



**LIVE WITHOUT
COMPROMISE**



NU LIVING PRESENTS BEECHWOOD

**A PIONEERING DEVELOPMENT OF
251 NEW HOMES, SET IN THRIVING BASILDON.**

BEECHWOOD OFFERS A VARIETY OF EXCEPTIONAL 3 BEDROOM HOUSES, ALL WITH PARKING SPACES FOR TWO VEHICLES, PRIVATE GARDENS AND BUILT TO THE HIGHEST QUALITY STANDARDS.

NU LIVING BUILD HIGH QUALITY MODULAR HOMES USING PRECISION ENGINEERING IN AN EFFICIENT AND SUSTAINABLE WAY. MODULES ARE BUILT AT OUR FACTORY IN BASILDON BEFORE BEING DELIVERED DIRECT TO SITE. THEY REMAIN CARBON NEGATIVE FOR THE FIRST TWO YEARS.

CONNECTION & COMMUNITY

BEECHWOOD WEST

We've put a lot of thought and care into not only designing your new home, but also the community aspects of your chosen neighbourhood.

Beechwood homes will be connected by a series of "linked greens" and avenues between the main public amenity spaces around the site. These public open spaces create community hubs, to be enjoyed by residents and passing pedestrians alike.

Beechwood's townscape is based on a palette of materials that not only complement each other, but also sit comfortably within the surrounding area. We've chosen traditional materials with a subtle contemporary style and warm earth tones for our bricks, clay roof tiles and wall tiles, as well as window frames.



LIGHT & SPACE

Your new Beechwood home has been designed with distinct architectural characteristics and chamfered roofs, to help create a pleasing street scene. There are four external configurations to choose from, offering a choice to suit all tastes.

Inside and out, the focus is on light and space. All homes have an en-suite off the master bedroom, and most feature built in wardrobes. There's off-road parking for two cars, while patio doors lead directly to your own enclosed garden. The choice between open plan and separate living spaces is yours, with The Terrace offering residents open plan downstairs living spaces, and The Avenue has a more separated configuration.





CGI

GREEN & SERENE

THE AVENUE

The Avenue House is either a detached or semi-detached 3 bedroom house.

The main Avenues are interspersed with regular tree plantings to create a pleasant, pedestrian-friendly space with a handsome outlook that welcomes residents.



NATURAL & SECURE



THE TERRACE

The Terrace House offers 2-storey, 3 bedroom homes.

Terrace Houses are grouped together into streets with greens planned harmoniously around them. They are designed with a sensitivity for the surrounding landscape, with careful attention paid to privacy and security.



RENEWED & REVITALISED



BASILDON'S BEST

It's comfortably one of Essex's most dynamic towns, offering a fantastic range of attractions and amenities. Basildon Market is open four days a week, with over 40 stalls supplying the best fresh produce in town.

The town centre's Eastgate Shopping Centre provides all the high street names you need, along with plenty of independent outlets, while the Festival Leisure Park offers a wide array of entertainment, thanks to its multiscreen cinema, bowling, soft play area, restaurants and bars. The Towngate Theatre is Basildon's arts hub, hosting everything from live bands, poetry and cabaret to international opera and West End musicals.

A major new public square, complete with a new multiscreen cinema and hotel, restaurants, cafes and shops, is set to invigorate the town as it starts its ambitious regeneration plans.

Basildon offers a great choice of schools for all ages. The top performing secondary schools include the King John School, Beauchamps High School and the Appleton School.



