



FREEHOLD FOR SALE

Office premises comprising former Victorian house with modern extension, providing scope for alternative business & residential uses

The White House, London Road
Copdock, Ipswich, Suffolk, IP8 3JH

GUIDE PRICE

£695,000

AVAILABLE AREA

3,051 sq ft [283.48 sq m] N.I.A
on a site of 0.94 acres [0.379 ha.]

IN BRIEF

- » **Attractive Former Victorian House With Modern Rear Extension**
- » **Excellent Access To A12**
- » **Mature Landscaped Grounds & Parking For At Least 15 Vehicles**
- » **Scope for Variety Of Alternative Business, Residential & Mixed Uses**

LOCATION

Copdock is a small village adjoining the A12 to the south west of the Suffolk county town of Ipswich. The A12 and the nearby A14 dual carriageways provide excellent road communications with London, Felixstowe and the national motorway network. The property is located on Old London Road (Roman Road), approximately one minute from the A12 (see location plan)

Capel St. Mary lies approx. 1.3 miles to the south, whilst Ipswich is approximately 5 miles to the north east, Colchester 13 miles to the south, and Felixstowe 16 miles to the east. The nearest mainline railway station is Ipswich providing direct services to Colchester, Norwich, and London Liverpool Street with journey times of 19 min, 40 min and 1 hour 6 minutes respectively.

DESCRIPTION

The property is shown edged red on the site plan for identification purposes only and comprises an elegant former Victorian house which has been sympathetically adapted and extended to provide a combination of cellular and open-plan offices. The original building is understood to date from the 19th century and is constructed of gault brick elevations beneath a slate-tiled roof. Period features include bay windows to the front elevation, a timber-framed porch and balcony detail, fascia boards which give the building an established and elegant appearance.

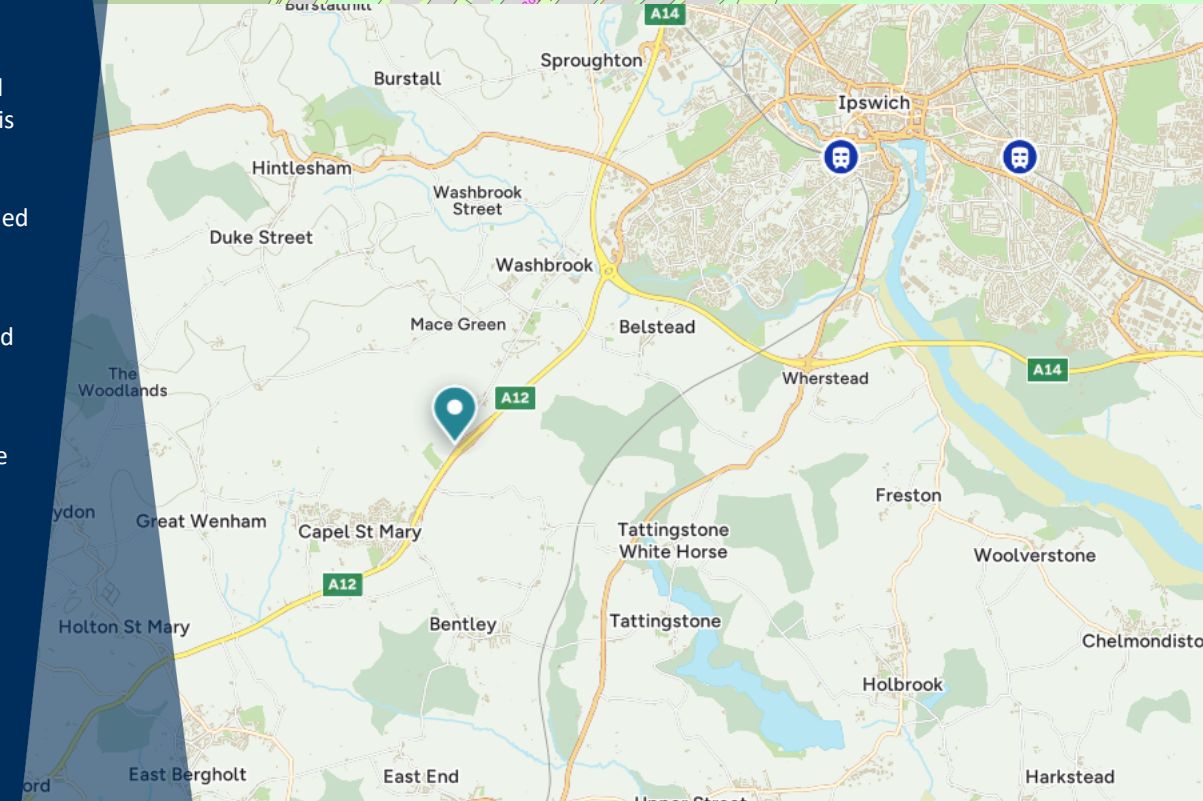
A modern 1½-storey office extension was constructed to the rear in 2005, of brickwork elevations beneath a pitched tiled roof and the property also benefits from a roof-mounted solar panel installation.

