



# Sampson Green

Ipswich



2, 3 and 4  
bedroom houses

available with **Shared Ownership**





# Welcome to Sampson Green

Sampson Green brings an exciting new community to Ipswich, a town well known for its maritime history.

This new collection of 2, 3 & 4 bedroom houses is available with Shared Ownership. With this scheme, you can purchase your new home with a lower deposit than is required to buy outright or with other buying schemes.

IPSWICH MARINA

Discover your perfect home	4
Sustainable living	8
Discover Ipswich	10
Get to know your neighbourhood	18
Siteplan	22
Floorplans	24
Specification	32
Home buying guide	34
Shared Ownership FAQs	36
About Legal & General	42
How to find us	43





# A new home surrounded by nature

Sampson Green is spread out over four acres of beautiful greenery, featuring everything from native hedgerows and ornamental shrubs to a wildflower meadow and open grassy spaces.

Whether you're an avid walker, runner, or simply someone who loves the outdoors, there are picturesque walkways, trim trails and dog walking routes to explore. For families with young children, there's a play area providing a safe and engaging space.







# Designed for modern living

Light-filled, spacious interiors, where every room offers the flexibility to suit your lifestyle, whether you're hosting friends or working from home in comfort.

With integrated appliances and quality white goods included, your kitchen becomes a place to cook, entertain, and unwind. Step outside into your private rear garden, which is perfect for morning coffees, weekend barbecues, or simply relaxing after a busy day.



2 BEDROOM HOUSES



3 BEDROOM HOUSES



4 BEDROOM HOUSES



3 BEDROOM HOUSES





3 BEDROOM HOUSES

# Meet your new home

Whichever one you choose, each home at Sampson Green includes a range of energy efficient features and has been built using responsibly sourced materials.



## Designed for sustainable living



### Rooftop photovoltaic (PV) panels

Every home is fitted with rooftop solar panels to maximise solar energy and reduce electricity costs.



### Electric vehicle charging point

Each home comes with its own dedicated EV charging point.



### EPC B rating

An EPC B-rated new home is highly energy-efficient. With better insulation and energy-efficient heating systems, these homes require less energy to heat and cool.

A high EPC rating means the home produces lower CO<sub>2</sub> emissions.



### Air source heat pump hot water cylinder

Every home benefits from this energy efficient hot water cylinder which utilises the heat pump to heat water to 60 degrees. Electricity is only used to heat water above this temperature or if required to support the Boost mode.





IPSWICH WATERFRONT - 1.5 MILES AWAY

# Discover Ipswich...

There's something for everyone, with its beautiful riverside setting, Ipswich offers the perfect mix of town and country life.

Whether you're enjoying a riverside walk, dining by the water, or taking in the rich history, Ipswich offers a unique lifestyle where heritage, culture, and modern amenities come together seamlessly.





# Discover all that Ipswich has to offer

A town where rich heritage meets modern living, perfectly framed by its stunning waterfront location on the River Orwell.

As one of the oldest towns in the UK, Ipswich boasts a fascinating history, from its Saxon origins to its maritime legacy.

Stroll through its charming streets, where historic landmarks like Christchurch Mansion sit alongside vibrant cafes, shops, and galleries. The town thrives with a lively arts and culture scene, offering a range of theatres, museums, and music venues to explore.

The Saints is a vibrant area where independent shops and bustling street markets bring a unique charm to the local community. Explore a diverse range of boutiques, artisan stores, and quaint cafes, offering a truly personal shopping experience. Plus, for everyday essentials, you'll find a Co-op, Tesco, pharmacy, post office, and dental surgery within a short drive of your new home at Sampson Green.

Just outside the town, the Suffolk Show Ground hosts events throughout the year, including the famous Suffolk Show, where you can enjoy everything from agricultural displays to family-friendly activities.



BISTRO ON THE QUAY



ISAACS ON THE QUAY





# Quality learning around the corner

Education is at the heart of the community, with excellent schools and enriching opportunities at every stage.

From early years settings to primary and secondary schools, every child can benefit from high-quality education.







# Surround yourself with nature

With several easily accessible local parks, living at Sampson Green provides endless opportunities to enjoy an active lifestyle, connect with nature, and make the most of Ipswich's stunning landscapes.

Landseer Park is a fantastic green space for families and outdoor enthusiasts, featuring open fields, sports pitches, and scenic walking routes, providing a welcoming environment for all ages.

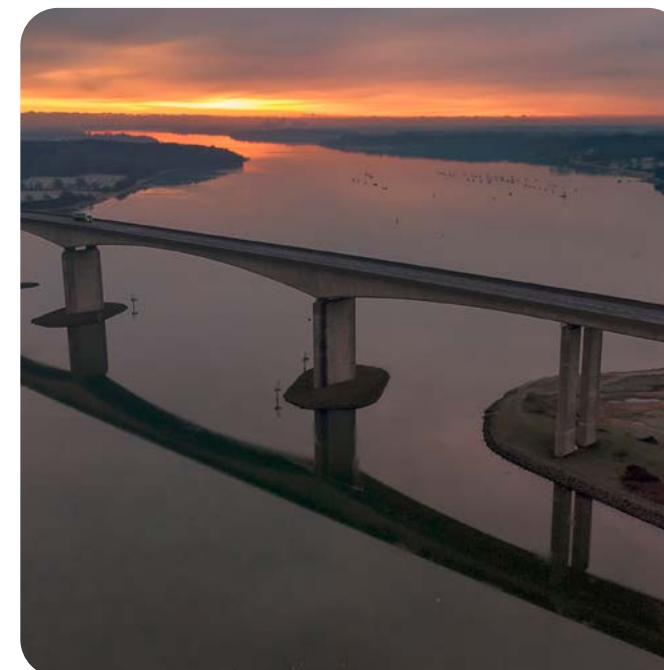
Pipers Vale Nature Reserve and Orwell Country Park provide more natural and wildlife-rich settings and are perfect spots to explore. Pipers Vale is a haven for birdwatchers and nature lovers, offering a peaceful retreat with diverse plant life and habitats. Meanwhile, Orwell Country Park spans 470 acres along the River Orwell, featuring woodlands, estuary views, and numerous walking and cycling trails.

