



# MANNINGTREE PARK

COUNTRY LIVING AT ITS FINEST

CITY *&* COUNTRY

# A place that **inspires**

**Discover an exceptional collection of new homes located in the charming market town of Manningtree, Essex.**

Voted as one of the Best Places to Live in the East of England\*, Manningtree has the perfect mix of country walks, lapping waters, independently-owned stores and cafés. Plus, the convenience of being within easy reach of major towns and cities, including London, which is accessible within an hour.

Elegant design and traditional materials, inspired by local architecture, combined with contemporary yet versatile interiors

and a high-specification have resulted in a truly beautiful collection of homes.

Pass through parkland from the entrance gates, you will find attractive homes set adjacent to wide, tree-lined boulevards. The development offers 1 & 2 bedroom apartments and 2 - 5 bedroom houses, all set amongst an eventual 11 acres of beautifully landscaped and carefully designed woodland and village greens.





# More than just outstanding new homes

**A place that puts you and your family first.**

---

With its picturesque street scenes, green open spaces, welcoming neighbourhood and private paddock of rare breed sheep, Manningtree Park is the embodiment of City & Country's commitment to creating communities where residents can enjoy time with friends and family or simply relax in beautiful surroundings.

Central to the development, a village square with a farm shop and café will be at the heart of this new community and will provide the perfect place to shop, meet friends or stop for a coffee.

A natural playground and dedicated off-lead dog area offer ideal places for neighbours to come together and for children to explore and make new friends.

Footpaths and cycleways will wind through the development's parkland into the countryside beyond.



# Discover local charm

Just a 21-minute walk away, the town of Manningtree and villages of Lawford and Mistley epitomise the quintessential English lifestyle, offering a range of excellent amenities amidst a relaxed pace of life.

In the village of Mistley, enjoy an afternoon drink at Tea At The Quay whilst watching the famous swans or visit The Mistley Thorn, serving award-winning food in tastefully designed surroundings. Keep your eyes open for the Mistley Towers: the only surviving part of a church designed by Robert Adam in the 18th century.

Discover a host of local independent shops and businesses, along with tempting venues to meet friends for drinks or dinner, sample local tapas or celebrate a special occasion. There's also a sports centre with activities from climbing to swimming and squash.

Manningtree boasts a twice weekly market and, in the summer months, the fabulous vintage street market draws visitors from miles around. Walk along The Walls between Manningtree and Mistley, browse round the art gallery at Mistley Quay Workshops or head to The Crown, with its outdoor terrace overlooking the water, for a drink. Wherever you go, the welcome will be warm and genuine.

Furthermore, you can enjoy festivals, poetry evenings, drama, comedy, live music all available through the wealth of venues, clubs and societies in town.



THE MISTLEY THORN



THE MISTLEY TOWERS



THE MISTLEY THORN



MANNINGTREE HIGH STREET

# Experience the calming powers of life by the water

The River Stour, just minutes from the development, provides an utterly stunning backdrop for a leisurely stroll. Feel at ease with the sound of the birds and the sight of the water glistening in the sun's rays.

---

The wider local area is known as 'Constable Country' for the inspiration it gave to world famous painter, John Constable; the natural beauty was the setting for much of his work.

A short trip to wander the lush meadows and mills of the Dedham Vale, a designated Area of Outstanding Natural Beauty, is the perfect day spent in the great outdoors.

The Essex coastline with its glorious beaches and abundance of adrenaline-fuelled watersport opportunities is also just 14 miles\* away.



RIVER STOUR, MANNINGTREE

# A little further afield

## COLCHESTER

Less than 10 miles away and bursting with things to do. Coined 'Britain's First City', you can take in the historic delights or simply wander through the charming city centre.

Be transported back in time with a visit to Colchester Castle or enjoy some of the country's best shows at the award-winning Mercury Theatre. Colchester Arts Centre enjoys a lively programme of comedy and music and, for art lovers, there's the popular gallery Firstsite, winner of Art Fund Museum of the Year 2021. The bustling city centre is lined with fantastic places to

eat and drink, including the Pavilion Restaurant, The Taproom, and the North Hill Noodle Bar.

