



The Castle

*77 High Street, Earls Colne,
Colchester
Essex
CO6 2QX*

Freehold: Offers in excess of £500,000

Ref: 1456962

KEY HIGHLIGHTS

- Grade II Listed period property
- Public & lounge bar, snug
- Car park & trade garden area
- 4 bedroom private owners accommodation
- Currently closed & in need of refurbishment
- Energy Rating C



DESCRIPTION

The Castle is a Grade II Listed property believed to originally date from the 14th century. The property is of traditional timber framed construction, with heavily timbered interiors and various pitched roofs of red plain tiles. There have been some more recent additions to the property.

The property occupies a site of 0.139 hectares (0.345 acres) and immediately fronts onto the High Street. The property measures approximately 287 sq m (3,088 sq ft) principally over two floors, with a large attic room.

The ground floor provides for public and trade space, with WC facilities, and ancillary space, with private owners or managers accommodation over the first floor and a large attic area. Externally, there is a trade garden, car park and barns providing storage.

INTERNAL DETAILS

- Lounge bar - directly accessed from the High Street. Timbered ceiling and wall interiors. Oak floor.
- Bar servery - wood countertop with shelving behind.
- Public bar - timbered ceiling and wall interiors. Open fireplace with brick surround. Floor covering.
- Bar servery - wood countertop with shelving behind.
- Snug - open fireplace. Timbered ceiling. Oak floor. Small corner servery.
- Rear corridor - providing access to ladies & gentlemen's WCs. Accessible WC. Door to rear courtyard. Access to basement beer cellar and private accommodation.
- Trade kitchen - stainless steel canopy and extraction. Pot wash. Side door for deliveries.



LOCATION

The North Essex village of Earls Colne lies on its namesake River Colne forming what is known as the Colne Valley. The village has a long and distinguished history, which is seen within a number of historic properties along its busy High Street and across the village. Within 1km of the property the resident population is approximately 3,442.

The village sits on the A1124 a main road which serves the UK's oldest town Colchester, 10 miles east and Halstead three miles west. The Castle pub fronts the main road and is a very visible property. There are a number of other villages close-by from where potential trade can be drawn. The area has heritage museums, a former WWII airbase, an industrial park, and a number of restaurants and pubs that draw custom to the village.



THE OPPORTUNITY

The Castle has had a long history as a trading public house most recently being part of a brewery tenanted estate. The property was purchased around April 2019 and has remained closed since.

The property will require quite extensive modernisation and refurbishment if it were to trade again and will further require considerable capital, particularly considering its Listed status in order to fully fit-out the property.

The properties current planning use is AA under the "use classes order" for drinking establishment with expanded food provision. A search to the local authorities planning portal indicates that a recent planning application (21/02720/LBC) for use change to residential was refused.

In the right hands and with capital expenditure there is, in our opinion, an opportunity to trade the property again as a pub/bar or restaurant given that there are other pubs, restaurants and takeaways in close proximity which are all long established.

EXTERNAL DETAILS

A shared side driveway leads to the trade car park (12), which is located to the rear of the demise, along with two garden areas. Immediately to the rear of the property is an enclosed courtyard with white picket fence. Dray drop. A barn cited adjacent to the courtyard and attached to the private accommodation to the first floor level, provides ample storage.

OWNER'S ACCOMMODATION

Located on the first floor, and internally accessed, the accommodation comprises of a landing off which access is given to a living room, domestic kitchen, family bathroom and four double size bedrooms. Stairs lead up to a large attic.



FIXTURES & FITTINGS

Limited trade F&F remain on the premises.

TENURE

Freehold.

TRADING INFORMATION

No trading information current or historic is available.

REGULATORY

The property does not have a current valid Premises Licence.

BUSINESS RATES

Current Rateable Value (01 April 2026 to present) £14,250.

DEBT & INSURANCE ADVISORY

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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