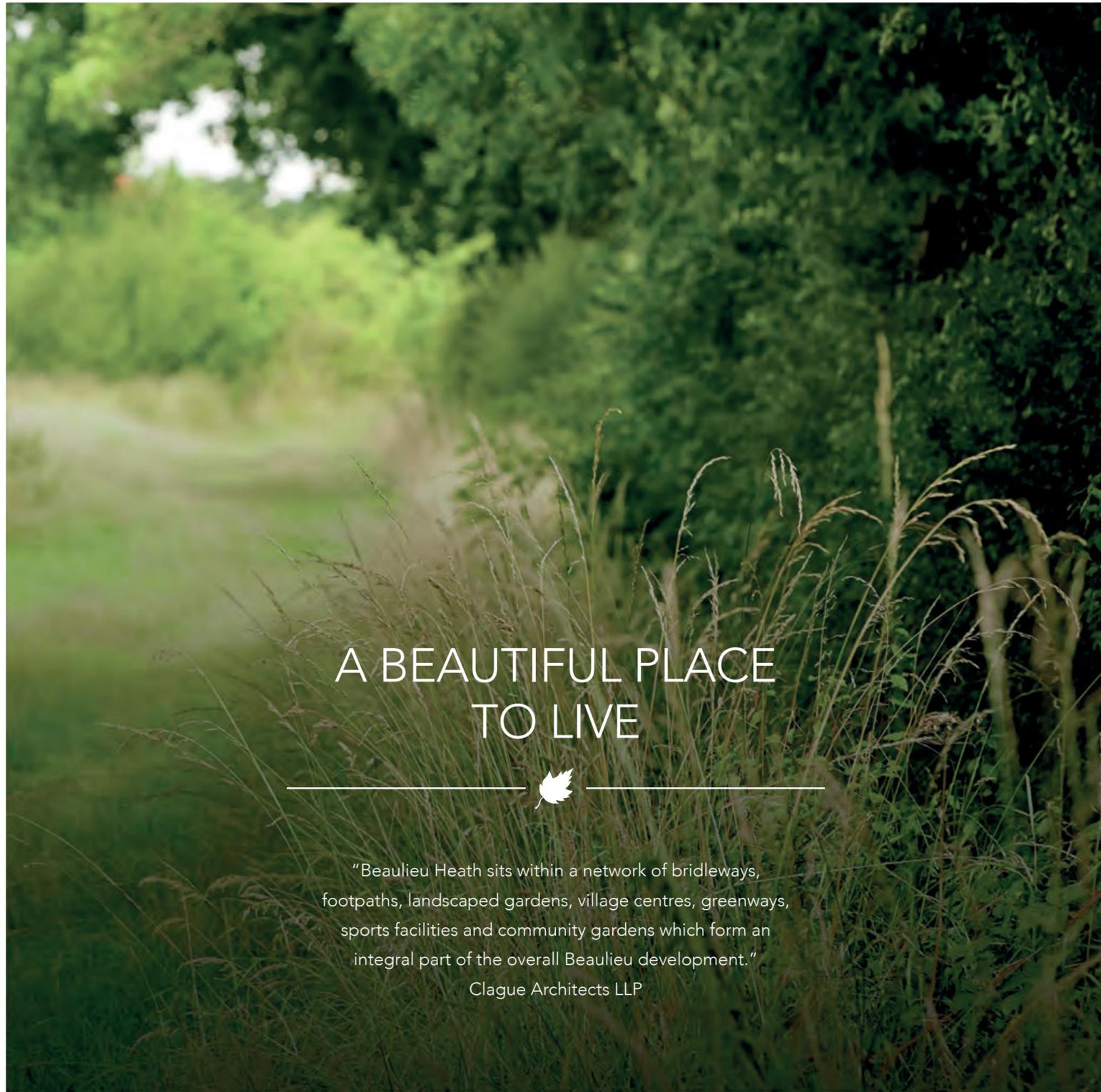
From 5 bedroom executive family homes, split over 3 floors and with views across the parkland, to 2 bedroom homes perfect for those looking for a more intimate space, Beaulieu Heath provides an impressive choice for every buyer.



