

BEAULIEU NEWS

DISCOVER WHAT'S HAPPENING ACROSS OUR VIBRANT COMMUNITY | MARCH 2025 – EDITION 8



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Health Centre
now complete...*

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BEAULIEU NEWS

WELCOME TO THE LATEST EDITION OF **BEAULIEU NEWS**, PRODUCED ANNUALLY BY COUNTRYSIDE (NOW PART OF THE VISTRY GROUP), AND L&Q, THE DEVELOPERS OF BEAULIEU.

2024 was another busy year at Beaulieu with much to celebrate not least the completion and opening of the second primary school building for Beaulieu Park School in September, and the completion of the new Beaulieu Health Centre in December for the NHS.

The new Beaulieu Park Station is also nearing completion and on target to be operational by the end of 2025.

We continued to support local charity events during 2024 including the Chelmsford Marathon and Half Marathon in support of Havens Hospices and the Chelmsford Mildmay Rotary Club's Santa Sleigh Tours.

It was great to see so many resident and community events taking place at Beaulieu again this year. Check out the 'Dates for the Diary' section on p12-13 for details of activities and events Beaulieu Estate Management have planned for you in 2025.





Beaulieu sponsors Chelmsford
MARATHON
 and half marathon in support of Haven's
 Hospices for the fifth year

An impressive 1,800 runners from across the country and overseas signed up to pound the pavements of Chelmsford on Sunday 13th October 2024 in support of local hospice care, crossing the finish line in beautiful Central Park, after completing either 13.1 or 26.2 miles.

By participating, runners have helped to raise vital funds for Havens Hospices, an Essex-wide charity that provides specialist care and support to children, young people and adults living with complex and incurable conditions.

Robert Baranowski-West was the fastest male, completing the Marathon route in 2 hours, 35 minutes and 7 seconds. The fastest female was Hannah Leggett in 2 hours, 55 minutes and 33 seconds.

It was a touching win for Hannah Leggett, who participated in the event to raise vital funds for Havens Hospices, a cause very close to her heart. She raised £1,500 in sponsorship and said after her race, "I've run many marathons over the year but decided to sign up for the Chelmsford Marathon 2024 because it's organised by Havens Hospices.



"Sadly, this year, I lost my Mum in February and my Dad in September, so this race was personal. Coming first in this race meant more than just winning; it was giving back to the incredible team

and the charity that supported my parents in their final moments.

"The race was perfectly organised - everything from bag drop to water stations, refreshments at the end, and not forgetting the highly supportive marshals throughout the course.

"The funds I have raised will allow Havens Hospices to continue to host events such as the Chelmsford Marathon, which allow us to do our little bit to give back to this incredible charity and support more people in our community who need the care and support of the hospice."

Another supporter of Havens Hospices and volunteer event adjudicator, David Church, has raced at every Chelmsford Marathon event since it started in 2015. He completed 26.2 miles in 3 hours and 19 seconds, his fourth-fastest marathon time.

He said: *"This year's race was so meaningful for me. It was a chance to truly give back to the charity that has given me so many special running memories.*

"Throughout the race, the marshals and spectators cheered, clapped and kept everyone safe, so I never felt alone, even if the course sometimes lends itself to tranquil moments and beautiful scenery. My finishing time felt unimportant because I've learnt that marathon running is all about appreciating the joys of living in the moment.

"I may have run bigger marathons like London and Berlin, but my hometown race is by far my favourite. And it's all because of Havens Hospices. Their passion, care and commitment to providing the best race experience they can is remarkable. As they continue the meaningful work of making every day count for those they help every day, they have also made so many of my running days count."



LUCY LOCK, COMMUNITY ENGAGEMENT MANAGER AT HAVENS HOSPICES COMMENTED AFTER THE EVENT:

"WE ARE ENORMOUSLY GRATEFUL TO EVERYONE WHO TURNED OUT TO SUPPORT THE CHELMSFORD MARATHON, OUR BIGGEST ONE YET, MAKING IT A SUCCESS AND SUPPORTING LOCAL HOSPICE CARE.

