



TOLLESBURY

HOUSE



WHERE MARINA LIFE
MEETS MODERN LIVING

TOLLESBURY HOUSE
1 UNITY STREET, IPSWICH, SUFFOLK, IP3 OAP



IPSWICH



HOME TO THE UNIVERSITY OF SUFFOLK, IPSWICH IS A CONSTANTLY EVOLVING TOWN BECOMING THE PLACE TO BE. FROM UNIQUE RESTAURANTS, BARS AND LIVE MUSIC, THIS VIBRANT TOWN HAS EVERYTHING YOU NEED TO KEEP YOUR LIFESTYLE ACTIVE AND ENTERTAINING.

The Port of Ipswich has been in operation since Anglo Saxon times, but has recently become increasingly popular. Starting at Jerwood Dance House (DanceEast) and stretching all the way to the Free House, The Brewery Tap, once site of the Tolly Cobbold brewery, the waterfront covers over a kilometre.

This bold and vibrant town has a rich history spanning back decades and an exciting future ahead of it. World-class dance and cutting-edge theatre, comedy and drama to big-name comedians and stage shows; Ipswich is the beating heart of culture in Suffolk.

Ipswich is home to many different parks and green spaces from beautiful parks like Bourne Park great for a day out. You can then celebrate the Suffolk area with the annual Suffolk Show with loads of activities for the family to enjoy on the day.

Ipswich is home to Ipswich Town Football Club which holds a rich history within the Ipswich area being founded in 1878. The club boasts an incredibly passionate fan base with vibrant match day atmosphere brilliant for any sports lover.

“ Ipswich is a constantly evolving town becoming the place to be ”

IPSWICH SNAPSHOT

LIFESTYLE

As county towns go, Ipswich has a lot going for it. Steeped in history, it boasts ancient buildings, medieval churches, and an enviable heritage.

Combine this with modern attractions, a vibrant culture, a bustling port, and proximity to some of East Angles' most stunning countryside – it is truly a town to be proud of. In the summer, the Ipswich waterfront hosts a wealth of activities such as boat hire, an Orwell River Cruise and live dance performances.

Ipswich has a thriving shopping scene, from high-street brands as well as many other independent shops and boutiques.

POPULATION

Ipswich has become a tourist hotspot in the UK with 3.5 million people reported to have visited the county town in recent years as well as being voted as one of the most desirable places to live and work in England.

THE REVIVAL

New plans have been unveiled to transform Ipswich town centre to encourage more urban living. The vision is to create the UK's first 'connected town centre.' This will be done through new housing developments on unacquired sites and by converting buildings and empty upper floors.

The idea is to recreate a town centre that will reflect the way in which people are starting to live. It's aimed at those who work from home as well as a destination for people staying locally choosing Ipswich and Suffolk as a place to visit.





EDUCATION AND EMPLOYMENT

ALONGSIDE SIGNIFICANT REGENERATION INVESTMENT, THERE'S NEVER BEEN A BETTER TIME TO MOVE TO IPSWICH. WELCOMING LARGE COMPANIES SUCH AS EAST OF ENGLAND CO-OPERATIVE SOCIETY LTD AND JOHN GROSE GROUP LTD TO THE TOWN, EMPLOYMENT OPPORTUNITIES ARE ABUNDANT.

KEY EMPLOYERS:

POSITION	COMPANY NAME	LOCATION	SECTOR	BUSINESS ACTIVITY
1	Turners (Soham) Holdings Ltd	Newmarket	Freight transport by road	A group engaged in the road haulage and residential home parks
2	East of England Co-operative Society Ltd	Ipswich	Retail and wholesale	A consumer co-operative entirely owned by its members whether they are customers, colleagues or local community. Providing stores & services to town & villages covering 2000 square miles in Norfolk, Suffolk & Essex
3	Maritime Group Ltd	Felixstowe	Freight transport by road	A group engaged in road haulage
4	Marriott Holdings 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
5	John Grose Group Ltd	Lowestoft	Sale of new cars and light motor vehicles	A group engaged as motor distributors and engineers
5	Hopkins & Moore (Developments) Ltd	Woodbridge	Construction of domestic buildings	A group engaged in the property investment
7	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
8	Hughes Electrical Ltd	Lowestoft	Rental sale of electrical household appliances in specialised stores	A group engaged in retail and rental of television, radio and electrical goods
9	A.J.N Steelstock Ltd	Newmarket	Wholesale of metals and metal ores	Steel stockholders
10	Breheny Group Ltd	Ipswich	Specialised construction activities (other than scaffold erection) n.e.c	A group engaged in civil engineering contractors
11	Sanctuary Personnel Ltd	Ipswich	Temporary employment agency activities	The provision of care workers and social workers
12	Green Label Foods Ltd	Woodbridge	Production of meat and poultry meat products	The processing and sale of poultry

