

oakheart

£425,000

Gosbecks Road, Colchester

SEMI DETACHED + BUILDING PLOT

An exceptional opportunity to acquire both a spacious 3-bedroom semi-detached home in need of full renovation and an adjacent plot of land with full planning permission for a 4-bedroom detached house, both ideally situated on Gosbecks Road, Colchester (CO2).

The existing house features an entrance porch, generous lounge,

separate dining room, and a kitchen ready for refurbishment, as well as a further extension and lean-to area offering additional space. Upstairs, there are three well-proportioned bedrooms and a bathroom, all requiring complete renovation. The overgrown rear garden provides a blank canvas for landscaping and outdoor improvement.

Next door, the plot of land comes with full planning consent to erect a substantial 4-bedroom detached house of approximately

1,700 square feet, offering the opportunity to create a modern family home tailored to your own specifications.

This unique offering is perfect for developers, investors, or families seeking a renovation project with the added benefit of new-build potential. Enjoy a sought-after location with convenient access to local amenities and transport links, and the flexibility to create two stunning homes side by side in the heart of Colchester.

Planning application Reference Number - 251176



Proposed Street Scene
6/1/2024 (A1)



Revision	Date	Description
Project / Client Gosbecks Road, Colchester		
Drawing Title Proposed Street Scene (4 Bed Detached)		
b3architects Audrey House, Barrowchurch Hall Road, Colchester, Essex CO2 Telephone: 02069 66294 Email: architects@b3-architects.co		
Project Ref / Drawing No.:	Drawn:	Check:
6135_006	AM	LB
Do not scale this drawing. Use to guide dimensions only. This drawing is not for construction and should only be used for reference.		Date
		App



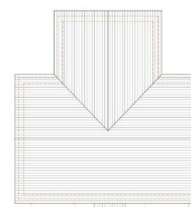
Unit Area Schedule	
Unit 01	
Ground Floor	82.2m²
First Floor	82.2m²
Total	164.4m²

Technical housing standards - nationally describes space standard 38m²/bed

Site Plan Legend

- Application Boundary
- Adjacent Land Within Applicants Ownership
- To Be Demolished

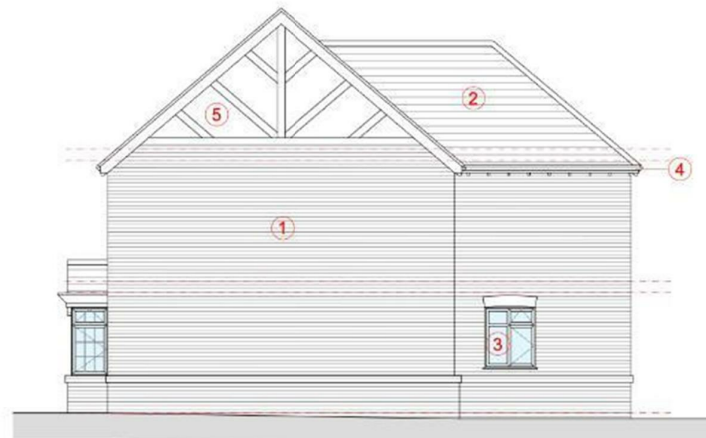
Revision	Date	Description
Project / Client Gosbecks Road, Colchester		
Drawing Title Proposed Site Layout/Block Plan 4 Bed Detached Proposal		
b3architects Audrey House, Barrowchurch Hall Road, Colchester, Essex CO2 Telephone: 02069 66294 Email: architects@b3-architects.co		
Project Ref / Drawing No.:	Drawn:	Check:
6135_003	AM	LB
Do not scale this drawing. Use to guide dimensions only. This drawing is not for construction and should only be used for reference.		Date
		App



Revision	Date	Description
Project / Client Gosbecks Road, Colchester		
Drawing Title Proposed General Arrangement Plans - 4 Bed Detached		
b3architects Audrey House, Barrowchurch Hall Road, Colchester, Essex CO2 Telephone: 02069 66294 Email: architects@b3-architects.co		
Project Ref / Drawing No.:	Drawn:	Check:
6135_004	AM	LB
Do not scale this drawing. Use to guide dimensions only. This drawing is not for construction and should only be used for reference.		Date
		App



