



Plots 11 (29), & 13 (25), Spalding Way, Chelmondiston,
Ipswich, Suffolk, IP9 1FL

Plots 11, & 13
From Guide Price £625,000 Freehold Each

**ipswich &
suffolk** estate
agents
Part of the Your Ipswich Group

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SUMMARY

Nestled in a beautiful hamlet-like setting within an area of outstanding natural beauty in the desirable Suffolk peninsular village of Chelmondiston, enjoying elevated far reaching panoramic views over fields, woodland, and the river Orwell, lies this highly anticipated new development of sixteen desirable premium homes for sale. Stylish designs and thoughtful architecture compliments the surroundings, and striking contemporary interiors finished to excellent standards provide comfortable, modern living spaces. Available, is a selection of types and styles of residence with parking and/or garaging which await first-time occupation, ranging from two-bedroom semi-detached houses, three-bedroom detached bungalows, and superior three and four-bedroom detached houses. With prices from £330,000 to £750,00, there is an exclusive new home to suit a variety of living styles and budgets. Offering exceptional river-side walks to Woolverstone Marina and Pin Mill's Butt & Oyster, and with convenient links to The Royal Hospital School, Ipswich High School, Alton Reservoir and local marinas and yacht clubs for those with maritime interests, this countryside escape offers diversity for everyone to enjoy.

Contact us now and we would be delighted to assist your exciting property journey further and move you, we can also help if you have your own home to sell first. And why not take advantage of our offer of a £50 John Lewis voucher (subject to terms and conditions) and buy yourself a moving-in treat.

25, & 29, SPALDING WAY

Numbers 25, & 29, Spalding Way are generously proportioned four bedroom, three storey detached houses with off-road parking and garage. The accommodation in each comprises; hallway, kitchen, separate utility room, dining room, living room and cloakroom on the ground floor with landing, three bedrooms, two en-suites, dressing room and family bathroom on the first floor, and landing, main bedroom en-suite and dressing room on the second floor.

PRICES

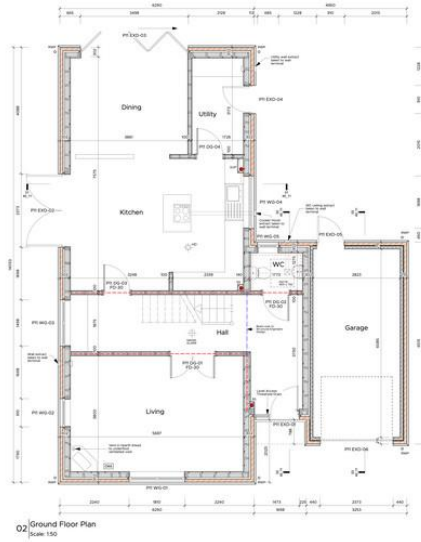
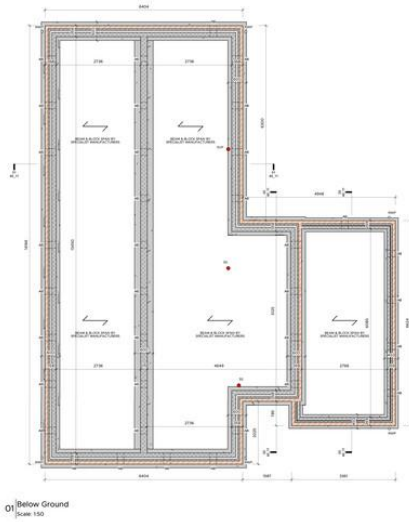
PLOT 11 - 29, Spalding Way, Chelmondiston, IP9 1FL

Guide Price £675,000 Freehold.

PLOT 13 - 25, Spalding Way, Chelmondiston, IP9 1FL

Guide Price £625,000 Freehold.





Background Ventilation
 This is designed to provide a net of the dwelling to meet the minimum background ventilation rate of 1 l/s per room. The minimum whole dwelling ventilation rate for the ready to move-in house is 10 l/s. The minimum whole dwelling ventilation rate for the ready to move-in house is 10 l/s. The minimum whole dwelling ventilation rate for the ready to move-in house is 10 l/s.