The original building is arranged around a central staircase, with a series of well-proportioned offices across the ground and first floors. The rear extension provides flexible office accommodation, including a kitchen/staff room, meeting space, and equipment/archive storage.

The property is served by a combination of gas fired central heating to radiators and underfloor heating and is fitted with surface-mounted LED and fluorescent lighting.

A detached building to the rear of the offices provides a store and shower facilities.

The property sits within landscaped grounds incorporating a number of mature trees. The gravelled driveway and courtyard provide parking for at least 15 vehicles, with two EV charging points and ramped access is provided to the side of the property.





ACCOMMODATION

Approximate Net Internal Floor Areas

Original Building

» Ground Floor:	3 offices, server /print rooms, cupboard	701 sq ft	[65.13 sq m]
» First Floor:	4 offices, WC facilities	655 sq ft	[60.84 sq m]
» Link:	WC facilities	-	-

Extension

» Ground Floor:	3 offices, fitted kitchen, equipment store, cupboard	1,192 sq ft	[110.78 sq m]
» First Floor:	Meeting Room & File Storage	503 sq ft	[46.73 sq m]
» TOTAL Net Internal Floor Area:		3,051 sq ft	[283.48 sq m]

Approximate Gross Internal Floor Areas

» Ground Floor:	2,547 sq ft	[236.62 sq m]
» First Floors:	935 sq ft	[86.82 sq m]
» External Stores & Showers:	241 sq ft	[22.34 sq m]
» TOTAL Gross Internal Floor Area:	3,723 sq ft	[345.78 sq m]

PLANNING

The property is currently occupied as offices although it is also considered suitable for a variety of alternative Class E uses, including other business, educational, and medical/health services etc. Prior approval was granted on 14 October 2025 for the conversion of the property to provide two 1-bedroom apartments and four 2-bedroom apartments (ref. DC/25/01297), demonstrating the property's potential for conversion to either pure residential use or a combination of residential and ongoing commercial uses.

All interested parties should make their own enquiries with the Local Planning Authority to establish any requirements for alternative planning permission for their proposed use.

LOCAL AUTHORITY

Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Tel: 0300 1234000

Ground Floor



First Floor



The floor plans are provided for indicative layout purposes only. They are not to scale and should not be relied upon.

SERVICES

We understand that the property is connected to mains electricity, gas, water and private drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all services serving the property, including IT and telecommunications.

BUSINESS RATES

The property is assessed as follows;

Rateable Value £33,250

Rates Payable (2026/27) £14,364 per annum

Rates Payable are based upon the current UBR for 2026/27 of £0.432. All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

ENERGY PERFORMANCE CERTIFICATE [EPC]

TBC

TERMS

Offers are invited in the region of £695,000 for the freehold interest with vacant possession upon completion.

VAT

The property is believed to be VAT exempt although confirmation is awaited.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.



PLEASE NOTE : SOME OF THE INTERNAL PHOTOGRAPHS WITHIN THESE PARTICULARS AND THE ASSOCIATED GALLERY HAVE BEEN ADAPTED USING ARTIFICIAL INTELLIGENCE TO REMOVE OFFICE EQUIPMENT ETC. VIEWING IS RECOMMEND.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA THE SOLE AGENTS:**

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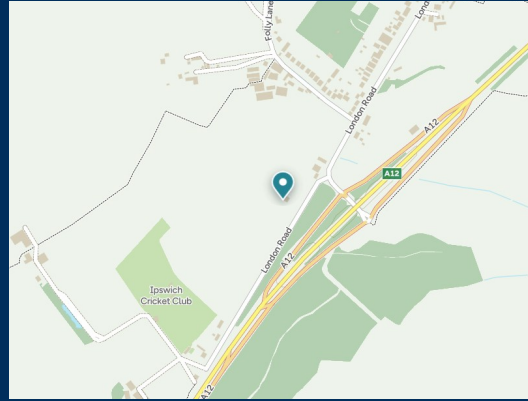
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Particulars created June 2026

