

FREEHOLD PUBLIC HOUSE FOR SALE – STANWAY, COLCHESTER

**SWAN INN, 285 LONDON ROAD, STANWAY, COLCHESTER CO3 8LU**

- Prominent position on London Road (A12 corridor) with high levels of passing traffic
- Located within the well-established and expanding Stanway suburb to the west of Colchester
- Strong surrounding residential catchment with nearby retail and commercial occupiers
- Generous plot which benefits from on-site parking and external trading areas

FREEHOLD WITH VACANT POSSESSION - GUIDE PRICE £1,250,000 (+VAT IF APPLICABLE)

SUBJECT TO CONTRACT - Sole Selling Agent

COUNF338

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Location

Positioned within the well-established suburb of Stanway, The Swan Inn occupies a prominent setting on London Road (A1124), to the west of Colchester city centre. The property benefits from strong visibility along a busy arterial route, serving both local residents and passing traffic, and is situated within a popular and expanding residential area. A small stream runs alongside the property.

Stanway provides a wide range of amenities including retail parks, supermarkets, schools, and leisure facilities, with further extensive shopping, dining, and cultural provision available in nearby Colchester (approximately 3 miles east). The area is well connected, with the A12 providing direct access to Chelmsford, the M25, and wider motorway networks. Rail services from Colchester offer regular connections to London Liverpool Street. [Link to Street View](#)

Description

A detached two storey public house of traditional appearance, constructed with painted rendered elevations beneath a pitched tiled roof. The property occupies a generous plot with a prominent frontage and benefits from on-site parking and external trading areas.

Internally, the ground floor provides a main bar area arranged around a central servery, with a mix of open-plan and more intimate seating spaces. Finishes include a combination of carpeted and flagstone flooring, with elements of traditional detailing. Ancillary accommodation includes a catering kitchen, storage areas, and customer W.C. facilities.

The upper parts provide private residential accommodation, comprising three bedrooms together with living space, kitchen, and bathroom facilities.

Externally the tarmac car park provides circa 50 vehicle spaces. Trade garden including children's play equipment. Small patch of unused land to the rear.

Building Footprint approx.	512 sq m (5,503 sq ft)
Total Site Area approx.	3,345 sq m (0.826 acres)

Source: Nimbus Maps

NB: The floor areas set are approximate and is for guidance purposes only and no reliance should be placed on this when making any offer to purchase either expressly or impliedly and for the avoidance of doubt AG&G Chartered Surveyors will be not liable for any losses howsoever arising in law as a result of the bidder placing any reliance on such measurement. The successful bidder should state if they wish to undertake a measured survey prior to exchange of contracts to enable it to satisfy itself of the precise measurements.

Services

The property is understood to be connected to all mains services.

Licensing - [Link to Premises Licence](#)

Permitted to sell alcohol Sunday to Thursday 11am-11pm, Friday & Saturday 11am-midnight.

Planning

The property is neither listed nor in a conservation area.

Rating Assessment

Listed as 'Public House & Restaurant' with a rateable value of £60,750 from April 2026.

Basis of Sale

Freehold interest with vacant possession upon completion. **Guide price £1,250,000** - VAT may be payable in addition.

EPC – [Link to EPC – EPC Rating C](#)

