

MERCHANTS •YARD•

I P S W I C H





M.Y
TEN

LUXURIOUS RIVERSIDE LIVING

Merchants Yard
Grafton Way • Ipswich • IP1 1UZ

M.YTEN – fabulous 2 & 3 bedroom starter homes located minutes from a bustling array of waterside bars, eateries, marinas and a town centre that perfectly blends historic heritage with vibrant urban living.

MERCHANTS YARD.

IPSWICH

Situated on the former site of the Great Eastern Railway Goods Station and just 8 minutes stroll from Ipswich mainline, Merchants Yard is all about life on the river, fast connectivity and modern convenience.

YOUR

SPACE

YOUR PLACE



Actual terrace view looking upstream from townhouse 64.

IPSWWICH TODAY

A DYNAMIC DESTINATION



Maritime Heritage



Waterfront Setting



Great Connectivity



Fab Foodie Haunts



Family Friendly



Idyllic Parkland



Academic Excellence



Shoppers Paradise

A historic cultural & maritime centre transformed into a vibrant destination where modern meets medieval and bustling waterside bars, cafés, and bistros abound.





EXPLORE





MERCHANTS
YARD

M.Y
TEN

TOWN CENTRE

IPSWICH
RAIL STATION

RIVER
ORWELL

IPSWICH
TOWN FC

CARDINAL
PARK

ALBION
WHARF

BUTTERMARKE
SHOPPING CENTRE

OLD CUSTOM
HOUSE

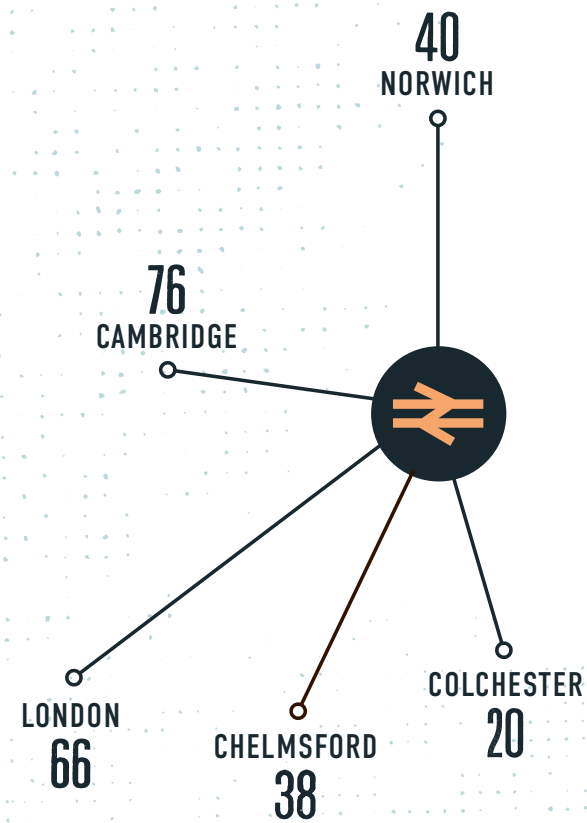
ST MARY-LE-TOWER
CHURCH

WHERRY
QUAY

NEPTUNE
MARINA

TRAVEL

WITH EASE



Journey times shown in minutes from Ipswich Station.



By Rail

Ipswich Station is served by the Great Eastern Main Line which provides excellent links to many strategic locations including London Liverpool Street and the Elizabeth Line.



By Road

The A12 offers fast north/south connectivity linking to the M25 (J.28) in 75 minutes or the M11 (J8) via the A120 in 65 minutes approx. Ipswich is also well placed for road travel to the Midlands and beyond.



Around Town

Home owners at Merchants Yard will be around 10-15 minutes walk of many of the town's most notable eateries, town centre shopping and top entertainment establishments. There are also on-road and off-road cycle routes around town.



With Ipswich Main Line less than a 10 minute walk and London Liverpool Street little over an hour's journey time, commuting couldn't be easier.

NEPTUNE MARINA

THE BEATING HEART OF IPSWICH

Take a stroll whenever it suits and soak up the quayside atmosphere and everchanging waterscape.





THRIVING TOWN

LOCAL CHARM

The town centre is now a mecca for diverse shopping experiences - from independent boutiques at The Saints to traditional stores which nestle among its historic streets.

In contrast, the town also boasts two main shopping centres, Sailmakers and the Buttermarket, both within 15 minutes walk of Merchants Yard.





MERCHANTS YARD.

IPSWICH



M.Y TEN townhouses are the perfect choice for first time buyers looking for a lifestyle where time out can blend seamlessly with a busy career, commuting, bringing up a family or simply enjoying the plethora of recreational pursuits that surround Merchants Yard.



