

Development Site:
Duke Street, Ipswich.

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LOCATION

- The plot is situated close to Ipswich's thriving Waterfront, an area that has undergone extensive rebuilding and gentrification in recent years as part of the local authority's regeneration programme. This vibrant district boasts a popular mix of bars, bistros, restaurants and coffee shops, creating an appealing atmosphere for residents and visitors alike.

The site is located on Duke Street, nestled between Tye Road and Unity Street, in the up-and-coming student area surrounding the New Suffolk University. This proximity makes it particularly attractive for student accommodation or young professionals. Allowing for scope to create a purpose built student block.

Ipswich town centre is just a few minutes' walk away, offering a broad range of commercial, entertainment, and shopping amenities to cater to diverse needs and interests. The site is also situated within close proximity to the delightful Holywells Park, providing easy access to green spaces and recreational areas.

Transportation links are excellent, with the main train station approximately a mile's walk along the Waterfront. The station provides direct services to Norwich, London Liverpool Street, and other key destinations. By road, Ipswich is well-connected with easy access to the A14 and A12, connecting to the Midlands and London respectively. For international travel, Stansted Airport is just an hour's drive away.

In the county town of Suffolk, Ipswich combines historical charm with modern development, making it an attractive location for residents, students, and businesses alike. The ongoing regeneration of the Waterfront area continues to enhance the appeal of this already desirable prime location.



OPPORTUNITY

Full Planning permission was granted for 44 residential units, on-site parking, and open amenity space. The planning reference number for this site is 17/00570/FUL (Ipswich Borough Council). The site comprises two separate residential blocks.

The current vendor has developed Tollesbury House (one of the three residential blocks) which comprises 16 of the 44 residential units granted and decided to sell off the rest of the site to another developer.

Purchasing a partially completed property development site that already demonstrates buyer demand offers several compelling advantages for a developer. Here's why it can be an attractive and strategic opportunity:

1. Reduced Risk Due to Proven Buyer Demand

Established Market Appeal: A partially completed development with sold or occupied units provides concrete evidence that there is demand for properties in that location. This reduces the uncertainty and risk involved in launching a completely new development.

Faster Sales Prospects: With buyers already showing interest in the project, it's likely that the remaining units will also attract demand, enabling faster sales. This demand could come from the same demographic or target market that was interested in the earlier phases of the project.

2. Lower Development and Planning Risk

Established Planning Approvals: This site already has secured planning permissions, This eliminates the often lengthy and costly process of obtaining these.

3. Accelerated Development Timeline

Partially Established Infrastructure: Key infrastructure elements, such as roads, utilities, and essential services, are already in place, reducing the time and cost needed to complete the project.

4. Market Confidence and Reputation

Boosts Credibility: A site that already has completed and sold units demonstrates confidence in the market. Buyers and investors may feel more secure purchasing a property in a partially completed development because it has already attracted interest.

Track Record for Lenders: Lenders may view the project more favourably since the site has a proven track record of sales. This can make it easier to secure financing or more favourable loan terms.

5. Established Community Appeal

Sense of Community: When some units are already completed and occupied, the development has an established community, making it more attractive to prospective buyers. People often prefer moving into a neighbourhood where there's already a community and infrastructure in place.

Neighbourhood Development: As the development progresses, the neighbourhood improves, with more services, shops, and amenities being established. Buyers and investors tend to value the completion of projects where communities are already growing.

6. Clear Market Insights and Data

Market Feedback: A part-completed development provides valuable insights into what has worked well so far in terms of pricing, design, and buyer preferences. This feedback can guide the remaining development and sales strategy, reducing the guesswork that often comes with new projects.

Demand for Certain Property Types: If certain types of units (e.g., larger apartments or townhouses) sold particularly well in the initial phase, this knowledge can be used to tailor the remaining development to meet demand more effectively.



SITE PLAN

Solely responsible

1985.13sqm
0.49 Acres

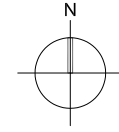
Shared responsibility

1202.18 sqm
0.29 Acres



SITE & LANDSCAPING PLAN - SCALE 1:200

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All dimensions and levels to be checked on site and any discrepancies to be reported to the architect before construction.
Within dimensions to be taken in preference to scaled dimensions.



Rev. Date Amendment
A 25.05.17 Unity Street block amended: car park layout and external works amended.

CLIENT
Kanwaljit Singh Rai
Mandip Singh
Narinder Kaur Tamber
PROJECT
Residential development
Duke Street, Ipswich

DRAWING
Site Plan

CHECKED
MM

DRAWN
KS

X-REF(S)
X-ref Ipswich1

DATE
June 2017

SCALE
1:200 @ A1

DRAWING NUMBER
4883-102 A

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PLANNING

- Full planning permission has been granted for the erection of 28 new residential units, on-site parking, and open amenity space.

Full copies of the application documents, including all drawings and reports associated with the site, can be obtained from Ipswich Borough Council's online planning service by inputting application reference number 17/00570/FUL on the council website via the following link: ppc.ipswich.gov.uk

As outlined in the Design & Access Statement submitted with the planning application, new housing was proposed on this site to provide a positive contribution to the public realm, supporting the ongoing urban development of this part of town and further supporting the ongoing regeneration of the Waterfront.

