



Mistley Marina

Mistley Marina is a lucrative turnkey opportunity with an established yacht and boat storage business serving over 60 annual clients. It features prescriptive mooring rights, a yacht pontoon with direct River Stour access, and includes all necessary machinery for seamless operation. With development potential for building plots (subject to planning permissions), this marina offers significant expansion possibilities. Perfect for investors looking to capitalise on steady revenue and future growth opportunities.

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

Further Information

Tenure: Freehold

Council Tendring Band A

Oil central heating, Mains water, Septic Tank (Micro Bio Station)

To reside in the property you must work on the premises.

Information provided has been supplied by the seller and is to the best of our knowledge and is provided without liability to Gyles & Rose nor our client. We advise that all prospective buyers confirm this information with their solicitor.

The Area

Mistley is a village that joins Manningtree, Britain's smallest town. The area is well renowned for its beautiful waterside location, far-reaching estuary views, excellent local amenities, and vibrant community. Fresh fish is supplied to local residents weekly and the high street has a number of its own well regarded establishments including the award winning restaurant, The Mistley Thorn and the Mistley Kitchen Shop which hosts regular cookery workshops as well as selling fine wines and locally sourced produce and provisions.

A short walk along the riverside Walls and you will be in Manningtree. With an array of quaint cafes, wine bars and restaurants: the local amenities are plentiful. The popular wood fired pizzeria Lucca stands alongside, The Moghul Indian restaurant, Estuary Wine Bar, with its esteemed live music events, Manningtree Arts cafe with regular literary events and a quaint Mexican cafe called Maiz to name a few. There is also a sailing club, art gallery, library, theatre and both vintage and modern lifestyle shops.

Local schools are plentiful, with numerous well regarded primary and secondary schools within a 5 minute drive of the property and many others only slightly farther afield including both grammar schools, in Colchester, which can be easily reached via bus route or train.

Transport links are excellent. A few minutes walk from the property is Mistley rail station where you can be in London Liverpool Street in approximately 65 minutes. Manningtree also has a rail station and there is good access to the A12 and A120.

Mistley is also perfectly placed to explore Constable Country and the other lovely surrounding villages.



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

