



L&G at

Bentley Gardens

Basildon, Essex



2 and 3
bedroom houses

available with [Shared Ownership](#)



Welcome to Bentley Gardens

A brand-new residential community located on the outskirts of Basildon.

This new collection of 2 and 3 bedroom houses is available with Shared Ownership. With this scheme, you can purchase your new home with a lower deposit than is required to buy outright.

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Designed for modern living

Light-filled, spacious interiors, where every room offers the flexibility to suit your lifestyle, whether you're hosting friends or working from home in comfort.

With quality finishes throughout, your kitchen becomes a place to cook, entertain, and unwind. Step outside into your private rear garden, which is perfect for morning coffees, weekend barbecues, or simply relaxing after a busy day.



Computer generated images of homes at Bentley Gardens and are indicative only.



MARINA AT WAT TYLER COUNTRY PARK

Discover Basildon...

Basildon is a thriving and well-connected town offering the perfect balance of modern convenience, green open spaces and excellent value for money.

Whether you're strolling in one of Basildon's many parks and green spaces or taking advantage of the town's wide range of amenities or fancy a quick bite to eat, theres something for everyone.



Discover all that Basildon has to offer

A thriving and well-connected town, with a strong sense of community.

Basildon is a welcoming and well-established Essex town known for its strong sense of community, abundance of green spaces and excellent everyday amenities. It offers a relaxed yet vibrant lifestyle that appeals to families, professionals and those looking to enjoy a balanced way of life.

Basildon has a wide range of local shops, cafés and services, along with a lively town centre and popular leisure destinations such as Festival Leisure Park. From casual dining and coffee spots to cinemas, gyms and family entertainment, there is plenty to enjoy close to home.

Families are particularly well catered for, with a good choice of schools, nurseries and recreational facilities. Community events, sports clubs and local activities help foster a friendly and inclusive atmosphere, making it easy to feel part of the area.

Ideally positioned between Billericay and Basildon, Bentley Gardens offers easy access to a wide choice of shopping, leisure and everyday amenities.

Billericay brings a village-style high street, independent shops and green open spaces, while Basildon features multiple retail parks and town centre favourites including Asda, B&Q, TK Maxx, Next, Marks & Spencer Food and Tesco. For larger shopping trips, Lakeside Shopping Centre is close by. Evenings and weekends are well catered for at Festival Leisure Park, with cinemas, restaurants, bowling and karting, while Barleylands Centre offers family-friendly attractions and seasonal events — all helping to create a vibrant lifestyle close to home.

BASILDON, AERIAL VIEW



LAKE MEADOWS PARK, BILLERICAY



Quality learning around the corner

Basildon is a family-friendly location with a good selection of schools, nurseries and community facilities.

From early years settings to primary and secondary schools, every child can benefit from high-quality education.



Nursery schools

- 1 Willowfield Pre-school
18 min walk | 0.9 miles
- 2 Munchkins Nursery & Pre-school Dunton Park
27 min walk | 1.3 miles
- 3 Burstead Bears Day Nursery
8 min drive | 3.1 miles

Primary schools

- 4 Millhouse Primary School & Nursery
23 min walk | 1.0 mile
- 5 Noak Bridge Primary School
5 min drive | 1.6 miles
- 6 St Peter's Primary School
6 min drive | 2.9 miles

Secondary schools

- 7 The James Hornsby School
33 min walk | 1.5 miles
- 8 De la Salle School Basildon
10 min drive | 2.7 miles
- 9 The Billericay School
8 min drive | 2.8 miles



Surround yourself with nature

Basildon and its surrounds are rich with welcoming green spaces, peaceful walking routes and natural havens that make everyday life feel fresh and outdoorsy.

Northlands Park is a lovely local favourite covering around seventy acres of landscaped parkland with gently rolling hills, two fishing lakes, playgrounds and picnic areas. Close to the heart of town, Gloucester Park is a scenic neighbourhood green space with a large ornamental lake, grasslands, trails and open exercise areas.

Just beyond the town lies Langdon Hills Country Park, a dramatic expanse of ancient woodland, flower-rich meadows and scrubland spread across approximately 400 acres. Its network of well-marked footpaths and bridleways winds through wooded hollows and open hillsides, offering panoramic views over the Thames Estuary and peaceful places for picnics and deeper woodland walks.

Nearby Wat Tyler Country Park offers broad grassy trails, ponds and wildlife habitats that are ideal for gentle walks, birdwatching and family exploration. It's a peaceful place to enjoy the natural side of Essex without venturing far from home.

