

Site B - Colchester Northern Gateway

JUNCTION 28 - A12, COLCHESTER, ESSEX, CO4 5JF

FREEHOLD FOR SALE - Development Opportunity - 0.9 acres (0.36 Ha)



savills

Indicative Site Location Plan

Northern Gateway Junction 28 - A12, Colchester, Essex, CO4 5JF

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 ///concerned.tiles.resold



Opportunity

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

Adjacent to the site is the Colchester Park & Ride, a BP Petrol Filling Station and McDonalds Drive-Thru. The site fronts the entrance to Colchester Sports Park, which extends to 76 acres and houses Colchester Rugby Club, 5 a side football pitches, hockey pitches, a cycle track, archery range, gym, cafe and indoor badminton and netball courts.

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

Planning

Pre-application planning enquiries with Colchester City Council Planning Department, identifies that the site sits within an established business park which is zoned for employment uses. As such, subject to planning, it is considered suitable for

- Road side uses such as drive thru takeaways
- Automotive industry including car showroom, petrol station, PV charging
- Light Industrial and logistics
- Data Centre

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

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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 offers being invited for the Freehold interest on an unconditional or conditional basis.

The deadline for offers is 12 noon on Friday 14th November 2025.

In submitting offers, parties should provide sufficient information to allow the vendor to assess the nature of the proposal, the level of due diligence undertaken and their funding position. Colchester City Council reserve the right not to accept the highest or any offer received.

Informal tenders should be sent to:

Nick O'Leary
nick.oleary@Savills.com



IN GOOD COMPANY

1. Colchester Sports Park
2. Colchester Park & Ride
3. BP PFS/McDonalds
4. Colchester Community Stadium
5. Greggs Drive-Thru
6. Fastned Charging Station
7. Wendy's Drive-Thru
8. Colchester Leisure Park
9. David Lloyd Leisure
10. Travelodge
11. Group 1 Volkswagen
12. Lookers Land Rover
13. Steven Eage Toyota



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Upon the instructions of

