





COLCHESTER

ESSEX

A Historic City Reawoken

Colchester is Britain's oldest recorded city and whilst it is brimming with history, it is the future of the area which is most exciting for investors and residents alike.

Once considered the capital of Britain, local authorities, businesses and private investors are all involved in waking this sleeping giant.

Colchester is undergoing a [£3bn transformation](#), making it a location with ambitious growth plans. From creating new sport and leisure experiences to attractive new housing and an improved Town Centre, Colchester's outstanding potential is being taken to the next level, making it an extremely exciting and dynamic place for business.

The Town is experiencing significant changes in its business make up with the council taking great efforts to increase the professional profile out Colchester. Benefitting from the main line connection to London Liverpool Street, Colchester has three key areas geared towards business growth.

Alongside the growing business opportunities on offer in Colchester, the University of Essex is keeping pace with the Town's development. Attempts to raise the Universities profile are being realised with awards such as the University of the Year 2018 from the Times Higher Education Awards.

It's not only Business and University activities that are aiding need for the regeneration within Colchester. The Town has a rapidly growing population with the expectation to exceed [211,000 people by 2027](#).



Desirable Location

Colchester is situated to the East of Essex and with its direct transport links to much of the South East of England it has become a hot bed for commuters, especially London based professionals.

With 3 train stations and easy access to the A12 from the North and West, the town is very well connected to many regions.

With the trend in people looking to relocate to sub rural areas in an attempt to escape some of the major cities being accelerated by the coronavirus pandemic, Colchester has presented itself as a prime destination as it perfectly blends urban and rural features to offer the best of both worlds.

With its location, connections and new digital infrastructure, Colchester is set to continue its growth it is extremely attractive to businesses looking to relocate in the South East.

