



BEAUMONT
MANOR

HEMEL HEMPSTEAD



A BEAUTIFUL COLLECTION
OF 1, 2, 3 AND 4 BEDROOM HOMES



4 WELCOME

6 OUR VISION

8 A WHOLE NEW NEIGHBOURHOOD

10 HOMES FOR TOMORROW

12 THE BIGGER PICTURE

14 DINING OUT

16 HISTORIC CHARM & A MODERN BUZZ

18 A TRANQUIL LOCATION

20 YOUR CONNECTIONS

22 A BRIGHTER FUTURE

24 TOP FIVE REASONS TO BUY NEW

25 SAVING YOU MONEY

26 ABOUT COUNTRYSIDE HOMES

27 FIND US

Contents

Welcome

Beaumont Manor is ideal for all home buyers, no matter where you are on your journey. Choose between 1, 2, 3 and 4 bedroom homes that create the perfect space for you and your family to call home, with layouts designed for all modern lifestyles. There's plenty of outdoor space for children to play in or for you to relax and enjoy the fresh air.

Create the community you want to live in at Beaumont Manor.

OUR *vision*



Brand new homes are taking shape at Beaumont Manor.



With well-designed new homes and numerous amenities and facilities, Beaumont Manor will create an excellent place for people to live.

In addition, the development will benefit from a new two-form entry primary school*, as well as proposed on-site amenities, including a local centre, café and retail space.

Plenty of play areas and green open spaces make this the perfect place for family adventures.



*Subject to planning permission.



THE PERFECT PLACE *to call home...*



We are proud to have received a five-star rating again from the Home Builders Federation (HBF), following the industry's customer satisfaction survey results.



Computer generated images are indicative only and can be subject to change.

A whole new neighbourhood...

600 new homes are taking shape in Hemel Hempstead.

Beaumont Manor will consist of three main areas:

01 The Green Spine

The Green Spine is the central pedestrian and cycle path through the new development, with a generously landscaped southern entrance off Three Cherry Trees Lane. The Green Spine marks the start of an interconnected play trail and off-road pedestrian and cycle path, which links to the Nickey Line via the Phase one development.

Starting to the south with a series of four-storey crescent apartments overlooking the entrance area and forming a gateway to the site, the buildings change as you move north along the Green Spine, towards a collection of two-storey and three-storey detached and semi-detached houses.

03 Local Streets

A series of pedestrian-friendly shared-space streets between The Green Spine and The Avenue. Terrace houses run alongside each street with parking primarily located within parking courts to the rear of the houses.

02 The Avenue

Forming the heart of the scheme, this linear tree-lined street runs from the southern end of the site to The Oval.

Two-storey and three-storey semi-detached and detached homes run along either side of The Avenue, with a further off-road cycle and pedestrian path running alongside.

Four-storey apartment blocks are focused at the northern and southern end of The Avenue, with the northern apartment blocks shaped around a series of green spaces.

Phase one

Beaumont Manor consists of 276 homes set amongst wide streets, 4 dedicated play areas for different age groups, green spaces including connection to the Nickey Line and pedestrian and cycle routes.

Phase two

Subject to planning, Phase two will consist of 324 homes, a new primary school, green spaces, shops and commercial space.





A landscape-led approach to design, bringing the countryside to the heart of the development and creating green spaces for residents to enjoy, whilst enhancing biodiversity.

The landscape architect has carefully curated the Beaumont Manor outdoor environment to include over 300 native trees. As well as bird and bat boxes, there are surface water management systems to encourage aquatic life to colonise and help to create a biodiverse environment that is in keeping with the surrounding area.

Each timber frame home is built using a modern method of construction, differing from traditional building methods by using a precision-made frame which is highly insulated, designed to save you money and be easily maintained. This timber frame technology is widely used and is fully approved by British Board of Agreement and Lloyds Register, as well as being recommended by NHBC.



Nowadays, we are increasingly conscious of the need to conserve energy to save money and to minimise climate change. Your timber frame home is engineered to be draught-free and generously insulated so that the energy needed to run your home is radically reduced.