FUN DAYS

CARE FREE WAYS



In addition to numerous idyllic local parks and award winning gardens, Ipswich is bordered by two Areas of Outstanding Natural Beauty – the Suffolk Coast & Heaths and Dedham Vale.



Enjoying the great outdoors starts with a 10 minute stroll to Alderman Park – one of the numerous parks that together, provide Ipswich with over 80 acres of open green space.
Ipswich also boasts a rich historic legacy dating back some 1,500 years, making it possibly the oldest town in Britain.



QUIET RETREATS

BACK TO NATURE





NEIGHBOURHOOD

DELIGHTS

Stroll to the favourites – all within 20 minutes walk of Merchants Yard.

- | | | | |
|---|---|---|---|
|  |  |  |  |
| 1 Applaud Coffee | 5 | 20 Ipswich Town FC | 6 |
| 2 The Grill At Twenty5 | 6 | 21 Wherry Quay | 9 |
| 3 Takayama | 7 | 22 Buttermarket Shopping Centre | 11 |
| 4 Waterfront Bistro | 7 | 23 Sailmakers Shopping Centre | 12 |
| 5 Distilled Republik | 9 | 24 Regent Theatre | 17 |
| 6 Bistro on the Quay | 10 | | |
| 7 The Botanist | 10 |  | |
| 8 The Gallery | 10 | 25 Garden House Nursery | 7 |
| 9 The Bloom Lounge | 10 | 26 University of Suffolk | 13 |
| 10 Mariners | 10 | 27 Hillside Primary School & Nursery | 15 |
| 11 Lord Nelson | 11 | 28 Stoke High School | 20 |
| 12 Steamboat Tavern | 11 | 29 St Helens Primary School | 20 |
| 13 The Salhouse Harbour Hotel | 11 | | |
| 14 The Forge Kitchen | 15 | | |
| | | | |
|  | | | |
| 15 The Gym Group | 2 | | |
| 16 Ipswich Skatepark | 2 | | |
| 17 Cineworld | 5 | | |
| 18 Neptune Marina | 6 | | |
| 19 Albion Wharf | 6 | | |



Computer generated image of riverside townhouses
63 (below) and 64 & 65 (opposite).



MERCHANTS YARD.

IPSWICH

The creation of an
entire new riverside
neighbourhood, with a
unique opportunity for
first time buyers.

YOUR NEW

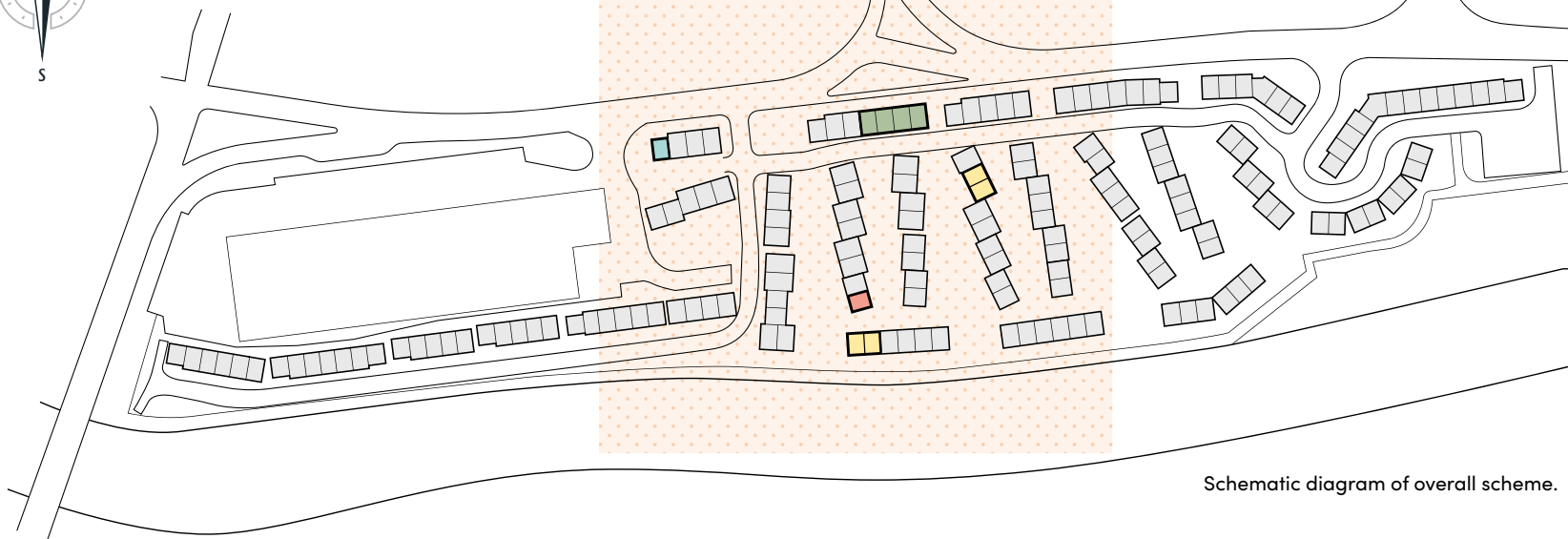
LIFESTYLE

STARTS HERE



Development features include:

- A choice of 2 & 3 bedroom townhouse styles.
- Each property benefits from a private garden and upper level terrace.
- Majority with integral garage and secure cycle storage.
- Energy efficient with air source heat pumps and EV car charging power outlets to each property.
- Numerous communal landscaped gardens and courtyards.
- Children's play area.
- Commercial space ideally suited for future onsite retail.



Schematic diagram of overall scheme.

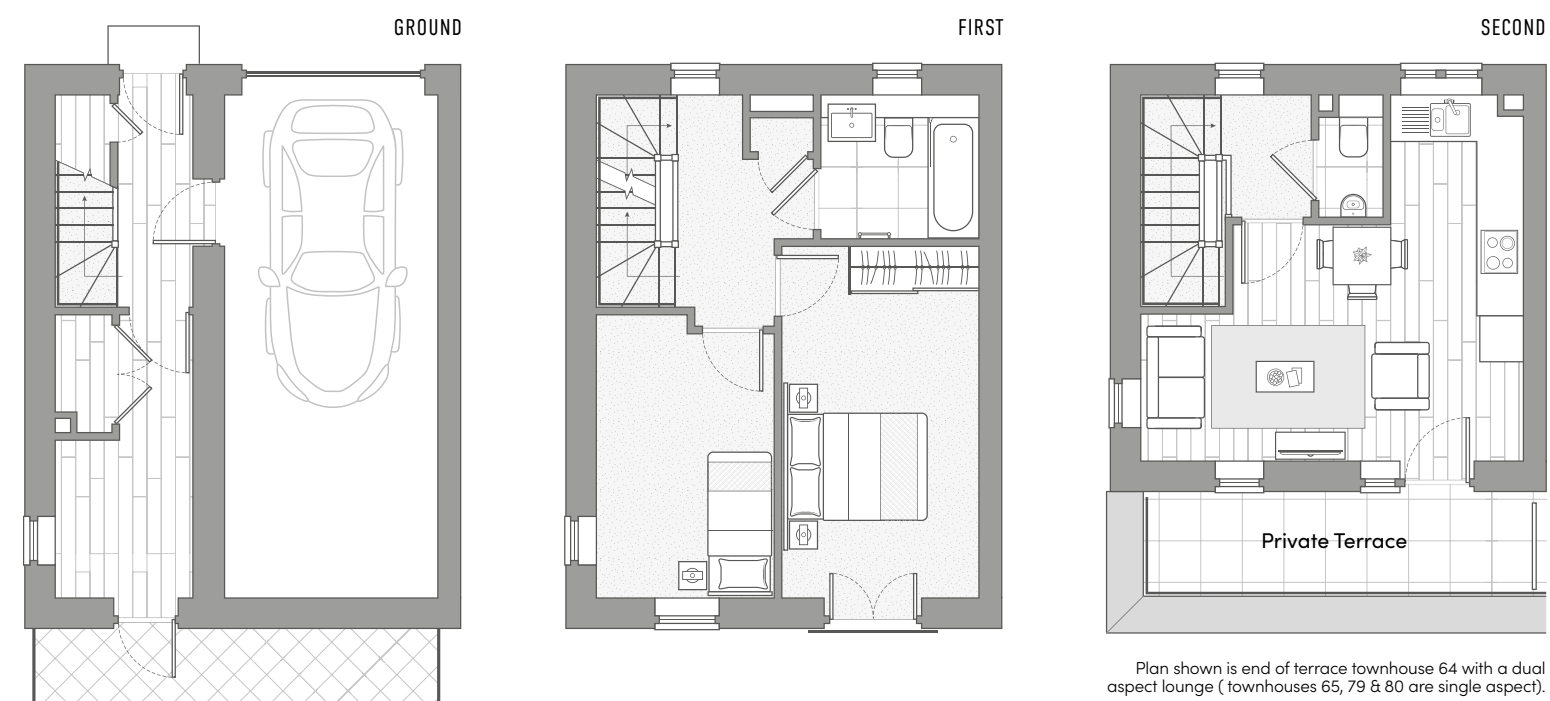


Computer generated image of block N townhouses 16, 17, 18 & 19 viewed from Victor Francis Crescent.