Photography depicts previous Countryside development

CAREFULLY CONSIDERED INTERIORS
FOR FAMILY LIVING



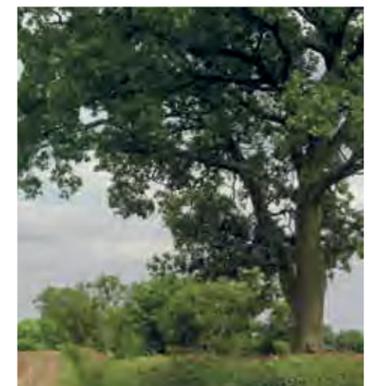


A BEAUTIFUL PLACE TO LIVE



“Beaulieu Heath sits within a network of bridleways, footpaths, landscaped gardens, village centres, greenways, sports facilities and community gardens which form an integral part of the overall Beaulieu development.”

Clague Architects LLP

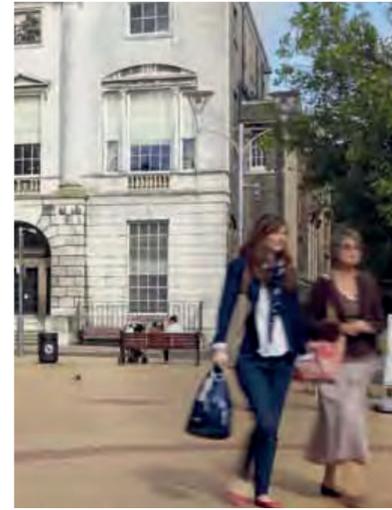


Each home has been constructed with sustainability in mind, with environmentally benign materials and low-energy appliances amongst many green measures taken.

Such commitment to the environment seems only fitting in the natural surroundings at Beaulieu Heath. These include a hedgerow boundary around the development comprising oak, field maple, hawthorn and blackthorn, while more than a dozen fine examples of oak, ash, walnut and horse chestnut trees are protected on site.

These have been complemented in the landscape design which includes the creation of a large new open space reminiscent of a Tudor deer park, along with the planting of new woodland. This will be supplemented by the planting of native trees and cultivars, while flower, fruit and berry plants will be introduced to provide habitat and foraging potential for wildlife.

With such beauty all around, Beaulieu Heath has been designed to be a haven for both pedestrians and cyclists, with pleasant tree-lined avenues and cycle paths accessible throughout the development.



A NEW CITY WITH A LONG HISTORY



Whether your heart belongs to town or country, Beaulieu Heath will strike the right balance for you. An abundance of open space means you won't feel stifled by the hustle and bustle of urban life, while your proximity to the vibrant city of Chelmsford will ensure you always feel part of the action.

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.



Hylands House



SHOPPING & CULTURE WITHIN EASY REACH



However you like to spend your free time, you can rest assured you'll find something to entertain you in the historic city of Chelmsford.

When it comes to retail, the centre of the city is a shopper's paradise. The Meadows Shopping Centre boasts nearly 40 high street stores as well as coffee shops and an Odeon cinema. John Lewis will be opening its doors in 2016 adding to the choice of department stores in the City, including Debenhams, whilst Chelmsford's selection of independent stores adds to the variety available to shoppers.

Chelmsford's other leisure facilities include the Civic Theatre, which has a varied programme of drama, comedy, children's shows and film screenings throughout the year. You can also pay a visit to the second smallest cathedral in the country, a beautiful 13th century edifice located in New Street. In addition, Chelmsford Museum in Oaklands Park features a wide range of exhibits to interest visitors of all ages.



A TIME FOR INDULGENCE



Chelmsford has a restaurant to suit every palate and budget, whether you're in the mood for a casual bite to eat or are celebrating something really special.

Essex-born celebrity chef Jamie Oliver has his own Italian Trattoria on the High Street, with affordably-priced dishes including pizza, grills and pasta. Other city centre eateries include well-known chains like Café Rouge and Zizzi, while Thai, seafood, Chinese and Indian restaurants are also close at hand.