Holywells Park, a historic and beautifully landscaped green space, adds another layer of charm with its ponds, woodlands, play areas, and café, making it a family favourite.

## Beautiful outdoor spaces within easy reach...

- **Landseer Park**  
0.5 miles
- **Pipers Vale Nature Reserve**  
0.9 miles
- **Holywells Park**  
1 mile
- **Orwell Country Park**  
2.6 miles

ORWELL COUNTRY PARK



ORWELL BRIDGE



HOLYWELLS PARK









# Your journey starts here



Whether you're looking to spend a day out shopping at the Ipswich Waterfront or going further afield, you'll be well connected.

Ipswich has great train links, making it easy to head to London, Norwich, or beyond. There are convenient road networks with the A14 linking you to the A12 and the rest of the country. Sampson Green is c.40 miles from London Stansted airport where you can fly to 194 destinations.



## By Rail

**Ipswich railway station from Sampson Green**

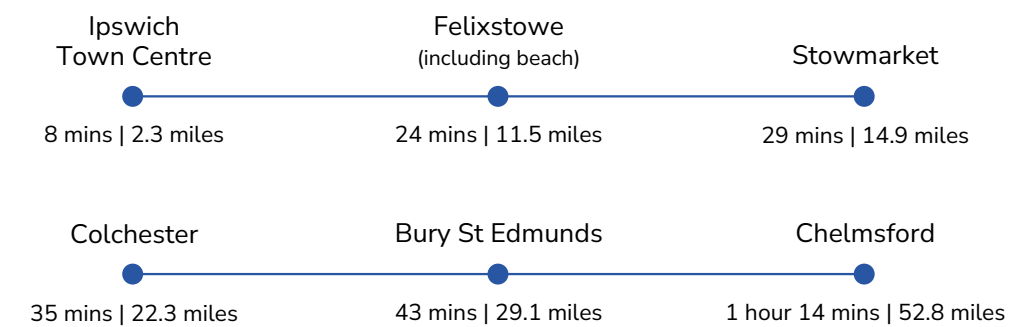
 13 min drive | 2.4 miles |  17 min cycle



## By Road

**A14**

 7 min drive | 2.4 miles



## By bus

**Robeck Road bus stop**

0.2 miles |  4 min walk

**1 Greenwich Greyhound Route**  
Frequent buses every 30 mins to:







# Site plan

Click on a plot to see its floor plan and details



- 2 bedroom houses
- 3 bedroom houses
- 4 bedroom houses
- LGAH rented homes
- Bin refuse area
- SS Sub station
- PC Pedestrian crossing



The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please speak to a Sales Consultant for more details.



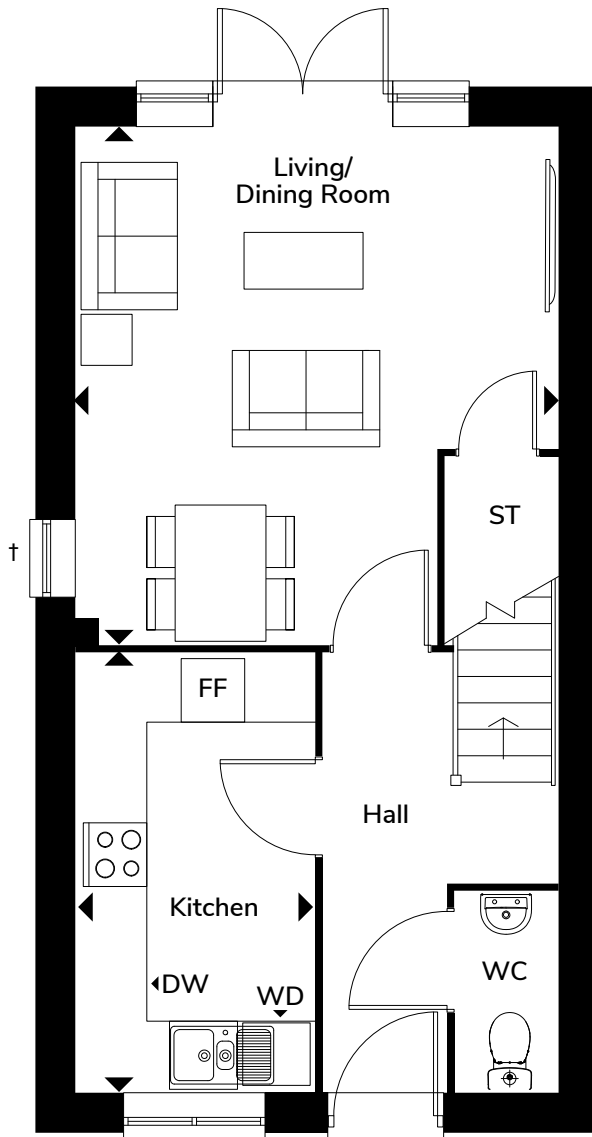
# 2 bedroom house

Plots: 29\*, 30, 31, 32, 47\*, 48, 49, 50, 65\*, 66\*, 67, 68, 69\*, 70, 71, 88\* and 89

