

Former Tendring Hundred Water Co. HQ

Recreation
| Mill Hill | Manningtree | Essex | C011 2AZ |

AffinityWater

**Lambert
Smith
Hampton**



FOR SALE - – A potential residential development site extending to 5.21 acres



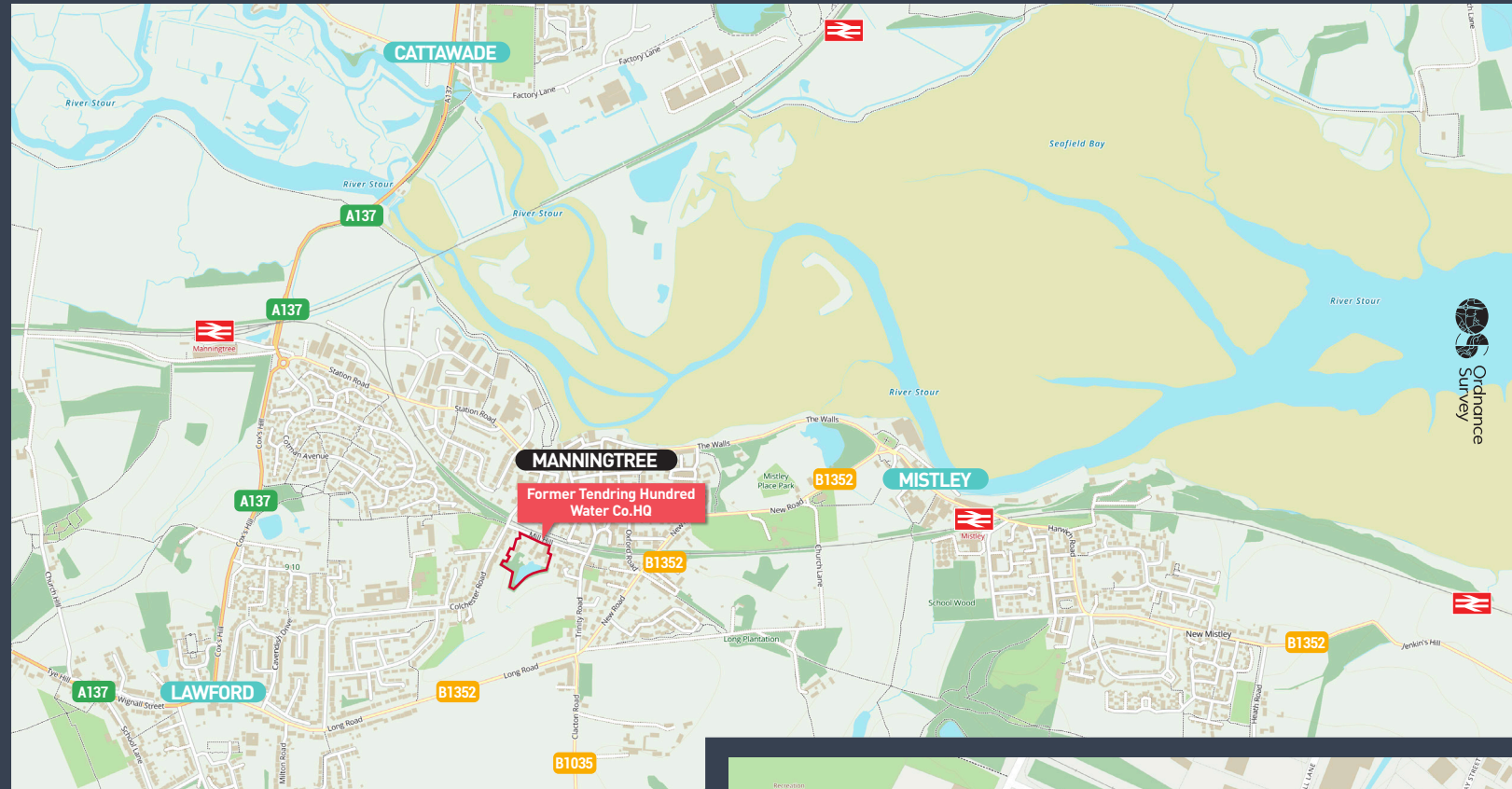
Executive Summary

This potential residential development site extends to approximately 5.21 acres and has received a positive pre-application response for a scheme comprising 60 residential units consisting of a mix of conversions and new build units. The site is conveniently located within the Essex town of Manningtree which boasts scenic views of the River Stour and the surrounding countryside. The town's historical charm is evident in its architecture, showcasing a mix of period buildings and traditional structures. The site is ideally placed for road and rail transport links with primary and secondary schooling also within easy reach of the development.

Location and Description

○ Located on Mill Hill within Manningtree the site was the former headquarters of Tendring Hundred Water Company and is now in the ownership of Affinity Water. The site is within short walking distance of Manningtree town centre.

