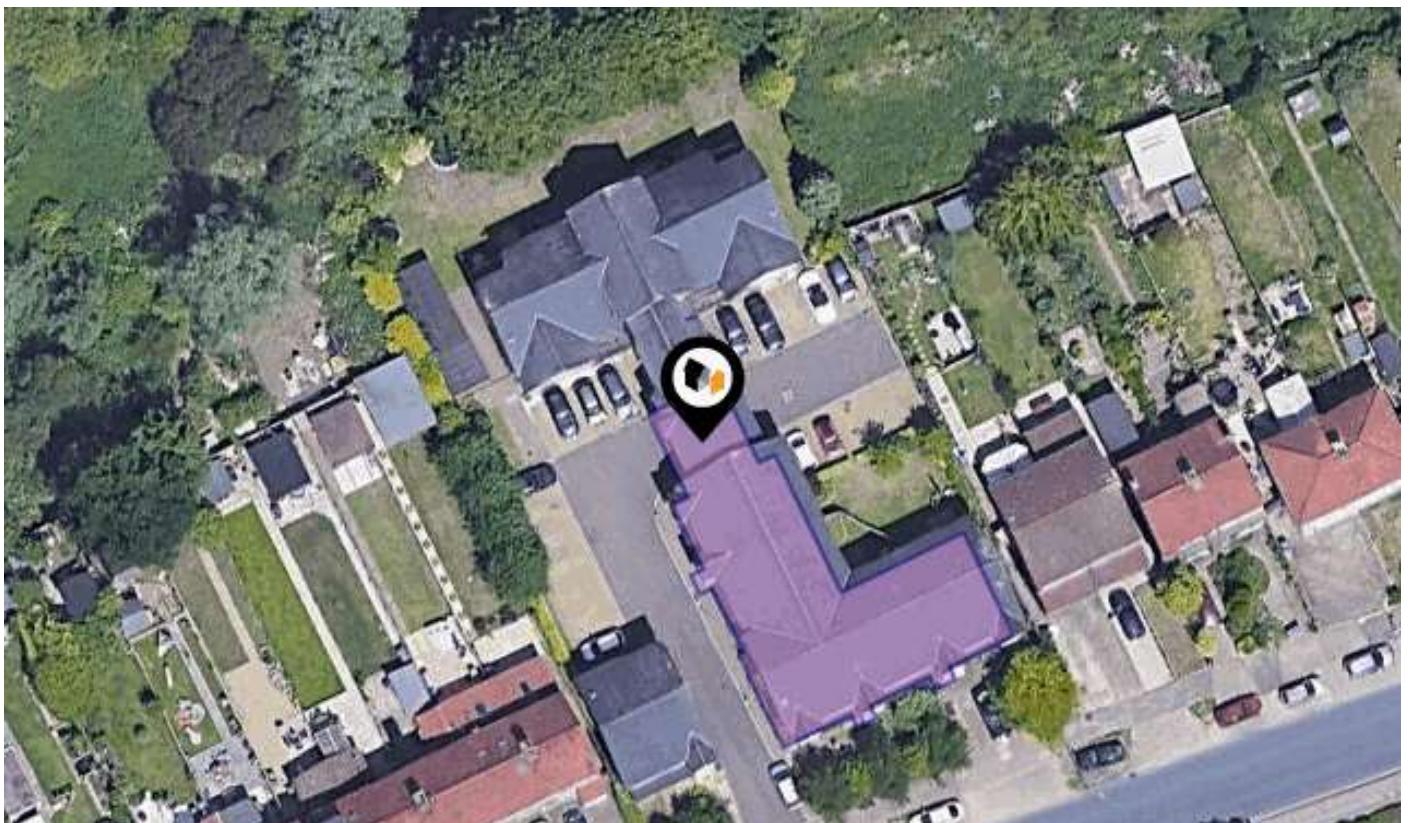




KPF: Key Property Facts

An Analysis of This Property & The Local Area
Wednesday 20th May 2026



9, LIME TREE PLACE, IPSWICH, IP1 5FA

Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

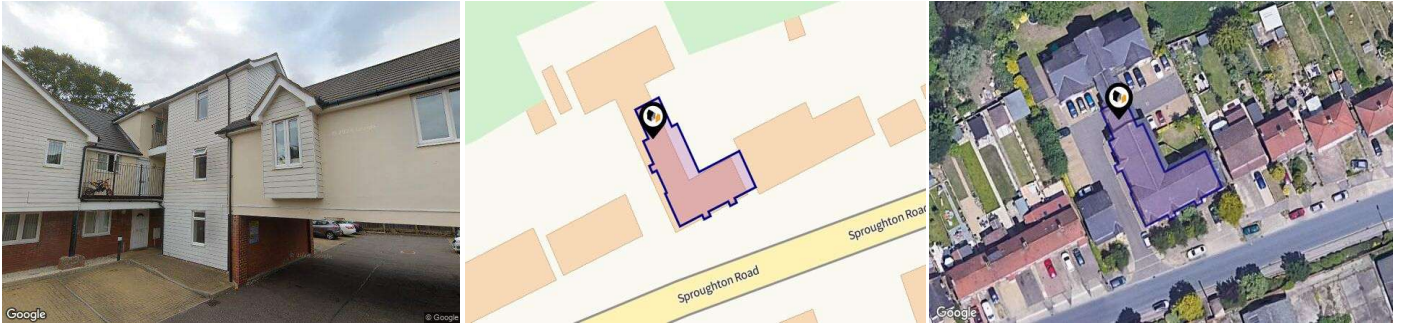
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Property Overview

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Property

Type:	Flat / Maisonette	Tenure:	Leasehold
Bedrooms:	1		
Floor Area:	505 ft ² / 47 m ²		
Plot Area:	0.1 acres		
Year Built :	2007-2011		
Council Tax :	Band A		
Annual Estimate:	£1,646		
Title Number:	SK297204		
UPRN:	10035051107		
Restrictive Covenants:	No		

Local Area

Local Authority:	Ipswich
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

