



Ayers & Cruiks
COMMERCIAL

For Sale
0.75 Acres

**The Royal British Legion,
Cordell Road, Long
Melford, CO10 9EH**

Development opportunity for
an 0.75 acre site that was
formerly occupied by The Royal
British Legion.

- Potential development site
- Located in a residential area
- For sale by informal tender
- Best and final offers by 19th June 2026
- Offers in excess of £500,000

www.ayerscruiks.co.uk



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Summary

- Price: Offers in excess of £500,000
- Business rates: Interested parties are advised to confirm the rating liability with the relevant local authority
- VAT: To be confirmed
- Legal fees: Each party to bear their own costs
- EPC: D (89)

Further information

- [View details on our website](#)

Contact & Viewings

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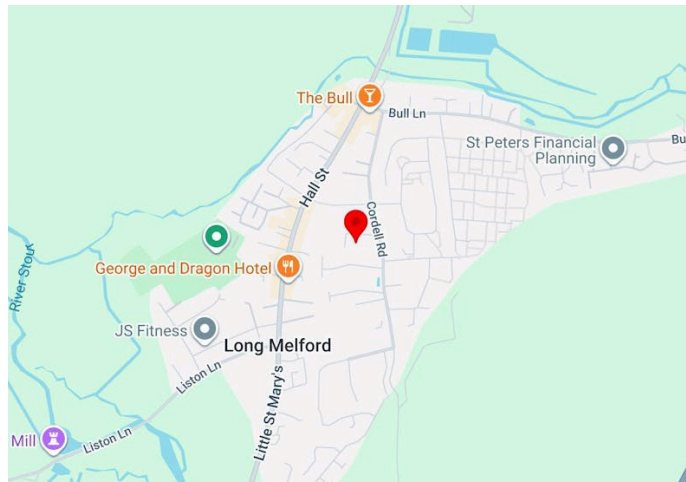
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Description

This potential development site sits on approximately 0.75 acres which was previously used by the Royal British Legion as a social club / functions room with kitchenette and bar facilities, WCs and ample parking.

Location

This potential development site is located in Long Melford in the town of Sudbury. The immediate surroundings are a mix of residential, commercial and leisure amenities. It is close to Sudburys high street which offers shops, cafes and restaurants, contributing to the town's vibrant local community. The town is also well connected by public transport, making it easy to access nearby cities such as Colchester and Ipswich, as well as London by train.

Accommodation

Floor/Unit	Building Type	Size	sq ft	sq m
Unit	Leisure	3,006 sq ft	3,006	279.27
Outdoor	Land	0.75 Acres	32,670	3,035.14



Price

Offers in excess of £500,000

Viewings

Open viewings will take place on 3 selective dates. Please enquire for further details.



