THE OLD WORKSHOP
SUDBOURNE, SUFFOLK

BIDWELLS



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An exciting residential development opportunity close to the scenic Suffolk coast with planning consent for conversion of an agricultural building into two high-quality homes.

- Residential conversion opportunity with planning consent for two contemporary homes.
- Exceptional setting within Suffolk's designated National Landscape.
- Less than two miles from the sought-after village of Orford.
- Close to the Suffolk Heritage Coast, Aldeburgh and Snape Maltings.
- Attractive scheme extending to approximately 2,410 sq ft (224 sq m).
- Private gardens, parking and cycle storage for each dwelling.

Approximately 224 sq m (2,410 sq ft) set within approximately 0.27 hectares (0.67 acres).

For sale by Private Treaty as a whole.

Distances

(All distances are approximate)

- Sudbourne 0.93 miles
- Aldeburgh 9.1 miles
- Ipswich, 20.8 miles

Enquiries

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Please read Important Notice on page 14.







Introduction

The Old Workshop offers a rare opportunity to deliver two distinctive homes in a highly sought-after coastal location. Set within an attractive rural landscape and benefiting from a detailed planning permission, the scheme combines the character of a traditional agricultural building with thoughtfully designed contemporary accommodation. The proximity to Orford, Aldeburgh and the Suffolk Heritage Coast is likely to appeal to both owner-occupiers and second-home purchasers seeking high-quality homes in one of East Anglia's most desirable locations.

Property Description

The property comprises a former agricultural workshop with planning permission for conversion into two three-bedroom dwellings. The proposed homes have been designed within the footprint of the existing building, retaining its agricultural character while providing comfortable modern accommodation.

The consented scheme is set out below.

Plot Number	Description	Bedrooms	Size (Sq ft)	Size (Sq m)
Plot 1	West	3 Bedrooms	1,377	128
Plot 2	East	3 Bedrooms	1,033	96
Total			**2,410**	**224**



Plot 1

Plot 1, on the western side of the conversion, comprises an attractive single-storey dwelling. The accommodation comprises a principal bedroom with en suite facilities, together with two further bedrooms and three bathrooms. The property benefits from a generous open-plan kitchen, dining room, and living room, creating an attractive space for modern family living and entertaining. An additional utility room provides practical space.

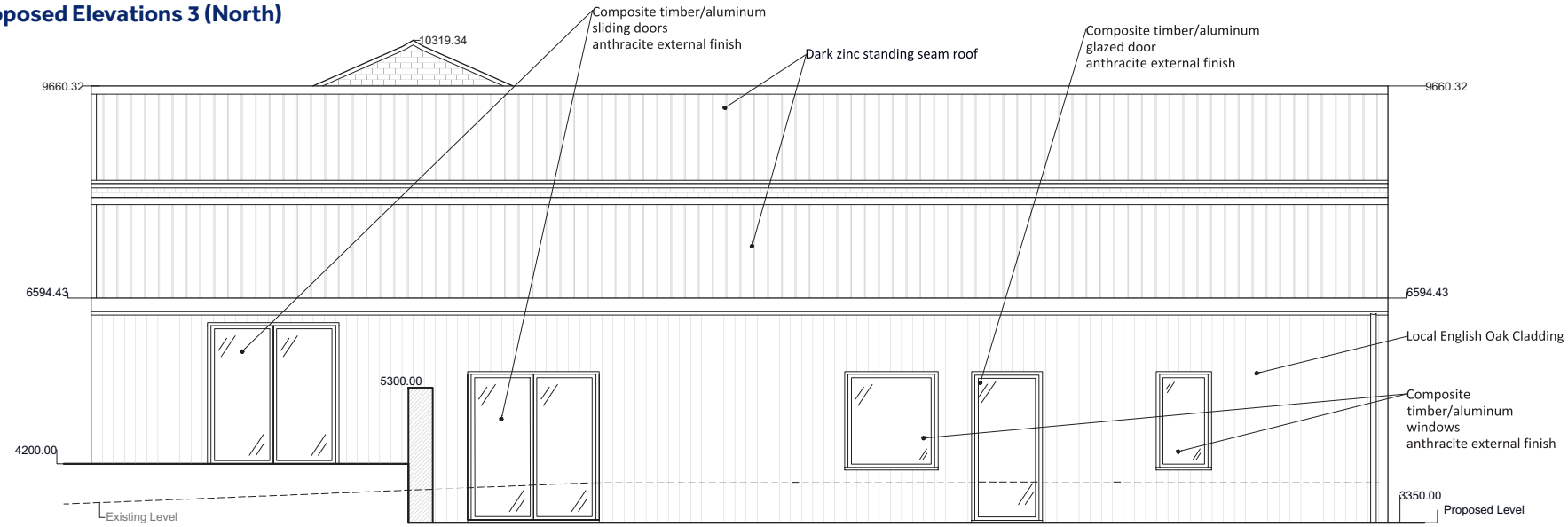
The exterior benefits from designated parking, cycle storage, and planning consent for attractive English oak decking to the rear, providing additional space for entertaining and everyday living. The property also benefits from garden space on the west and north.