2 BED TOWNHOUSES

26 | Computer generated image of block Q townhouses 64 & 65 viewed from Riverside promenade.

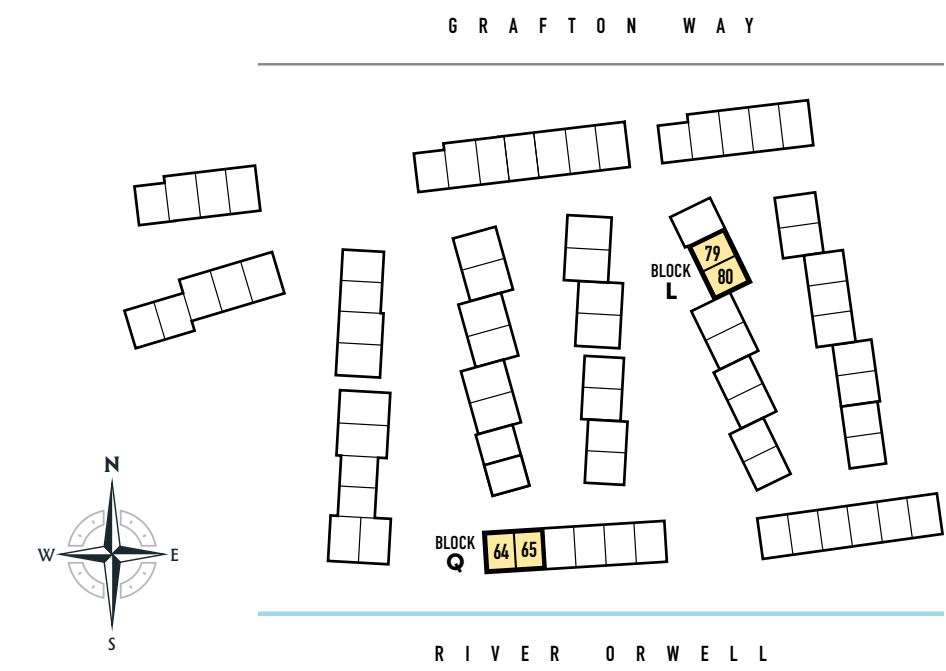


There are 4 of this townhouse style available for private sale.

