



**FOR SALE**

Prominent Building Suitable for Alternative Uses S.T.P.

Former Crown Court, Civic Drive, Ipswich,  
Suffolk, IP1 2DX

**GUIDE PRICE**

£675,000

**FLOOR AREA**

21,071 sq ft  
[1,957.57 sq m]

## IN BRIEF

- » Prominently located off Civic Drive
- » Part two-storey building with basement and rear car park
- » Suitable for a variety of alternative uses subject to planning

## LOCATION

The property occupies a prominent position off Civic Drive, on the roundabout adjacent Handford Road. Civic Drive forms part of the town's inner ring road, connecting the town centre with the A12 and A14 trunk roads.

The surrounding properties are of various uses including a theatre, church, residential, school and offices.

## DESCRIPTION

The property is a purpose-built Crown Court, constructed circa 1960, of concrete frame construction with brick elevations beneath a combination of flat and mono-pitch roofs. The building is arranged over ground, first, and basement levels.

The ground floor is centred around three courtrooms, with vaulted public viewing galleries in the outer two courts. Ancillary accommodation, including offices, kitchens and WC facilities, are positioned around the courtrooms off a hallway. The main entrance, accessed from Civic Drive, is positioned centrally at the front of the property, with an accessible entrance situated at the side.

The rear first floor provides additional cellular office accommodation, while the separate front section comprises the public viewing galleries. The basement includes a series of former cells, along with further ancillary rooms.

The specification is basic and varied dependent on the use for the rooms. The general specification to the offices is surface mounted fluorescent lighting, perimeter heating, power points and carpet floor coverings.

Externally, a surfaced car park is located to the rear of the building.

## ACCOMMODATION [Approximate Gross Internal Floor Areas]

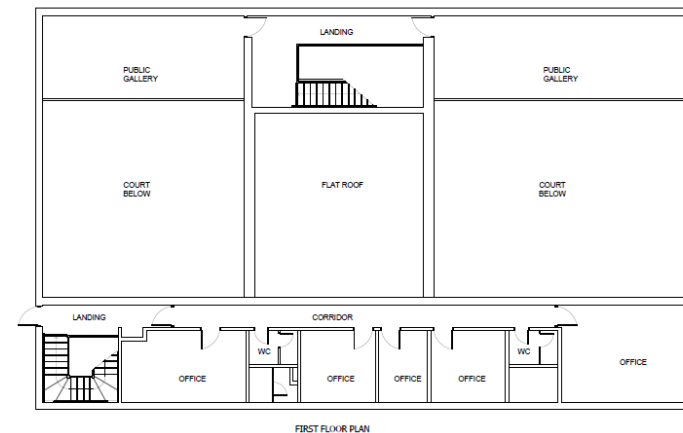
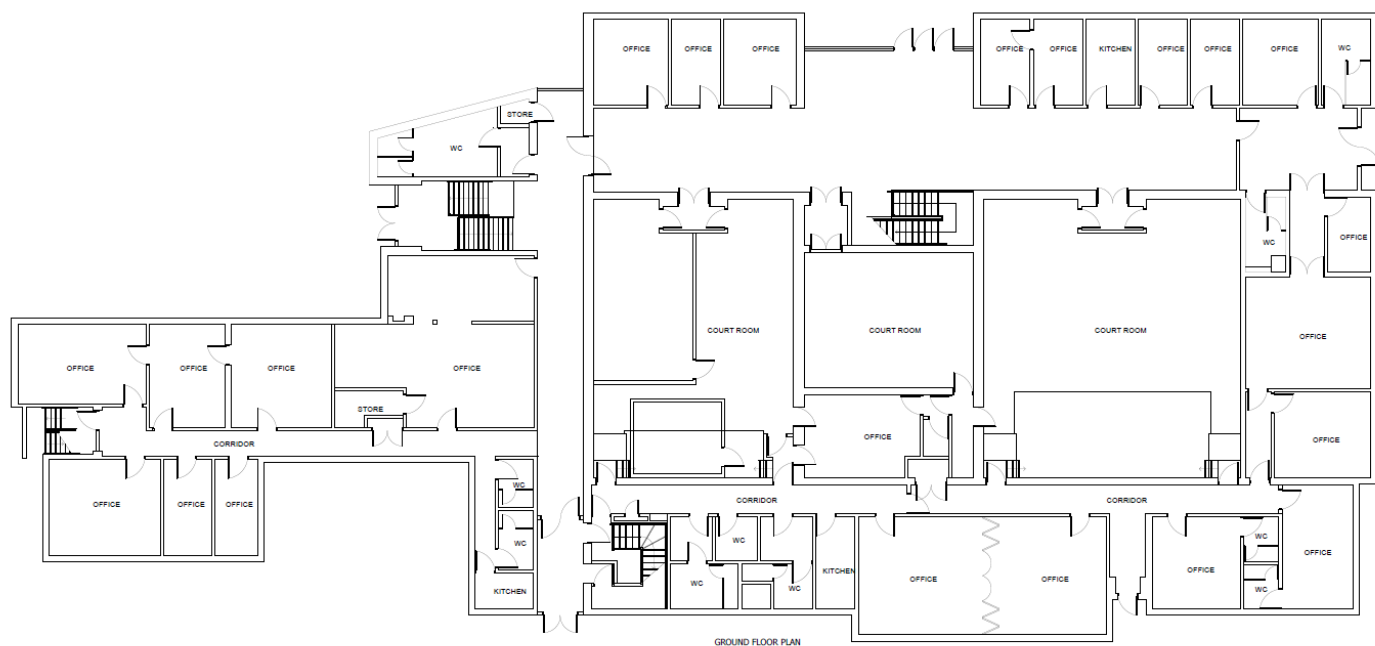
- » Basement: 4,162 sq ft [ 386.64 sq m]
- » Ground Floor: 14,051 sq ft [ 1,305.37 sq m]
- » First Floor (inc. Galleried Area & Offices): 2,858 sq ft [ 265.55 sq m]
- » Total Gross Internal Floor Area: 21,071 sq ft [ 1,957.57 sq m]



