

Plot C1 - Colchester Northern Gateway

AXIAL WAY, COLCHESTER, ESSEX, CO4 5XB

FOR SALE - Prominent Development Site Adjacent to Junction 28 of A12



savills

A12

Indicative Site Plan

KEY HIGHLIGHTS

- 3.25 acres (1.31 hectares)
- Prominent frontage to Via Urbis Romanae
- Prominence to A12
- Access to J.28 A12
- Development opportunity
- Freehold
- Forms part of Colchester Northern Gateway

Location

Colchester is a city in North Essex which has a population of approximately 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 A120 also provides access to the M11 and Stansted Airport to the west.

The site sits to the south of the A12 trunk road, fronting Via Urbis Romanae the main arterial route into the city centre from the north and junction 28 of the A12. The site forms part of the wider Colchester Northern Gateway development which includes Colchester Sports Park, Colchester Leisure Park, Colchester Park & Ride together with a number of commercial and leisure occupiers. Further phases of the Northern Gateway Development are earmarked for healthcare, residential and commercial uses.

Access to the site is served by Axial Way.

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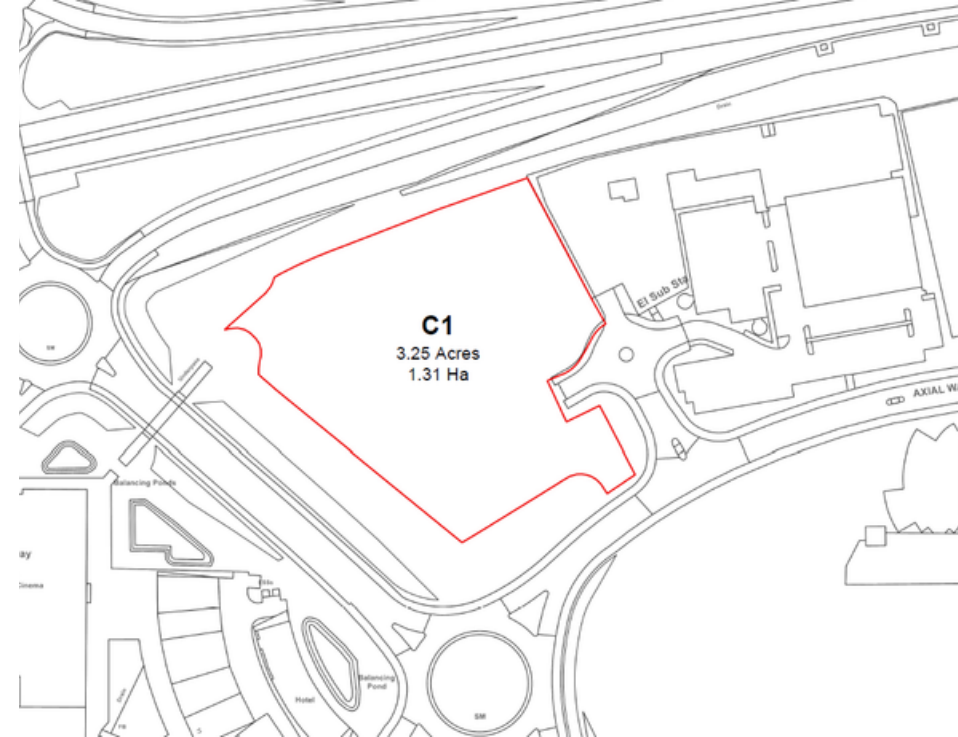
Description

The site forms an irregular shaped parcel of land measuring approx. 3.25 acre (1.31 hectares) fronting the Via Urbis Romanae at its intersection with Axial Way. The site also benefits from prominence to the A12 at the rear.

The site sits adjacent to Group 1 Volkswagen car dealership and sits opposite a Travelodge hotel. Occupiers in the immediate vicinity include Lookers Land Rover, Steven Eagell Toyota, Greggs and Wendy's Drive-thru, David Lloyd Leisure, Hollywood Bowl, Cineworld & Fastned.

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 believed to be available to the boundary of the site. Interested parties are advised to make their own enquiries to the relevant service providers.

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Existing Wayleaves, Easements and Rights of Way

The site will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in this marketing brochure.

Tenure

The site is available for sale on a freehold basis.

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.

Informal tenders should be sent to:

Nick O'Leary
Savills
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. Northern Gateway Leisure Park
9. David Lloyd Leisure
10. Sold to Lidl July 2026
11. Travelodge
12. Group 1 Volkswagen
13. Lookers Land Rover
14. Steven Eagell Toyota

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CONTACT

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