



THE  
BEACONS

AT BEAULIEU

LATER LIVING FOR **OVER 55's**

1 & 2 BEDROOM APARTMENTS SURROUNDED  
BY NATURE AND CONVENIENCE







# THE BEACONS

AT BEAULIEU

Welcome to The Beacons, an exclusive community designed for vibrant individuals aged 55 and over. Situated in Beaulieu Park, a brand new development in Chelmsford, The Beacons offer the perfect blend of independence, comfort, and support.

## WELCOME

A collection of luxury 1 & 2 bedroom apartments, The Beacons offers ideal later living with superb amenities and connectivity. There's ample green open spaces on your doorstep for relaxing walks and a conveniently located Sainsbury's Local supermarket. Chelmsford train station is only 15 minutes away by bus and Beaulieu Park train station is planned to open in 2026, which will provide excellent transport links to London for easy day trips to the capital with friends and family.

With nature on your doorstep and central London just a train ride away, The Beacons provides the perfect balance for an active and fulfilling retirement lifestyle in a stunning location.





## A GRAND ENTRANCE

Matthew Lane Sanderson's monumental "The Crowned Stag" graces Beaulieu Park's entrance near Chelmsford. This 10-meter-high, 6-ton zinc-coated steel sculpture depicts a regal stag beneath a tree, set atop a crown-shaped base. The intricate spherical design pays homage to the area's history as King Henry VIII's deer park, artfully blending Tudor heritage with contemporary public art. The artwork symbolises the site's enduring significance, blending natural beauty with aspirations for harmony and balance.

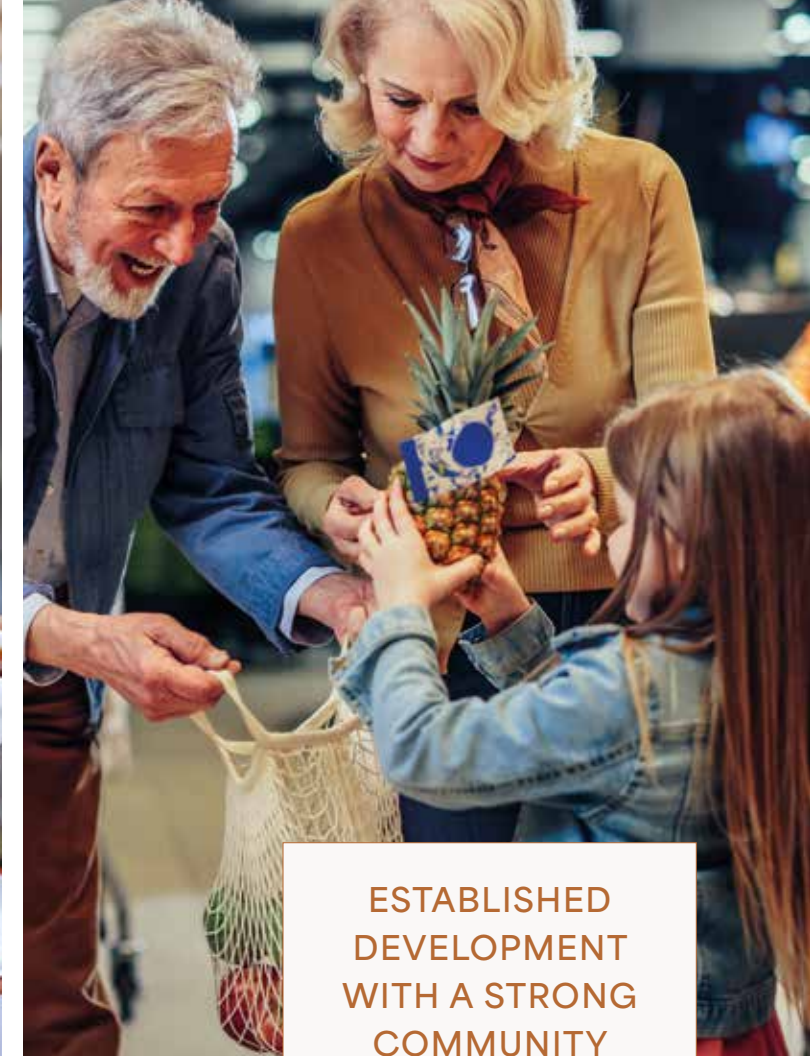


# THE COMMUNITY AT BEAULIEU

Beaulieu Park offers a vibrant community for those over 55, where active lifestyles flourish amidst beautiful surroundings. Residents enjoy purpose-built amenities, social activities, and a supportive environment that fosters lasting friendships and shared experiences.

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The Beacons boasts an on-site bistro, perfect for casual meet-ups or leisurely meals. The beautifully landscaped communal gardens provide tranquil spaces for relaxation and socialising. Extensive cycle and walking trails encourage an active lifestyle while offering opportunities to explore nature. Regular community events, give residents a strong sense of belonging and facilitate new friendships among neighbours.



ESTABLISHED  
DEVELOPMENT  
WITH A STRONG  
COMMUNITY  
PRESENCE



WELLBEING  
SERVICES  
FOR RESIDENTS  
TO ENJOY

A PLACE FOR  
ALL THE FAMILY  
TO ENJOY



# YOUR OASIS

Discover luxurious living at The Beacons, where elegant apartments are bright and spacious, most with private outdoor spaces. From well-maintained communal gardens to convenient private parking with electric charging points, every detail is designed to enhance your lifestyle.



LIGHT,  
SPACIOUS  
AND STYLISH  
APARTMENTS

DESIGNED FOR  
COMFORT AND  
CONVENIENCE

EXCLUSIVELY  
FOR OVER 55'S





# LIFE AT BEAULIEU

176 ACRES OF  
GREEN OPEN  
SPACE

ALLOTMENTS  
JUST A STROLL  
AWAY

COFFEE SHOPS,  
SUPERMARKETS  
AND MORE

SPORTS  
FIELDS AND  
PLAYGROUNDS  
FOR FAMILIES  
TO ENJOY

COMMUNITY  
CENTRE

A LEISURELY  
AND HEALTHY  
LIFESTYLE





PRIVATE  
OUTDOOR  
SPACE TO  
SELECTED  
APARTMENTS

WALKING PATHS  
& CYCLE TRAILS  
TO EXPLORE

TRANQUIL  
PONDS  
AND WATER  
FEATURES

# THE OPEN SPACE

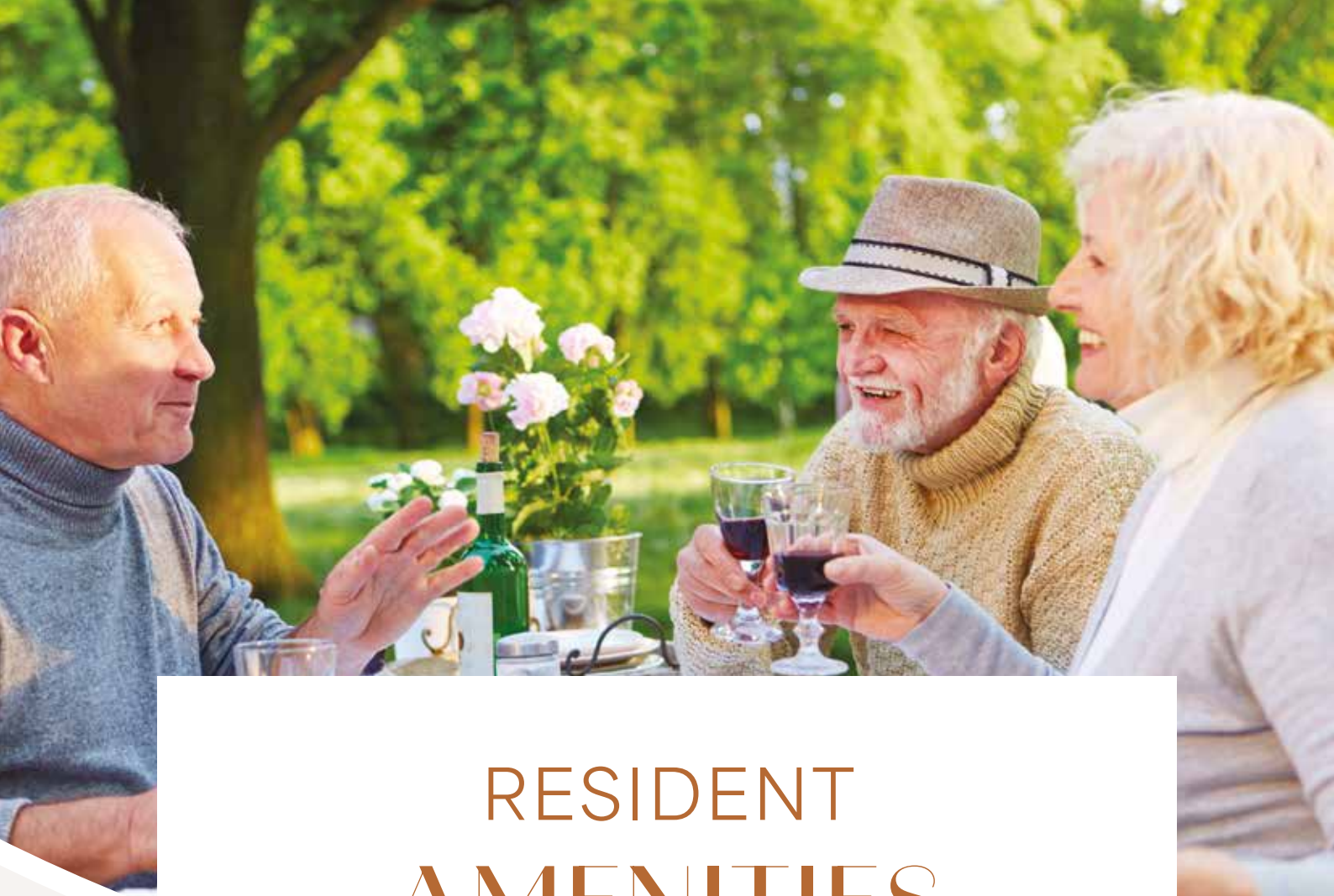
At The Beacons you will discover a haven set within acres of historic parkland. This idyllic community offers a perfect blend of nature and modern living, featuring serene ponds, landscaped gardens, children’s play areas, and an extensive network of cycling and walking paths for an active, outdoor lifestyle.