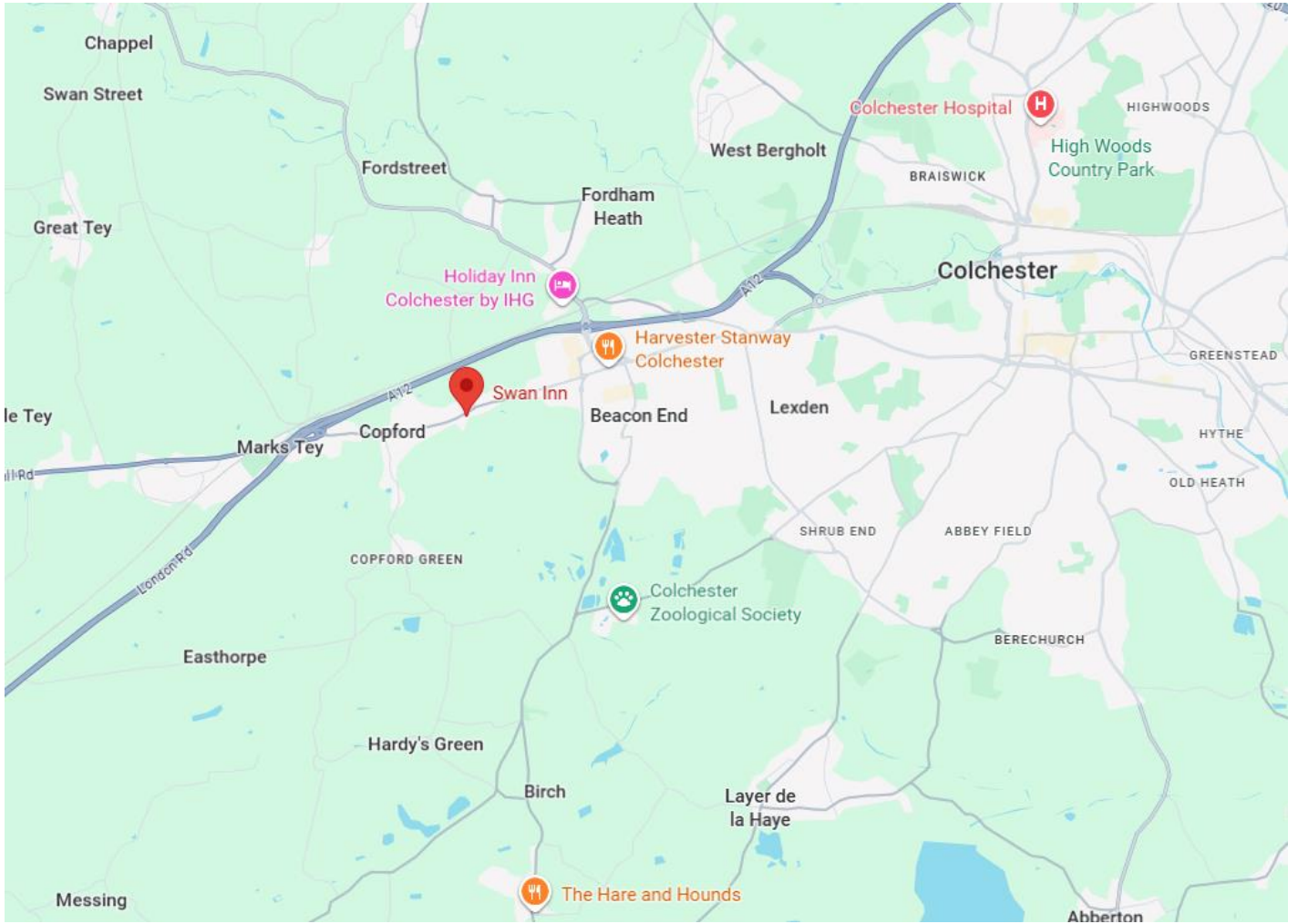
Money Laundering

Money laundering regulations require us to conduct checks on all purchasers. Prospective purchasers will need to provide proof of identity and residence. For a company, any person owning more than 25% must provide the same.

Further Information & Viewings

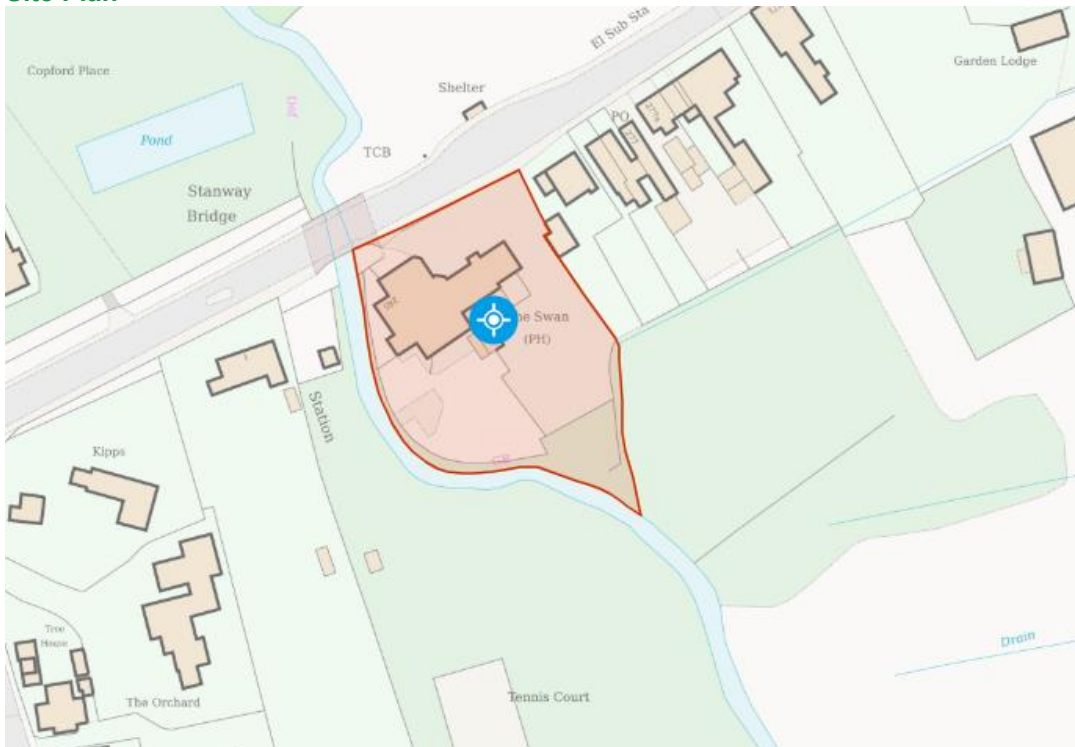
Neither staff nor customers are aware of the property being marketed for sale and should not be approached under any circumstances. A discreet customer inspection is advised in the first instance. For further information or to organise a viewing, please contact either James Grimes (tel. 07989 986388 email. james.grimes@agg.uk.com) or Panayiotis Themistocli (tel. 07973 856 232 email. panayiotis.themistocli@agg.uk.com).

Location Plan - [Link to Location Map](#)



Google Maps. Not to scale - Provided for indicative purposes.

Site Plan



Nimbus Maps. Not to scale - Provided for indicative purposes.

Internal Photos