FAMILY & FREEDOM



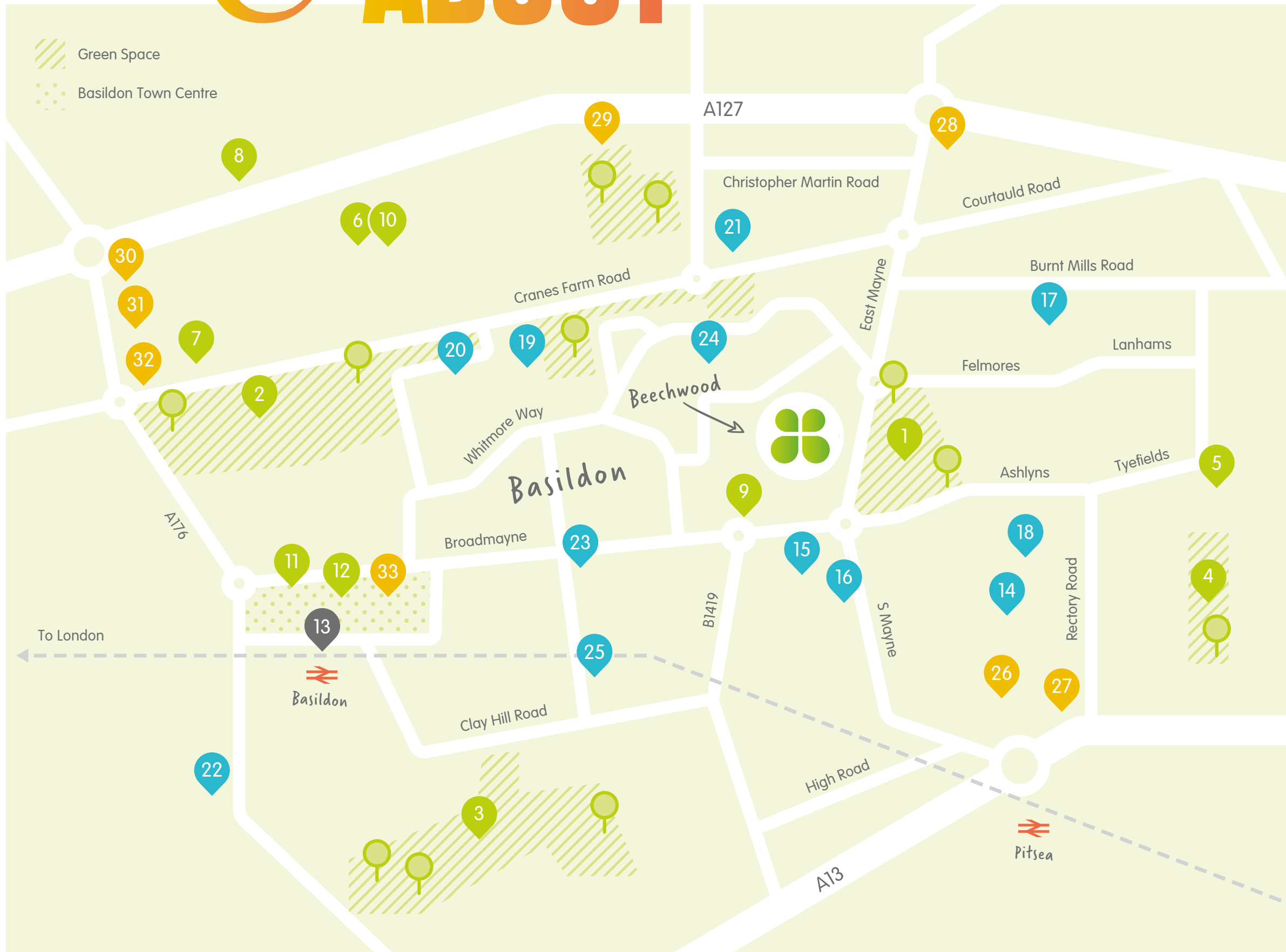
Basildon is also Essex's greenest town, with no shortage of options for when you want to get some exercise and fresh air.

Make the most of 60-acre Northlands Park, with its rose gardens, fishing lakes and skateboard park, or try Gloucester Park, home to Basildon Sporting Village, an all-weather stadium complete with netball and tennis courts, bowling green and AstroTurf pitch.

Meanwhile less than 5 miles away is Noak Bridge Nature Reserve, providing a welcome habitat for Wildlife, and Barleylands Craft Village and Farm Park, one of southeast England's most popular educational farm experiences. The park hosts an array of shows from classic cars to country fayres, permanent fun family attractions from farmyard animals and birds of prey to indoor playbarns, vintage tractors and steam engines. There's a great range of craft stalls, eateries, treatment experiences and fun workshop activities.