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These thoughtfully designed spaces promote well-being and social connections, with areas for gentle exercise, peaceful reflection, and wildlife appreciation. Whether you’re looking after grandchildren, joining a gardening club, or simply soaking in the natural beauty, Beaulieu Park’s expansive green spaces have something for everyone.







# RESIDENT AMENITIES

Enjoy a wellness service, residents' lounge, on-site bistro and landscaped gardens. With 24/7 on call support, guest accommodation, and organised social activities, it's the perfect blend of independence and community.

At The Beacons, everyday life is enriched with thoughtful touches. Our on-site hair salon keeps you looking your best, while the communal gardens provide a peaceful setting for catching up with neighbours or enjoying quiet moments.

Living at Beaulieu Park means you're part of a vibrant, multi-generational community, with family-friendly amenities on your doorstep. Invite friends and family to visit, making use of our comfortable guest accommodation for extended stays. Whether you're hosting a family gathering in our spacious communal areas or joining organised social events, The Beacons offers a warm and welcoming environment.



ON-SITE BISTRO

COMMUNAL GARDEN

HAIR SALON & TREATMENT ROOM

RESIDENTS' LOUNGE







Chelmsford City centre

# LOCAL LIVING

The Beacons offers convenient living with a wealth of amenities within easy reach. Enjoy the perfect balance of tranquillity and accessibility in this prime Chelmsford location.

Just moments away, Chelmer Village presents a bustling hub of activity with its shopping centre, supermarkets, leisure facilities, gyms such as Nuffield Health Chelmsford Fitness & Wellbeing Centre, Anytime Fitness Chelmsford, Energie Fitness Chelmsford, Riverside Leisure Centre and Virgin Active. The recently renovated Chelmsford bus station enhances city-wide connectivity, while the eagerly anticipated Beaulieu Park train station, set to open in the near future, will offer direct routes to London and beyond.

Chelmsford city centre boasts an array of shops, restaurants, and cultural attractions. With excellent facilities and entertainment venues nearby, you can enjoy a fulfilling lifestyle with everything you need at your fingertips. The area's ongoing development ensures a vibrant, forward-looking community and is the perfect place for later life living.



15 MINUTES TO  
HYLANDS PARK

A HISTORY  
LOVERS  
HAVEN

EXCELLENT  
TRANSPORT  
LINKS

RELAXING  
GREEN SPACES  
& THE RIVER  
CHELMER

A SAFE  
CITY

AN AWARD  
WINNING  
LOCATION

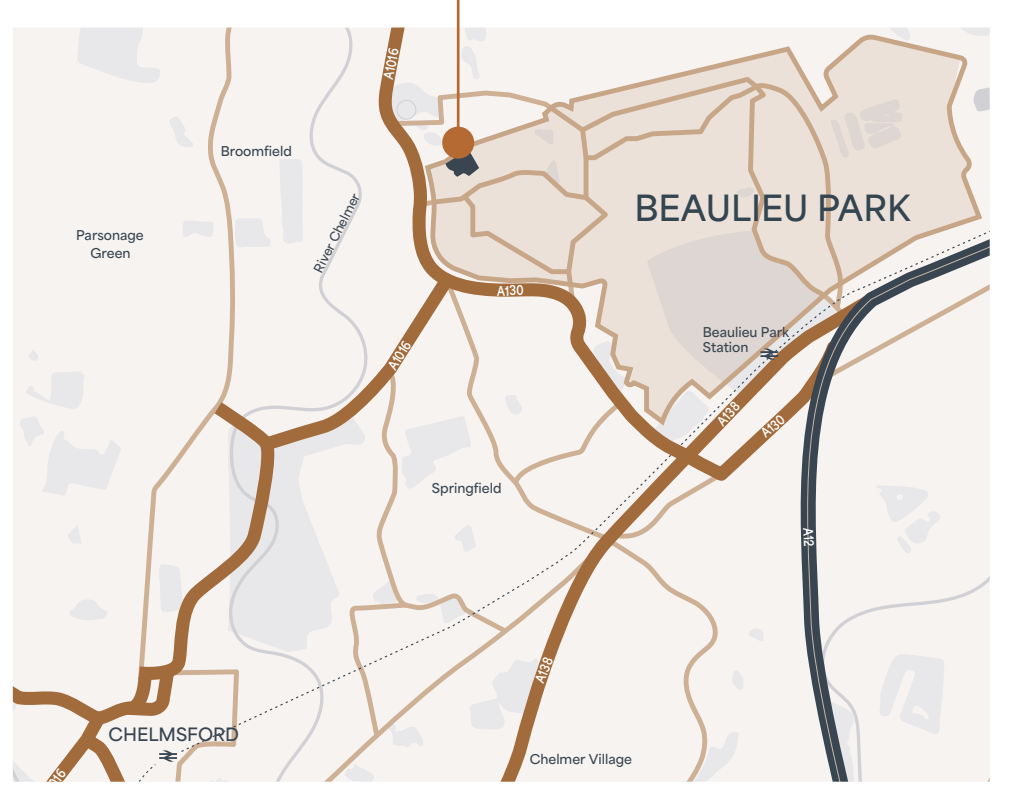


# THE MAP

The Beacons is only a 9 minute drive away from Chelmsford and benefits from excellent transport connections and a host of on-site amenities.

\*Coming in 2025

## THE BEACONS AT BEAULIEU







# LONDON LIVING

Experience the best of both worlds at The Beacons - peaceful later living with the excitement of London just a stone's throw away. A mere 34 minute train ride opens up a world of possibilities

Immerse yourself in London's vibrant culture with ease. Enjoy world-class theatre in the West End, explore renowned museums like the British Museum or National Gallery, and indulge in diverse culinary experiences. From shopping on Oxford Street to peaceful strolls in Hyde Park, the capital's endless attractions are within easy reach.