8 mb/s	81 mb/s	- mb/s
		

Mobile Coverage: (based on calls indoors)



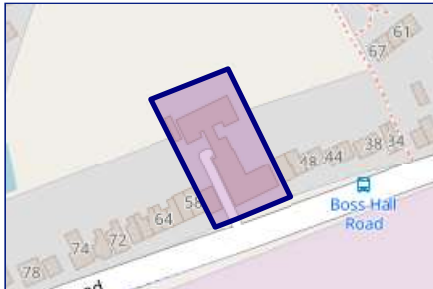
Satellite/Fibre TV Availability:



Property Multiple Title Plans

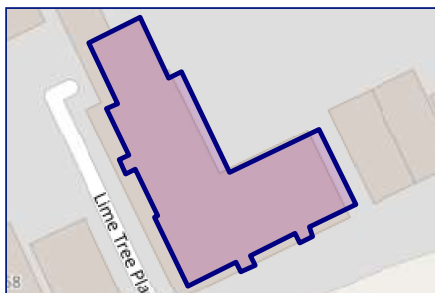
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Freehold Title Plan



SK130798

Leasehold Title Plan



SK297204

Start Date: 16/08/2007
End Date: 01/10/2131
Lease Term: 125 years from and including 1 October 2006
Term Remaining: 105 years

Property EPC - Certificate

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GROUP

9 Lime Tree Place, IP1 5FA

Energy rating

D

Valid until 01.08.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 c
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

