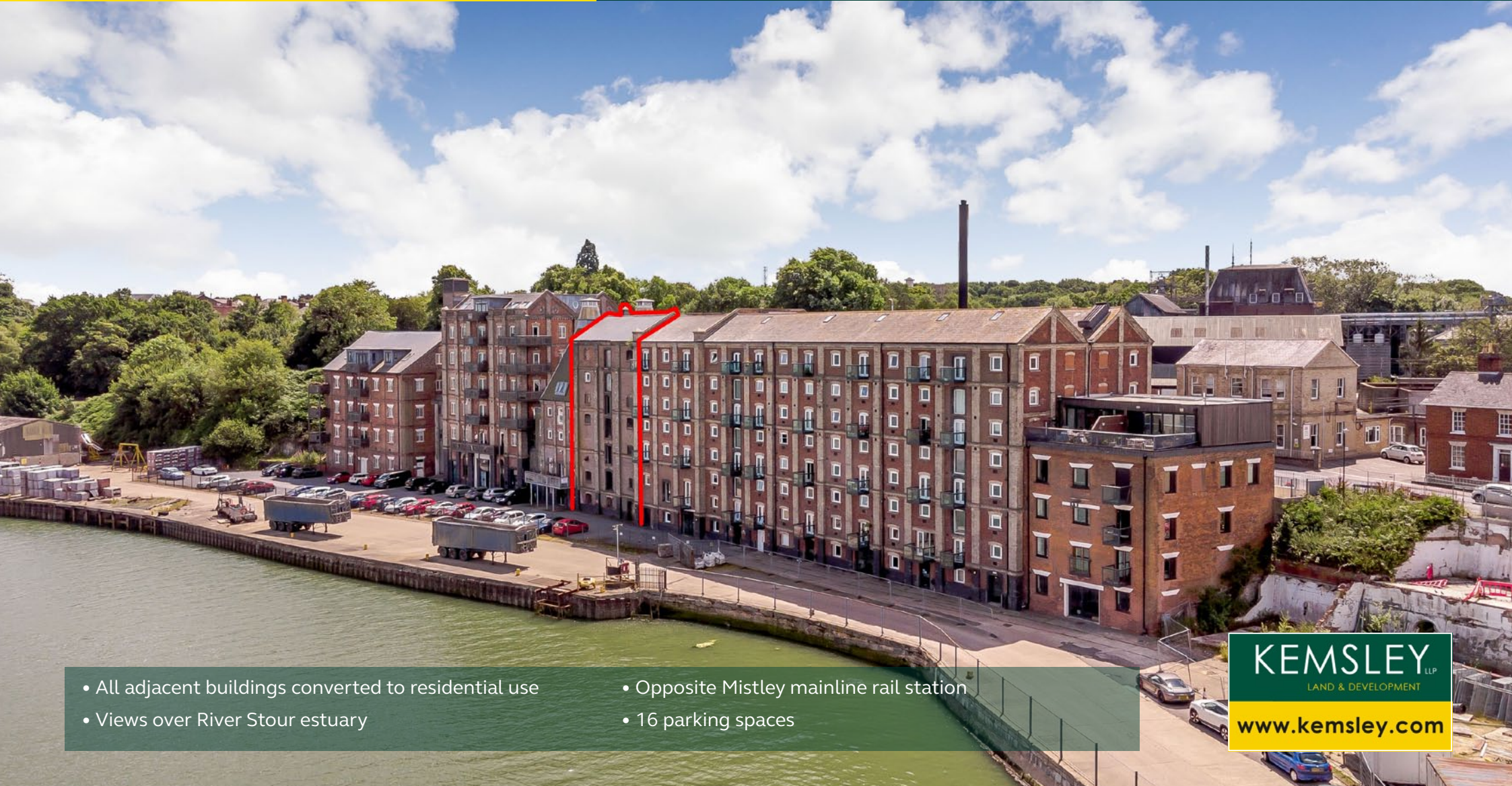


FOR SALE

Development Opportunity

18,300 sq. ft (1,699 m²) Approx. GIA

The Malt Store & Malt Kiln, The Maltings, High Street,
Mistley, Essex CO11 1AL



- All adjacent buildings converted to residential use
- Views over River Stour estuary

- Opposite Mistley mainline rail station
- 16 parking spaces

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Kemsley LLP, 113 New London Rd, Chelmsford CM2 0QT

Development Opportunity The Malt Store & Malt Kiln, The Maltings, High Street, Mistley, Essex CO11 1AL

Location

Mistley is a large village and Civil Parish in the Tendring district of north east Essex. It is situated approximately eight miles north east of Colchester and to the east of Manningtree. Mistley runs along the southern bank of the River Stour and has a mainline rail facility offering services into London Liverpool Street, via Colchester, taking approximately 1 hour 15 minutes/1 hour 30 minutes. Regional shopping and leisure facilities are available in Colchester.