Taken from <https://www.lowfieldtimberframes.co.uk/why-timber-frame>.

HOMES FOR tomorrow



Benefits of timber frame include:

-  Reduced time on site.
-  Faster construction than masonry builds.
-  Timber waste can be mostly recycled.
-  Increased air tightness.

Computer generated images are indicative only and can be subject to change.

THE BIGGER picture

Leisure & Amenities

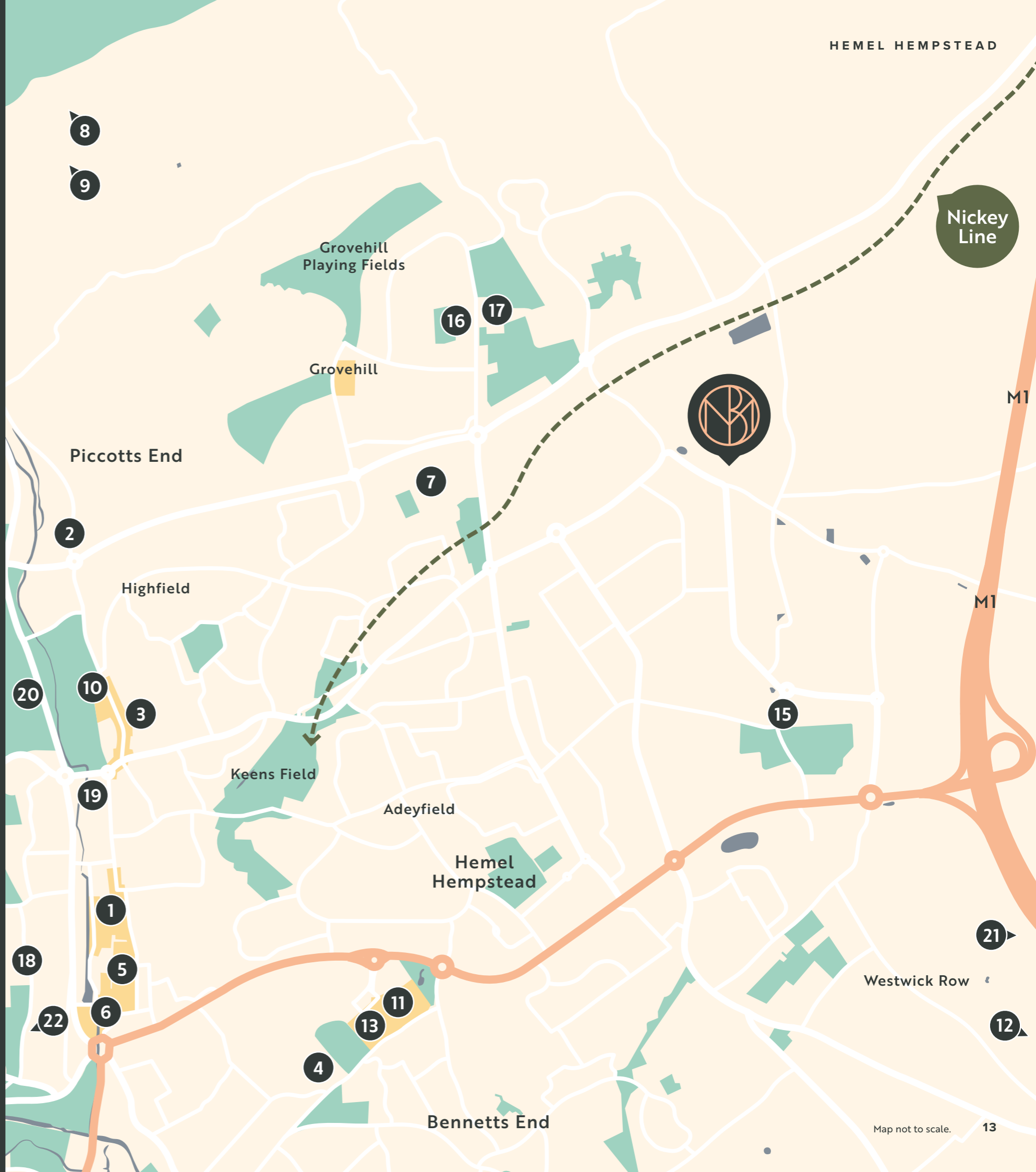
- | | |
|--|--|
| 1 Opuz Kitchen & Bar 2.5 miles 07 minute drive | 8 ZSL Whipsnade Zoo 11.2 miles 20 minute drive |
| 2 The Marchmont Arms 2.2 miles 05 minute drive | 9 National Trust – Ashridge Estate 10.2 miles 22 minute drive |
| 3 Hemel Hempstead Old Town Centre 2.0 miles 05 minute drive | 10 The Old Town Hall – Theatre 2.1 miles 05 minute drive |
| 4 The Snow Centre 2.9 miles 08 minute drive | 11 Cineworld Hemel Hempstead 2.7 miles 08 minute drive |
| 5 The Marlowes Shopping Centre 3.1 miles 09 minute drive | 12 Centurion Club 2.7 miles 11 minute drive |
| 6 Riverside Shopping Centre 3.0 miles 09 minute drive | 13 Sportspace Dacorum Sports Trust 2.7 miles 08 minute drive |
| 7 Pennine Way Stadium 1.1 miles 23 minute walk | 14 Tesco Extra 3.2 miles 09 minute drive |