Together, these parks and green corridors make Basildon a wonderful choice for anyone who enjoys walking, nature, fresh air and outdoor family time — with routes and spaces to suit walkers of all ages and abilities.

Beautiful outdoor spaces within easy reach...

- **Gloucester Park**
2.0 miles
- **Barleylands Farm Park**
2.6 miles
- **Langdon Hills Country Park**
4.4 miles
- **Lake Meadows**
4.7 miles
- **Northlands Park**
4.8 miles
- **Wat Tyler Country Park**
6.2 miles

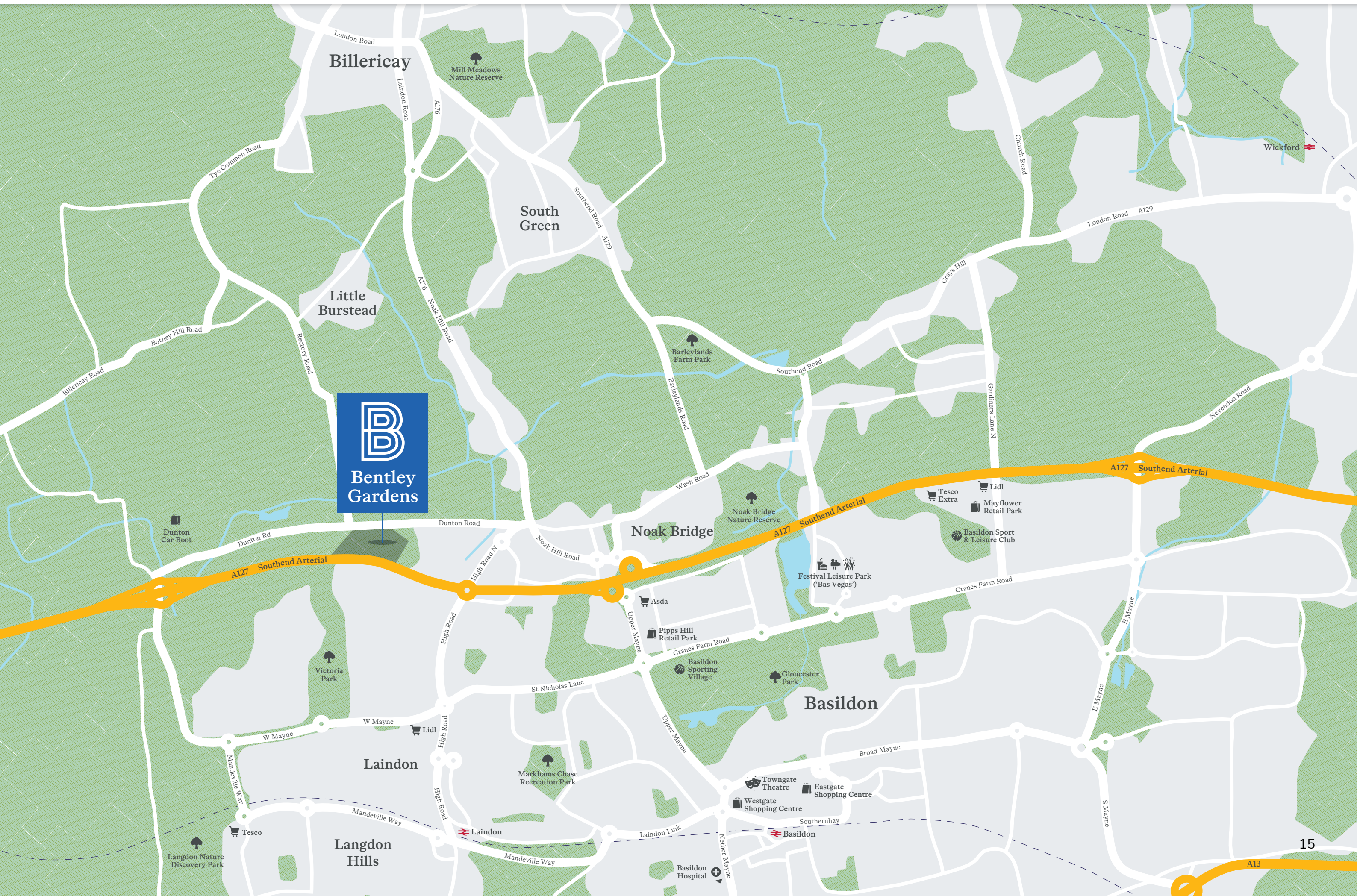
WAT TYLER COUNTRY PARK



NORTHLANDS PARK



PETTING ZOO - BARLEYLANDS FARM PARK





Your journey starts here

Whether you're planning a day exploring Basildon's vibrant town centre or heading out for a longer trip, you're perfectly placed.

