

BALFOUR PLACE


FELIXSTOWE | SUFFOLK



A WARM WELCOME TO

BALFOUR PLACE

Sea views over an historic golf course, set in an Area of Outstanding Natural Beauty is simply the rarest and most unique location you can imagine.



BALFOUR PLACE

Situated just 1 ½ hours by train to central London, Balfour Place is all about a location that provides a coastal lifestyle combined with excellent road and rail connections to all major regions.



SEA & ESTUARY VIEWS

The morning Sunrise, the shifting sandbanks and the ever changing moods of the sea provide truly magnificent sea and estuary views from Balfour Place.



GOLF COURSE VIEWS

The undulating fairways and iconic historical landmarks combined with the changing seasons provide a picture postcard view every day across the Martello links course.



AREA OF OUTSTANDING NATURAL BEAUTY

From striking coastal scenery and picturesque rural countryside to marshes and woodlands and abundant wildlife the Suffolk Coast and Heaths Area of Outstanding Natural Beauty provide the opportunity for you and your family to get out in the fresh sea air and really connect with nature.

The best way to explore and enjoy the area is by foot and there are numerous walks directly accessible from Balfour Place.



AN INTRODUCTION TO THE DEVELOPMENT

Balfour Place is more than a beautiful location for a home, it is a wonderful place to create your perfect lifestyle.

You will have the opportunity to work with the award winning Architect Wincer Kievenaar to complete the interior design of your new home.

This will be a home to be proud of finished to an impeccable standard providing contemporary living amongst a wealth of history.



ABOUT

BALFOUR PLACE

Felixstowe Ferry Golf Club was founded in 1880, which makes it one of the oldest Golf Clubs in England. Views across the Deben Estuary feature Bawdsey Manor, where Radar was invented in the 1940's.

Balfour Place is named after the The Rt.Hon.A.J. Balfour MP who was Captain of Felixstowe Ferry Golf Club in 1889 and served as Prime Minister between 1902 - 1905.



The Martello Tower was the first Clubhouse and Mrs Hearn was the first Stewardess for the Club

Each of the houses is exclusively named after an important figure in the golf club's history and thereby links directly to the early days of what is now a sport / pastime played throughout the world. A brief description of each figure is included at the foot of each of the house description pages.



The Club was formed by gentry visiting from London, many of whom were members of the London Scottish Golf Club of Wimbledon. Lord Elcho was the founder of the Club is pictured at the centre of this group of Members.

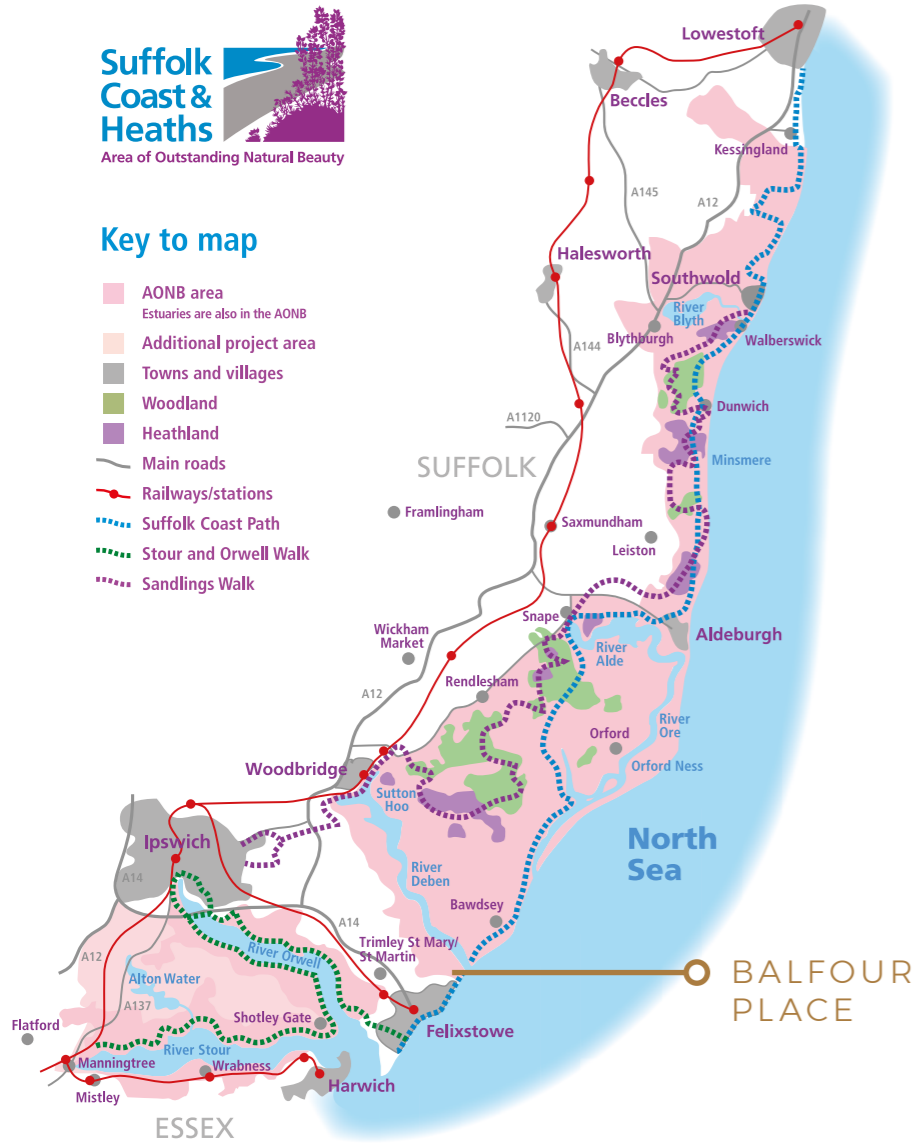


In the early days Ladies had their own clubhouse which was situated close to the Martello Tower



Key to map

- AONB area
Estuaries are also in the AONB
- Additional project area
- Towns and villages
- Woodland
- Heathland
- Main roads
- Railways/stations
- Suffolk Coast Path
- Stour and Orwell Walk
- Sandlings Walk



The image above is courtesy of Suffolk Coast & Heaths Area of Outstanding Natural Beauty.



ABOUT THE AREA OF OUTSTANDING NATURAL BEAUTY

The new Residential Properties and Clubhouse are located within an Area of Outstanding Natural Beauty and have been designed to blend into the environment with the sensitivity of the landscape being a key factor.