OUT & ABOUT



Green space / leisure

- 1 Northlands Park
- 2 Gloucester Park
- 3 Basildon Golf Course
- 4 Eversley Leisure Centre
- 5 Bowers & Pitsea Football Club
- 6 Festival Leisure Park
- 7 Basildon Sporting Village
- 8 Noak Bridge Nature Reserve
- 9 Basildon & Pitsea Cricket Club
- 10 Cineworld Cinema - Basildon
- 11 Towngate Theatre
- 12 East Square Complex

Transport

- 13 Basildon Railway Station

Education

- 14 The Basildon Upper Academy
- 15 Greensted Junior School
- 16 St Teresa's Catholic Primary School
- 17 Northlands Park Nursery
- 18 Northlands Junior School
- 19 The Willows Primary School
- 20 De La Salle School and Language College
- 21 Whitmore Primary School and Nursery
- 22 South Essex College
- 23 Fairhouse Community Junior School
- 24 Frypa Rascals Pre School
- 25 Cherry Tree Primary School and Nursery

Shopping

- 26 ALDI
- 27 Lidl
- 28 Sainsbury's
- 29 Tesco Extra
- 30 Asda Basildon Supercentre
- 31 Halfords
- 32 B&Q
- 33 Eastgate Shopping Centre

GLOBAL & LOCAL

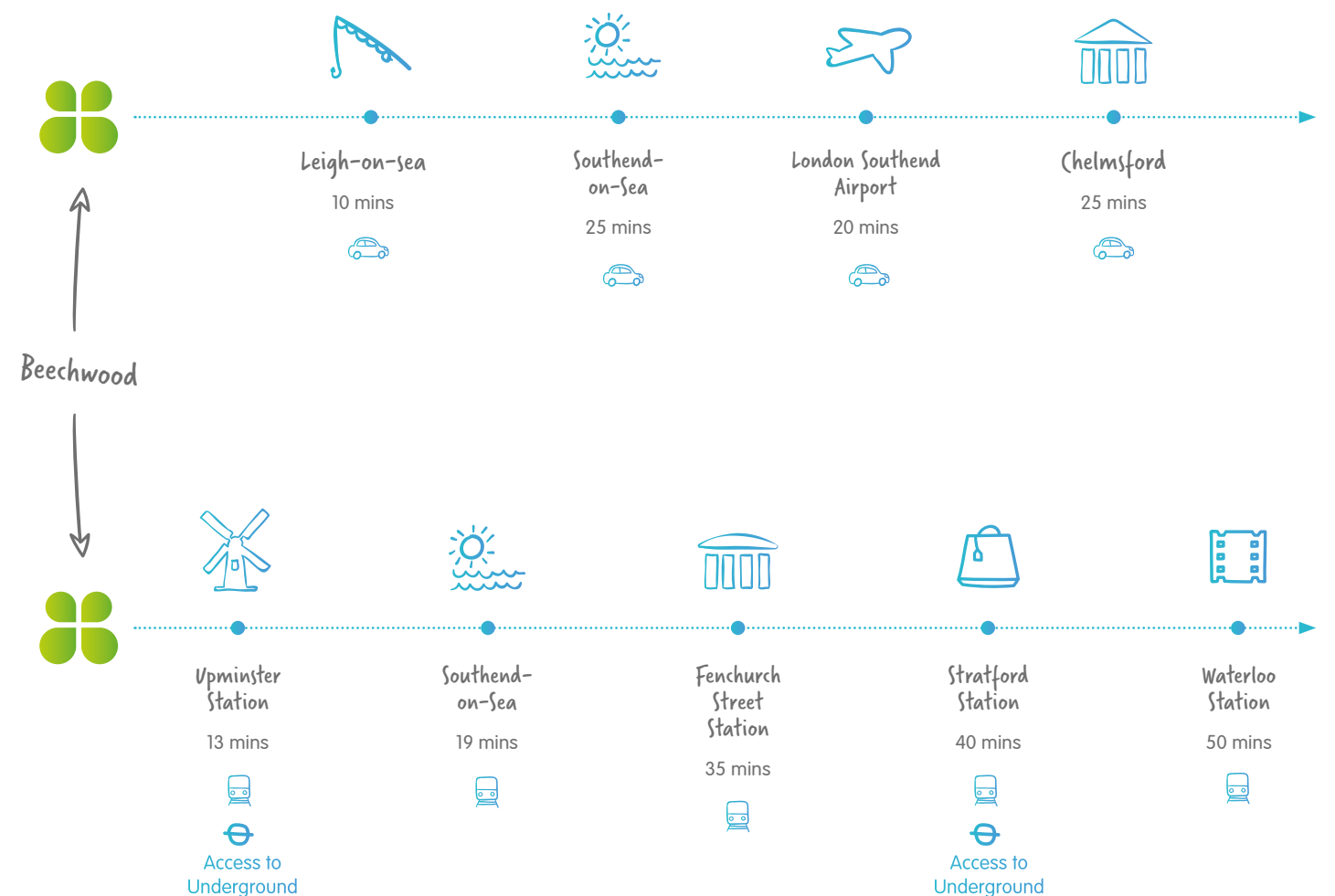
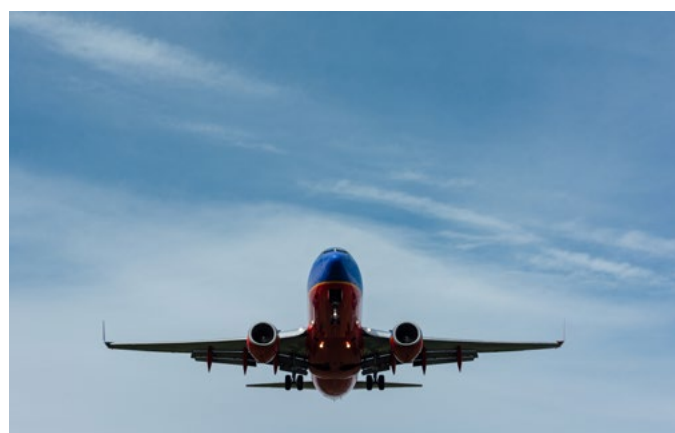
Basildon has an excellent network of transport connections, across road, rail and air, making it a smart choice for commuters.