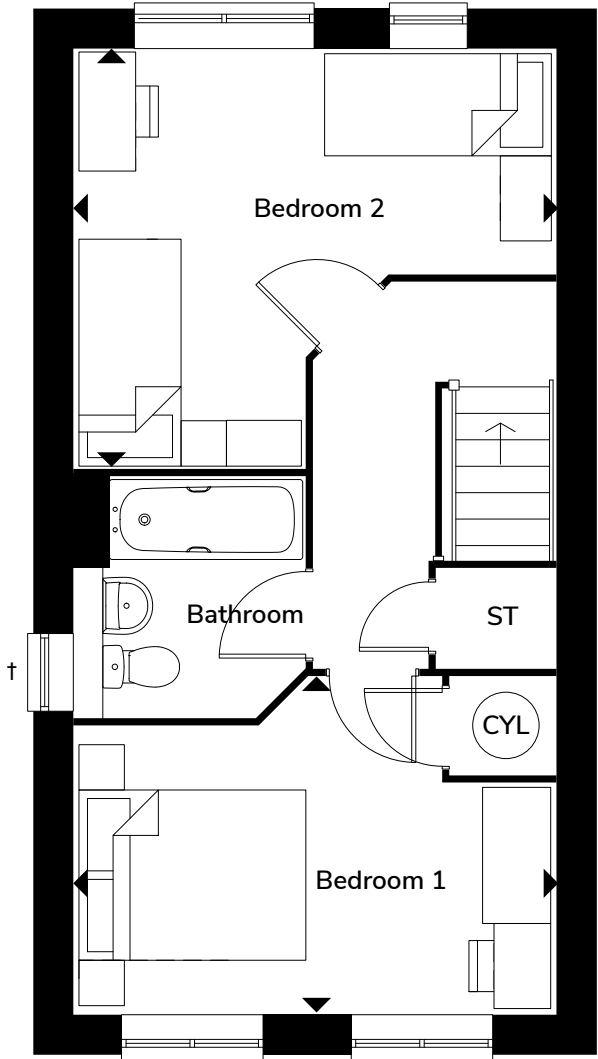
\* Homes are handed



Ground Floor			First Floor		
	Width   Length			Width   Length	
Kitchen	2.11m x 3.88m	6'11" x 12'8"	Bedroom 1	4.26m x 2.55m	13'11" x 8'4"
Living/Dining Room	4.26m x 4.57m	13'11" x 14'11"	Bedroom 2	4.26m x 3.70m	13'11" x 12'1"
Total Area				72.6 sq m	781 sq ft



Ground Floor



First Floor

† No window to Plots 30, 31, 48.49, 66, 67 and 70.

This brochure is designed specifically as a guide. The computer generated images are for illustrative purposes only. The floorplans shown are for approximate measurements only. Exact layouts, dimensions, entrances, position of windows and doors may vary and are subject to change. Please ask a Sales Consultant for further information. External finishes may vary according to plot.

- KEY
- FF Integrated Fridge/Freezer

DW Integrated Dishwasher

WD Integrated Washer/Dryer

CYL Hot Water Cylinder

ST Store

WC Cloakroom

VIEW PLOTS ON SITE PLAN



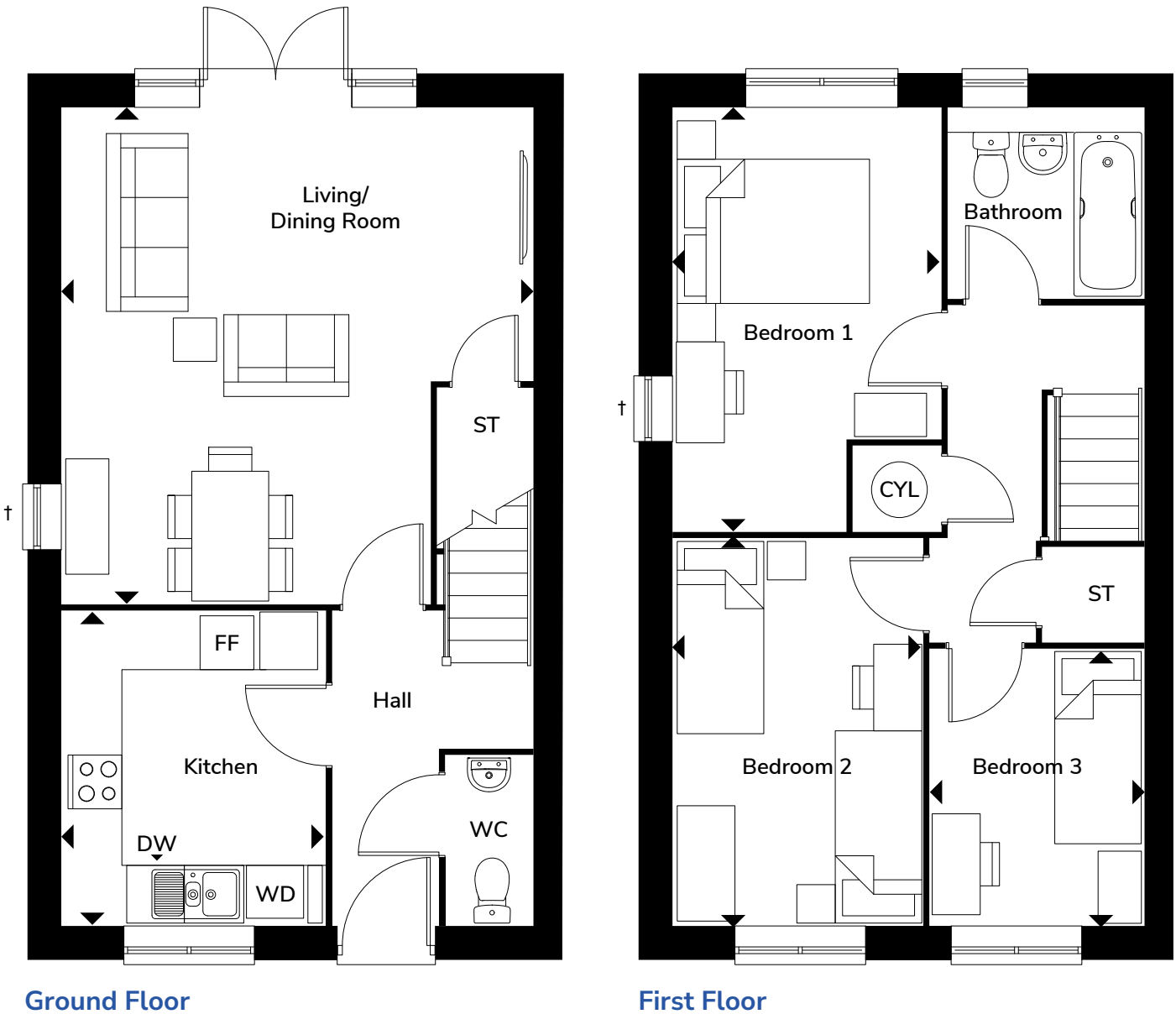
# 3 bedroom house

**Plots:** 3, 4\*, 5, 6\*, 9, 12\*, 13\*, 14, 17\*, 18, 21\*, 22, 25\*, 26, 28, 33\*, 36, 43\*, 44, 45\*, 46, 51\*, 52, 53, 54\*, 55, 56\*, 57, 58, 59\*, 60, 61, 62\*, 63, 72\*, 73, 83, 84\*, 85, 91\*, 92, 93\*, 94, 95\* and 96