Education

- | | |
|---|---|
| 15 Jack & Jill's Day Nursery 0.7 miles 15 minute walk | 18 The Hemel Hempstead School 3.0 miles 09 minute drive |
| 16 Maple Grove Primary School 1.2 miles 24 minute walk | 19 West Herts College – Hemel Hempstead Campus 2.1 miles 05 minute drive |
| 17 The Astley Cooper School 1.2 miles 24 minute walk | |

Green spaces

- | | |
|---|---|
| 20 Gadebridge Park 2.7 miles 07 minute drive | 22 The Chilterns AONB 23.5 miles 41 minute drive |
| 21 Verulamium Park 4.7 miles 12 minute drive | ➔ Nickey Line 2.7 miles 05 minute drive |





*The Marchmont Arms
Piccotts End*

The Marchmont Arms is a premium pub, bar and restaurant, centrally located in the heart of the picturesque town of Piccotts End. A beautiful converted stately home, serving a delicious selection of freshly prepared pub food all day and night.

www.themarchmontarms.co.uk
05 minute drive away



The Old Town's colourful terraces and high street shops are getting the star treatment, with a plethora of dining options around the area.

Hemel Hempstead is also host to the Grand Union Canal, lined with places to eat and drink, giving you more choice to eat out and enjoy the sunshine.

**DINING
OUT**



Opuz Kitchen & Bar Hemel

The perfect place for Turkish cuisine with a modern twist. Opuz Kitchen's sleek and chic interiors are perfect for a date night, whilst remaining casual and reasonably priced.

www.hemel.opuzkitchenandbar.com
07 minute drive away



Darcy's Bar & Restaurant

Darcy's is a bar and restaurant located at Apsley Marina offering all-day food including breakfast, brunch and dinner, all in a dog-friendly environment!

The bar is open for coffee and drinks throughout the day, whenever you fancy.

www.darcysapsley.co.uk
11 minute drive away

RONAV Cafe & Bistro

This lovely Mediterranean family-run restaurant offers a warm, cosy atmosphere, located in Apsley Marina. Only the finest local ingredients are used by the experienced chef of 15 years.

www.ronav.co.uk
11 minute drive away



Historic charm

Market shopping has been, and continues to be, an integral part of Hemel Hempstead. Open from 8am to 4pm on Thursday and Saturday, the market is located in Marlowe's pedestrian area. There is also the Old Town Market held on the first Sunday of the month (except in January and February).

The market welcomes over fifty stalls and supports a range of small local businesses, both in person and online. It is the backdrop for local artisan and craft sellers who create and sell their imaginative and unique products.



If shopping is your forte – this historic town won't disappoint!

The Snow Centre

London's closest indoor real snow slope! Here you'll find a huge 160m Main Slope as well as the UK's largest indoor lesson slope. Both ski and snowboarding slopes are over 30m wide and maintained with the perfect snow.

