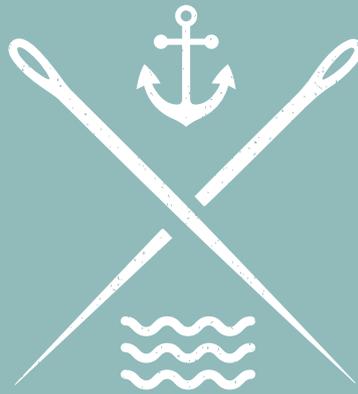


IPSWICH IP1 3BB



# SAILMAKERS LOFTS



PROSPERITY



IPSWICH IP1 3BB

# SAILMAKERS LOFTS

**SAILMAKERS LOFTS IS A LIMITED SELECTION OF LUXURY LOFTS LOCATED IN A PRIME POSITION OF IPSWICH. CONSISTING OF JUST 26, 1 & 2 BEDROOM APARTMENTS, SAILMAKERS LOFTS OFFERS THE HIGHEST LEVEL OF CONVENIENCE & CONNECTIVITY.**



**PROSPERITY**



**MADE BY CRAFTSMEN**

**SAILMAKERS**

**LOFTS**

**VOTED  
TOP 10 'BEST  
PLACES  
TO LIVE'**

**THE  
LONDON  
ECONOMIC**

**IPSWICH**

# **A WATERFRONT LIFESTYLE**

Ipswich's Waterfront is one of the most recognisable marinas in the UK, this historic waterfront town is home to the best in theatre and the arts - a vibrant community of independent shops, cosy pubs, award winning restaurants, bars, cafes and bistros – all surrounded by the beautiful Suffolk coastline and countryside.





iStore

SAILMAKERS  
LOFTS

PANDORA

PANDORA  
-ME



# PROSPERITY DEVELOPMENTS

Prosperity Developments embody an independent approach to residential and mixed-used developments— with affordable quality at the heart of everything we do. This philosophy continues to shape our work, refined over fifteen years of hands-on experience across schemes of varying sizes.

This brochure provides an inside look into the unique 'SAILMAKERS LOFTS' scheme, showcasing our individual approach to providing owner occupiers and buy-to-let investors with an exceptional opportunity to invest in prime Waterfront Town luxury apartments directly with us, the developer, through our unique purchase and payment options.

Very simply, this is about constantly refining our approach and making improvements where they're needed. This is shaped by our own experience but also by the experience of the individuals who live in the homes we've created.

*J. Billingham*

JOE BILLINGHAM, DIRECTOR



WE ARE AN AWARD-WINNING TEAM OF PASSIONATE CUSTOMER CENTRIC PROPERTY PEOPLE DEDICATED TO DELIVERING QUALITY HOMES & PROPERTY INVESTMENT IN THE SIMPLEST WAY POSSIBLE. OUR RESULTS SPEAK FOR THEMSELVES WITH A 435M PROPERTY PORTFOLIO (2023). INVEST IN PROSPERITY & CHANGE THE WAY YOU LIVE.

THE PROSPERITY PROMISE

MIDLANDS  
RESIDENTIAL  
DEVELOPER OF  
THE YEAR 2023

the  
PROPS



# PROSPERITY EXPERTS

£435M

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A residential and commercial portfolio including 46 new build and conversion projects with a GDV of over £455m.

£1BN

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We're on track to deliver over £1 billion of residential property within the next 5 years.

30+

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Over 30 strong and all passionate about property; our team work with the very best industry professionals to deliver our projects.

LAMONT & CO

---

Offering a fully managed lettings and management service specifically for our investor clients.



**AT SAILMAKERS LOFTS LUXURY COMES AS STANDARD. EVERY ASPECT OF YOUR HOME IS DESIGNED, BUILT & FINISHED WITH CARE & CONSIDERATION BY PROSPERITY'S TEAM OF SKILLED CRAFTSMEN.**

Prosperity Developments allows us the privilege to build and deliver affordable, desirable homes directly to the owner occupier, located in areas containing high quality amenities, good schooling, high grade transport links, recreation and leisure venues.

To build the very best homes, we work with the most talented trades people.

So, when you move into your new home, you can expect truly unrivalled quality in everything from the carefully laid tiles to the expertly fitted kitchen.