Easily accessible from Beaulieu Heath is The Lion Inn at Boreham, a restaurant which features in the Michelin Guide along with its sister eatery The Blue Strawberry at Hatfield Peverel.

Chelmsford also has a good selection of pubs including the 17th century Golden Fleece, plus lots of modern bars such as Missoula and 59 New Street.





TOP-CLASS EDUCATION ON YOUR DOORSTEP



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 founded, 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.


Springfield Primary School
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.


New Hall School
1.2 miles

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.


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.


Chelmsford County High School for Girls
2.5 miles

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.


The Boswells School
1.6 miles

A popular school for 11 to 18-year-olds. In 2014, nearly 70 per cent of students achieved 5 A* to C grades at GCSE, while over half of all A level students attained A* to B grades.


Chelmsford College
3.7 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.


Writtle College
4.4 miles

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.


Anglia Ruskin University
2.6 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 Google Maps. The catchment area of the schools listed does not necessarily include Beaulieu.



STAY WELL-CONNECTED



Beaulieu Heath is in a fantastic location when it comes to transport links, with London, Cambridgeshire, Hertfordshire, Kent and the Essex coastline all accessible by road and train. The development will also benefit from a proposed new train station and link to the A12 as time progresses.

By road

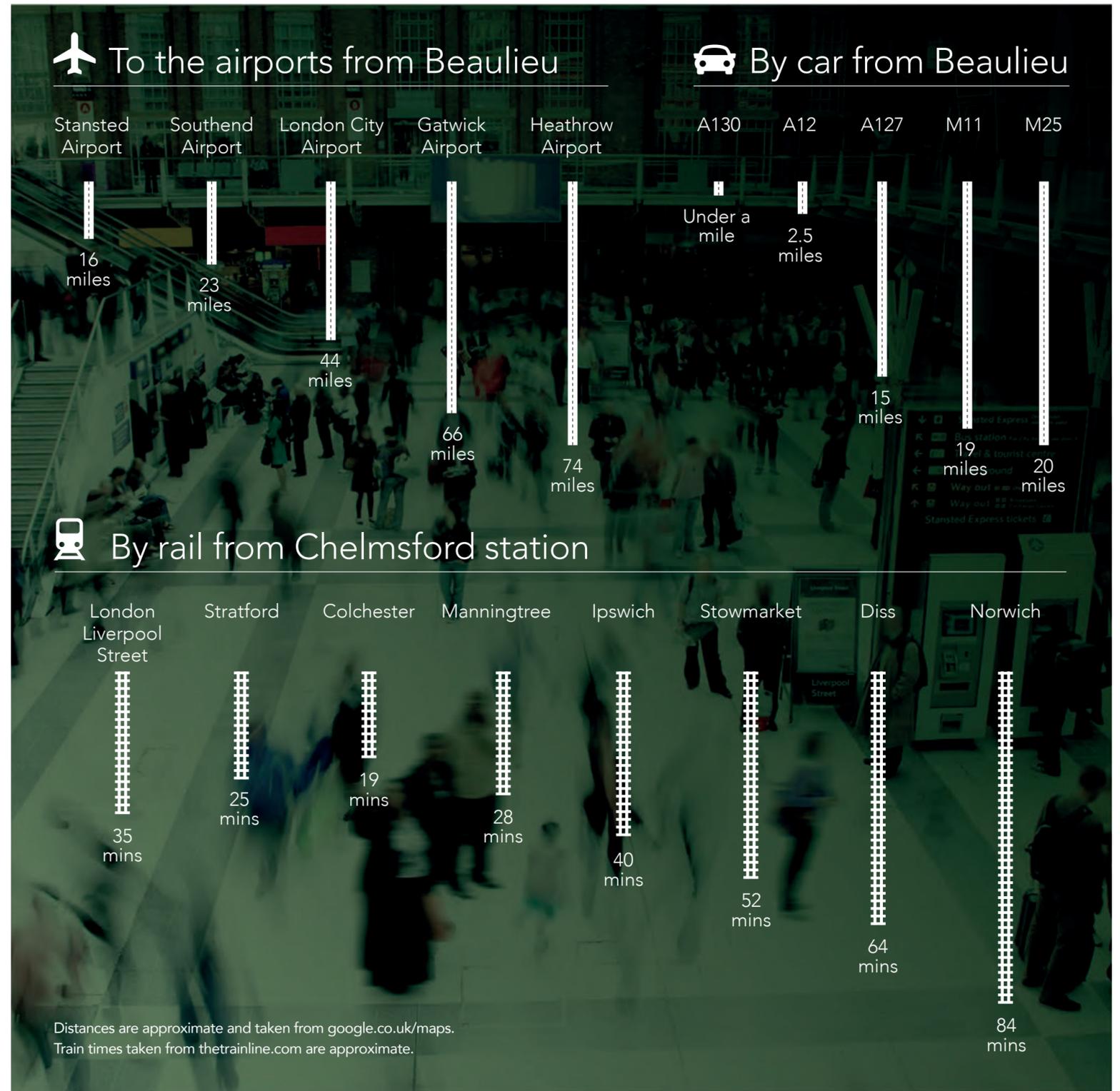
A number of major roads are within easy reach of home. Less than 2.5 miles away is the A12 which links to the M25 and London in around 40 minutes. Meanwhile, the M11 is just under 19 miles away from Beaulieu Heath, offering you a swift journey into Cambridge.

