

# NEWMARK

## Burgess and Higgins Place, Martlesham, Ipswich

*An opportunity to acquire 33 stabilised PRS units  
across two unbroken buildings*

INVESTMENT MEMORANDUM





Higgins Place

Burgess Place

6 mins walk

# Investment Highlights

SUMMARY



33 x private apartments across two unbroken freehold buildings comprising 15,598 sqft.



Higgins and Burgess Place are 100% let as of August 2025.



Combined Passing Rent (Gross) of £281,340 per annum. Based on local market ERVs, the estimated annual rental value is £317,580, reflecting a 12% reversion.



Offers sought in excess of £4,000,000 reflecting a gross initial yield of 7.03% and a gross yield upon reversion of 7.98%



With an average tenancy of seven years, the area benefits from stable, long-term rental demand.



The scheme includes landscaped grounds, 45 car parking spaces, and 9 secure bicycle spaces.



Sizewell C is 20 miles to the northeast, currently under construction, the plant is expected to be operational by the mid to late 2030s, with a peak on-site workforce estimated at 7,900.



Burgess and Higgins Place offer direct access to the A12 and A14, ideal for commutes to Ipswich, Woodbridge and Cambridge.



The regeneration of Ipswich Waterfront, offers a variety of cafés, galleries, and restaurants, fostering a welcoming and family-friendly environment.



Higgins and Burgess Place are of cavity wall construction and are both <18m in height.

# Location and Situation

Martlesham Heath, a former airfield, has been transformed into a modern mixed-use development known for its suburban, family-friendly atmosphere. It blends residential, retail, commercial, and technology sectors.



The Property is located in Martlesham Heath within the East Suffolk County Council, which is a suburb to the Northeast of Ipswich.



Martlesham Heath is located 2 miles to the east of Woodbridge town centre and 5.8 miles to the northeast of Ipswich.



The Property's are situated just 0.5 miles from Martlesham Retail Park, a well-established shopping destination home to national retailers such as Next, Marks & Spencer, Tesco, Boots, a BP garage, and several independent retailers.



Adastral Park in Martlesham Heath is a major science and tech hub, formerly BT Labs, hosting over 4,000 people from companies like BT Applied Research, Cisco, Openreach, Fujitsu, and Huawei.



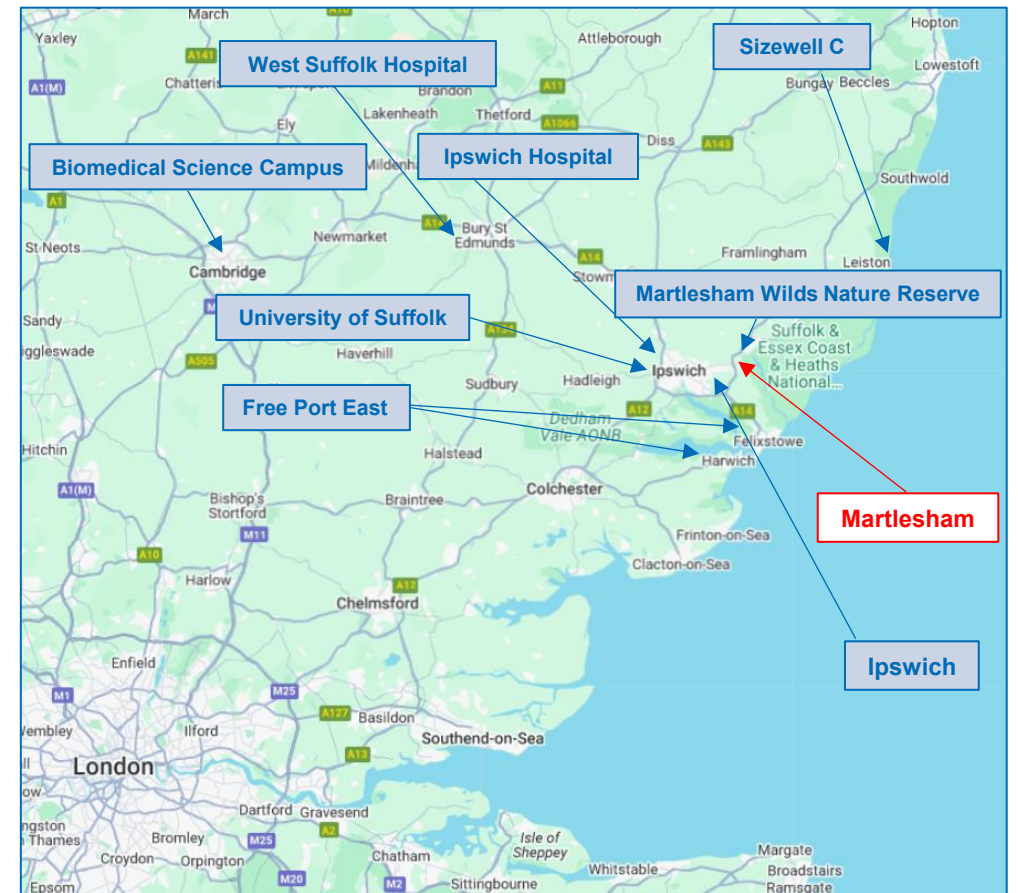
Ipswich is accessible via the A12 and A14 with a journey time of 15-minutes. The A12 also offers a direct route to the M25, providing convenient access into London.