A Section 106 Agreement is already in place for an off site financial contribution with no affordable housing onsite.

Prospective purchasers are advised to carry out their own review of the planning and technical information relating to the site via the aforementioned council website link.

A data room containing all of the information is available upon request after qualification.

SITE SIZE

- We are advised that the total responsible area is 3187.31 SQM or 0.78 Acres

PRICE

- £1.2 Million

VIEWING

- The site can be viewed from the public highway



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WHY SHOULD A PROPERTY DEVELOP A SITE IN IPSWICH WATERFRONT?

Developing a site on the Ipswich Waterfront can be a highly attractive prospect for property developers for several key reasons. The waterfront area has undergone significant regeneration in recent years, transforming it into a vibrant, desirable location for residential, commercial, and mixed-use developments. Here are the main reasons why a property developer should consider developing a site in this area:

• Ongoing Regeneration and Investment

Major Regeneration The Ipswich Waterfront has seen significant investment in regeneration projects, transforming former industrial docks into a modern, attractive area with a mix of residential apartments, restaurants, bars, cafes, offices, and cultural institutions. This revitalization has increased the area's appeal for both residents and businesses.

Continued Investment Opportunities With ongoing plans for further regeneration and development, including infrastructure improvements, there's continued potential for growth, making it a prime location for property developers.

• High Demand for Waterfront Living

Desirable Location Waterfront locations are inherently attractive to homebuyers and renters alike, offering scenic views and a higher quality of life. Ipswich Waterfront, with its marina, riverside walks, and proximity to the town centre, has become one of the most desirable places to live in Ipswich.

Lifestyle Appeal The waterfront area offers a blend of leisure, dining, and recreational activities, which adds to its attractiveness. People are drawn to areas that offer not just housing but a vibrant lifestyle and the waterfront has become a popular destination for both locals and visitors.

• Mixed-Use Development Potential

Residential and Commercial Appeal: The Ipswich Waterfront is ideal for mixed-use developments, combining residential units with retail, dining, office space, and leisure amenities. This blend of uses creates a vibrant, self-contained community that attracts a variety of residents and businesses.

Tourism and Leisure As a key attraction in Ipswich, the waterfront is a draw for tourists and locals, which boosts demand for leisure and retail spaces. This makes it an ideal spot for developers looking to include hotels, restaurants, and retail units in their projects.

• Growing Residential Demand

Growing Population: Ipswich is experiencing population growth, driven in part by its appeal to commuters and young professionals. Many are seeking homes in central, attractive areas like the waterfront. This increasing demand for high-quality housing presents a prime opportunity for residential developments.

Commuter Belt Appeal: Ipswich is a key commuter town for London, with direct trains taking around 1 hour 10 minutes to Liverpool Street. The waterfront's proximity to Ipswich station enhances its appeal to London-based commuters seeking more affordable housing while enjoying a waterfront lifestyle.





• Proximity to Amenities and Infrastructure

Town Centre and Transport Links: The waterfront is located near Ipswich town centre, providing easy access to shops, services, and transport links, including the train station. This central location adds significant convenience for potential residents, businesses, and visitors.

Cultural and Educational Institutions: The University of Suffolk is located along the waterfront, bringing a young, dynamic population to the area. Additionally, the waterfront is home to cultural institutions like the Jerwood DanceHouse and galleries, enhancing the area's cultural and educational appeal.

• Attractive to Investors and Homebuyers

Appeal to a Broad Market: The Ipswich Waterfront appeals to a wide range of buyers, from young professionals and families to retirees looking for an urban waterside lifestyle. The potential for rental income, particularly from students and young professionals, makes it attractive for investors, while homebuyers are drawn to the scenic location and lifestyle amenities.

Rising Property Values: The waterfront has seen consistent property value growth, and as regeneration continues, property values are expected to appreciate further. This potential for capital growth makes the area attractive to both developers and buyers.

• Leisure and Cultural Hub

Tourism Boost: The Ipswich Waterfront is a popular destination for tourists, particularly due to its marina, restaurants, bars, and events. Developers can tap into the growing leisure and tourism market by incorporating hotel, leisure, and retail elements into their projects.

Cultural Vibrancy: The presence of cultural venues like the DanceHouse and arts spaces on the waterfront attracts visitors and boosts the area's profile, making it an attractive place for cultural and entertainment-driven developments.

• Sustainable and Modern Living

Focus on Sustainable Development: The waterfront area offers opportunities for eco-friendly and sustainable development, which is increasingly in demand among buyers and renters. Developers can incorporate energy-efficient technologies and green spaces, aligning with modern preferences for sustainable urban living.

Appeal to Young Professionals: With its modern amenities, vibrant lifestyle, and eco-friendly potential, the waterfront is particularly appealing to young professionals and couples looking for contemporary living in an attractive setting.

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Further Information

Should you have any queries or wish to make a site inspection, please contact:

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