08 minute drive away

The Marlowes Shopping Centre

Perfect for families, children, shoppers or diners alike, The Marlowes brings you a variety of new stores, pop-up shops or events.

09 minute drive away

Riverside Shopping Centre

Offering a large range of fashion and outdoor retail, cafés and restaurants on the river, located in the Marlowes.

09 minute drive away

& MODERN BUZZ





A TRANQUIL LOCATION

on the banks of the River Gade

One of the biggest draws to the area is the proximity of the Hertfordshire countryside. Head out for long walks, a day of cycling, a weekend of camping, or just a relaxing drive around the rolling hills. You'll make all your friends green with envy.

Spending time in nature has been proven to have numerous health and wellbeing benefits. Take the time to unwind in the beautiful, open surroundings that are just a stone's throw away from Beaumont Manor.

Keens Field

Once the site of a railway line, which is now a cycling track, Keens Field is an urban park and recreational facility. The park is the perfect place to walk the dog and let the children run free in the lush open space.



Grovehill Playing Fields

Grovehill Playing Fields is an outstanding open space just a 7 minute drive from Beaumont Manor. Open from dawn to dusk, and located next to Herts Baseball Club, the playing field offers an expansive space that is ideal for summer picnics and winter walks.

Margaret Lloyd Park

Margaret Lloyd Park is a large open space in the Grovehill area of Hemel Hempstead. The park is a great place to take your children as it offers a recently refurbished play area.



05
MINUTE
DRIVE AWAY

The Nickey Line

Right on your doorstep is a unique 7-mile former railway line linking Harpenden, Redbourn and Hemel Hempstead. Now a footpath and cycle path, it is a firm favourite with locals.



07
MINUTE
DRIVE AWAY

Gadebridge Park

At the heart of Hemel Hempstead is a 79-acre urban park. This picturesque green space features gardens and scenic paths, a children's splash pad, skate park, and free weekly timed 5km Park Run event every Saturday. Perfect for all the family.



56
MINUTE
DRIVE AWAY

Grand Union Canal

The Grand Union Canal passes through the area and is made for waterside picnics and all other manner of outdoor fun. Families can also visit the Langleybury Children's Farm for educational days out.



45
MINUTE
DRIVE AWAY

The Chilterns

AREA OF OUTSTANDING NATURAL BEAUTY

Iconic countryside and hilly conservation area with hiking and biking trails, historic homes, pubs and farm shops.



Beaumont Manor is ideally positioned to connect you to a number of major towns and cities or wherever you need to be. Nearby routes connect you directly to all major roads into London, the M25 and wider Hertfordshire region.

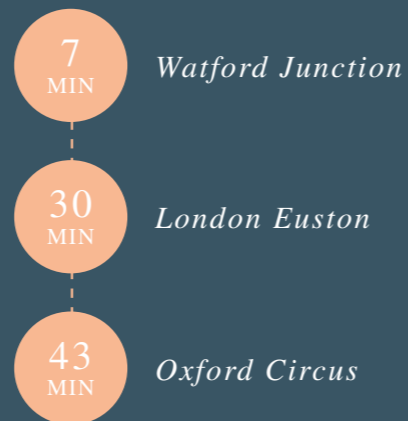
YOUR CONNECTIONS

By rail

Hemel Hempstead station provides easy access to the capital via London Euston, with a change at Watford Junction if needed.

If you need to venture further north from London, you can travel to Milton Keynes in 31 minutes and continue your journey from there.

From Hemel Hempstead train station



By road

Hemel Hempstead is perfectly located close to the A41, M1 and M25. The latter offers immediate connections across London, while the former provides access to the rest of the country.

| | |
|---|--|
| <i>Watford (M1)</i> 20 minutes 10.6 miles | <i>Aylesbury (A41)</i> 31 minutes 19.1 miles |
| <i>Luton (M1)</i> 23 minutes 11.1 miles | <i>Windsor (M25)</i> 44 minutes 32.2 miles |
| <i>Gerrards Cross (M25)</i> 34 minutes 24 miles | |

By air

A number of airports are within a short distance of Beaumont Manor, making both family holidays and work trips easily accessible.