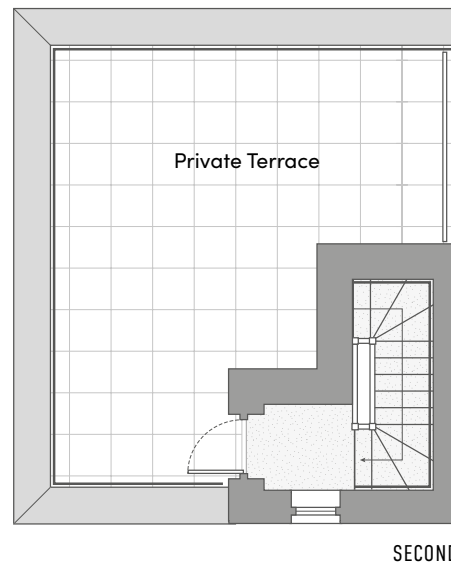
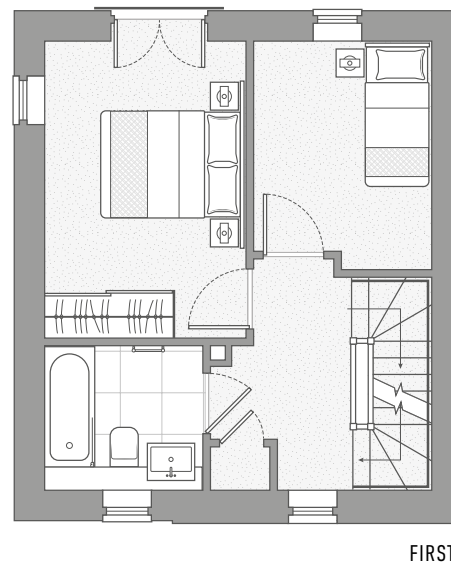
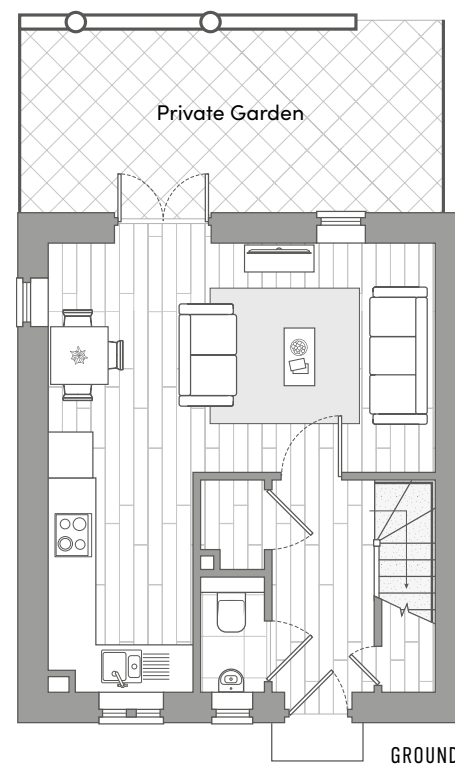
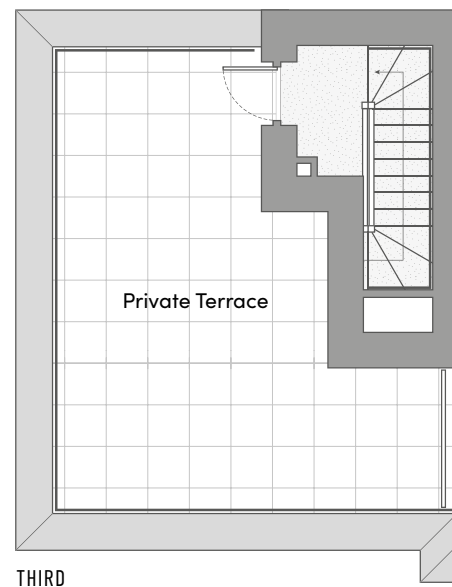
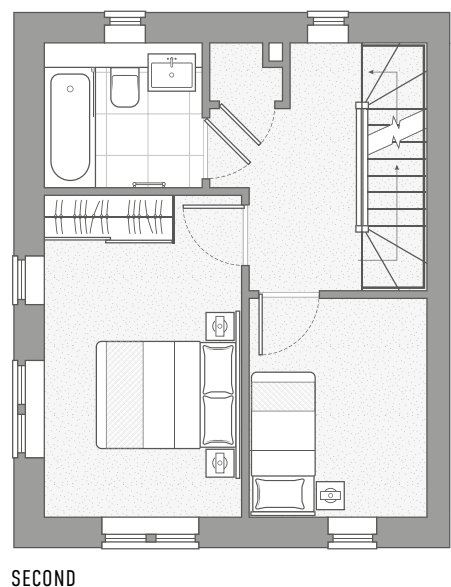
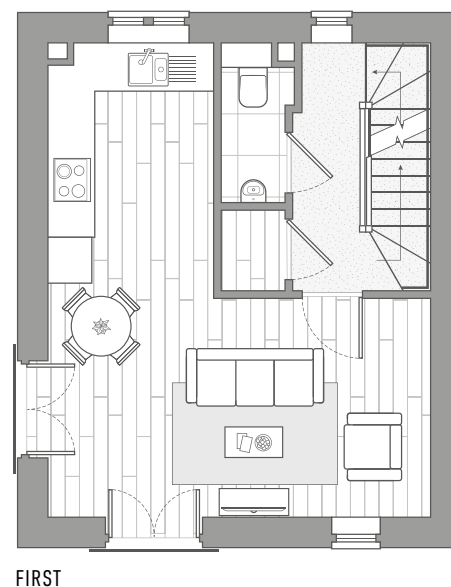
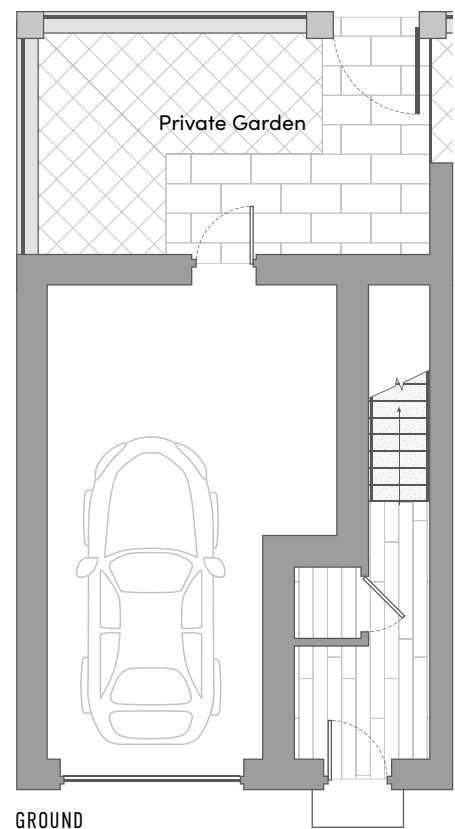
BLOCK Q • PLOT 64			
INTERNAL AREA	77.5sq.m	834sq.ft	
GARAGE AREA	21.2sq.m	228sq.ft	
TOTAL HOUSE AREA	98.7sq.m	1,062sq.ft	
GARDEN AREA	17.5sq.m	188sq.ft	
TERRACE AREA	8.0sq.m	86sq.ft	

