

# BEAULIEU

CHELMSFORD - ESSEX



L&Q



COUNTRYSIDE  
Homes

# WELCOME TO ESSEX'S MOST IMPRESSIVE NEW NEIGHBOURHOOD

Beaulieu is a vibrant new neighbourhood providing inspirational architecture and landscaping, parks and open spaces, a plethora of amenities, new infrastructure and transport links.

Beaulieu has been designed with community living at its heart. The vision for Beaulieu was to create a beautiful place to live where people feel at home, have a sense of belonging, community spirit and quality of life. The development's unique identity, premium housing, exemplary facilities and open spaces, are driven by the needs and aspirations of the local community.

Each of the residential areas has its own distinct character, ranging from traditional, colonial style through to uber-modern providing a wide range of styles to suit different tastes. Properties range from one-bedroom apartments to six-bedroom houses, with homes available to rent, for private sale and through shared ownership.

In addition to homes, this impressive new neighbourhood provides new community, health, sport and retail amenities, Essex's first all-through primary and secondary school, a day nursery and an education centre – all of which are well used by the local community. Beaulieu also has its own train station which is due to open in 2025.



## A RANGE OF NEW FACILITIES

Creating a community is about far more than building homes, as Beaulieu showcases in style. The Beaulieu Square neighbourhood centre provides community, education, health and retail facilities, places for residents to connect, relax and take care of life's everyday essentials.

- Beaulieu Park School is Essex's first all through primary and secondary school. A second new primary school building opened in September 2024 doubling the number of primary school places.
- Beaulieu Square Neighbourhood Centre hosts essential facilities including the stunning Beaulieu Community Centre, Bright Horizons day nursery, Kip McGrath Education Centre, Beaulieu Health Centre, a dentist surgery, a veterinary practice and a selection of shops and eateries including a new Costa Coffee and Sainsbury's Local.
- A variety of parks and open spaces for sport and recreation have been created at Beaulieu including sensory gardens, play areas and community gardens. 'The Heath' and 'The Chase' park and gardens are already proving very popular with residents and the wider community.





## A COMMUNITY BUILT WITH WELL-BEING IN MIND

As a landscape-led development, Beaulieu has been intelligently designed to be completely accessible without the use of a car. A network of bridleways, cycleways and footpaths create the opportunity for a leisurely and healthy lifestyle lived out of doors.

As part of this conscious effort to promote health and well-being throughout Beaulieu, three jogging routes have been incorporated into the development, providing an easily accessible and enjoyable environment to achieve a healthier lifestyle.