The houses will be consistent with the Suffolk Coast and Heaths AONB colour palette guidance. The whole development has been landscape led with guidance from the AONB being followed by the designers and landscape architect to ensure views and openness within the site. The new houses have been designed to fit into the area with a natural flow and with coastal tolerant plants in the scheme that will ensure the key environmental characteristics of the area are maintained.

ABOUT THE
**SEA VIEWS &
ESTUARY**

The views from Balfour Place are stunning. They stretch across the undulating fairways of the golf course which take in the Napoleonic Martello Tower landmark right across to the Deben Estuary to Bawdsey Manor.

In addition to the stunning views you can take a short walk to the charming fishing and sailing hamlet of Felixstowe Ferry and from there hop on the little foot ferry across to Bawdsey. On your return you can pick up freshly caught fish from the local fish monger.



Winter and Spring morning views from Balfour Place



ABOUT

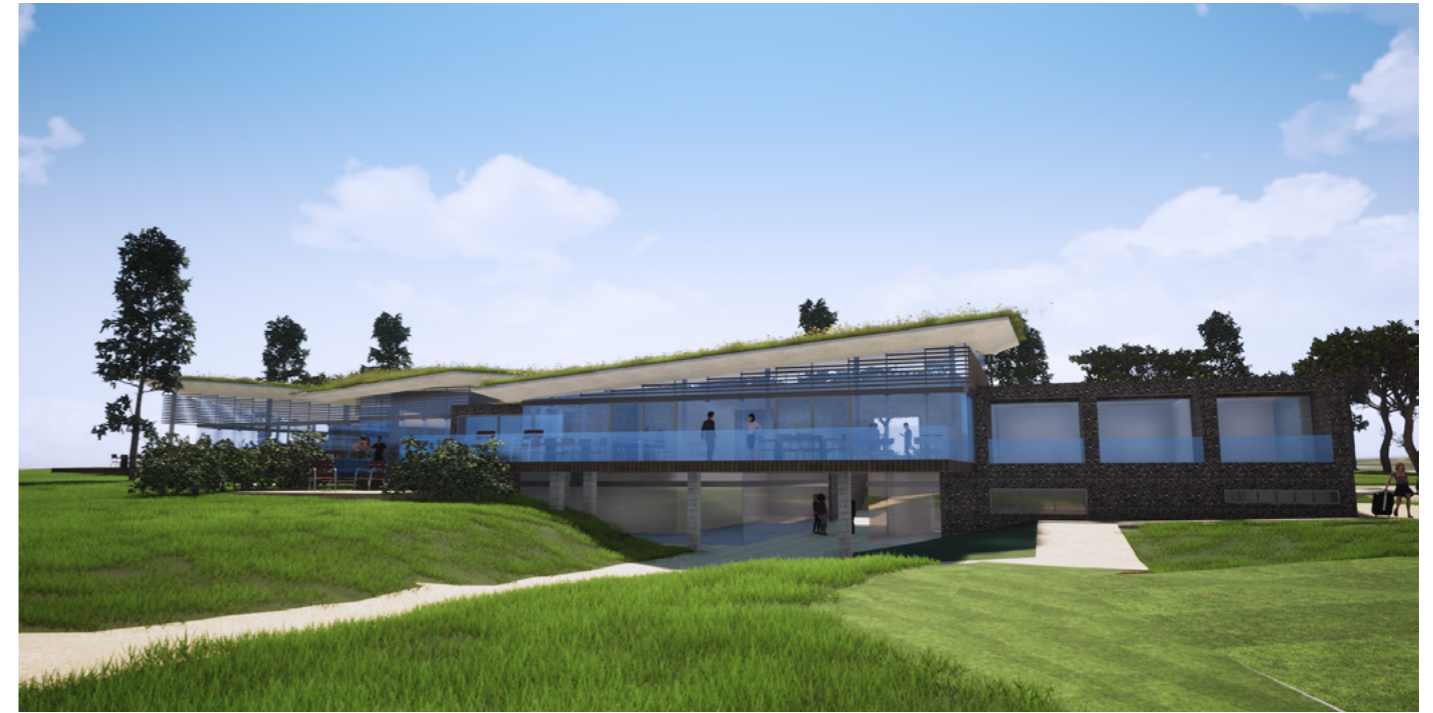
FELIXSTOWE FERRY GOLF CLUB

Felixstowe Ferry Golf Club is one of the oldest clubs in England founded in 1880 and is the only links course in Suffolk, and one of only 246 true links courses in the world.

Private Members facilities include the 18 hole Martello course, the 9 hole full length Kingsfleet course, indoor and outdoor practice facilities, Clubhouse and changing facilities.

The existing Clubhouse was originally built circa 1843 as a farmhouse and over the years has been converted with many changes making it more suitable for golfers. It has sadly come to the end of its useful life and a fantastic new Clubhouse will be built to ensure golf will continue here for many generations to come.

Buyers of these prestigious homes will have 2 Full memberships of the Club for 2 years. Plus 2 years complimentary Membership for 2 Juniors (under 14) of the 9-hole Kingsfleet course.



ABOUT

FELIXSTOWE

Felixstowe lies on the popular East coast of Suffolk. It is fast becoming the next sought after coastal location with it's easy access to the A12 and A14 and train services into London Liverpool Street via Ipswich.

There are 4 miles of beach (blue flag 2020) from Landguard Point to Felixstowe Ferry with an 18th century Fort at one end and a charming fishing hamlet and sailing club at the other. In between are the award winning seafront gardens and the town with it's Spa Pavilion Theatre, a cinema, shops and many bars and restaurants to suit all tastes and occasions.

The town also has several leisure and recreation facilities including a Lawn Tennis club, Rugby club, Football club, Cricket club and Swimming Pool.





FRAMLINGHAM CASTLE



WOODBRIDGE



ALDEBURGH



SOUTHWOLD PIER

ABOUT THE LOCAL AREA

Historic cities, beautiful countryside, a stunning coastline and abundant wildlife are just some of the attractions waiting to be discovered when living in East Anglia. Long walks and pub lunches are a favourite pastime of those that live and work in the area.

Framlingham Castle which dates back to the 12th Century and inspired Ed Sheeran's hit single "Castle on the Hill" is a little over half an hours' drive from Balfour Place. Woodbridge, the busy market town on the river Deben, with its historical links to boatbuilding is close by. Further along the Suffolk coast is the quaint seaside village of Southwold with its Victorian Pier and the town of Aldeburgh with its connection to Benjamin Britten.

The desire for more space, the ability to work from home and access to the countryside and coast are the main reasons being cited by those that have made East Anglia their home. Balfour Place provides a unique opportunity to live, work and relax in a beautiful location.