BLOCK Q • PLOT 65			
INTERNAL AREA	77.5sq.m	834sq.ft	
GARAGE AREA	21.2sq.m	228sq.ft	
TOTAL HOUSE AREA	98.7sq.m	1,062sq.ft	
GARDEN AREA	16.5sq.m	178sq.ft	
TERRACE AREA	8.0sq.m	86sq.ft	

BLOCK L • PLOTS 79 – 80			
INTERNAL AREA	77.5sq.m	834sq.ft	
GARAGE AREA	21.2sq.m	228sq.ft	
TOTAL HOUSE AREA	98.7sq.m	1,062sq.ft	
GARDEN AREA	14.0sq.m	151sq.ft	
TERRACE AREA	8.0sq.m	86sq.ft	



Internal layouts of apartments are intended to be correct, precise details may vary. Furniture shown for illustrative purposes only. Total areas are accurate to within 5%.



BLOCK S • PLOT 26

INTERNAL AREA	83.1sq.m	894sq.ft
GARAGE AREA	23.5sq.m	253sq.ft
TOTAL HOUSE AREA	106.6sq.m	1,147sq.ft
GARDEN AREA	15.5sq.m	167sq.ft
TERRACE AREA	27.5sq.m	296sq.ft

BLOCK P • PLOT 63

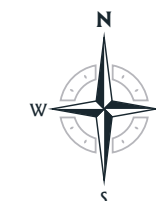
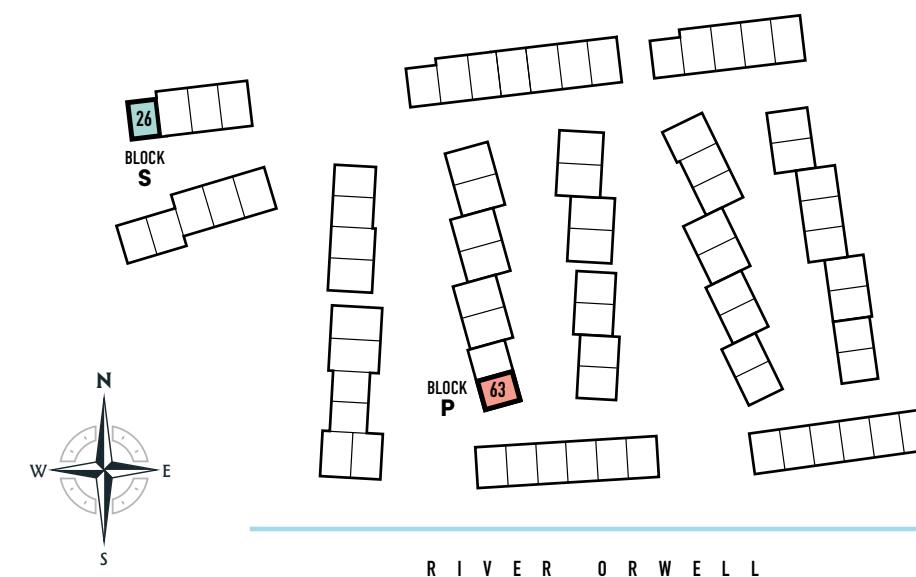
INTERNAL AREA	71.6sq.m	771sq.ft
GARAGE AREA	-	-
TOTAL HOUSE AREA	71.6sq.m	771sq.ft
GARDEN AREA	15.5sq.m	167sq.ft
TERRACE AREA	26.5sq.m	285sq.ft

Internal layouts of apartments are intended to be correct, precise details may vary. Furniture shown for illustrative purposes only. Total areas are accurate to within 5%.

