

Lambert
Smith
Hampton

Hill Farm, Copdock

| Old London Road | IP8 3LE |

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FOR SALE Outline Planning Permission Granted for **19 Dwellings**

Lambert
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Ipswich Park & Ride
- London Road

Tesco Extra
Copdock Interchange
London Rd, Pinewood

Poundland
Copdock Mill interchange
London Rd, Pinewood

A14

A14

Footpath

Aerial View

Summary

- ✓ Outline Planning Permission Granted in 2024 for 19 Houses / Bungalows
- ✓ 2.38 acres (0.96ha)
- ✓ Village location with Primary School (rated Ofsted Outstanding) and Public House
- ✓ Approx 300m walk to Park and Ride

Hill Farm
IP8 3LE

Old London Road

New Vehicular Access

Indicative Red Line Freehold Site



Description

- ✓ On site is a dilapidated farmhouse and remains of a farmyard, which it is proposed will be demolished as part of the development.
- ✓ The site rises up from the road, with rural views, partially screened by mature boundary vegetation.
- ✓ Vehicular access to the site is currently provided from the Old London Road, that is adopted until just past the existing access, beyond which it is restricted to a footpath. To the south of the site is The Marvens, a residential cul-de-sac, off which access has been granted permission.



Farm Yard



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New Vehicular Access

Old London Road

Footpath

04

Indicative Red Line Freehold Site



Dilapidated Farmhouse

Indicative Proposed Site Layout

Project No. 219015

Concertus
Part of the Vertas Group

Lambert
Smith
Hampton



scale 1:500
0 5 10 15 20 25m

Dashed blue line denotes existing farm house and barns to be removed

Denotes existing trees to be removed (indicative)

Denotes existing trees benefiting from Tree preservation order

Denotes root protection areas

Red line indicates application site boundary

Denotes new native hedgerow to north and west boundaries

Denotes new trees (indicative)

Denotes existing trees & hedgerow (indicative)

Indicates approx. extent of flood risk zone

Stopped up highway

Retain existing access for pedestrians only. New bollards to prevent vehicular access.

Denotes existing trees benefiting from Tree preservation order

SCHEDULE OF ACCOMMODATION

Plot 1	2Bed house	79m ²
Plot 2	2Bed house	79m ²
Plot 3	1Bed house	58m ²
Plot 4	2Bed house	79m ²
Plot 5	2Bed house	79m ²
Plot 6	3Bed house	93m ²
Plot 7	3Bed house	93m ²
Plot 8	3Bed bungalow	82m ²
Plot 9	3Bed bungalow	82m ²
Plot 10	3Bed bungalow	82m ²
Plot 11	3Bed bungalow	82m ²
Plot 12	3Bed house	126m ²
Plot 13	3Bed house	97m ²
Plot 14	3Bed house	97m ²
Plot 15	3Bed house	97m ²
Plot 16	3Bed house	97m ²
Plot 17	3Bed house	97m ²
Plot 18	3Bed house	97m ²
Plot 19	4Bed house	214m ²

Total Area of Dwellings 1810m²
Total Area of Garages 275m²

Parking Spaces - 55 (including 5 visitor spaces)

Site Area - 0.99ha
Density - 19.1dph

Affordable homes

● Denotes Affordable Rent
● Denotes Shared Ownership

Form new vehicular access to SCC requirements (refer to Ardent drawing 2003380-001)



Location

Copdock lies west of Ipswich, and benefits from access on to the A12 / A14.