ABOUT THE ARCHITECTS

CELEBRATING 40 YEARS OF ARCHITECTURAL DESIGN IN EAST ANGLIA

Wincer Kievenaar aim to create places which improve people's lives and respond to and enhance the character of their settings. Based in Hadleigh, Suffolk, the practice has a wealth of local knowledge and expertise and has designed beautiful buildings which have exceeded client's needs and expectations. The homes for Balfour Place match functional spaces with innovative design.

THE DESIGN

Set adjacent the dramatic golf course and Suffolk coast line, each home is uniquely designed to showcase a palette of high quality traditional materials, however the nautical design is truly contemporary. The developed mix of colours is carefully chosen to create an interesting harmony with the sand dunes and shingle ridges of the AONB.

A sweeping wave of angled roofs unites the development and their forms provide a

distinctive new environment. Spacious interiors filled with natural light provide great flexibility and the opportunity for individual replanning.

Generous ceiling heights with sea views extend out to protected balconies, and crown second floors will surprise and delight. The detailing is robust for its context, and sustainability integral to the home's concept in their orientation, thermal mass and construction technology.

BALFOUR PLACE
SITE MAP



The landscaping will include 43 new trees. These are mostly pines which are well suited to the cliff top environment. Around 600m of new hedging is also proposed to include escallonia, griselinia or eleagnus. Other locally appropriate species such as broom, gorse and heather will be used to enhance the existing natural environment of the site as a threshold to the AONB.

The houses will be surrounded by natural shrub planting along the edges of the golf course and utilise a mixture of plants against the roadside frontages.



ELCHO HOUSE

3 bedrooms | 2,732 sqft



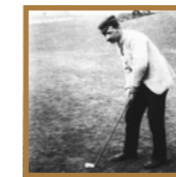
COBBOLD VILLA

3 bedrooms | 2,674 sqft



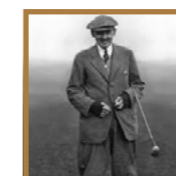
TOMLINE VIEW

4 bedrooms | 3,681 sqft



FERNIE LODGE

4 bedrooms | 3,880 sqft



DARWIN HOUSE

4 bedrooms | 3,829 sqft

ELCHO HOUSE

This individual Architect designed 2,732 square feet two storey house has unrivalled elevated coastal views across the golf course, down to the Deben Estuary and Bawdsey Manor.

The flexible accommodation comprises 3 double bedrooms, all with en-suite facilities, double garage, utility room, open plan lounge/dining room/kitchen with walk-in pantry and a magnificent balcony on to two sides of the house at first floor level giving incredible elevated coastal views.

The exterior of the house is constructed with self-finish very low maintenance materials, including high specification aluminium framed powder coated double glazed windows and doors.



THE HISTORY

Lord Elcho who later became Earl Wemyss was the founder and first president of the Club.

He was also the founder of the London Scottish Golf Club at Wimbledon and one of the most enthusiastic golfers of his era.



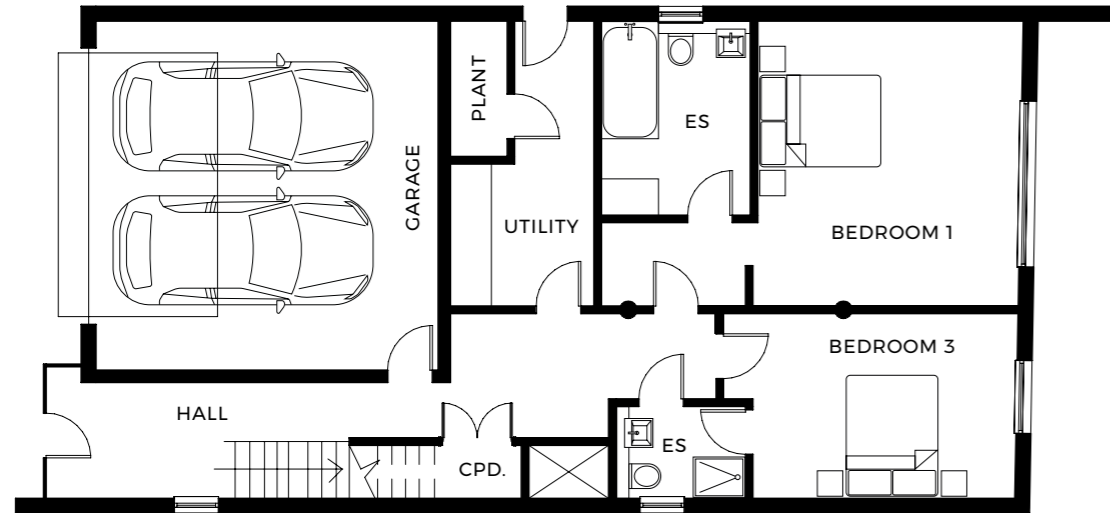
CGI's are indicative and elevations are subject to change, external finishes and features may vary.

GROUND FLOOR

1,505 sqft

FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door
 Utility room / Two double bedrooms both with en-suite facilities
 Infrastructure included for future platform lift / Access to rear patio and garden



BEDROOM 1

7.28m x 4.83m 23' 11" x 15' 10"

BEDROOM 3

4.60m x 3.22m 15' 10" x 10' 7"

GARAGE

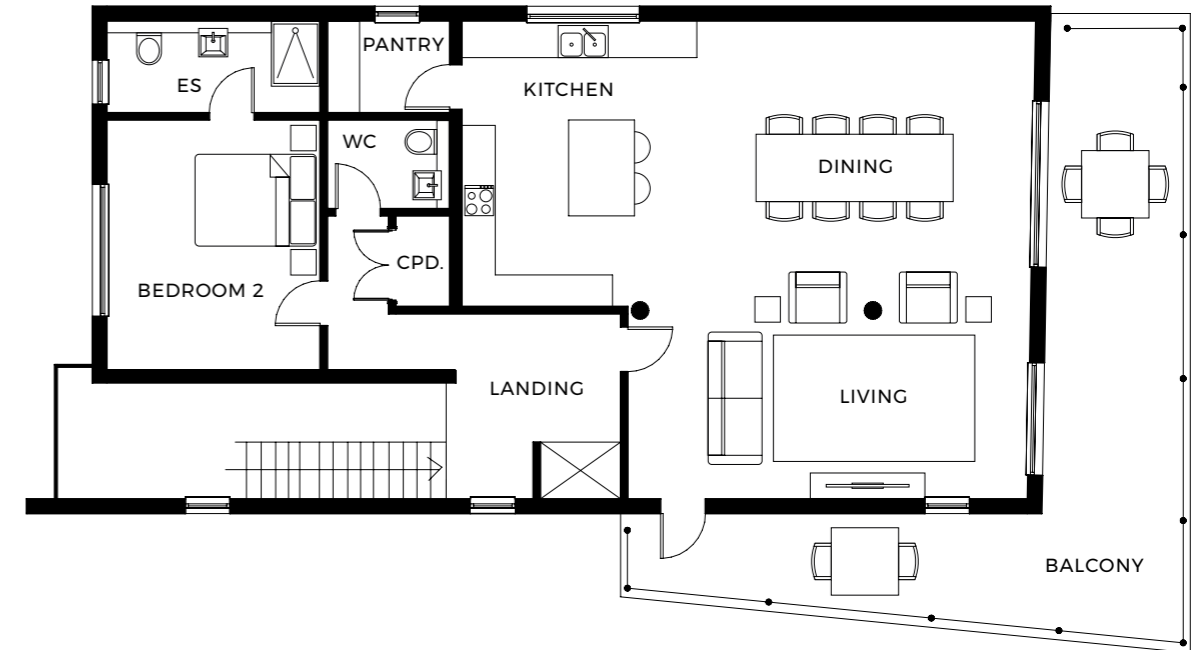
5.89m x 5.87m 19' 4" x 19' 3"