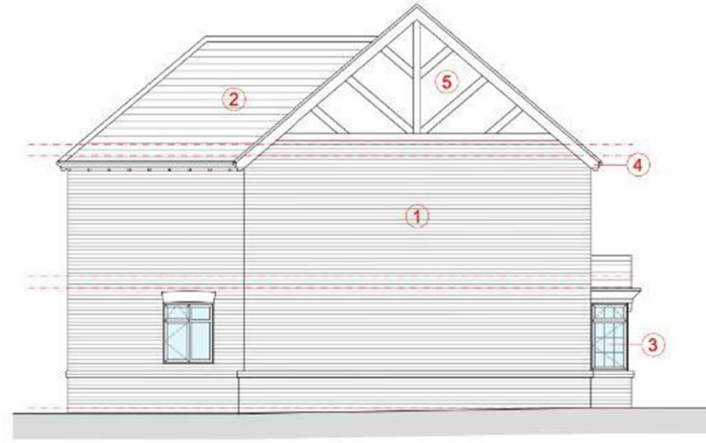
Proposed Front Elevation
(scale 1:50 @ A1)



Proposed Side Elevation
(scale 1:50 @ A1)



Proposed Rear Elevation
(scale 1:50 @ A1)



Proposed Side Elevation
(scale 1:50 @ A1)

Materials Palette reference



Proposed Materials Schedule

- ① Red Facing Brickwork including sprung arched head detailing
- ② Dark Grey Roof tiles
- ③ Double glazed uPVC Doors and Windows - colour light grey
- ④ Black fascias, exposed rafter feet and barge boards with black rainwater goods
- ⑤ Light grey feature timbers inset with cream render



B 13.12.24 Exposed rafter feet detail shown - noted in materials to suit. TW
A 02.12.24 Proposed Materials and Reference image added. TW

PLANNING ISSUE

Revision / date / amendment / initials

Project / Client:
Gosbecks Road, Colchester

Drawing Title:
Proposed Elevations
(4 Bed Detached)



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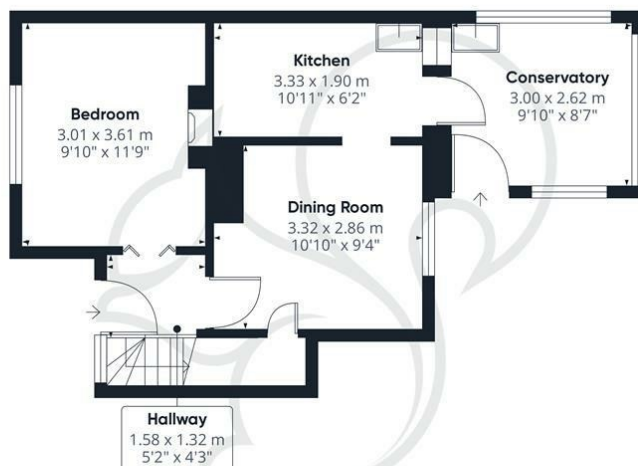
Project Ref. / Drawing No.:
6135_005 Rev. B

Drawn: AY
Checked: LB
Scale: 1:50 @ A1
Date: April 2024

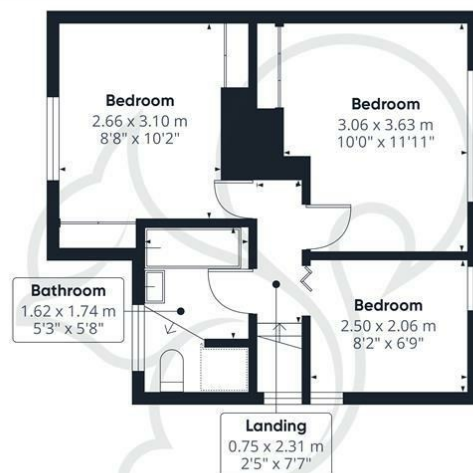
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Ground Floor



Floor 1

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Approximate total area⁽¹⁾

69.8 m²
750 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.


GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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