Airports within 30 miles

- Luton Airport (LTN)*
15 minutes | 11.0 miles
- Heathrow Airport (LHR)*
35 minutes | 27.2 miles

Airports further afield

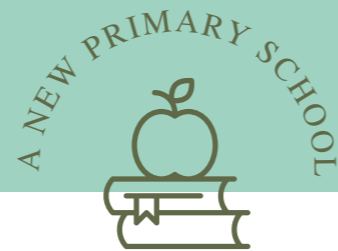
- London City Airport (LCY)*
1 hour 2 minutes | 44.0 miles
- Stansted Airport (STN)*
47 minutes | 45.3 miles
- Gatwick Airport (LGW)*
1 hour 15 minutes | 63.2 miles

Rail journey times are taken from nationalrail.co.uk and are approximate only.
Car travel times taken from google.co.uk/maps and are approximate only.
Tube times taken from tfl.gov.uk and are approximate only.
Distances are taken from google.co.uk/maps.

A BRIGHTER *future*



DISCOVER A SELECTION
OF LOCAL NURSERIES,
PRIMARY SCHOOLS,
SECONDARY SCHOOLS
AND COLLEGES



As well as delivering a new range of homes, a new primary school will form the centre of the next development phase, subject to planning permission.

Further to this, Hemel Hempstead offers a number of schools that cater to the educational needs of the next generation.

Jack & Jill's Day Nursery

Jack and Jill's day nursery is a privately-owned day nursery based within the outskirts of Maylands Business Park in Hemel Hempstead. Located in an excellent location in lovely surroundings, with access to J8 of the M1 in less than 2 minutes drive.

15 minute walk away

www.jackandjillsdaynursery.co.uk

Maple Grove Primary School

Maple Grove celebrates a culture of collaboration and achieving excellence, aiming to improve the life chances of all children by providing education and family support in a safe, caring and inclusive environment.

05 minute drive away

www.maplegrove.herts.sch.uk

The Astley Cooper School

Located on the outskirts of Hemel Hempstead, this school is extremely popular and has a state-of-the-art new building to be completed soon.

05 minute drive away

www.astleycooper.herts.sch.uk

The Hemel Hempstead School

Since its foundation in 1931 as Hemel Hempstead Grammar, the school has received local and national recognition for all-round excellence. Now a comprehensive, they aim to combine traditional strengths with a modern curriculum to prepare students for a rapidly changing world.

09 minute drive away

www.hhs.herts.sch.uk

West Herts College – Hemel Hempstead Campus

Courses include full-time, career-focused qualifications, apprenticeships, foundation degrees, and HNDs, all of which are highly valued by employers. There are also part-time courses, so you can boost your CV or master a new hobby.

06 minute drive away

www.westherts.ac.uk

Walking and car travel times taken from google.co.uk/maps and are approximate only.



TOP FIVE REASONS to buy new...

01 *Make your home your own*

A new build home is the perfect blank canvas. Bring your Beaumont Manor home to life with the freedom to personalise it to your taste.



02

No nasty surprises

Buying a new home with Countryside means there'll be no nasty surprises or extra maintenance costs waiting for you. Move in with peace of mind knowing you're covered under the 10-year NHBC warranty and insurance policy and 2-year Countryside Homes warranty.



03 *Building a better future*

We're investing in our future by creating modern homes in the best locations. Our new build homes are designed to suit modern living, have lower running and maintenance costs and a reduced environmental impact, including through the use of electric car charging points.*

04

Extra incentives

As well as having a brand new home to make your own, all of our homes come with a varied choice of incentive. If you need help selling your current home, or help getting onto the property ladder, we have a variety of ways to help get you moving to your new Countryside home.



05

No forward chain

No forward buying chain means you can enjoy the experience of moving into your new home with less stress.

SAVING *you money*

New build homes must adhere to strict regulations to future-proof with low-carbon heating and high levels of energy efficiency. Consequently, new build homes are greener, offer lower running costs on household utilities and tend to have higher EPC ratings than their older counterparts.**

There's no better time to buy a new home where energy-saving features are included as standard.

