



**BARRELMANS  
POINT** AT HMS GANGES

Rental Investment Opportunity

**FREEHOLD LUXURY HOUSES**



SHOTLEY PENINSULA • IPSWICH • SUFFOLK



**WAVENSHERE**  
HOMES

OVER  
**50%**  
★ SOLD OUT ★



## Phase 1

81 luxurious new 2, 3, 4 & 5 bedroom houses located on a beautiful coastal peninsula yet offering superb road and rail connectivity - **a perfect combination to generate long term rental opportunities and short term holiday lets**

Barrelmans Point is a landmark joint venture between Galliard Homes and Wavensmere Homes, set to transform the 60 acre former historic HMS Ganges Naval Facility where over 160,000 navy recruits passed through its gates until its closure in 1976.

# Development Overview



With a masterplan by Franklin Ellis Architects, the overall development will comprise 296 newly built homes – with a mix of 2, 3, 4 & 5 bedroom properties, each with a private garden and off street designated parking. The scheme will also showcase the restoration of numerous Royal Navy heritage assets including the Grade II listed ceremonial mast, listed entrance gates, a mid-19th century fort and two Martello towers.

Perhaps most significantly, Barrelmans Point will offer the opportunity to reside in one of the most scenic coastal areas in the UK – Shotley Peninsula, which is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.



**3 bedroom houses in this fabulous setting have current rental values offering yields up to 5.4%**



DELINEATION OF PHASE ONE



The development lies within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty.



- Barreلمان Point is easily accessible by road and numerous forms of public transport including rail, bus and ferry services.
- Mainline services from Ipswich Railway Station to London Liverpool Street (via Manningtree) is approximately 1 hour.
- The Shotley Peninsula and surrounding areas have an abundance of educational facilities for all ages – from nearby nursery schools to primary, secondary and two outstanding fee-paying boarding schools.
- Residents at Barreلمان Point will have an exceptional array of

local amenities, attractions and recreational pursuits on their doorstep.

- The development has been designed to suit all walks of life - from young professionals to family living and later life retirement.
- On-site amenities will include a fully equipped gym, cinema, co-working space, a galley kitchen, junior play area, library and new linear park.
- The site is planned to have convenience retail.
- The development is already attracting investor/buy to let sales.

# A unique opportunity

## Why to invest at Barreلمان Point





The re-animation of existing historic buildings will provide a host of amenities together with the abundance of green space & scenic views to be enjoyed surrounding Barrelmans Point.

#### Gym

A fully equipped gym will be available to all residents. The gymnasium will have dedicated areas to workout including weights, training and open space.

#### Co-working space

Barrelmans Point residents will benefit from on site co-working space that coincides with the new hybrid way of working.

#### Screening room

The cinema style screening room will be available for private hire with wide screen viewing.



## Fabulous on-site amenities\*

#### Nelson Hall

Nelson Hall will be restored to hold multiple amenities that include a library, café and more.

#### Children's play area

Children can enjoy after school fresh air and fun in the outdoor junior play area.

#### Green space

Barrelmans Point is set across 60-acres of historic grounds abundant with green space and parkland overlooking the coastal edge.

\*Amenities subject to planning. Proposed facilities may be at additional cost or form part of the service charge.

SHORT TERM  
HOLIDAY LET POTENTIAL

Months	12
Occupancy	80%
Purchase Price	£365,000
Net Income P.A	£47,529
Estate Charge P.A	£1,075
Net Yield	12.73%

There are three 3 bedroom house types of which one - 'The Luttrell' has been selected to demonstrate the short term/holiday let potential through an Airbnb 12 month period as shown above.

The holiday let income before fees is estimated at £60,624.00 p.a.

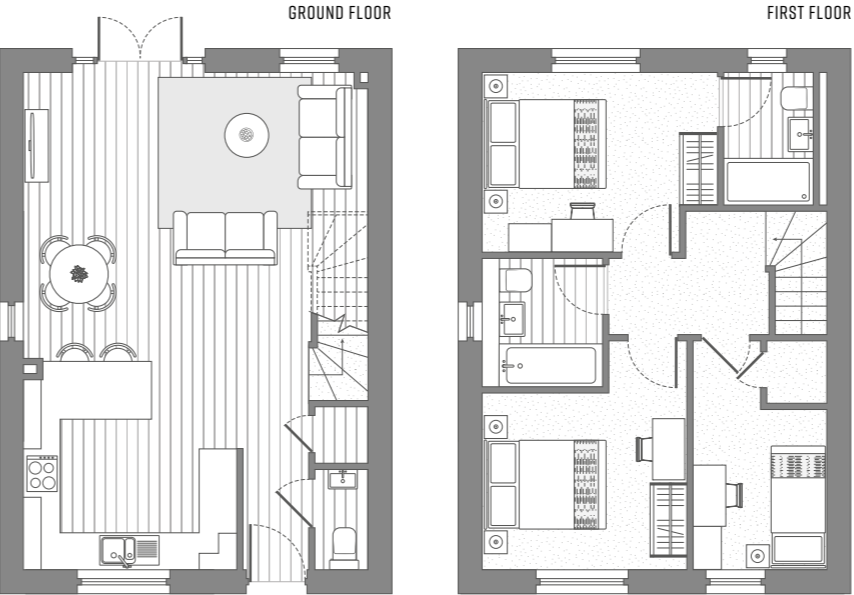
3 bedroom house

RENTAL INVESTMENT POTENTIAL



Illustrative site plan, precise details and landscaping may vary.

PLOT	BEDS	TYPE	POSITION	GIA SQ.FT	GARAGE TYPE	CAR PARKING	ESTATE CHARGE P.A.	PRICE	RENTAL RETURN PCM	RENTAL YIELD
28	3	The Luttrell	Semi-detached	1050	Single	2	£496.38	£365,000	£1,650	5.4%
72	3	The Luttrell	Semi-detached	1050	Single	2	£496.38	£365,000	£1,650	5.4%
73	3	The Truscott	Semi-detached	1063	Single	3	£502.22	£365,000	£1,650	5.4%
75	3	The Truscott	Semi-detached	1063	Single	2	£502.22	£365,000	£1,650	5.4%
78	3	The Luttrell	Semi-detached	1050	Single	2	£496.38	£365,000	£1,650	5.4%



House Type:  
The Luttrell





Quality  
specifications  
throughout



Long term  
value in every  
home



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All images are show homes at Barrelmans Point.



**BARRELMANS  
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**WAVENSHERE  
HOMES**

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VERSION 2 - JUNE 24