



SIMPSON'S
— PLACE —

SUNNY SEASIDE STROLLS
MEETS MODERN LUXURY LIVING

SIMPSON'S PLACE
Undercliff Rd East, Felixstowe IP11 7LU



FELIXSTOWE SNAPSHOT

LIFESTYLE / AMENITIES

SHOPPING

Felixstowe offers a wonderful variety of shopping. Hamilton Road forms the town's main retail area, with an abundance of boutiques, independent shops and high street brands, such as Argos, Boots, WH Smith and the East of England Co-op.

SPORTS & LEISURE

Felixstowe has a number of established sports and leisure facilities, including the renowned Felixstowe Ferry Golf Club, which is the only links golf course in Suffolk and one of the only true links courses in the world. Felixstowe Ferry Sailing Club provides fantastic leisure and competitive sailing, with an active social scene. The Leisure Centre offers a gym, swimming pool, classes and indoor bowls, and there are a number of other sports clubs locally including, badminton, rugby, hockey, cricket and football.

FERRY

Felixstowe Ferry is a charming hamlet on the banks of the River Deben with a foot ferry to Bawdsey, an Area of Outstanding Natural Beauty on the Suffolk Heritage Coast.

BEACH

This historic seaside town has over 4-miles of award-winning beaches and seafront gardens, as well as one of England's best preserved coastal sea defences, an 18th Century fort on Landguard Peninsula.

FOOD & DRINK

Felixstowe is home to a wide variety of cafes, bars and restaurants, both in the town centre and dotted along the coast. The Fludyers is an established hotel and restaurant, whilst The Alex Café Bar, The Boardwalk, The Ferry Boat Inn and newly-opened Beach Street are also popular with locals and tourists alike.

FELIXSTOWE

COMFORTABLY SITUATED BETWEEN THE RIVERS ORWELL AND DEBEN, FELIXSTOWE IS A CHARMING SEASIDE TOWN WITH A VIBRANT TOWN CENTRE, AND A WONDERFUL MIX OF ATTRACTIONS AND ACTIVITIES TO SUIT ALL AGES AND INTERESTS.

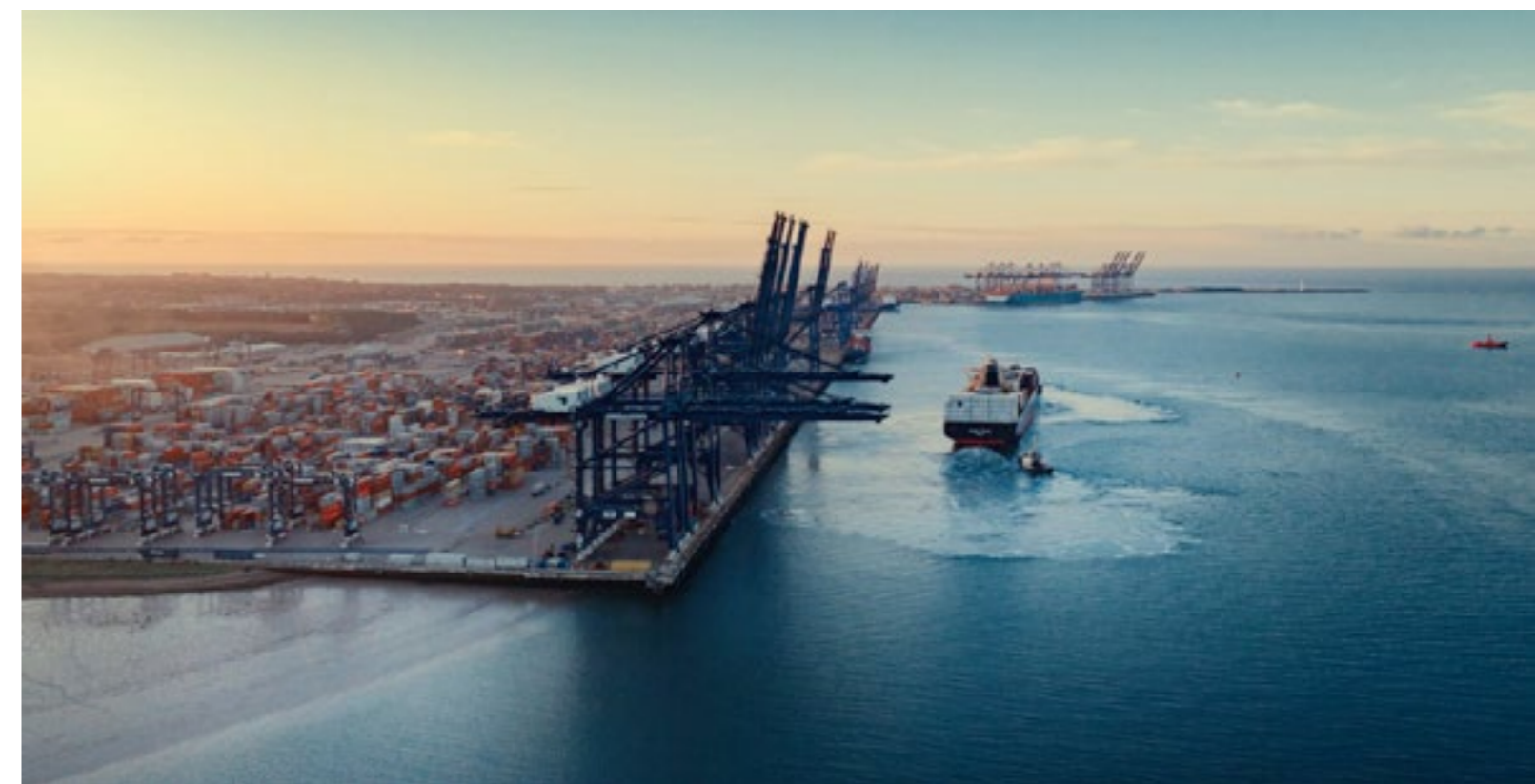
The resort became a fashionable seaside retreat in the 1880's and has retained many of its attractive Victorian and Edwardian houses and hotels. Felixstowe has many of its own delights to explore, including Café Bencotto which is housed in an old Fire Station close to the town centre.

