

NP NICHOLAS
PERCIVAL

For Sale. 171 Straight Road,
Stanway, Colchester, Essex CO3 9DF

Incorporating **BS** BIRCHALL
STEEL





The Opportunity

The existing detached three bedroom property offers the opportunity for a full refurbishment in order to create a desirable property in this well-regarded location, which is close to numerous amenities both within the Stanway area and of course the historic city of Colchester itself.

Please Note - There is a public footpath that is located to the left-hand side of the property as viewed from the road, providing access the properties located on President Road, this footpath sits within the plot of 171 Straight Road as noted on Land Registry Title Number EX840164.

Planning History

Please note a restrictive covenant limits the plot to one dwelling only.

Planning Permission has previously been granted to redevelop the existing building, please note this has now lapsed.

Full details are available on the Colchester Planning Portal | Application Date - 21st August 2012 | Application Number 121505

Application to renew existing consent for the erection of a two-storey, rear extension & further modifications to the existing dwelling.

Living In Stanway

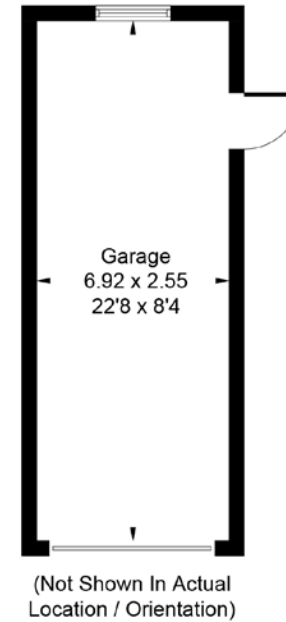
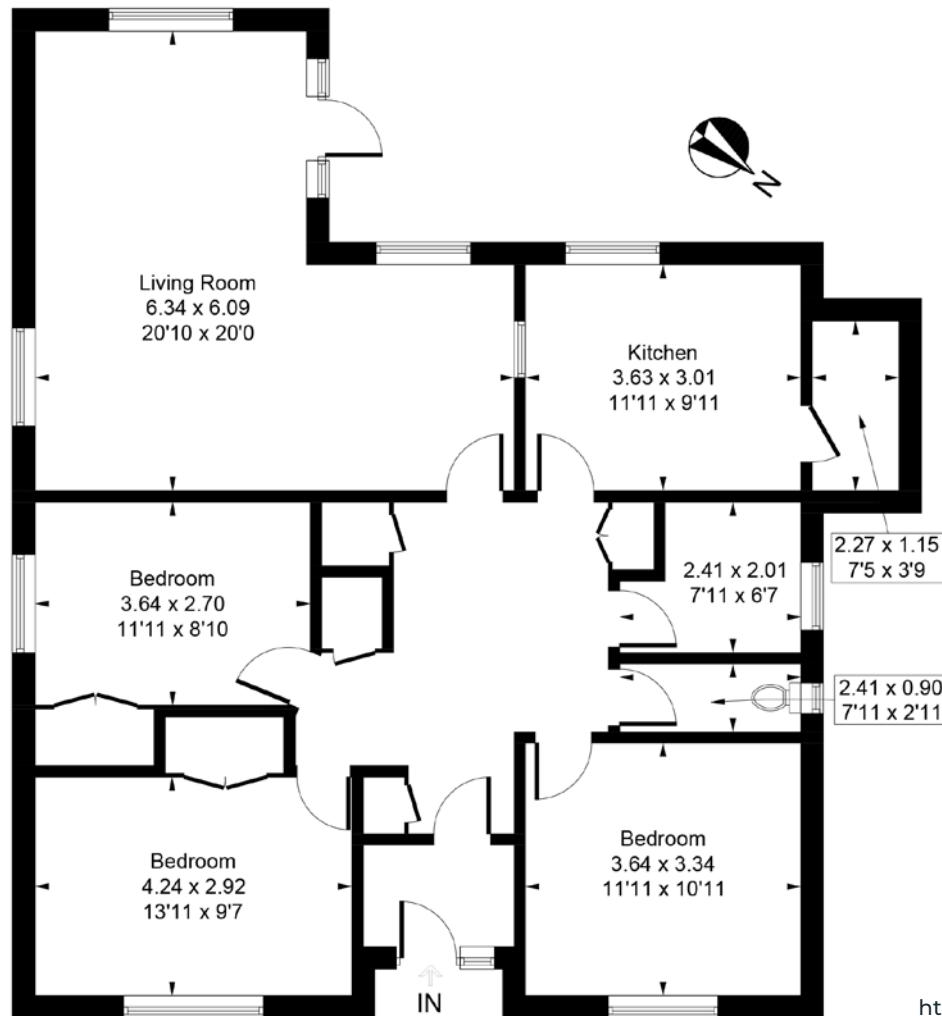
Stanway is a thriving suburb of Colchester, popular with families for its excellent schools, parks and easy access to both countryside and city life.

Nearby, you'll find an array of local shops, cafés and restaurants, along with larger retail parks for everyday convenience.