THIS YEAR'S EVENT ONCE AGAIN WOULDN'T HAVE BEEN POSSIBLE WITHOUT THE SUPPORT OF OVER 100 BRILLIANT VOLUNTEER MARSHALS, OUR SPONSORS COUNTRYSIDE HOMES AND L&Q AT BEAULIEU AND EVERYBODY WHO TOOK PART IN BOTH RACES AND RAISED MONEY FOR HAVENS HOSPICES. THIS YEAR WAS A RECORD-BREAKING YEAR FOR FUNDRAISING, REACHING MORE THAN £37,000 SO FAR, AND STILL COUNTING.

A BIG THANK YOU MUST ALSO GO TO VIRGIN ACTIVE CHELMSFORD FOR WARMING THE RUNNERS UP, AND THE CHELMSFORD LIONS, CHELMSFORD ROUND TABLE AND CHELMSFORD LADIES CIRCLE, FOR SUPPORTING US ONCE AGAIN AS MARSHALS AND ATTENDING OUR WATER STATIONS.

THE MONEY RAISED WILL CONTINUE TO MAKE A REAL DIFFERENCE TO THE LIVES OF CHILDREN AND YOUNG PEOPLE IN OUR COMMUNITY LIVING WITH AN INCURABLE CONDITION."

To find out more about Havens Hospices and how they are **'Making every day count'** for those living with complex and incurable conditions across Essex, and **to register for this year's Chelmsford Marathon and Half Marathon** visit www.havenshospices.org.uk



BEAULIEU COMMUNITY CENTRE UPDATE

The Beaulieu Community Centre is constantly striving to support and serve our local residents.

We have undergone an array of changes over the course of the last year and are focusing our attention on continuing to grow and to become a hub where the community can gather to celebrate, mourn or learn.

We are delighted to have a variety of new regular hirers join us, who will be running sessions such as Grief Support Sessions, Bhangra Dancing, Cake Decorating, Breathing Techniques, Kids Bollywood Classes and more. Please keep an eye on our Beaulieu Community Centre Facebook page for up-to-date information.

Our aim is to enrich the lives of community members by providing diverse programmes, services and opportunities that promote personal growth, social connection and community engagement. We are always looking for volunteers who can assist us in achieving these goals. The Beaulieu Community Centre would love to run monthly get together sessions for our more senior members of the community, where they could play a board game or bingo whilst enjoying a slice of cake and a cup of tea. Giving them connection and something to look forward to. If anyone has the time to be able to run these sessions, we would be delighted to hear from you.

As always, we have a number of other events lined up for you to enjoy, including the famous Mini Market Beaulieu and Santa's Grotto.



Dates for these events are still to be confirmed, so keep an eye on our Eventbrite page as well as our Facebook page. Just search for CGTrust Events to ensure you don't miss out.

Lastly and certainly not least, all the staff here at the Beaulieu Community Centre would like to take this opportunity to thank all the local residents and businesses who support us throughout the year. Without your support, we would not be able to be where we are today.

Noleen Andrews
Manager



CALA HOMES SUPPORTS ESSEX YOUTH WITH KIDS INSPIRE



The team at Cala Homes is proud of its recent work with Kids Inspire, a local Essex charity that provides vital support for children and young people who are facing emotional, social or economic challenges.

Last summer, Cala supported the 'Kids Who Lunch Club' across two days in August, donating £1,500 and providing a total of 120 volunteer hours. Ten Cala volunteers joined forces with the charity to help run the club, which has been established for 13 years.

The Kids Who Lunch Club supports families struggling financially by offering healthy meals and stimulating activities during the school holidays.

This provides children with opportunities they might not otherwise have, such as football coaching, science workshops, circus

skills and even encounters with a reptile zoo.

The club plays a crucial role in helping children integrate with their peers, preparing them to return to school with greater confidence in September. Therapists and volunteers are always on hand to create a safe and supportive environment, particularly for children who face social isolation or are working on improving their communication and social skills. Cala's contribution funded two days of activities for up to 30 children per session, alongside the dedicated staff of Kids Inspire.

Cala's involvement didn't stop there. During the festive season, Cala donated £1,000 towards Christmas gifts, and staff generously volunteered 36 hours to help wrap and deliver them.

In total, Kids Inspire delivered 3,263 gifts and over 900 food hampers to families in need with 261 volunteers donating more than 1,200 hours of their time to make it happen.

Give your SUPPORT

For more information about Kids Inspire and how you can support their incredible work, visit www.kidsinspire.org.