\* Homes are handed



Ground Floor		Width   Length	First Floor		Width   Length
Kitchen	2.75m x 3.28m	9'0" x 10'9"	Bedroom 1	2.80m x 4.41m	9'2" x 14'5"
Living/Dining Room	4.91m x 5.17m	16'1" x 16'11"	Bedroom 2	2.61m x 4.03m	8'6" x 13'2"
			Bedroom 3	2.24m x 2.88m	7'4" x 7'5"
Total Area				83.66 sq m	901 sq ft



† No window to Plots 52, 57, 60 and 63.

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**KEY**  
FF Integrated Fridge/Freezer  
DW Integrated Dishwasher  
WD Integrated Washer/Dryer  
CYL Hot Water Cylinder  
ST Store  
WC Cloakroom

[VIEW PLOTS ON SITE PLAN](#)





# 3 bedroom house

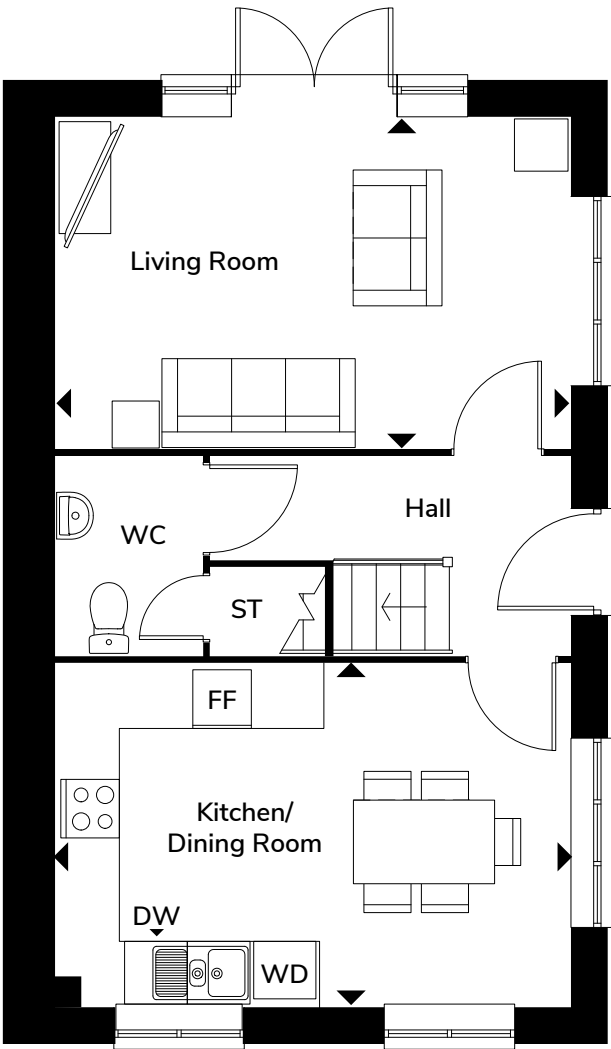
Plots: 10, 11\*, 27, 34\*, 35, 64\* and 82

\* Homes are handed

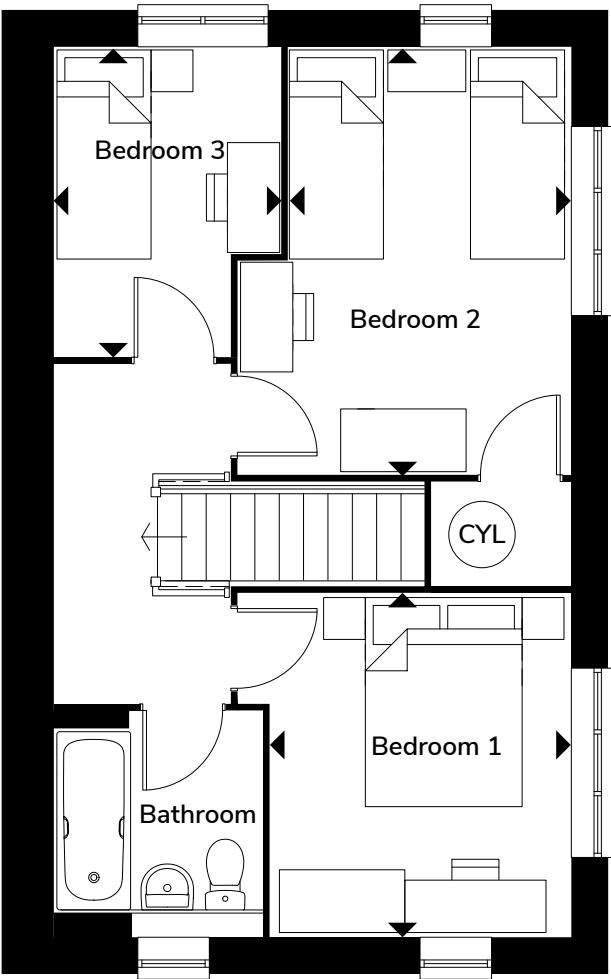


Computer generated image is indicative only.