34 MINS TO LONDON LIVERPOOL STREET

ENJOY ART & CULTURE IN THE CITY

VISIT THE THEATRE AND MUSEUMS WITH FAMILY AND FRIENDS



Buckingham Palace



The British Museum



View of Westminster from the Embankment



# THE CONNECTIONS

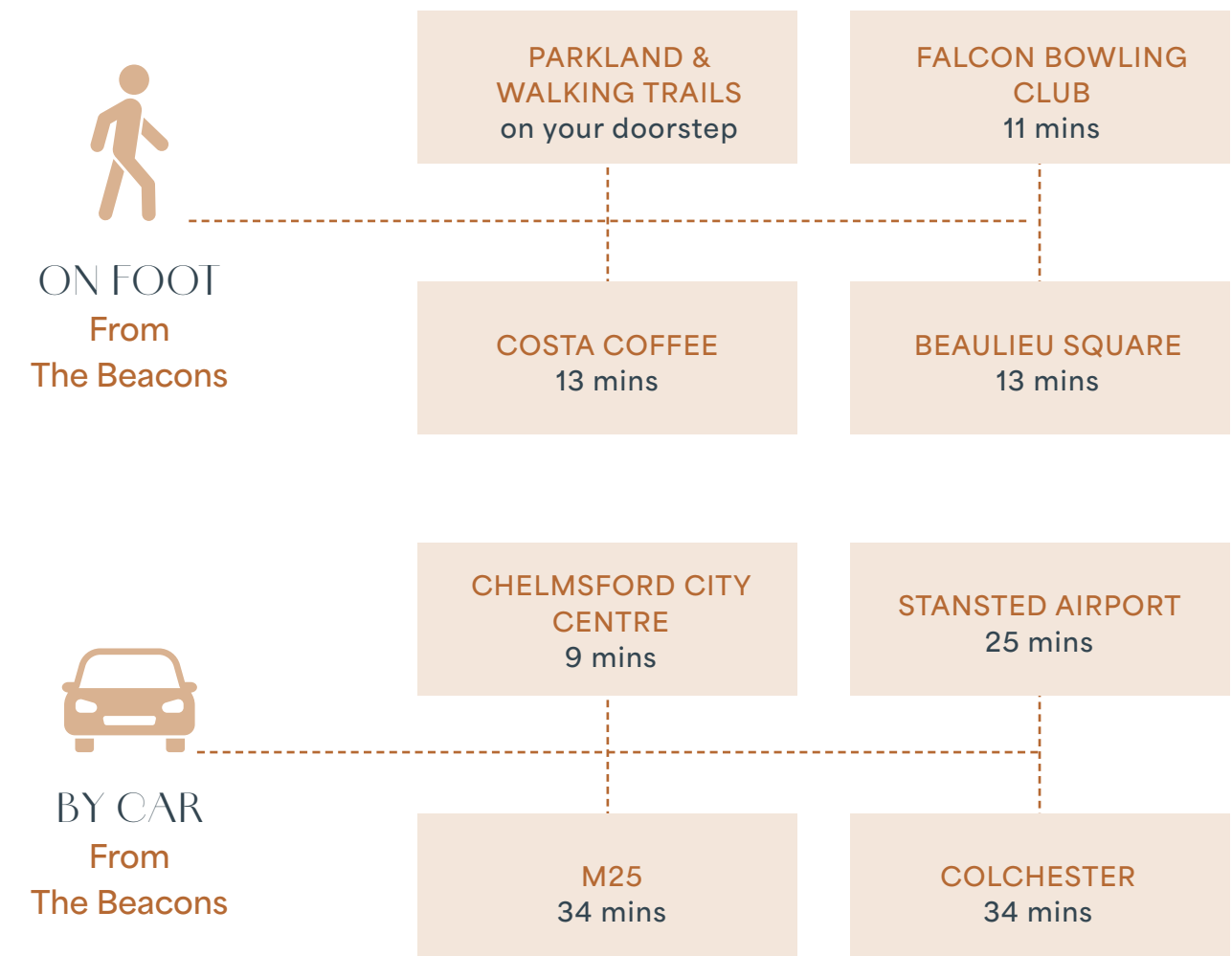
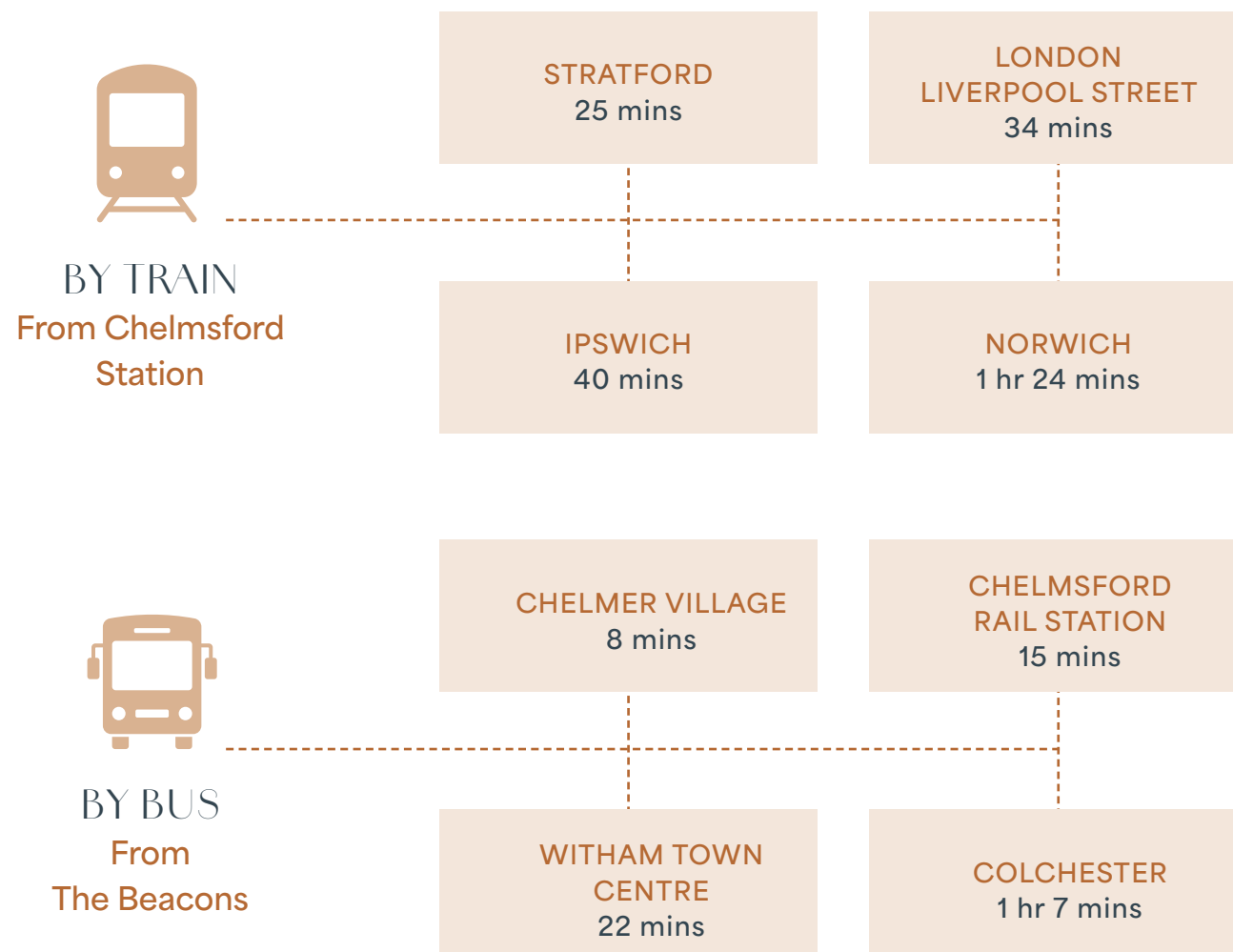
The Beacons boasts excellent travel connections. The nearby Chelmsford station offers frequent trains to London Liverpool Street in just 34 minutes. Local bus routes from Sainsbury's Springfield, adjacent to Beaulieu Park, serve the area, connecting residents to Chelmsford city centre and surrounding towns.



By bus, Chelmsford city centre is just a 15-minute ride on routes 51, 54, or 56. Chelmsford train station is a 10-minute drive away, providing regular services to London Liverpool Street.

For drivers, the A12 is accessible within 5 minutes, connecting to London and East Anglia. Stansted Airport is a convenient 30-minute drive for international travel.

Walking enthusiasts can reach local amenities within 10-15 minutes, while cycling to Chelmsford takes about 20 minutes via dedicated cycle paths. This mix of options ensures you can easily explore both locally and beyond.





# THE SPECIFICATION

## KITCHEN

- A range of stylish options
- Blanco Metra 1 ½ bowl, Alumetallic sink with Blanco Kano Alumetallic/ Chrome tap
- Neff integrated, oven, induction hob with integrated cooker hood, microwave oven and warming draw
- Glass hob splashback
- Neff integrated under counter fridge
- AEG integrated under counter freezer
- Neff Integrated dishwasher
- LED under unit strip lighting

## BATHROOM

- Contemporary white sanitaryware
- Stone Haus Ceramics ceramic floor tiling with matching wall tiling
- Matt emulsion painted walls and ceilings
- Heated towel rail
- Mirrored storage cabinet
- Wet-room style shower with glass shower panel to floor
- Thermostatic bath/shower mixer with rain shower head
- Chrome single lever mixer tap
- Back to wall WC with chrome push plate and soft close seat
- Shaver socket

## HEATING & ELECTRICAL

- Telephone sockets located in living room and bedrooms
- TV sockets located in living room and master bedroom
- Sky provision to living area and master bedroom

- Fire detection system to all apartments and sprinkler system throughout the development
- Underfloor heating throughout
- Low Energy Downlights to kitchens and bathrooms Pendants to hallway, bedrooms and living room
- Brushed chrome sockets and switches to kitchen
- Telephone / Video door entry system and panic alarm provisions
- Solar panels to supply communal areas

## GENERAL

- American White Oak internal front door face with a primed timber rebated frame, a multi point lock mechanism, two eye viewers and a letterplate
- Matt emulsion painted walls and ceilings
- Satin white square edged skirting
- White internal doors with satin chrome polished ironmongery
- Zanussi washer/dryer in utility room
- Double glazed uPVC windows
- Carpets throughout except kitchen and wet rooms
- NHBC Warranty
- Communal lounge
- Outdoor space to selected apartments
- Mobility scooter store
- Lift access to all floors
- Parking available to selected plots
- 4 x EV charging points
- Landscaped communal gardens with seating area