FIRST FLOOR

1,227 sqft

FEATURES

Open plan kitchen/diner/lounge with access to balcony and magnificent views
 Fully fitted modern kitchen with large island unit / Separate pantry
 Separate WC / Double bedroom both with en-suite facilities / Under floor heating throughout



LIVING ROOM

7.00m x 3.25m 22' 11" x 10' 8"

KITCHEN/DINING ROOM

10.00m x 4.93m 32' 11" x 16' 2"

BEDROOM 2

4.36m x 3.51m 14' 4" x 11' 6"

COBBOLD VILLA

A superb Architect designed two storey house of 2,674 square feet with stunning elevated coastal views across the golf course and to the Deben Estuary and Bawdsey.

The accommodation offers variable family space which comprises 3 double bedrooms, all with en-suites, an open plan lounge/dining room/kitchen with pantry and utility room. A magnificent balcony wrapping around two sides of the house at first floor level giving unrivalled elevated views and a double garage.

The exterior of the house has a very low maintenance finish including high specification aluminium framed and powder coated double glazing.



THE HISTORY

Between the wars golf practically ceased at the Club.

JD Cobbold and a small group of enthusiasts employed Colt, MacKenzie and Allison to rebuild the course and extend to 18 holes.



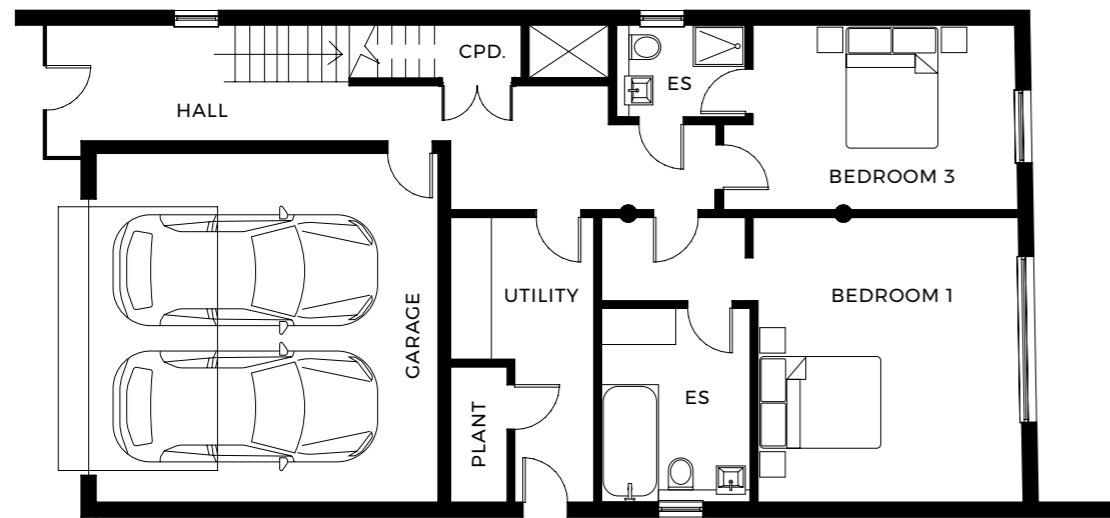
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GROUND FLOOR

1,501 sqft

FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door
 Utility room / Two double bedrooms both with en-suite facilities
 Infrastructure included for future platform lift / Access to rear patio and garden



BEDROOM 1

7.28m x 4.83m 23' 11" x 15' 10"

BEDROOM 3

4.60m x 3.22m 15' 10" x 10' 7"

GARAGE

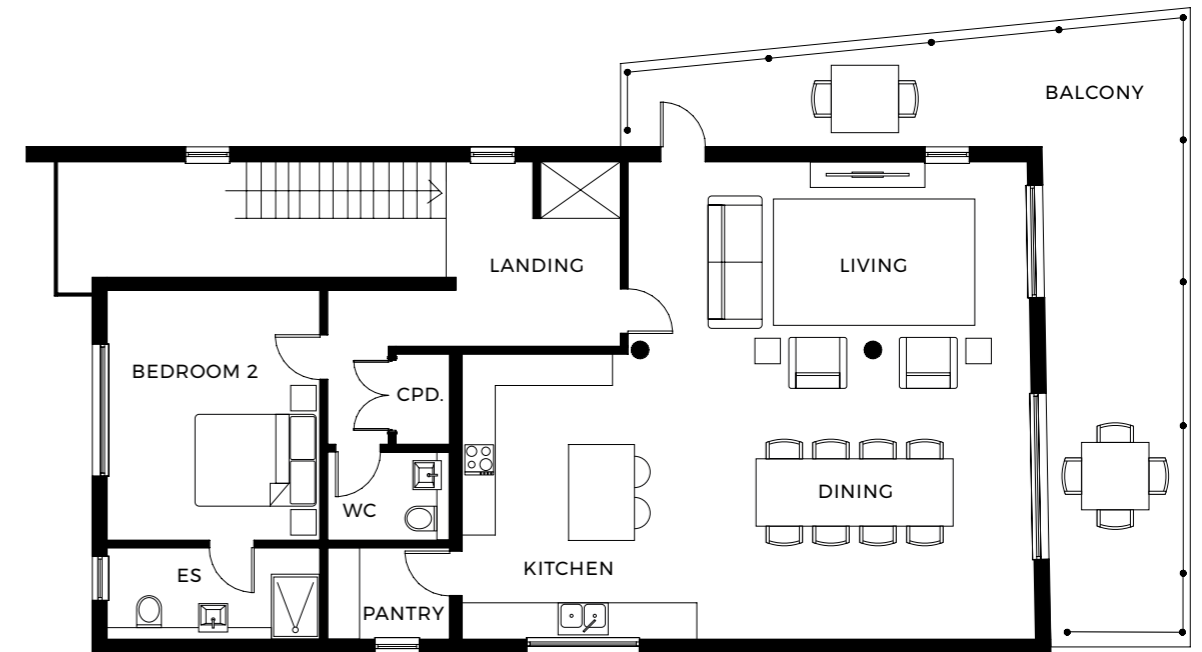
5.89m x 5.87m 19' 4" x 19' 3"