One claim to fame for Felixstowe is that it is the home to the UK's largest container port and is the busiest in Europe. The viewing area at Landguard on the southern edge of the town offers great views of container and passenger ships coming into the Felixstowe and Harwich harbours from all over the world.

Promenade along the seafront with its fine architecture, colourful beach huts and four miles of lovely beaches – don't forget your bucket and spade! Overlooking the waters are the newly restored Seafront Gardens, with their colourful and unusual planting, historical features and structures.

At the northern end of the town is the charming fishing and sailing hamlet of Felixstowe Ferry. Take a walk along the banks beside the River Deben, hop on the little foot ferry for a trip to Bawdsey, pick up some fresh fish for tea and see how many of the iconic Napoleonic Martello Towers you can spot.

— “ —
Home to the UK's largest container port and the busiest in Europe.
 — ” —



EDUCATION AND EMPLOYMENT

The rate of employment in Felixstowe is both higher than the average for Suffolk and higher than the national average, suggesting that finding a job in this area maybe easier than most places. The rate of claiming any benefit (which includes work benefits) is more than 10% lower in Felixstowe than the national average, suggesting higher salaries than the average in the area.

COMPANY	LOCATION	SECTOR	BUSINESS ACTIVITY
East of England Co-Operative Society Ltd	Ipswich	Retail	Providing stores & services to towns & villages
Maritime Group Ltd	Felixstowe	Freight transport by road	A group engaged in road haulage
Staffright Group	Felixstowe	Healthcare Recruitment	A group dedicated to finding Healthcare staff for the Suffolk and Norfolk area
Marriott Holding Ltd	Ipswich	Sale of New cars and light motor vehicles	A group engaged in the purchase, sale and repair of motor vehicles and the operation of a golf club.
One Group Construction Ltd	Ipswich	Construction of other civil engineering projects n.e.c	A group engaged in civil engineering, groundworks, building construction, property development, road and infrastructure surfacing.
Mind Suffolk	Felixstowe	Support charity for mental health	A group dedicated to helping those affected by mental health in a variety of ways. Providing fund raising and events in the Suffolk area to help.

STAY CONNECTED

The town boasts a wide range of ways to get around from buses, trains and roads.



PUBLIC TRANSPORT

FirstGroup operate frequent bus services on routes 75 and 77 between Ipswich and Felixstowe. In addition there is an express bus service, the X7, which runs at various times of the day from Monday to Saturday



TRAINS

Greater Anglia operate a regular hourly service from Ipswich throughout the day (around 30 minutes journey time) to the unmanned train station at Felixstowe. At Ipswich you can join mainline services to London (Liverpool Street Station) and Norwich, plus routes west to Bury St. Edmunds, Cambridge and The Midlands/North of England



ROAD

Felixstowe lies at the end of the A14 which runs west to Cambridge and The Midlands, joining the M1 and M6. From Ipswich, the A12 heads south to meet the M25 at London. There are several car parks in the town which serve both the main shopping area and seafront.



ABOUT THE DEVELOPER



We design, develop, sell, manage.

JaeVee Home's lifecycle investment model of developing, selling, and managing property is revolutionising the way people invest. We are unlike any other property company being that we are investors and landlords ourselves. We are the creator, developer, retailer, and operator of unique market-leading property investment strategies.

We put the end-user at the heart of every decision we make, creating lifestyles and homes that give us a competitive edge. Nobody else can provide such a revolutionary way to invest in property like us. We Develop. We Sell. We Manage. We are committed to you and your investment. There are no other agents, no other developers, no other managers. None of the end-user focus is ever lost making the advantages all yours.

A COMPLETE REVOLUTIONARY APPROACH

We understand the need to create lifestyles and focusing on people, rather than the numbers. We place emphasis on what we need to deliver to get the end-user to value the accommodation as much as we do.

TOTAL CONTROL

We develop sites and then manage them, giving us total control over the entire property process. Typically, agents, developers, and letting companies are all part of the exchange. We swap confusion for revolution by changing the way people view property. We cut out the middleman and make the end-user our primary focus when purchasing.