THE UNIVERSITY OF SUFFOLK, FORMERLY KNOWN AS UNIVERSITY CAMPUS SUFFOLK, IS BASED IN IPSWICH AND IS HOME TO JUST UNDER 5,000 STUDENTS FROM ALMOST 70 DIFFERENT COUNTRIES.

Founded in 2007, the University offers a wide ranging portfolio of courses across its Arts, Business and Applied Health and Social studies. The Arts, Business and Applied Health and Social studies faculty comprises four departments.

94.4 percent of Suffolk undergraduates were in work or further study after six months following the Destination of Leavers from Higher Education survey.

STAY CONNECTED

THE TOWN BOASTS A WIDE RANGE OF WAYS TO GET AROUND FROM BOATS TO BUSES, TRAINS TO FLYING.



AIR

Ipswich is just an hour away from Stansted Airport, which has huge international links across the globe.



TRAIN

There are two Train Stations, Ipswich and Derby Road. Train services in Ipswich are run by Greater Anglia and operate direct services to cities in the region including London, Cambridge, Norwich and Peterborough. It is also on the Great Eastern main line from London to Norwich, the East Suffolk line to Lowestoft and the Felixstowe branch line.



ROAD

Ipswich is located close to the A14 and the A12 roads.



ABOUT THE DEVELOPER



We develop, design, sell, manage.

Estate Education'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 place emphasis on what we need to deliver to get the end-user to value the accommodation as much as we do throughout the process.

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



TOLLESBURY HOUSE, IPSWICH

TOLLESBURY HOUSE IS DESIGNED TO CREATE A COLLABORATION BETWEEN IPSWICH'S WATERFRONT AND MODERN CONTEMPORARY LIVING. THE SCHEME WILL BE 16 MODERN UNITS EACH ASSIGNED A CAR PARK SPACE.

The site is located close to the University of Suffolk as well as a whole host of amenities including shops and restaurants.

