

## Mistley Marina

Nestled on the serene banks of the River Stour, this enchanting and unique property spans an impressive three acres of prime waterside land, presenting an unparalleled blend of opulent living, lucrative commercial opportunities, and the tranquil beauty of the Essex countryside. This estate is not just a home; it's a retreat that offers an escape into nature and an established business, complemented by the convenience and security of private gated access, complete with CCTV and strategic lighting to ensure privacy.

Whether drawn to the allure of river life, the potential for business growth, or the promise of a tranquil retreat from the world, this property promises to be a beacon of opportunity. It's an investment in a lifestyle that brings together the best of both worlds: the peace and beauty of countryside living with the excitement and profitability of a commercial venture, all within the private confines of a secure, gated estate.

Guide price £1,750,000

# Anchor Lane

Mistley, Manningtree, CO11



- Unique waterside estate on the River Stour
- Plot Circa 3 acres
- Water front
- Stunning panoramic estuary views
- Commercial use for yacht/boat storage as well as building
- Plant equipment included
- Potential for building site STP
- Mistley/Manningtree
- Uncapped earning potential
- Machinery included

## The Property

At the heart of this estate lies a family home bursting with character that boasts elevated views across the lush Essex landscape, stretching from Dedham to Felixstowe. The residence is designed to harmonise with its surroundings, providing a peaceful oasis where scenic panoramas greet you at every window, changing with the seasons and offering a unique connection to the environment.

The contemporary kitchen has been beautifully finished with integrated Neff appliances, including a cooker and induction hob, as well as sleek white cabinetry with ample worktop and storage space. An expansive living/dining space extends to nearly 40ft and opens onto a stunning sun terrace providing the perfect entertaining space. A freestanding log burner occupies a central position and provides a natural divide for a living/dining area. There are also three generously sized double bedrooms, the principal with an ensuite as well as a second modern family bathroom. The fourth bedroom could also act as the perfect working from home office space.

The property is embraced by mature gardens that enhance its charm and appeal, creating a sense of tranquility and connection with nature. Ample storage facilities on the grounds cater to both personal and commercial needs, offering versatility and convenience that are rare to find.

## The Business

A distinctive feature of this property is its established commercial operation focusing on yacht and boat storage facilities along with a designated building area. This is complemented by a yacht pontoon and moorings that grant direct access to the River Stour. This aspect of the estate serves a thriving community of over 60 annual customers, alongside visitors and various projects providing uncapped earning potential. The financial aspect is bolstered by prescriptive mooring rights, adding significant value and appeal to the property.

Included in the sale are all necessary plants (machinery) and equipment required for the ongoing operation of the facilities, ensuring a seamless transition for the new owners. This includes everything needed to maintain the high standard of service and operations that the estate is known for, making it a truly turnkey business opportunity.

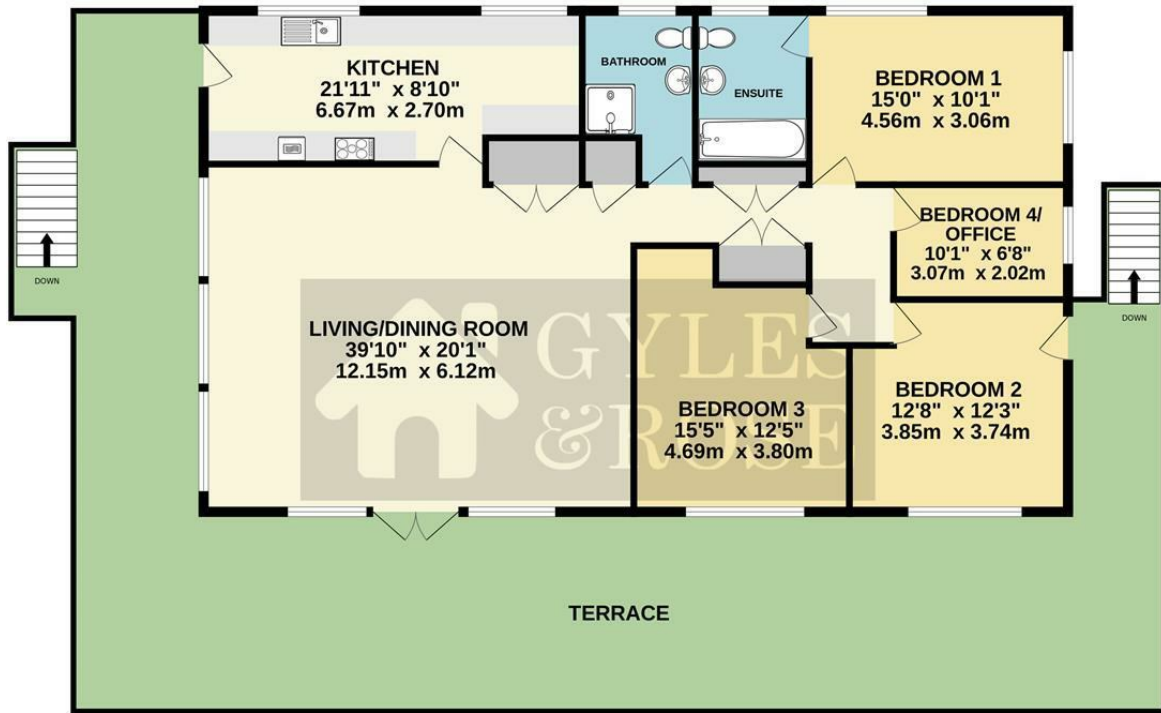
Moreover, the estate holds potential for further development, including the possibility of building plots, subject to the necessary planning permissions.

This opens up avenues for creative expansion or diversification, whether through enhancing the existing commercial operation or exploring new ventures, making it a canvas ripe for the imaginative investor.



# Floor Plan

## FIRST FLOOR 1446 sq.ft. (134.4 sq.m.) approx.



TOTAL FLOOR AREA: 1446 sq.ft. (134.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating					
	Current	Potential		Current	Potential		
<p>Key energy efficient - lower running costs</p> <p>(87-91) <b>A</b></p> <p>(81-81) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>			<p>Key environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(81-91) <b>A</b></p> <p>(69-80) <b>B</b></p> <p>(55-68) <b>C</b></p> <p>(39-54) <b>D</b></p> <p>(21-38) <b>E</b></p> <p>(1-20) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	