

Industrial

FOR SALE: Redevelopment opportunity or continued commercial use, STPP



The Cockles, Back Road, Falkenham, Ipswich, Suffolk IP10 0QQ

Total area approx. 5 acres

- **Located in a well-established village setting with strategic road connections**
- **Close proximity to key transport links and commercial centres, inc. the Port of Felixstowe**
- **Substantial site of approximately 5 acres, with significant potential for redevelopment or continued commercial use**
- **Current layout allows the site to remain operational for business purposes immediately, while offering future redevelopment potential, STPP**
- **Suitable for a range of alternative commercial or mixed-use developments, STPP**

Offers are invited in the region of £2,500,000 for the freehold interest, with vacant possession.





Location

The site offers a supportive local community with nearby amenities, while larger commercial, retail, and industrial facilities are readily available in Felixstowe and Ipswich. The combination of good road connectivity, proximity to major business hubs, and a semi-rural setting makes this an appealing location for a wide range of commercial uses.

Situation

The property is located on Back Road, Kirton, IP10 0QQ, in a well-established village setting within close proximity to key transport links and commercial centres, inc. the Port of Felixstowe. Kirton lies just south of Felixstowe and east of Ipswich, making it a strategically placed location for businesses serving both local and regional markets.

Description

A development opportunity located on Back Road, Kirton, Suffolk, comprising a substantial site of approximately 5 acres with significant potential for redevelopment or continued commercial use. The current layout allows the site to remain operational for business purposes immediately, while offering future redevelopment potential, subject to planning consent. The site has a history of commercial activity and is considered suitable for a range of alternative commercial or mixed-use developments, in line with local planning policy. Its size and configuration make it attractive to investors, developers, and owner-occupiers seeking flexibility, scale, and long-term value. Existing buildings on site include: A trade counter and office, two industrial units with power and electricity, two open storage sheds, a residential dwelling and temporary portacabins.

Accommodation (all areas are approximate)

Total area approx. 5 acres / Trade Counter 132.65 sqm (1427 sq ft) / Industrial Unit 1 228.15 sqm (2455 sq ft) / Industrial Unit 2 306.57 sqm (3299 sq ft) / 2 x open storage sheds & residential dwelling unmeasured.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Planning

Planning: B2, C3, SG, E. It is assumed that planning permission exists for these uses, however, prospective purchasers or developers are advised to make their own enquiries with the local planning authority to confirm that their intended use is acceptable. All enquiries to East Suffolk Council.

EPC

To be commissioned

Terms & Tenure

Offers are invited in the region of £2,500,000 for the freehold interest, with vacant possession.

VAT

VAT status to be confirmed.

Services & Service Charge

The site benefits from mains electricity and water, with on-site septic tanks.

Business Rates

Rateable Value: £17,500, increasing to £20,250 from 1/4/2026. All enquiries to East Suffolk Council.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House, The Strand, Wherstead, Ipswich IP2 8NJ

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