COLCHESTER, NORTHERN GATEWAY

Approx. 4.29 acres adjacent to proposed new Lidl Foodstore

FOR SALE: As a whole/ in part



ESH Edgerley Simpson Howe



Location

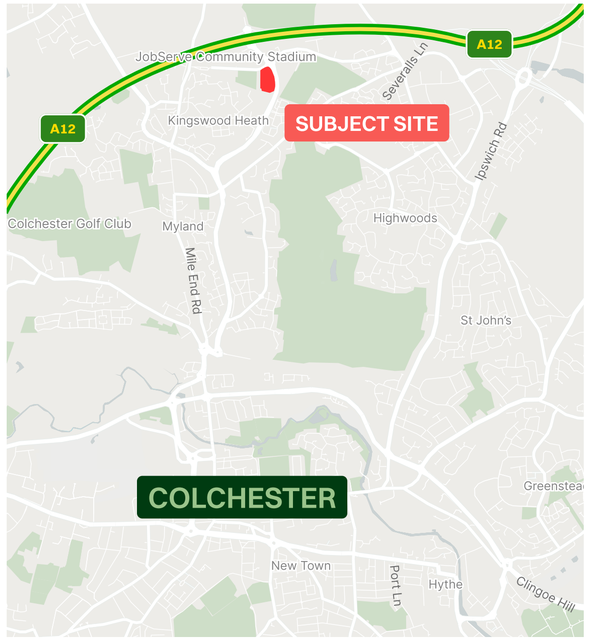
Colchester is Britain's oldest recorded town and now classed with City status in North Essex, on the banks of the River Colne with a population of 200,222 (ONS). It is approx. 60 miles northeast of London, 18 miles southwest of Ipswich and 60 miles south of Norwich.

By road the A12 and A120 intersects with the M25, M11 & A14 and provides direct links to Stansted Airport, Norwich, Chelmsford, Ipswich and the port of Harwich. The City is served by a main line rail service to London Liverpool Street, with a shortest journey time of approx. 53 minutes.

Situation

The site is situated within the Northern Gateway area of the City, immediately south of Junction 28 of the A12 with excellent prominence to United Way and Via Urbis Romanae which sees approx 17,200 average vehicle movements per day (DFT).

The site adjoins a proposed Lidl foodstore extending to approx. 23,508 sq ft GIA and positioned directly opposite Northern Gateway Leisure Park.





Description & Availability

Approx. 4.29 acres for sale as shown. The site is suitable for several uses including retail, car dealership, roadside, care and self-storage, subject to planning.

Our client will consider proposals for the whole or part of the site, subject to planning.

Planning

The site currently forms part of the Northern Gateway Zone 2. The policy safeguards the area for a mix of uses including sport, leisure, and recreation.

The emerging policy across the site outlines acceptable 'mixed uses' including a new local centre as well as residential development, employment-generating uses, housing for care, commercial, healthcare provision, energy infrastructure, and recreation. Parties are to make their own enquiries.

42.29%

42.29% of the 15 minute catchment has household income of £50,000 - £150,000 compared to UK base 35.82%

24.57%

Detached dwellings 24.57% compared to UK base 18.64%

Population Growth

Projected population growth, within 15 minute drive time



- 05 years: 5.04% — vs UK base 2.17%
- 10 years: 8.77% — vs UK base 3.84%
- 15 years: 11.85% — vs UK base 5.36%
- 20 years: 14.83% — vs UK base 6.86%

Source: Experian



Colchester,
Northern Gateway,
United Way, CO4 6AT

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Contact

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