SAILMAKERS  
LOFTS



All homes within SAILMAKERS LOFTS are thoughtfully designed to accommodate the many different aspects of everyday life, from working at home to relaxing and entertaining.

# SAILMAKERS LOFTS

Precision's the order of the day with a Prosperity Home. We take pride in the little details that make our homes special, whether that's the appliances we install in your kitchen or the tiling we use in your bathroom. Our homes come in a range of sizes and designs, and the details will slightly differ depending on the type of home you choose.

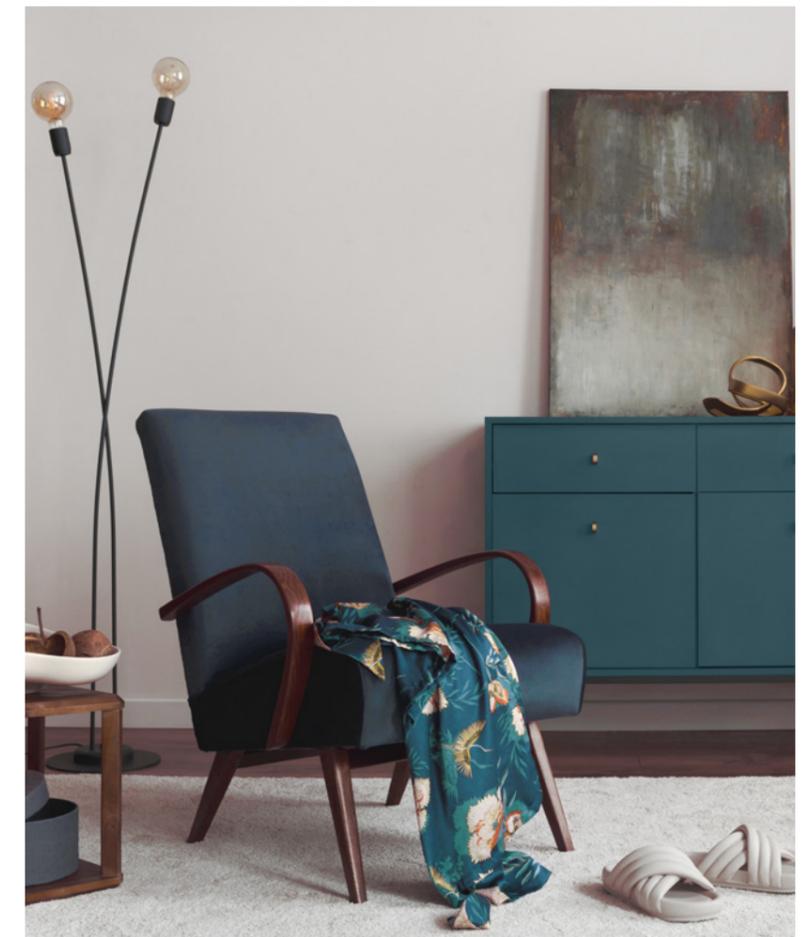




# SAILMAKERS

## LOFTS

All lofts benefit from well configured living spaces that make the most of the natural light. Designed to meet your needs, our interiors provide you with the creative freedom to make these homes your own.



SUFFOLK

# A REAL NATURAL BEAUTY

Ipswich is a town in Suffolk. Set on the River Orwell, its waterfront is lined with cafes, galleries and shops, and the 19th-century Old Custom House, which recalls the city's maritime history. From taking a trip along the beautiful River Orwell, the vibrant waterfront is a buzzing mix of cafes, restaurants, luxury apartments and the impressive Suffolk University building. Within the town is a wide choice of world foods to enjoy along with traditional pubs and restaurants. Ipswich is home to an abundance of beautiful parks.

Christchurch is the most popular greenspace in the town covering over 33 hectares in the centre of the town.

SAILMAKERS LOFTS sits in a prime location for amenity, connectivity within a strong employment base, surrounded by some of the most beautiful villages and towns of the UK.

A 16min drive takes you to one of Suffolk's most surprising destinations ... From locally produced food and drink, to wonderful views and lovely countryside, quirky accommodation and superb sailing, there's something for everyone on the Shotley Peninsula.