2 BED TOWNHOUSES

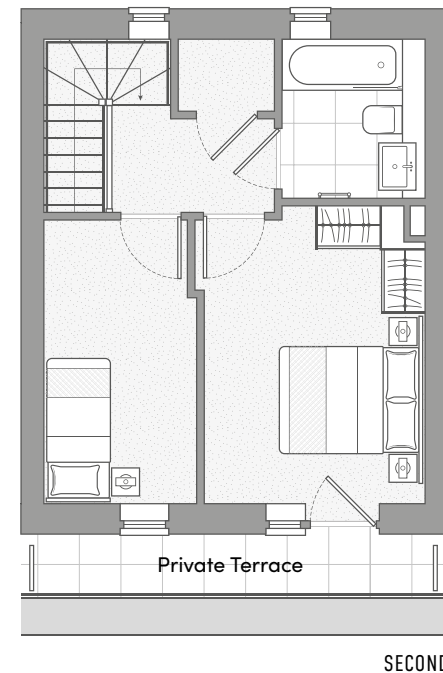
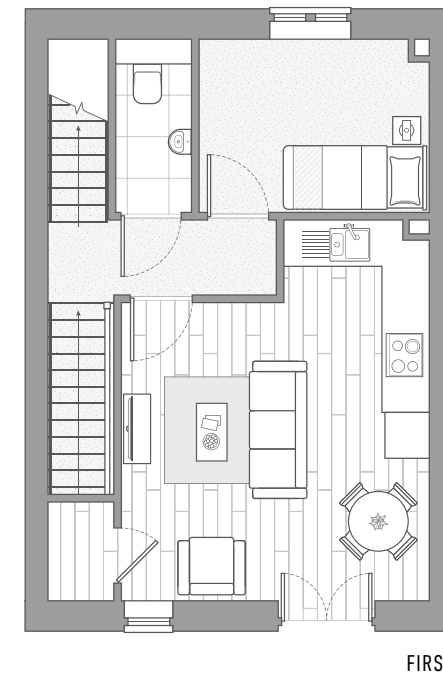
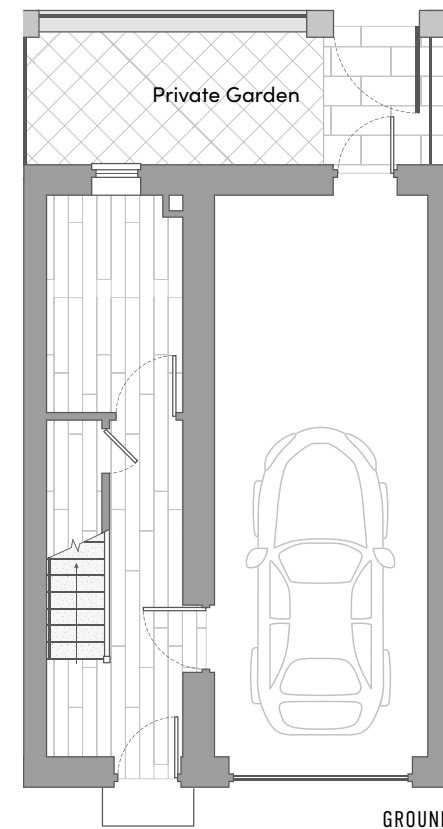
There are one each of these townhouse styles, plot 26 with an integral garage, plot 63 has a private parking space adjacent to the property.

G R A F T O N W A Y





3 BED TOWNHOUSES

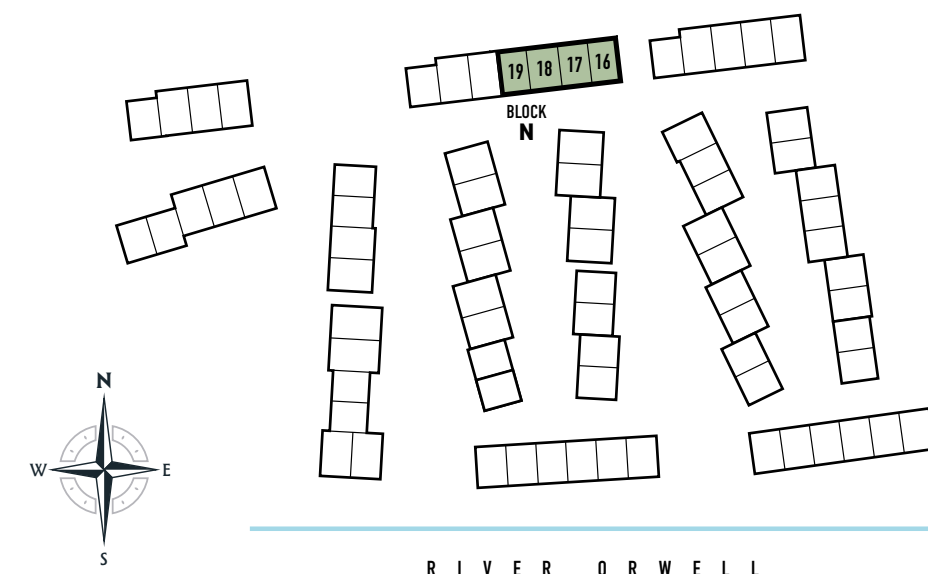


There are 4 of this townhouse style available for private sale.