By bus

Beaulieu Heath 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, which takes around an hour.

By rail

With trains to London Liverpool Street from Chelmsford taking just 35 minutes, Beaulieu Heath 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.





CARING ABOUT YOUR ENVIRONMENT



We have an excellent track record of building high quality new homes that are comfortable, highly energy and water efficient, and which aim to improve our customer's quality of life. In choosing a new home from Countryside you are reducing your environmental footprint and saving money, which at this time of ever increasing utility costs is important.

The Code ensures that new homes deliver measurable improvements in key areas such as carbon dioxide emissions and water usage. Each development is rated from Code Level 1 through to zero carbon at Code Level 6.

Beaulieu Heath has been rated as Code Level 3.

Furthermore, we are reducing our environmental impact by measuring our schemes against the Government's Code for Sustainable Homes (the Code). The Code for Sustainable Homes provides a comprehensive measure of the sustainability of individual new homes and developments.



WHY BUY NEW? THE BENEFITS OF OWNING A NEW HOUSE



- **Building a better future**

Countryside creates 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 from Countryside.

- **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 from Countryside 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 from Countryside and there'll be no nasty surprises or extra maintenance costs waiting for you and 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?



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 award-winning architecture and beautifully crafted landscapes, to developments in unique settings across London, the Thames Gateway, and the south east, east and north west of 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.



Beaulieu Park, Chelmsford



Priors Green, Takeley



Kings Park, Harold Wood



St. Cedds Place, Chelmsford

ABOUT THE DEVELOPMENT PARTNERS

L&Q



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

Recent projects include the popular The City Mills development in Haggerston offering a fabulous product mix of apartments and townhouses, and The Schoolyard in Wandsworth boasting a range of high-spec 1, 2 and 3 bedroom apartments.

As an ever-growing developer managing over 70,000 homes, L&Q is proud of its dedication to core values which are centred on creating places where people want to live.



St. Agnes Place, Kennington, London



Kingsland Wharves, Haggerston, London



The City Mills, Haggerston, London



The City Mills, Haggerston, London

COMMITMENT TO OUR CUSTOMERS



The customer care team at Countryside 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 Heath 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.



EACH NEW OWNER WILL BE INVITED TO ATTEND A HANDOVER OF THEIR NEW HOME WITH A MEMBER OF THE CUSTOMER CARE TEAM



HOW TO FIND US



Beaulieu Heath, 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 2nd exit onto the A130. Continue straight over 2 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 597277





BEAULIEU
HEATH



beaulieu.uk.com



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