

**Grade II Listed Former Pub/Restaurant with Planning- For Sale/To Let**



**The Heckford Bridge Angel, Maldon Road,  
Heckfordbridge, Colchester, Essex, CO3 0SP**

**Asking Price - Offers in the  
region of £450,000 plus VAT**



- Planning permission (241539) secured for circa 60-70 cover restaurant/pub
- A spacious and inviting indoor dining area, ideal for both casual and formal occasions
- Outdoor seating – 50 cover patio with scenic views and 50 plus cover garden seating surrounded by lush greenery
- Main Road Location – high footfall due to close proximity to Colchester Zoo and growing residential developments
- Perfect for a range of uses including: Destination pub/restaurant, Wedding Venue, Casual Dining Spot, Beer Garden, Outdoor Events and Parties (STP)
- Grade II Listed
- Potential Sales Area 3,029 sq.ft (281 sq.m)
- Site Area 0.53 Acres (0.21 Hectares)
- Additional plot with planning for 12 x overnight accommodation available by separate negotiation



## Location

Now with City Status, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre. Colchester is the major economic centre in North Essex with a resident population of circa 195,000.

The property which fronts the busy B1022 (Maldon Road) is located approximately 4 miles South West of the City Centre, close to Colchester Zoo and offers direct access to the Stanway/Tollgate Retail Park and to the A12 (J26).

The property combines rural charm with convenient access to Colchester City.

## Description

Steeped in history and charm, this remarkable Grade II listed former Public House dates back to the 17th and 18th centuries. Constructed with traditional timber framing and topped with a characterful pitched tiled roof, the building spans two floors and features a quaint lean-to at the rear — all evoking timeless rustic appeal.

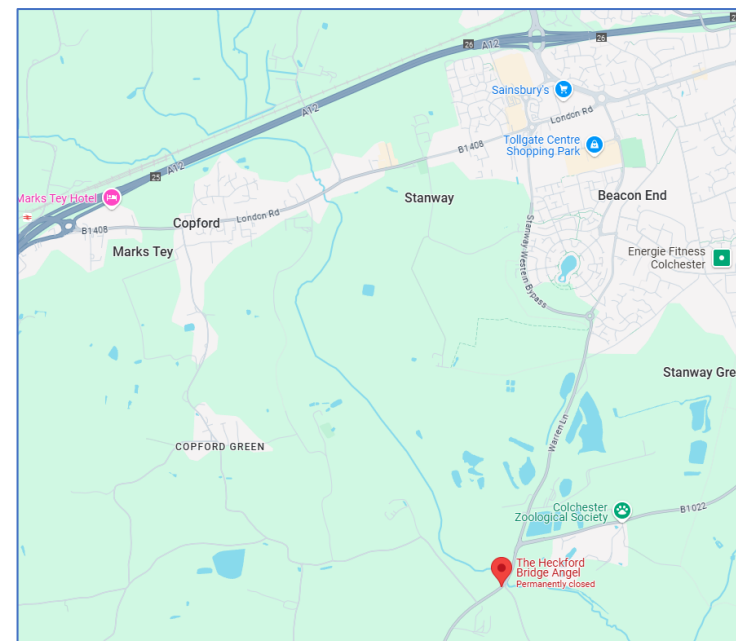
Nestled in a serene rural setting, the property enjoys idyllic views of surrounding farmland and forest, offering a peaceful, picture-perfect backdrop. To the right, a generous beer garden leads down to the tranquil Roman River and a scenic pond, creating an enchanting space for outdoor relaxation. To the left, a spacious shared car park provides ample parking.

The vision for this historic gem includes a beautifully appointed restaurant and casual dining area, complete with a bar, professionally equipped kitchen, cellar, and ample storage on the ground floor. Four well-positioned W/Cs will ensure guest convenience.

Upstairs, plans include six additional customer W/Cs and thoughtfully designed staff accommodation — featuring a private bedroom, living area, staff room, and two modern showers.

Reserved access and egress will be maintained to the client-retained land at the rear of the property, ensuring seamless integration with future development needs.

