

HIGH STREET, UFFORD, WOODBRIDGE, SUFFOLK IP13 6EL

A distinctive and characterful development - COMING SOON

WITH FULL PLANNING PERMISSION

TO LET

Café & Retail Unit - 1.5 storeys Total Gross Internal Area: 240 sq m / 2,583 sq ft each

- Attractive, rural location
- · Landscaped environment
- · Easy access to the A12
- · Good car parking provision
- · Extensive sustainable transportation plans
- · Good broadband connection
- · Convenient for nearby amenities:
 - · Woodbridge town and River Deben
 - · The Crown public house and local leisure facilities
 - · Ufford Park Woodbridge Hotel, Golf and Spa
 - · Dobbies Garden Centre











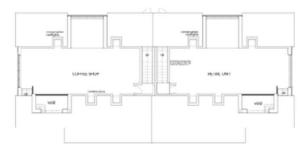
The Hub at Ufford is situated on the former Crown Nursery site in Ufford, near Woodbridge, Suffolk. This exciting new scheme will comprise a series of commercial buildings, arranged around a landscaped public area, at the heart of which will be a Café and adjacent retail unit.

The commercial units will be designed to mimic / reflect the former use of the site and will be finished with carefully-selected materials, giving the appearance of a range of converted former farm buildings, grouped around a communal 'yard'.

GROUND FLOOR



FIRST FLOOR



LOCATION



A COMMUNITY 'HUB'

The Café will be accommodated within a purposedesigned building, combined with external space within the development, where the layout extends to a sitting-out area - so important in the post-pandemic period ahead - as well as providing exterior-based, small-scale play facilities for families.

The retail unit would be suited to a veterinary practice or physiotherapist, for example, as it lies at the heart of the new scheme - adjoining the Café - and will be easily accessible for all.

BIODIVERSITY & SUSTAINABILITY

The scheme will be developed with a focus on biodiversity enhancement and sustainability.

Sustainable construction methods will be employed and renewable energy will play an important part, as well as encouraging more sustainable forms of transport - electric and low-emissions vehicles and cycle facilities provision. The Café and retail unit will share a central quadrangle of landscaped public space and parking / cycle facilities, with footpath and cycle connections to Ufford village and beyond.

The scheme is intended to protect the quality of the environment, whilst also creating a community of interconnected units that respond to the constraints and opportunities of the natural surroundings.

A surface water drainage strategy is being developed for the site, with opportunities to increase and diversify wildlife habitats, and water conservation measures are being explored for occupants of the various units.



VIEWING

To view or for further information, please contact:

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SUBJECT TO CONTRACT

