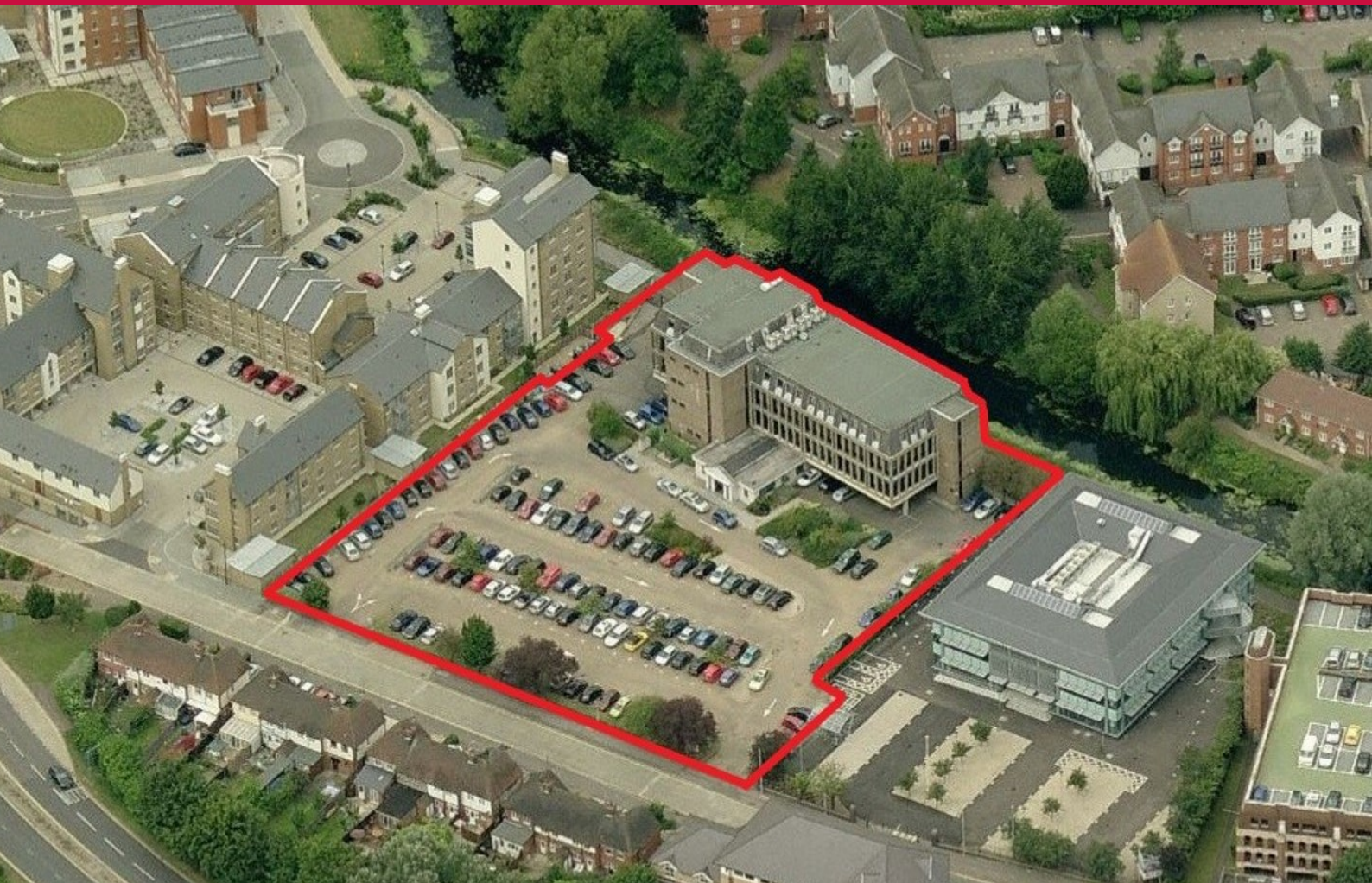


# Informa Site, Sheepen Place, Colchester, Essex, CO3 3LP

STRUTT  
& PARKER

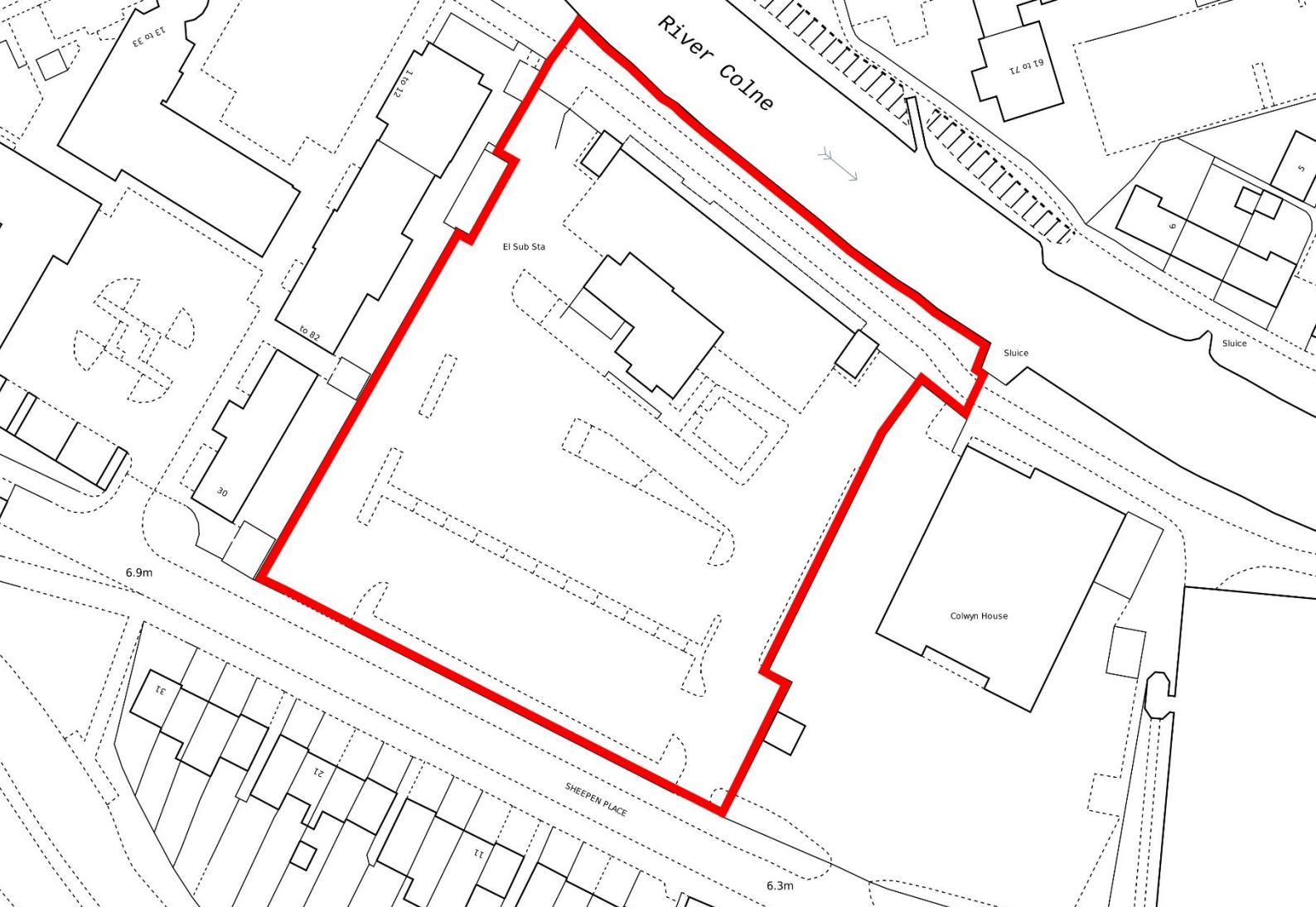


## Prime Riverside Residential Development Opportunity

### EXECUTIVE SUMMARY

- Prime development/investment opportunity near Colchester's Town Centre.
- Large office building with extensive car parking.
- 0.5 miles from High Street extending to 1.56 acres.
- Offers preferred on an "unconditional" basis.
- Multiple end uses including residential, commercial and mixed use.
- Offers due by **12 noon on Friday 29<sup>th</sup> July 2022.**





## Sheepen Place, Colchester, Essex, CO2 2LP

### LOCATION

The town of Colchester is of great historic significance and is situated approximately 51 miles to the north of London. The town benefits from extensive retail, education, leisure and employment opportunities afforded by its good transport links and proximity to the River Colne; Dedham Vale AONB and River Stour.