**SAILMAKERS**  
LOFTS



Orwell Bridge on the river



Outstanding natural beauty



Outdoor pursuits



Life on the water



Healthy Lifestyle



Ipswich Waterfront



Quaint Felixstowe



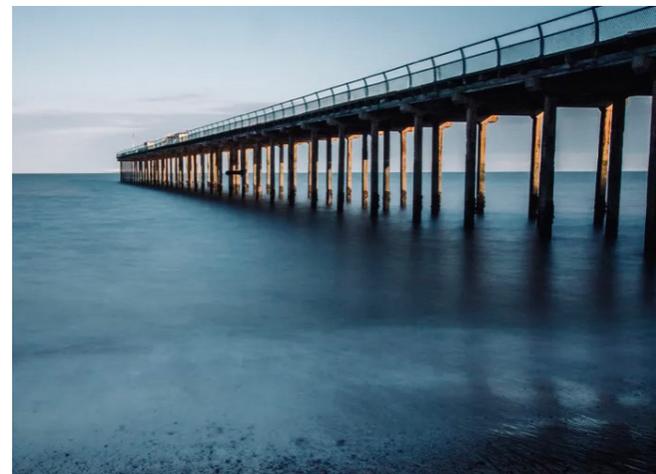
Hidden gems of Suffolk coast



Work & leisure



Stour Valley



Felixstowe Pier

IPSWICH

# LIVE THE WATERSIDE DREAM

Just 9 miles to the beautiful riverside market town on the banks of the Deben, Woodbridge combines excellent shops with superb pubs and restaurants and numerous activities both indoors and out. On the edge of an Area of Outstanding Natural Beauty.

Nestled between the rivers Orwell and Deben, 11 miles away is Felixstowe, a bustling Edwardian seaside town with traditional seaside attractions and a spectacular pier. The north of the town is home to the quaint fishing and sailing hamlet of Felixstowe Ferry, a true hidden gem of the Suffolk coast. Wander along the banks of the river Deben, hop on the foot ferry for a trip to Bawdsey and some grab fish & chips.

A famously beautiful part of East Anglia; the Stour Valley is 16 minutes away by car, encompasses the Dedham Vale AONB (Area of Outstanding National Beauty), Constable Country and quaint villages such as East Bergholt, Stratford St Mary and Nayland.

Due to this vast history, the town is home to in excess of 650 listed buildings.

## SAILMAKERS LOFTS



Cobbold's Point, Felixstowe

COUNTRYSIDE & CITY

# CULTURED, COSMOPOLITAN & CONNECTED

Ipswich has great train links to London, Norwich, Cambridge and elsewhere. The county town also has a growing population of 137,000 forecast to grow to 146,000 within the next four years. Despite its proximity to the countryside and the coast, Ipswich also benefits from excellent connectivity, with the fastest train to London only 57 minutes to Liverpool Street station, making it closer to the City of London than some parts of Greater London.

Ipswich has benefitted from extensive regeneration in recent years. The waterfront area around the old industrial areas on the River Orwell have been extensively redeveloped with a marina and a new campus for the University of Suffolk. The area offers a lifestyle you can't get anywhere else, as well as being more affordable than London without compromising on connectivity.

## SAILMAKERS LOFTS



Ipswich Waterfront regeneration



Greater London - 57 minutes



Fast connectivity



University of Suffolk



Industrial heritage

# REASONS WHY YOU SHOULD INVEST...



## FASTEST GROWING ECONOMY

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One of the fastest-growing economies in the UK, second only to Cambridge, Ipswich is emerging as one of the best places to live in the UK in 2023.

## JOINED UP & SWITCHED ON CONNECTIVITY

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Aside from its proximity to London, Ipswich offers so many amenities from Listed Buildings, Churches, River Cruise, Parks, Shopping, Festivals, Museums, Theatres, Cinema, Breweries, Pubs, Waterfront, Port, University, Sports clubs, Cycling routes, Running clubs, Football/Rugby/Tennis Clubs to Ofsted rated excellent Schools.