A FEW OF OUR OTHER DEVELOPMENT BRANDS



SIMPSON'S PLACE, FELIXSTOWE

Simpson's Place will provide high-quality and architecturally designed homes to those seeking a lifestyle on the Suffolk Coast. Starting at £450,000 Simpson's Place consists of 9, 2 or 3 bedroom Apartments and Townhouses



COMPLETE SPECIFICATIONS

- ✓ Sustainable timber frame construction
- ✓ LVT Flooring
- ✓ Fibre Broadband BT Connection
- ✓ Dedicated car parking for each property
- ✓ Communal areas
- ✓ Personalisation of your home



Private fence removed for illustration purposes

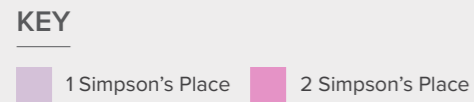
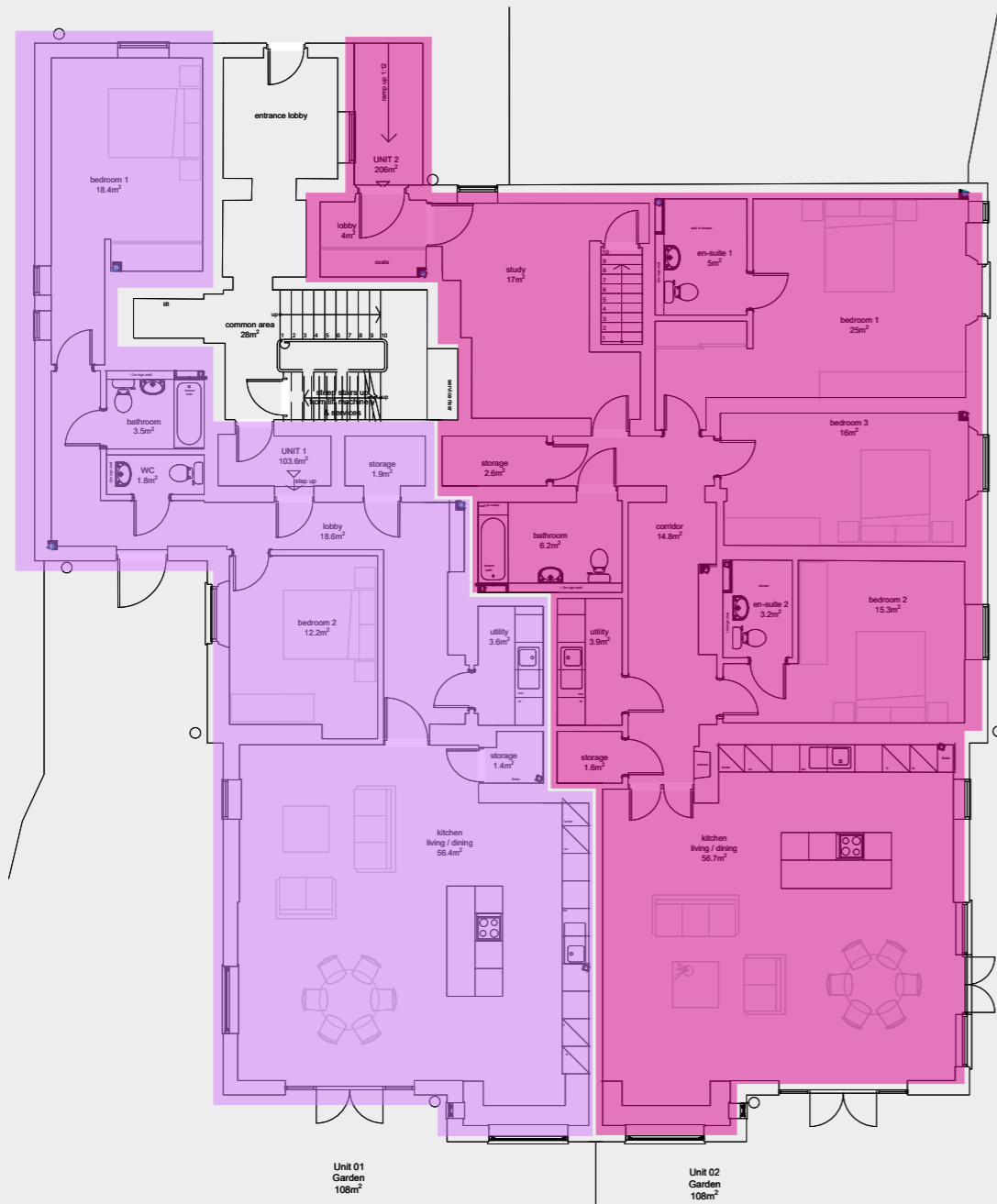


Some items are part of our style your home upgrade package.