Frequent rail services connect Basildon to London Fenchurch Street in approximately 35–45 minutes, while the A127 and A13 offer easy access to surrounding towns, the Essex coast and the wider region.



By Rail

Laindon Train Station from Bentley Gardens

7 min drive | 2.3 miles | 20 min cycle



Billericay Railway Station from Bentley Gardens

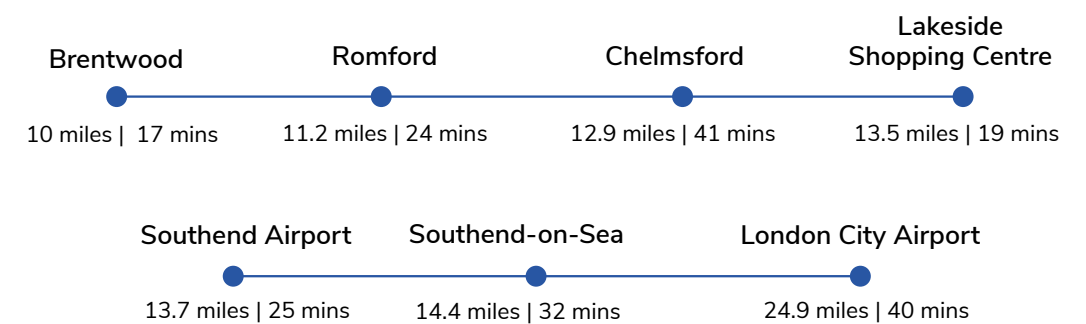
10 min drive | 3.5 miles | 18 min cycle



By Road

A127 and M25 (J29)

10 mins drive | 3.5 miles



By bus

Dunton Road, Laindon Bus Stop

0.1 miles | 1 min walk

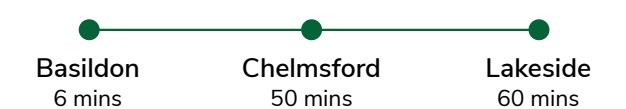
First Essex Number 9 route
Basildon Town Centre ↔ Billericay ↔ Brentwood (Railway Station)



Basildon University Hospital Stop

1 mile | 20 min walk

100 route
Chelmsford ↔ Basildon Bus Station





Site plan

- 2 bedroom houses
- 3 bedroom houses
- Future L&G Shared Ownership homes
- Previous L&G Shared Ownership homes
- L&G rented homes
- Development by Bloor Homes

Click on a plot to see
its floor plan and details



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.