## Location Plan



## Accommodation

The property comprises the following approximate Nett internal areas:

Ground Floor	1,862 sq.ft
Kitchen	474 sq.ft
Hall and WCs	693 sq.ft
First Floor	1,169 sq.ft
<b>Total:</b>	<b><u>4,198 sq.ft (390 sq.m)</u></b>

<b>Site Area</b>	<b>0.53 Acres (0.21 Hectares)</b>
------------------	-----------------------------------



### **Town Planning**

Listed Building consent (241539) was granted on 30 July 2024 for the renovation and refurbishment of the listed building, including demolition of modern additions.

Additional plot available with the erection of 12 x new overnight double bed accommodation with w/c for tourists and associated works.  
Alternative scheme to 232308.

### **Rateable Value**

The property appears in the Valuation List with a Rateable Value of £6,300.

### **Asking Price**

The Freehold is available at offers in the region of **£450,000**.  
Letting will be considered – Terms upon application.

Additional plot for overnight accommodation also available – Terms upon application.

### **VAT**

The property is elected for VAT.

### **Legal Fees**

Each party is to bear their own legal costs throughout the course of any transaction.

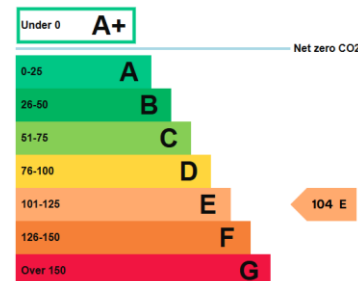
### **EPC**

The property benefits from an EPC rating of E104.



#### **Energy rating and score**

This property's energy rating is E.







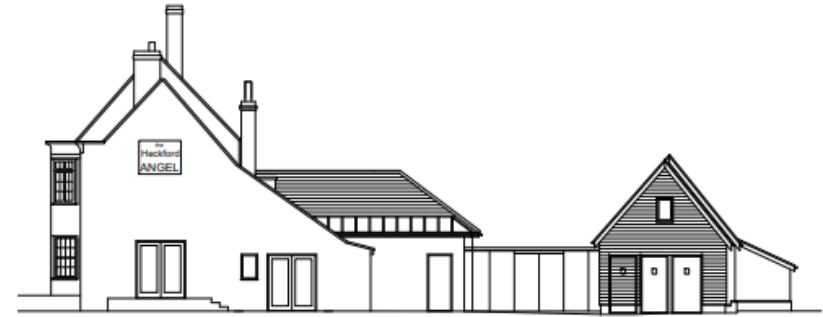
# Proposed Floorplan (for illustrative purposes only)



# Elevations Proposal (for illustrative purposes only)

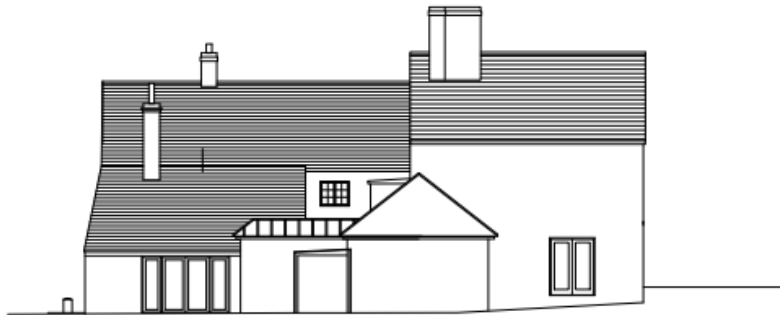


front elevation to Maldon Road B1022  
(south east)

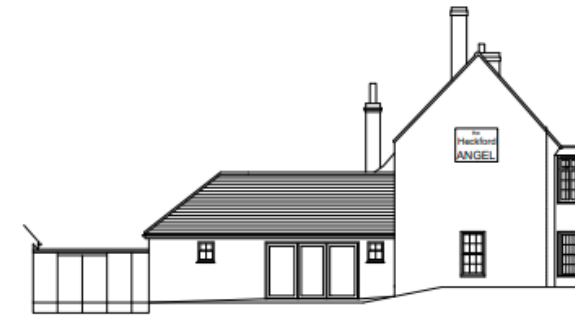


side elevation to former parking area  
(north east)

barn side elevation  
(north east)



rear elevation to yard  
(north west)



side elevation to parking area  
(south west)



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

Misrepresentation Act 1967

**01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)**

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295