Families love Colchester Zoo as well as the swimming pools, trampoline parks, roller rinks and much more. Discover the area's rich railway heritage at Colne Valley Railway – or when you've got time to yourself, unwind with a luxurious treatment at

Bannatyne Kingsford Park or Lifehouse Spa.

A little further afield is Milsoms, a Michelin-starred restaurant with food every bit as fantastic as its reputation. Serving breakfast, lunch, dinner and Sunday roasts, the menu encompasses flavours from across the globe, so you are sure to find something truly delectable.



## IPSWICH

Travelling north will take you to the waterfront town of Ipswich, home to an eclectic selection of independent cafés, restaurants, bars and shops and plenty for you and the family to do.



Take a stroll along the town's beautiful and historic waterfront. Here you will find 5-star dining at the boutique Salthouse Harbour Hotel. The waterfront is also home to top-quality education facilities, including the University of Suffolk and The Hold, which houses Suffolk's archives. With plenty of quirky cafés and galleries it's a perfect place to while away the hours on a weekend.

For green spaces, the iconic Christchurch Park sits at the centre of the town, providing beautifully landscaped parkland and gardens that often play host to community events such as fireworks displays, concerts and open-air films.

Speaking of films, Ipswich is host to three cinemas that bring the action to you. For the film connoisseurs amongst us the Cineworld has IMAX screenings of the latest films, meaning you can experience cinema on a different level.

Live entertainment is also catered for with the iconic Regent Theatre and the recently refurbished New Wolsey Theatre, where you can experience the best music, stand-up and dramatic productions around today.

Further into the town centre, you will find unique local gems for eating and drinking, with a variety of world cuisines on offer to explore.



# Learn from the best

Manningtree Park is ideal for growing families due to a number of excellent educational facilities within walking distance. It also offers a perfect environment for those with kids ready to fly the nest.

## Primary Schools

Lawford C Of E	0.5 miles
Highfields	0.9 miles
Mistley Norman C Of E	2.1 miles

## Secondary Schools

Manningtree High School	0.7 miles
East Bergholt High School	4.2 miles
Holbrook Academy	8.0 miles

## Grammar Schools & Independent Schools

Royal Hospital School	6.7 miles
Colchester Royal Grammar	9.1 miles
Ipswich High School	10.2 miles

## Universities & College Education

University Of Essex	7.8 miles
The Colchester Institute	9.1 miles
University Of Suffolk	11.3 miles

Nearby Colchester also has an exceptional collection of both public and private schools including Colchester Royal Grammar School (which was founded in the 12th Century), Colchester County High School for Girls, and Colchester High School & Nursery.

Ipswich High School, an independent day and boarding school catering for children between the ages of 3 and 18, is set on a beautiful 87-acre campus in Woolverstone on the banks of the River Orwell. Also in Ipswich, is the Royal Hospital School, surrounded by 200 acres of countryside, providing education for both day and boarding pupils and achieving excellent results.

You'll also be ideally placed for higher education, with the largest vocational college in Essex, Colchester Institute, on your doorstep, along with Colchester's University of Essex campus.



