



**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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**Property Ref:**  
SUD110317 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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