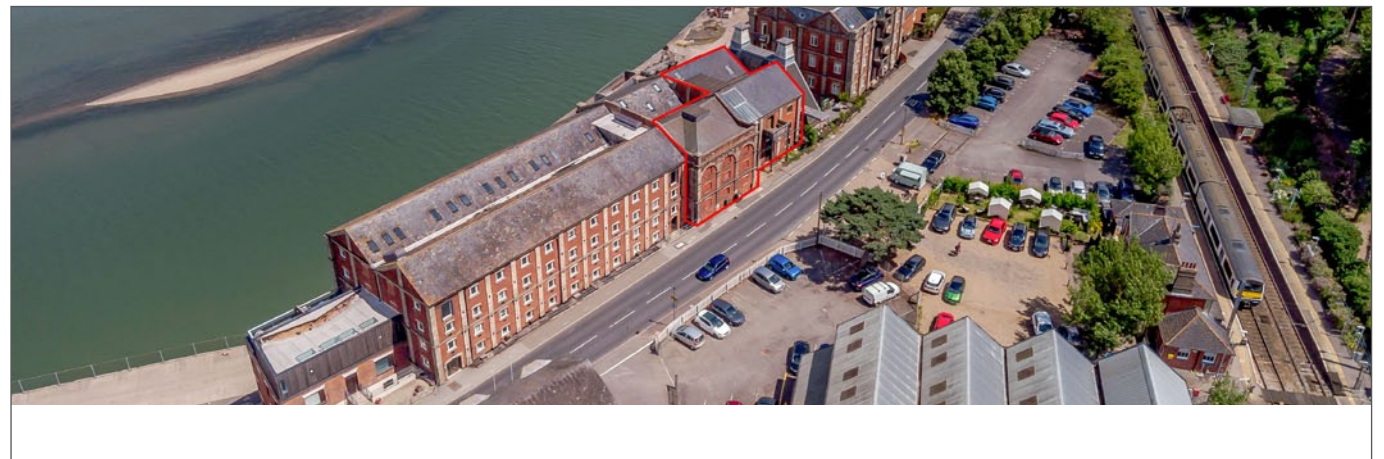
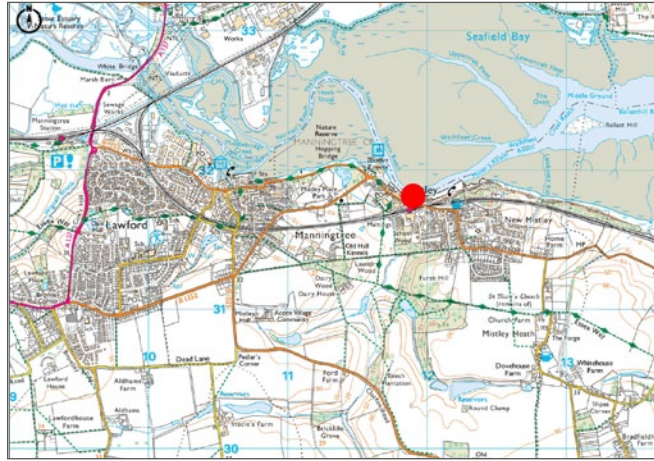
Description

The property comprises an eight storey former maltings building with frontages to the High Street and the River Stour quayside, the latter offering extensive views across the River Stour estuary. The building is in a poor state of repair internally and externally although has, in our opinion, potential for conversion into a series of residential units/flats or other uses subject to obtaining the necessary planning consents.

The property is Grade II Listed and retains some interesting period features, however, it is noted that all adjacent properties in the block have been converted into residential units, the subject property being the last one still to be converted. Interested parties should consult English Heritage and the Local Planning Authority together with their professional advisors in respect of their proposed use of the building given its Listed status.

Services

We understand that mains gas, water, electricity and drainage are available on site or within the immediate vicinity, although interested parties should satisfy themselves in this respect.



Development Opportunity The Malt Store & Malt Kiln, The Maltings, High Street, Mistley, Essex CO11 1AL

Planning

Planning consent was granted (Ref 13/01213/FUL) for six apartments and a community/visitor's centre however, that consent has now expired. Our client suggests it may be possible to achieve circa 15-20 residential units on site although interested parties should consult their professional advisors and the Local Planning Authority in respect of any development proposals.

External

The property has the benefit of 16 allocated car parking spaces along both the quayside and also in the car park on the southern side of the High Street.

Tenure

The property is held long leasehold under Title Reference EX924194 for a term of 999 years with effect from 1st January 2000 and at a peppercorn rental. A copy of the lease can be made available to interested parties. It may be necessary to obtain the freeholder's consent to any change of use of the property, including redevelopment, and therefore you should consult your professional advisors in this respect.

A further section of the building is held freehold under Title Reference EX648018.

Sale Terms

Our client's preference is to sell the property on an unconditional basis however, subject to planning, offers will be considered.

Price

Upon application.

VAT

The property has been elected for VAT and therefore will be added to the sale price.



Development Opportunity The Malt Store & Malt Kiln, The Maltings, High Street, Mistley, Essex CO11 1AL

Legal Fees

Each party to bear their own legal costs incurred.

Customer Protection Regulations

It is recommended that all applicants seek independent professional advice in relation to acquisition of this property. Further information is available from the useful links page on our website.

Contact & Viewings

All enquiries to be directed to the sole agent:

Mike Lawrence

Tel: 01245 358988 / 07976 562922

Email: mike.lawrence@kemsley.com

Tim Collins

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