The properties are located a 10-minute drive or a 20-minute cycle from Woodbridge Station which provides services to Ipswich within circa 16-minutes, and London Liverpool St within 1 hour 10 minutes.



Ipswich Town Centre and Waterfront regeneration area lies to the west, offering a wide range of shops, restaurants and the University of Suffolk. The town is home to Ipswich Town Football Club, a historic and well-supported team playing at Portman Road.



# Location Overview



Higgins Place

Burgess Place

6 mins walk

Acorns Nursery

Duncans Bakery

Retirement Village

Morrison's Daily

Martlesham Pharmacy

Martlesham Post Office

Costa Coffee

Douglas Bader Pub

St Michael and All Angels Church

Martlesham Health Pavilion

Village Green

Birchwood Primary School

Boots

Poundland

M&S

Home Bargains

Martlesham Leisure Club

Aldi

Adastral Park

# Scheme Description

Martlesham Heath offers peaceful, green, and affordable living, surrounded by local amenities such as shops, schools, healthcare services, and open parkland. With an average tenancy of seven years, and a handful of tenants having let for over 20 years, the area provides a high level of rental stability and long-term occupancy.

## Higgins Place

Unit Type	No. units	Total (sq.ft)	Average (sqft)
1 Bed	14	5,942	424
2 Bed	2	1,012	506
<b>Total</b>	<b>16</b>	<b>6,954</b>	-

## Burgess Place

Unit Type	No. units	Total (sq.ft)	Average (sqft)
1 Bed	17	8,644	508
<b>Total</b>	<b>17</b>	<b>8,644</b>	-
<b>Total</b>	<b>33</b>	<b>15,598</b>	-



33 x private apartments across two buildings (Higgins and Burgess Place) comprise of 15,598 sqft of NSA.



The scheme 100% let and is composed of 31 x 1-beds and 2 x 2-beds.



Combined Passing Rent (Gross) of £281,340 per annum, which reflects a rate of £17.93 psf on the NSA. Based on local market ERVs, the estimated annual rental value is £317,580, reflecting a 12% reversion potential.



Annual operating expenditure of £56,155 which equates to 19.96% of total income.



Higgins and Burgess Place are of cavity wall construction and are both <18m in height. With the opportunity for development potential on the car parks subject to planning.



Higgins Place apartments have an EPC Rating of C. At Burgess Place, 88% are rated D. Ongoing window upgrades, including full double glazing, are expected to improve these ratings.



Amenity includes a landscaped setting, 45 x car parking spaces and 9 x secured bicycle space. Green spaces include Martlesham Heath SSSI and Martlesham Wilds nature reserve.



All apartments are to be provided unfurnished.