Photos Taken 2024



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NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

### BUSINESS RATES

According to the VOA, the premises has a Rateable Value (RV) of £61,500 with Rates Payable of £33,825 pa (2025/26), based on a UBR of 0.55. From April 2026, the RV is due to decrease to £58,000, while the UBR will reduce to 0.49, resulting in Rates Payable of £28,942 pa.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

### PLANNING

We believe the property falls within Class F1—Learning and Non-Residential Institutions of the Town & Country Planning (Use Classes) Order 1987 (As amended), which allows for a variety of public uses.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

### SERVICES

It is understood the property is connected to mains electricity, gas, water and 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 those serving the property including IT and telecommunications.

### LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road Ipswich, Suffolk, IP1 2DE. Tel: 01473 432000

### ENERGY PERFORMANCE CERTIFICATE [EPC]

F (142) Rating *ref: 5684-6166-0933-9771-1207*

### TERMS

Offered for sale on behalf of Ipswich Borough Council.

Offers are invited in the region of £675,000 for the freehold interest with vacant possession upon completion.

The property is not VAT elected.

### LEGAL COSTS

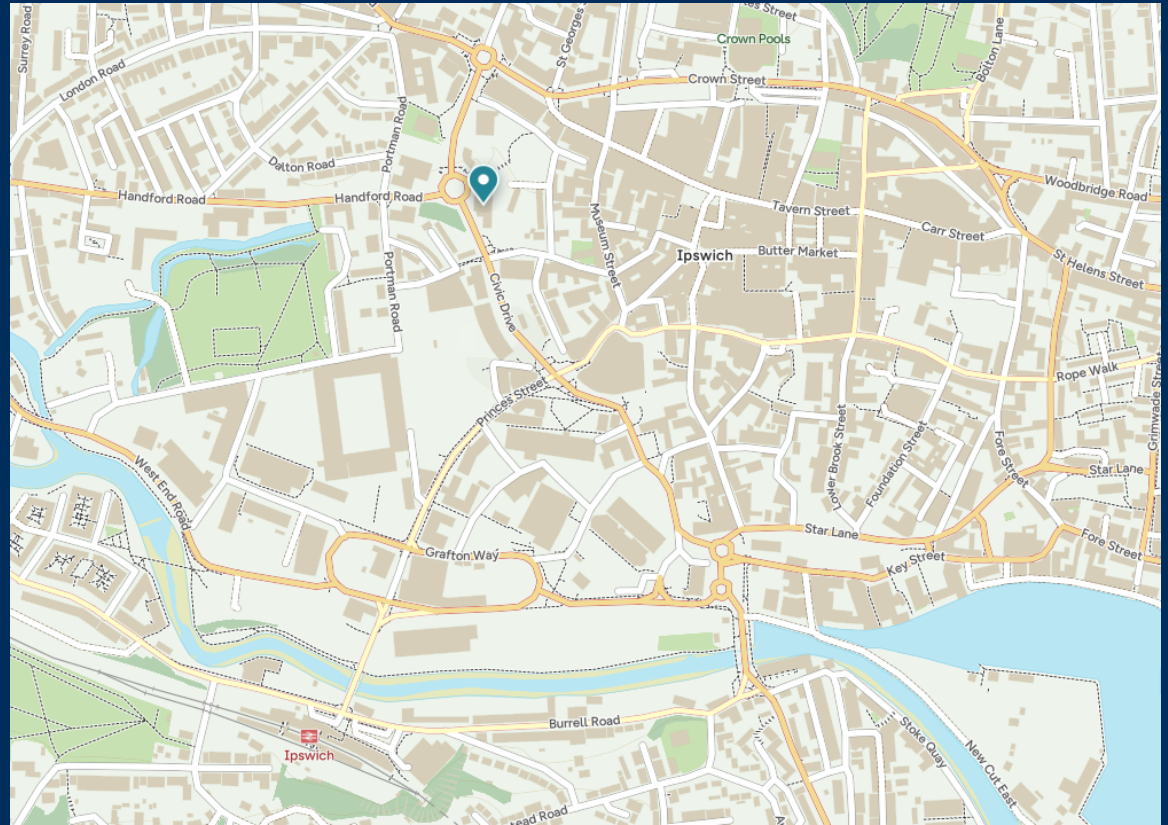
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:

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Particulars created January 2026

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