According to the Home Builders Federation, on average, energy bills for new build homes are 65% cheaper. New build homeowners could save up to £131 a month on energy bills compared to older properties. Those that buy a new build house specifically, see even greater annual savings of over £1,981.**



**Indicative figures based on HBF Watt a Save report published October 2024 <https://www.hbf.co.uk/policy/wattasave/>
 ^^https://www.hbf.co.uk/documents/11628/33271_HBF_Report_final.pdf
 *According to Energy Savings Trust- <https://energysavingtrust.org.uk/why-we-should-all-be-saving-water/>



Energy-saving features in new builds

A range of techniques are employed to ensure new build homes meet their rigorous standards.

These standards are in place to reduce energy consumption, lower bills and protect the environment. We achieve these standards by installing:

- Double glazing on windows
- Additional and thicker roof insulation
- Low-energy LED lighting
- Efficient boilers
- Smart thermostats
- PV panels*
- Energy-efficient appliances



Reducing water usage

Our kitchens and bathrooms incorporate water saving measures, but that doesn't mean you'll be compromising on style or functionality.

These features mean our homes use 20% less water than the UK average, with clear cost savings for our homeowners‡. Our taps and showers use aerated technology to provide the feeling of a strong flow, whilst using less water. Plus, our dual low flush toilets use the minimum amount of water to ensure less waste.

* Electric car charging points and PV panels to selected plots only.
 ‡Average Countryside home uses 100-110 litres/person/day compared to UK average of 140 litres/person/day according to the Energy Savings Trust.
 Some appliances are an optional extra, please check with our sales consultants for details of the exact specifications available for each type of home and the associated prices.





Buying a home is likely to be the most important purchase you will ever make; we know that it is not just a financial investment, it's about owning a place that you can call home and where you will create memories that last a lifetime.

At Countryside Homes, we do more than just build homes, we create Places People Love. We pride ourselves on creating communities that will have longevity and allow you to put down roots and flourish.

WHY BUY WITH COUNTRYSIDE?

Award-winning homes and happy customers

We hold over 60 years' experience in building homes and creating communities. We have spent decades getting to understand the needs of our customers and nurturing our relationships with our partners to ensure we are delivering quality homes that meet people's requirements across the country.

Help every step of the way

Buying a home can be a daunting prospect, especially if it is your first home. But with Countryside there will always be someone from our professional and experienced sales team to help answer your questions and give you peace of mind throughout the purchasing process.