## HUSSLE & BUSSELL TO TRANQUILLITY WITHIN MINUTES

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The city has a strong base of independent retailers alongside designer brands and high-street shops making Ipswich a great place to shop. For an evening out, there are a whole host of restaurants and cuisines, bars, pubs, waterfront cafes to enjoy. Whilst escaping to tranquillity can be found within a 10 minute drive away, from beaches and water views to historic landmarks and houses, country walks and an Area of Outstanding Natural Beauty.

## LOCAL & REGIONAL INWARD INVESTMENT

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Ipswich's Waterfront has re-emerged from a gritty dock to a vista of marinas, hotels, restaurants and a new university – symbolising the new Ipswich. The town is now at the core of an ICT hub stretching out across the region, with a thriving agricultural port in the centre, and just eight miles upstream from the UK's largest container port at Felixstowe. Ipswich has a diverse and young workforce benefitting from their training and skills agenda, a compact education quarter and a great mix of schools and colleges - Ipswich offers real value.



# SAILMAKERS LOFTS

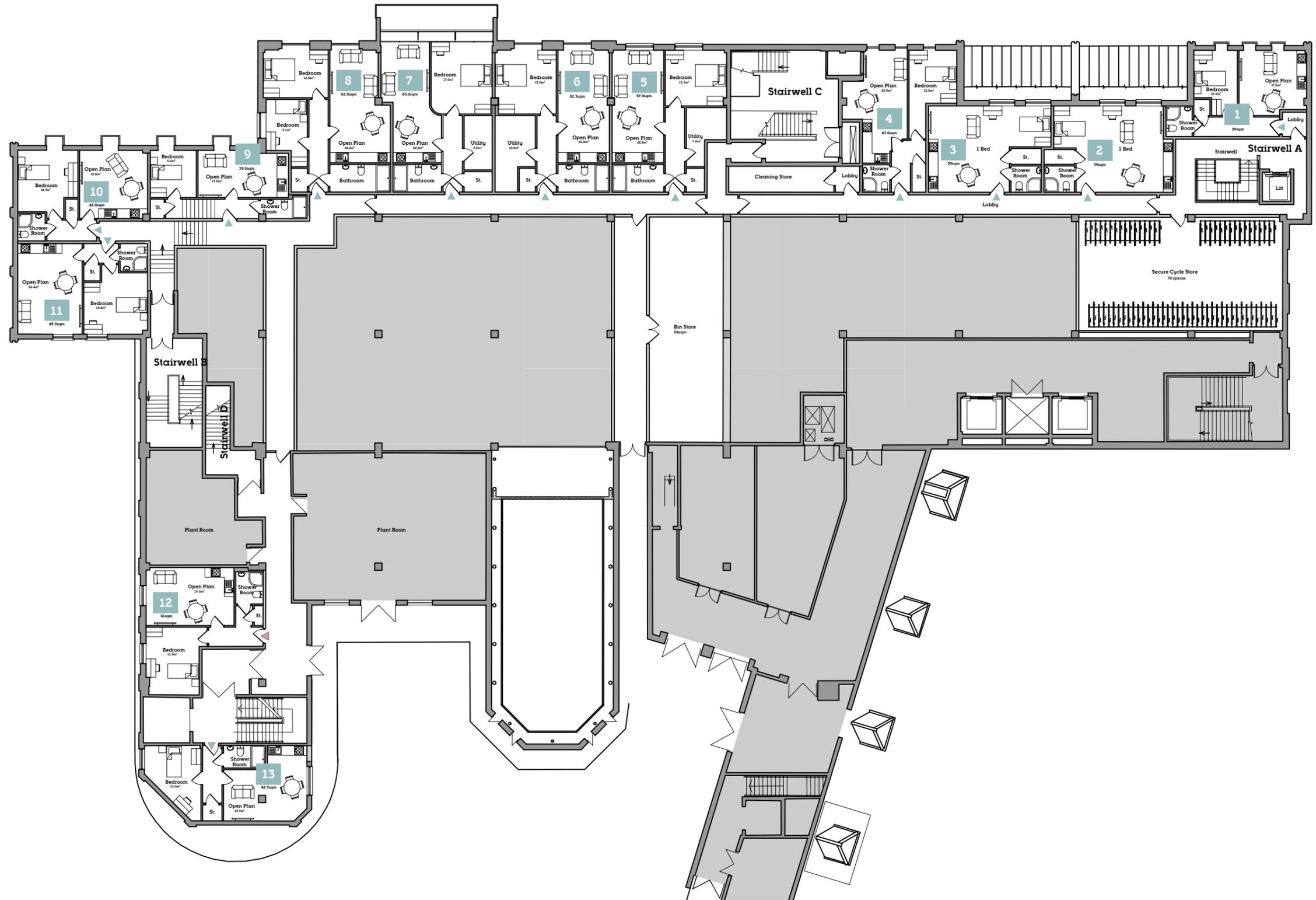
- 1 Sailmakers Lofts
- 2 Ipswich Haven Marina
- 3 Ipswich Waterfront
- 4 Suffolk New College
- 5 Alexndra Park
- 6 University of Suffolk
- 7 Ipswich Town FC / Portman Rd Stadium
- 8 The New Wolsey Theatre
- 9 Hollywells Park
- 10 Sainsbury's
- 11 Sailmakers Shopping Centre
- 12 Town Hall
- 13 St Mary Le Tower
- 14 Christchurch Mansion
- 15 Christchurch Park
- 16 Ipswich School
- 17 Alderman Park
- 18 Ipswich Rail Station