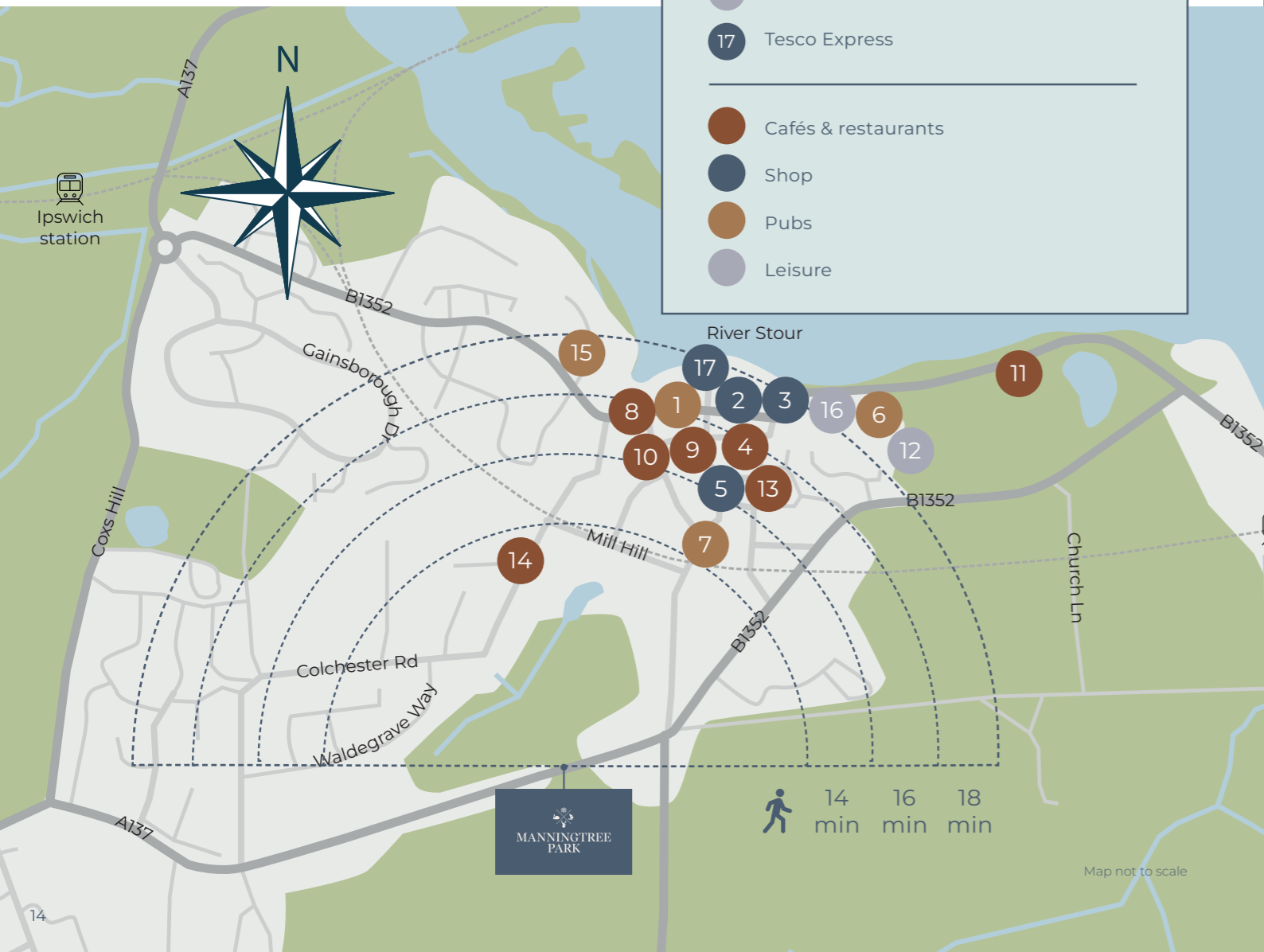
from google.co.uk/maps.

# A great place to call home

On the border of Essex and Suffolk, the charming town of Manningtree is located on the banks of the River Stour.

- 1 Estuary Wine Bar
- 2 Hobson's Deli & Café
- 3 The Wholefood Store
- 4 The Pizza Place
- 5 Winyl, Wine & Vinyl Store
- 6 The Crown, Pub
- 7 The Lion, Pub
- 8 Café Rio
- 9 Hobson's Café
- 10 7 South Street, Café
- 11 The Waterfront Café
- 12 North House Gallery
- 13 Lucca, Italian Restaurant
- 14 Nirala Tandoori, Indian Restaurant
- 15 Skinners Arms
- 16 Stour Sailing Club
- 17 Tesco Express

- Cafés & restaurants
- Shop
- Pubs
- Leisure



The A120, A12, A14 are easily accessible and London Liverpool Street is approximately 56 minutes from Manningtree train station, part of the Great Anglia Mainline and runs 3 services per hour between London and Norwich.