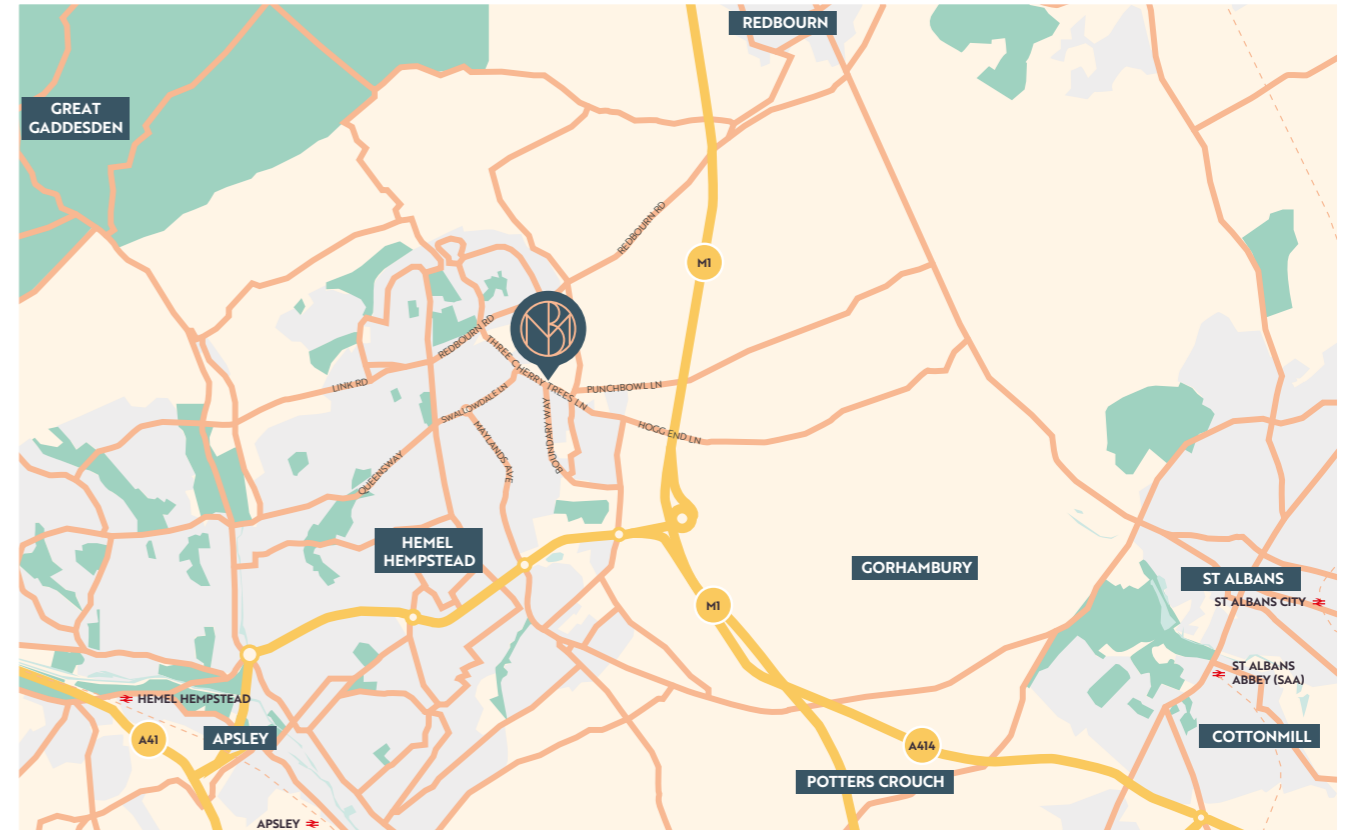
Outstanding design and build

When you buy from us, you can rest assured that your new home will be carefully designed both inside and outside. Our homes have a signature style and character, with carefully selected materials that reflect our commitment to quality while considering local architecture.

Excellent warranty

When you purchase your new Countryside home, you can be confident it has been built to the highest of standards, but to give you added reassurance all of our homes come with a 10-year NHBC warranty and insurance policy and 2 year Countryside Homes warranty.

FIND US



Beaumont Manor

Morello Drive,
off Three Cherry Trees Lane,
Hemel Hempstead HP2 7RH

T: 01442 902475

W: www.beaumont-manor.co.uk

Find us by train

Hemel Hempstead is the closest train station, with trains running to Milton Keynes and London Euston.

Find us by car

Approaching from London on the M25, at Junction 21 exit onto the M1. Continue on M1 until Junction 8 towards A414. At Phoenix Gateway roundabout, take the second exit onto Breakspear Way/A414.

At the next roundabout take the fourth exit and stay on Breakspear Way. Turn left onto Buncefield Lane.

At the roundabout take the first exit onto Boundary Way. At the next roundabout take the second exit onto Morello Drive. Beaumont Manor will be on your left.

what3words.com/smiled.during.season



Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty. Countryside Homes operates a programme of continuous product development. Features, internal and external, may vary from time to time and may differ from those shown in this brochure. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Computer generated images, maps, photography, and imagery are intended for illustrative purposes. Features, designs, materials, and visual depictions must be treated as general guidance only. Please speak to a sales consultant for details of specific homes. January 2025.



BEAUMONT
MANOR

HEMEL HEMPSTEAD

BEAUMONT MANOR,
MORELLO DRIVE
OFF THREE CHERRY TREES LANE,
HEMEL HEMPSTEAD,
HP2 7RH

WWW.BEAUMONT-MANOR.CO.UK



Homes
England



COUNTRYSIDE
Homes