FIRST FLOOR

1,173 sqft

FEATURES

Open plan kitchen/diner/lounge with access to balcony and magnificent views
 Fully fitted modern kitchen with large island unit / Separate pantry
 Separate WC / Double bedroom both with en-suite facilities / Under floor heating throughout



LIVING ROOM

7.00m x 3.25m 22' 11" x 10' 8"

KITCHEN/DINING ROOM

10.00m x 4.93m 32' 11" x 16' 2"

BEDROOM 2

4.36m x 3.51m 14' 4" x 11' 6"

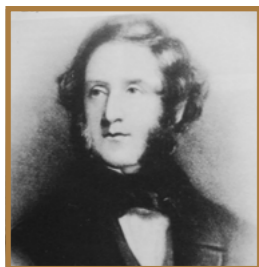
TOMLINE VIEW

An individual Architect designed three storey house extending to 3,681 square feet with enviable coastal views across the Ferry Golf Course to Bawdsey Manor on two elevations and unrivalled views across the Kingsfleet course and the Deben Estuary from the front elevation.

The imaginative accommodation comprises 4 double bedrooms all with en-suite, an open plan lounge/dining room/kitchen with pantry and utility room, boot room, snug and double garage.

A further feature of Tomline House is the first floor terrace which has lovely views across the Deben Estuary. The top floor 'crow's nest' features a double bedroom, en-suite, dressing room, study and unbelievable roof top terrace to two elevations.

The exterior finished with low maintenance materials and Aluminium framed powder coated, double glazing.



THE HISTORY

Colonel George Tomline was Lord of the Manor and the first Patron of the Club.

The Cononel offered East Farm House to the Club in 1884 for use as a Clubhouse.



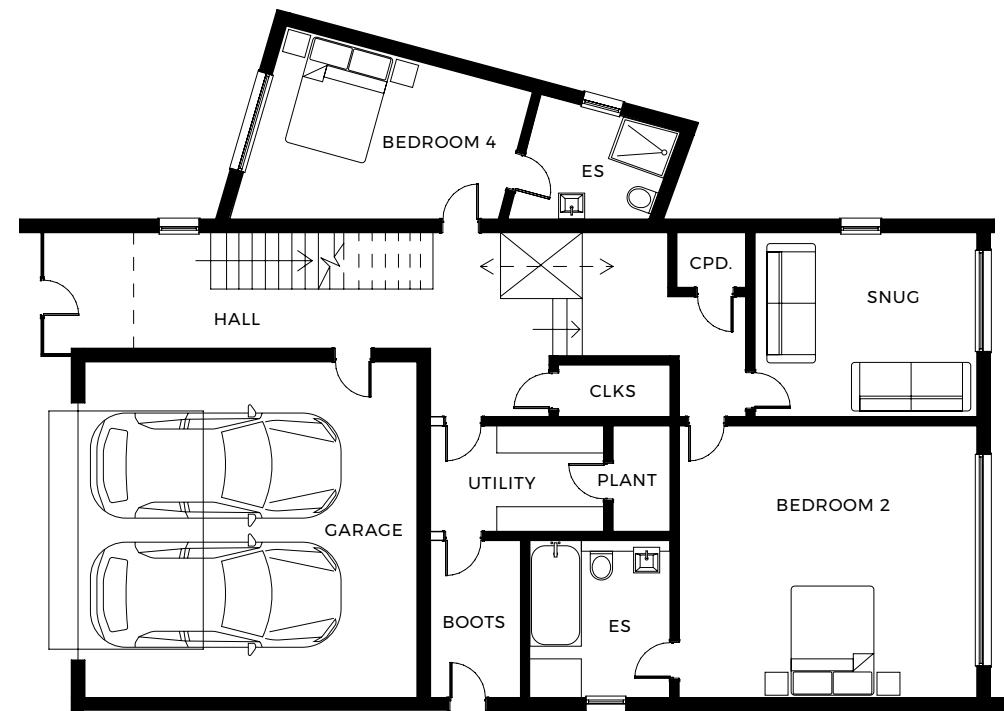
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GROUND FLOOR

1,808 sqft

FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door
Utility room / Boot room / Snug / Two double bedrooms both with en-suite facilities
Infrastructure included for future platform lift / Access to rear patio and garden



BEDROOM 2

5.28m x 4.79m 17' 4" x 15' 9"

BEDROOM 4

4.60m x 3.40m 15' 1" x 11' 3"

SNUG

3.88m x 3.39m 12' 9" x 11' 2"

GARAGE

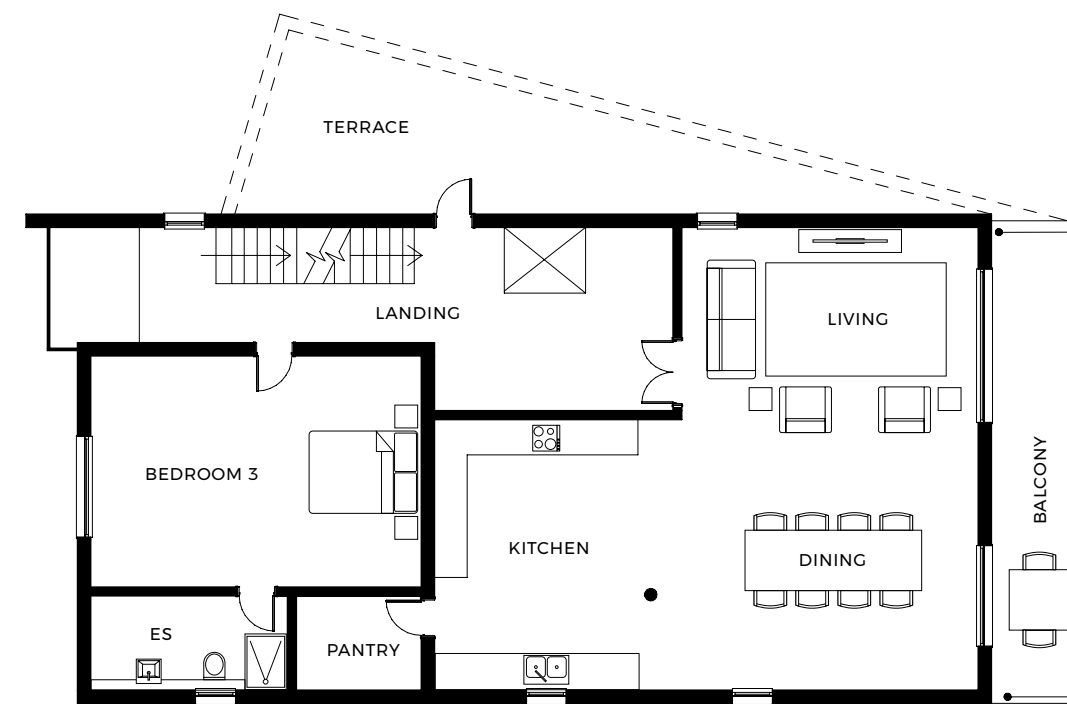
5.90m x 5.88m 19' 3" x 19' 2"