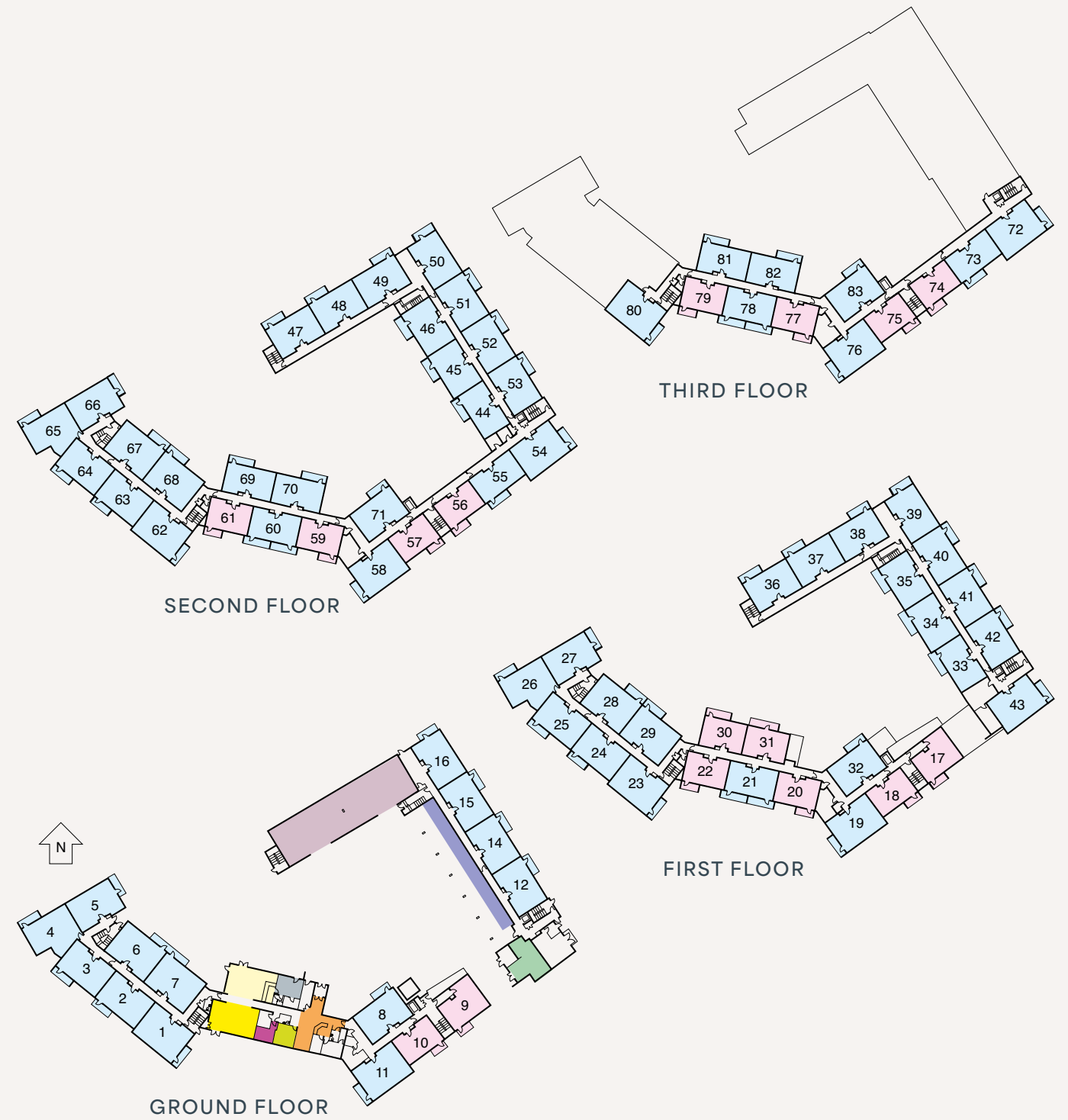


# SITE PLAN



Layout is indicative only and subject to change by the developer [and subject to detailed design].  
The developer reserves the right to alter the layout, building style, landscaping and specification at anytime.

# PLOT LOCATOR



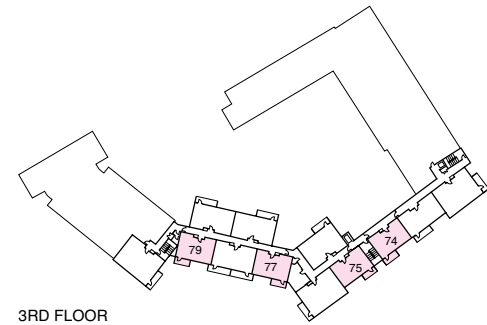
- |                       |                   |              |
|-----------------------|-------------------|--------------|
| One Bedroom Apartment | Residents' Lounge | Waiting Area |
| Two Bedroom Apartment | Kitchen           | Cycle Store  |
| Undercroft Parking    | Treatment Room    | Bin Store    |
| Café & Bistro         | Hair Salon        |              |



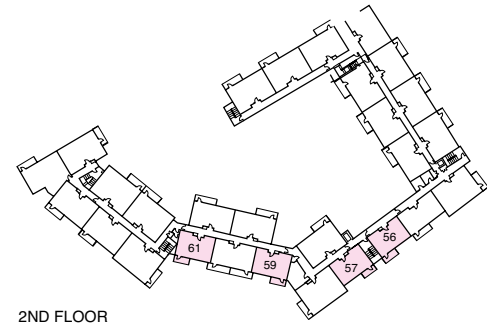
# ONE BEDROOM

PLOTS 10, 18, 20, 22\*, 30, 31, 56\*, 57, 59, 61\*, 74\*, 75, 77 & 79\*

\* PLOTS 22, 56, 61, 74 & 79 ARE HANDED



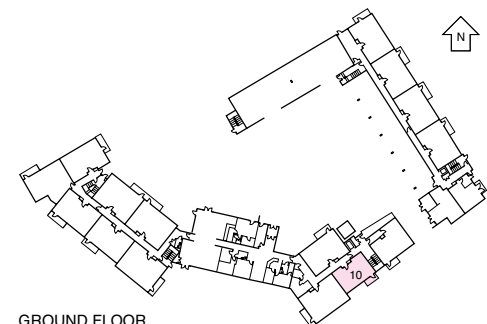
3RD FLOOR



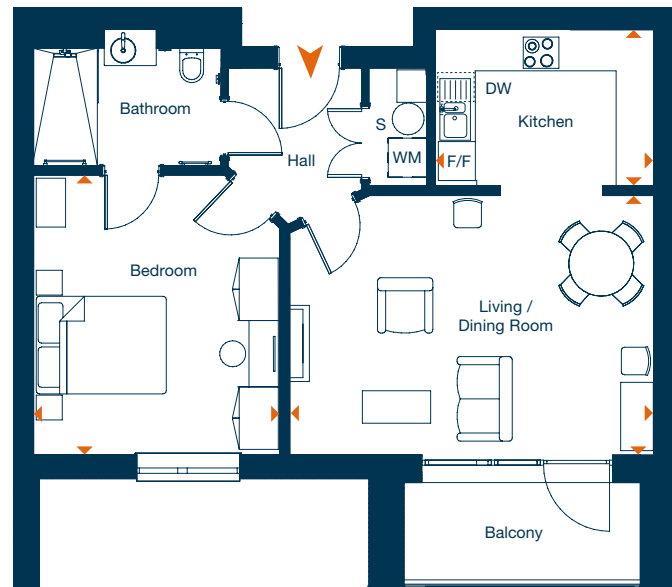
2ND FLOOR



1ST FLOOR



GROUND FLOOR



## DIMENSIONS

Living / Dining Room	5.68m x 4.03m	18' 7" x 13' 3"
Kitchen	3.43m x 2.48m	11' 3" x 8' 5"
Bedroom 1	4.34m x 3.88m	14' 3" x 12' 9"

Total Area 60.5 m<sup>2</sup> / 651 ft<sup>2</sup>

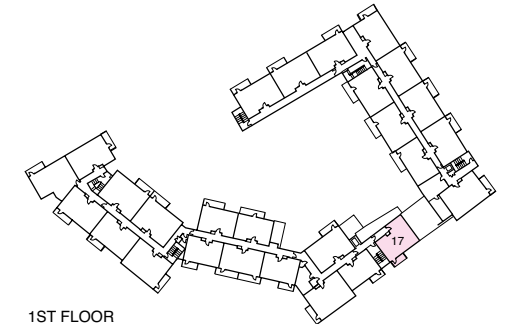
## KEY

FF - Space for Fridge / Freezer WM - Washing Machine  
DW - Dishwasher S - Storage

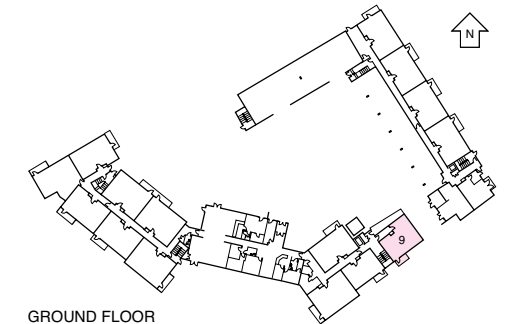
The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

# ONE BEDROOM

PLOTS 9 & 17



1ST FLOOR



GROUND FLOOR



## DIMENSIONS

Living / Dining Room	5.68m x 4.03m	18' 7" x 13' 3"
Kitchen	3.43m x 2.48m	11' 3" x 8' 5"
Bedroom 1	4.34m x 3.88m	14' 3" x 12' 9"

Total Area 72.9 m<sup>2</sup> / 785 ft<sup>2</sup>

## KEY

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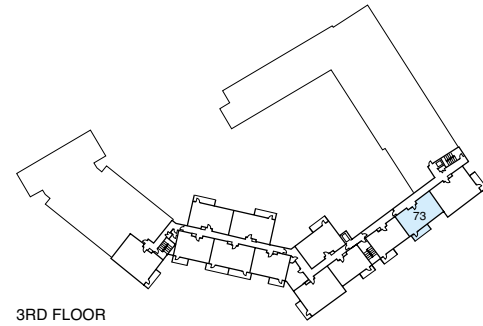
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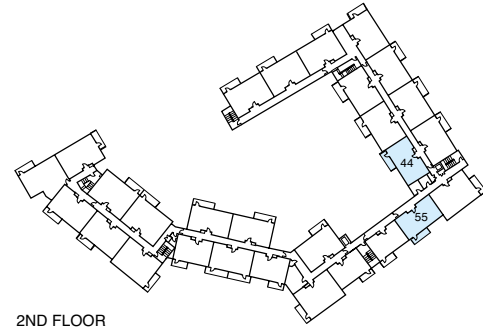
# TWO BEDROOM