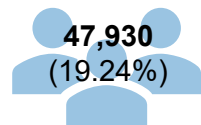
# East Suffolk Demographics

There is supply and demand imbalance of residential for rent in the area which has created a supply shortage and rental growth. The target demographics tend to be those who appreciate rural living and plan to settle long-term. Between 2011 and 2021 Censuses, private renting in East Suffolk increased from 14.2% to 17.6%, while the rate of home ownership decreased from 71.3% to 68.9%.

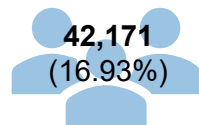
Statistic	East Suffolk	UK Average
Total population	249,103	67,439,463
No. Households	112,258	28,616,178
Population Growth 2022-2032	5.64%	3.84%
Private Rented Households (%)	17.60%	18.18%
Social Rented Households (%)	12.05%	17.14%
Owner Occupied Households (%)	70.79%	63.52%
Average (median) Gross Annual Salary	£35,100	£31,602

## Mosaic Groupings

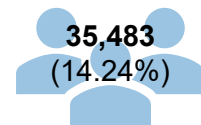
Rural Reality



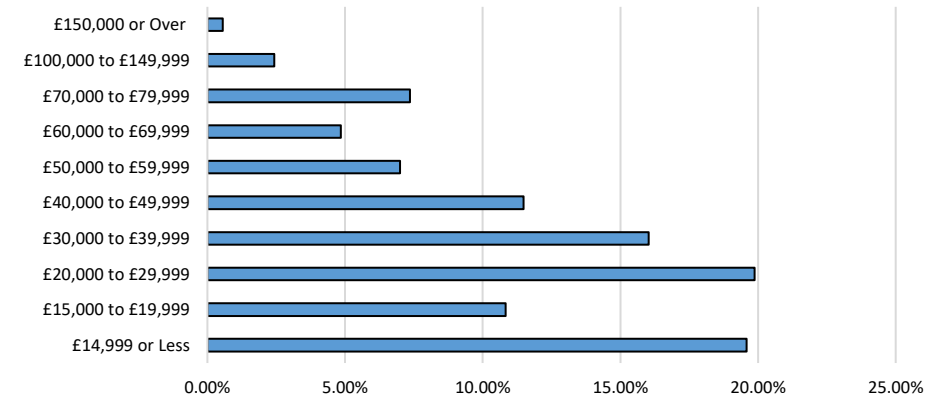
Country Living



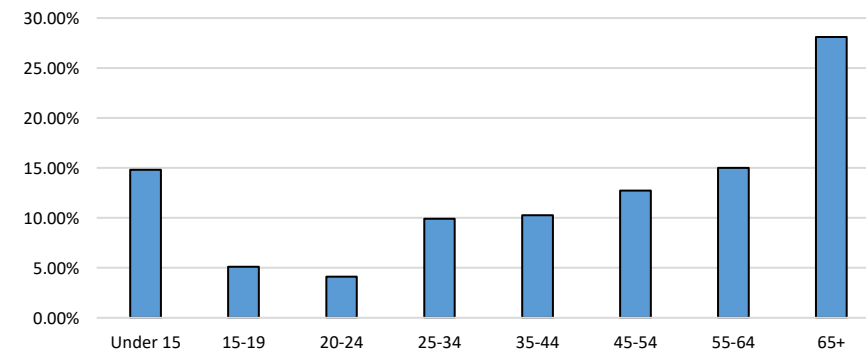
