



Stephensons, Russell & Booth Cottages | Sproughton | Ipswich | IP8 3AF

Guide Price £625,000 Freehold



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estate agents

Stephensons, Russell & Booth Cottages, High Street, Sproughton, Ipswich, IP8 3AF

INVESTORS | DEVELOPERS - We are delighted to be offering a rare opportunity to acquire this terrace of three beautifully developed, charming cottages, converted and transformed from former stables into well conceived character-full homes, along with the parcel of frontage land adjoining which could be developed further (STPP). Located off the main high street in Sproughton and privately accessed by a gated entrance, we are offering for sale two titles; Stephensons, Russell and Booth Cottages which currently have tenants in situ who will remain on AST agreements paying a combined monthly rent of £2,520 and the adjoining frontage land which is currently purposed for parking but which in 2008, had planning permission for an additional two semi-detached dwellings. Planning permission has now lapsed but may be resurrected subject to renewed permissions. The following descriptions and photographs are in left to right order of Stephensons, Booth and then Russell Cottage.



EXISTING INVESTMENT PROPOSITION

There are currently tenants residing in situ under assured shorthold tenancy agreements who will remain. The combined monthly rent is currently £2,520. A parking space is also let to a local resident at an additional monthly rent of £50 totalling £2,570 PCM.

Stephensons Cottage - £900 PCM | Tenancy start date 18/07/2020 | Rent review date 17/07/2023.

Russell Cottage - £820 PCM | Tenancy start date 08/08/2020 | Rent review date 01/08/2023.

Booth Cottage - £800 PCM | Tenancy start date 05/06/2017 | Rent review date 01/01/2023

Parking Space - £50 | Let to local resident.



POTENTIAL FOR FURTHER DEVELOPMENT SUBJECT TO GAINING THE REQUIRED CONSENTS AND PERMISSIONS

Planning permission was granted at appeal in 2008/2009 for the erection of two semi-detached dwellings within the frontage land adjoining the boundary of the cottages, part of which is currently allocated as parking spaces for the cottages. The permissions granted have now lapsed and no longer apply, planning permission could however be re-applied for in the hope that permission could be potentially granted and the consent for a development resurrected. We are able to provide further details of the original draft drawing and consent letter on request. For further enquiries, please email planning consultant Leslie Short of Artisan Planning & Property Services leslie@artisan-pps.co.uk who has an understanding of the development, can assist on an advisory level, and submit renewed applications. The sale will be conducted on an unconditional basis.

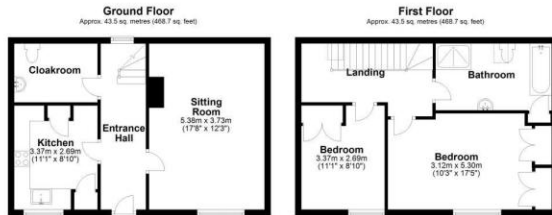


STEPHENSON COTTAGE



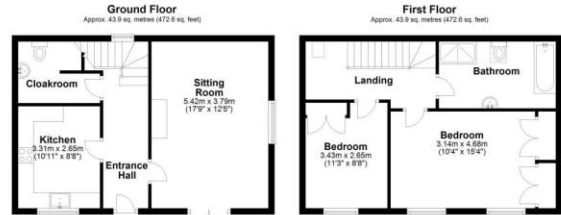
Total area: approx. 96.5 sq. metres (1038.4 sq. feet)
©Homes EPC
Plan produced using PlanUp.

RUSSELL COTTAGE



Total area: approx. 87.1 sq. metres (937.4 sq. feet)
©Homes EPC
Plan produced using PlanUp.

BOOTH COTTAGE



Total area: approx. 87.8 sq. metres (945.1 sq. feet)
EPC only Prepared by Sandeproperty.com. Not To Scale. For Identification Purposes Only.
Plan produced using PlanUp.

STEPHENSONS COTTAGE (THREE BEDROOMS)

SUMMARY

Entrance Hall
Bespoke Fitted Kitchen 15' 3" max. x 8' approx.
Sitting/Dining Room 17' 8" x 12' 6" approx.
Cloakroom
Landing
Bedroom One 17' 8" x 9' 8" approx.
Bedroom Two 11' 1" x 8' 4" max. approx.
Bedroom Three 8' 4" x 8' approx.
Four Piece Bathroom
Front Garden
Parking
Gas centrally heated | Double Glazed | Features

RUSSELL COTTAGE (TWO BEDROOMS)

SUMMARY

Entrance Hall
Bespoke Fitted Kitchen 11' 1" x 8' 10" approx.
Sitting/Dining Room 17' 8" x 12' 3" approx.
Cloakroom
Landing
Bedroom One 11' 1" x 8' 10" approx.
Bedroom Two 17' 5" x 10' 3" approx.
Four Piece Bathroom
Front Garden
Parking
Gas Centrally Heated | Double Glazed | Features

BOOTH COTTAGE (TWO BEDROOMS)

SUMMARY

Entrance Hall
Bespoke Fitted Kitchen 10' 11" x 8' 8" approx.
Sitting/Dining Room 17' 9" x 12' 5" approx.
Cloakroom
Landing
Bedroom One 15' 4" x 10' 4" approx.
Bedroom Two 11' 3" x 8' 8" approx.
Four Piece Bathroom
Front Garden
Parking
Gas Centrally Heated | Double Glazed | Features

BABERGH COUNCIL

Stephensons Cottage - Council tax band C - Approximately £1,809.73 PA.
Russell Cottage - Council tax band B - Approximately £1,583.52 PA.
Booth Cottage - Council tax band B Approximately £1,583.52 PA.

NEAREST SCHOOLS

Sproughton Primary and Westbourne Academy High.

Energy performance certificate (EPC)

STEPHENSONS COTTAGE 7 LEGAL STREET SPROUGHTON IP5 3AF	Energy rating D	Valid until: 18 December 2039 Certificate number: 8121-9321-9158-3099-0033
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Property type: End-terrace house

Total floor area: 96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		61
69-80	C		
55-68	D	44	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 50

Energy performance certificate (EPC)

Russell Cottage High Street Sproughton Ipswich IP5 3AF	Energy rating D	Valid until: 11 August 2030 Certificate number: 8460-6128-7256-7859-1296
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Property type: Mid-terrace house

Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		61
69-80	C		
55-68	D	47	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60

Energy performance certificate (EPC)

South Cottage High Street Sproughton Ipswich IP5 3AF	Energy rating D	Valid until: 8 May 2027 Certificate number: 8254-2818-7433-9603-1435
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Property type: End-terrace house

Total floor area: 87 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		61
69-80	C		
55-68	D	46	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales: the average energy rating is D the average energy score is 60



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