Ipswich and Colchester offer a wide range of shopping, educational and recreational facilities within easy reach.

Ferries from Harwich sail to the Hook of Holland, whilst London's Stansted and Southend airports are just under 50 miles away.

## Train times from Manningtree station



## By Road from Manningtree Park





# Perfectly placed

With its excellent road and rail links Manningtree Park is perfectly placed for commuting or days out.



## Leisure

- 1 Colchester Zoo
- 2 Jimmy's Farm
- 3 Dedham Vale AONB
- 4 Hamford Water National Nature Reserve
- 5 La Talbooth
- 6 Milsoms
- 7 The beach at Frinton/Walton
- 8 Lifehouse Spa
- 9 Regent Theatre
- 10 Ipswich Waterfront
- 11 Suffolk Food Hall
- 12 Alton Water
- 13 Flatford Mill
- 14 Wrabness Nature Reserve
- 15 The Pier
- 16 Mercury Theatre
- 17 Wyvernwood
- 18 Mersea Island

## Education

- 19 Ipswich School
- 20 Colchester Royal Grammar School
- 21 University of Essex

“Since moving back we have noticed a real buzz to Manningtree town. There seem to be more boutique shops opening on the high street and I think the new builds have really had a positive influence on the area.”

**Teri and Chris Gooch**



## Meet your neighbours

**Semi-retired Teri and Chris Gooch returned to their hometown of Manningtree and purchased at Manningtree Park, where they turned their downsizing dream into a reality.**

Now very proud residents, Teri & Chris originally discovered Manningtree Park whilst on the lookout for a 2-bedroom property. Teri said: “We viewed one property before its walls had been put up, but the extremely friendly Sales Executive suggested a viewing of The Chrishall, which was a 3-bedroom mid-terrace. We fell in love straight away.

The view was a massive selling point for us – we can see the rare-breed sheep from our window! We realised the third bedroom would give us more space to have an office area and we knew this would also help with storage.

We were concerned going into it that we wouldn't have enough space, but having viewed The Chrishall, we loved the open plan, spacious feel to it.”

To get a feel for a completed development, Teri and Chris also viewed our sister development, St Osyth Priory as well as Sanderling Reach in West Mersea. Whilst there, the Goochs were “bowled over by the quality”.

“We both loved the look and feel to our new Manningtree Park home, and seeing the other developments helped to reassure us that we had made the right decision. We loved the individuality and quality finish each house had and it's great to see the developments weren't a repetitive layout of identical avenues like most new build sites,” Teri said.

“Since moving back we have noticed a real buzz to Manningtree town. There seem to be more boutique shops opening on the high street and I think the new builds have really had a positive influence on the area.”

The Goochs have fallen back love with their hometown and have settled into their new home at Manningtree Park. “There is a beautiful river and beautiful walks around the area like the Furze Hills. I know this town like the back of my hand and it's so lovely coming back. We are also both very excited for the opening of the Farm Shop – I love cream teas and I'm looking forward to walking along, sitting outside and to get chatting with other residents!”

# Style and elegance at the heart of every home

Each home has been individually designed to suit the needs of varying lifestyles and offer the very best in contemporary living. Sophisticated interiors blend perfectly with beautifully crafted exteriors, combining to create stylish homes with enduring appeal.

Bright and airy by day, warm and cosy by night, the versatile, generous living spaces are the ideal place to spend time with family and friends. Large windows and double doors, which open onto the garden, let the sunlight flood in, whilst a neutral colour palette allows you to add your own style and individuality with ease.

Every detail has been thoughtfully considered, materials and appliances carefully selected, and traditional features complemented by the very best of modern technologies.

All homes feature superfast broadband, which not only make working from home stress-free, but also ensures the whole family can stream films, browse the web or play games uninterrupted.



Whether it's throwing a lavish dinner party for friends or cooking up a hearty Sunday lunch for the family, the spacious kitchen is where you'll make lifelong memories.

