

FREEHOLD INVESTMENT OPPORTUNITY

18 Apartments, 6 Houses & 9 Business Units Totalling 27,506 Sqft

High Quality Development, Constructed In 2021

FOR SALE AS A WHOLE OR IN PARTS BY INFORMAL TENDER

Guide price **£4,765,000** (£173 psf)

Deben Meadows, Melton, Woodbridge IP12 1FU

An aerial photograph of a residential development. The foreground shows several multi-story brick apartment blocks with grey roofs and white window frames. There are parking areas with cars and some smaller buildings. In the background, a wide river flows through a green landscape with trees and fields under a blue sky with scattered clouds.

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FREEHOLD INVESTMENT OPPORTUNITY

Deben Meadows, Melton, Woodbridge IP12 1FU

The development was completed in 2021 comprising a total of 54 houses and apartments together with business units.

All the residential properties benefit from gas fired central heating and are completed to a good standard.

18 Apartments, 6 Houses and 9 Business Units Totalling 27,494 Sq Ft

- 12 One bed apartments let on periodic tenancies
- 2 One bed apartments (affordable units) let on periodic tenancies
- 4 Two bed duplex apartments let on periodic tenancies
- 6 Three bed town houses (affordable units) let on periodic tenancies
- 9 Business units (7 vacant and 2 let).

Total Current Rent Passing

- Residential £300,900
- Commercial £14,600
- **Total: £315,500**

Estimated Rental Values Once Fully Occupied

- Residential £305,760
- Commercial £64,760
- **Total: £370,520**

Gross External Area

- Residential 22,256 Sqft
- Commercial 5,250 Sqft
- **Total Gross External Area: 27,506 Sqft**

Location

Melton is a village having a population of circa 3,800 situated on the west side of the River Deben, approximately a mile north east of Woodbridge benefiting from a railway station.

The popular market town of Woodbridge offers excellent shopping and amenity facilities and is located on the edge of an area of outstanding natural beauty lying along the River Deben.

Planning - DC/17/1884/FUL

As per clause 17 of the planning consent, the business units shall be used for Use Class B1a (Offices) only.

The affordable housing units are let at an affordable rent (no more than 80% of the market rent including Service Charge). Properties will be allocated to people with local connections with Suffolk Coastal District.

A copy of the full planning consent is available within the data room.

Data Room

The full information pack is available via the data room, access to which is available upon request.

Informal Tender

All interested parties are invited to submit their best bids to Nicholas Percival Ltd, by way of informal tender, no later than 12 noon on 7th August 2026.

Guide Price

£4,765,000 (Overall £173 psf)

LOT 1

1 & 2 The Brooks and 1 & 3 Deben Meadows

Description

A detached two storey building arranged as two fully fitted business units (currently vacant) on the ground floor with two one bedroom apartments at first floor with the benefit of a small private garden.



Current Income

• **Total** **£17,400** Per Annum

• **ERV Once Fully Occupied** **£30,000** Per Annum

Car Parking

• Allocation 4 Spaces

Floor Area (Gea)

• Residential 1,090 Sqft

• Commercial 968 Sqft

Guide Price **£370,000**



LOT 2

1 - 8 Willowbank

Description

A detached four storey building arranged as two business units on the ground floor (shell) with six one bedroom apartments benefiting from a lift.



Current Income

- **Total** **£67,680** Per Annum
- **ERV Once Fully Occupied :** **£80,640** Per Annum

Car Parking

- Allocation 8 Spaces

Floor Area (Gea)

- Residential 3,376 Sqft
- Commercial 1,162 Sqft

Guide Price **£935,000**

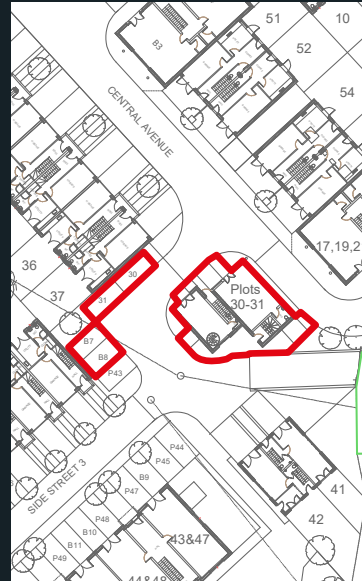


LOT 3

1 - 4 Deben Place

Description

A detached two storey building arranged as two one bedroom apartments (affordable units) with two business units one on ground floor and the other ground, first & second floors.