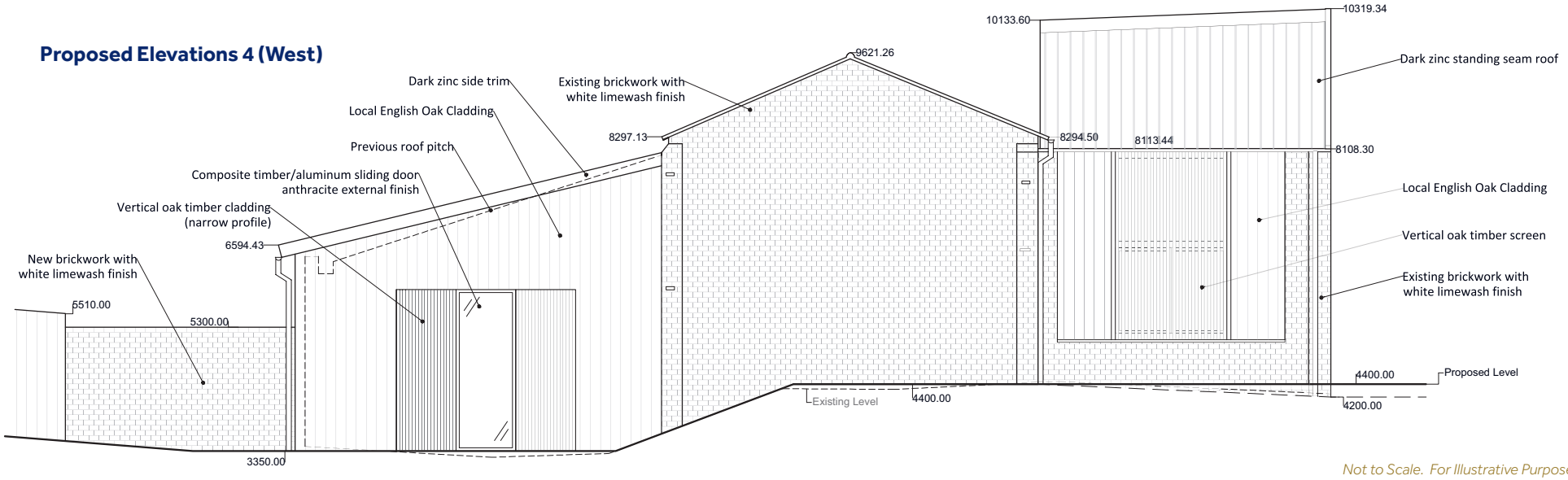




Proposed Elevations 3 (North)



Proposed Elevations 4 (West)



Not to Scale. For Illustrative Purposes Only.

Plot 2

Plot 2 occupies the eastern side of the conversion and provides a principal double bedroom with an en suite, together with two additional single bedrooms. The accommodation is centred around an open-plan kitchen, dining and living area. A separate utility room and boot room provide valuable additional storage and practical space.

English oak decking extends around the north and eastern elevations, creating further opportunities for outdoor dining and entertaining. The property also benefits from designated parking, and cycle storage.