22 Mar

OPEN MIC NIGHT

Time: 7pm-10pm



A night of extraordinary talented local artists will take their turn on the stage. Food and beverages will be available to purchase during the course of the evening. If you would like to perform at our Open Mic Night - please email us at enquiries@beaulieuhub.uk with a short video clip of you performing. We don't have many spaces left, so don't miss out.

24 May

BEAULIEU'S GOT TALENT

Time: 7pm-10pm



Join us for an unforgettable evening of incredible performances, from singing and dancing to comedy and magic. Bring your friends and family for a fun filled evening. Performers of all ages are welcome.



Rotary Club:

CHRISTMAS AT BEAULIEU

CHRISTMAS EVENTS AT BEAULIEU STARTED WITH THE ANNUAL BEAULIEU CHRISTMAS FAYRE WHICH TOOK PLACE ON SUNDAY 1ST DECEMBER AT THE BEAULIEU COMMUNITY CENTRE. OFFERING RESIDENTS THE CHANCE TO PURCHASE CHRISTMAS GIFTS AND SWEET TREATS FROM LOCAL MARKET STALLS, AND FOR YOUNGER RESIDENTS TO VISIT SANTA IN HIS GROTTO, COURTESY OF CHELMSFORD MILD MAY ROTARY CLUB.



On the evening of the 3rd December, the Rotary Club were back at the Beaulieu Community Centre with Santa and his sleigh, sponsored for the third year by the developers of Beaulieu, Countryside and L&Q. Deputy Mayor, Councillor Susan Sullivan,

waved off Santa and his Elves as they started their 10-night tour around the streets of Beaulieu, Chelmsford and Boreham stopping off at local supermarkets including Sainsbury's and Morrisons, seeing as many children as possible, fundraising as they went for local charities.

MARTIN LEACH, MANAGING DIRECTOR, MAJOR PROJECTS, COUNTRYSIDE SAID:

“ WE'RE PROUD TO SUPPORT CHELMSFORD MILD MAY ROTARY CLUB'S CHRISTMAS INITIATIVES FOR THE THIRD YEAR IN A ROW. THEIR DEDICATION TO FUNDRAISING AND COMMUNITY PROJECTS MAKES A REAL DIFFERENCE LOCALLY. CHRISTMAS IS A WONDERFUL TIME TO GIVE BACK, AND WE LOOK FORWARD TO SUPPORTING THEM AGAIN NEXT YEAR. ”



ADAM SIMPSON, DIRECTOR OF PROJECT MANAGEMENT AND DEVELOPMENT AT L&Q, SAID:

“ THIS IS MY FAVOURITE TIME OF YEAR AT BEAULIEU. IT IS A PRIVILEGE TO WITNESS THE COMMUNITY COMING TOGETHER TO CELEBRATE CHRISTMAS AND WE ARE HONOURED TO BE ABLE TO SUPPORT THIS EVENT AND THE IMPORTANT FUNDRAISING INITIATIVE BEHIND IT. ”

Santa's grand sleigh tour 2024 raised over £4,150 benefiting The Children's Society East, the Wilderness Foundation UK, Chelmsford Foodbank, Kids Inspire, Home-Start Essex, Hearing Help Essex and City of Chelmsford Mencap. A huge thank you to those that came out to see Santa and donated.

Members of Chelmsford Mildmay Rotary Club were busy again on Sunday 8th December helping with the first Christmas Community Meal at the Beaulieu Community Centre, together with volunteers from New Hall School and the Beaulieu Park School. The meal was for local residents feeling lonely and for families struggling financially. The organisers created a free restaurant experience for them to enjoy with waiters and waitresses delivering a beautiful dinner. It is hoped that the event will become a yearly tradition.



NEWS FROM BEAULIEU ESTATE MANAGEMENT



2024 was both exciting and challenging for us all at Beaulieu Estate Management, exciting for the great events and engagement with the residents at Beaulieu and the biggest challenge we have faced has been the weather.

We experienced the wettest Winter on record followed by the wettest Spring on record which made maintenance of the green space extremely difficult. It took several attempts once the sun did shine to get the mowers on site without leaving muddy tram lines.

During Winter 2024 several tree replacements have been carried out. We are working to combat the increasingly changing climate by starting to vary the species, as some traditional go-to species were struggling to establish.