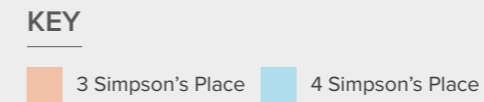
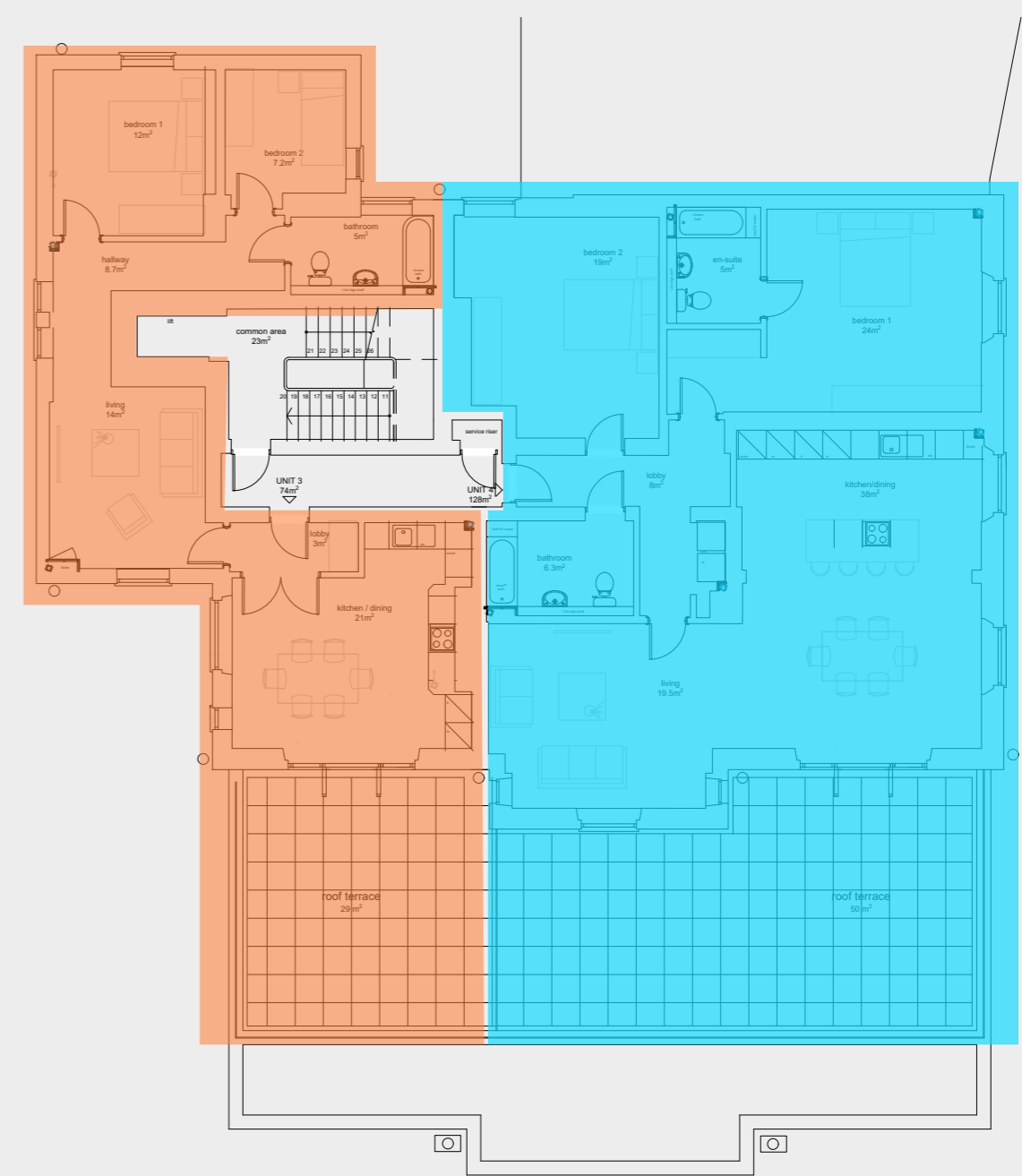
GROUND FLOOR PLANS