Current Income

- Residential (3 & 4)
- Business Unit 2
- **Total :**

£16,200 Per Annum
£8,000 Per Annum
£24,200 Per Annum

- **ERV Once Fully Occupied**

£29,600 Per Annum

Car Parking Allocation

4 Spaces

Floor Area (GEA)

- Residential
- Commercial

1,090 Sqft
968 Sqft

Guide Price

£360,000



LOT 4

7 - 18 Deben Place

Description

A detached four storey building arranged as four business units on the ground floor fully fitted. Four one bedroom apartments at first floor and a further four two bedroom duplex apartments with balconies at third and fourth floors.



Current Income

- Residential £103,080 Per Annum
- Business Unit 7 £6,600 Per Annum
- **Total :** **£109,680 Per Annum**

- **ERV Once Fully Occupied :** **£129,480 Per Annum**

Car Parking Allocation

12 Spaces

Floor Area (GEA)

- Residential 6,896 Sqft
- Commercial 2,152 Sqft

Guide Price

£1,500,000

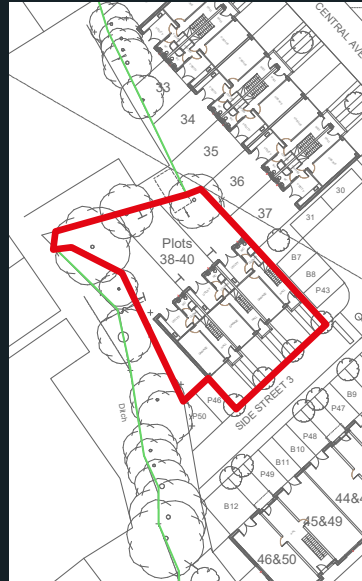


LOT 5

19 - 21 Deben Place

Description

Three town houses, each comprising three bedrooms, two bathrooms, kitchen/dining room, utility room, living room, study and wc. Single garage & one car parking space each. Affordable housing units let at 80% of market rent



Current Income

• **Total :** **£50,400 Per Annum**

Car Parking

• Allocation: 3 Spaces

Floor Area (Gea)

• Residential: 4,902 Sqft

Guide Price **£800,000**

LOT 6

9 - 11 Willowbank

Description

Three town houses each comprising three bedrooms, two bathrooms, kitchen/dining room, utility room, living room, study and wc. Single garage and one car parking space. All houses are affordable housing units let at 80% of market rent.



Current Income

- **Total :** **£46,140 Per Annum**
- **Estimated Market Rental Value** **£50,400 Per Annum**

Car Parking

- Allocation 3 Spaces

Floor Area (Gea)