PLOTS 33\*, 44\*, 55 & 73

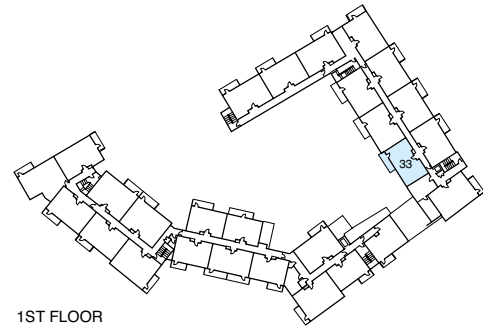
\* PLOTS 33 & 44 ARE HANDED



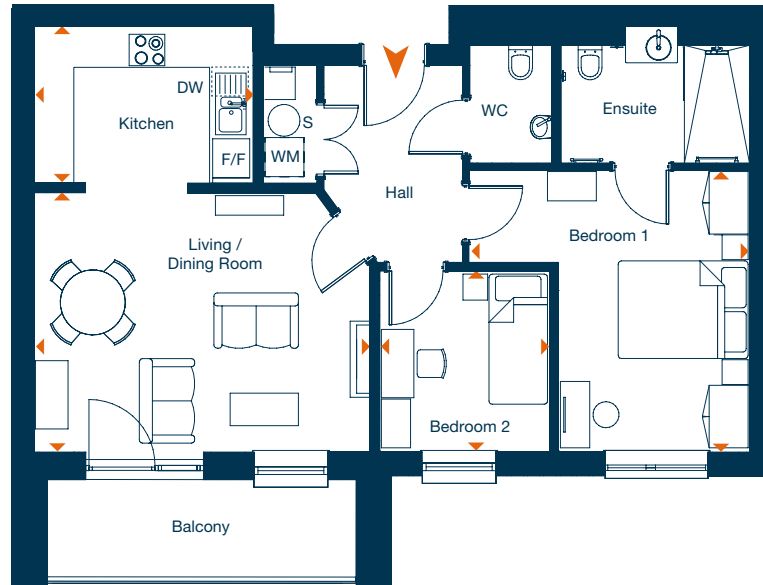
3RD FLOOR



2ND FLOOR

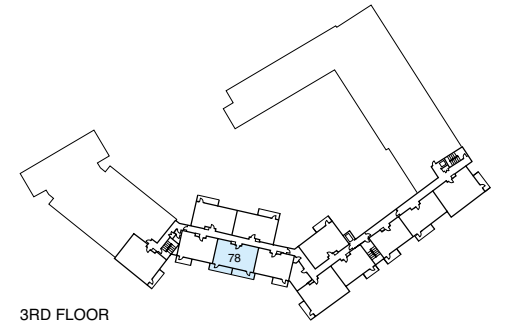


1ST FLOOR

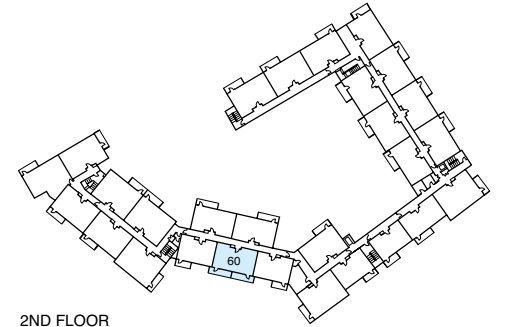


# TWO BEDROOM

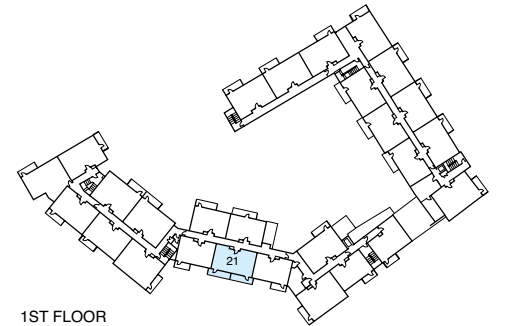
PLOTS 21, 60 & 78



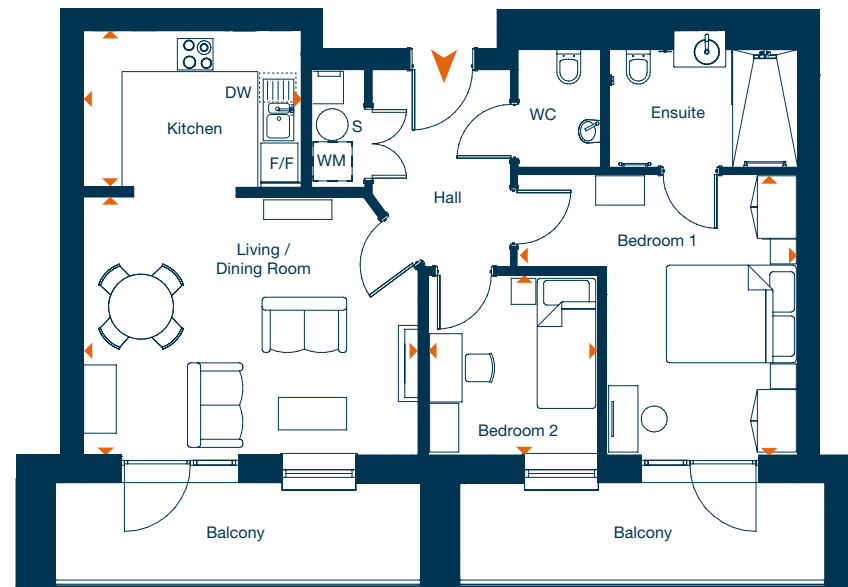
3RD FLOOR



2ND FLOOR



1ST FLOOR



## DIMENSIONS

Living / Dining Room	5.24m x 0.00m	17' 2" x 14' 3"
Kitchen	3.44m x 2.48m	11' 4" x 8' 2"
Bedroom 1	4.44m x 4.34m	14' 7" x 14' 3"
Bedroom 2	2.79m x 2.68m	9' 2" x 8' 10"

Total Area 69.8 m<sup>2</sup> / 751 ft<sup>2</sup>

## KEY

**FF** - Space for Fridge / Freezer **WM** - Washing Machine  
**DW** - Dishwasher **S** - Storage

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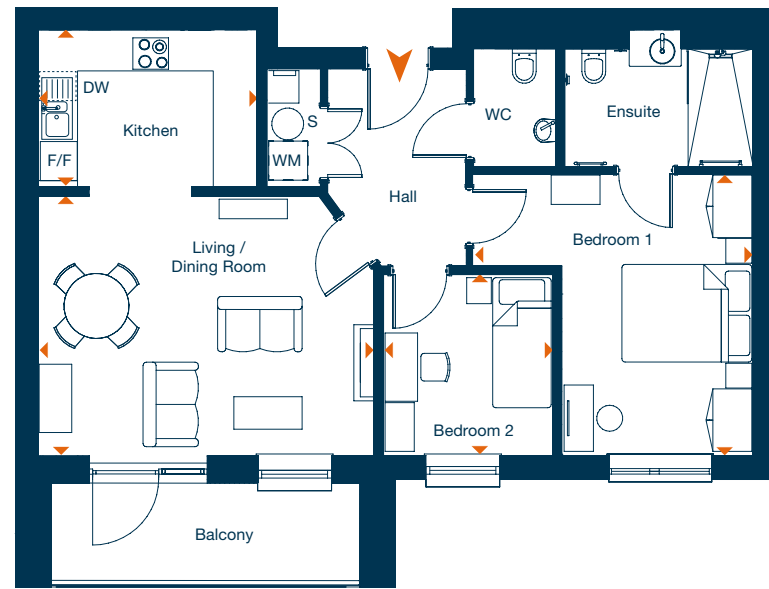
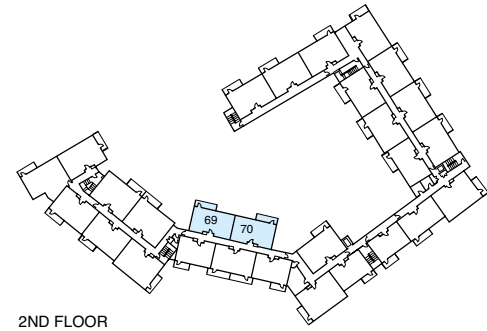
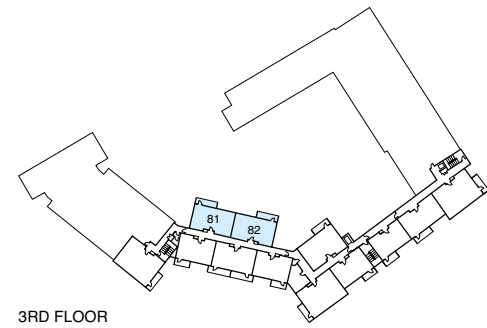
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# TWO BEDROOM

PLOTS 69\*, 70, 81\* & 82

\* PLOTS 69 & 81 ARE HANDED



## DIMENSIONS

Living / Dining Room	5.24m x 0.00m	17' 2" x 14' 3"
Kitchen	3.44m x 2.48m	11' 4" x 8' 2"
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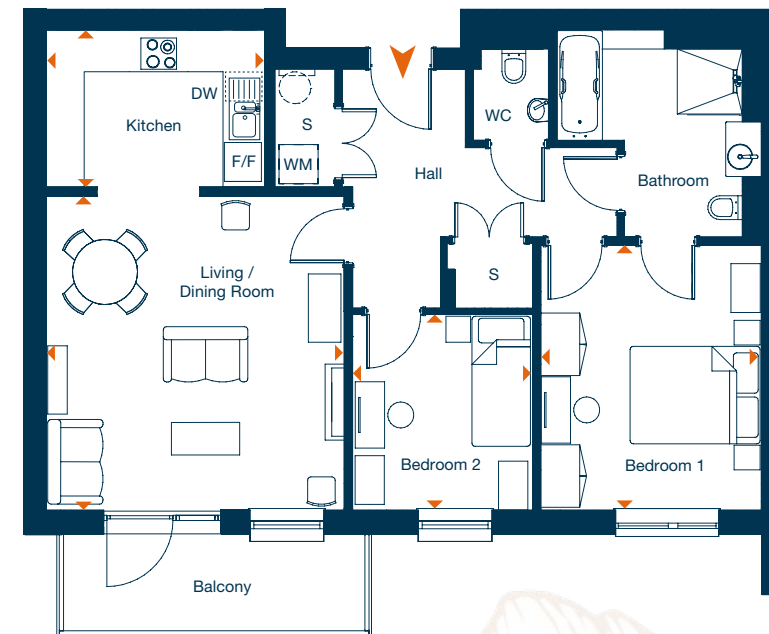
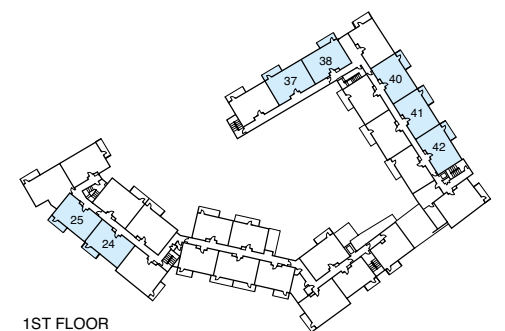
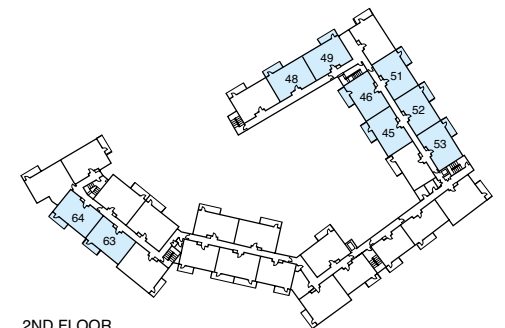
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# TWO BEDROOM

