



Commercial Development: Manningtree

POA

RAYLEIGH OFFICE

For further information or to arrange
to view this property please call

01268 904389

Former school boarding house available with C2 planning permission
for a residential care home overlooking the River Stour in Bradfield,
Manningtree.

DETAILS

This impressive building is believed to have been constructed in the 19th century, and was converted and used as a residential children's school in 1987 until 2013.

SIZE

The gross external area of the property extends to 6350 sq ft.

SERVICES

Mains water and electricity are connected. There is central heating throughout provided by a biomass boiler and there is private drainage.

We are informed that the property was rewired in 1987. Within the last 2 years the majority of the property has been painted and kept in generally

good condition.

The majority of rooms are fitted with hot and cold water facilities and TV and Radio sockets.

FACILITIES

The building supports the following facilities:

Ground Floor

- Large entrance hall with porch area
- x2 dining/lounge area rooms with fireplaces and original style sash windows
- Modern canteen area with serving hatches into kitchen fitted with industrial equipment including ovens, dishwasher, extraction system and more.
- Laundrette room with x6 industrial washing machines and sink area
- Multiple rooms suitable for bedrooms, offices or storage.

First Floor

- 22 bedrooms many of which are attached to bathrooms and vary largely in size. Many of the bedrooms are fitted with kitchen facilities such as oven, sink and worktops.
- There are also multiple storage cupboards and rooms throughout the property.

Second Floor

- Bedroom with lounge and kitchen area

CAR PARKING

There is substantial car parking to the side of the property as demonstrated in the site photos above.

LOCAL AUTHORITY

Tendring District Council.

TOWN AND COUNTRY PLANNING

The property has planning permission under the C2 Use Class which includes residential institutions - residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.

The Landlord would like the property to be used as a residential care home

for the elderly, whether it be on a rental or joint venture basis.

NON-DOMESTIC RATES

We are informed that business rates are not payable under the C2 Use Class.

TERMS

To be agreed with the Landlord.

LEGAL

NOTICE

Whirledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.

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