

2-22 Hunters Ride, Martlesham Heath, Nr Ipswich, Suffolk IP5 3SQ



**For Sale by Informal Tender
on 29th March 2018**

- Well located upon popular estate.
- Close to local amenities, retail park and business park.
- 13 self contained flats producing a gross income of £79,920 per annum.
- Site area 0.192 hectares (0.475 acres), with further development potential, subject to planning.

**Fully let
residential
investment**

Details

Location

Martlesham Heath village is located approximately 6 miles east of the county town of Ipswich and was originally established in the mid 1970's. The village benefits from direct access onto the A12, providing communications with Woodbridge (3 miles) and the Suffolk coast to the north.

The A14 is within 3 miles to the south and provides road links with Felixstowe Port, Colchester and London via the A12 and the national motorway network (see location plan on back page).

Martlesham Heath Business Park and BT's Global Research & Development Headquarters, Adastral Park, are immediately to the east. The adjoining retail park includes a Tesco Extra supermarket, Next, Marks & Spencer Simply Food and a variety of other national retailers.

The property occupies a prominent position on the corner of Eagle Way and Farriers Close within a short walk of The Square, which includes a McColls store, Pharmacy, Post Office, Health Centre and Douglas Bader public house.

Description

The property comprises a two storey L-shaped development providing 13 purpose built flats, arranged within three blocks. The property is of cavity brick/blockwork construction with suspended concrete first floors under pitched and hipped tiles roofs.

We understand that the original buildings were constructed in the mid 1990's and the vendor built two extensions at each end in 2008/2009 and providing three further flats.

The majority of the flats are accessed via communal entrance halls and staircases, apart from Flats 18 and 20 which have their own entrances.

A surfaced courtyard is marked out to provide 11 parking spaces, together with further amenity areas.

The property includes an open landscaped area to the front and the total site area is approximately 0.192 hectares (0.475 acres) as edged red on the site plan.

Accommodation

Flat 22 is a two bedroom flat whereas all other flats comprise one bedroom, living room, kitchen and bathroom.

Approximate floor areas are as follows :

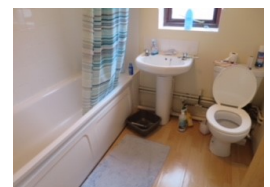
Approximate GIA	Sq m	Sq ft
Flat 2a (ground) and 4a (first)	39.4	424
Flat 2 (ground) & 4 (first)	38.7	417
Flat 6 (ground) & 8 (first)	38.7	417
Flat 10 (ground)	38.3	413
Flat 12 (first)	38.2	411
Flats 14 (ground) & 16 (first)	38.8	418
Flat 18 (ground)	41.1	442
Flat 20 (first)	53.4	575
Flat 22/bungalow	47.9	516

The total gross internal floor area is therefore approximately 530.10 sq m (5,709 sq ft).

Tenancies

All flats are let on standard Assured Shorthold Tenancies. Copies are available upon request and a summary of the rental income is provided below:

Flat No	Monthly Rent	Annual Rent
2	£505.00	£6,060.00
2a	£505.00	£6,060.00
4	£505.00	£6,060.00
4a	£505.00	£6,060.00
6	£505.00	£6,060.00
8	£505.00	£6,060.00
10	£505.00	£6,060.00
12	£510.00	£6,120.00
14	£505.00	£6,060.00
16	£505.00	£6,060.00
18	£505.00	£6,060.00
20	£505.00	£6,060.00
22	£595.00	£7,140.00
Total	£6,660.00	£79,920.00



Services

We understand that the property is connected to mains water drainage and electricity. The property benefits from electric heating throughout. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.



Site Plan : Not to scale and for identification purposes only

Title

The principal freehold title number is SK230739. Flat 22 is held under a separate freehold title SK346571. The vendors granted themselves a ground leases in relation to Flat 2a in 2013, the title number being SK346592 and it should be possible to merge this interest.

Planning

The property was developed as part of a scheme granted planning permission in February 1995 (reference C/94/1455). The two extensions were granted planning permission in April 2008 (ref C/08/0380).

The two trees within the forecourt area are understood to be subject to Tree Preservation Orders. The open area in front of the flats may have potential for further development, subject to planning.

Local Authority

Suffolk Coastal District Council, East Suffolk House, Station Road, Woodbridge, IP12 1RT
T: 01394 383789

Terms

The property is to be sold by informal tender on Thursday 29th March 2018. Further details are available upon request.

Energy Performance Certificates

Seven of the flats have a "C" Rating and six have a "D" Rating. Copies are available upon request.