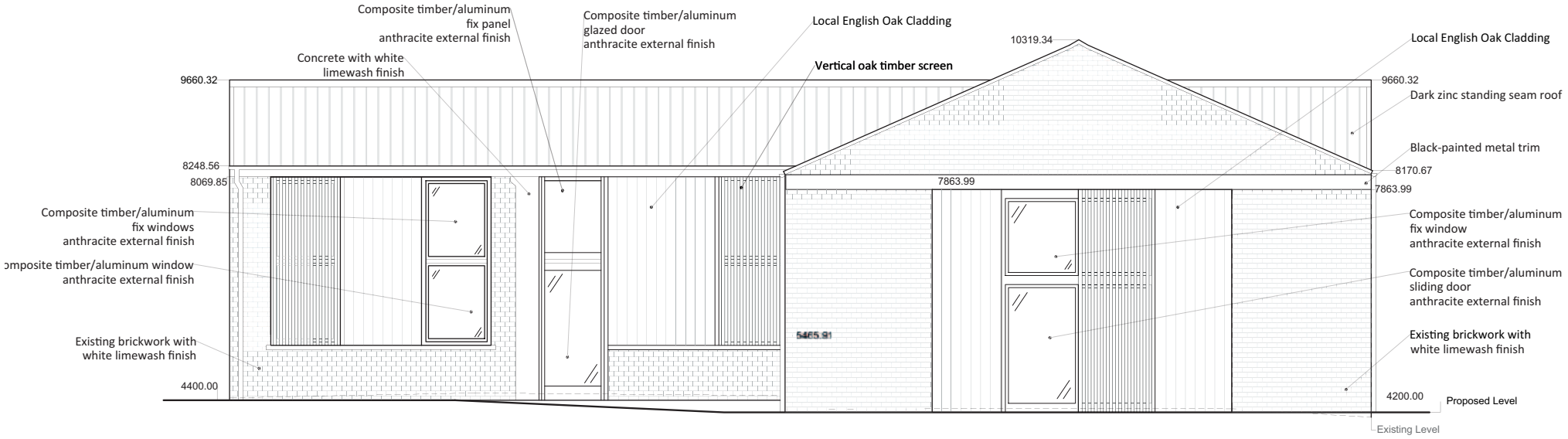


Landscaping

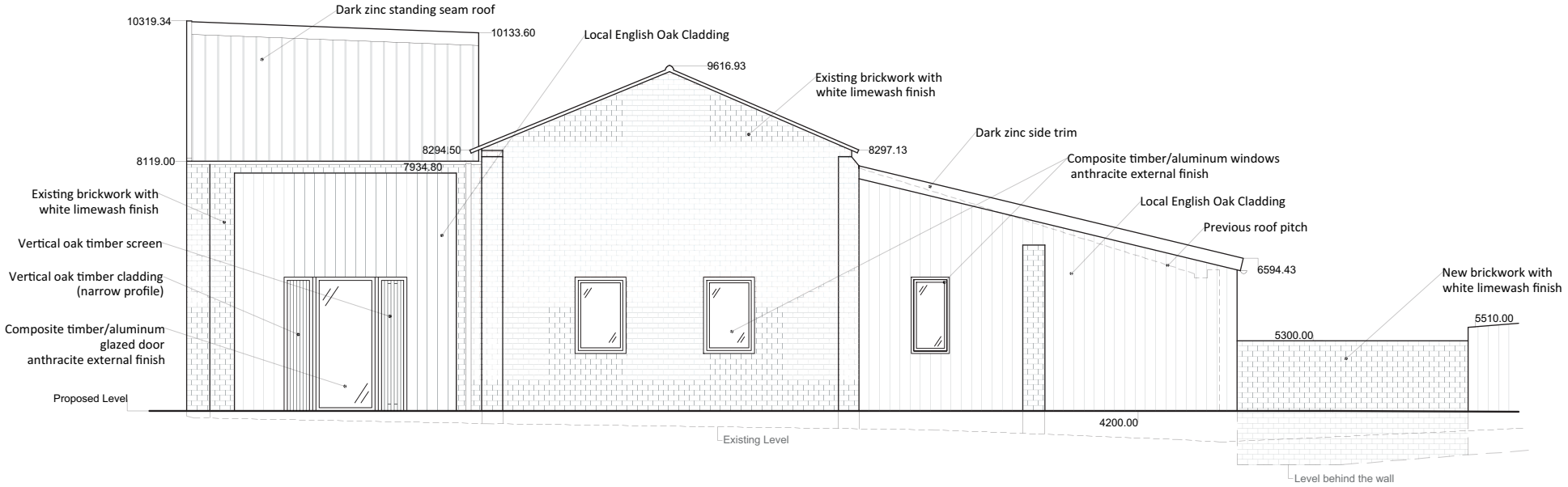
Both plots have their own direct access from Ferry Road. Designated parking spaces are provided to each plot together with cycle storage. The scheme has consent for decking around the side and rear elevations, providing additional dining and leisure accommodation. A brick wall and timber fence will separate the gardens between the plots, providing additional privacy.