Basildon Railway Station is only a 15-minute bus ride from Beechwood, with a direct service to London Fenchurch Street in just 35 minutes.

The region's newest airport, London Southend Airport, is only a 20-minute drive. It's your gateway to dozens of enticing European destinations, including Barcelona, Milan, Amsterdam, Faro, Prague and Paris.

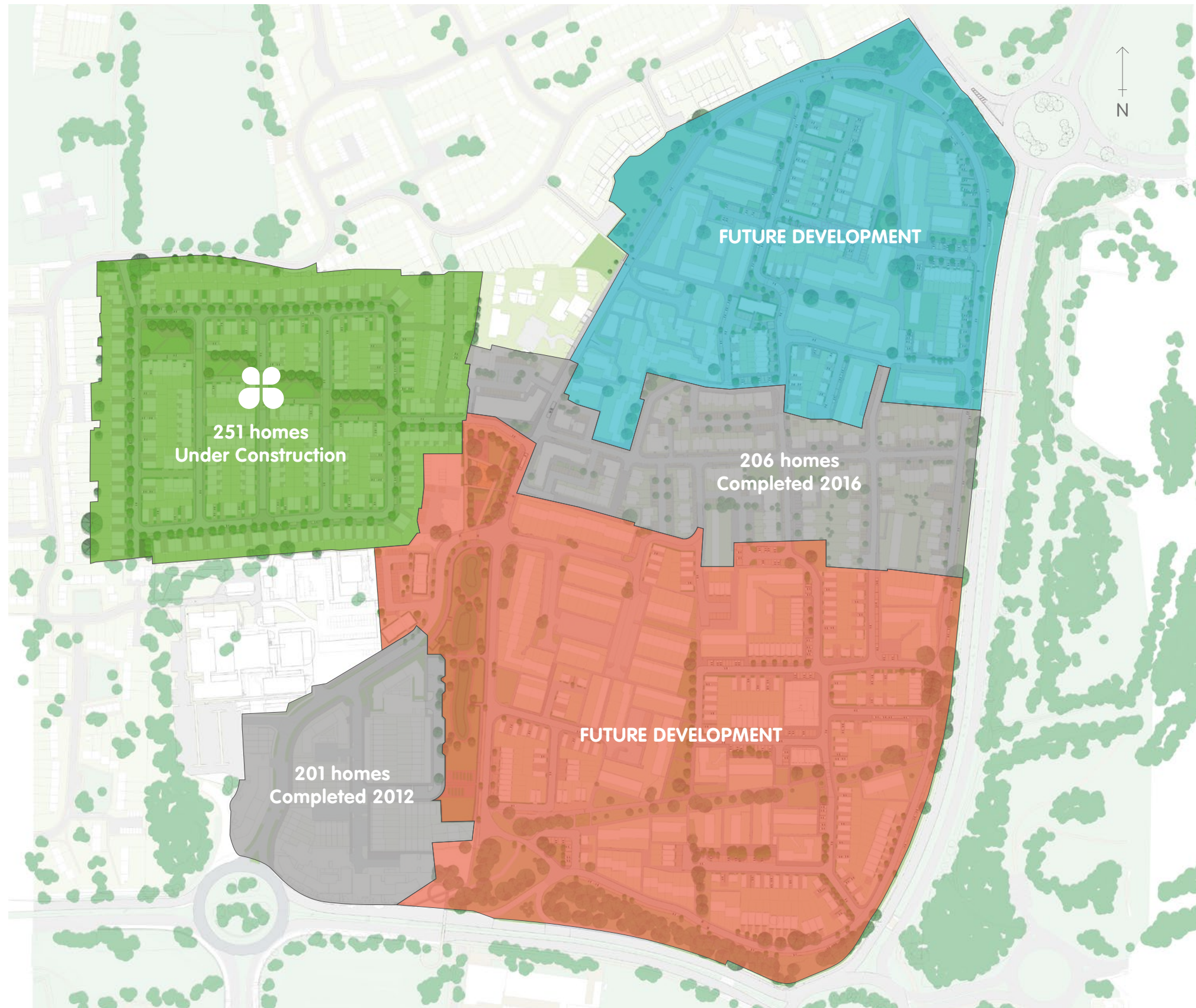
For days out a little closer to home, try the likes of Southend on Sea, only 19 minutes away by train or a 30-minute drive, or the charming fishing town of Leigh-on-Sea, a 10-minute rail journey, or a 20-minute drive.

