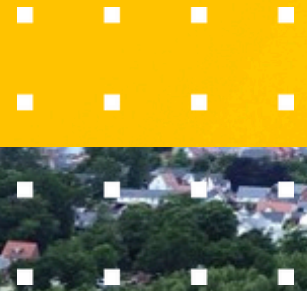


Plot C3 - Colchester Northern Gateway

JUNCTION 28 - A12, COLCHESTER, ESSEX, CO4 6AT

FOR SALE - Development Opportunity - 6.59 acres (2.42 Ha)



savills

Upon the instructions of



Plot C3

Junction 28 - A12, Colchester, Essex, CO4 6AT

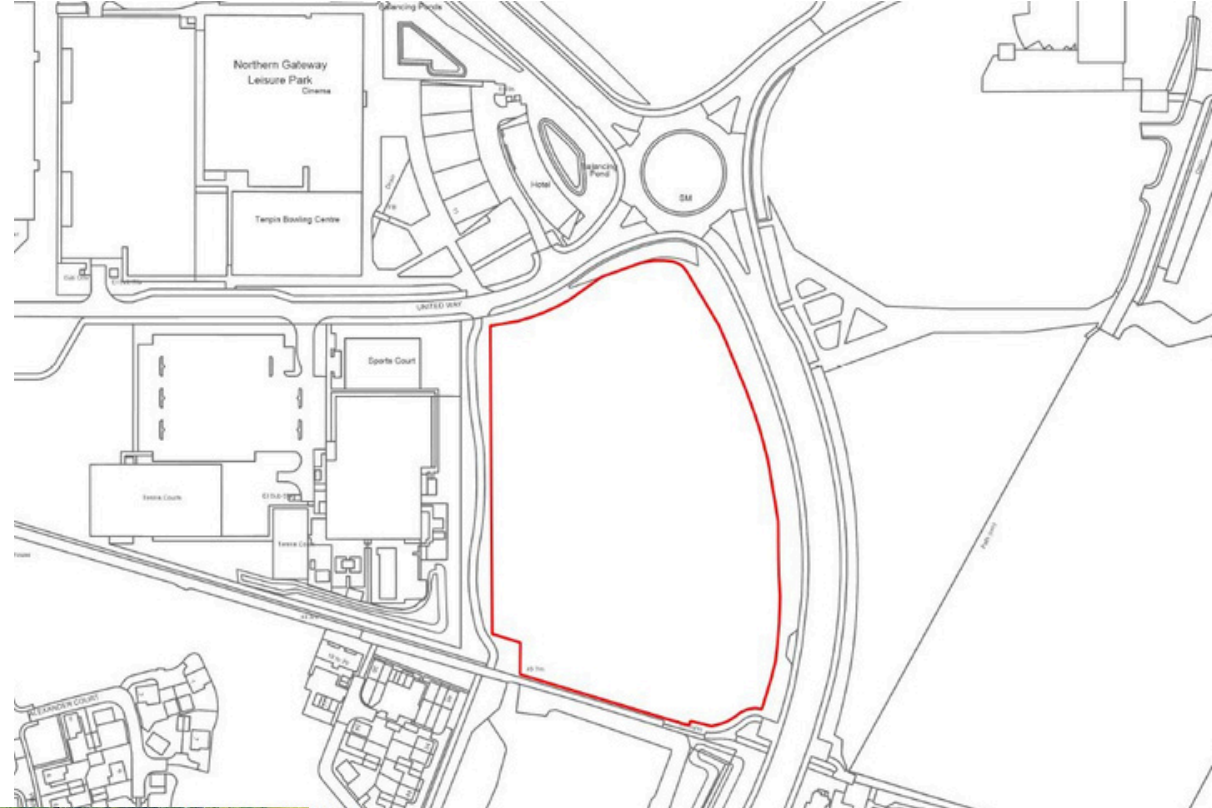
Location

Colchester is a City in North Essex on the banks of the River Colne with a population of 192,700 (2021 Census). The city is served by a main line rail service to London Liverpool Street, with a shortest journey time of approx. 53 minutes. In addition, the city has good road links sitting adjacent to the A12 which provides access to London and the M25 to the south west and Ipswich and the East Coast Ports of Harwich and Felixstowe to the east and north east. The A12 intersects with the A14 at Ipswich (18 miles) to the north east and lies (29 miles) north east of the Port of Felixstowe. The A120 also provides access to the M11 and Stansted Airport to the west

The city has a main line railway station which offers services between London Liverpool Street and Norwich, which also connects the town with Chelmsford and Ipswich. Rail services from Colchester Station to London Liverpool Street have a journey time of approximately 53 minutes.

The site is located two miles from the mainline Colchester Station and three miles from Colchester city centre.

What 3 words ///sting.sweeter.supposes



Opportunity

The site sits to the South of Junction 28 of the A12 and forms part of the Colchester Northern Gateway development.

The site sits between David Lloyd Colchester to the west and Via Urbis Romance road which runs directly to the A12, which is moments drive to the north. To the south of the site is the Camulos Academy.

Given the prominence and accessibility of the site it is suitable for a variety of uses subject to planning.

