

lot 10

address:

Bambridge Hall, Further Street,
Assington, Sudbury CO10 5LD

*guide price:

£150,000 - £200,000

tenure:

Freehold

open viewing:

Fri 20 Nov 11:00 - 12:00
Sat 21 Nov 15:00 - 16:00
Tue 24 Nov 15:00 - 16:00

Please note for safety reasons children will not be allowed inside the property at the open viewings.

solicitor:

Mr Brian Smith
Kerseys Solicitors
32 Lloyds Avenue
Ipswich
IP1 3HD

EPC: N/A

** for definition, please refer to
"auction notes" on page 3*



Substantial property standing on 0.5 acre... needs full renovation

We are delighted to offer for sale by auction a unique opportunity for the extensive renovation and redevelopment of this period property, which is located within the parish of Assington.

Situated on the A134 between Sudbury and Colchester, good road links support routes to both Cambridge and London. The village is well-served with its public house, restaurant, church and farm shop although more comprehensive facilities are located only a short drive to either Sudbury or Hadleigh.

Being formed from a timber frame and rendered structure, the building is steeped in history originally constructed in the late 18th century as the Assington Parish Workhouse. Over the years the property has seen conversion into 4 cottages and then reverted back into a single dwelling. Whilst the property is Grade II Listed, we consider there is huge potential for redevelopment, subject to planning, quite possibly to include the outbuildings and stable block adjacent to the main dwelling.

Subject to the relevant approval, a business case also exists for using the property as a leisure/hospitality venture including a possible Bed and Breakfast. Occupying approximately 2,300 sq.ft., viewing is strongly recommended to fully appreciate the proportions and potentials of this property.