Colchester benefits from mainline railway services to London Liverpool Street with journey times of approximately 48 minutes. In addition, the Town enjoys easy access onto the A12 providing fast road links to London and the rest of the county. The Town also has a number well regarded of primary and secondary schools within its catchment area.

The site is situated approximately 0.5 miles (11 minute walk) to the north east of the High Street and 0.7 miles (16 minute walk) from Colchester's main train station to the north.





## DESCRIPTION

The site is regular in shape extending to 1.56 acres (0.63ha) comprising large four storey 1970's office building extending to approximately 25,000 sqft (subject to survey) and extensive associated carparking.

The site overlooks the River Colne on its northern boundary with offices to the east, a large apartment scheme to the west and Sheepen Place road to the south from which access is taken.

The site is currently in use as offices (Class E) by the Vendor.

## PLANNING

The site is situated in the Local Authority of Colchester Borough Council.

The site is within Colchester BC's settlement boundary where the principle of development is established.

Pre-application advice from Colchester Borough Council has been received for an residential-led apartment scheme. The submission sought to establish the principles of: redevelopment, density, planning contributions, parking and storey heights.

A copy of the pre-application response along with detailed planning briefing paper, layout plans and technical investigations is available within the data room.

## SERVICES

Prospective purchasers are advised to make their own enquiries with the relevant service providers.

## TENURE

The site is to be sold freehold with vacant possession.

## VAT

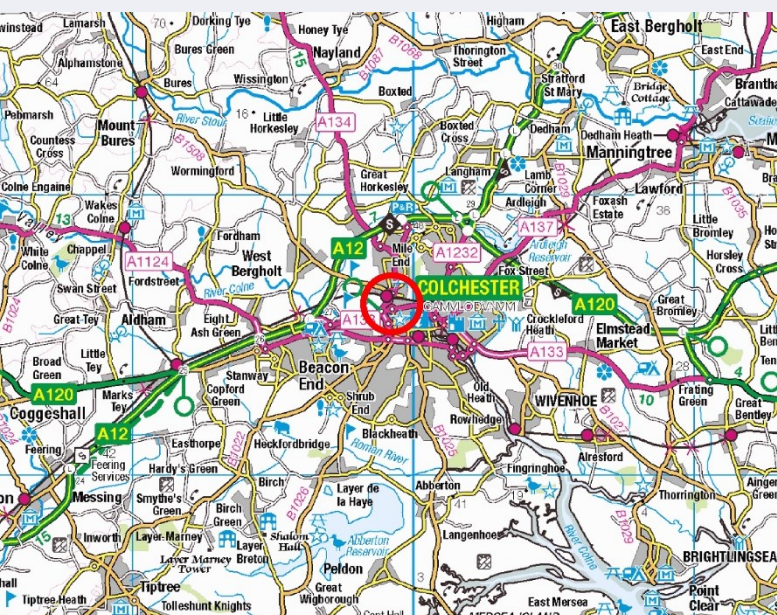
Any guide price quoted or discussed is exclusive of VAT. In the event that a sale or any part of the right attached to it becomes chargeable for the purposes of VAT as such, the tax shall be payable by the purchaser.

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is offered subject to, and with the benefit of burden of all existing rights of way, wayleaves and easements, whether or not specifically referred to in these particulars.

## DATA ROOM

Access to the Data Room containing all relevant sales particulars, planning information and a full suite of technical reports is available on request.







#### IMPORTANT NOTICE

Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken 2017. Particulars prepared February 2022. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited.

## METHOD OF SALE

Strutt & Parker have instructions to place the property on the market with a view to selling it at the best consideration which can be achieved as a result of the marketing campaign

The vendors do not undertake to accept the highest or indeed any offer. Offers are sought on an “unconditional” and/or “subject to planning” basis.

Informal tenders should be sent to [boris.white@struttandparker.com](mailto:boris.white@struttandparker.com) and received by no later than **12 noon on Friday 29<sup>th</sup> July 2022.**

Bidding guidance can be found within the Data Room.

## VIEWINGS

Viewings should be arranged by prior appointment with the Selling Agents. Potential purchasers should note that Strutt & Parker take no responsibility for any injury or accident at the property. Viewers and visitors of this property do so at their own risk.

## CONTACTS

For more information and appointments to inspect please contact:

**Boris White**

T: +44 (0) 1245 254 658

E: [Boris.White@struttandparker.com](mailto:Boris.White@struttandparker.com)

## Chelmsford Office

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