2 bedroom house

Savage

Plots: 69 and 70*

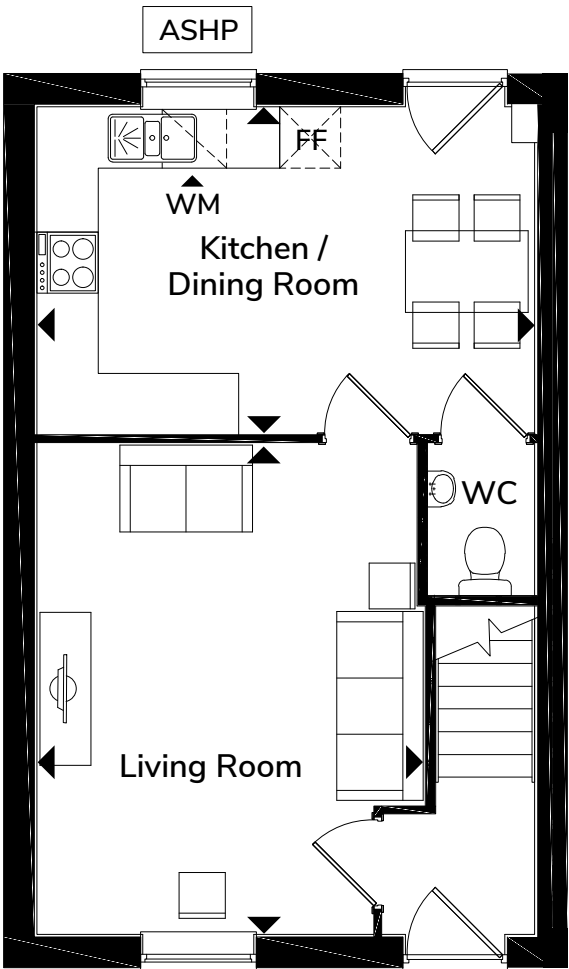
* Homes are handed



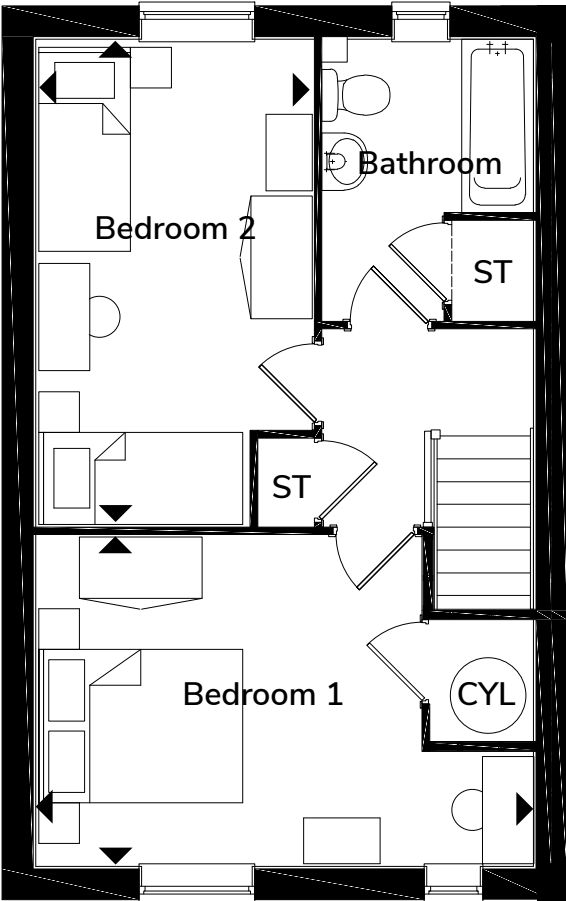
Computer generated image is indicative only.

Ground Floor			First Floor		
	Width Length			Width Length	
Kitchen / Dining	4.92m x 3.23m	16'1" x 10'7"	Bedroom 1	4.92m x 3.27m	16'1" x 10'8"
Living Room	4.92m x 4.84m	16'1" x 15'10"	Bedroom 2	2.75m x 4.80m	9'0" x 15'8"
			Total Area	78.97 sq m	850.03 sq ft

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows. Please ask a Sales Consultant for further information.



Ground Floor



First Floor

- KEY
- FF Space for freestanding fridge/freezer

WM Space for freestanding washing machine

ASHP Air Source Heat Pump

ST Store

WC Cloakroom

CYL Cylinder

VIEW PLOTS ON SITE PLAN



3 bedroom house

Sassoon

Plots: 68 and 71*

* Homes are handed



Computer generated image is indicative only.

Ground Floor

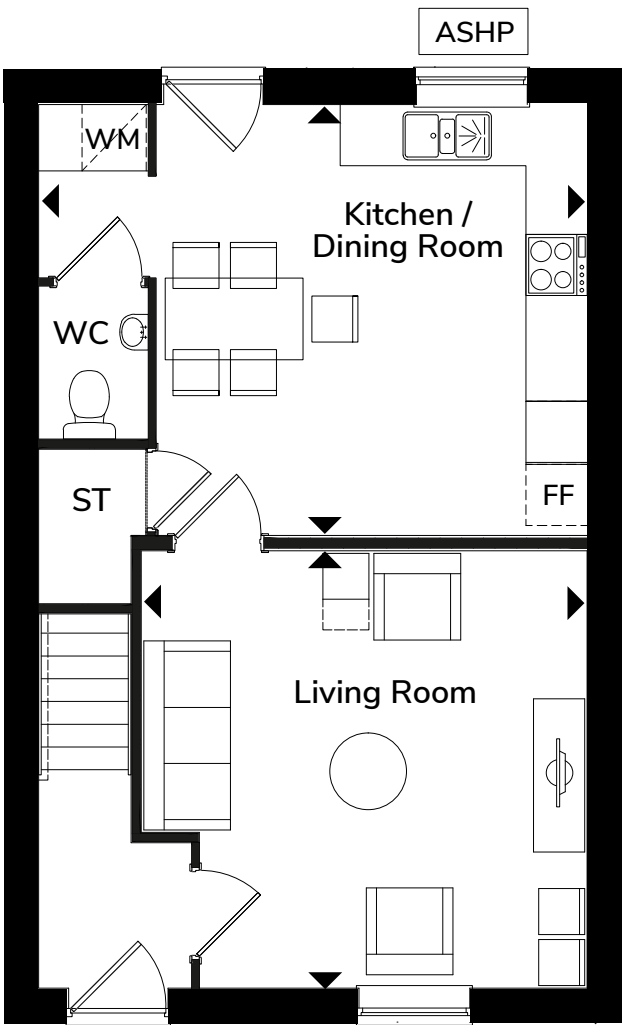
Width | Length

Kitchen / Dining	4.25m x 4.27m	13'11" x 14'0"
Living Room	4.39m x 4.33m	14'4" x 14'2"

