

Bedfords

ESTABLISHED 1966



We are pleased to offer to the market this area of land on the outskirts of the village of Orford in a quiet rural position backing on to the beautiful Captain's Wood and only a short drive from both Snape, with the historic Snape Maltings, Concert Hall, shopping area, pubs, and the popular village of Orford.

This piece of land is believed to extend to approximately 1.4 acres with a vehicular access to the front. The land is offered for sale freehold as an area of amenity land. It will come with an overage clause should somebody obtain planning in the future.

The vendors would also consider selling an option should somebody wish to try and pursue planning.

We are asking for offers to be tendered to the office by Friday 3rd September 2021.

NB: There will an overage placed on the land, speak to agent for details.

Situated on the Western banks of the River Ore, Orford offers a remarkably broad and comprehensive range of amenities and leisure pursuits.

Found within the village are a General Store and Post Office, two pubs, The Crown & Castle Hotel, The Butley Oysterage, The Pump Street Bakery and various craft shops. Orford Sailing Club is a thriving family club with dinghy park and swing moorings, whilst the river offers long scenic walks and exceptional bird watching.

Nearby, the larger market town of Woodbridge offers a range of commercial entertainment and shopping amenities, together with a branch line railway station providing a service to London Liverpool Street, via Ipswich.

School Road, Sudbourne, Suffolk, IP12 2BE

Price On Application