

## IPSWICH BOROUGH COUNCIL

### GREAT WHITE HORSE HOTEL, 45 TAVERN ST IPSWICH IP1 3AG

#### IPSWICH

Grid Reference	TM 164 446
List Grade	II*
Conservation Area	Yes
Description	<p>16<sup>th</sup> -17<sup>th</sup> c town centre property at the junction of Tavern St and Northgate St, in a courtyard arrangement. The prominent street frontages were reconstructed in the early 19<sup>th</sup> c in white brick with parapet, sash windows and a rusticated stucco ground storey. Classically detailed entrance off Tavern St with the figure of a white horse above the cornice. The Northgate St frontages were extended in the later 19<sup>th</sup> c in brick, without a parapet. 20<sup>th</sup> c retail units have been inserted behind the main frontages. Slate roofs. Timber framing is visible within internal courtyards and a glazed roof has been added over the main courtyard. Early 20<sup>th</sup> c rear wing in red brick overlooks Ipswich Minster churchyard. The hotel has cultural significance through its connection with Charles Dickens and his first novel <i>The Pickwick Papers</i> (1837).</p>
Suggested Use	Hotel, commercial, retail, residential, community.
Priority for Action	D
Condition	The property has been secured and maintained but is still empty.
Reason for Risk	The building is vacant and in poor condition.
First on Register	2026
Ownership	Private
Current Availability	Not for Sale.
Notes	Planning and listed building consent currently been considered by IBC for conversion to residential flats, retaining retail on ground floor and community rooms on ground and first floor. Ref 25/00532/LBC & 25/00533/FUL
IBC Contact	Elizabeth Warden <a href="mailto:conservationandurbandesign@ipswich.gov.uk">conservationandurbandesign@ipswich.gov.uk</a>



*Photo taken in February 2026*