Ground Floor			First Floor		
	Width   Length			Width   Length	
Kitchen	4.95m x 3.29m	16'2" x 10'9"	Bedroom 1	3.19m x 3.29m	10'5" x 10'9"
Living/Dining Room	4.95m x 3.17m	16'2" x 10'4"	Bedroom 2	2.71m x 4.09m	8'10" x 13'5"
			Bedroom 3	2.17m x 2.96m	7'1" x 9'8"
			Total Area	84.3 sq m	907 sq ft



Ground Floor



First Floor

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- KEY
- FF Integrated Fridge/Freezer

DW Integrated Dishwasher

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CYL Hot Water Cylinder

ST Store

WC Cloakroom

VIEW PLOTS ON SITE PLAN



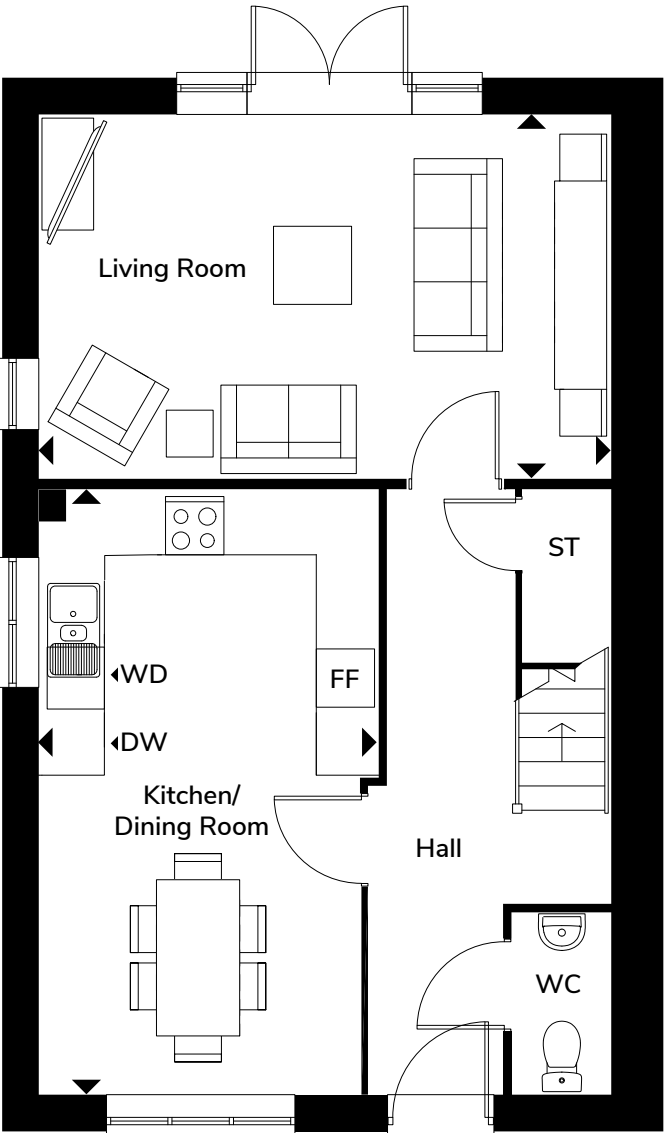
# 4 bedroom house

Plots: 1, 2\*, 7, 8\*, 15\*,16, 19\*, 20, 23\* and 24

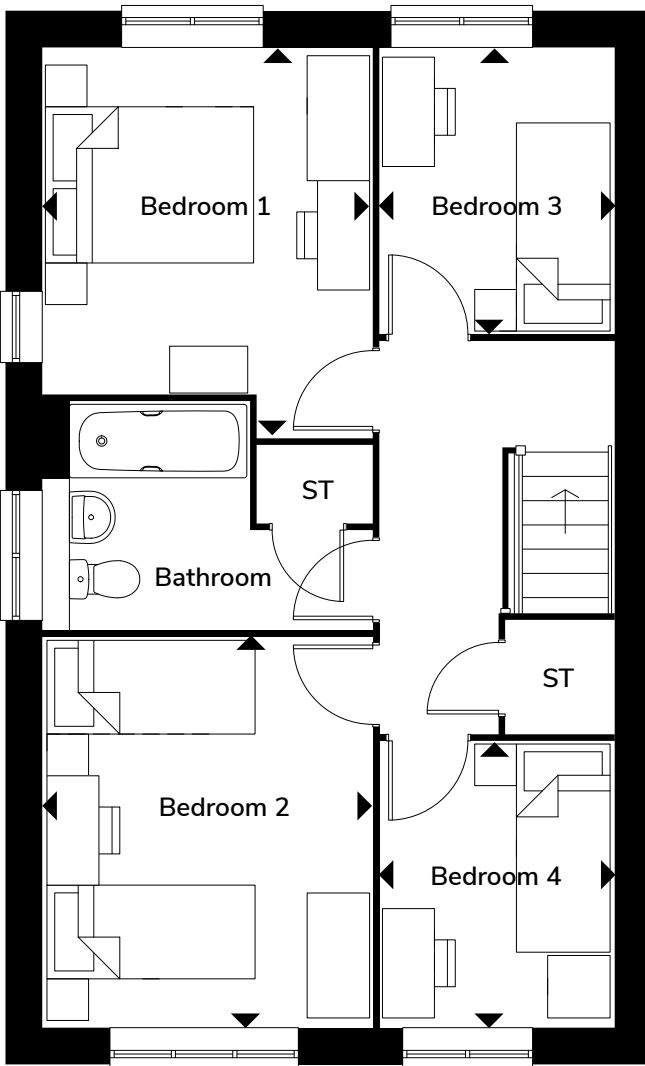
\* Homes are handed



Ground Floor		Width   Length	First Floor		Width   Length
Kitchen/Dining Room	3.28m x 5.81m	10'9" x 19'0"	Bedroom 1	3.17m x 3.33m	10'4" x 10'11"
Living Room	5.50m x 3.50m	18'0" x 11'5"	Bedroom 2	3.17m x 3.75m	10'4" x 12'3"
			Bedroom 3	2.26m x 2.75m	7'4" x 9'0"
			Bedroom 4	2.26m x 2.75m	7'4" x 9'0"
Total Area				103.6 sq m	1115 sq ft



Ground Floor



First Floor

NB: Hot Water Cylinder is located in the loft space

- KEY
- FF Integrated Fridge/Freezer

DW Integrated Dishwasher

WD Integrated Washer/Dryer

ST Store

WC Cloakroom

VIEW PLOTS ON SITE PLAN

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# It's all in the detail



## Kitchen

- Contemporary Italian kitchen with soft close, handleless wall units and square brushed handles to base and tall units
- Stone or marble effect laminate worktop with matching upstand
- Stainless steel splashback to hob
- Stainless steel 1½ bowl sink with chrome Vado mixer tap
- Beko electric single oven, ceramic hob with touch control and Electrolux integrated cooker hood
- Beko integrated fridge/freezer
- Beko integrated washer/dryer
- Beko integrated dishwasher