Last year the area of Wildflower was installed along Gardiner Way (facing Regiment Gate) as agreed in the planning conditions.

These areas typically take 4-5 years to fully establish. Our meadow areas are solely planted with native species. The native species provide a great mixture for our native fauna including insects.



The first species we have seen grown in these Wildflower strips was Yellow Rattle *Rhinanthus minor*. This was because of the high level of nutrients in the soil. Yellow Rattle is known as a hemi parasitic plant, simply put it gains much of its nutrients by tapping the roots of other plants in particular grasses and strips nutrients

from the ground thus allowing wildflowers to thrive where they would have been out competed by virement species of grass.

It will be exciting to see how the strips in Gardiner Way and in the community gardens pan out this year.

Past Events...

Last year we saw the return of Play in the Park for both Easter and the Summer holidays.

Both events were enjoyed by the children of Beaulieu, a big thank you to Chelmsford Garden Community Council and Sam from Play in the park for making this possible.

We have also collaborated on several joint events including the first Beaulieu **dog day**, the return of the **scarecrow trail**, **pumpkin carving** at the cabin and the first Beaulieu **Diwali** held at the community centre!



Green Angels...



We held two Green Angels events last year; the first, a 4-session course in June exploring tree, grass and flower identification, pond dipping and insect net sweeping! It really is amazing how much wildlife there is at Beaulieu!

December saw a standalone **wreath making workshop** where participants foraged materials and constructed their own Christmas wreath. This has proved to be very popular and ran at full capacity.

Although we endeavour to advertise events via local platforms including social media, the events can get lost in the melee of other happenings.

If you haven't already done so, please sign up via our online notice board at <https://beaulieuresidents.com>. Please remember to state which street you live in as this helps to filter out any potential bots.

Upcoming events are always advertised on the Beaulieu Community Garden Cabin notice board.

Drop in SURGERIES

Please be aware that Graham and Pip run drop in surgeries at the cabin, Pip's is the 2nd Wednesday of each month, 3-4pm and Graham's is the last Friday of every month, 10am-12pm.



DATES

for your diary



All events will be advertised on www.beaulieuresidents.com and the noticeboards at the Community Gardens Cabin, Beaulieu Community Centre and L&Q apartments.

16 Mar

HOLI CELEBRATIONS

Time: 12pm-4:30pm
Location: Community Gardens Cabin

Come and join in the Hindi festival of Holi celebrations with the Beaulieu Indian society.



5 Apr

COMMUNITY LITTER PICK

Time: 1-3pm
Location: Community Gardens Cabin

Finish for refreshments and biscuits at the cabin at 3pm.

Easter Events

EASTER PLAY IN THE PARK

Date: 16 April | Time: 10am-4pm
Location: Community Gardens Cabin

Pop down to the Community Gardens for a day of Easter themed fun.

SELF-LED EASTER TRAIL

Available throughout the Easter holidays

Find the eggs and solve the riddles in the Community Gardens.



3 May

D-DAY CELEBRATIONS

Time: TBC
Location: Community Gardens Cabin

D-Day celebrations in partnership with Chelmsford Garden Community Council. Look out for further details.



17 May

COMMUNITY LITTER PICK

Time: 11am-3pm
Location: Community Gardens Cabin

Finish for refreshments and biscuits at the cabin at 3pm.

26 May

KITE DAY

Time: 11am-4pm
Location: Beaulieu Community Gardens Cabin

Pop into the Community Gardens Cabin on Bank Holiday Monday 26th May for a day of kite flying.



7 Jun

COMMUNITY LITTER PICK

Time: 1pm-3pm
Location: Community Gardens Cabin

Finish for refreshments and biscuits at the cabin at 3pm.

27 Oct

PUMPKIN CARVING

Time: 10am-4pm
Location: Community Gardens Cabin

Join in the Halloween festivities at the Cabin with our pumpkin carving workshop. Booking required.

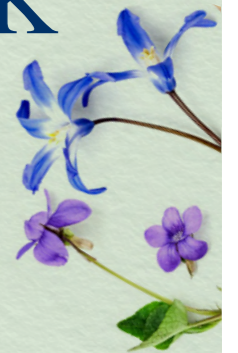


19 Aug

PLAY IN THE PARK

Time: 10am-4pm
Location: Beaulieu Community Gardens

Chelmsford City Council's Play in the Park. Active play, sports skills crafts etc. Aimed at 3-12 yrs.