FLOOR	LEVEL
1 SIMPSON'S PLACE	G
2 SIMPSON'S PLACE	G



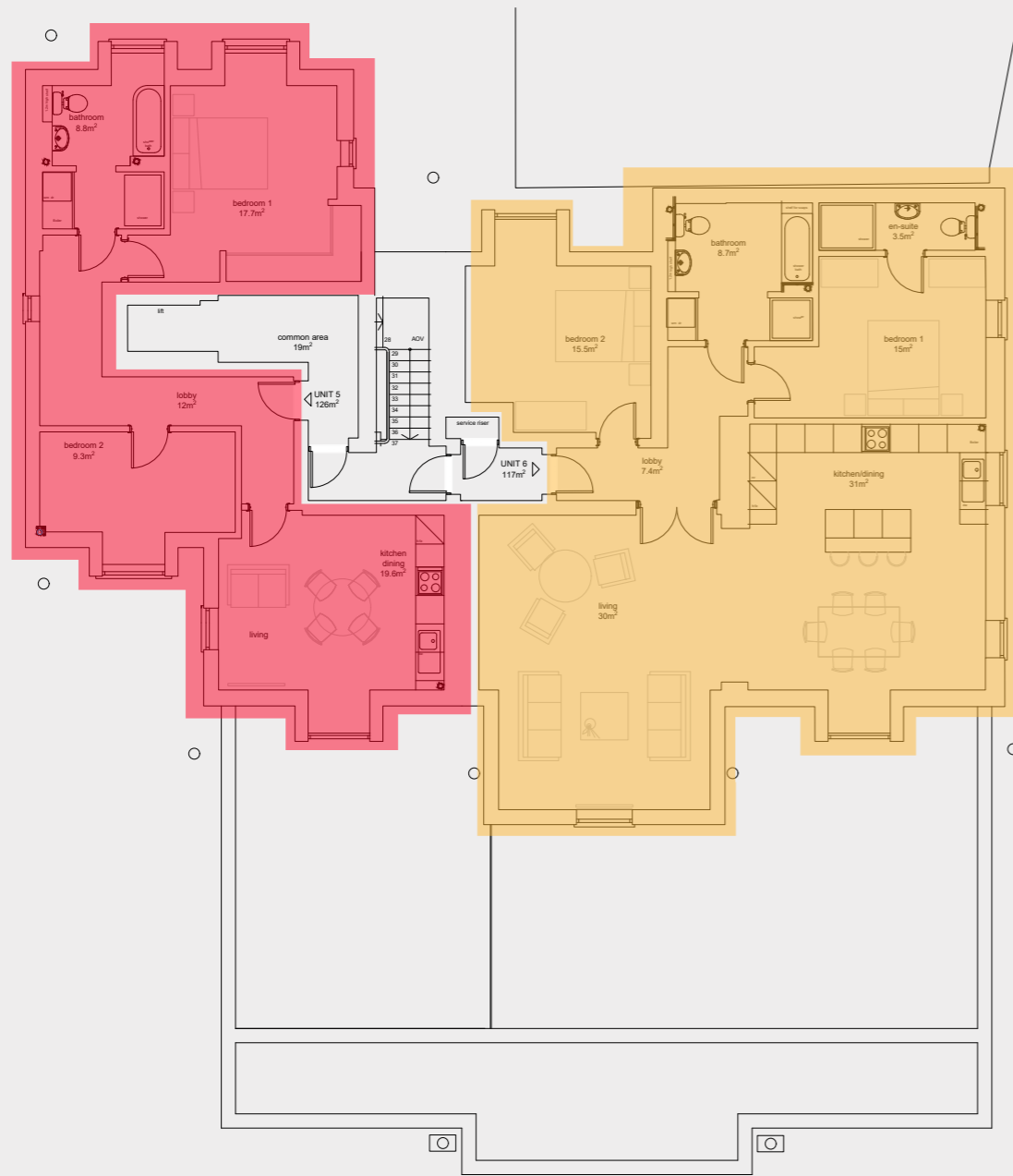
FIRST FLOOR PLANS

FLOOR	LEVEL
3 SIMPSON'S PLACE	1
4 SIMPSON'S PLACE	1



SECOND FLOOR PLANS

FLOOR	LEVEL
5 SIMPSON'S PLACE	2
6 SIMPSON'S PLACE	2

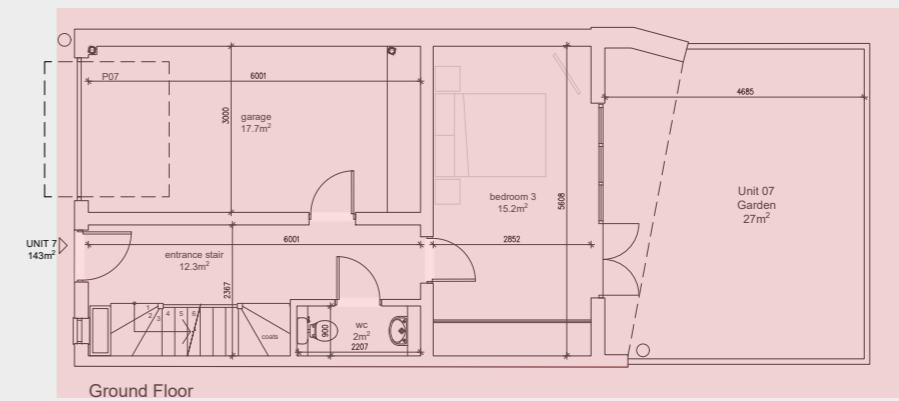


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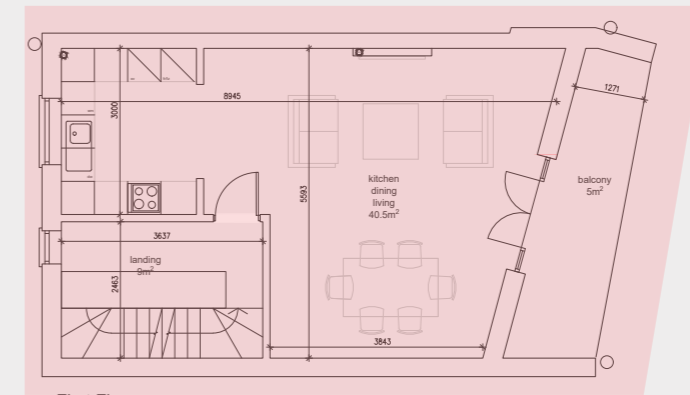
- 5 Simpson's Place
- 6 Simpson's Place

