



**Long Melford Saddlery Little St. Marys, Long Melford, Sudbury
CO10 9LQ**



welcome to

Long Melford Saddlery, Little St. Marys, Long Melford, Sudbury

- Planning granted DC24/00946 & DC/25/02896
- Highly regarded location
- No onward chain
- Off road parking
- Views over meadows to rear

Tenure: Freehold EPC Rating: Exempt

£585,000

The Property

Long Melford Saddlery has been serving the local area since 1980. The business has now relocated which means this exciting opportunity is now available. The Grade II listed property occupies a prominent position within the highly regarded Little St. Mary's, within the centre of the village. The property offers an abundance of character features throughout and is enhanced with views over the meadows to the rear and a substantial courtyard providing ample parking.

The Saddlery is being sold with full planning permission DC/24/00946 originally and recently amended DC/25/02896 and is offered with no onward chain.



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Property Ref:

SUD110317 - 0004

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