The beautifully-appointed kitchen comes fully fitted with everything you need – from the stylish Silestone worktops and oak finish flooring to the integrated appliances and generous open-plan layout, it's the perfect space to bring everyone together.



## Space to indulge and unwind

**A haven of relaxation, the bedrooms have been elegantly designed with a neutral colour palette and a spacious layout that makes the most of natural light.**

Every detail has been carefully considered, from the luxurious 100% textured wool carpets that feel soft underfoot, to the built-in wardrobes\* that provide ample storage space and keep everyday items tucked away out of view.

After a long day, nothing beats coming home to your very own sanctuary. The stunning bathrooms have been fitted with a contemporary mix of Vado brassware and Laufen Pro accessories as well as porcelain wall and floor tiles, providing a beautiful setting to relax, rejuvenate and leave the stresses of the day behind you.



\*All Principal Bedrooms come with fitted wardrobes. Please speak to a Sales Executive for details on which house types also feature built-in wardrobes in the second bedrooms.

# Your private outdoor oasis

Many of life's greatest pleasures and memories are created outside. Whether it is watching children play in the garden, hosting friends and family for a barbecue or just relaxing on the balcony with a glass of something cold as the sun goes down.

---

The homes at Manningtree Park have been created to bring the essence of the surrounding countryside right to your back door, making your garden an extension of your living space designed for you to enjoy.

From long summer evenings entertaining friends to crisp autumn mornings wrapped up with a freshly brewed coffee, or spring afternoons just listening to the birdlife that is in such abundance here, this is a place where you can truly relax.



# PHASE TWO



## One & Two Bedroom Apartments

■ The Village Square Apartments  
Plots 127-134

## Two Bedroom Homes

■ The Harrison  
Plots 39, 40, 41, 42, 43 & 44

## Three Bedroom Homes

■ The Parker  
Plots 8, 10, 11, 14, 15 & 428

■ The Oatley  
Plots 12, 13, 29 & 30

■ The Goodridge  
Plots 32 & 45

■ The Webb  
Plots 33 & 34

## Four Bedroom Homes

■ The Mackintosh  
Plots 5, 9 & 19

■ The Nash  
Plot 16

■ The Bentley  
Plots 17, 20 & 31

■ The Kendall  
Plots 18, 35, 36 & 426

## Five Bedroom Homes

■ The Wyatt  
Plots 1 & 425

■ The Harcourt  
Plot 2 & 427

■ The Aston  
Plots 3 & 6

■ The Vernon  
Plots 4

V – Visitor Parking



For further information on The Apartments, please ask the Sales Team for details. Layout is indicative only, and subject to change. Please ask the Sales Team for details. Future development subject to change and planning.



# Welcome to CITY & COUNTRY



Using over 60 years of renovation knowledge and skill to create outstanding new homes.

City & Country has a genuine passion to conserve, restore and create Britain's architectural heritage and we are immensely proud of our reputation as the UK's leading heritage developer. Embracing the best of the present, through exceptional design and build standards, we sensitively add value to very special places for the enjoyment of those today and for future generations to cherish.

#### Choice of homes

We offer our customers an unrivalled choice of properties in some of the UK's most desirable locations. From city penthouses to country mansions, from modern studio apartments to traditional family homes, and from countryside to the coast, you will find the perfect home for your lifestyle.



#### Quality, Specification and Design

Quality is at the centre of everything that City & Country does. By combining experience with a fresh, creative approach and a strong emphasis on design and traditional craftsmanship, we deliver successful, award winning developments. Every detail is thoughtfully considered, materials and appliances carefully selected and traditional features complemented by the very best of modern technologies. Our homes consistently exceed expectation in terms of innovative, sympathetic design and high quality.

“Manningtree Park is a really special place to live. All the new build houses have been designed to reflect traditional Essex architecture. You've got contrasting brickwork, gorgeous timber detailing, wonderful clay tiling on the roofs and lovely chimneys.”

