

The Arena Site

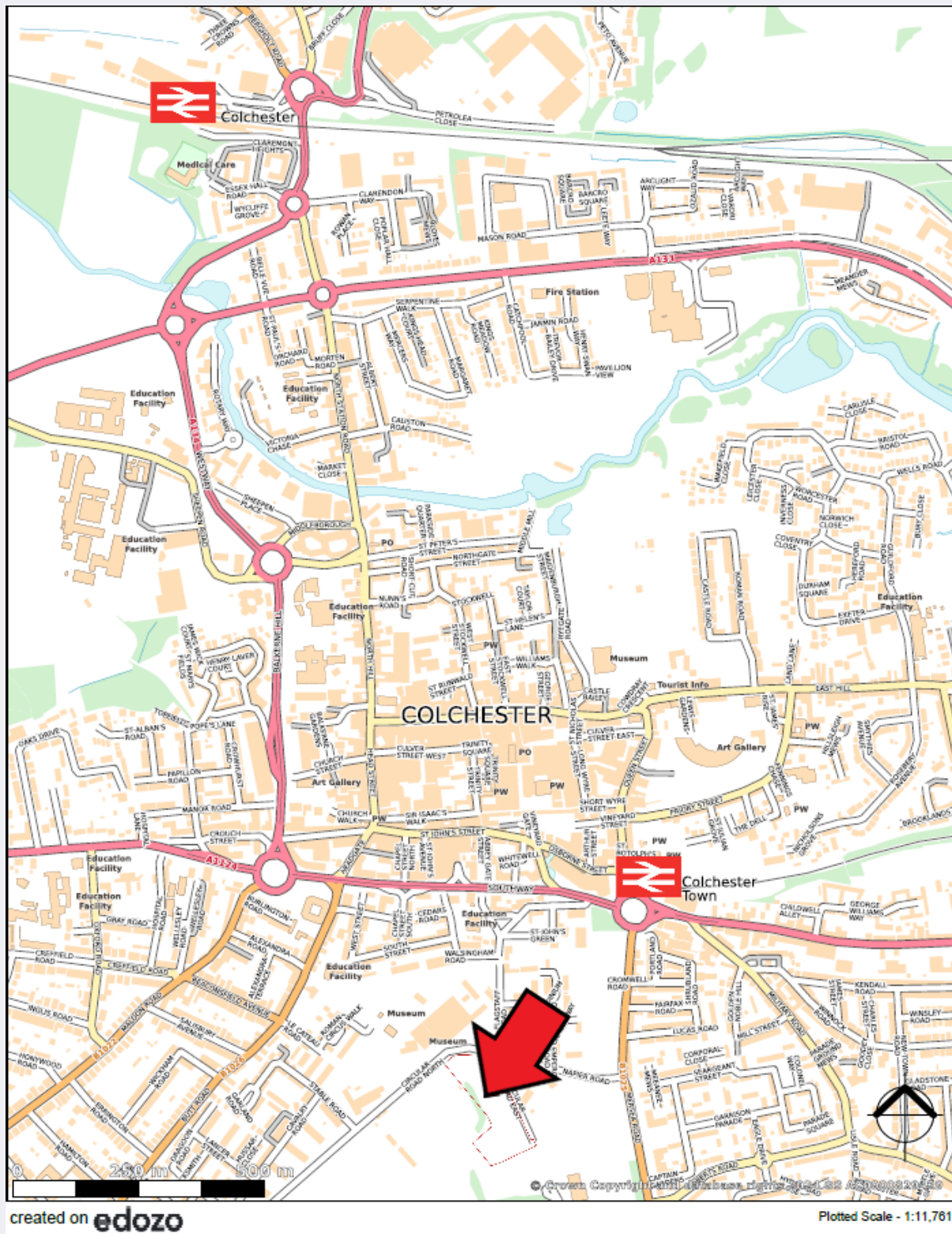
Circular Road East, Colchester CO2 7NX



Development Site For Sale

EXECUTIVE SUMMARY

- The site extends to approximately 4 acres (1.6 Ha), 2.8 acres net developable
- Approximately five minutes walk to Colchester Town railway station
- In an attractive setting within a Conservation Area
- Adjacent to Abbey Field Open Space and Garrison cricket ground
- A pre-application planning response for two indicative schemes is available
- The Data Room link is https://estatecreate.com/The_Arena_Site_Colchester
- Unconditional offers preferred.