Not to Scale. For Illustrative Purposes Only.

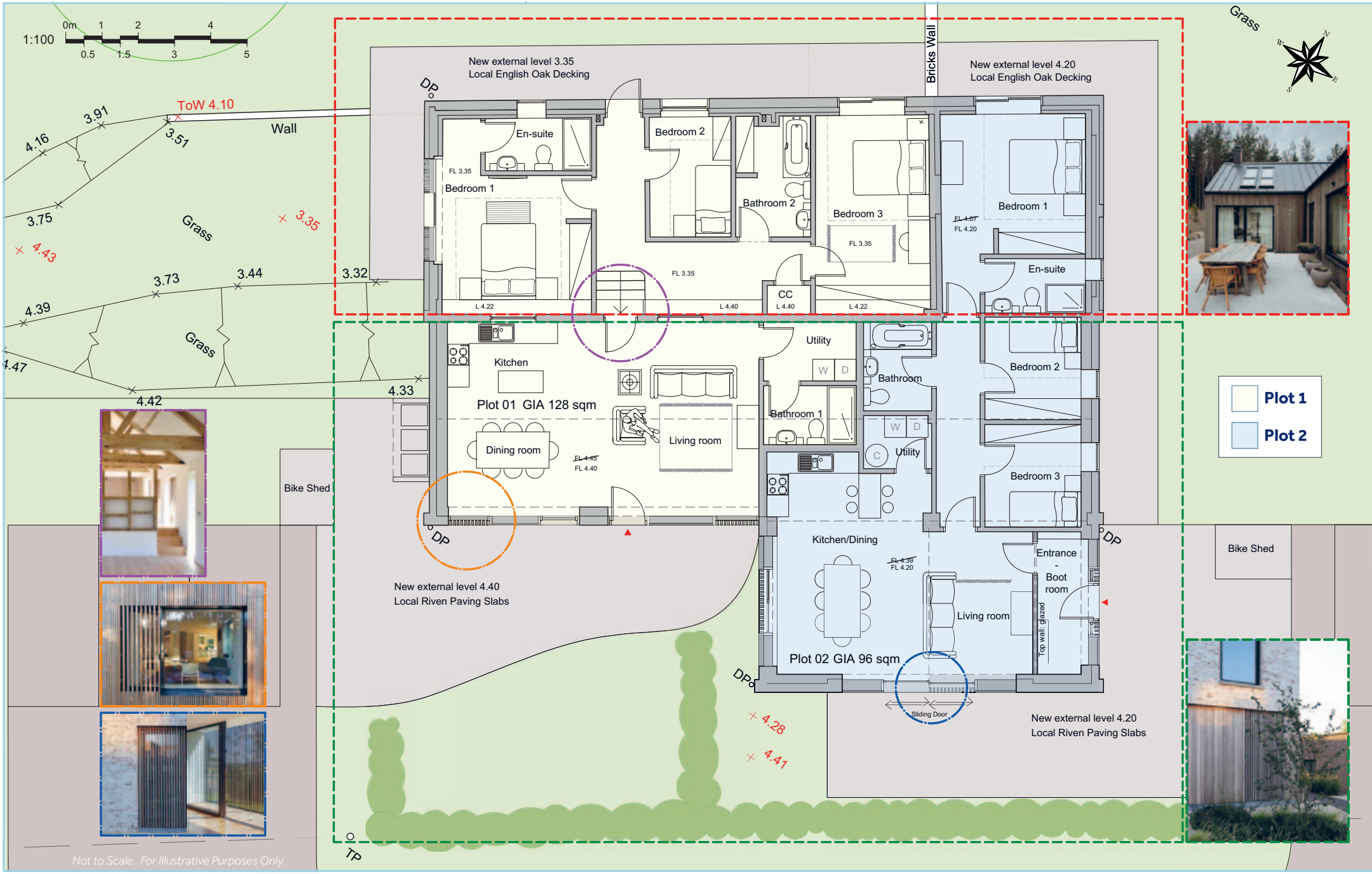
Proposed Elevations 1 (South)