Viewing

Viewings are strictly by appointment with the joint sole agents and will take place between 12pm – 2pm on Tuesday 6th March 2018. Interested parties are asked to register their interest in attending the viewing day and further details will be available in due course.

For further information please contact the joint sole agents:

Fenn Wright

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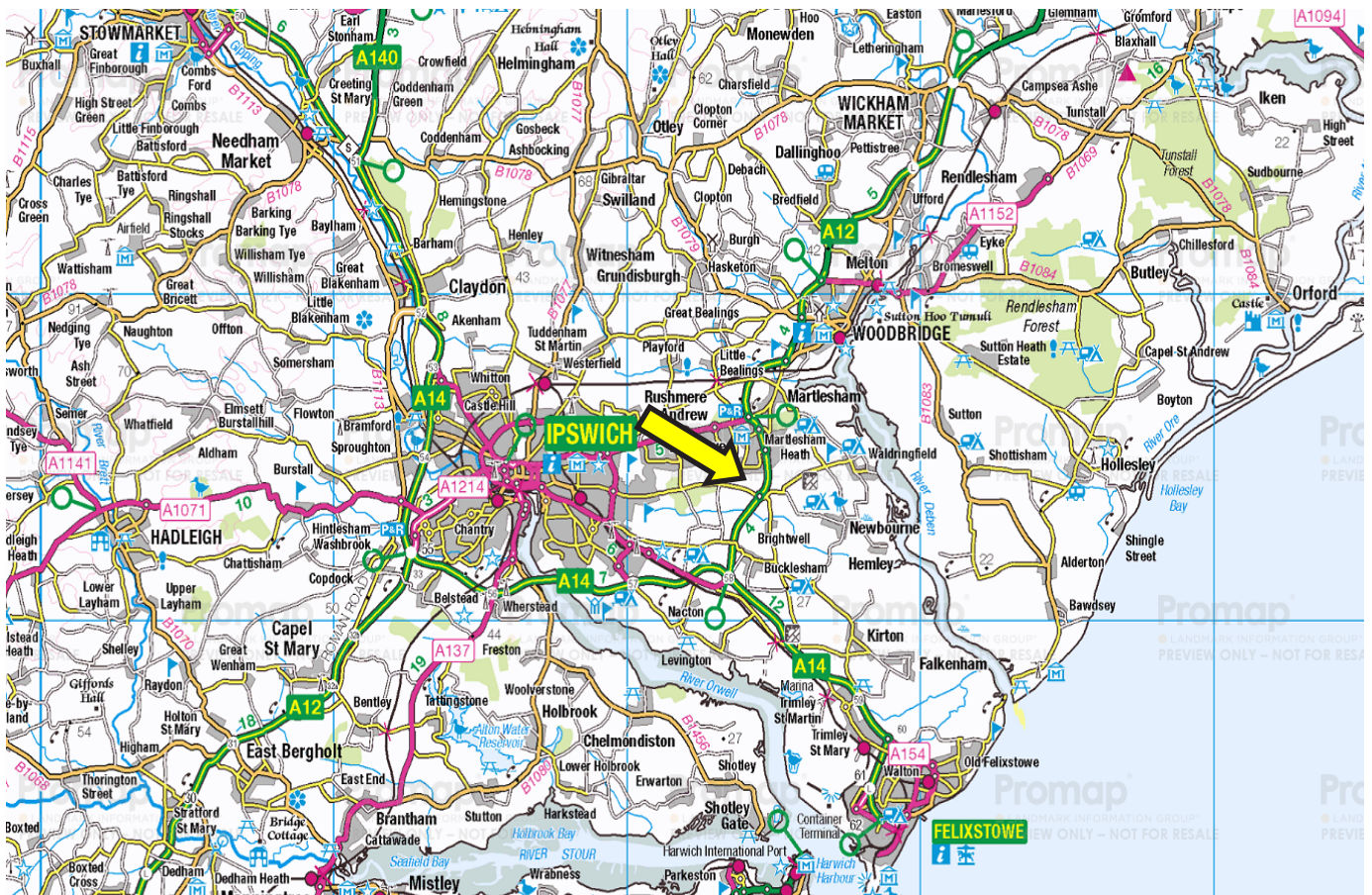
Upstix

Bluegate Farm, Bluegate Lane, Capel St Mary, Ipswich IP9 9JX

Contact **Daniel Jenkins**

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Location Plan

Particulars

Property details prepared in February 2018.

For further information

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