**George Clarke**  
Brand Ambassador, Architect and TV Presenter



THE 1840, ST GEORGE'S GARDENS

#### Exceptional customer service

As a first-class business we place the highest priority on customer care and delivering an exceptional experience. City & Country is delighted to have been announced as a winner of the 2025 Customer Service Gold Award from our purchasers.

#### Sustainability

Taking care of our precious heritage assets and with longevity in mind, we take steps to tread lightly. Our eco friendly initiatives, and best of connectivity ensure our customers can live well, cherishing the past, enjoying the present and ensuring a sustainable future for generations to come. The very nature of City & Country's work perfectly encompasses 'sustainability' – by restoring and converting redundant buildings the company provides them with exciting and viable future uses.

#### The natural environment

City & Country work to integrate beautiful landscapes, rich in biodiversity, within all our developments. We invest heavily in protecting and enhancing the natural landscaping and local ecology at every site and pride ourselves on our commitment to distinctive designs that complement the setting of our properties. We work closely with advisory bodies, to ensure that the best approach is being taken to conserve and repair important natural environments.

#### Placemaking for today and future generations

Realising opportunity and creating lasting value is important to our decision making and we are renowned for breathing new life and purpose into places through remarkable transformations where people and communities thrive and people love the experience of living. We want our developments to be as special to our generation as they were to past generations. Our involvement also helps to regenerate surrounding areas and to bring employment opportunities.



# Award-winning homes since 1962

City & Country has 60 years' experience in the restoration and conversion of historic and listed buildings and the development of new homes within sensitive conservation areas.

## 2025

### Customer Service Gold Award

## 2024

### WHAT HOUSE? AWARDS

Winner – Housebuilder of the Year

Winner – Best Medium Housebuilder

Winner – Bronze for Best Exterior Design

### UK Award Property Awards

Winner - Best Residential Development  
1840 St George's Garden

Winner - Best Single Apartment  
Factory No 1 (The Director's Suite)

Winner - Best Apartment Development  
1840 St George's Garden

Winner - Best Residential Development, London  
1840 St George's Garden

Winner - Best Apartment Development, London  
1840 St George's Garden

Winner - Best Single Apartment, London  
1840 St George's Garden

Winner - Best Residential Development, Wiltshire  
1840 St George's Garden (CC18)

Winner - Park Best Residential Development,  
Bristol

Winner - Best Apartment Development, Bristol  
Factory No. 1

Winner - Best Single Apartment, Bristol  
Factory No. 1

Winner - Best Residential Development, Essex  
Factory No. 1 (The Director's Suite)

Winner - Best Residential Development, Essex  
Manningtree Park

Runner up - Best Residential Development, Essex  
Sanderling Reach

### Evening Standard Awards

Highly Commended for Best Conversion for the remarkable transformation of The 1840, St George's Gardens

## 2023

### WhatHouse? Awards

Gold – Best Luxury House  
The Lakehouse at St Osyth Priory, Essex

Gold – Best Renovation  
The Kitchen Yard at The 1840,  
St George's Gardens, London

Silver – Best Medium-Sized Housebuilder  
City & Country

Silver – Best Public Realm  
St Osyth Priory, Essex

Silver – Best Renovation  
The Engine House at King Edward VII Estate,  
West Sussex

Bronze – Best Renovation  
Regent House & The Directors' Suites  
at Factory No.1, Bristol

Bronze – Best Exterior Design  
The Lambourne at Sanderling Reach, Essex

Winner – Best Out of London Home  
The Lakehouse at St Osyth Priory, Essex

Winner – Best Conversion  
The Engine House at King Edward VII Estate,  
West Sussex

Highly Commended For Best Conversion  
The 1840, St George's Gardens, London

### UK Property Awards

Winner – Best UK Residential Development  
The 1840, St George's Gardens, London

Winner – Best UK Apartment Development  
Factory No.1, Bristol

### Evening Standard Awards

Winner – Best Out of London Home  
The Lakehouse at St Osyth Priory, Essex

Winner – Best Conversion  
The Engine House at King Edward VII Estate,  
West Sussex

