



## Lodge Farm **FOR SALE**

Ramsholt, Woodbridge, IP12 3AD

- Approximately 107.19 ac (43.367 ha) of productive irrigated arable land, abstraction licence and lagoon
- Potential for Leisure use (STP) and Biodiversity Net Gain (BNG) subject to survey and registration
- Beach and access directly to the River Deben
- Part south facing, free draining and frost protected allowing for alternative and early cropping