PLOTS 2, 3, 8, 12\*, 14\*, 15\*, 24, 25, 37\*, 38, 40\*  
 41\*, 42\*, 45, 46, 48\*, 49, 51\*, 52\*, 53\*, 63 & 64

\* PLOTS 12, 14, 15, 37, 40, 41, 42, 48, 51, 52 & 53 ARE HANDED



## DIMENSIONS

Living / Dining Room	4.86m x 4.65m	15' 11" x 15' 3"
Kitchen	3.44m x 2.48m	11' 4" x 8' 2"
Bedroom 1	4.08m x 3.41m	13' 5" x 11' 2"
Bedroom 2	3.05m x 2.83m	10' 0" x 9' 3"

Total Area 79.1 m<sup>2</sup> / 851 ft<sup>2</sup>

## KEY

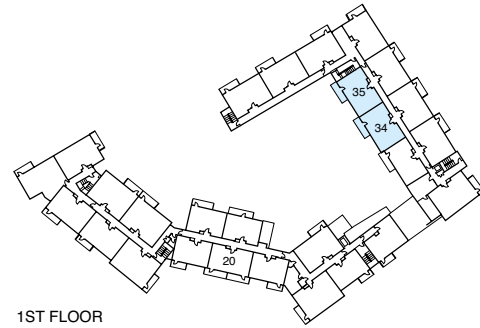
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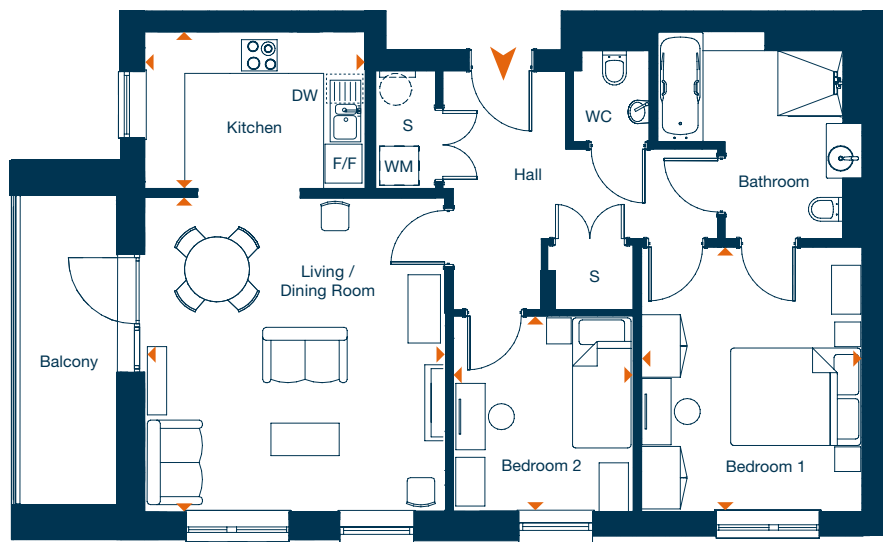


# TWO BEDROOM

PLOTS 34 & 35



1ST FLOOR



## DIMENSIONS

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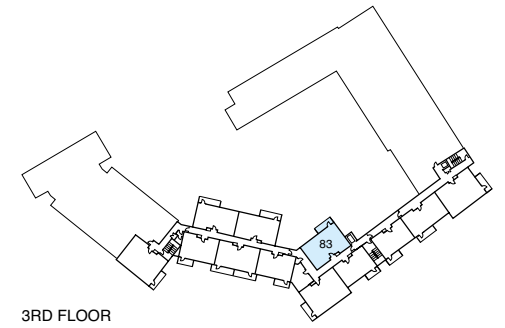
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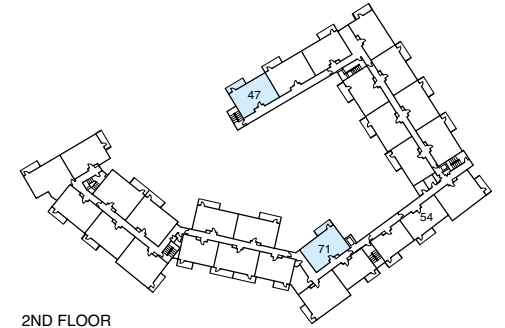
# TWO BEDROOM

PLOTS 32, 36\*, 47\*, 71 & 83

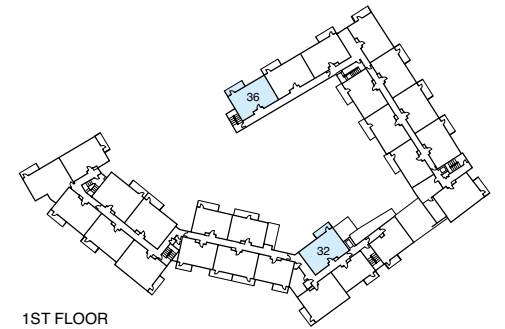
\* PLOTS 36 & 47 ARE HANDED



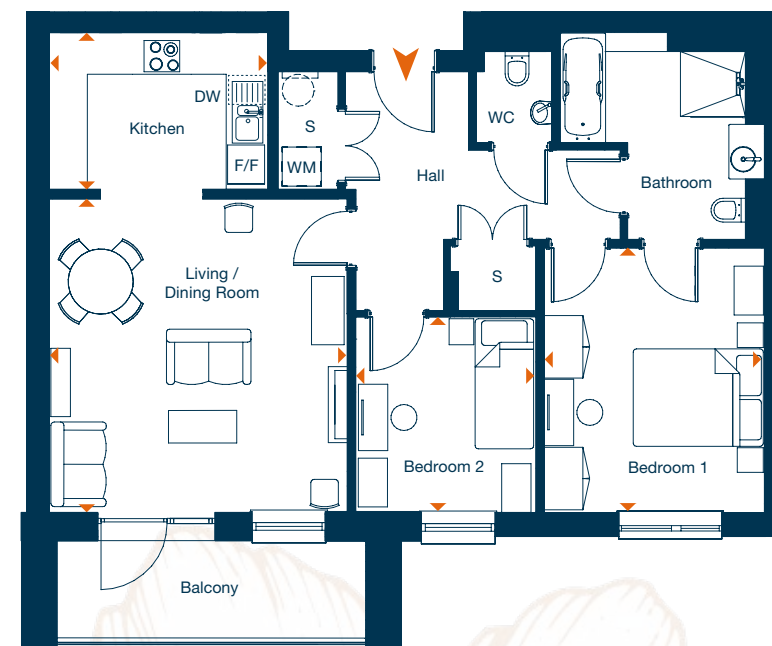
3RD FLOOR



2ND FLOOR



1ST FLOOR



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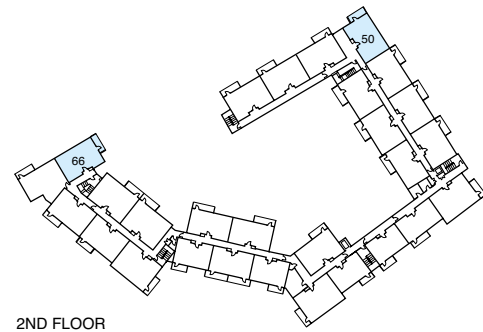
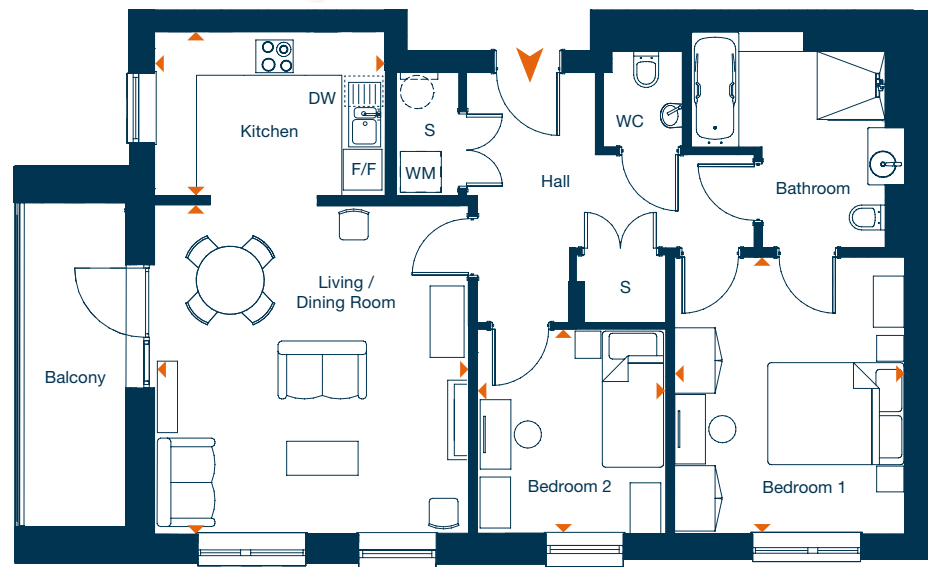
The floor plans provided are intended to only give a general indication of the proposed floor layout and are not drawn to scale. Measurements are given to the widest point, are approximate and are given as a guide only. All measures and areas may vary within a tolerance of 5%. We provide carpet but do not use these measurements for carpet sizes, appliance spaces or items of furniture. Kitchen, bathroom and utility layouts may differ to build. For further clarification regarding the treatment of individual plots, please ask our Sales Consultant. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.