# BEAULIEU MASTERPLAN

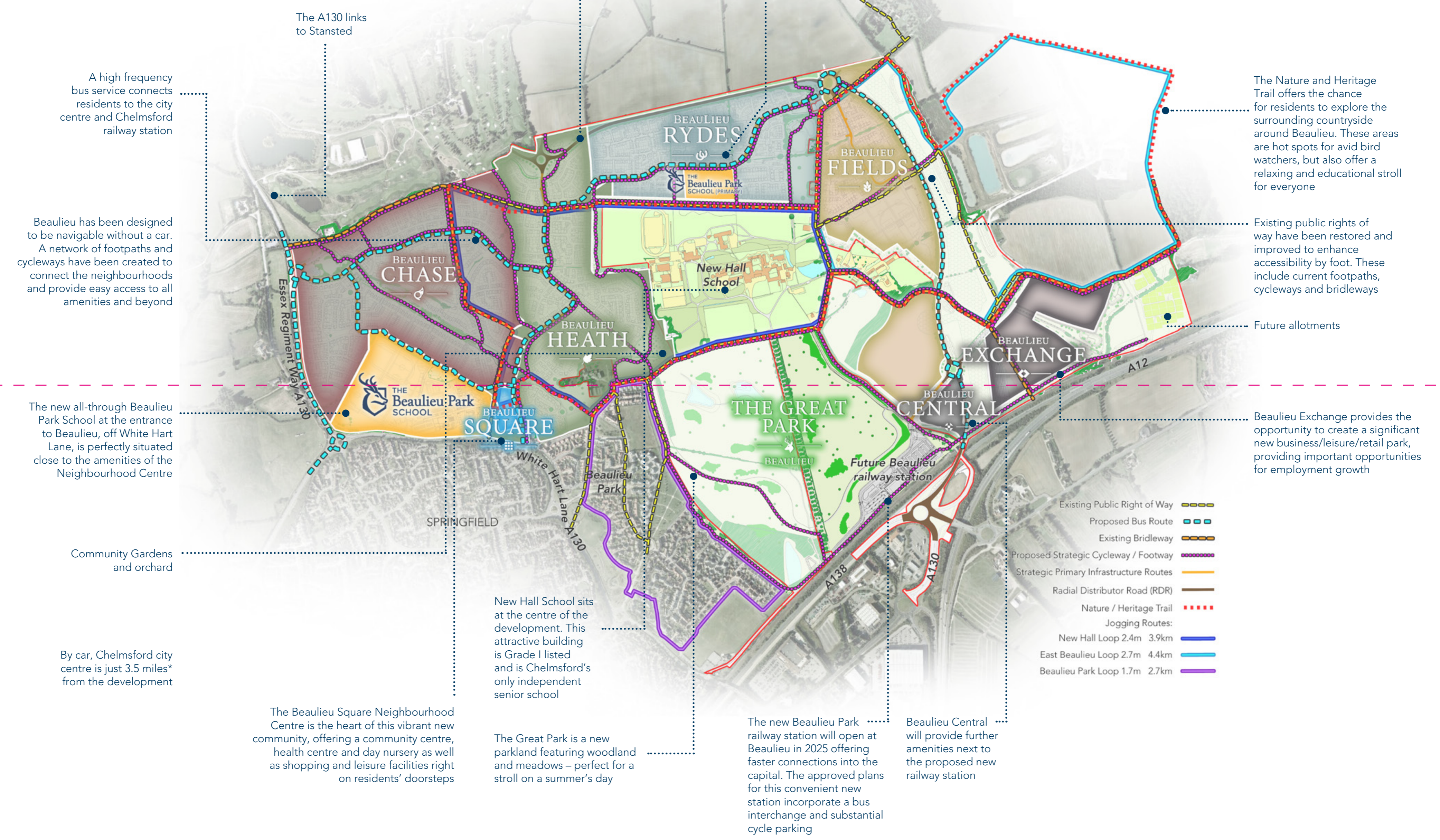


## A landscape-led development

Beaulieu boasts approximately 176 acres of public open space ranging from open meadows to manicured gardens and parkland with facilities for play.

The new Beaulieu Parkway relief road on the outskirts of the development provides a smooth connection to the A130 and A12, giving easy accessibility into and out of Beaulieu

A further new primary school building has been provided to extend the capacity of The Beaulieu Park School to support Beaulieu as it grows



A high frequency bus service connects residents to the city centre and Chelmsford railway station

The A130 links to Stansted

Beaulieu has been designed to be navigable without a car. A network of footpaths and cycleways have been created to connect the neighbourhoods and provide easy access to all amenities and beyond

The Nature and Heritage Trail offers the chance for residents to explore the surrounding countryside around Beaulieu. These areas are hot spots for avid bird watchers, but also offer a relaxing and educational stroll for everyone

Existing public rights of way have been restored and improved to enhance accessibility by foot. These include current footpaths, cycleways and bridleways

Future allotments

The new all-through Beaulieu Park School at the entrance to Beaulieu, off White Hart Lane, is perfectly situated close to the amenities of the Neighbourhood Centre

Beaulieu Exchange provides the opportunity to create a significant new business/leisure/retail park, providing important opportunities for employment growth

Community Gardens and orchard

By car, Chelmsford city centre is just 3.5 miles\* from the development

New Hall School sits at the centre of the development. This attractive building is Grade I listed and is Chelmsford's only independent senior school

The Beaulieu Square Neighbourhood Centre is the heart of this vibrant new community, offering a community centre, health centre and day nursery as well as shopping and leisure facilities right on residents' doorsteps

The Great Park is a new parkland featuring woodland and meadows – perfect for a stroll on a summer's day

The new Beaulieu Park railway station will open at Beaulieu in 2025 offering faster connections into the capital. The approved plans for this convenient new station incorporate a bus interchange and substantial cycle parking

Beaulieu Central will provide further amenities next to the proposed new railway station

- Existing Public Right of Way
- Proposed Bus Route
- Existing Bridleway
- Proposed Strategic Cycleway / Footway
- Strategic Primary Infrastructure Routes
- Radial Distributor Road (RDR)
- Nature / Heritage Trail
- Jogging Routes:
  - New Hall Loop 2.4m 3.9km
  - East Beaulieu Loop 2.7m 4.4km
  - Beaulieu Park Loop 1.7m 2.7km

\*Distances taken from [www.google.co.uk/maps](http://www.google.co.uk/maps)



## AN ABUNDANCE OF OPEN SPACE

Parks and open spaces make up a vast proportion of Beaulieu, giving residents a wealth of choice when it comes to outdoor activities. Wildlife and biodiversity are also encouraged to flourish in various habitats, while landscaped gardens offer variety to the eye.

Playing a crucial role in bringing the new community together, the parks and open spaces at Beaulieu connect the new neighbourhoods and provide access to the wider landscapes. From walking to gardening, trim trails to equipped play areas, these thoughtfully designed open spaces will enhance lives and help to improve health and well-being.



## TRANSPORT LINKS

Beaulieu is perfectly placed to provide both residents and businesses with enhanced connections to Chelmsford, London and the wider area.

### Even faster rail connections

Network Rail are building a new railway station at Beaulieu, making commuting into the capital even quicker and easier. The new Beaulieu Park railway station will open in 2025 providing a high frequency service to Stratford and London Liverpool Street during peak times.

### New bus service

An express bus service operates throughout the development enabling residents to connect with Chelmsford city centre and the Chelmsford railway station.

### Easy access without a car

Proposals for the scheme also incorporate a new bus interchange and substantial cycle parking at the station, as well as a dedicated pedestrian and cycle route which will connect both the residential areas and the business park to the new rail station.

### New road routes

The new Beaulieu Parkway relief road and bridge has been built to provide residents with a direct connection to the A12 at Jct 19 (Boreham Interchange) and the A130. The relief road also provides access to the new Beaulieu Park Train Station.





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