Proposed Elevations 2 (East)






1:100
0m 1 2 4
0.5 1.5 3 5
ToW 4.10
Wall
Grass
3.91
4.16
3.51
3.75
3.35
4.43
3.73
3.44
3.32
4.39
4.47
4.42
4.33
Bricks Wall
New external level 3.35
Local English Oak Decking
New external level 4.20
Local English Oak Decking
En-suite
Bedroom 2
Bedroom 1
Bathroom 2
Bedroom 3
Bedroom 1
En-suite
FL 3.35
L 4.22
L 4.40
CC
Kitchen
Utility
Bathroom
Bedroom 2
Plot 01 GIA 128 sqm
Bathroom 1
Dining room
Living room
Bedroom 3
Bike Shed
Kitchen/Dining
Entrance - Boot room
Living room
Plot 02 GIA 96 sqm
Top wall: glazed
Sliding Door
New external level 4.40
Local Riven Paving Slabs
New external level 4.20
Local Riven Paving Slabs
Plot 1
Plot 2
DP
TP
4.28
4.41
Not to Scale. For Illustrative Purposes Only.

Proposed Block Plan







Location

The Old Workshop is situated on Ferry Road within the Marshlands Estate, Woodbridge, IP12 2BQ.

The property lies less than a mile from the village of Sudbourne, in an attractive, peaceful rural setting within a designated National Landscape. The highly regarded village of Orford lies approximately two miles away, offering a range of amenities, including local shops, public houses, restaurants and the historic Orford Castle.



The local area provides a wealth of leisure opportunities and attractions. The Suffolk Coast is readily accessible, with the popular coastal town of Aldeburgh and the village of Thorpeness, renowned for their beaches and distinctive character, lying to the east. Both are well-established visitor destinations offering a range of leisure and recreational amenities. A short drive away, the Alde Estuary offers opportunities for sailing, swimming, birdwatching and walking, within a landscape of significant environmental importance. Snape Maltings, a world-renowned concert hall, centre for the arts, and popular retail destination, is less than a 10-minute drive from the property.

Each property has its own direct access from Ferry Road and a designated parking space.





Tenure & Possession

The property is for sale freehold with Vacant Possession on Completion.

Method of Sale

The property is for sale by Private Treaty.

Planning

Planning permission has been granted by the East Suffolk Council under application reference DC/26/0833/FUL for the *'Proposed change of use and conversion of The Old Workshop to 2no. dwellinghouses'*

Prospective purchaser(s) should make their own enquiries of East Suffolk Council regarding the planning consent and review the approved plans and supporting documentation in full.

The development is subject to a Community Infrastructure Levy (CIL) further information is available from the selling agent.

Services

The property benefits from a separately metered electricity supply. A private drainage system and new water connection will be required. Prospective purchaser(s) should satisfy themselves as to the capacity and suitability of all services for their intended use.

Environmental Designations

National Landscape (formerly Area of Outstanding Natural Beauty) designation.