13 Dec

BEAULIEU RESIDENTS CHRISTMAS EVENT

Time: TBC
Location: Beaulieu Community Gardens

Look out for further details.



15 Nov

BEAULIEU STAR GAZING

Time: 6pm-9pm
Location: Community Gardens Cabin

Join us at the Beaulieu Community Gardens for an evening of star gazing.



DEVELOPMENT NEWS



New Beaulieu HEALTH CENTRE

The new Beaulieu Health Centre, located within the Beaulieu Square Neighbourhood Centre at the heart of the development, has now been completed and is ready for occupation. The building, provided by Countryside and L&Q, is designed to achieve a BREEAM Excellent rating and Net Zero

Carbon in Operation via a range of energy saving features including solar panels and smart management systems. Countryside and L&Q look forward to being able to hand over the building to NHS Mid and South Essex and their preferred GP practice as soon as possible.



Update on BEAULIEU PARK STATION

Countryside and L&Q's plans for Beaulieu include the construction of a brand-new railway station to be known as Beaulieu Park Station, making commuting into London even quicker and easier. The new Station will provide a high frequency service to Stratford and London Liverpool Street during peak times.

Beaulieu Park Station took another step towards completion following works that were undertaken at Christmas. During an 82-hour track closure, contractors J.Murphy and Network Rail achieved a successful signalling commission. This means that the new tracks, station and infrastructure are now fully integrated within the wider rail network. A variety of disciplines, including telecoms,

overhead line equipment, electrification and plant, civil engineering and track work enabled the first train to pass through the new tracks on the 29th December.

A busy 2024 has seen both the Access for All and Secondary Means of Escape bridges installed, the construction of the glulam timber roof, the placement of the new loop line, and the overhead line equipment erected along the line. Meanwhile, the fit-out of the station is ongoing, alongside the construction of the carparks, landscaping and approach roads. When complete, an Entry Into Service process will take place, including station familiarisation and driver training, before the station opens by the end of 2025.

Other site wide works

Countryside and L&Q are currently working through the infrastructure landscaping delivery programme, which will be concluded by Winter 2025.

Countryside and L&Q are also working closely with Chelmsford Garden Community Parish Council and Beaulieu Estate Management to address some of the site wide landscaping concerns that have been raised by residents.

The site wide highway adoption works programme is due to commence shortly, with works starting on Regiment Gate and concluding on Commonwealth Link. Works will consist of highway and footway resurfacing works, construction of a new raised table on Centenary Way, installation of new street lighting and traffic signage upgrades.

As always, Countryside and L&Q will aim to keep access restrictions and disruption to a minimum where practically possible and we thank residents and members of the public in advance for their patience and understanding.



Above: Beaulieu Park Station

DEVELOPMENT NEWS

CURRENT INFRASTRUCTURE WORKS

As well as contributing £23m to the construction of the new Beaulieu Park Station at Beaulieu, Countryside and L&Q are self-delivering the key station infrastructure which will provide access to and from the new station, via Beaulieu Parkway and White Hart Lane.

Good progress has been made with the completion of the highway upgrade works on Exchange Way which will provide a new access to the train station's secondary car park.

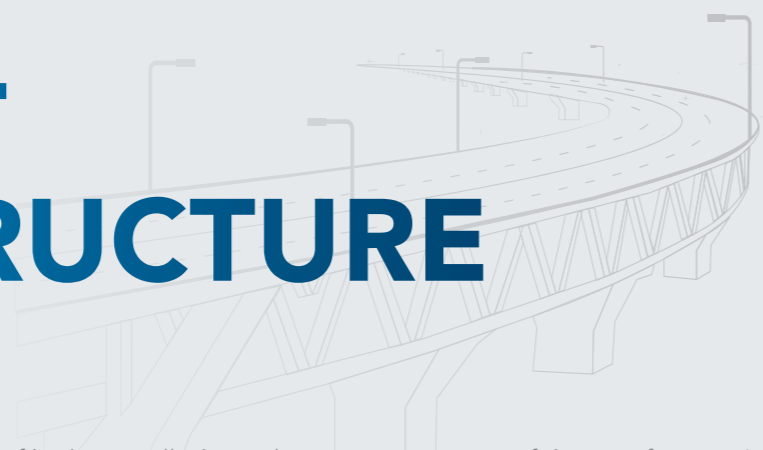
There has also been good progress made on the new