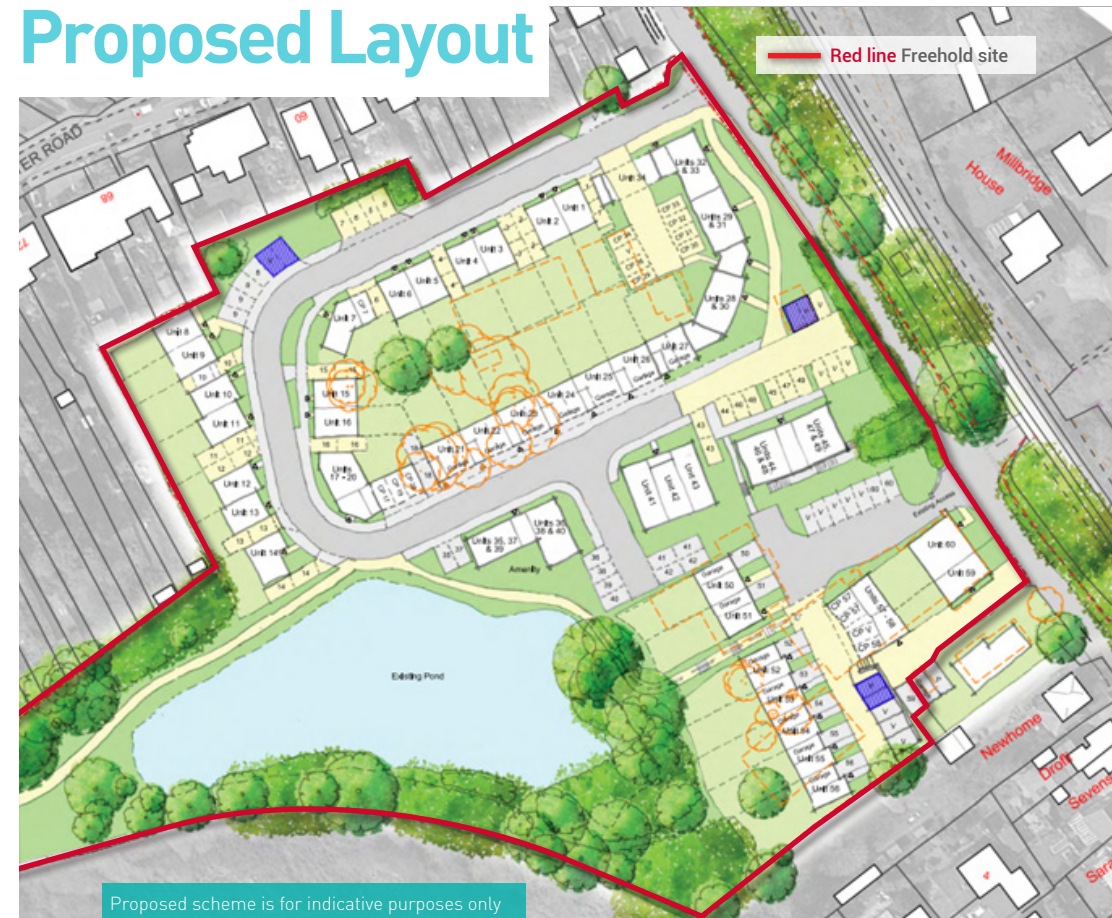
○ Manningtree rail station is located within one mile of the site with regular services to London Liverpool Street in just over one hour travel time, also to Ipswich within ten minutes and Norwich in under one hour.



Planning / Pre-Application Advice:

As part of the due diligence process, the vendor has received a positive pre-application response from **Tendring District Council**, supporting the principle of residential development in this location. The pre-application scheme comprises **60 homes, including a range of 1, 2, 3 and 4-bed houses, chalets and apartments, alongside associated parking, open space and landscaping.** The pre-application scheme also includes a policy compliant percentage of affordable housing. Given the heritage significance of some existing buildings on-site, the scheme proposes to retain and enhance three historic buildings, converting them to attractive homes to preserve their architectural value. The pond and existing tree growth at the south of the site provide an opportunity to retain the existing green character of the site, whilst enhancing biodiversity value and improving connectivity to and through the site via pedestrian linkages.

Proposed Layout



Further Information

Interest to be Sold

Lambert Smith Hampton are instructed to dispose of the freehold interest in the site.

Method of Sale

Offers are invited for the freehold interest of the site on an unconditional basis or subject to planning.

Offer Presentation

We expect to set a closing date for bids following the formal marketing of the site. All enquires should be forward to Charles McLean and Oliver Neto. Further information on the bid process will be provided to interested parties in due course.

Anti – Money Laundering

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser. We will undertake a search with a Credit Reference Agency for the purpose of verifying the identity provided. Further information can be obtained from the selling agent.

Sale on behalf of:

AffinityWater

VAT

Value Added Tax (VAT) TBC.

Legal costs

Each party is responsible for their own legal costs.

Data Room

Additional information relating to the property is available via a data room, access is obtainable upon request to the agents.

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Contacts

The site can be viewed from the public highway. On site access will be by appointment and accompanied by the LSH agents:

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