Wayleaves, Easements & Rights of Way

The land is to be sold subject to all existing rights of way, public or private, light support, drainage, water and electricity supplies and all other rights and obligations, easements, quasi easements and all wayleaves whether referred to or not in the particulars.

The purchaser(s) will be deemed to have full knowledge and satisfied themselves as to the provisions of any such matters affecting the property.

Solicitors

Birketts LLP

360 View

Please scan the QR code or click this LINK

Aerial Video

Please scan the QR code or click this LINK

Registered Title

The land is registered under the Title Number SK204072.

Value Added Tax

Should any sale of the property, as a whole or in lots, or any right attached to it, become a chargeable supply for the purpose of VAT, such tax will be payable by the purchaser in addition to the contract price.

Postcode

The postcode is IP12 2BQ

What3words

///mango.bottled.newer

Viewings

Viewing and access to the property are strictly by appointment through Bidwells. Please call 07443 350780.

Anti-Money Laundering

To comply with the Money Laundering Regulations 2017, once an offer is accepted the purchaser(s) will be required to provide any information requested in order to undertake the relevant due diligence. This is a legal requirement.

Local Authorities

The property falls within the jurisdiction of East Suffolk Council.

East Suffolk House, Station Rd, Melton, Woodbridge, IP12 1RT.

Tel: 03330162000

Timber, Sporting & Mineral Rights

These are included in the sale, so far as they are owned.

Boundaries

The Vendors and the Vendors' agent will do their best to specify the ownership of boundary hedges, fences and ditches but will not be bound to determine these. The Purchasers will have to satisfy themselves as to the ownership of any boundaries.

Fencing Obligations

Purchaser(s) and their successors will be required to erect (specification to be agreed) and forever maintain to the reasonable satisfaction of the vendor or the vendor's agent a boundary fence on the boundaries shown with an inward facing 'T' mark. The purchaser(s) shall not erect or install any form of gate, stile or other such openings of means of accessing the retained land.

The purchaser(s) and their successors shall be responsible for the repair and maintenance of the boundaries shown marked with an inward facing 'T' on the sale plan.

Plans, Areas & Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchasers will be deemed to have satisfied themselves of the property as scheduled.

Health & Safety

Given the potential hazards of a working farm and its associated machinery, we would ask you to be as vigilant as possible for your own personal safety when making an inspection of this property.