## Flooring

- Wood effect vinyl flooring to kitchen or kitchen/diner, cloakroom and bathroom
- Carpet to hall, living room, stairs, landing and bedrooms

## Bathroom

- Contemporary Roca white sanitaryware including bath, bath panel, basin and toilet with soft close seat
- Chrome Roca mixer tap with push down waste
- Roca thermostatic bath/shower mixer over bath
- Glass shower screen to bath
- Large format wall tiling to bath with half height tiling to sanitaryware walls
- Chrome heated towel rail
- Mirror

## Cloakroom

- Contemporary Roca white sanitaryware comprising basin and toilet with soft close seat
- Chrome Roca mixer tap with push down waste
- Splashback tiling to basin
- Chrome heated towel rail

## Electrical

- Track light to kitchen
- LED downlights to cloakroom and bathroom
- Pendant lighting to landing, dining, living room and bedrooms
- White sockets and switches throughout
- Telephone point to living room and bedroom 1
- TV point to living room and bedroom 1
- Smoke and heat detectors
- Extractor fan to bathroom and cloakroom
- Shaver socket to bathroom
- Light to front and rear elevation
- Loft light
- PV Panels which feed the electric supply

## General

- Door bell
- White PVCu double glazed windows with white finish internally
- Walls and ceilings painted in white
- Architraves and skirtings painted in white satinwood
- White painted panelled internal doors with chrome ironmongery
- Electric central heating via Dimplex panel heaters with an air source heat pump hot water system
- NHBC 10 year build warranty

## External

- Minimum of two parking bays per property with one electric vehicle charging point
- Paved patio area
- Turf to rear garden
- Outside tap
- 1.8m high timber fencing to rear garden
- Garden shed



The images are indicative and not actual photography from Sampson Green.

## Specification

Specification correct at time of print, but is subject to change without notice. Unless specifically incorporated in writing into the sales contract the specification is not intended to form part of any contract or warranty.

\* Please speak to the sales team for further details





# A step-by-step guide to owning your own home

Find a L&G Shared Ownership property you'd like to buy and follow our step-by-step guide to turn your home-buying dreams into reality.

[CLICK HERE TO FIND OUT MORE](#)







# Your step onto the property ladder

This home ownership scheme allows you to buy an initial share in your home and rent the remaining share. Over time you can then buy more shares in your home until you own the full 100%.



## About Shared Ownership

### Q: How does Shared Ownership work?

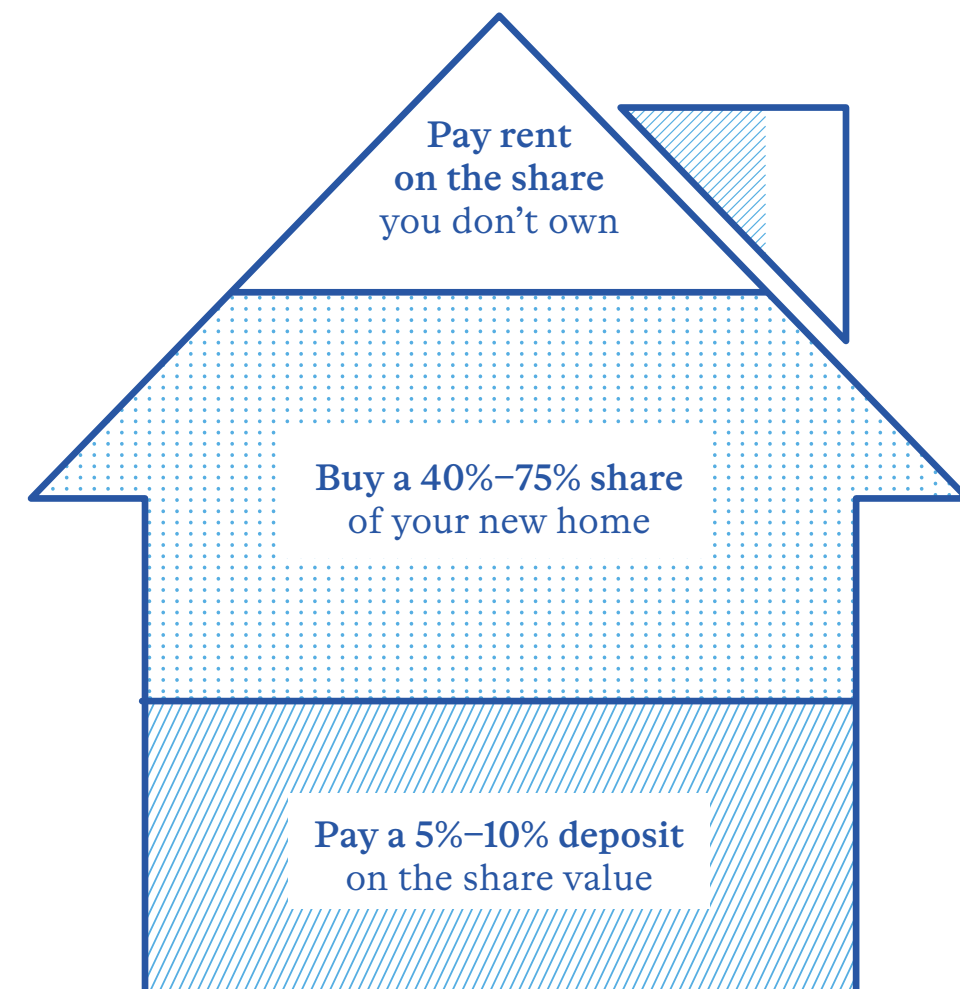
At Sampson Green, you can buy an initial share of between 40% and 75% of the home's full market value. Your mortgage repayments are based on the share of the home you own, and you'll pay a subsidised rent on the remaining share that you don't own.