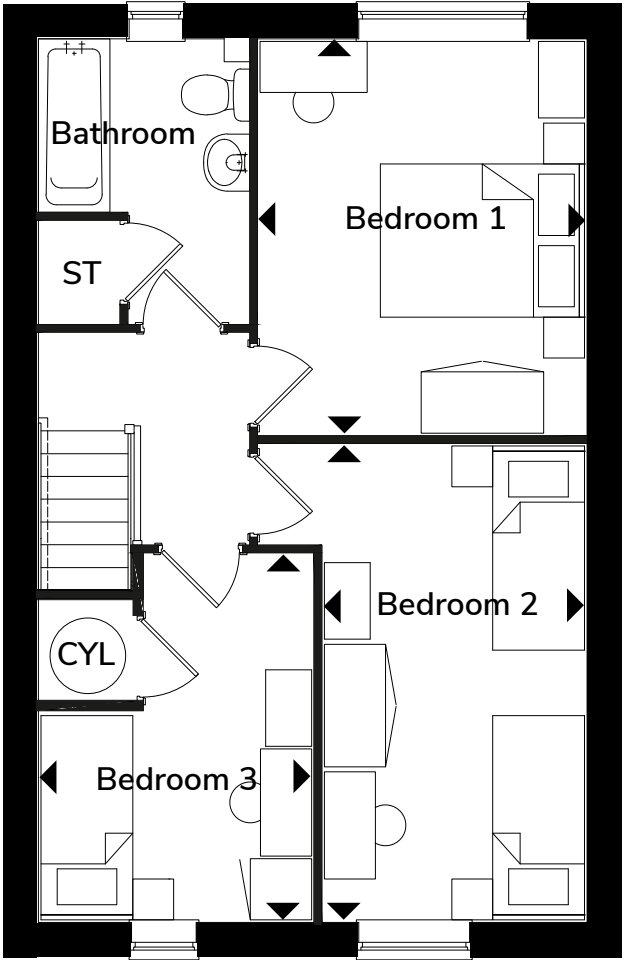
First Floor

Width | Length

Bedroom 1	3.25m x 3.91m	10'7" x 12'9"
Bedroom 2	2.62m x 4.71m	8'7" x 15'5"
Bedroom 3	2.72m x 3.64m	8'11" x 11'11"
Total Area	93 sq m	1001.05 sq ft



Ground Floor



First Floor

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KEY
FF Space for freestanding fridge/freezer
WM Space for freestanding washing machine
ASHP Air Source Heat Pump
ST Store
WC Cloakroom
CYL Cylinder

[VIEW PLOTS ON SITE PLAN](#)



It's all in the detail



Specification

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

* Please speak to the sales team for further details

Kitchen and utility

- Contemporary matt pebble kitchen with chrome handles and laminate worktop with matching upstands
- Under unit lighting to wall units
- Stainless steel splashback to hob
- Carron Phoenix stainless steel 1.5 bowl sink with chrome mixer tap
- Electrolux electric single oven, gas hob and stainless steel chimney hood
- Space for a freestanding fridge/freezer
- Space for a freestanding washing machine
- Removable base unit for future installation of dishwasher

Flooring

- Vinyl floor to kitchen/ dining area, cloakroom and bathroom
- Twist pile carpet to hall, stairs, landing, lounge and bedrooms

Bathroom

- Contemporary white Roca sanitaryware
- Thermostatic bath/shower mixer over bath with glass shower screen
- Chrome mixer tap to basin
- Full height wall tiling to bathroom and shower area with splashback tiling to sanitaryware walls
- White heated towel rail
- Mirror

Cloakroom

- Contemporary white Roca sanitaryware
- Splashback tiling to basin
- Mirror

Heating and electrical

- Central heating via Air Source Heat Pump ASHP with white contemporary radiators
- Door bell with sounder
- LED Downlights to kitchen, cloakroom and bathroom
- Pendant lighting throughout except kitchen and wet rooms
- White sockets and switches throughout
- TV point to lounge and bedrooms
- Telephone point to hall cupboard and lounge
- Shaver socket to bathroom
- Smoke, heat and CO2 detectors
- Extractor fan to kitchen, cloakroom and bathroom
- Spur for future installation of burglar alarm