Senior Security



East Suffolk Household Income

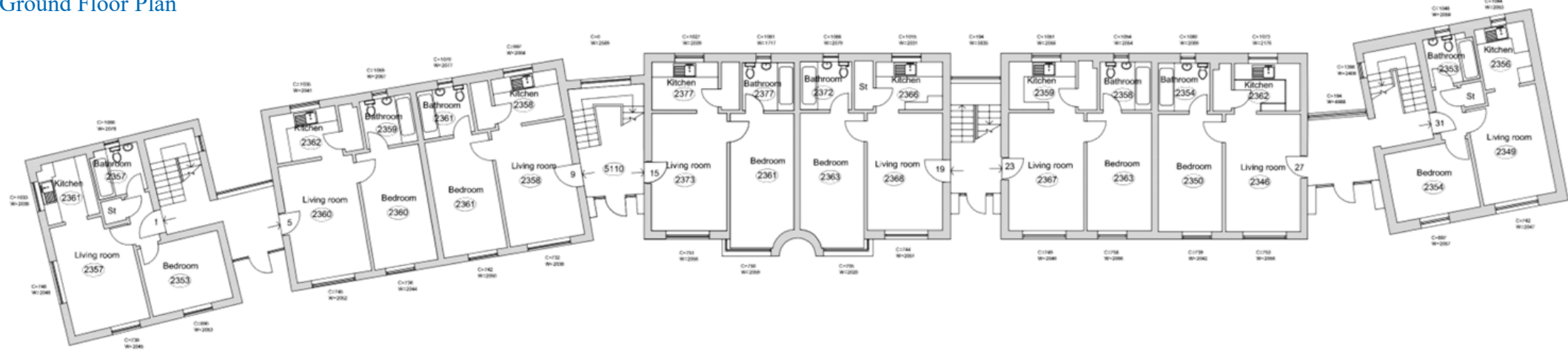


East Suffolk Age Bands

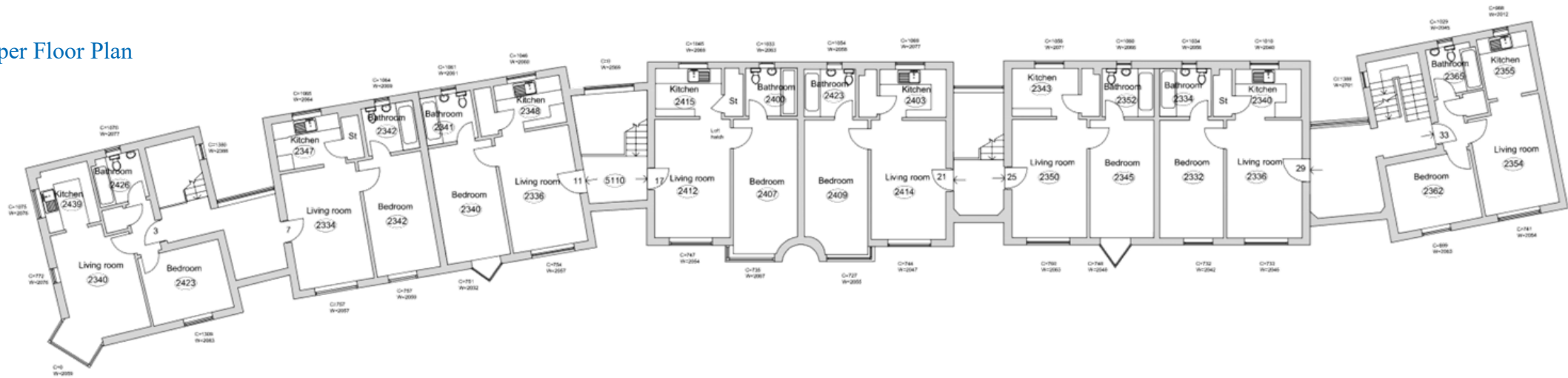


# Burgess Place – Floor Plans

## Ground Floor Plan



## Upper Floor Plan







## TITLE & TENURE

The freehold of Higgins Place is available under the title number SK240044 and Burgess Place is available under the title number SK239977. We are also aware the SPV is available to acquire.

## VIEWINGS

Please contact the sole agent Newmark if you wish if you wish to gain access to the site. The proposed viewing date is Thursday 11<sup>th</sup> September.

## DATA ROOM

Access to the marketing data room will be provided upon request.

## PRICING

Offers in excess of £4,000,000 reflecting a gross initial yield of 7.03% and a gross yield upon reversion of 7.98%

# Enquiries

For further information please contact:

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Particulars issued August 2025.

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