section of highway called Beaulieu Station Approach Road, which leads directly into the new train station from Beaulieu Parkway, with the new carriageway constructed and temporarily open to traffic. The new footway / cycleways associated with this new highway are currently being constructed and include an offline section which runs parallel to Generals Lane within The Great Park. Works are expected to be completed by Autumn 2025.

Works on the new Bus Link from White Hart Lane to the new station have commenced, with the new carriageway being formed and the

construction of the new footway/ cycleway link from Burnell Gate to The Avenue is due to start immediately.

Associated with these works is a new shared footway / cycleway within The Great Park, which runs from John Eve Avenue and Braganza Way down to The Avenue. Due to these construction works, access to The Great Park has had to be restricted and we thank residents and members of the public for their patience and understanding while we undertake these works. The Bus Link works are expected to be completed Autumn 2025.



FUTURE WORKS

Highway Adoption Works on Regiment Gate & Commonwealth Link - March 2025

Speed Camera Installation on Beaulieu Parkway - April 2025

Further Highway Upgrade Works to Exchange Way - June 2025

Landscaping Works at Essex Regiment Way - September 2025

Generals Lane Active Travel Route - September 2025

Community Gardens - September 2025



THE FIRST NET ZERO SCHOOL BUILDING IN ESSEX OPENED AT BEAULIEU IN SEPTEMBER



The new primary school building provides an extension to the existing Beaulieu Park School at Beaulieu, doubling the number of primary school places from 420 to 840.

The completed two-storey facility features classrooms for reception, Key Stage 1 and Key Stage 2 pupils, as well as a dedicated nurture class space. Additionally, the new building includes a modern sports hall,

kitchen, dining area, and various outdoor spaces, such as recreational areas, playing fields, and a habitat area.

To achieve net zero status, the extended building features a range of sustainable technologies, including photovoltaic (PV) panels and air source heat pumps, which work together to reduce energy usage and maximise renewable

energy sources. The school extension has been designed to meet a low energy consumption target of 65 kWh/m² per annum and the building's highly insulated fabric, combined with low air tightness, was constructed using an offsite timber frame to minimise the impact of construction on the local community.



BEAULIEU IS AN AWARD WINNING NEIGHBOURHOOD

Beaulieu development won the 'Great Neighbourhood' category at the 2024 Academy of Urbanism Awards...



On 13th November, Countryside and L&Q's Beaulieu development won the 'Great Neighbourhood' category at the 2024 Academy of Urbanism Awards, which recognises the best and most enduring urban environments in the UK and Europe.

English poet, journalist, playwright and broadcaster Ian McMillan wrote and performed a poem dedicated to the sustainable, long-term community that has been created at Beaulieu.

The Academy of Urbanism Assessors report said: "Strategic and ambitious decisions to provide infrastructure first instead of allowing the development to grow organically made Beaulieu immediately attractive to buyers at the outset. The continuity of development partners, Council, Design Team members and principal stakeholders has been fundamental in driving the strong, shared agenda from day one."

Martin Leach, Managing Director, Major Projects, Countryside, said: "We are delighted that Beaulieu has been recognised as a 'Great Neighbourhood' by The Academy of Urbanism. This award is a

testament to the vision, dedication, and collaboration shared by the extensive stakeholder team. Our goal has always been to create an inspiring and sustainable community that helps meet housing needs while enhancing quality of life for residents. We're incredibly proud of what we have achieved so far and are excited to see the community continue to flourish."

Adam Simpson, Development and Project Management Director, L&Q, said: "At L&Q our mission is to create homes and neighbourhoods everyone can be proud of, so we are definitely thrilled to deliver on that mission and have Beaulieu officially recognised as a 'Great Neighbourhood'. Beaulieu is so much more than a 'scheme' or a 'development' – it exemplifies our vision for an exceptional, integrated neighbourhood, with new homes supported by extensive infrastructure and community amenities. A vision shared with our development partner Countryside and the local authority and one which we will continue to deliver on, as the neighbourhood continues to grow."