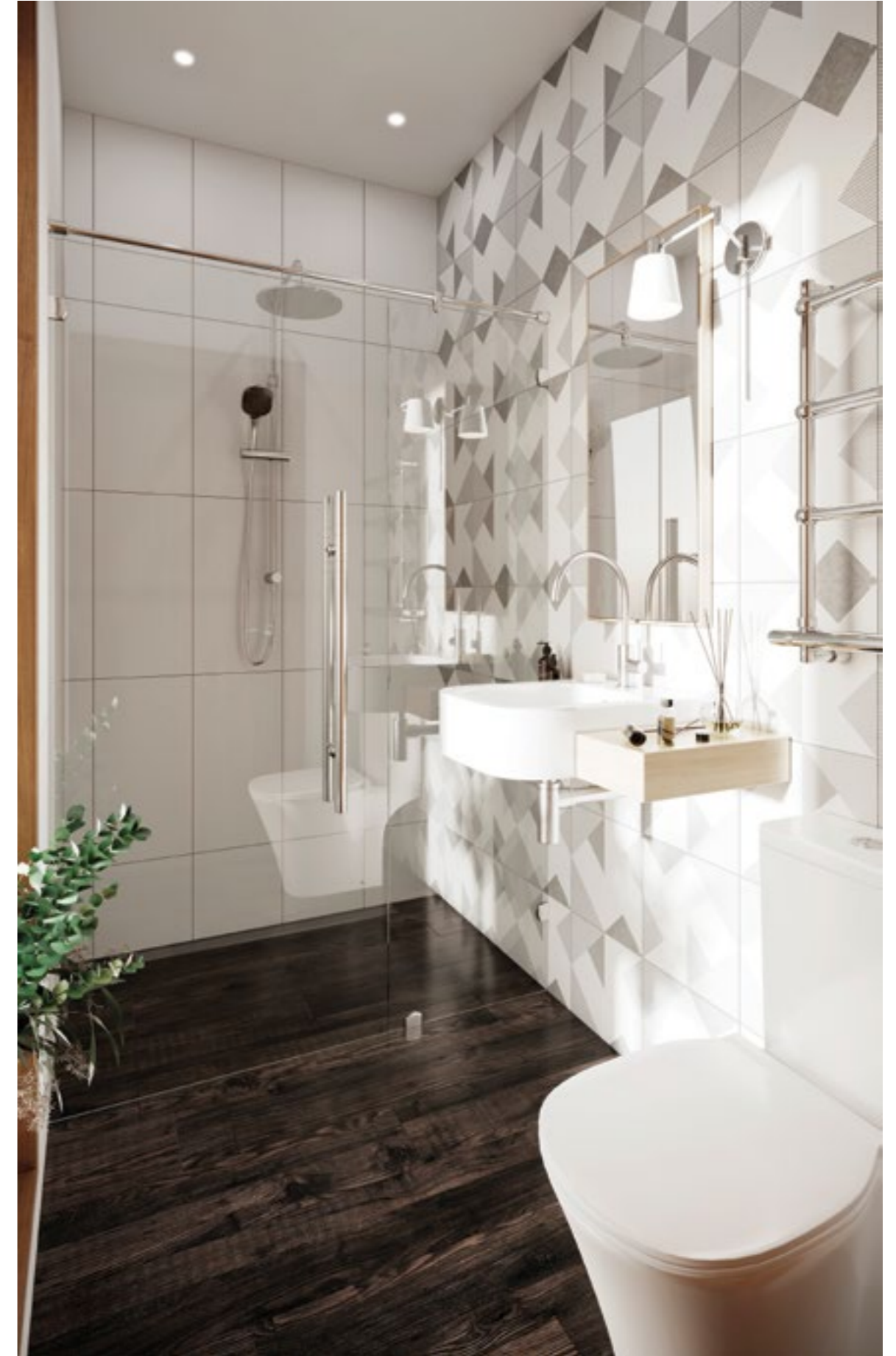


SPECIFICATIONS

- ✓ Contemporary marble effect kitchen units featuring fully integrated high spec appliances
- ✓ Elegant bathrooms featuring full height tiling throughout
- ✓ Smart thermostats
- ✓ Twin sockets with USB points.
- ✓ Under floor heating by combination boiler
- ✓ Smart video intercom for each apartment hall
- ✓ Exquisite LVT flooring