- Residential 4,902 Sqft

Guide Price

£800,000



The Deben Meadows Development

Melton Road, Woodbridge, Suffolk

Sat-Nav Ref: **IP12 1FU**

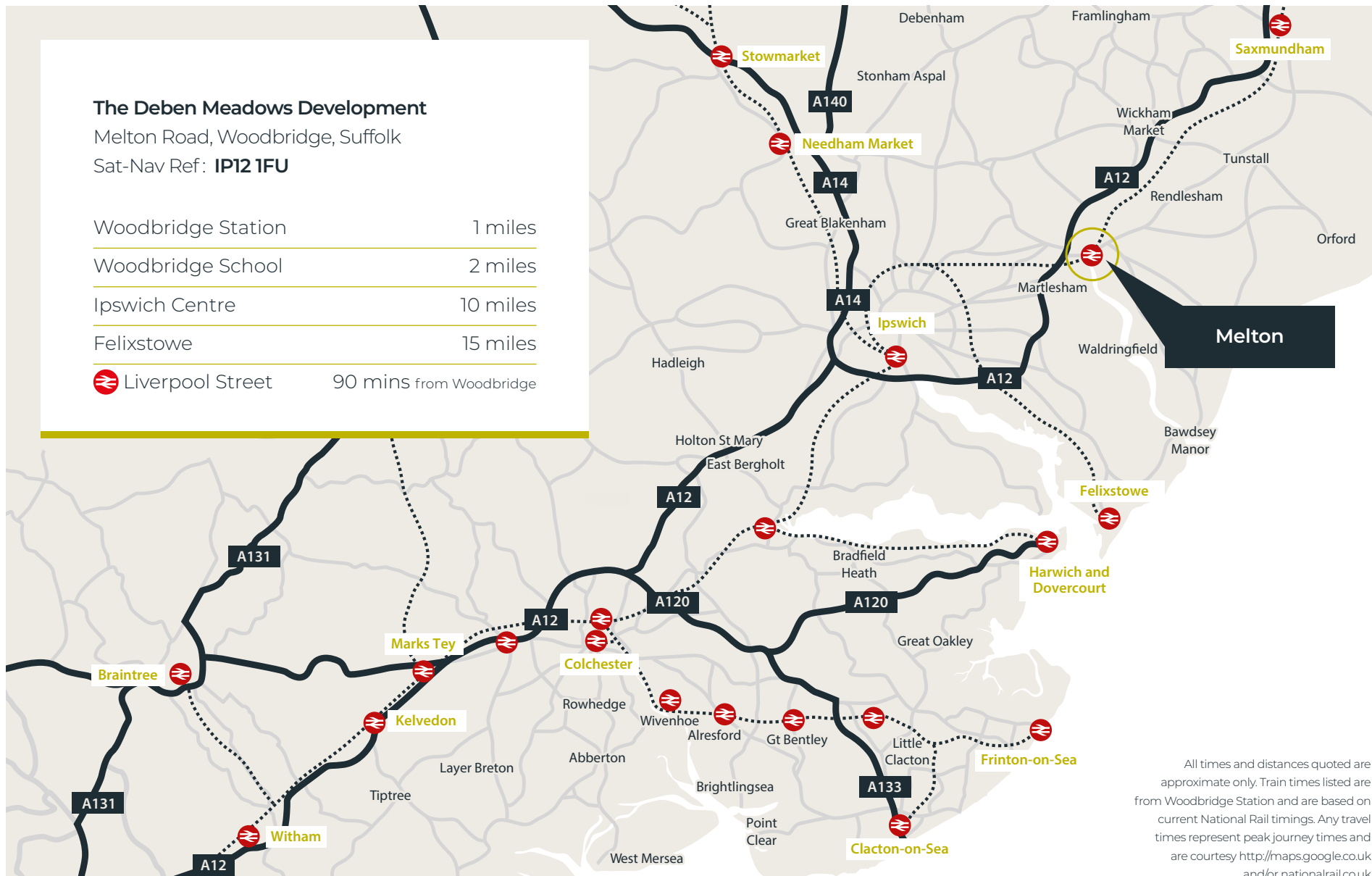
Woodbridge Station 1 miles

Woodbridge School 2 miles

Ipswich Centre 10 miles

Felixstowe 15 miles

 Liverpool Street 90 mins from Woodbridge



All times and distances quoted are approximate only. Train times listed are from Woodbridge Station and are based on current National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk

Viewing

Strictly by prior appointment with the sole agents, Nicholas Percival.

NP NICHOLAS
PERCIVAL

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Agents notes

All floor areas have been provided by the Vendors Architect and are based on a Gross External Area basis.

C5481
26/05/26