Over time, should your financial circumstances change, you may choose to purchase further shares, taking your ownership to 100%.

### Q: Will I need a deposit?

With Shared Ownership properties, a deposit is still necessary, typically starting at just 5%–10%. Since you're buying a portion of the property, your deposit is typically lower than when compared to the open market, making it more affordable.

[CLICK HERE TO FIND OUT MORE](#)



Breakdown example of buying a new home at Sampson Green

For full details around costs, please speak to one of our Sales Consultants.





# FAQs

## Q: How do I know what percentage I can purchase?

At Sampson Green, you can own any share from 40% to 75% of the initial purchase price. You will be asked to speak to a mortgage broker to assess what share you can buy that is both affordable and sustainable.

## Q: What if I already have a home?

If you already own a property you would need to have confirmed the sale of your home when you apply to buy via Shared Ownership. Your application would be assessed based on your housing need for you to be considered for Shared Ownership.

## Q: Can I buy a property on my own?

If you earn or have a household income up to a maximum of £80,000 per annum, you could be eligible. You can also use Shared Ownership to buy alone or with another person as long as your joint incomes don't exceed the maximum earnings bracket.

## Q: How will I pay my rent?

Legal & General has appointed a Management Provider, Flagship Homes, to manage your rental account and will collect the rent on our behalf. They will be in touch with more information nearer the time of completion.

## Q: Is it cheaper than renting?

Shared Ownership can be cheaper than renting privately as the mortgage cost and low rent usually add up to less than the equivalent rental payments to a landlord.

## Q: Can I buy additional shares in the property?

Yes you can. This is known as 'staircasing'. You can staircase in annual 1% increments during the first 15 years of your lease, this is calculated based on the initial purchase price adjusted in line with HPI (House Price Index), or you can staircase in larger proportions (over 5%) with a RICS valuation. You can staircase to 100% ownership.

## Q: Can I rent out my property?

You cannot grant an assured shorthold tenancy on a Shared Ownership property. If you want to get a lodger you can, however, you need to be able to afford to purchase the home without any assistance.

## Q: How is the rent calculated?

Your annual rent is charged at 2.75% of the residual value of your home, which is reviewed annually each April. This is capped at RPI (Retail Price Index) from September of the previous year + 0.5%.

Our Sales Consultant and your mortgage broker can give you further details based on your specific circumstances.

## Q: Can I decorate and make improvements to my home?

Yes, you don't need our permission for decorating or simple repairs, however, you would need to get permission for larger works to ensure it does not affect the structure of the building.

## Q: What is the length of the lease?

The lease is 990 years.

## Q: Will I have to pay Stamp Duty?

When you buy a share in one of our homes you will have to pay a Stamp Duty Land Tax (SDLT). We advise you consult your solicitor as to the amount payable at the point of your legal completion.

There are two ways to pay on a newly built (new lease) property. Making a one-off payment based on the total market value of the property or paying any SDLT due in stages. If you decide to make a one-off payment upfront this is known as making a 'market value election'. If you choose to pay SDLT in stages then you pay SDLT on the initial purchase amount. Should you choose to pay SDLT in stages, you will not have to make any further payments until you own more than an 80% share of the property.

## Q: What if I want to sell my property?

When you want to sell your Shared Ownership home, L&G has a time period specified within your lease to offer the property to another eligible shared owner. If we are unable to source a suitable purchaser in this time, you can put the property on the open market.

## Q: Are there other costs involved?

Some other costs to consider:

### Estate charges

An estate charge is payable by all homes on the development to maintain roads, lighting, and landscaped and communal spaces.

### Management fees

Legal & General Affordable Homes appoint a Management Provider to manage your home and rental account on our behalf. Flagship will be in contact shortly after you move in to introduce themselves.

### Solicitor fees

You must appoint a solicitor before you can apply for a mortgage, and it is importance to check they are approved to work for your mortgage lender. Fees are usually based on a fixed cost basis.

### Broker fees

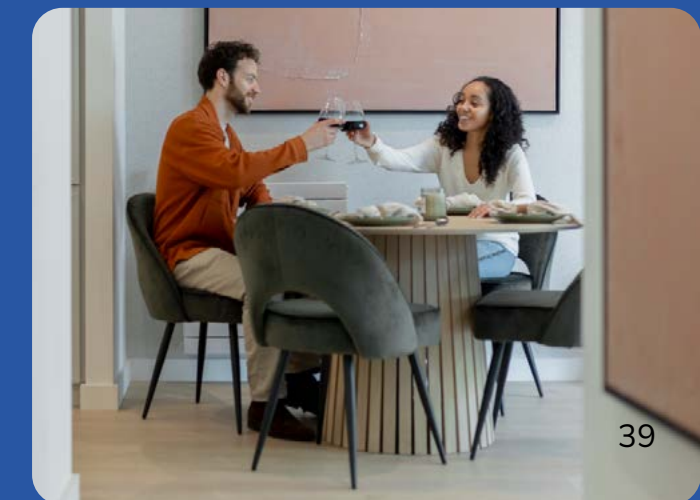
A mortgage broker will charge a fee for their services, and this can vary from a fixed amount to a percentage of the purchase price. Your broker should explain what fees are charged before they undertake any work on your behalf.

### Other fees

You may incur other costs throughout the moving process, for example, removal costs. These can vary and it's worth speaking to a few companies to obtain quotes.

Your Sales Consultant will provide you with the costs for the estate charges and your solicitor will be provided with the breakdown of what the costs cover.

