

# Beaulieu Gate M&N Development update

Issue 1 | Spring 2024



**Welcome to the latest development update for Beaulieu Gate M&N where we provide information about progress on-site and let you know the next stages**

## About Beaulieu Gate M&N

Beaulieu Gate is the latest addition to Chelmsford's vibrant new district. Surrounded by ancient parkland and inspired by the design of Henry VIII's Tudor Palace (now New Hall School), Beaulieu Gate has been designed to make an instant impact, a new gateway to the wider Beaulieu development.

## Site activity

Site works have progressed well for Beaulieu Gate M&N, with only the final apartment block remaining, the development is due to be completed Summer 2024.

Construction works around this area, although lessened, will be ongoing throughout as the external items are finished. So it is important to remember this remains an active construction site.

There will remain an active presence on site to continue any rectification works and landscape remedials before areas are handed over to The Land Trust formally.

## Water Logging

We are currently actively working on a solution to the water logging along the western side of the bridle way. We will be seeking to implement a design before summer that adds to the established protected trees.

## Timeline

- The first occupations on Beaulieu Gate M&N took place in December 2021, our final occupations are expected to be Autumn 2024 .
- The show homes and marketing suite will remain at the front off of Commonwealth Link until Winter 2025 as they will serve our sister development Beaulieu Gate Q until their completion.

## Public Open Space

All open space across the development is completed and due to be handed over to The Land Trust for ongoing maintenance in due course, this process will take us into Spring 2025 to ensure planting is established. The landscaping will be maintained by Countryside until then.

Further Public Open Space outside of the Development remains within the maintenance of The Land Trust who manage the wider estate.

## Managing agent

- The Land Trust are the Estate Management for the entirety of Beaulieu Park. They are responsible for all public open space areas across the wider estate and within the individual developments where landscaping does not fall within someone's ownership. This will include landscaping, play areas, verges, swales and SuDS.
- HML Limited are the appointed Management Company to maintain the other areas across the development only. They are responsible for the non-adopted footpaths, non-adopted roads, non-adopted streetlighting and associated feeder pillars/electricity. These are the items which form the associated Zonal service charge. Where relevant for leasehold properties, they will also provide the block service charges and associated services.

## Upcoming Handovers

Our next handovers to the Land Trust will include the landscaping to the Northern half of the site as this was laid and established in Summer last year.

## Services

Electricity and Gas – British Gas

Water – Essex & Suffolk Water

Local authority – Chelmsford City Council

# Beaulieu Gate M&N

Beaulieu Park is a well established community and Countryside continue to contribute towards this to ensure it keeps growing.

Existing amenities include;

- Local supermarket
- Dentist
- Veterinary practice
- Primary and Secondary school
- Dedicated bus services
- Local community centre

Works are underway to include more to Beaulieu!

- Recently the Beaulieu Parkway relief road and bridge has been fully opened.
- Works are underway to open a net zero Primary School
- Beaulieu Health Centre construction is in progress and estimated to be completed Autumn 2024



## Beaulieu Park Station

Works are fully underway for the new Beaulieu Park train station, which is currently due to be completed Winter 2025 and operation during 2026.

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

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