

# SCHOOL LANE, MISTLEY, MANNINGTREE, CO11 1HL

▶ COMMERCIAL  
DEVELOPMENT  
SITE FOR SALE



**PROPERTY DETAILS**



# LOCATION



- ▶ 4.65 ACRES (1.88 HECTARES) SITE
- ▶ ESTABLISHED EMPLOYMENT USE
- ▶ CLOSE TO MISTLEY QUAY AND MANNINGTREE RAIL STATION
- ▶ 4.5 MILES TO A120
- ▶ SUIT VARIOUS USES, STP
- ▶ TWO BOREHOLES

## Location and Description

The village of Mistley, with a resident population of circa 2,000 immediately adjoins Manningtree on the southern banks of the River Stour, providing access to the A120 (4.5 miles) to the south and, via the A137 north to Ipswich (12 miles).

Located just off the High Street (B1352) via School Lane, and close to Mistley Rail Station which provides regular services to Colchester,

the land which has been in long term use as a maltings, houses a variety of silos and older style industrial/workshop buildings set around a large secure yard.

The site overlooks grassland to the west, a large wooded area to the southern boundary and an established residential area to the eastern edge of School Lane.

# SITE PLAN & PROPERTY DETAILS



## Accommodation

The site contains a range of older style multi storey industrial/malting buildings, gantry's and silo's, weighbridge and yard/parking areas.

Site Area 4.65 Acres (1.88 Hectares)

## Utilities

The premises have a gas and water supply to the site.

There are two boreholes, 1 on site one off site. Water abstraction rights can potentially be available to a purchaser on separate terms by agreement.

The power supply has a capacity of 1500 KVA.

## Town Planning

The site has been in continuous use as a malting's since 1976 and is considered suitable for a range of employment uses subject to planning. Interested parties should make their own investigations of Tendring District Council on 01255 686868.

## Asking Price

Freehold offers are sought for the benefit of this valuable freehold interest. Terms upon request.

## Legal Costs

Both parties will be responsible for their own legal costs incurred in any transaction.

## Viewings

By prior appointment with the Sole Agents Whybrow Chartered Surveyors.





**For viewings and  
further details  
please contact  
Sole Agents**



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