TOWN HOUSE PLANS

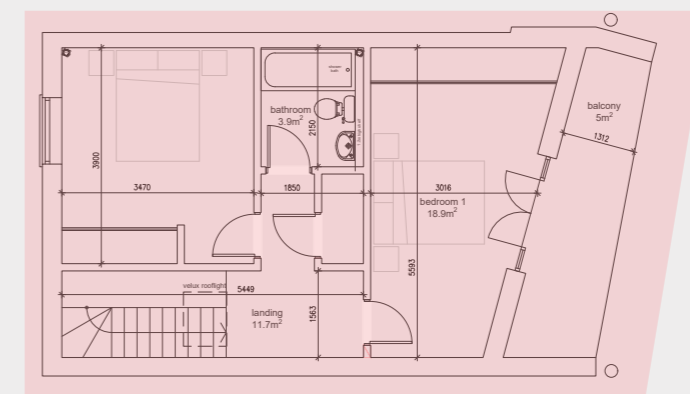
FLOOR	LEVEL
TOWN HOUSE 1	G



Ground Floor



First Floor



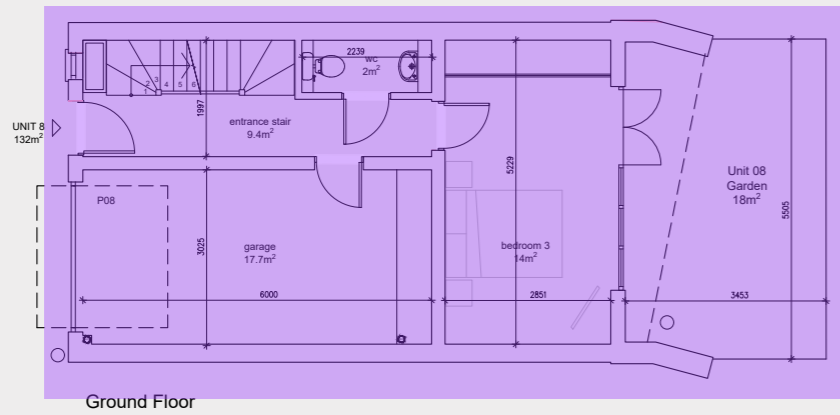
Second Floor

KEY

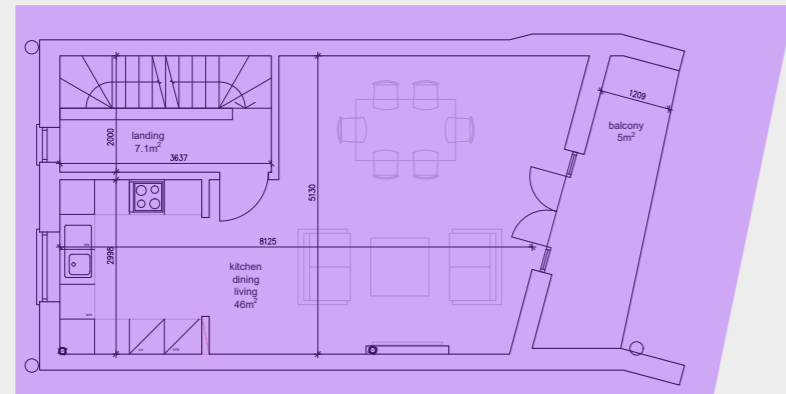
- Town House 1

TOWN HOUSE PLANS

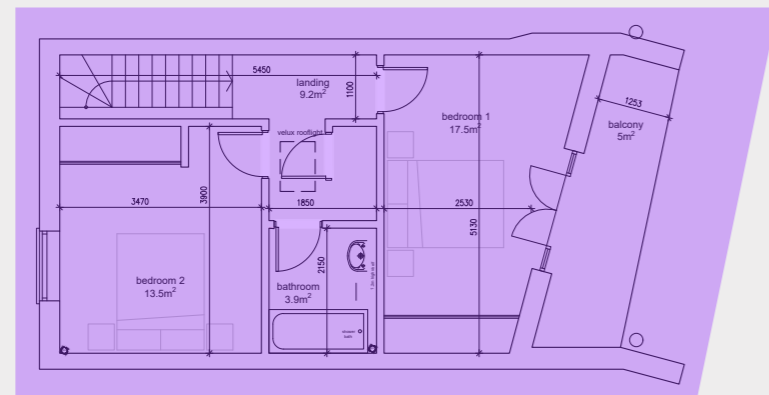
FLOOR	LEVEL
TOWN HOUSE 2	G



Ground Floor



First Floor



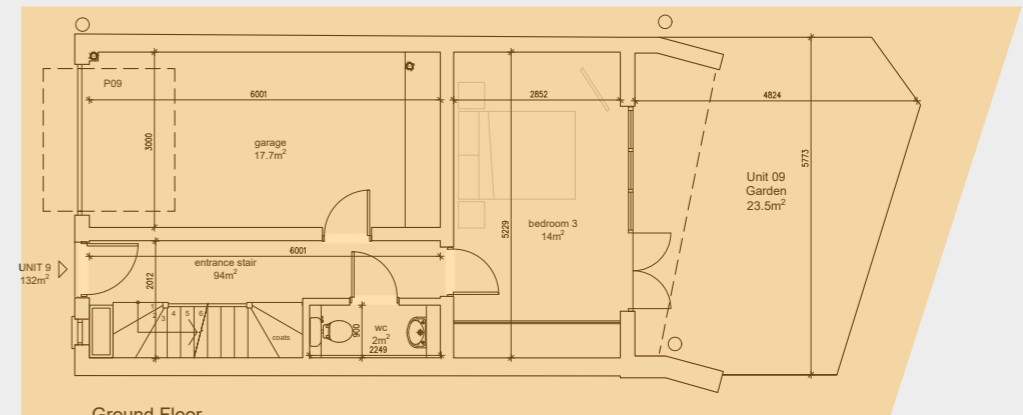
Second Floor

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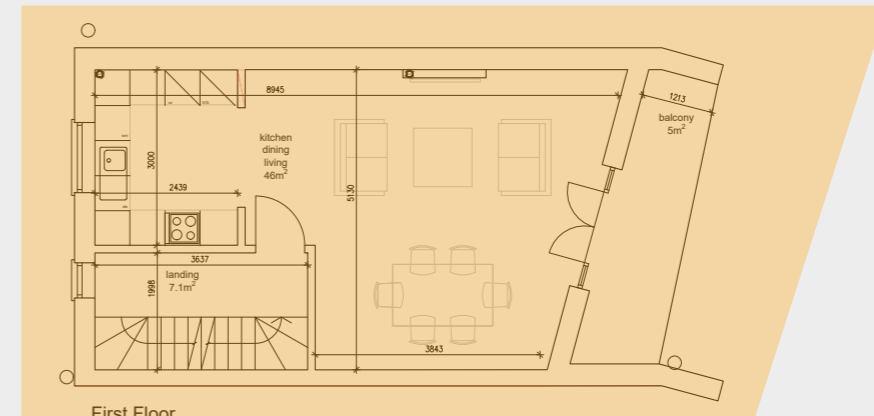
Town House 2

TOWN HOUSE PLANS

FLOOR	LEVEL
TOWN HOUSE 3	G



Ground Floor



First Floor



Second Floor

KEY

Town House 3



Some items are part of our style your home upgrade package.