Plot 11 - Window Schedule					Plot 11 - Door Schedule				
Reference	External Area	Internal Area	Safety Glazing	Escape Windows	Door Reference	Internal Area	External Area	Configuration	
W1	1.2	1.2	YES		D1	2.1	2.1	Double Leaf	
W2	1.2	1.2	YES		D2	2.1	2.1	Double Leaf	
W3	1.2	1.2	YES		D3	2.1	2.1	Double Leaf	
W4	1.2	1.2	YES		D4	2.1	2.1	Double Leaf	
W5	1.2	1.2	YES		D5	2.1	2.1	Double Leaf	
W6	1.2	1.2	YES		D6	2.1	2.1	Double Leaf	
W7	1.2	1.2	YES		D7	2.1	2.1	Double Leaf	
W8	1.2	1.2	YES		D8	2.1	2.1	Double Leaf	
W9	1.2	1.2	YES		D9	2.1	2.1	Double Leaf	
W10	1.2	1.2	YES		D10	2.1	2.1	Double Leaf	

5832 20_11 B
 PLOT 11 - BELOW GROUND & GROUND FLOOR PLAN
 1:500
 14/10/2023
 SC
 Proposed Erection of 24m. Dwelling at, Land Adjacent to Woodlands, Chelmondiston, Suffolk
 North Essex Homes Construction Limited
 BUILDING REGULATIONS ISSUE
 WINCELS KIEVENAAR RIBA

AGENTS NOTE

The main price, computer-generated main image, and main floor plan image promoted in this advert are for Plot 11, which relate to number 29, Spalding Way. Various additional computer-generated images are of similar example homes which are available at the prices indicated within in this advert, and street scenes of the development in general.

UTILITIES

Air source heat pump connected to wet system radiators. Mains drainage and water supply to be connected.

COUNCIL TAX

To be confirmed.

NEW HOME WARRANTY

A 10-year Build-Zone New Home Warranty backed by AXA Insurance Company has been indicated. Full details are available on request.

ESTATE SERVICE CHARGE PROPOSAL

An annual estate service charge of approximately £598.25 per property is proposed by Red Rock Property Management. A full breakdown of this charge is available on request.

ESTIMATED COMPLETION TIME

We are advised September/October 2024.

DIRECTIONS

From the A12/A14 intersection at Copdock Ipswich, head easterly along the A12 towards Felixstowe and Lowestoft, in 1.7 miles take exit 56 onto the A137 towards Ipswich Central, in 0.2 miles at the roundabout take the first exit onto the A137, in 0.8 miles at the roundabout take the second exit onto the B1456 The Strand towards Chelmondiston and Shotley, follow the road and in 4.4 miles turn left onto Woodlands, in 170 yards turn left onto Woodlands, follow the road around the green and take the second left exit keeping on Woodlands, at the end of the close Spalding Way is found on the left hand-side.

CONSUMER PROTECTION REGULATIONS 2008

Your Ipswich Ltd has not tested any electrical items, appliances, plumbing or heating systems and therefore cannot testify that they are operational. These particulars are set out as a general outline only for the guidance of potential purchasers or tenants and do not constitute an offer or contract. Photographs are not necessarily comprehensive or current and all descriptions, dimensions, references to condition necessary permissions for use and occupation and other details are given in good faith and believed to be correct but should not be relied upon as statements of, or representations of, fact. Intending purchasers or tenants must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have taken steps to comply with Consumer Protection Regulations 2008, which require

both the seller and their agent to disclose anything, within their knowledge, that would affect the buying decision of the average consumer. If there are any aspects of this property that you wish to clarify before arranging an appointment to view or considering an offer to purchase, please contact us and we will make every effort to be of assistance.

Your Ipswich Ltd, as part of their service to both vendor and purchaser, offer assistance to arrange mortgage and insurance policies, legal services, energy performance certificates, and the valuation and sale of any property relating to any purchaser connected to this transaction. Your Ipswich Ltd confirms they will not prefer one purchaser above another solely because he/she has agreed to accept the offer of any other service from Your Ipswich Ltd. Referral commission (where received) is in the range of £60 to £200.

Summary for Input Data					elmhurst energy	
Property Reference	5832 Plot 11			Issued on Date	19/04/2023	
Assessment Reference	As Designed	Prop Type Ref				
Property						
SAP Rating	83 B	DER	3.35	TER	8.40	
Environmental	96 A	% DER < TER	60.12			
CO ₂ Emissions (t/year)	0.6	DFEE	39.31	TFEE	39.41	
Compliance Check	See BREEL	% DFEE < TFEE	0.26			
% DPER < TPER	20.59	DPER	34.89	TPER	43.94	

Summary for Input Data					elmhurst energy	
Property Reference	5832 Plot 13			Issued on Date	19/04/2023	
Assessment Reference	As Designed	Prop Type Ref				
Property						
SAP Rating	82 B	DER	3.42	TER	8.67	
Environmental	96 A	% DER < TER	60.55			
CO ₂ Emissions (t/year)	0.6	DFEE	40.47	TFEE	40.10	
Compliance Check	See BREEL	% DFEE < TFEE	-0.91			
% DPER < TPER	21.41	DPER	55.64	TPER	45.35	



VIEWING STRICTLY BY APPOINTMENT THROUGH YOUR IPSWICH LTD

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