Beaulieu also won more accolades in November, winning the Essex Housing Award for Excellence in Design and Placemaking at the 2024 Essex Housing Awards and Bronze in Best Placemaking at the 2024 WhatHouse? Awards.



These awards are testament to the commitment and strong collaborative approach between Countryside and L&Q to deliver high quality homes supported by first class infrastructure and community facilities with a sense of place and identity at its heart.



HOUSING NEWS

BEAULIEU GATE

by Countryside Homes



This exciting development has progressed to the other side of the Commonwealth Link Road where we are currently selling superb apartments and maisonettes.

Visit us and take a look around our show apartment and see what our luxurious apartments have to offer. These homes are complete with a sleek kitchen which includes appliances as well as flooring throughout.

To view the latest availability: beaulieu-gate.co.uk or to speak to our expert sales team email BeaulieuGate@countrysidehomes.com

BEAULIEU HEATH

by Countryside Homes



New release of homes now available at the sought-after Beaulieu Heath, finished to a high specification at no extra cost you. There's a choice of layouts and designs available, so visit us today and we'll help you find your next home. To view latest availability: beaulieu-heath.co.uk or to speak to our expert sales team email BeaulieuHeath@countrysidehomes.com.

Do you have a friend that is looking to buy? Introduce a friend to Beaulieu Heath or Beaulieu Gate and we'll give you £500* when they buy from us. Plus, there's no limit to the number of people you can introduce, if they buy from us, we'll give you £500* each time!

*Terms and Conditions apply. For full details please refer to terms on <https://www.countrysidehomes.com/ways-to-move/introduce-a-friend> or speak to a sales consultant.



The Arbour is a development by L&Q that will eventually consist of 255 houses and apartments, available exclusively through Shared Ownership.

With over 80% of homes now sold, The Arbour has become a thriving neighbourhood providing brand new homes to first time buyers, young couples and growing families who are now happily settled in.

Fiona, a two-time buyer recently upsized from her L&Q home at Beaulieu and purchased a three-bedroom house at The Arbour. She explains, *"We loved where we were, we just needed more space. The area is beautiful. It's so well set-up for families, with lots of green space, schools, a coffee shop, a pub and even a vet nearby. We knew we didn't want to go far but couldn't believe our luck when we found out about the new houses coming up at The Arbour."*

Shared Ownership enables hopeful purchasers to secure an apartment or house at The Arbour with a lower deposit – as low as 10% of the share value of the property.

"I wanted a garden for the kids to play in and I wanted them to have their own rooms. We put the flat on the market through the L&Q Resales Team, and it sold the same day! I couldn't believe it." Fiona comments, *"The Resales Team at L&Q were really fantastic - moving and selling your home is stressful, but L&Q really helped to minimise this all they could. I'm really grateful for that."*

Homes at The Arbour have been designed with a modern touch, all finished to high standards, ensuring top-quality fittings, finishes, and fixtures at no extra cost to buyers. Kitchens are complete with integrated appliances including an oven, hob, fridge freezer, dishwasher



and washing machine and feature under cupboard LED lighting for a sleek finish. Bathrooms offer sleek white sanitaryware, chrome ladder towel radiators and chrome dual flush plate for water efficiency.

Offering an opportunity for a range of buyers to secure a new home, L&Q will be launching our final one & two-bedroom apartments at The Arbour in early 2025.

For more information and to register your interest ahead of upcoming launches, please visit: <https://lqhomes.com/beaulieuarbour/>

HOUSING NEWS

THE BEACONS BY ANCHOR



The Beacons is exclusively for over 55s and is the perfect opportunity to bring your family closer and live within a truly unique development.



The Beacons launched in October and was a huge success, resulting in our first completions taking place in Spring 2025. Our recent reservations have highlighted the strong community feel at The Beacons and look forward to building relationships with residents throughout 2025. The Beacons is more than just a collection of new apartments, it is a community-orientated living experience with premium amenities and convenience for later living.

Residents can enjoy a stylish residents' lounge and bistro, perfect for socialising and relaxing with

friends and neighbours. With its focus on comfort, convenience, and a vibrant community atmosphere The Beacons offers a perfect blend of modern living tailored to the needs of its residents.