G R A F T O N W A Y

BLOCK N • PLOT 16		
INTERNAL AREA	90.5sq.m	974sq.ft
GARAGE AREA	23.5sq.m	253sq.ft
TOTAL HOUSE AREA	114.0sq.m	1,227sq.ft
GARDEN AREA	10.5sq.m	113sq.ft
TERRACE AREA	4.9sq.m	53sq.ft

BLOCK N • PLOTS 17 18 19		
INTERNAL AREA	90.5sq.m	974sq.ft
GARAGE AREA	23.5sq.m	253sq.ft
TOTAL HOUSE AREA	114.0sq.m	1,227sq.ft
GARDEN AREA	10.5sq.m	113sq.ft
TERRACE AREA	5.0sq.m	54sq.ft



Internal layouts of apartments are intended to be correct, precise details may vary. Furniture shown for illustrative purposes only. Total areas are accurate to within 5%.



SLEEK, FUNCTIONAL & STYLISH

TOWNHOUSE
LIVING

Actual terrace view looking downstream
from townhouse 64.





Each townhouse has been specified to create urban living space that is both high end and homely.





M•Y
TEN

M•Y TEN specifications include large format ceramic wall and floor tiling to bathrooms and oak style vinyl plank flooring to principal living areas.

Oatmeal carpet to bedrooms, stairs and landings, together with cottage style internal doors adds a further sense of warmth and character to each home.

OUTLINE SPECIFICATION

GENERAL

- Brilliant white matt emulsion finish to walls and ceilings.
- Oak tone plank style vinyl tiled flooring to entrance hall and living, dining and kitchen areas.
- Satin white finish to internal joinery, door frames, skirting and architraves.
- Cottage style internal doors in satin white finish.
- Satin chrome door and window ironmongery.
- White slimline switch and socket plates.
- LED recessed downlighting throughout.
- Wall mounted radiators and hot water heated via ASHP system.
- Data socket cabled for BT or Hyperoptic Broadband/Smart TV (subject to resident contract with service provider).
- Grey UPVC double glazing throughout.

STAIRCASE & LANDINGS

- Satin white finish to timber staircase, newel posts, balusters and handrails.
- Oatmeal carpet to staircase and landings.

KITCHEN

- Designer kitchen with light grey base and wall units, flush door and drawer fronts all with recessed handles.
- Dark grey laminate worktop and upstand.

- Light grey glass splashback to hob.
- Stainless steel 1½ bowl sink with chrome mono bloc mixer tap.
- Fully integrated electric appliances to include:
 - Single oven.
 - 4 ring ceramic hob.
 - Re-circulating cooker hood.
 - Fridge freezer.
 - Dishwasher.
 - Washer/dryer.

BATHROOM/CLOAKROOM

- Large format grey ceramic floor tiling.
- Large format grey ceramic wall tiling – full height adjacent bath (half height behind basin and wc, half height in cloakrooms).
- White emulsion finish to half height tiled areas.
- White sanitary ware including bath, dual flush concealed cistern, back to wall wc and wall hung basin.
- Hand rinse basin and wc to cloakroom.
- Chrome plated single lever bath and basin taps, thermostatic bath shower mixer valve with fixed high level shower head and separate hand set.
- Clear glass bath screen.
- Mirrored wall cabinet with shaver socket to bathroom.
- Chrome plated programmable electric heated towel rail to bathroom.
- Chrome accessories including towel ring to cloakroom.

BEDROOMS

- Data socket cabled for broadband/Smart TV.
- Oatmeal carpet.
- Fitted wardrobe to principal bedroom.

INTEGRAL GARAGE

- All but one townhouse include an integral garage, selected with dual entrance hall access.
- Power socket to assist with EV charging.
- LED strip lighting.
- Storage racks for two bicycles.

EXTERNAL

- Private upper level terrace to each townhouse.
- Private ground level garden/terrace to each townhouse.
- Canopy above front entrance door.
- Proximity activated wall light to front and rear door area.
- On street parking space (plot 63 only) with power outlet to assist with EV charging.
- Security store for two bicycles in rear garden (plot 63 only).



These particulars are compiled with care to give a fair description but we cannot guarantee their accuracy and they do not constitute an offer or contract. The developer reserves the right to alter any specifications and floor plan layouts without prior notice. All journey and walking times stated are approximate, source tfl.gov.uk and google.co.uk. Interior and exterior images are computer generated and are for illustrative purposes only. All development CGIs and artwork contained in this brochure is subject to copyright owned by Galliard Homes and cannot be reproduced in any way without prior written consent. Merchants Yard is a preferred marketing name only and may not be adopted as the postal address.

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