55 minutes

to LONDON



25 minutes

to CHELMSFORD



1 hr 55 minutes

to CAMBRIDGE

Strategic Location



80

KILOMETRES

north east of
London



32

KILOMETRES

from
Harwich International Port



51

KILOMETRES

from
London Stansted Airport



96

KILOMETRES

from
London City Airport



64

KILOMETRES

from
London Southend Airport

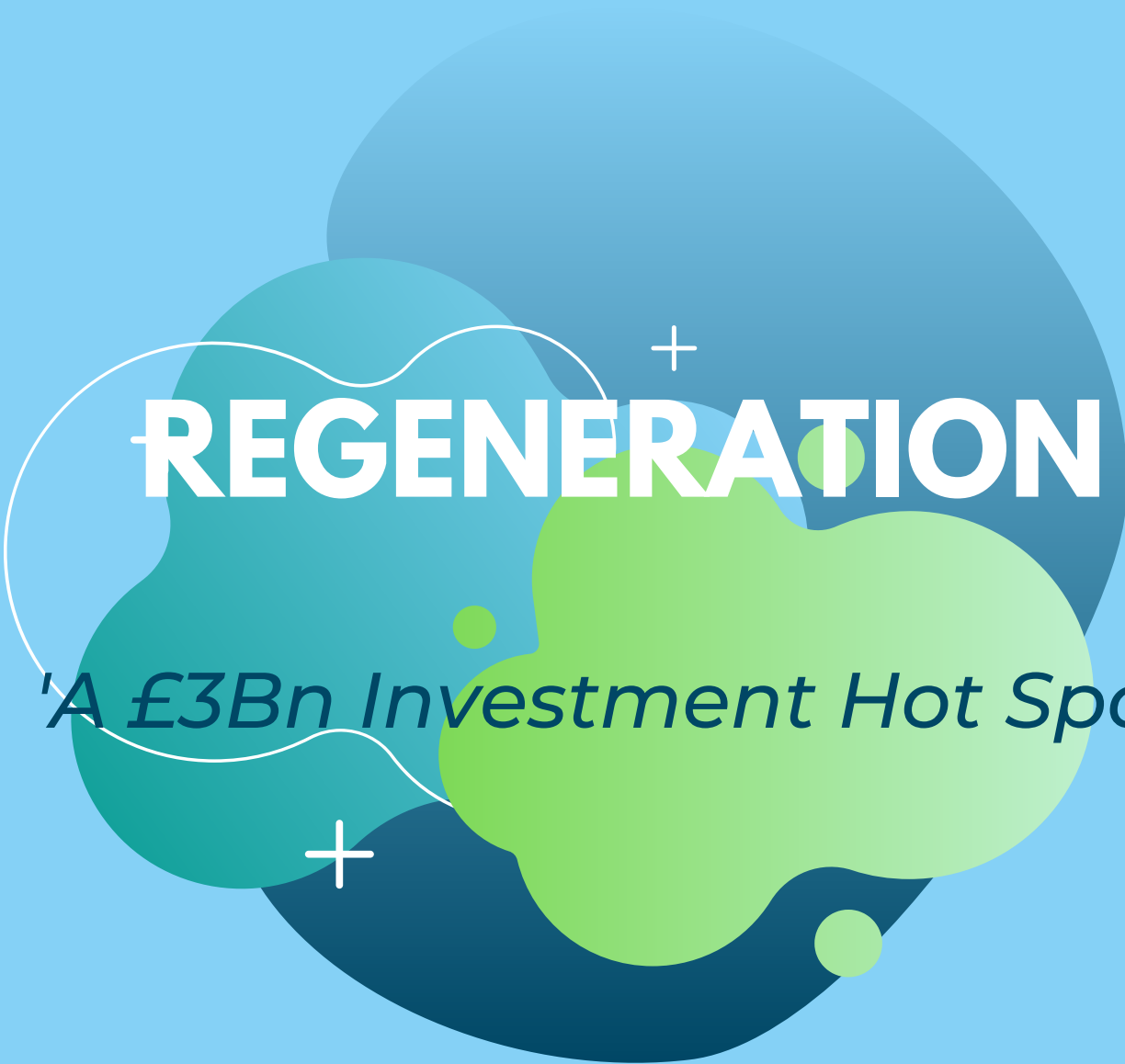


57

KILOMETRES

from
Shenfield Crossrail

Colchester is transport infrastructure mens it is well connected and very attractive to both commuters and businesses who are looking to grow in the South East



REGENERATION

'A £3Bn Investment Hot Spot'

THE NORTHERN GATEWAY

This employment area is currently being developed as a new regional sport, business & leisure destination to the north of the town. This new development will maximise its potential from its prime location adjacent to Junction 28 of the A12 for enhanced connectivity to the Colchester's Northern Gateway and for the retention and expansion of Severalls Business Park nearby. Two plots of land, designated for B1 use, are currently available at the Colchester Northern Gateway: one 10.5 acres (4.26Ha) and 4.2 acres (1.7Ha).

Land to the north of Colchester has inspired a vision to create a place where local people and visitors alike can choose how they can shape healthy, active lifestyles for themselves and their families; a place where business can flourish and be a part of this new community.

This ambition is now becoming a reality as Colchester's Northern Gateway crystalises into a new business, sport, leisure and residential destination of regional significance.

With world-class digital connectivity plus instant access to the regional transport network, this development will showcase high-quality contemporary urban design.

Once complete, this flagship complex will cement Colchester's reputation as a major centre for job creation and a magnet for growth within the region.

**Business, residential and leisure location
to the North**



Colchester Northern Gateway – North

is home to the Northern Gateway Sports Park. This expansive, 76-acre, location is ideally situated off junction 28 of the A12. It will become a social hub for the north of Colchester, providing a broad range of indoor and outdoor sports and leisure activities and welcoming people of all ages and abilities.

The Sports Park will feature a five court Sports Hall, Indoor Cricket, Fitness Suite, Exercise Studio, Spin Studio, a 1-mile floodlit Cycling Track, Meeting Rooms, 2x 4G Pitches, Archery, accessible cycling routes, Learn to Ride and cyclo-cross. It will welcome new and existing cyclists, sports clubs and people wanting to enjoy an array of sports to keep fit and healthy.

With world-class digital connectivity plus instant access to the regional transport network, this development will showcase high-quality contemporary urban design. It will combine exceptional green credentials with a highly desirable environment creating an aspirational place for living, playing, working and doing business.

The Sports Park development is progressing fast with an anticipated opening date of January 2021.



Colchester Northern Gateway – South

is a 60-acre site, located south of junction 28 of the A12. Colchester Borough Council's Masterplan will see the construction of up to 350 new homes, including 30% affordable homes to be retained by the Council; a healthcare campus with older persons accommodation of up to 300 units, a private acute surgical hospital and 75-bed care home; and up to 45,500 sqm of commercial floorspace.

This development puts **greener living and sustainability** at the heart of economic growth.