When you purchase an apartment here at The Beacons, you will also have access to the exclusive BeWell Service. The new BeWell 360 service is there to support you to develop or maintain a healthy, active, and connected lifestyle. Whether it's group exercise classes, learning something new, connecting with people, having a health assessment, improving your diet, finding the ability to fully relax, or tackling another area of your life in order to achieve a healthy balance, Be Well 360 can work with you. Your Wellbeing Advisor will offer you:

- A complimentary Fitbit
- A full wellbeing assessment & goal setting
- A comprehensive health assessment including strength and balance tests

- Exercise classes and activities on site
- Monthly catch ups to discuss how things are going
- Online platform of live or recorded exercise and activity classes, and interactive talks
- Signposting to community groups and organisation.



Each apartment is built to the highest standard and includes generous private balconies or outdoor spaces for residents to enjoy.

1 BEDROOM APARTMENTS START FROM £335,000 AND 2 BEDROOM APARTMENTS START FROM £440,000. WITH PROPERTIES READY TO MOVE INTO, NOW IS THE PERFECT TIME TO VISIT US AND DISCOVER LIFE AT THE BEACONS.

FANCY RECEIVING £500?

Refer a friend or family member to The Beacons and both receive £500* when they complete on a new home with us.

T: 0344 892 0228

The Beacons, Arthur Ashby Court, Chelmsford CM1 6HJ

*Terms and conditions apply.



HOPKINS HOMES AT BEAULIEU



Hopkins Homes, renowned for building distinctive homes in East Anglia, is thrilled to announce the grand opening of two exquisite show homes at Beaulieu.

Unveiling a limited collection of just 80 homes for sale, ranging from 3-bedroom townhouses to 5-bedroom detached properties, Hopkins Homes at Beaulieu brings a superb new offering to this sought-after location.

The two show homes, named "Alston" and "Abberton", show case Hopkins Homes' commitment to architectural excellence. Meticulously crafted with traditional brick detailing and an array of materials, these homes

look just as good on the outside as they do on the inside.

Constructed in timber frame, each home offers contemporary open-plan living spaces with a wide range of flexible layouts to choose from and generous ceiling heights to maximise natural light.

High-specification kitchens with integrated appliances and slimline worktops are provided as standard, along with flooring throughout, ensuring each home is ready to move into from the start.

Equipped with the latest energy-efficient features, including an air source heat pump, underfloor heating to the ground floor, an electric car-charging point and

super-fast broadband, these homes have been future proofed for years to come.

Located just 1.3 miles from the upcoming Beaulieu Park Railway Station, and with a proposed retail store and existing primary school on the doorstep, Hopkins Homes at Beaulieu is ideally situated for modern living, offering a perfect blend of connectivity and convenience.

Our showhomes are open daily from 10am – 5pm. Book your visit today by calling 01245 904482 or emailing beaulieu@hopkinshomes.co.uk. For further information visit: www.hopkinshomes.co.uk/beaulieu

DATES

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FOR FULL
DETAILS

for your diary



16 Mar

HOLI CELEBRATIONS

TIME: 12PM-4:30PM
LOCATION: BEAULIEU COMMUNITY GARDENS CABIN

16 Apr

EASTER PLAY IN THE PARK

TIME: 12PM-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS CABIN

A collection of colorful Easter eggs, including a green one, a white one with a yellow star, and several striped ones.

3 May

D-DAY CELEBRATIONS

TIME: TBC
LOCATION: BEAULIEU COMMUNITY GARDENS CABIN

A stylized illustration of the Union Jack flag, rendered in a painterly style with visible brushstrokes.

26 May

KITE DAY

TIME: 10AM-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS

A colorful kite with a rainbow pattern and long, flowing tails.

19 Aug

PLAY IN THE PARK

TIME: 12PM-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS

A small illustration of purple flowers with green leaves.

27 Oct

PUMPKIN CARVING

TIME: 10AM-4PM
LOCATION: BEAULIEU COMMUNITY GARDENS

A simple illustration of a pumpkin with a stem and leaves.

15 Nov

BEAULIEU STAR GAZING

TIME: 6PM-9PM
LOCATION: BEAULIEU COMMUNITY GARDENS

A dark background with white stars, a crescent moon, and a planet with a ring.