There are two major routes into London for drivers, the A127 and A13. Both roads give you easy access to the M25.



All times are approximate and sourced from TFL and google maps.

THE DEVELOPMENT OF A VILLAGE



Beechwood Village is a 38-hectare pioneering development comprising of 971 homes across 5 phases. With over 400 homes completed to date, the next West phase continues the regeneration legacy.

The environmental and community aspects of the development are front and centre. Beechwood will bring improvements to connectivity across the site, and improve safety with better lighting, traffic calming and better parking. It will also offer improved play facilities, pedestrian friendly routes, and a community hub.

Key

- Beechwood West
- Beechwood North
- Beechwood South
- Completed Phases

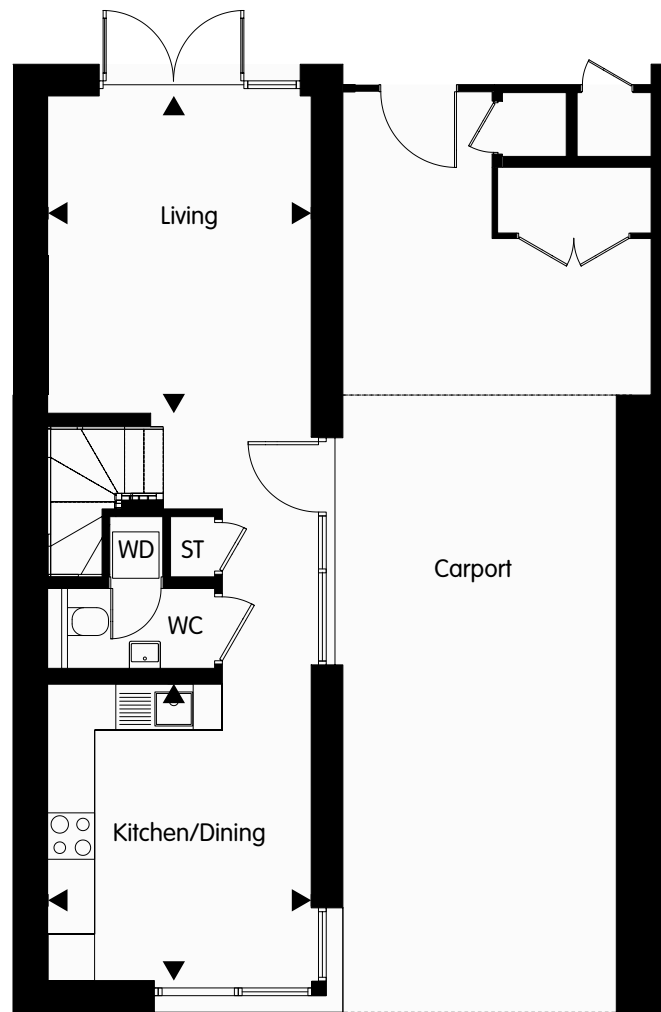


SITEPLAN



TERRACE PLANS

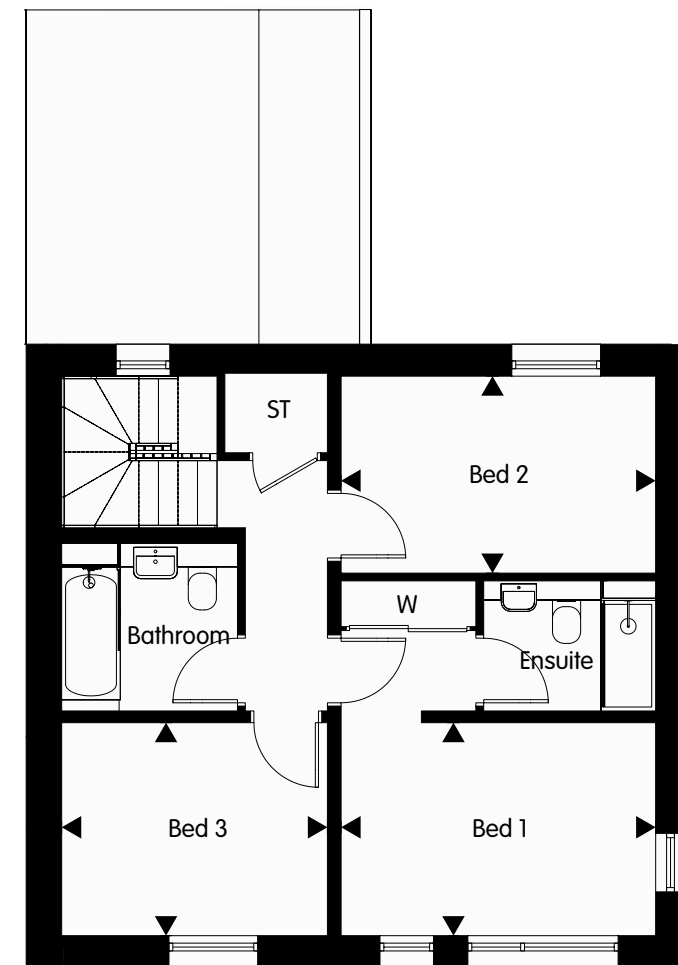
GROUND FLOOR



Kitchen / Dining	3.47 x 4.01m	11'3" x 13'1"
Living	3.47 x 4.17m	11'3" x 13'6"