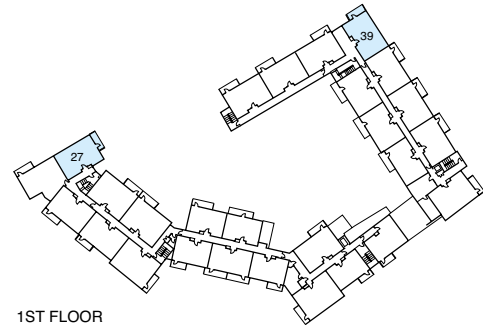
# TWO BEDROOM

PLOTS 5, 16\*, 27, 39\*, 50\* & 66

\* PLOTS 16, 39 & 50 ARE HANDED



2ND FLOOR



1ST FLOOR



GROUND FLOOR

## DIMENSIONS

Living / Dining Room	4.86m x 4.65m	15' 11" x 15' 3"
Kitchen	3.44m x 2.48m	11' 4" x 8' 2"
Bedroom 1	4.08m x 3.41m	13' 5" x 11' 2"
Bedroom 2	3.05m x 2.83m	10' 0" x 9' 3"

Total Area 79.1 m<sup>2</sup> / 851 ft<sup>2</sup>

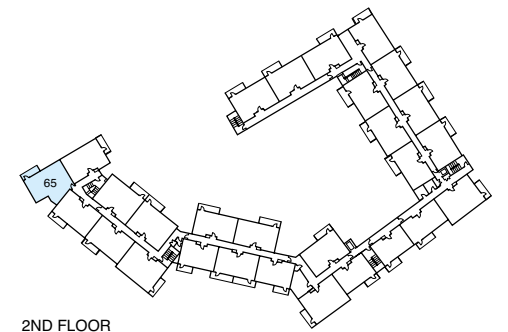
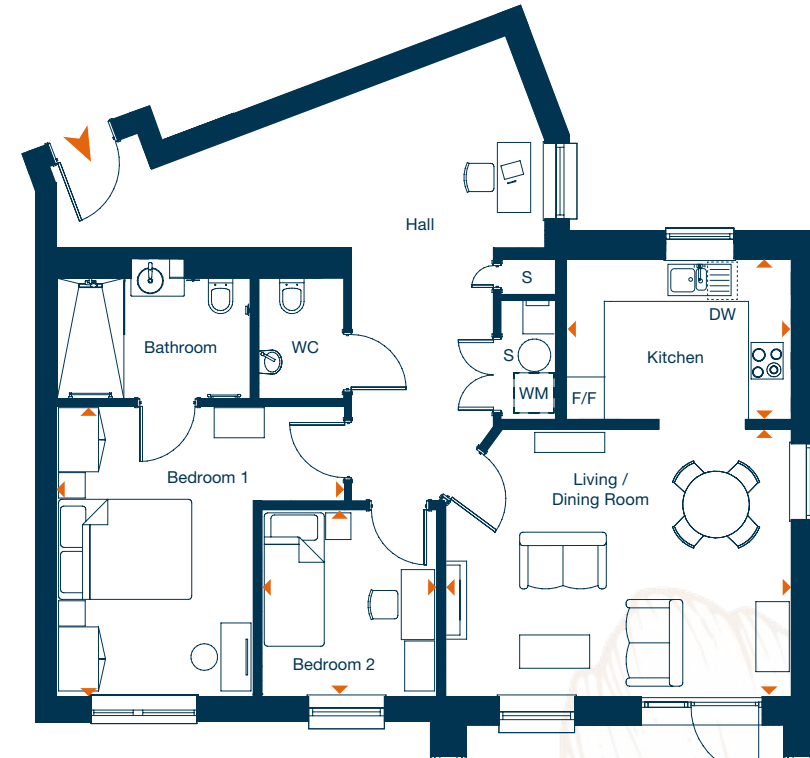
## KEY

**FF** - Space for Fridge / Freezer **WM** - Washing Machine  
**DW** - Dishwasher **S** - Storage

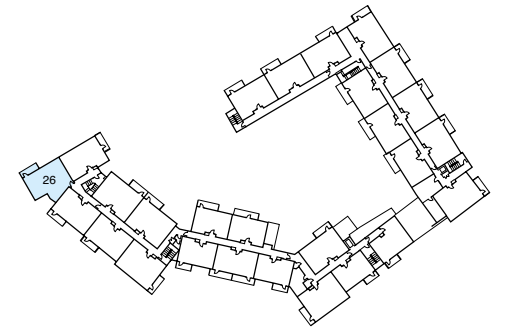
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# TWO BEDROOM

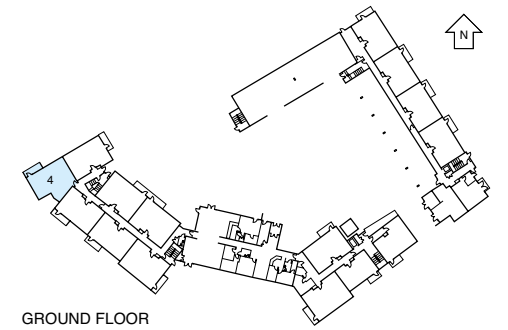
PLOTS 4, 26 & 65



2ND FLOOR



1ST FLOOR



GROUND FLOOR

## DIMENSIONS

Living / Dining Room	5.23m x 4.05m	17' 2" x 13' 4"
Kitchen	3.43m x 2.47m	11' 3" x 8' 1"
Bedroom 1	4.38m x 4.37m	14' 4" x 14' 4"
Bedroom 2	2.85m x 2.68m	9' 4" x 8' 10"

Total Area 85.1 m<sup>2</sup> / 916 ft<sup>2</sup>

## KEY

**FF** - Space for Fridge / Freezer **WM** - Washing Machine  
**DW** - Dishwasher **S** - Storage

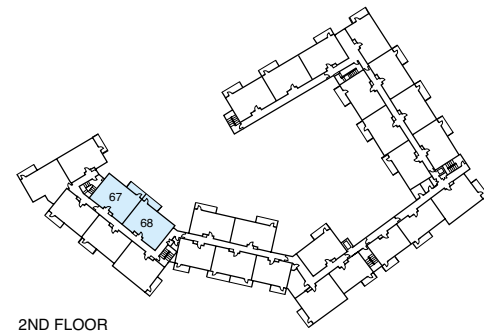
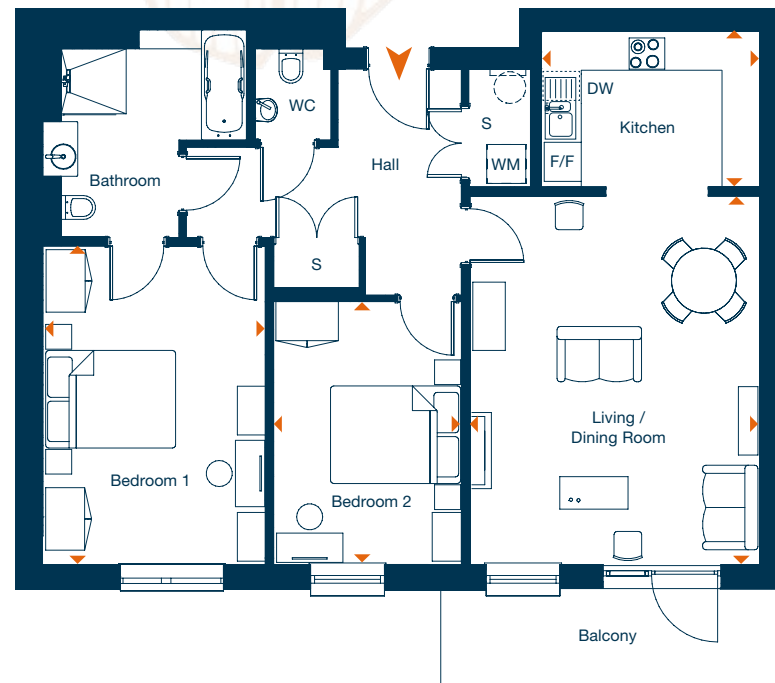
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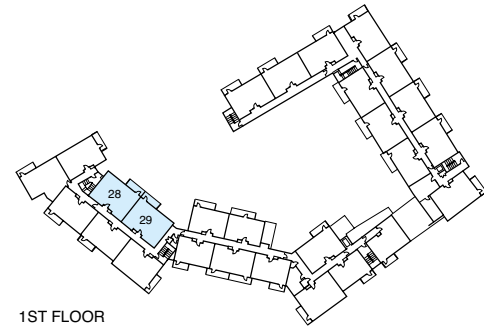
# TWO BEDROOM