Highly Commended For Best Conversion  
The 1840, St George's Gardens, London

### UK Property Awards

Winner – Best UK Residential Development  
The 1840, St George's Gardens, London

Winner – Best UK Apartment Development  
Factory No.1, Bristol

Winner – Best Residential Development Wiltshire  
Burderop Park

Winner – Best Residential Development Essex  
Manningtree Park

Winner – Best Residential Development London  
The 1840, St George's Gardens

Winner – Best Apartment Development Bristol  
Factory No.1

Winner – Best Residential Development Essex  
Sanderling Reach

### First Time Buyer Awards

Winner – Best Large Development  
Factory No.1, Bristol

### Housebuilder Awards

Winner – Best Refurbishment  
The 1840, St George's Gardens, London

Best Refurbishment Finalist  
King Edward VII Estate, West Sussex

### Sussex Heritage Awards

Winner – Best Landscape & Gardens  
King Edward VII Estate, West Sussex

Winner – Best Large Scale Residential  
King Edward VII Estate, West Sussex

### Bristol Property Awards

Best Residential Development Finalist  
Factory No.1, Bristol

Best Transformation Finalist  
Factory No.1, Bristol

## 2022

### Evening Standard New Homes Awards

Winner – Best Apartment,  
The 1840, St George's Gardens, London

### Evening Standard New Homes Awards

Highly Commended for Best Conversion,  
The 1840, St George's Gardens, London

### Evening Standard New Homes Awards

Highly Commended for Best Small Development,  
Burderop Park, Wiltshire

### In-House Research 2022

Gold Award for Customer Satisfaction

### Scottish Home Awards

Renovation of the Year,  
The Playfair at Donaldson's, Edinburgh

## 2021

### WhatHouse? Awards

Gold – Best Renovation,  
The 1840, St George's Gardens, London

Gold – Best Apartment Scheme,  
The Playfair at Donaldson's, Edinburgh

### Home Builder Awards

Heritage Property Development Specialists  
of the Year – UK

Best Historic & Listed Buildings Restoration  
Company – Southern England

## 2020

### Evening Standard New Homes Awards

Special Commendation for Best Conversion,  
The Mansion at Sundridge Park, London

### Scottish Home Awards

Winner – Apartment Development of the Year,  
The Playfair at Donaldson's, Edinburgh

### UK Property Awards

Winner – Best Residential Renovation /  
Redevelopment, Factory No.1, Bristol

## 2019

### WhatHouse? Awards

Silver – Best Renovation,  
The Mansion at Sundridge Park, London

### Evening Standard New Homes Awards

Winner – Best Apartment,  
The Mansion at Sundridge Park, London

Special Commendation –  
Outstanding Architectural Merit,  
The Mansion at Sundridge Park

DISCLAIMER. CGIs are indicative only. Photography is indicative only and of other City & Country Show Homes. Travel times sourced from Google Maps, and National Rail. Please be aware that the information contained in this document is indicative and intended to act as a guide only to the finished product and the properties available. Due to the City & Country policy of continual improvement, the finished product may vary from the information provided and City & Country reserves the right to amend the specification. The contents herein shall not form any part of any contract or be a representation including such contract. These properties are offered subject to availability. Applicants are advised to contact the appointed agents to ascertain the availability of any particular type of property. These particulars should not be relied upon as statements of fact or representation and applicants must satisfy themselves as to their correctness. Sanderling Reach is a marketing name and does not form a part of the postal address. This development includes communal land and/or shared facilities. A management company will be set up by City & Country to ensure that these areas are continually managed to a high standard. Product related images contained within this brochure are from other City & Country developments and do not necessarily relate exactly to the specification of Manningtree Park, October 2025



**Manningtree Park  
Long Road  
Essex  
CO11 2HN**

what3words: **coil.prices.songbird**

01206 598 305  
manningtreepark@cityandcountry.co.uk  
www.manningtreepark.co.uk

All City & Country developments can be experienced from the comfort of your own home through our interactive online hub **cityandcountryhub.co.uk**

CITY & COUNTRY