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Style your new home

When buying a home at Simpson's Place, we give you the option to make it your own with a number of personalisation options and styles!

OUTSTANDING KITCHENS

The kitchen is the heart of your home, so it's important to give it the character it deserves with your own personal touches. There are a number of different kitchen styles, colours and finishes to choose from:

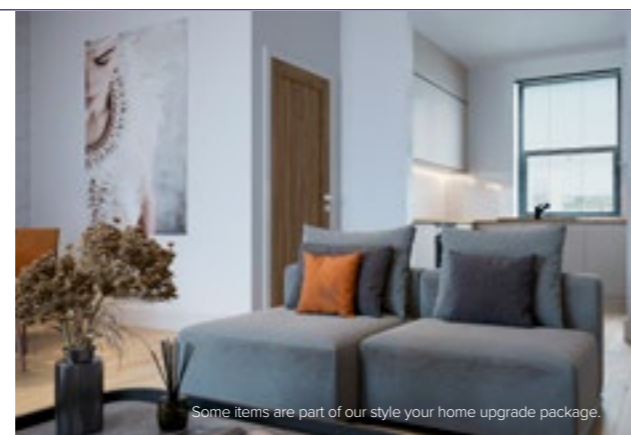
- ✓ Wall & base units - Colour selection*
- ✓ Worktop - Colour selection*
- ✓ Sinks - Colour selection*
- ✓ Sink Taps - Colour selection*



LUXURIOUS LIVING SPACES

Create a warm and homely living space with our selection of flooring and lighting options:

- ✓ Light fittings - Choice of 3*
(in areas with downlights)
- ✓ Carpet or LVT - Choice of 5
Upgrade to LVT, Luxury ranges or tiles from our bronze, silver, gold and platinum ranges.



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BEAUTIFUL BATHROOMS

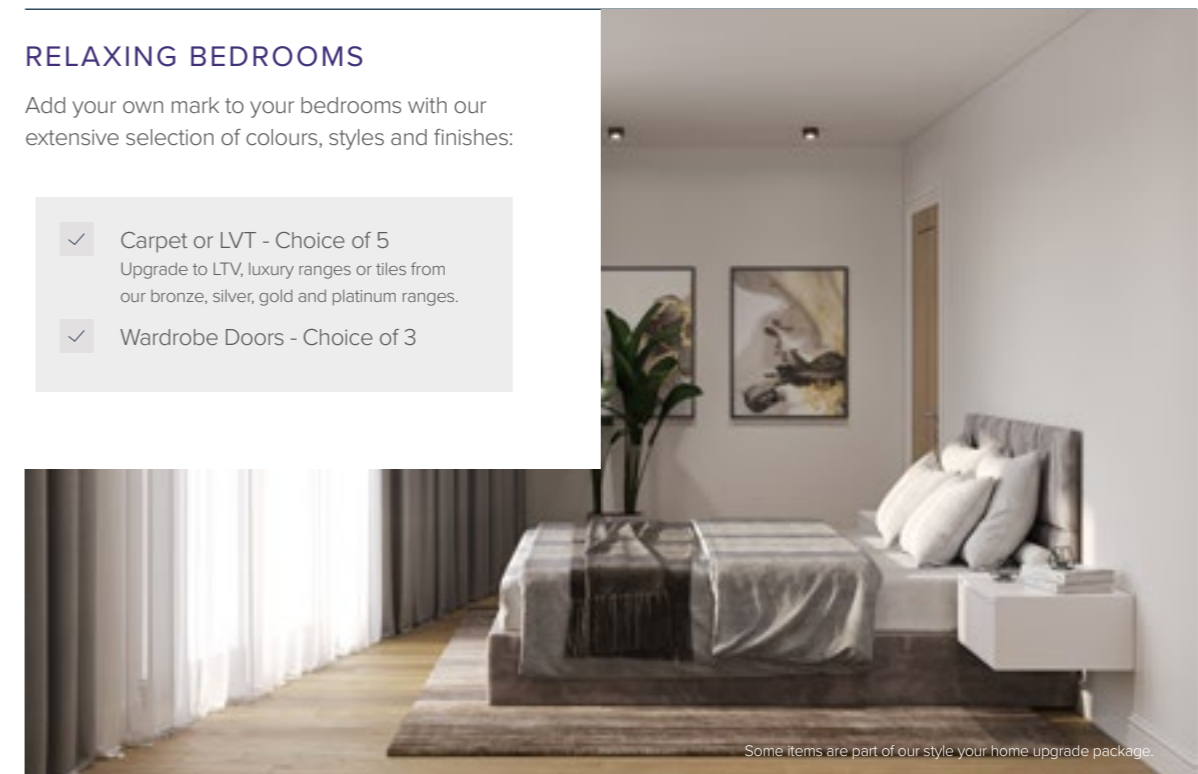
Design a bathroom that you'd want to spend time in, with a choice of optional upgrades such as:

- ✓ Wall tiles - Choice of 5*
Choose your new tiles from our bronze, silver, gold and platinum ranges*
- ✓ Flooring tiles or LVT - Choice of 5*
Upgrade to LVT premium or personalise your floor from our luxury ranges*
- ✓ Finishing touches*
personalise your faucets, towel radiators, mirrors and more. Choosing from our range of bronze, silver, gold and platinum ranges.