The vibrant city centre of Colchester is just a short drive away, offering historic charm, cultural attractions, and fast rail connections to London Liverpool Street in under an hour. With beautiful countryside walks on your doorstep and the coast within easy reach,

Stanway offers the perfect balance between modern living and a relaxed, community-focused lifestyle.





Agents Notes

Tenure Freehold | Restrictive Covenants Apply

Mains Gas, Water, Drainage and Electricity Connected

Stamp Duty Land Tax will need to be paid to purchase this property.

Please use the web link to the government website

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.

Approximate Gross Internal Area = 1198 sq ft / 111.3 sq m
Garage = 189 sq ft / 17.6 sq m
Total = 1387 sq ft / 128.9 sq m

Location.

171 Straight Road, Stanway, Colchester, Essex

Sat-Nav Ref: **CO3 9DF**

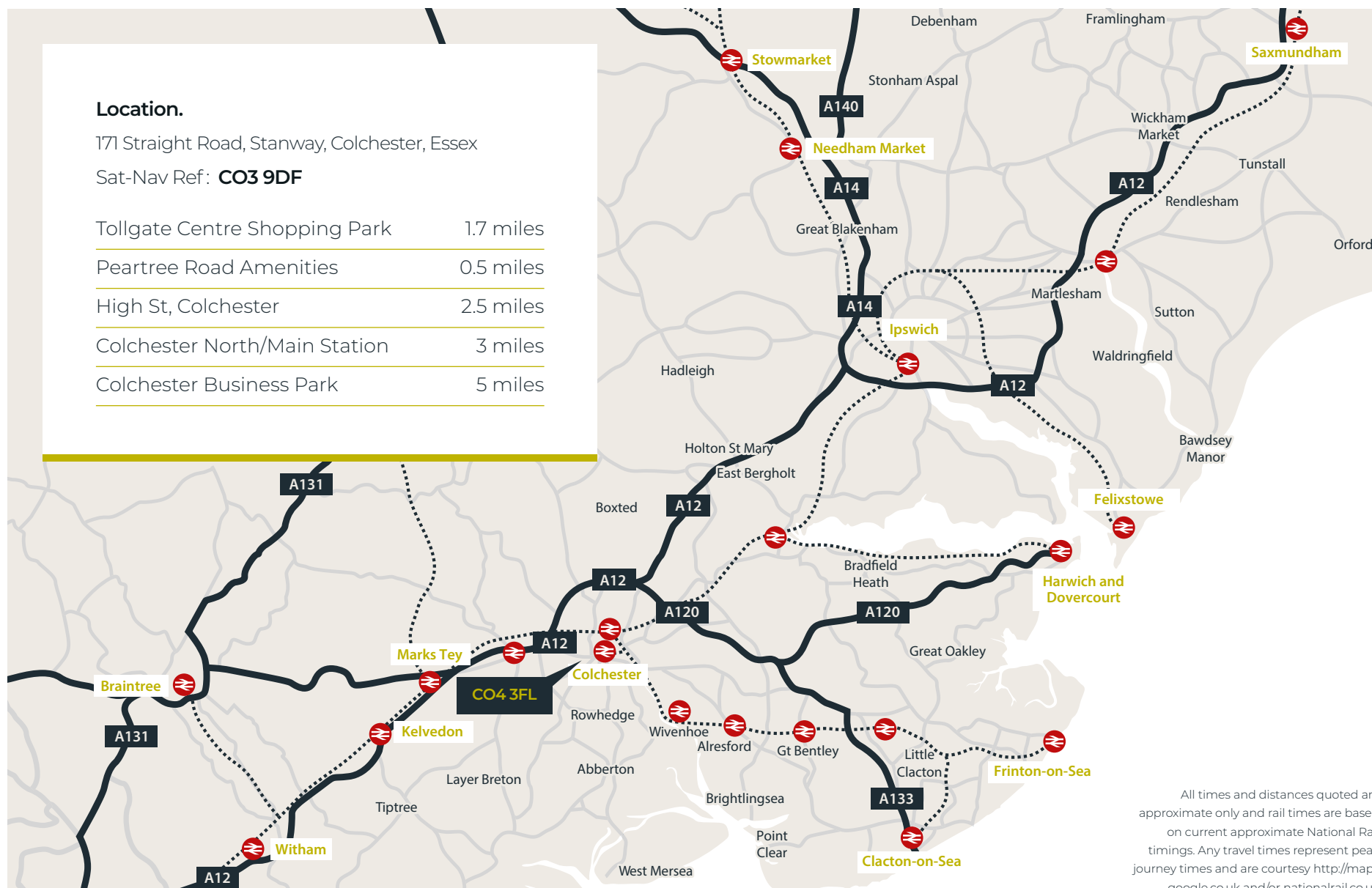
Tollgate Centre Shopping Park 1.7 miles

Pear-tree Road Amenities 0.5 miles

High St, Colchester 2.5 miles

Colchester North/Main Station 3 miles

Colchester Business Park 5 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Viewing is strictly by appointment with the Sole Selling Agents.



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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.