[CLICK FOR MORE FAQs](#)





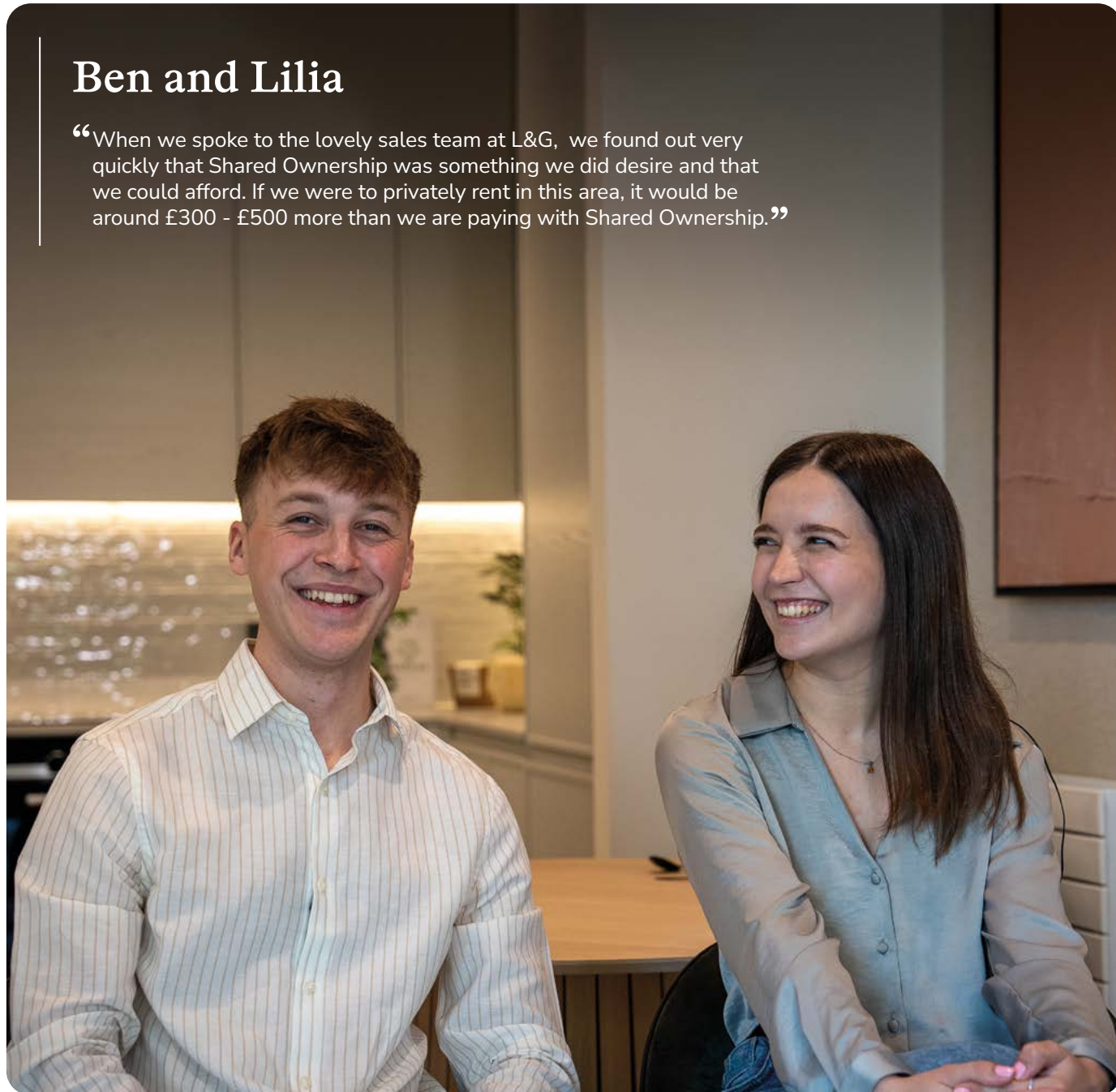


# Don't just take our word for it...

Here's what some of our customers have to say about living in one of our Shared Ownership homes.

## Ben and Lilia

“When we spoke to the lovely sales team at L&G, we found out very quickly that Shared Ownership was something we did desire and that we could afford. If we were to privately rent in this area, it would be around £300 - £500 more than we are paying with Shared Ownership.”



## Arati and Prashan

“As soon as we walked in, we could see ourselves living here and it felt like home. We have wanted to live here for a while and with Shared Ownership it made it possible. We found the team amazing, they were super helpful, knowledgeable and actually listened to us. So far, it has been the best journey with Legal & General Affordable Homes.”



## Tracey

“First impressions were fantastic. Brand new carpets inside were fresh and clean. Really, really good size, the hallway is a lovely open space. Kitchen kitted out and bathrooms as well.”



## Hono

“Shared Ownership helped me own a property in an area I love. The amount I was paying for rent was the same as I am now paying for Shared Ownership for a home that I love. The space and location are great and Shared Ownership made it possible to live in this area.”



## Jamie and Jodie

“What stood out most about Shared Ownership was that it made something that was starting to seem quite impossible, very possible. If it wasn't for this scheme, we would have had to save for years for a deposit.”





# How to find us...



SANDYHILL LANE, IPSWICH, SUFFOLK IP3 0JB

what3words [estuaries.reshaping.badminton](https://www.what3words.com/estuaries.reshaping.badminton)

## FROM A12 SOUTH

Follow the A12 to Copdock roundabout take 3rd exit onto A14 (East) leave at junction 57 onto Nacton Road/A1189, then turn left onto Landseer Road, then turn left onto Sandyhill Lane. Sampson Green will be on the right.

[GET DIRECTIONS](#)

## FROM A14 NORTH

Follow the A14 (East) and leave at Junction 57 onto Nacton Road/A1189, then turn left onto Landseer Road, then turn left onto Sandyhill Lane. Sampson Green will be on the right.

# People come first.

That's been the L&G way for almost 200 years.

Legal & General was founded in 1836 by six lawyers in a coffee shop on London's Chancery Lane. Nearly two centuries later, we are investing in new homes for all ages, social groups and home ownership structures.

The shortage of housing in the UK and the high deposits required to buy a property outright mean that home ownership is out of reach for many people. Our mission is to improve everybody's chances to become a homeowner. Whether it's a first-time buyer, young couple or growing family, we believe that everyone deserves a safe and secure space to call their own.

[CLICK HERE TO FIND OUT MORE](#)







## Sampson Green

Sandyhill Lane  
Ipswich  
Suffolk  
IP3 0JB

01473 905 431

[SAMPSON-GREEN.CO.UK](http://SAMPSON-GREEN.CO.UK)