# PLANS & SPECIFICATIONS



# SAILMAKERS

## LOFTS



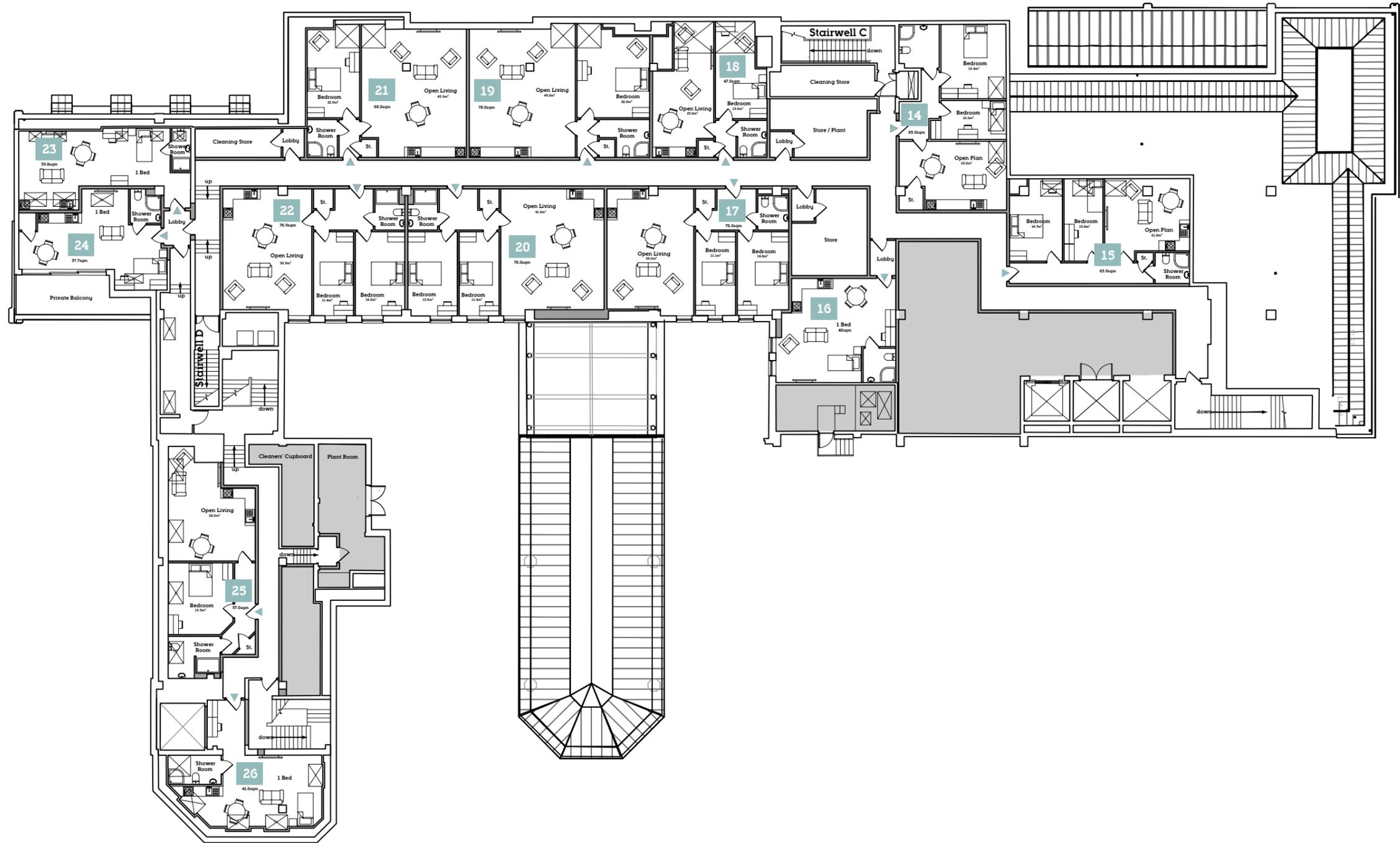
## FIRST FLOOR

No.	FLAT TYPE	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
Apart. 1	1 Bedroom Apart.	39.0	419.8
Apart. 2	1 Bedroom Apart.	39.0	419.8
Apart. 3	1 Bedroom Apart.	39.0	419.8
Apart. 4	1 Bedroom Apart.	43.6	469.3
Apart. 5	1 Bedroom Apart.	57.9	623.2
Apart. 6	1 Bedroom Apart.	62.3	670.6
Apart. 7	1 Bedroom Apart.	60.0	645.8
Apart. 8	2 Bedroom Apart.	62.0	667.4
Apart. 9	1 Bedroom Apart.	39.0	419.8
Apart. 10	1 Bedroom Apart.	42.0	452.1
Apart. 11	1 Bedroom Apart.	45.0	484.4
Apart. 12	1 Bedroom Apart.	41.0	441.3
Apart. 13	1 Bedroom Apart.	42.5	457.5

\*Sizes and floorplans are indicative and subject to slight changes.

# SAILMAKERS

## LOFTS



## SECOND FLOOR

No.	FLAT TYPE	AREA (m <sup>2</sup> )	AREA (ft <sup>2</sup> )
Apart. 14	2 Bedroom Apart.	65.0	699.7
Apart. 15	2 Bedroom Apart.	63.9	687.8
Apart. 16	1 Bedroom Apart.	40.0	430.6
Apart. 17	2 Bedroom Apart.	76.0	818.1
Apart. 18	1 Bedroom Apart.	47.0	505.9
Apart. 19	1 Bedroom Apart.	78.0	839.6
Apart. 20	2 Bedroom Apart.	76.0	818.1
Apart. 21	1 Bedroom Apart.	68.0	732.0
Apart. 22	2 Bedroom Apart.	76.9	827.8
Apart. 23	1 Bedroom Apart.	39.8	428.4
Apart. 24	1 Bedroom Apart.	37.7	405.8
Apart. 25	1 Bedroom Apart.	57.0	613.5
Apart. 26	1 Bedroom Apart.	41.0	441.3

\*Sizes and floorplans are indicative and subject to slight changes.

# LOFT SPECIFICATION

## FLOORING

- Safetred anti-slip vinyl flooring
- Bedroom areas fitted with contemporary carpeting

## KITCHENS

- Double base units, double and single wall units
- One and a half sink unit with chrome mixer tap
- Laminate worktop
- Tiled or glass splashback
- Brushed metal handles to kitchen units
- Fully integrated appliances to include oven, ceramic hob, extractor, and fridge freezer as per kitchen supplier's proposals

## BATHROOMS

- Contemporary bathroom suite
- Self-contained sliding door shower cubicle with tray and overhead adjustable shower head
- Full height tiling panel to the back and side of shower cubicle
- Contemporary WC to match
- Pedestal basin with high quality chrome mixer tap with tiles as a splashback
- Mirror over basin
- Downlights or single ceiling light of high quality positioned as per electrical layout-switch control
- Ceiling/wall mounted extraction fan
- Electric ladder towel rail

\*Certain materials



**INVEST WITH US**



**PROSPERITY**

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