FIRST FLOOR

1,227 sqft

FEATURES

Open plan kitchen/diner/lounge with access to terrace and magnificent views
Fully fitted modern kitchen with large island unit / Separate pantry
Separate WC / Double bedroom with en-suite facilities / Under floor heating throughout



LIVING ROOM

5.36m x 3.26m 17' 7" x 10' 7"

KITCHEN/DINING ROOM

9.58m x 5.04m 31' 5" x 16' 5"

BEDROOM 3

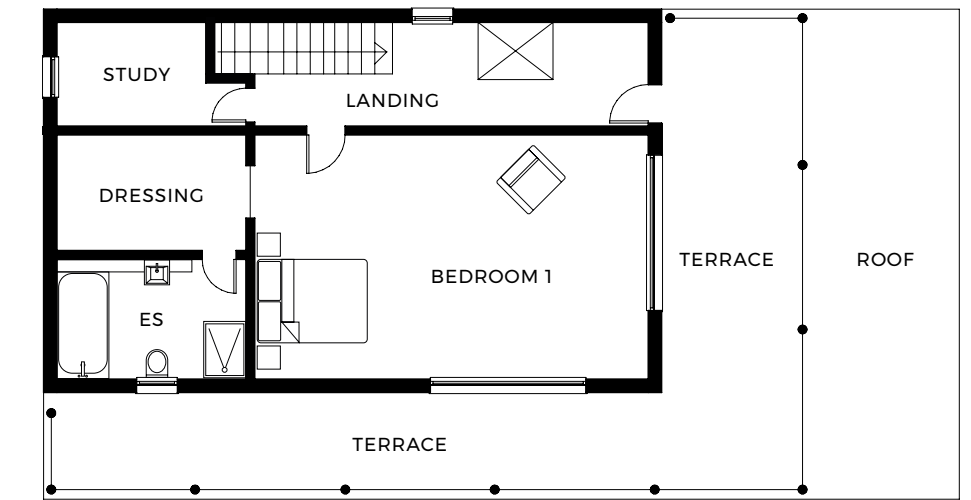
6.30m x 4.60m 20' 7" x 15' 1"

SECOND FLOOR

646 sqft

FEATURES

Study / Double bedroom with en-suite facilities and separate dressing room
Access to terrace with spectacular views



BEDROOM 1

7.19m x 4.30m 23' 7" x 14' 2"



TOMLINE VIEW
FLOOR PLANS

FERNIE LODGE

A simply stunning Architect designed house of 3,880 square feet with accommodation over three storeys, which enjoys far reaching views across the golf course and the surrounding area.

The accommodation offers a high degree of flexibility including 4 double bedrooms, all with en-suites, a snug, An impressive open plan lounge/kitchen with pantry and utility room, dining room and double garage.

The stunning first floor balcony extends across the full width of the house with direct access from the lounge and the top floor features a double bedroom, en-suite, dressing room and balcony on two sides providing elevated views.

High specification double glazed doors and windows are powder coated aluminium and low maintenance exterior finish have been chosen for the construction.



THE HISTORY

Willie Fernie was the first Professional of the Club between 1883 - 1887.

Willie was the British Open Champion in 1884 and went on to be the longest serving Professional at Royal Troon



Views are illustrative and elevations are subject to change. External finishes and features may vary.

GROUND FLOOR

1,772 sqft

FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door
 Utility room / Serarate WC / Snug / Two double bedrooms both with en-suite facilities
 Infrastructure included for future platform lift / Access to rear patio and garden



BEDROOM 2

4.50m x 3.93m 14' 9" x 12' 11"

BEDROOM 4

4.04m x 3.68m 13' 3" x 12' 1"

SNUG/STUDY

6.58m x 4.04m 21' 7" x 13' 3"

GARAGE

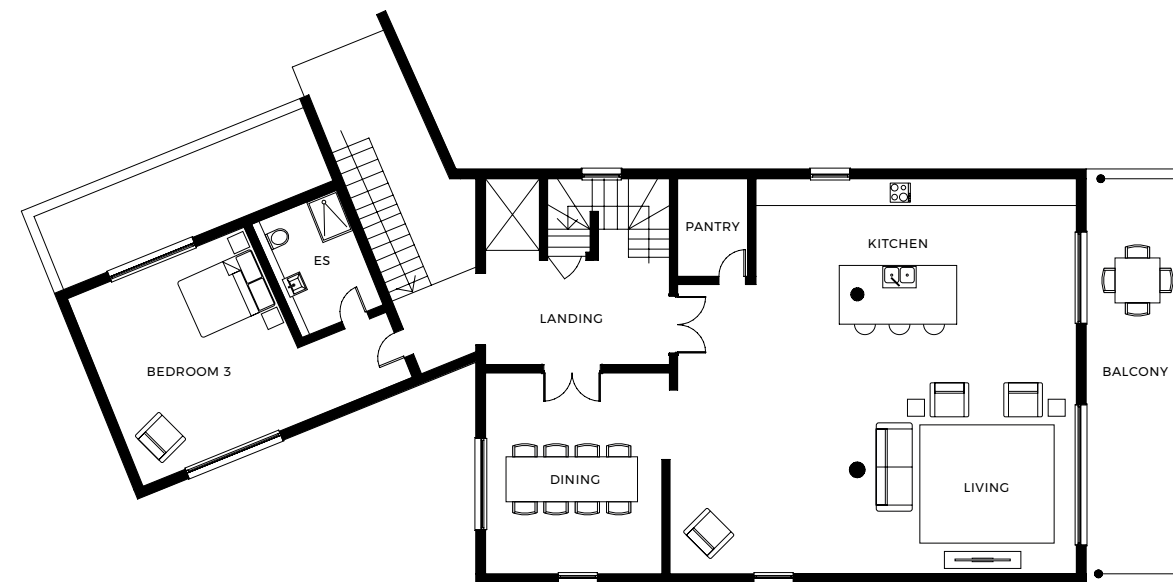
6.06m x 5.95m 19' 10" x 19' 6"