GROUND FLOOR PLANS

FLOOR	LEVEL
353 DUKE STREET	G
TOLLESBURY HOUSE FLAT 1	G
351 DUKE STREET	G

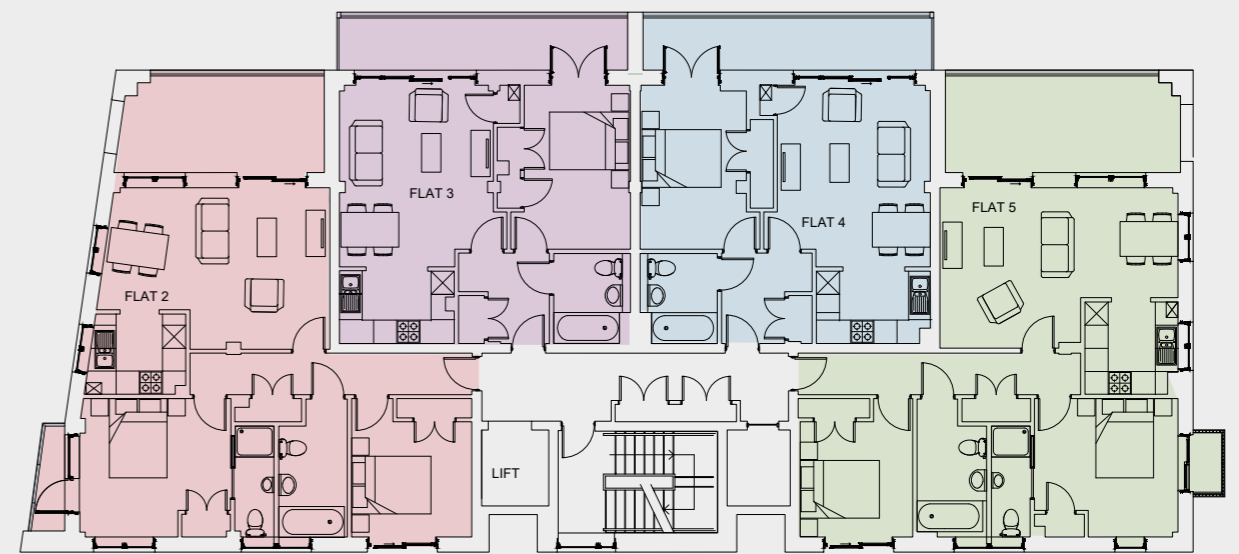


- 351 DUKE STREET
- TOLLESBURY HOUSE FLAT 1
- 353 DUKE STREET



FIRST FLOOR PLANS

FLOOR	LEVEL
TOLLESBURY HOUSE FLAT 2	1
TOLLESBURY HOUSE FLAT 3	1
TOLLESBURY HOUSE FLAT 4	1
TOLLESBURY HOUSE FLAT 5	1

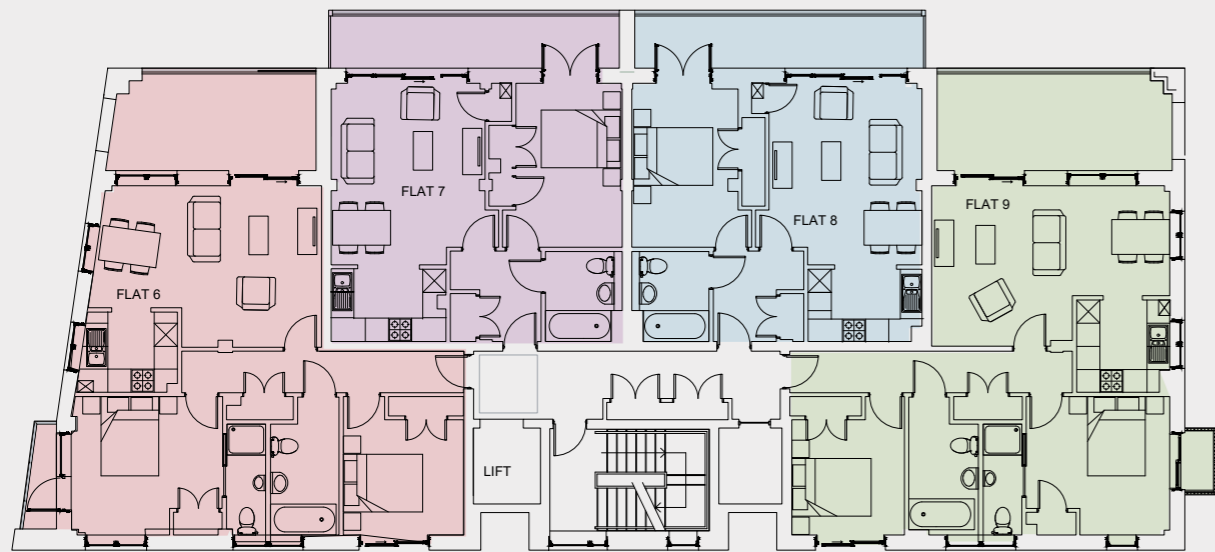


- TOLLESBURY HOUSE FLAT 2
- TOLLESBURY HOUSE FLAT 3
- TOLLESBURY HOUSE FLAT 4
- TOLLESBURY HOUSE FLAT 5



SECOND FLOOR PLANS

FLOOR	LEVEL
TOLLESBURY HOUSE 6	2
TOLLESBURY HOUSE 7	2
TOLLESBURY HOUSE 8	2
TOLLESBURY HOUSE 9	2

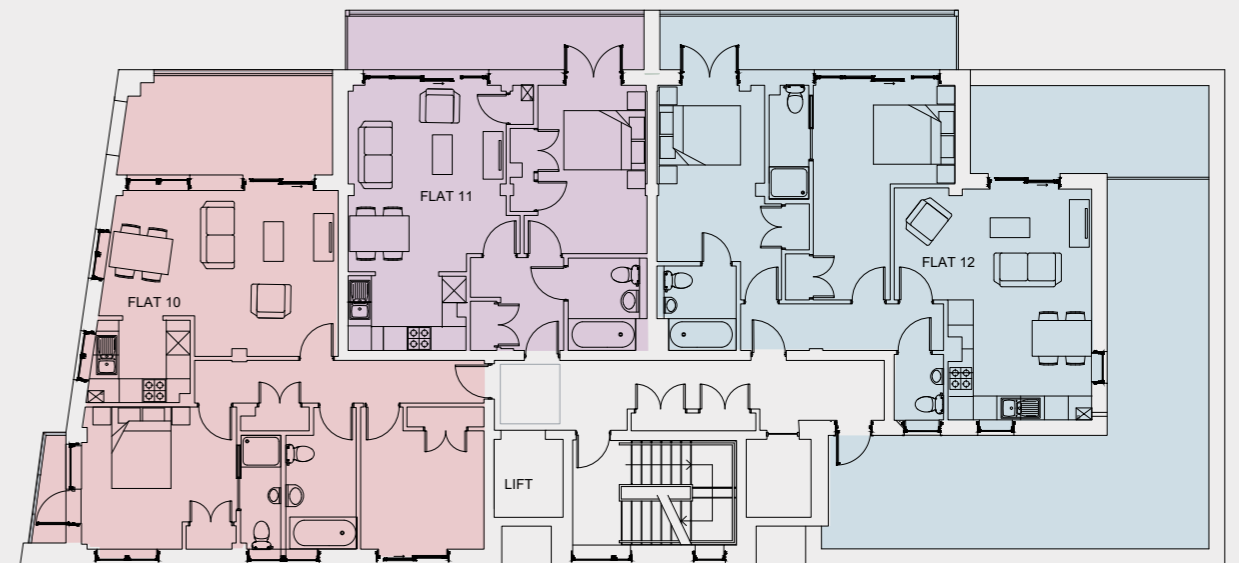


SECOND FLOOR PLAN

- TOLLESBURY HOUSE FLAT 6
- TOLLESBURY HOUSE FLAT 7
- TOLLESBURY HOUSE FLAT 8
- TOLLESBURY HOUSE FLAT 9

THIRD FLOOR PLANS

FLOOR	LEVEL
TOLLESBURY HOUSE 10	3
TOLLESBURY HOUSE 11	3
TOLLESBURY HOUSE 12	3

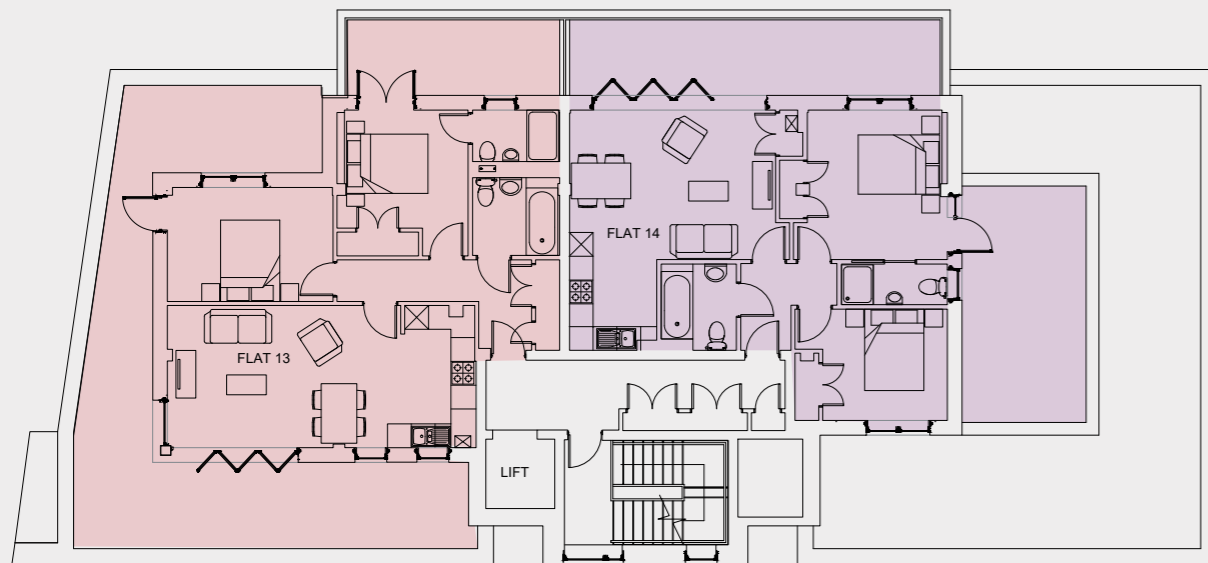


- TOLLESBURY HOUSE FLAT 10
- TOLLESBURY HOUSE FLAT 11
- TOLLESBURY HOUSE FLAT 12



FOURTH FLOOR PLANS

FLOOR	LEVEL
TOLLESBURY HOUSE FLAT 13	2
TOLLESBURY HOUSE FLAT 14	2



- TOLLESBURY HOUSE FLAT 13
- TOLLESBURY HOUSE FLAT 14