General

- Anthracite UPVC double glazed windows and doors
- Ceilings, architraves and skirtings painted in white
- Walls painted in 'Timeless' emulsion
- White internal doors with brushed aluminium ironmongery
- NHBC 12 year warranty

External

- Turf to rear garden
- Keter box to garden
- Outdoor light to front and rear elevation
- Paved patio area
- External tap
- Rotary dryer
- 1.8m high timber fencing to rear gardens
- Two parking bays with EV charger





A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

[CLICK HERE TO FIND OUT MORE](#)





Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time, should you choose to, you can buy more shares in your home until you own the full 100%.



About Shared Ownership

Q: How does Shared Ownership work?

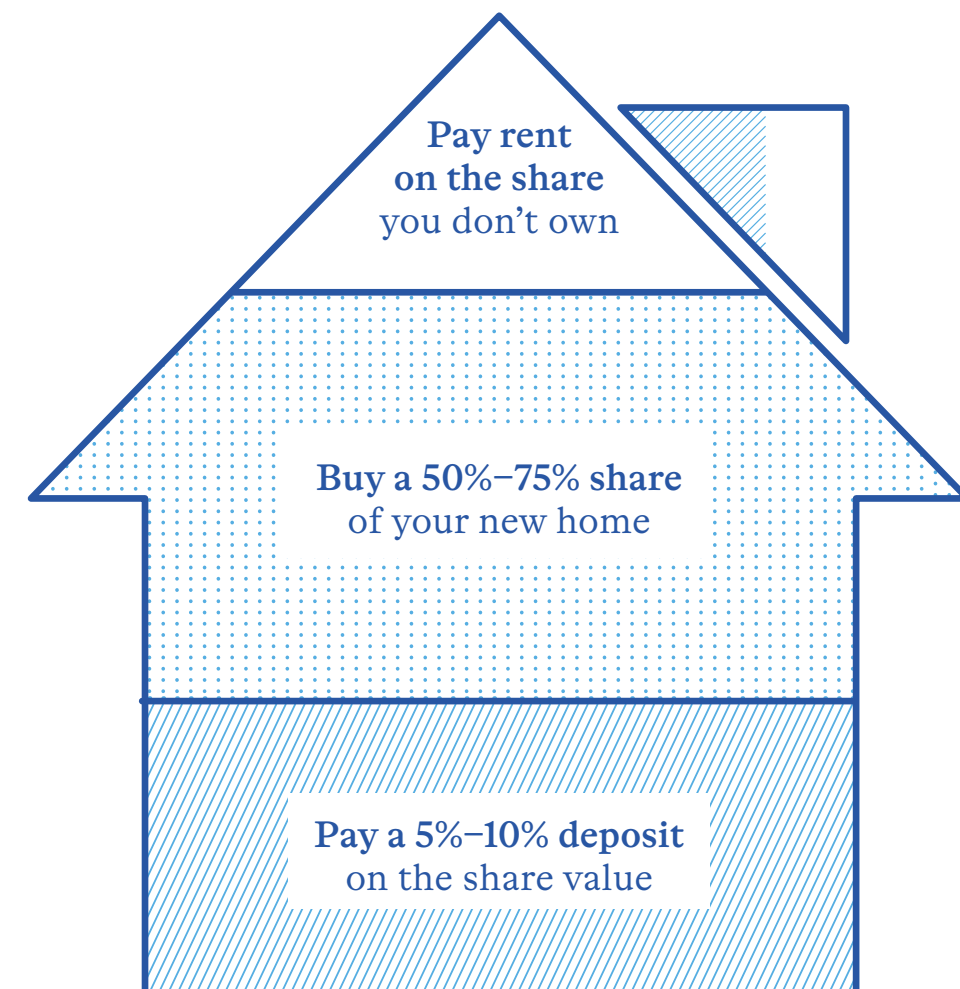
At Bentley Gardens, you can buy an initial share of between 50% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

[CLICK HERE TO FIND OUT MORE](#)



Breakdown example of buying a new home at Bentley Gardens

For full details around costs, please speak to one of our Sales Consultants.



FAQs

Q: How do I know what percentage I can purchase?

At Bentley Gardens, you can own any share from 50% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

Q: How will I pay my rent?

L&G has appointed a Management Provider, Delta, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

Q: Can I rent out my property?

You cannot grant an assured shorthold tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at CPI (Consumer Price Index) from September of the previous year + 1%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

Q: What is the length of the lease?

The lease is 990 years.

Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

Q: Are there other costs involved?

Some other costs to consider:

Estate & Service Charges

An estate charge is payable by all homes on the development to maintain unadopted roads, lighting, and landscaped and communal spaces. The service charge will cover the buildings insurance for your home.

Management fees

L&G appoint a Management Provider to manage your home and rental account on our behalf. Delta will be in contact shortly after you move in to introduce themselves.

Solicitor fees

You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

Broker fees

A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

Other fees

You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

[CLICK FOR MORE FAQs](#)



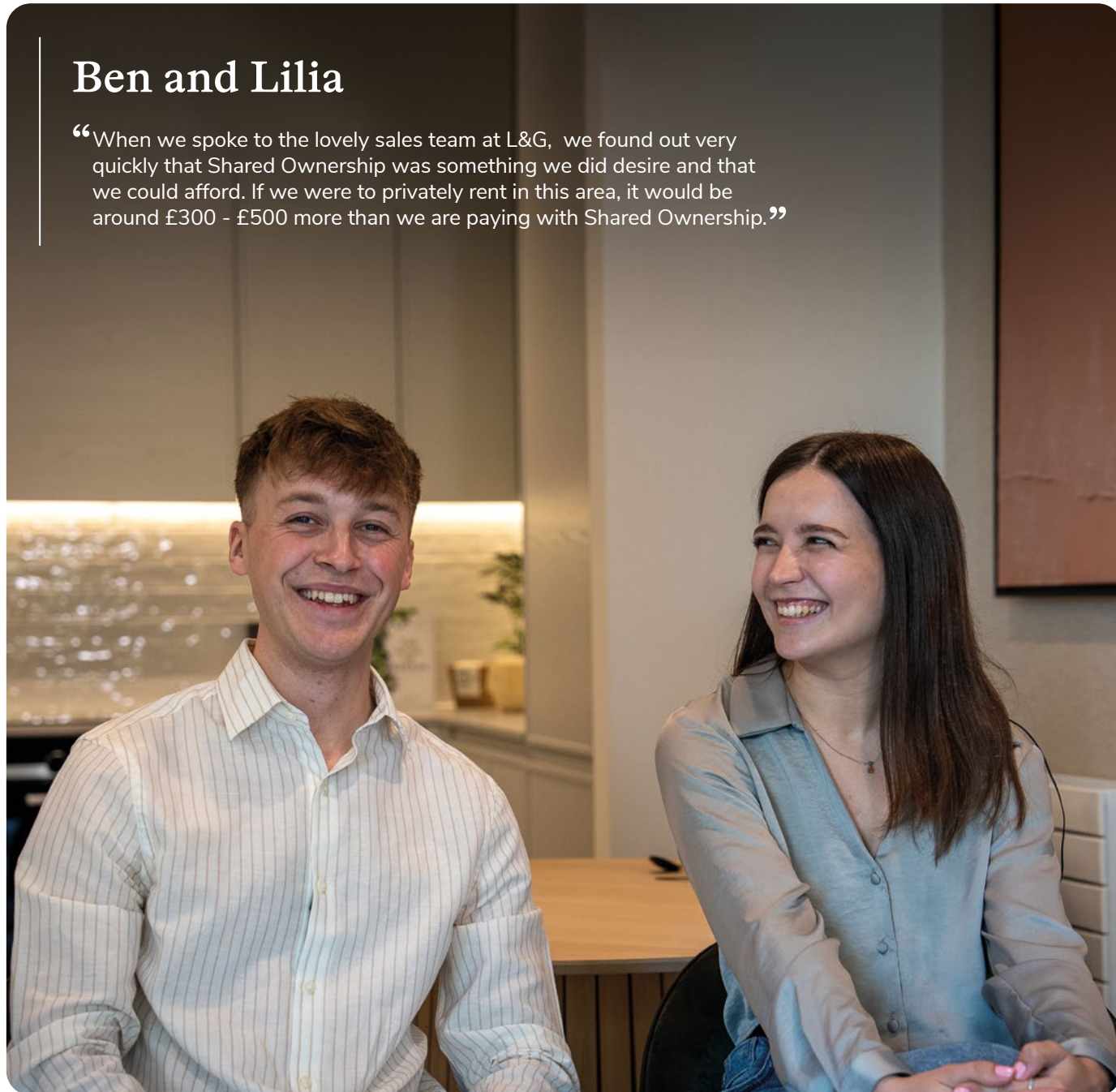


Don't just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.

Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”



Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with L&G.”



Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”

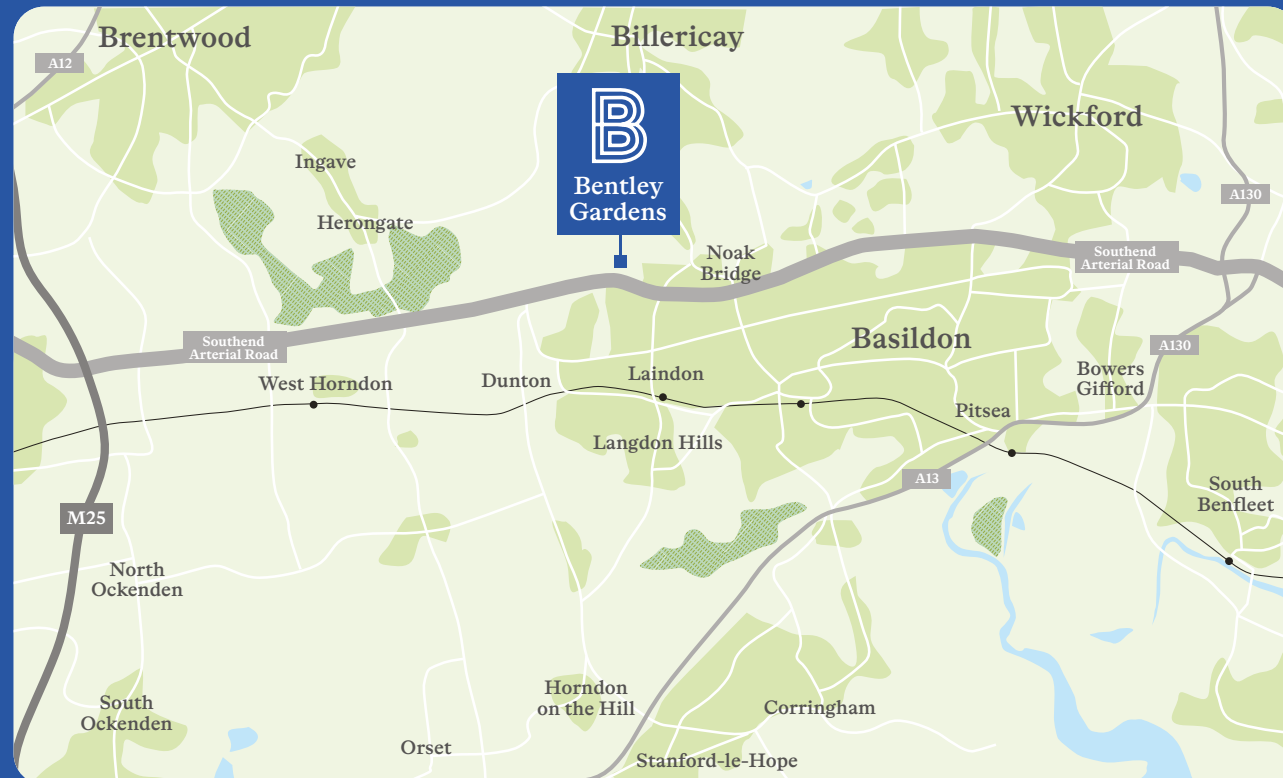


Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”



How to find us...



DUNTON ROAD, BASILDON SS15 4DB



what3words boxing.homes.outer

FROM THE M25

Leave the M25 at Junction 29 and join the A127 eastbound, following signs for Basildon / Southend. Stay on the A127 for around 7 miles. Take the exit marked B148 to Laindon, take the first exit at the roundabout toward Little Burstead and then turn immediately right onto Dunton Road.

FROM CHELMSFORD

Take the A130 south towards Basildon and continue for around 12 miles. Follow signs for the A127 towards London, then take the exit for Basildon Town Centre. Follow signs towards Billericay along Noak Hill Road turning left onto Wash Road and immediately right onto Dunton Road. The journey typically takes 25-30 minutes in normal traffic.

[GET DIRECTIONS](#)

L&G terms and conditions apply. All content within this document is indicative only. L&G reserves the right to make any changes at any time. Please speak to a member of our Sales Team for up-to-date information when reserving your new home. Information is correct at the time of going to print. Maps not to scale. Distances and times taken from google.co.uk/maps. March 2026. LGAH-BG-20032026



People come first.

That's been the L&G way for almost 200 years.

L&G was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

[CLICK HERE TO FIND OUT MORE](#)

L&G at



Bentley Gardens

Dunton Road
Basildon
SS15 4DB

01268 427 505

BENTLEY-GARDENS.CO.UK

