

MANNINGTREE PARK

Long Road, Manningtree, Essex, CO11 2HN



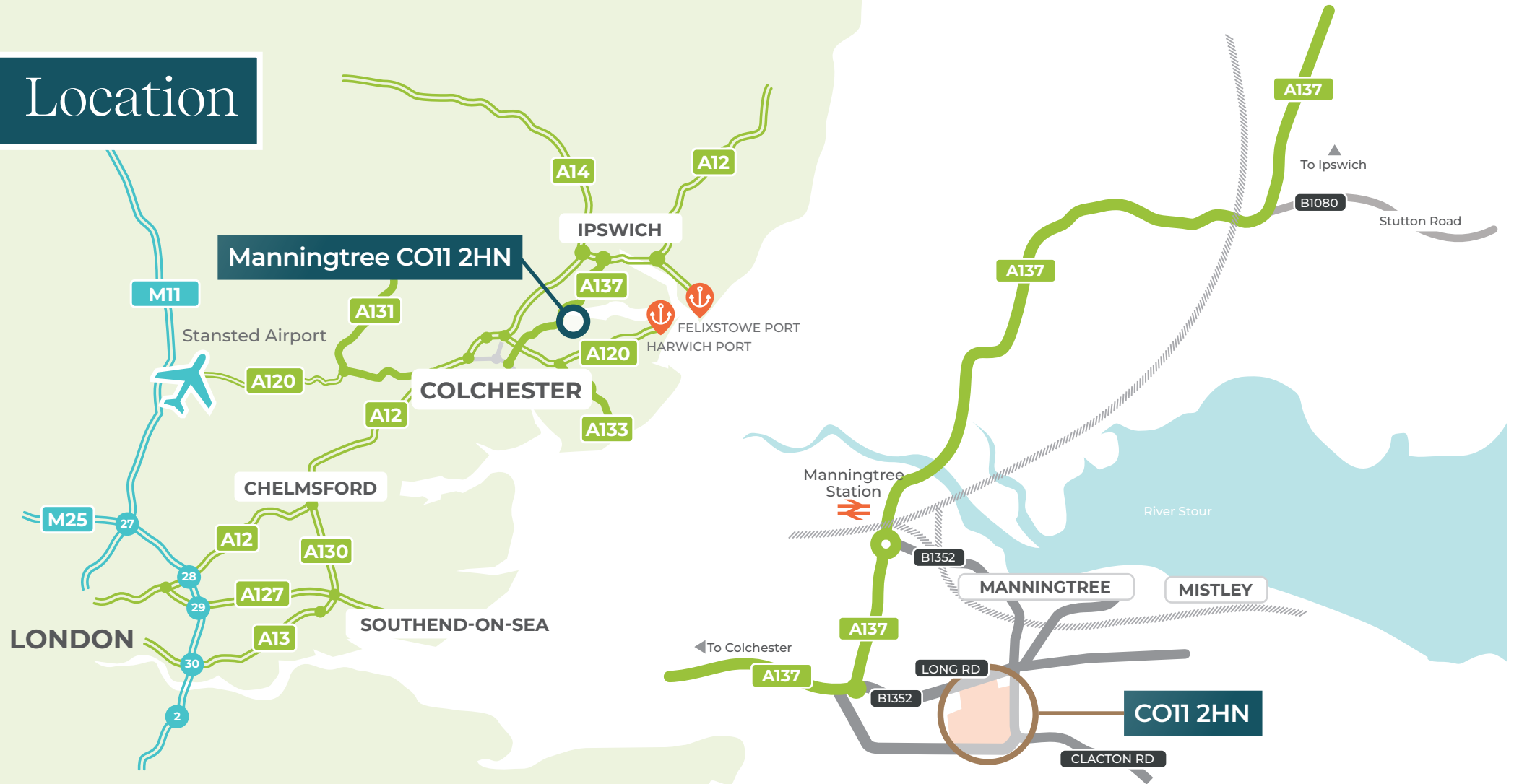
Serviced Employment Land FOR SALE

CLASS USES: A2/A3/B1/B2/B8/D1

2 Hectares (4.95 Acres)

Property Details

Location



- 2 HECTARES (4.95 ACRES).
- SERVICED EMPLOYMENT LAND FOR SALE.

Location

Manningtree is located on the southern banks of the River Stour, approximately 10 miles north east of Colchester and 9 miles south of Ipswich (A137) providing immediate access to the ports of Harwich, Felixstowe, and via the A12 to London. Regular train services are provided from Manningtree train station to London Liverpool Street.

The site lies to the rear of a new 485 home housing development being undertaken by City and Country, and is accessed via the B1035 (Clacton Road via Peddlers Corner/Dead Lane).

Site Plan & Property Details



Description

The land comprises a regular and level plot which will be accessed via Peddlers Corner.

Town Planning

Outline planning permission was approved on appeal for up to 485 residential dwellings, 2 hectares of Employment Land (A2/A3/B1/B2/B8/D1 uses), associated open space and infrastructure. Reserved matters approval has now been obtained for the residential element of the scheme and development has commenced. A reserved matters application will need to be submitted for specific proposals for the commercial land by any buyer.

Terms

Consideration will be given to a freehold sale of the whole only. Terms upon request. All prices quoted are exclusive of VAT which will be applicable.

Business Rates

The site is not yet assessed for Business Rates.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.



For viewings and further details please contact Sole Agents



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