



**FOR SALE FREEHOLD BY INFORMAL TENDER**

Residential Development Opportunity With Part Retail On Ground Floor

Trinity House, 47 High Street  
Manningtree, Essex, CO11 1AH

**SALE**

**£425,000**

**AVAILABLE AREA**

**3,029 sq ft**  
[281.4 sq m]



## IN BRIEF

- » End-Terraced Three-storey Building
- » Centrally Located In Manningtree Town Centre
- » Attractive Garden Area To The Side And Rear
- » Good access to the A12 via the A137
- » Existing Residential (C3) Consent With Ancillary Retail

## LOCATION

The property is situated on the north side Manningtree's High Street, a small town located on the south bank of the River Stour estuary, near the Essex/Suffolk border.

Centrally located within the town centre, the property benefits from proximity to a free parking area. Adjoining properties comprise a mix of retail, hospitality, and residential uses.

Manningtree is located 7 miles east of Colchester and approx. 8 miles southwest of Ipswich. Good access is available to the A12 via the A137, providing convenient links to the Port of Felixstowe (30 minutes), Stansted Airport, and the national motorway network.

## DESCRIPTION

The property comprises an end-terraced building arranged over three floors. Trinity House is of traditional construction, featuring red brick walls and tiled roofs. The ground floor comprises part retail and part residential accommodation, whilst the first and second floors are entirely residential.

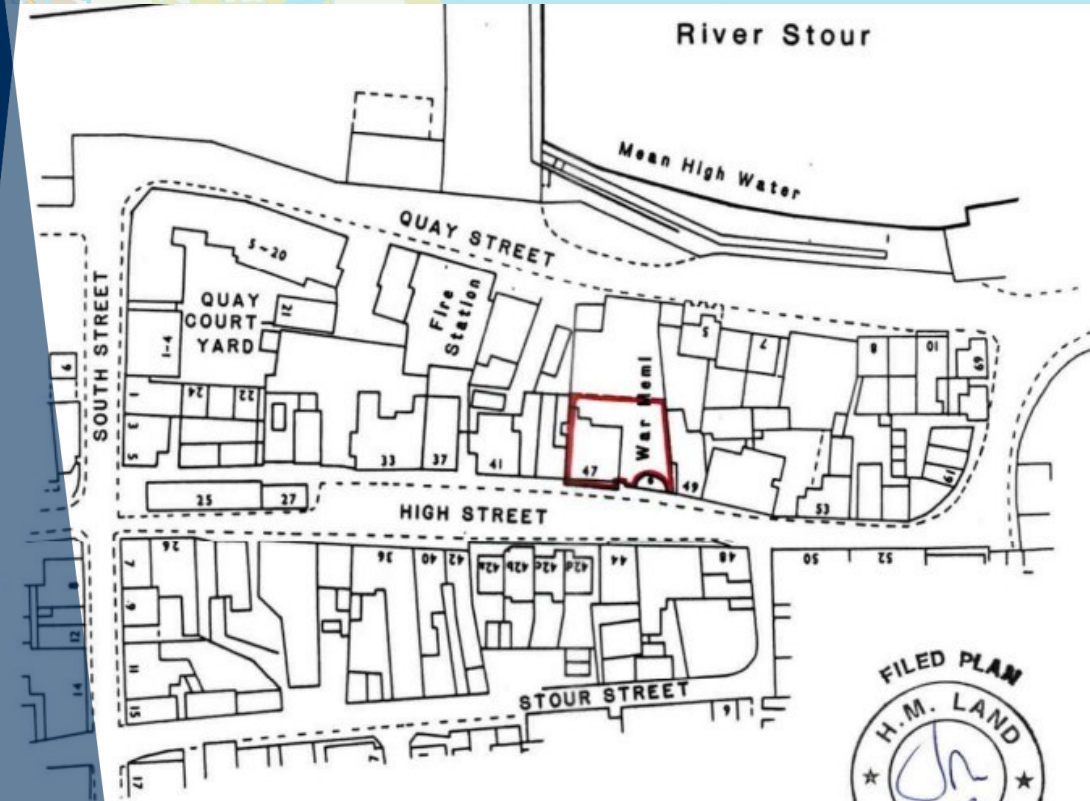
The first and second floors offer rear-facing views of the River Stour.

Externally, the property benefits from an attractive, reasonably sized garden area to the side and rear. There is no allocated parking.

## ACCOMMODATION

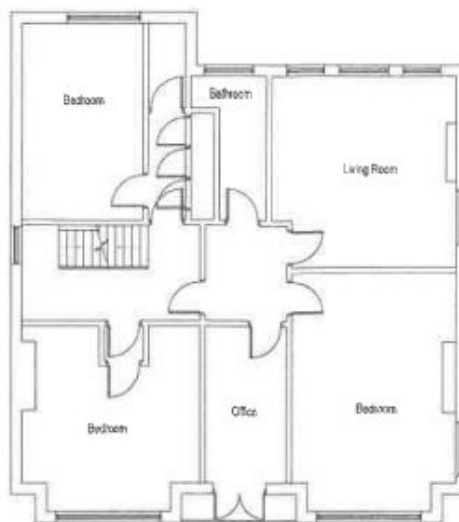
[Approximate Gross Internal Floor Areas]

- |                 |             |                      |
|-----------------|-------------|----------------------|
| » Ground Floor: | 1,255 sq ft | [116.6 sq m] approx. |
| » First Floor:  | 1,255sq ft  | [116.6 sq m] approx. |
| » Second Floor: | 519 sq ft   | [48.2 sq m] approx.  |
| » Total:        | 3,029 sq ft | [281.4 sq m] approx. |





Ground Floor



First Floor



Second Floor

## TERMS

Offers are requested, with a guide price of £425,000 for the vacant freehold interest.

## BUSINESS RATES

We note the ground floor retail unit attracts a business rate assessment with a rateable value of £5,400. For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

## COUNCIL TAX

The residential element of the property attracts a council tax liability. It is registered as a mixed-use property with a Council Tax Band graded 'A'.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (63) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

## PLANNING

The property is not listed, but is located within a conservation area. Planning consent has recently been achieved which confirms use of the ground floor as a part retail or restaurant and the remainder of the property as Class C3 (dwelling house).

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VAT

The property is not elected to VAT.

## VIEWINGS

The property will be available to inspect by prior appointment only. Three available dates in April/May will be scheduled. Please contact us on the details on page 4 to book your appointment.

## OFFER PROCESS

Best offers should be submitted in writing by noon on Wednesday, 14th May 2025. Offers should be made in writing, clearly identify the offer amount, the buyer and funding method. Prospective purchasers should also confirm proposed use post purchase, and advise whether their offer is subject to receipt of a planning consent for alternative use or extension of the property, prior to exchange of contracts.

The property will remain on the market until exchange of contracts is achieved.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:**

**Fenn Wright**  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex CO4 9YQ

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Particulars created 15 April 2025

**Fenn Wright**