Plot C3

Junction 28 - A12, Colchester, Essex, CO4 6AT

Planning

Interested parties are advised to make their own enquiries of the Local Planning Authority, Colchester City Council.

Services

Mains water, electricity and drainage are available to the boundary of the site. Interested parties are advised to make their own enquiries of the relevant service providers.

Data Room

There is a dataroom that will be made available to interested parties.

Legal Costs

Each party to bear their own legal costs.

Anti-Money Laundering

In accordance with Anti-Money Laundering regulations, Savills will be required to undertake due diligence on the purchaser and any beneficial owners.

Method of Sale

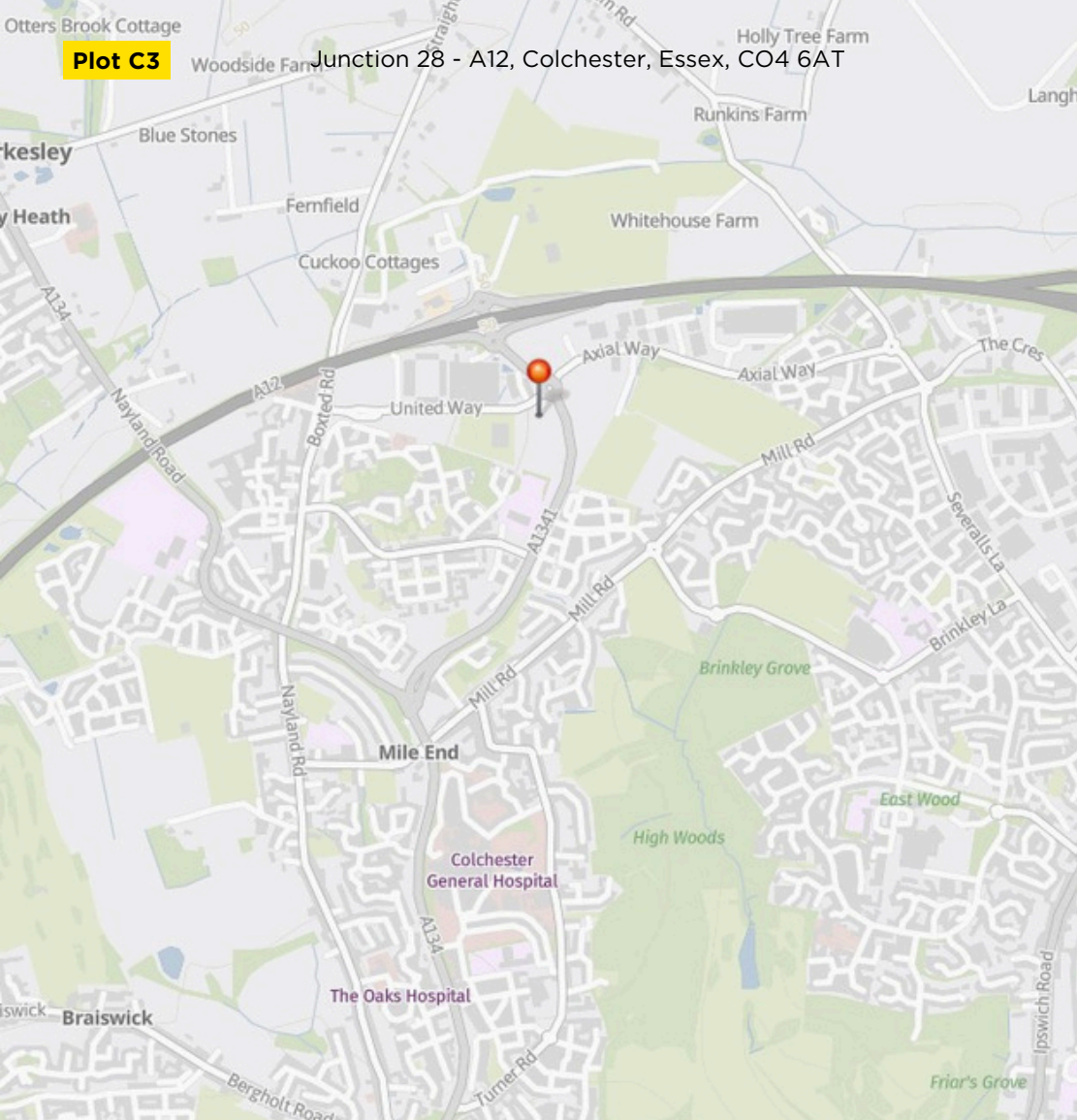
The site is being marketed by way of an informal tender process with 2 offers being ideally required, one on an unconditional basis and the other on a conditional subject to planning basis.

The deadline for offers is 12 Noon on Friday 10th October 2025.

IN GOOD COMPANY

1. David Lloyd
2. Colchester United Football Club
3. Hollywood Bowl Colchester
4. Travelodge Colchester Northern Gateway
5. Junction 28, A12
6. Colchester Park & Ride (A12 J28)
7. Colchester Sports Park
8. Group 1 Volkswagen Colchester





Plot C3

Junction 28 - A12, Colchester, Essex, CO4 6AT

CONTACT

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07725 372577



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2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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