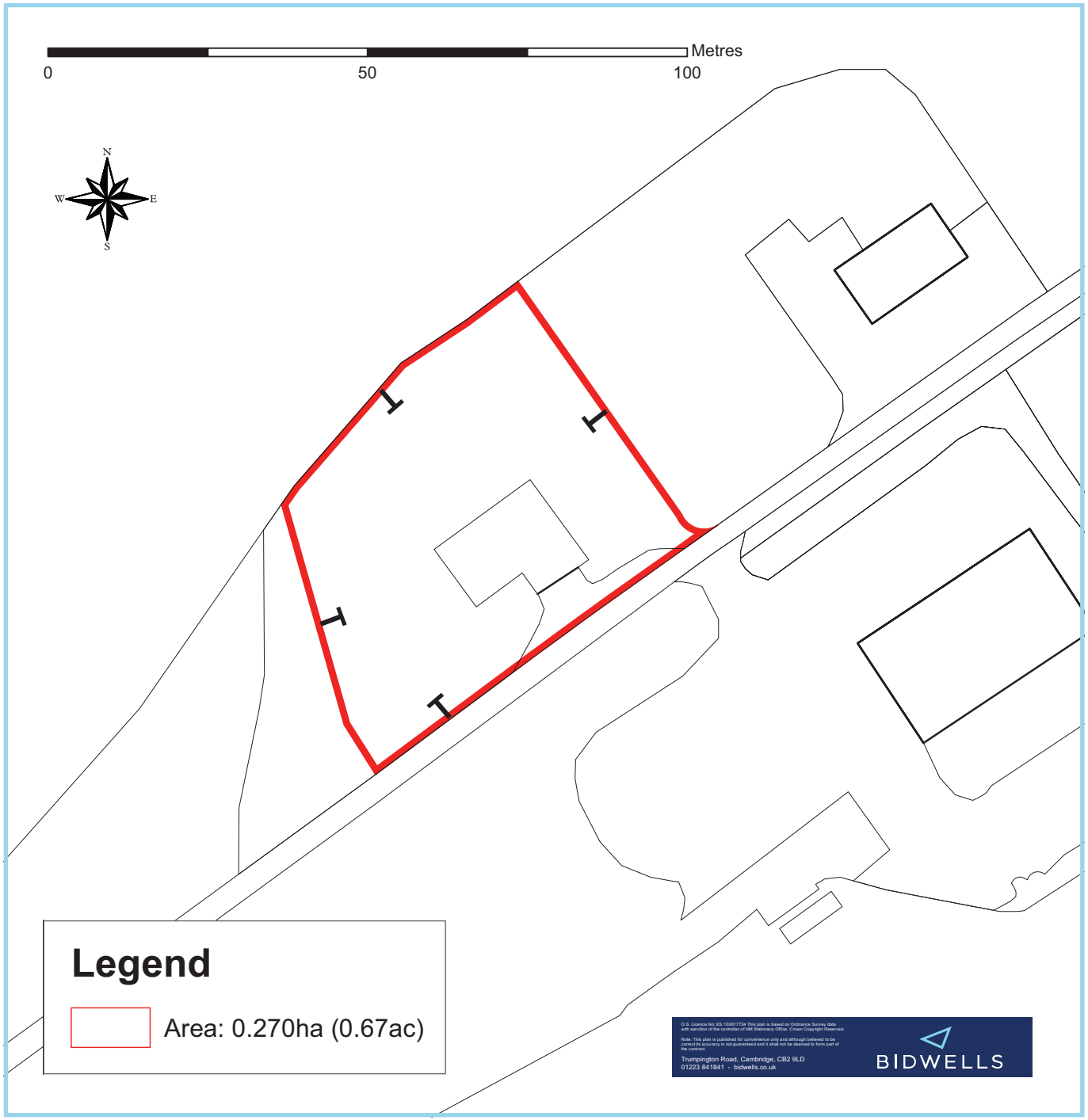
Photographs, Fixtures & Fittings

The photographs in these particulars were taken on 18/09/2026. Only those fixtures and fittings described in the sale details are included in the sale.

The CGI image is an indicative representation of the proposed scheme and is subject to the designer's interpretation. It may not accurately reflect the final appearance, layout, boundary positions or finishes of the development.

Date

These particulars were prepared in October 2026.



Important Notice

These particulars are intended as a guide only and do not form part of any offer or contract. All information, descriptions, photographs, plans and measurements are believed to be correct at the date of publication but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy by inspection and independent enquiry. Bidwells LLP has not tested any services, appliances, facilities or equipment referred to in these particulars, and has not independently verified planning permissions, building regulations approvals or other statutory consents or designations affecting the property. We are required to bring to your attention any material information known to us that is relevant to your decision whether to view or purchase a property. Where known, such information is included in these particulars or we will provide it to you on request. This property is sold subject to, and with the benefit of, any agricultural tenancies, grazing licences or other occupation or use licences, sporting rights, mineral rights and mines and minerals reservations, easements, wayleaves, rights of way, restrictive covenants, environmental land management scheme agreements, environmental or conservation designations, and any other entitlements, rights or encumbrances affecting the land, details of which are available on request. Prospective buyers should make their own enquiries before proceeding. We will disclose to you any connection between the seller, or any person connected with the seller, and Bidwells LLP, and any personal interest that we or our staff may have in the property as soon as we become aware of it. Bidwells LLP is required by law to conduct identity verification and anti-money laundering checks. Buyers and sellers must provide identification documents before a sale can proceed, and an approved third party may carry out these checks on our behalf. Personal data will be processed in accordance with Bidwells LLP's Privacy Policy. Bidwells LLP is a member of The Property Ombudsman, an approved redress scheme for estate agents. Details of our complaints handling procedure are available on request or at bidwells.co.uk. Nothing in these particulars affects your statutory rights. © Bidwells LLP. All rights reserved.

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