



**Equestrian Land,
Great Waldingfield, Suffolk**

DAVID
BURR

Equestrian Land, Rectory Road, Great Waldingfield, Sudbury, Suffolk, CO10 0TL

Great Waldingfield is an attractive village with pub, post office/shop, garage, primary school and parish church. It lies about 3 miles north of the historic market town of Sudbury with its comprehensive range of amenities including a commuter rail link to London Liverpool Street Station. The larger market towns of Bury St. Edmunds and Colchester are approximately 16 miles distant, the latter with a main line station to London Liverpool Street.

A fantastic opportunity to purchase a five-acre field, split into numerous paddocks for equestrian use, with three stables, hay store barn, store and tac room with light, power and water connected. The area of land is situated between Rectory Road and a quiet lane that leads out towards Upsher Green, providing two separate accesses to either side for convenience. The field is broken up into three separate paddocks by post a rail fencing with a public byway and footpath to the most southerly boundary. The paddock is safely viewable from the public byway however, should someone wish to view the stables and facilities up close, we urge you to make a formal visit with David Burr Long Melford, contactable on 01787 883144.

AGENTS NOTES:

- Services for the site come in from Rectory Road.
- The land sits within a conservation area and has a private livery use.

WHAT3WORDS: //armful.innovate.nation

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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