To the west of the site, will be a state-of-the-art leisure development for Colchester. Having gained planning permission in 2018 for new retail, leisure, food and drink outlets, **the developer**, a Hollywood Bowl bowling alley, a Putt Stars indoor golf centre, a Jump Street run climbing centre; seven restaurants, two drive thru restaurants and a 90-bed hotel. Plus, in addition to parking for 750 cars, the scheme will have eight electric car rapid charging points.?

Turnstones Estates recently attained planning for a £50m 12-screen Cineworld cinema (with Superscreen and 4DX),



KNOWLEDGE GATEWAY AT THE UNIVERSITY OF ESSEX

The Knowledge Gateway reflects opportunities associated with the University's growth plans which draw on a global reputation for analytics and data science and outstanding support for SMEs. The Knowledge Gateway is quickly becoming the location of choice in the eastern region for knowledge-based enterprises in science, technology and the creative sector. In addition the location will realise benefits linked to the proposed University Garden Village to the east of Colchester.

The town itself has recognised the importance of a strong student population with an increase in purpose built student accommodation moving closer to the town. A larger and more engaged student population increases the amount of post graduates who stay in Colchester to boost the local economy and create more demand for housing which has been demonstrated by the recent growth in the northern powerhouse cities like, Liverpool, Manchester and Leeds.

WEST COLCHESTER URBAN DEVELOPMENT

Located to the west of Colchester is the Stanway Economic Growth Area with good access to the strategic road network at Junction 26 of the A12 and good access to the A120. It contains a mix of commercial uses including retail and B-use employment floor space. A significant amount of new commercial development has been constructed over the last decade, in part enabled by the completion of a new bypass. The vision for the area is to create a sustainable and balanced place to provide a stimulating, attractive and economically vibrant hub for the growing population, building on its success as a retail and commercial destination.

Development is taking place on a variety of fronts including new green space and around 1740 new homes plus:

STANE PARK

Planning permission was granted in August 2018 for the Stane Retail Park in the heart of Stanway. Currently the 5 acre Leisure Park area of the scheme is underway with a public house and 5 restaurants being built. The Retail Park part of the scheme, totalling some 15 acres, when completed, will provide an exciting line up of high quality retailers to add to the existing retail offer in Stanway.

TOLLGATE VILLAGE

This scheme aims to provide new retail and leisure facilities to complement the Stanway Growth Area and to create a heart for the expanding community and a coherent retail, leisure and community focus for the area. Tollgate Village would be an environment where people can work, shop, meet and relax, creating an anticipated 1,000 jobs, bringing an estimated £16.9m to the local economy and retaining expenditure within the Borough of Colchester.

EDUCATIONAL EXCELLENCE

Colchester has a working age population of **122,000** talented, experienced and educated people. Being a major centre the town also draws a workforce from neighbouring authorities in North Essex and South Suffolk.

However, the town's proximity to London also means that Colchester is an established commuter base, an issue which the Council is keen to address through inward investment activity.

Compared to Essex and Great Britain, Colchester Borough had a notably higher skilled population with almost **80%** of the working age population holding an NVQ2 or above equivalent qualification and a much lower share of the population with no qualifications at all. This profile of people are most likely to seek out privately rented accommodation.



Colchester is well positioned to retain more local talent with a range of high-quality education options which nurture an abundance of forward-thinking minds and refreshing outlooks to help businesses in the Borough grow and prosper.

Voted 'University of the Year' in
The Times Higher Education
Awards 2018. Home to Essex
University Ranking top 5 in the
UK for Social Science research
and top 20 in the UK for
research excellence.



TOWN CENTRE

£500m is being invested in the Town Centre in a programme of ongoing private and public sector projects to improve Colchester Town Centre. These projects are aiming to expand and improve the already outstanding potential of the borough, bringing out the best of its history and heritage along the way.

The newly developed Fenwick store has helped increase the footfall on the high street and helped drive business in the Culver Square retail quarter.



NEW HOMES FOR A GROWING POPULATION

Colchester has had more new housing completions over the past five years than any other of the 13 local authorities in Essex.

Colchester's build rate reflects the Council's willingness to work with developers to bring well-integrated and accessible communities forward, characterised by a high quality of place.

The Council's plan-led approach is important in the Borough's visionary role in pursuing the consideration of new Garden Communities as a way of addressing future long term growth across North Essex.