FIRST FLOOR

1,400 sqft

FEATURES

Open plan kitchen/diner/lounge with access to terrace and magnificent views
 Fully fitted modern kitchen with large island unit / Separate pantry
 Separate WC / Double bedroom with en-suite facilities / Under floor heating throughout



LIVING ROOM/KITCHEN

8.59m x 8.03m 28' 2" x 26' 4"

DINING ROOM

4.10m x 3.30m 13' 5" x 12' 3"

BEDROOM 3

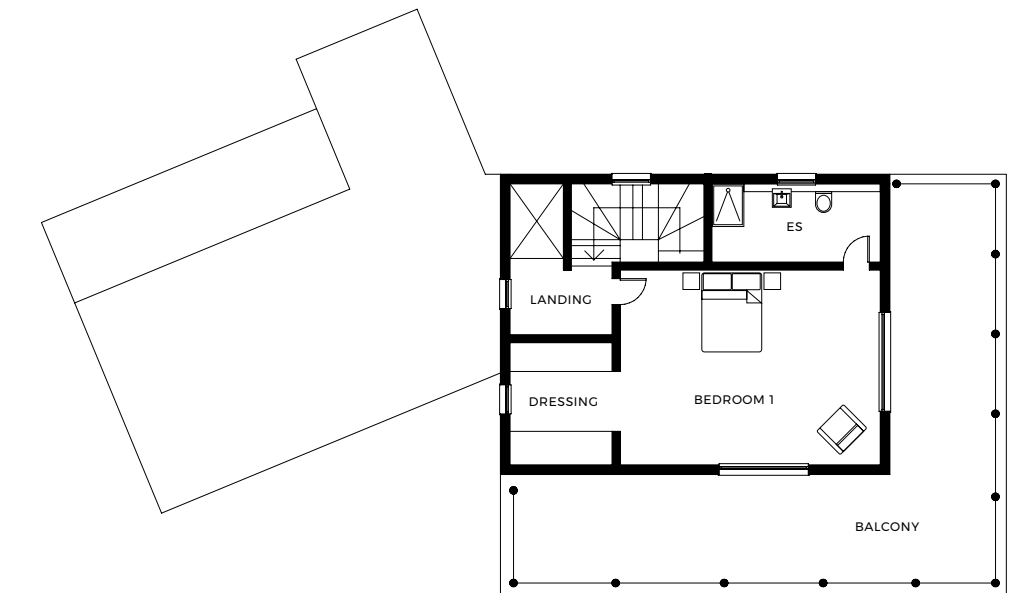
5.87m x 4.00m 19' 3" x 13' 2"

SECOND FLOOR

708 sqft

FEATURES

Double bedroom with en-suite facilities and separate dressing room
 Access to terrace with spectacular views



BEDROOM 1

5.41m x 4.14m 17' 9" x 13' 7"



FERNIE LODGE FLOOR PLANS

DARWIN HOUSE

An imposing Architect designed house of 3,830 square feet over three storeys, with magnificent coastal views across the golf course to Bawdsey.

The accommodation comprises 4 double bedrooms, all with en-suite facilities, living room, open plan family/dining room/kitchen with walk-in pantry and utility room, double garage.

A feature on the first floor is a balcony across the full width of the house and on the top floor there a superior bedroom suite with large en-suite, dressing room and a truly amazing roof top terrace to two elevations.

The low maintenance exterior includes high specification aluminium framed powder coated double glazed windows and doors.



THE HISTORY

Bernard Darwin was a famous golf correspondent and author. His most famous quote about golf was "I have the tenderest and most sentimental association with Felixstowe because it was there that I began to play golf."



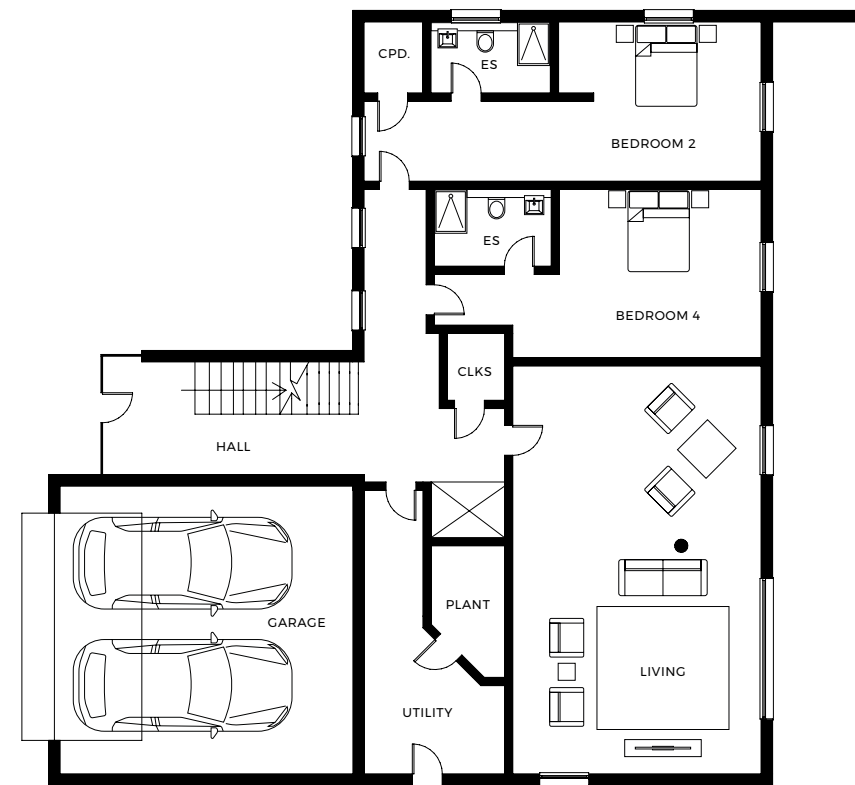
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GROUND FLOOR