ST Store
 WD Washer/Dryer
 W Wardrobe

FIRST FLOOR

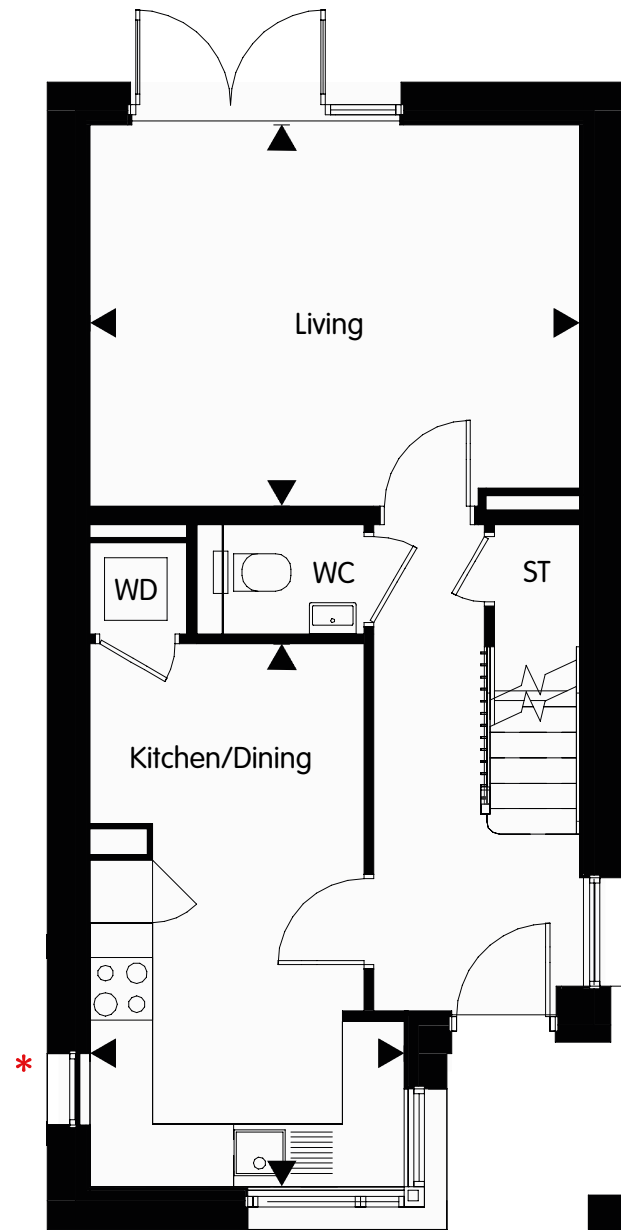


Bedroom 1	4.10 x 2.84m	13'4" x 9'3"
Bedroom 2	4.10 x 2.56m	13'4" x 8'3"
Bedroom 3	3.47 x 2.84m	11'3" x 9'3"

ST Store
 WD Washer/Dryer
 W Wardrobe

THE AVENUE PLANS

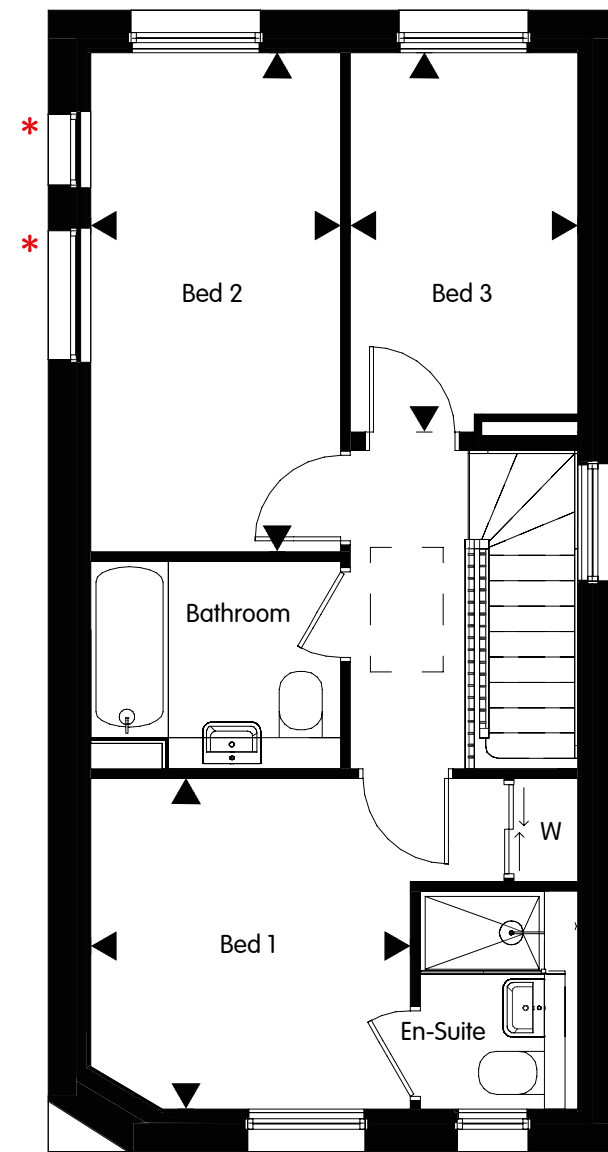
GROUND FLOOR



Kitchen/Dining	5.16 x 2.97m	16'11" x 9'9"
Living	3.61 x 4.66m	11'10" x 15'4"

ST Store
 WD Washer/Dryer
 W Wardrobe
 * Window for selected plots only

FIRST FLOOR



Bed 1	3.14 x 3.04m	10'4" x 10'0"
Bed 2	4.77 x 2.36m	15'8" x 7'9"
Bed 3	3.61 x 2.15m	11'10" x 7'1"

ST Store
 WD Washer/Dryer
 W Wardrobe
 * Window for selected plots only

SPECIFICATION

All houses have been meticulously thought-out and incorporate professionally designed kitchens. These feature plenty of storage and bench space with fully integrated appliances including fridge, freezer and dishwasher.