RELAXING BEDROOMS

Add your own mark to your bedrooms with our extensive selection of colours, styles and finishes:

- ✓ Carpet or LVT - Choice of 5
Upgrade to LTV, luxury ranges or tiles from our bronze, silver, gold and platinum ranges.
- ✓ Wardrobe Doors - Choice of 3



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FAQ'S

WHEN WILL SIMPSON'S PLACE BE READY FOR OCCUPATION?

The development is on schedule to be completed and handed over for occupation by Q3 2024.

WHAT TYPE OF TENURE DOES MY SIMPSON'S PLACE PROPERTY COME WITH?

Each property has its own 250 year leasehold.

HOW MUCH IS THE GROUND RENT?

Ground rent will not be chargeable due to the Leasehold Reform (Ground Rent) Act 2022.

WHAT UTILITIES ARE IN SIMPSON'S PLACE?

There will be both gas and electric utilities at Simpson's Place, with gas central heating throughout.

DO I GET A CAR PARK SPACE?

1 parking space included with every apartment & townhouse at Simpson's Place. All townhouses come with a build-in garage in addition to there parking space.

AM I ABLE TO HAVE PETS AT SIMPSON'S PLACE?

Subject to freeholder approval, the majority of pets are permitted within the development.



IS THERE A RECTIFICATION PERIOD FOR SNAGGING ISSUES?

The development offers a rectification period of 12 months from handover to all leaseholders for any snagging issues that may arise. The rectification cost is covered by the Developer.

AS SIMPSON'S PLACE IS A NEW DEVELOPMENT, IS THERE A STRUCTURAL WARRANTY?

Yes, there is a 10 year structural warranty in place.

WHAT IS THE PAYMENT PLAN FOR BUYING A SIMPSON'S PLACE PROPERTY?

To reserve a Simpson's Place property it requires a £5,000 deposit and a admin fee of £299+VAT. Thereafter upon your solicitor receiving the draft contract pack, you have 6 weeks to exchange contracts with the completion being five working days after receiving the building's completion certificate. The reservation deposit will be deducted from the balance due on completion.

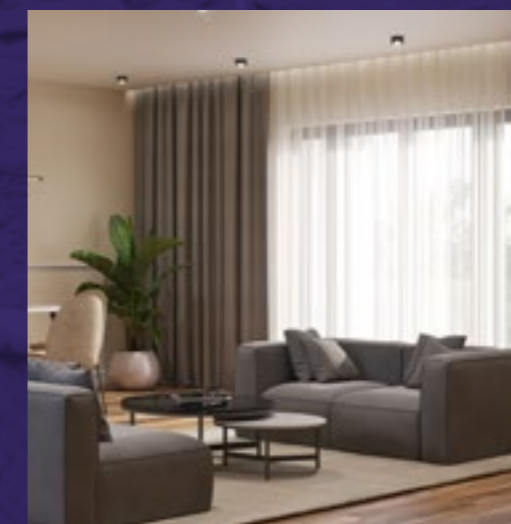




9 FANTASTIC SPACES TO CHOOSE FROM

This modern development contains nine 2 - 3 bedroom apartments and townhouses. Which boasting bright and modern interiors that can be customised to match your own unique style.

FLOOR NO	UNIT NO	DESCRIPTION	SQM	FT ²
G	1	2 bedrooms	123.5	1,328.27
G	2	3 Bedrooms	197.30	2,123.72
1	3	2 Bedrooms	75.20	809.45
1	4	2 Bedrooms	131.80	1,418.68
2	5	2 Bedroom	70.50	758.85
2	6	2 Bedrooms	121.70	1,309.97
G	7	3 Bedrooms	156.40	1,683.47
G	8	3 Bedrooms	144.10	1,551.08
G	9	3 Bedrooms	144.10	1,551.08



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SALES PROCESS

With prices starting from £450,000 Simpson's Place is the perfect place for those looking for their own escape by the coast, with beautiful views of the Suffolk Coast and easy access to larger towns and cities just around the corner.



NEED A MORTGAGE?

If you're looking to use a Buy to Let, Holiday Let or Residential mortgages all pre approvals are required to be qualified by Yellow Brick Mortgages.



HASSLE FREE

When buying a property from JaeVee Homes, the process couldn't be simpler. We like to keep things straightforward by managing the sales process in-house. Our consultancy team delivers an efficient and knowledgeable service in helping buyers make informed decisions whilst growing their portfolios of JaeVee Homes properties.

When buying a property from us, both a reservation fee of £5,000 and an administration fee of £299 +VAT are required in order to ensure disappointment is avoided.

10% of the property value is due on exchange within six weeks of reserving your property. Upon completion, your reservation deposit is deducted from the final balance due.

In return you can expect a comprehensive and friendly service focused on a fast turnaround with completions typically five working days after being served a building regulations completion certificate.

IN ORDER TO RESERVE YOUR UNIT, PLEASE VISIT WWW.SIMPSONS-PLACE.CO.UK

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