1,827 sqft

FEATURES

Double height entrance hall / Double integral garage with electric roller shutter door
 Utility room / Serarate WC / Living room / Two double bedrooms both with en-suite facilities
 Infrastructure included for future platform lift / Access to rear patio and garden



BEDROOM 2

4.81m x 3.38m

15' 9" x 11' 1"

BEDROOM 4

3.87m x 3.38m

12' 8" x 11' 1"

SNUG

8.11m x 4.79m

26' 7" x 15' 9"

GARAGE

5.96m x 5.80m

19' 7" x 19' 1"

FIRST FLOOR

1,286 sqft

FEATURES

Open plan kitchen/diner/lounge with access to terrace and magnificent views
 Fully fitted modern kitchen with large island unit / Separate WC
 Double bedroom with en-suite facilities / Under floor heating throughout



LIVING ROOM

7.10m x 4.94m

23' 3" x 16' 2"

KITCHEN/DINING ROOM

7.71m x 4.41m

25' 4" x 14' 4"

BEDROOM 3

7.75m x 3.15m

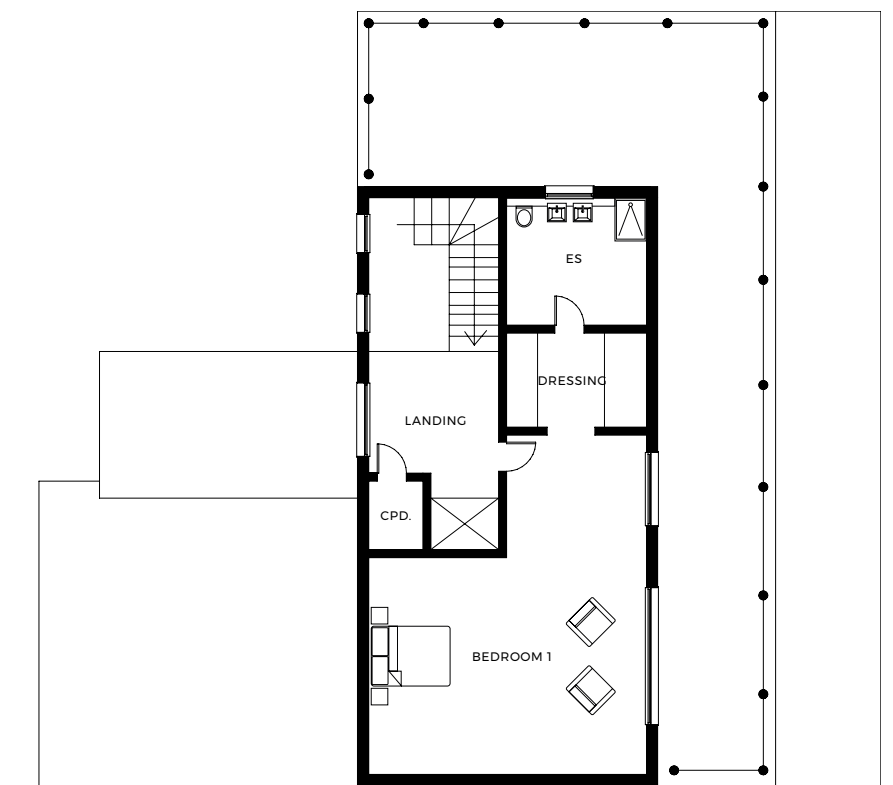
25' 6" x 10' 4"

SECOND FLOOR

717 sqft

FEATURES

Double bedroom with en-suite facilities and separate dressing room
 Access to terrace with spectacular views



BEDROOM 1

6.81m x 5.40m

22' 4" x 17' 9"

DESIGNED
FOR LIFE



DARWIN HOUSE
FLOOR PLANS

The new build homes at Balfour Place have an unrivalled specification. Modern finishes mixed with contemporary design create spaces for everyone to enjoy.

KITCHEN/UTILITY

- Stylish professionally designed fitted kitchen with stone worktops and matching upstands, selected from an extensive range of finishes and styles*
- Induction hob
- Stainless steel splashback
- Integrated double oven
- Extractor hood with light
- Integrated dishwasher
- Integrated fridge freezer
- 1 ½ bowl sink with mixer tap
- LED downlights to ceiling
- Tiled floors from an extensive range*
- Integrated washer/dryer
- Soft-close drawers and doors, cutlery tray and recycling bins

BATHROOM, EN-SUITE & CLOAKROOM

- Stylish sanitary ware with complementary fittings
- Vanity units in choice of colours*
- Stone resin low profile shower trays with clear glass enclosures and contemporary fittings
- Heated towel rails to bathrooms and en-suites - individually controlled
- LED downlights to ceilings
- Shaver points in all bathrooms and en-suites
- Floor and wall tiling from an extensive range*
- Illuminated and demisting over basin mirrors provided to en-suite

INTERNAL FINISHES

- Plastered walls and ceilings with matt emulsion finish
- Satinwood painted woodwork
- Brushed throughout ground floor, landing and bathroom. White switches and sockets throughout the remainder of house and on all media panels
- Powder coated aluminium windows and doors

SPACE & WATER HEATING

- High efficiency Worcester Bosch gas boilers
- Underfloor heating to all floors with zonal thermostatic control

EXTERNALLY

- Composite front door with door furniture
- Powder coated double glazed windows and rear/side external doors
- Attractive external lights to all external door locations
- Doorbell to front door
- External
- Natural stone paved entrance paths and patios to rear
- Block paved driveway and parking areas
- External power socket
- Wiring provision for future electric car charging point
- Power and lighting to garage
- Cultivated turf and planting to front gardens in accordance with the approved planting design
- Turf to rear gardens.

ENVIRONMENT

- EPC level B

CONNECTIVITY / BROADBAND

- High speed fibre optic connected

*Subject to reservation timing / build programme

ABOUT

WHERE TO FIND US

Balfour Place is situated on Cliff Road in Felixstowe adjacent to Felixstowe Ferry Golf Club.

Directions: From Ipswich take the A14 towards Felixstowe. At the Dock Spur roundabout go straight across. Go straight across the second roundabout and at the third roundabout turn right into Beatrice Avenue. Turn left at the Orwell Hotel roundabout and follow the road along which leads into Cliff Road. Follow that road until you see the Golf Club and the development on the right.



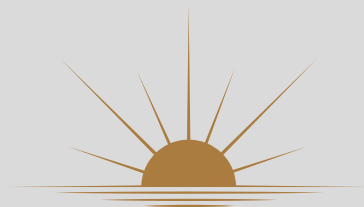
BALFOUR PLACE

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BALFOUR PLACE

FELIXSTOWE