1237

HELP TO BUY EQUITY LOANS

From 2013 to 2017 Help to Buy equity loans enabled 1237 households to buy property.

9454

ADDITIONAL DWELLINGS

Growth is expected to continue with a further 9454 net additional dwellings projected between 2015/16 to 2028/29.

4.65%

TURNOVER OF PROPERTIES

There is a buoyant local housing market with turnover of properties 4.65% higher than neighbouring authorities in 2018.

597

AFFORDABLE HOUSING UNITS

597 affordable housing units have been delivered between 2014-2018.

STRONG RENTAL MARKET

For those households that want more flexibility, there is a strong private rented sector which has more than **doubled** in the last 10 years.



'Massive investment to develop Colchester's digital infrastructure, future proofing the town, accelerating growth and making it an advanced business arena'

World class connectivity is essential if Colchester is to realise its ambition of providing high-quality jobs for its growing population. Propelling Colchester Town Centre to be one of the best connected places in the country and with the aspiration to extend Ultra Fast Broadband further, it will act as a vital building block for future investment and regeneration.

Colchester recently announced its intention to further its economic growth plans through improving connectivity. Colchester's Digital Strategy sets out its intention to become the **best-connected place in the Eastern region** making it a magnet for creative, digital, technology and IT businesses. Capable of competing with the better-known tech clusters around the UK like Edinburgh, Cambridge and Bristol.

The network is based on pure fibre technology and propels Colchester Town Centre forward to be one of the very best connected places in the UK. Subscribing **businesses enjoy speeds higher than 99% of those available across the UK and 89% across the EU.**

A future-proof fibre infrastructure providing Ultrafast fibre Gigabit connectivity is now available across the town centre. In 2019-21 this network will be expanded to cover the whole of central Colchester

There are several work strands identified in the delivery plan and we are hopeful that there is a successful funding bid from the DCMS from its **£200m** Local Full Fibre Networks broadband infrastructure development programme. The work strands include:

- Extending the reach of Ultrafast Broadband right across the Borough
- Taking an 'infrastructure first' approach to developing employment land by installing Gigabit connectivity ahead of development
- Targeting tech companies for inward investment
- Promoting Colchester as a testbed for 5G connectivity
- Showcasing 'Smart City' innovations to help manage traffic congestion and air quality
- Assessing whether Colchester could host an internet exchange as part of the UK's national infrastructure

Fundamentally, Colchester's Digital Strategy gives business the chance to reimagine itself in the products and services it offers and develops and the markets it goes for, which will be particularly important in the next few years. Colchester's ambition to improve connectivity will give it 'digital distinctiveness' in the competition for inward investment too.

Location for Growth

Colchester's ambitious growth plans are being fed by the major investment which is being distributed across the town with developments underway at all points on the compass

Much of Colchester Borough's ambitious growth plan is back by inward investment, and a buoyant property market whilst the new bedrock for business growth in the area is advanced digital infrastructure which should allow Colchester to get ahead of other regions in the UK.

It has been identified that these sectors will drive Colchester's economic growth



The diverse avenues for growth give Colchester every chance of achieving the ambitious plans it has set out to achieve. Many of the identified sectors will feed off of each other and help to create secure jobs for the future.

£3bn

Investment Hot Spot

£250m

**being invested in growth at
University of Essex**

£137m

**Northern Gateway
Leisure Development**

£28m

Firstsite Gallery

£9m

Mercury Theatre

£30m

Fenwick Retail Centre

**Ultrafast Broadband
faster than**

99%

of the UK

Colchester and HMO's

The town has all the attributes to make it perfect for Specialist Strategies including a highly profitable HMO investment product

- . University
- . Large working population
- . Educated professionals
- . Job creation scheme
- . Area for growth down to fibre
- . High demand for housing
- . AHEAD OF THE GAME
- . Untapped Market
- . No Article 4
- . Growing rental demand

The HMO market is still untapped in Colchester and the area isn't subject to Article 4. Find out how you can invest before it's too late by getting in touch with us or downloading the [HMO investment pack](#).

The Property Giants are ahead of the game with our proven model which is currently working for investors in the South East.



Download your HMO Giant
investment pack

CONTACT US TODAY



www.thepropertygiants.co.uk



info@thepropertygiants.co.uk



[07572775923](tel:07572775923)

FIND YOUR NEXT INVESTMENT



ESSEX

SUFFOLK

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