

## Land for Sale in Colchester

Land off Health Road,  
Colchester, Essex, CO3 0QZ

Situated in Colchester and close to new Greenfield development sites, this is a prime site in an excellent location.

Lot 1 14.35 acres

Guide Price - ~~Was: £300,000~~, Now: POA

**REGISTER YOUR INTEREST**

Call +44 (0)845 330 3120



According to East of England Plan, "greenfield sites will be more viable than brownfield sites which will ensure the provision of new facilities.

Although the sites are Greenfield they are located adjacent to existing development and the existing community will benefit from new facilities."

The Complete Building Systems site is situated in one of the main the growth areas of Colchester and is adjacent to a number of nearby Greenfield development sites. These sites include:

### Lakelands

Consisting of 800 homes, of which over 200 homes have now been built.

### Dyers Road/Warren Lane

Consists of approx 20 acres (8.5 Hectares) however it is understood that the site is

affected by plans to extend the quarry.

### Fiveways Fruit Farm

Approximately 42 acres (17.5 Hectares) however 15 acres is constrained due to standoff requirements until further quarry work has taken place. A further 33.5 acres (14 Hectares) of land is planned to be available for strategic open space in future years. Fiveways Fruit Farm is set to be providing 800 homes.

The vast amount of development in the immediate locality has taken place on Greenfield sites. The Local Authorities are showing a willingness to amend their policies, to incorporate the much required development in the area. The current extensions to development boundaries on Greenfield sites naturally set a precedent for further expansion in the areas required for future growth.

In summary, the site is well located on the

edge of existing housing. Colchester and the surrounding suburbs are areas that are increasing in size at a rate faster than any other town in the UK and is benefiting from huge investment both at a local and national level. Under the East of England Plan, Colchester is expected to accommodate 17,100 net additional dwellings between 2001 and 2021.

The area is affluent with higher than average house prices, fantastic transport links, high employment levels and numerous schools colleges and a university. With good local shopping facilities as well as tourist attractions it is a very popular location for both locals and those travelling from further afield. Positioned close to the new Greenfield development sites this is a prime site in an excellent location. With a number of people migrating to the area as well as a large number of the population in Essex being of a young age the demand for more housing will only increase.



Colchester is an Historic town and the largest settlement within the borough of Colchester in Essex. As the oldest recorded Roman town in Britain, Colchester was for a time the capital of Roman Britain. The population is estimated to be in excess of 180,000 and is rapidly increasing making it Britain's fastest growing town. The Office of National Statistics estimate 33,000 more residents will be living in the town by 2018, compared with 2008.

Colchester Castle is an example of a largely complete Norman castle. It is a Grade I listed building. At one and a half times the size of the Tower of London's White Tower, Colchester's keep is the largest in England.

Nearby is the popular Colchester Zoo which is now one of the finest Zoos in Europe due to a constant programme of development and has won the coveted "Large Visitor Attraction of the Year" award.

Houses in Colchester and the surrounding areas are achieving higher than average prices with many houses being situated in the popular suburbs. With high family incomes and high standards of education it is easy to see why the area is prosperous.

The area is currently undergoing major regeneration including much Greenfield development and shows no signs of slowing anytime soon with the speed of population growth in the area. With approximately 20% of the local population being under 5 years old the need for further housing will increase and as such further development

will be required in the local area. Due to major growth in the area the new Western bypass is due to open by the end of 2012.

Government estimates made Colchester the largest borough in the county. It is officially acknowledged to have the second highest population among non-London boroughs, only behind Northampton.

## Transport links and Entertainment

Colchester is situated 60 miles North East of London. London is easily accessible being under 50 minutes away by train on a direct line with National Express East Anglia thus ensuring Colchester is firmly on the commuter belt.

With the A12 linking straight into the M25 and other major road links road travel is also easily achieved. Stansted International Airport is also easily accessible being just 30 miles away.

Colchester offers great retail therapy and fantastic places to eat and drink. Browse through the quiet cobbled streets lined with specialist shops at Eld Lane and Trinity Street as well as the modern Shopping Centre in Culver Street.

## Educational Facilities

Education is a high priority in the area and as such Colchester and the surrounding suburbs are served by numerous schools

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at both Primary and Secondary level. There are 13 Secondary schools within a 5 mile radius, including both Boys and Girls Grammar schools and 5 Colleges. Colchester is also home to the University of Essex which has become a centre of excellence for humanities and social sciences, and is highly rated in the United Kingdom and the world for the fields of sociology, philosophy, politics, history, linguistics and economics.

## Planning

The land is being offered for sale without the benefit of planning permission and any future development would be subject to gaining the appropriate planning consents.

## Local Authorities

**Colchester Borough Council**  
33 Sheepen Road  
Colchester  
Essex  
CO3 3WG