Property

EPC - Additional Data

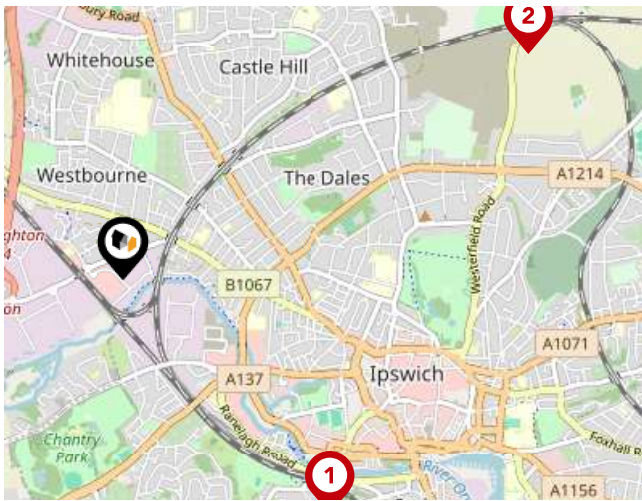
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Additional EPC Data

Property Type:	Flat
Build Form:	Mid-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Dual
Main Fuel:	Electricity (not community)
Main Gas:	No
Floor Level:	01
Flat Top Storey:	No
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Main Heating:	Electric underfloor heating
Main Heating Controls:	Time and temperature zone control
Hot Water System:	Electric immersion, off-peak
Hot Water Energy Efficiency:	Average
Lighting:	Low energy lighting in all fixed outlets
Floors:	To unheated space, no insulation (assumed)
Total Floor Area:	47 m ²

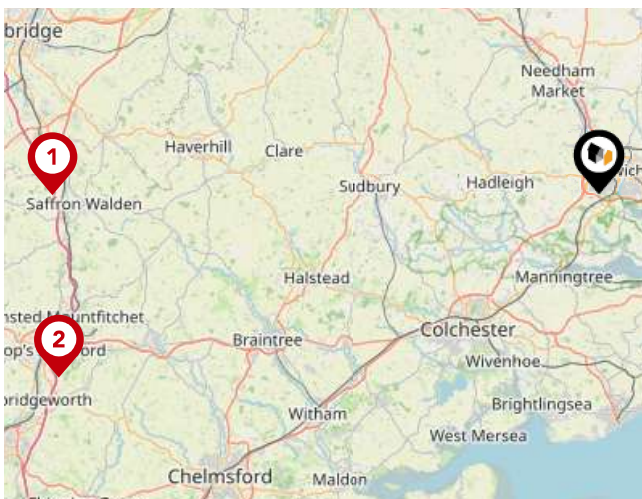
Area

Transport (National)



National Rail Stations

Pin	Name	Distance
1	Entrance	1.42 miles
2	Entrance1	2.12 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	39.81 miles
2	M11 J8	41.6 miles



Airports/Helipads

Pin	Name	Distance
1	Norwich International Airport	42.27 miles
2	Southend-on-Sea	38.78 miles
3	Stansted Airport	38.67 miles
4	Cambridge	41.37 miles

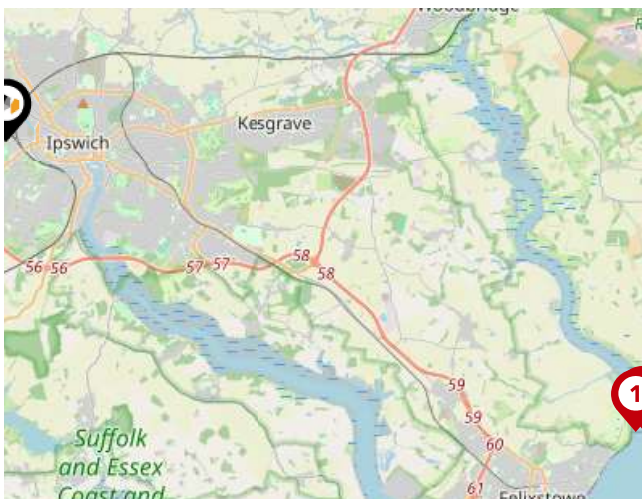
Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Boss Hall Road	0.04 miles
2	Jovian Way	0.15 miles
3	Wallace Road	0.14 miles
4	Morrisons	0.14 miles
5	Morrisons	0.15 miles



Ferry Terminals

Pin	Name	Distance
1	Felixstowe for Bawdsey Ferry Landing	12.62 miles
2	Bawdsey Ferry Landing	12.71 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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