Location

The site is situated to the south of the town centre on the corner of Circular Road North and Circular Road East and directly adjacent to Abbey Fields.

Colchester Town railway station lies approximately 1/2 mile to the north-east of the site, offering a direct service to London Liverpool Street in approximately 1 hour 10 minutes.

Colchester North railway station is approximately 1½ miles to the north of the site with a fastest journey time to London Liverpool Street of approximately 45 minutes.

Description

The property comprises the site of the former Arena Leisure Centre and car park. The Arena buildings were demolished in March 2017 to slab level.

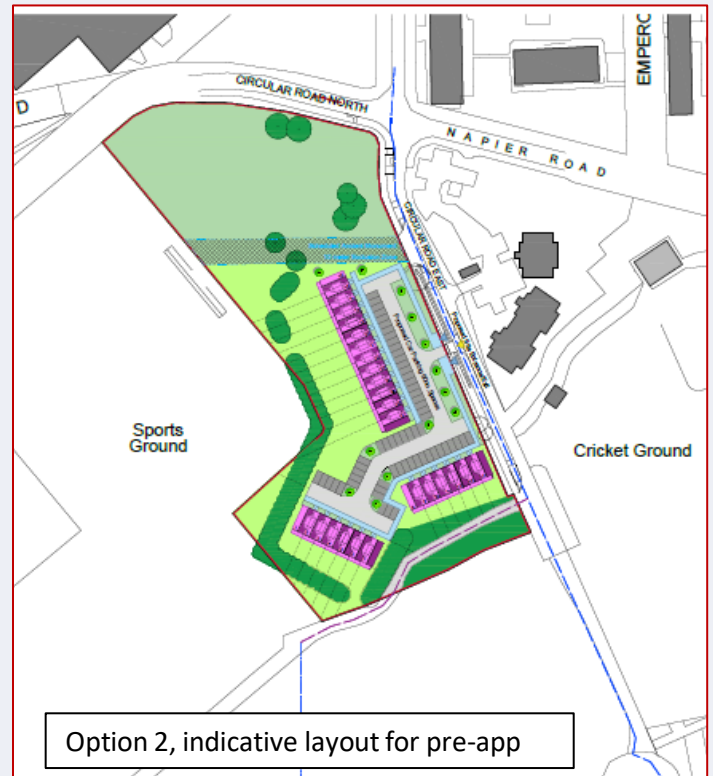
The total site area, outlined in green and red below, extends to approximately 4.0 acres. The area outlined in green forms part of the former Roman Circus of approximately 1.2 acres which will need to remain undeveloped.

The net developable area, outlined in red, therefore extends to approx. 2.8 acres.

Planning

The site is within the Abbey Field Conservation Area. It is allocated within the Garrison Regeneration Area and highlighted in the Local Development Framework as being a mixed-use redevelopment opportunity and a sustainable location for new urban development.

Colchester City Council require any proposed redevelopment to be of a scale and character in keeping with the setting of the site. The Council are keen to see the Roman Circus area set aside as public open space.



The Vendors submitted a preliminary enquiry application which sought advice on two indicative residential schemes. Option 1: 45 one and two bedroom flats arranged in two blocks; and Option 2: 37 three-bedroom houses in three terraced blocks.

A mixed-use development comprising open space and residential development was held to be acceptable in principle. The pre-app response dated 9 November 2021 can be found in the Data Room.

VAT

The site is not elected for VAT .

Easements, Wayleaves and Rights of Way

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

Overage

The site is subject to an Overage Agreement dated 5 March 2018 which runs until 2038 triggered by implementation of a planning consent or sale of the land following grant of planning consent. Further details can be found in the Dataroom.



Method of Sale

Offers are invited for the freehold interest, with vacant possession, on an unconditional or subject to planning basis. The Vendors do not undertake to accept the highest or any offer.

Informal tenders should be sent to

tony.lockwood@struttandparker.com; bid date to be confirmed.

Viewings

Viewings should be arranged strictly by appointment with Strutt & Parker. Applicants should note that Strutt & Parker take no responsibility for any injury or accidents on the property. Viewers and visitors do so at their own risk.



Data Room

Access to a Data Room containing technical reports, plans drawings and relevant planning information is available at

https://eslatecreate.com/The_Arena_Site_Colchester

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