



ANCHOR LANE PLOTS

Mistley, Nr Manningtree, Essex

One of the finest positions to create two grand design type properties enjoying panoramic views over the River Stour

Manningtree 1.5 miles
London's Liverpool Street Station from 55 minutes
Colchester 11.5 miles
Ipswich 12 miles
London's Liverpool Street Station from 50 and 65 minutes respectively

Proposed accommodation for each house;

- 4 Bedrooms, 4 Bathrooms, Open Plan Sitting Room/Dining Room and Kitchen, Study, Media Room, Gym, Utility, Cloakroom.
- Approximately 5,500 sqft (Plot 1) and 5,000 sqft (Plot 2)
- Double Integral Garage
- In all about 1.25 acres (sts)
- Offers invited

Situation

The elevated site is located in an outstanding setting in a conservation area between the Manningtree-Harwich railway line (set in a deep cutting) and the River Stour. It comprises a relatively open area of 1.25 acres on the upper wooded slopes overlooking the river frontage. Directly below the site is the Mistley Marine boatyard and each dwelling will have the use of a mooring for a small leisure boat of up to 10m for a period of 5 years on a peppercorn rent. There are stunning views over the Stour Estuary from the site. Set just outside the village of Mistley on the southern banks of the Stour it has fine views over the water to Suffolk and is surrounded by an area of outstanding natural beauty part of which has been allocated the status of a S.S.S.I. (Site of Special Scientific Interest). Mistley station is a short walk from the property with connections to the main line. Manningtree station is about 2 miles away and offers main line services directly to London's Liverpool Street Station. Manningtree offers a wide range of educational, shopping and recreational facilities and Harwich also has regular ferry services to the continent. It is about 5 miles from the main A120 which provides a direct link to the dual carriageway networks and easy access to the historic Roman town Colchester which is reputed to be the oldest town in Britain and offers a comprehensive range of facilities.

Description

The proposed development is for the construction of two detached four bedroom contemporary houses facing north across the estuary. The houses would be towards the southern part of the wooded site occupying in the main a clearing to the south of the private driveway. The proposed new houses have been designed to have a minimal impact on both the landscape and the environment with the building designed to be partially set into the hill side.

The total gross internal floor area of the proposed houses is approximately 5,500 sqft (Plot 1) and 5,000 sqft (Plot 2) including the integral garaging. The architect involved in the design and granting of

the planning permission is KLH architects (01473) 689532,

Planning permission was granted by Tendring District Council (01255 686134) for the two dwellings reference 14/00081/FUL (January 20114) - The successful Appeal decision reference APP/P1560/A/14/2224769 (November 2014) and runs for three years.

Postcode

CO11 1NG

Tenure

Freehold with vacant possession.

Directions

From Ipswich take the A137 towards Manningtree. Pass through Manningtree on the B1352 proceed through Mistley. Take a left turn in front of the Anchor Pub and continue over the railway line onto Anchor Lane. The site is located on the right hand side of a parking area.

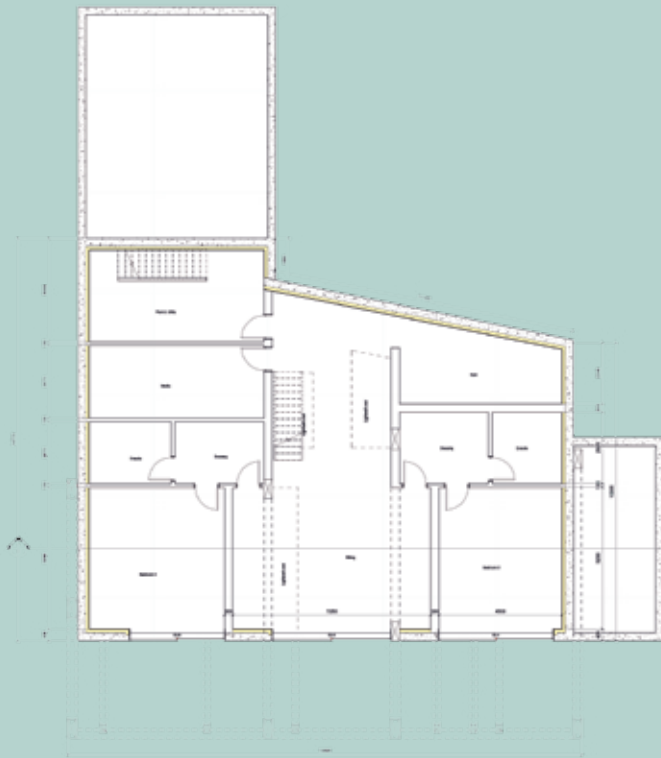
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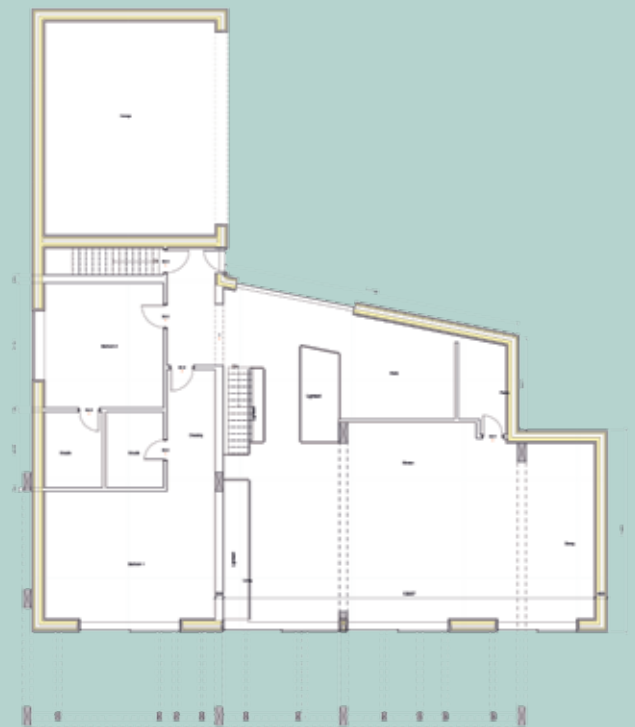
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16/11/03 TO

Plot 1



LOWER GROUND FLOOR



UPPER GROUND FLOOR



Plot 2



LOWER GROUND FLOOR



UPPER GROUND FLOOR







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