PLOTS 6\*, 7, 28\*, 29, 67\* & 68

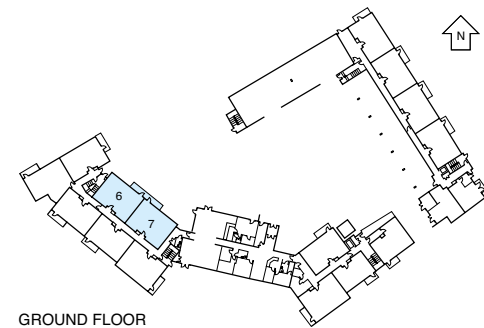
\* PLOTS 6, 28 & 67 ARE HANDED



2ND FLOOR



1ST FLOOR



GROUND FLOOR

## DIMENSIONS

Living / Dining Room	5.73m x 4.52m	18' 10" x 14' 10"
Kitchen	3.44m x 2.48m	11' 4" x 8' 6"
Bedroom 1	4.96m x 3.41m	16' 3" x 11' 2"
Bedroom 2	4.08m x 2.95m	13' 5" x 9' 8"

Total Area 88.3 m<sup>2</sup> / 950 ft<sup>2</sup>

## KEY

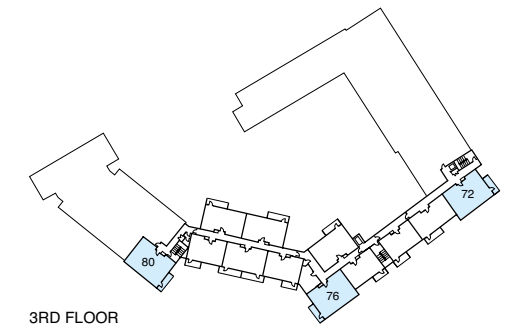
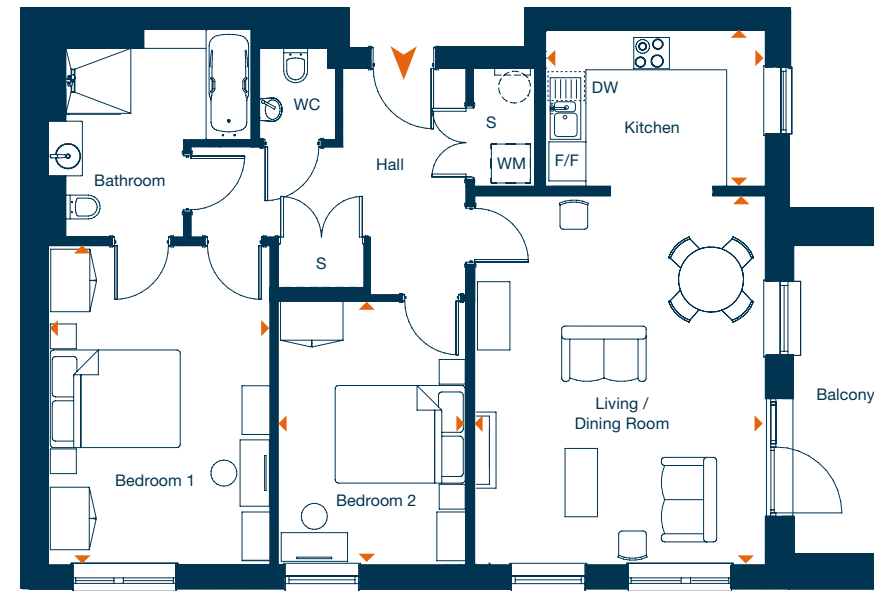
FF - Space for Fridge / Freezer WM - Washing Machine  
 DW - Dishwasher S - Storage

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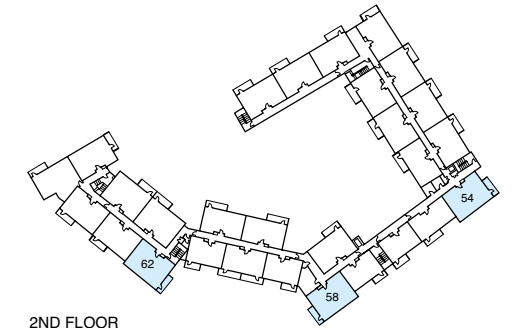
# TWO BEDROOM

PLOTS 1, 11\*, 19\*, 23, 43, 54, 58\*, 62, 72, 76\* & 80

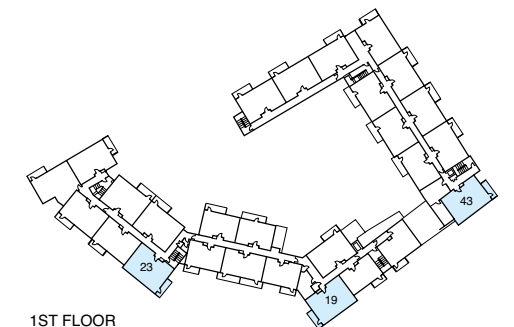
\* PLOTS 11, 19, 58 & 76 ARE HANDED



3RD FLOOR



2ND FLOOR



1ST FLOOR



GROUND FLOOR

## DIMENSIONS

Living / Dining Room	5.73m x 4.52m	18' 10" x 14'
Kitchen	3.44m x 2.48m	11' 4" x 8' 6"
Bedroom 1	4.96m x 3.41m	16' 3" x 11' 2"
Bedroom 2	4.08m x 2.95m	13' 5" x 9' 8"

Total Area 88.3 m<sup>2</sup> / 950 ft<sup>2</sup>

## KEY

FF - Space for Fridge / Freezer WM - Washing Machine  
 DW - Dishwasher S - Storage

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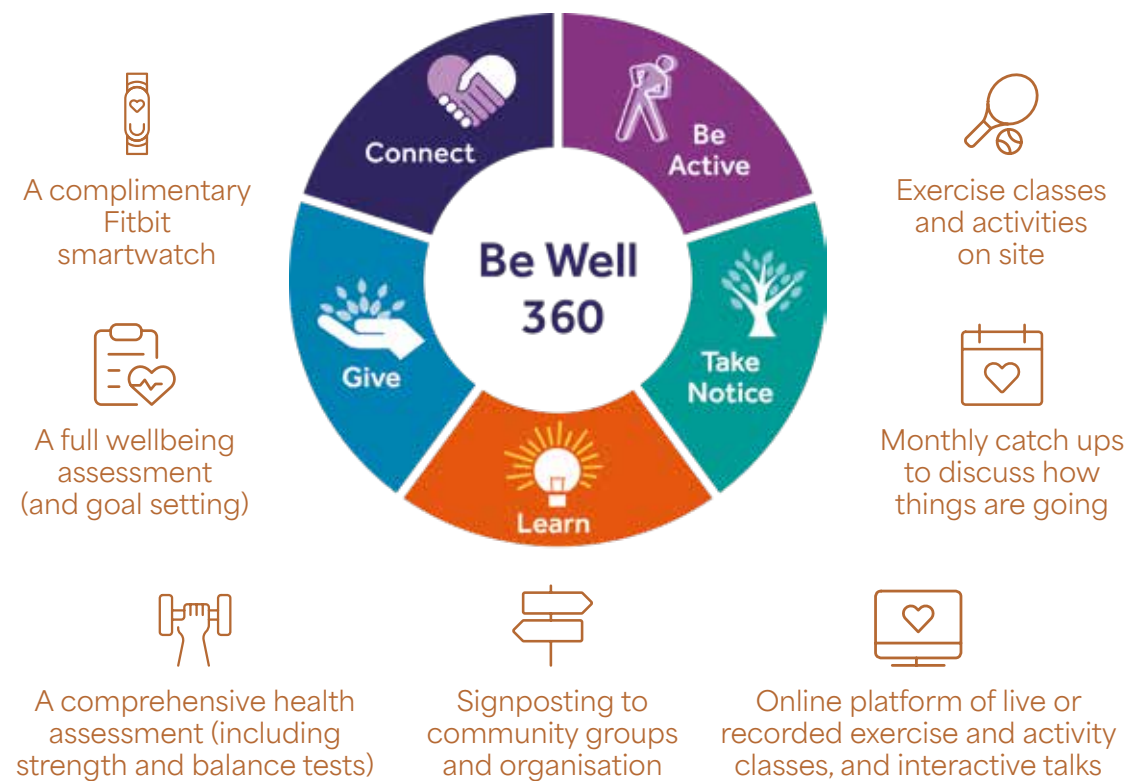
# BE WELL

## RESIDENT WELLBEING SERVICES AT THE BEACONS

At Anchor, we promote active, healthy living in our retirement communities through **Be Well**, our resident wellbeing services. We aim to create homes where people love living by offering a holistic, accessible, and inclusive approach to wellbeing.

When you purchase an apartment at The Beacons, you will have access to the BeWell Service to support you, and 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:



#### BE DIGITAL

Anchor's Be Digital programme provides support and guidance for people living with us on all things digital.

#### BE ACTIVE

Be Active is Anchor's wellness and movement programme to support the older people living with us to take care of their health and wellbeing.

#### BE WISE

Our Be Wise services offer free and confidential advice to all Anchor residents and colleagues on a range of topics to make the most of your money.

#### BE SKILLED

Be Skilled is Anchor's exclusive online learning resource for people living with us who wish to expand their knowledge.

#### BE CONNECTED

Be Connected supports and encourages our residents to connect and engage with others through a variety of initiatives that looks to combat loneliness and reduce social isolation.





# THE BEACONS

AT BEAULIEU



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SITESALES

  
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