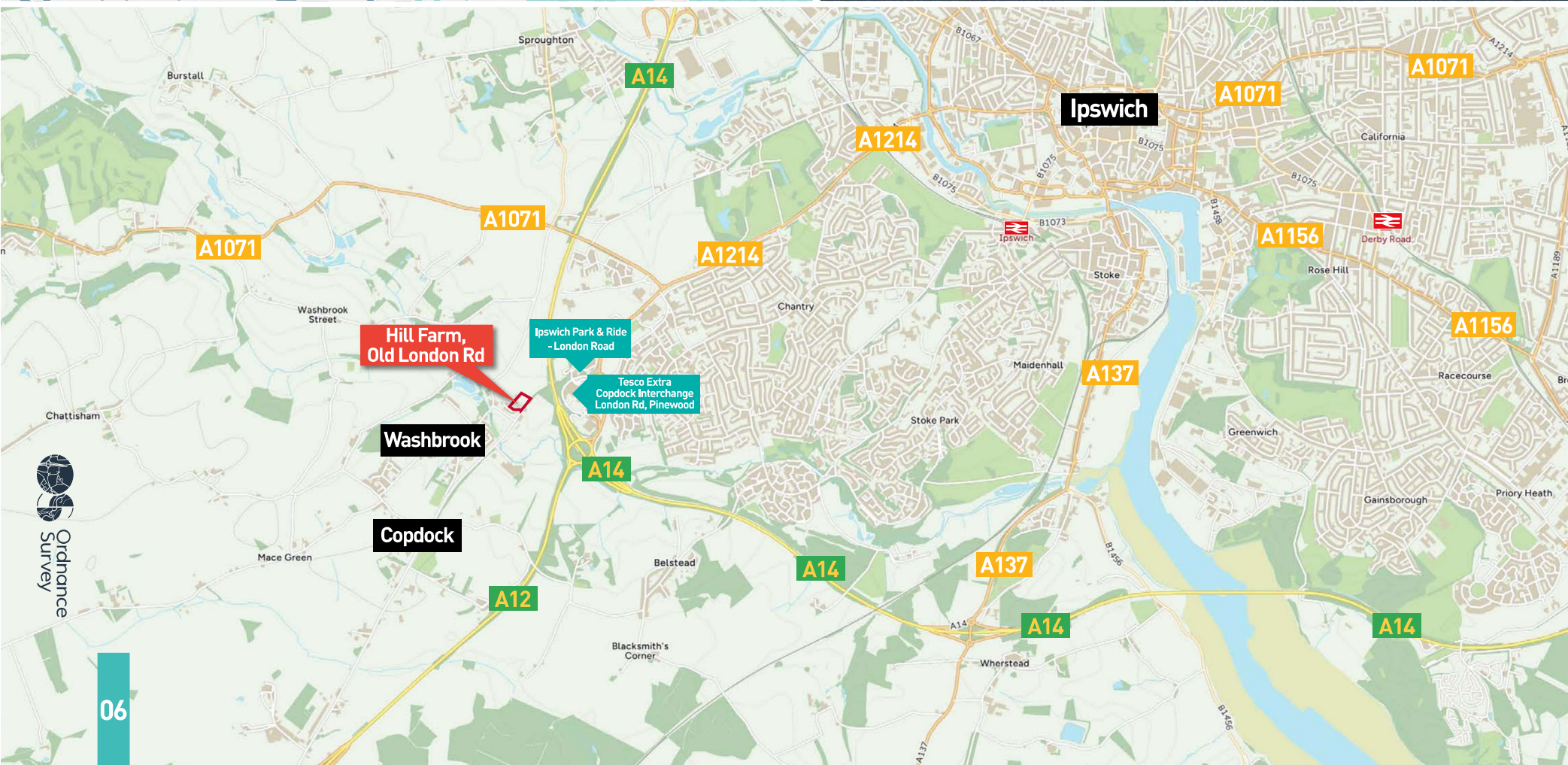
Services and facilities at Copdock include a primary school (rated Ofsted Outstanding), public house, and hotel.

Pedestrian access into Ipswich from the site is easy via the Old London Road (which is restricted to a footpath north of the site) – this leads to Ipswich Park and Ride, and Interchange Retail Park, including a Costa Coffee, Pizza Hut, Tesco, and Currys.

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Key Distances (by road):

- ✓ Ipswich – 3.7 miles
- ✓ Stowmarket – 14 miles
- ✓ Colchester – 15 miles
- ✓ Felixstowe – 18 miles
- ✓ Bury St Edmunds – 29 miles
- ✓ Chelmsford – 38 miles



Site

Indicative Red Line Freehold Site



| Hill Farm | Old London Road | Copdock & Washbrook | Suffolk | IP8 3LE |

Viewing and Further Information

Viewings are to be undertaken strictly by appointment through:

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Planning

Outline Planning permission (with access not reserved for subsequent approval) for “Demolition of existing redundant farm buildings and erection of up to 19 no. dwellings. Creation of a new vehicular and pedestrian access off “The Marvens” (**LPA Ref: DC/22/01605**) was granted on 22 March 2023. Six of houses on site are reserved for affordable housing, and a breakdown of S.106 contributions and details of the Babergh DC CIL is provided within the data pack.

Guide Price

Price on application.

VAT

The property is not elected for VAT.

Legal Costs

Each party is to be responsible for its own legal costs incurred in any transaction.

Data Room

Access to a Data Room is available on request, and includes a link to the online planning information, summary of S.106 and CIL rates, topographic survey, ground condition reporting, and breakdown of proposed unit types and potential pricing.

Method of Sale

Our clients strong preference is for an Unconditional Sale. **Offers are invited by 12.00 (noon) on 8th May 2025**, and should be made on the Tender Form provided.

It is requested that offers should include for the Future Homes Standard being met, and cost allowance made for this.