16 BEAUTIFUL SPACES TO CHOOSE FROM

THE SCHEME WILL BE 16 MODERN UNITS EACH ASSIGNED A CAR PARK SPACE.

APARTMENT NO	FT ²	M ²	BEDROOMS	SALE PRICE
353 DUKE STREET	570.49	53.00	1	£175,000
1	581.25	54.00	1	£175,000
351 DUKE STREET	548.96	51.00	1	£250,000.
2	753.47	70.00	2	£220,000
3	538.20	50.00	1	£175,000
4	538.20	50.00	1	£175,000
5	764.24	71.00	2	£220,000
6	753.47	70.00	2	£220,000
7	570.49	53.00	1	£175,000
8	548.96	51.00	1	£175,000
9	775.00	72.00	2	£220,000
10	775.00	72.00	2	£250,000
11	538.20	50.00	1	£175,000
12	764.24	71.00	2	£300,000
13	764.24	71.00	2	£300,000
14	764.24	71.00	2	£300,000

FAQ'S

WHEN WILL TOLLESBURY HOUSE BE READY FOR OCCUPATION?

The development is on schedule to be completed and handed over for occupation by Q2 2024.

WHAT TYPE OF TENURE DOES MY TOLLESBURY HOUSE 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 TOLLESBURY HOUSE?

There will both gas and electric utilities at Tollesbury House, with gas central heating throughout.

DO I GET A CAR PARK SPACE?

A car park space is included with every apartment.

AM I ABLE TO HAVE PETS AT TOLLESBURY HOUSE?

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 TOLLESBURY HOUSE 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 TOLLESBURY HOUSE PROPERTY?

To reserve a Tollesbury House property requires a £5,000 deposit, 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 buildings completion certificate. The reservation deposit deducted from the balance due on completion.



SALES PROCESS

WITH PRICES STARTING FROM JUST £175,000, TOLLESBURY HOUSE IS THE PERFECT PLACE TO LIVE IN THE VIBRANT AND EVER-EVOLVING TOWN OF IPSWICH. CHOOSE FROM ONE TO TWO BEDROOM APARTMENTS, WITH 16 CAR PARKING SPACES AVAILABLE.

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.



PLEASE RESERVE THE APARTMENT YOU WANT BY VISITING WWW.TOLLESBURY-HOUSE.CO.UK TO RESERVE ONLINE VIA OUR SIMPLE AND EASY TO USE DIGITAL RESERVATION PROCESS.



HASSLE FREE

When buying a property from Estateeducation, 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 Estateeducation properties.

When buying a property from us, both a reservation deposit 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 fee 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.

WHERE MARINA LIFE
MEETS MODERN LIVING

TOLLESBURY HOUSE

