

oakheart



£550,000

Guide Price

Heath Road, Stanway

GUIDE PRICE: £550,000 - £575,000.

An established and well-proportioned four bedroom, two bathroom detached bungalow, offering just under 1,100 sq ft of accommodation (including the garage), set on a generous and mature plot.

The existing dwelling provides versatile single-storey living, with well-balanced accommodation throughout, making it ideal for a range of buyers including families, downsizers or those seeking lateral living space.

A key feature of this property is the significant development potential on offer.

A pre-application has been submitted for the construction of an additional two bedroom chalet bungalow to the left-hand side of the existing dwelling. The proposed dwelling would benefit from its own private access, ensuring separation and privacy between the two properties.

Importantly, Colchester City Council have issued notice of their decision to grant Permission in Principle for the proposed development, presenting an exciting opportunity for developers, investors or those looking to create a multi-generational living arrangement (subject to full planning approval).

This is a rare opportunity to acquire a property that combines comfortable

existing accommodation with clear and favourable future potential.

Application No: 260131

Application Date: 30 January 2026

Proposal: Permission in principle application for proposed detached dwelling on side adjoining 'Junipers', Heath Road, Colchester, CO3 0QR.











Ground Floor Building 1



Ground Floor Building 2

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**Main building GLA<sup>®</sup>**

94.9 m<sup>2</sup>  
1021.52 ft<sup>2</sup>

**Main building total**

101.16 m<sup>2</sup>  
1088.89 ft<sup>2</sup>

**Building 2 total**

22.06 m<sup>2</sup>  
237.5 ft<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Colchester

Tenure:  
Freehold

Council Tax Band:  
D

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<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.