All houses are fitted with recessed LED downlights and digital multimedia sockets with BT and Virgin Media Ultra Fast fibre optic provision. Efficient gas central heating throughout the house ensures you are kept warm and cosy in the colder months.

All bedrooms are light and spacious, with the master bedroom including a built in wardrobe with sliding mirrored doors. Beautifully designed bathrooms come with the creature comforts of a heated towel rail and vanity storage unit.

All homes come with a Building Life Plans' (BLP) 10-year warranty and a 2-year NU living warranty ensuring you piece of mind throughout the building process.



Common across all plots

Outside

- 450 x 450 patio with remainder of garden laid to turf
- Driveway with two parking spaces

Kitchen

- Eiger Tap in Silk Steel
- 1 1/2 bowl stainless steel sink
- Single electric oven
- Ceramic hob
- Integrated cooker hood
- Integrated fridge/freezer
- Integrated dishwasher
- Freestanding washer/dryer
- Integrated waste bins

Bathroom, En-suite & Cloakroom

- White vanity unit with storage under sink to bathroom
- Mirror to wall above basin in bathroom and en-suite
- Roca The Gap Single ended bath
- Roca The Gap Semi Recessed or Wall Hung Basin
- Roca Debba back to wall with soft close seat toilet
- Prism 3 way thermostatic shower valve
- Rainsense 200 mm shower head
- Chrome frame shower enclosure with white shower tray to en-suite
- Ceramic tiles full height to bath and vanity upstand, full height to shower enclosure and splashback to basin in en-suite and half height in cloakroom and splashback to basin

Heating & Electrical

- White sockets and switches throughout
- White LED downlights to Hall, Landing, Cloakroom, Bathroom, En-suite, Kitchen, Lounge and Dining area
- LED downlights beneath kitchen wall units
- Pendant light fittings to all bedrooms
- Smoke detector electrically installed with battery back up
- White shaver socket to bathroom and en-suite
- External brushed chrome light to front door and rear garden
- TV points to lounge, dining area and all bedrooms with sockets in white
- Additional SAT/FM/Broadband combined in the living room TV point only
- Ultra fast fibre optic broadband connectivity to Virgin Media or BT* with sockets in white
- Telephone sockets in white installed in hall, kitchen, lounge and bedroom 1
- Mechanical ventilation and heat recovery unit to recirculate air throughout the house
- Central heating throughout
- Chrome heated towel rail to bathroom and en-suite



Internal finishes

- Square edge skirting, architraves and stair spindles painted white
- White painted walls & ceilings
- Internal doors Vicaima Paint grade plus fully finished
- Vinyl flooring laid to hall, kitchen dining and lounge
- Carpet to stairs, landing and bedrooms
- Ceramic tiles to bathroom, en-suite and cloakroom

Warranty

- Building lifeplans Ltd 10 year warranty
- NU living 2 year warranty for internal house area

Please refer to individual specification sheets for full details.

*purchaser subscription required. Data speeds subject to service provider.

ABOUT NU LIVING

NU LIVING IS A DESIGN-LED INNOVATIVE DEVELOPER WITH AN ETHICAL STANCE, COMMITTED TO PUTTING CUSTOMERS FIRST.

All NU living profits are reinvested to fund regeneration and development of exemplary, affordable new homes. We are committed to creating beautifully designed, high-quality places that fit our customers' expectations and lifestyles. Working primarily across East London and Essex, NU living is building homes people love, in places where they want to build their future.



360 Barking



Parkside West

VISIT THE BEECHWOOD MARKETING SUITE

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swan **nu**[™]
living

somewhere to feel at home

NU living is a trading name of Swan New Homes Ltd and is also used as a generic marketing brand within the Swan Group of companies. Registered address: Sanctuary House, Chamber Court, Castle Street Worcester, Worcestershire WR1 3ZQ. Company No. 05207468. Incorporated on 17 August 2004. Authorised and Regulated by the Financial Conduct Authority.



Cordage Works

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Working in partnership with



Homes &
Communities
Agency

Basildon Council
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