



3 High Street
Colchester
Essex CO1 1DA



Permitted Development Opportunity

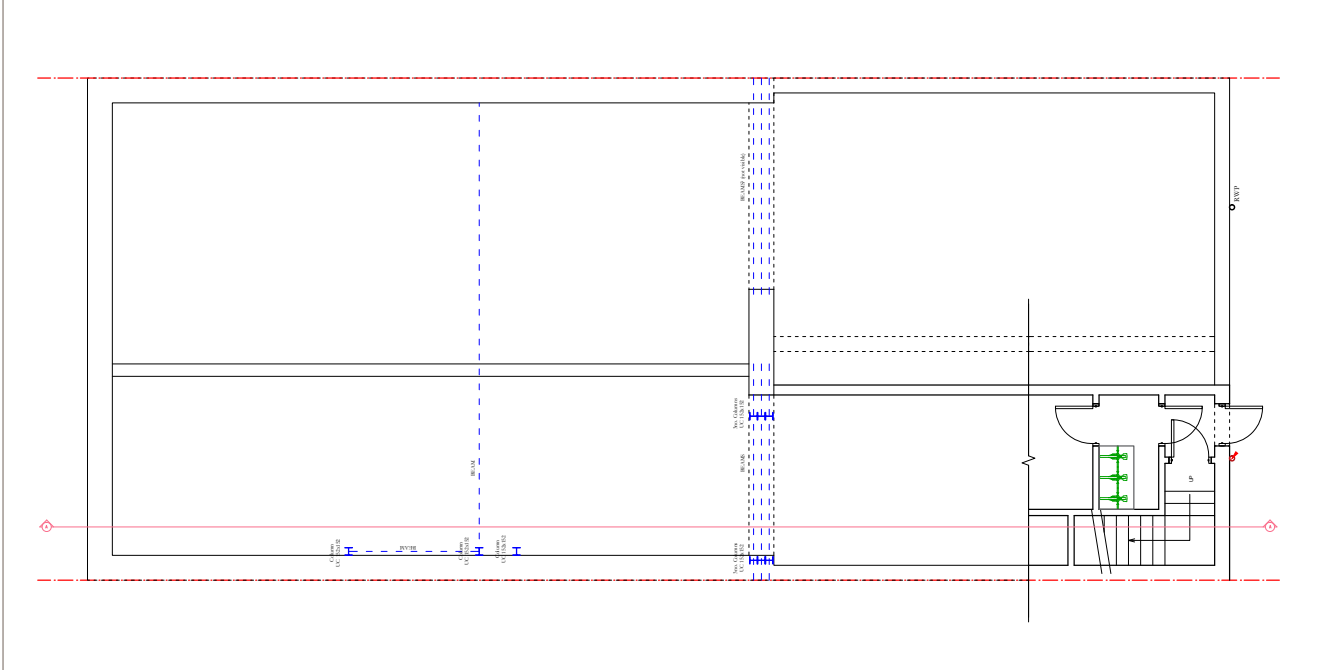
- Site with prior notification for the change of use of first to third floors inclusive from offices (B1a) to 13no. residential apartments
- The scheme is ready for construction
- Site measuring approximately 303sqm/3,261ft²
- Estimated market rent once complete £101,700
- 8-minute drive to Colchester Station which provides direct links into London Liverpool Street
- 999 year leasehold
- Sold with vacant possession
- Up to date search pack
- Offers in excess of £425,000

Description

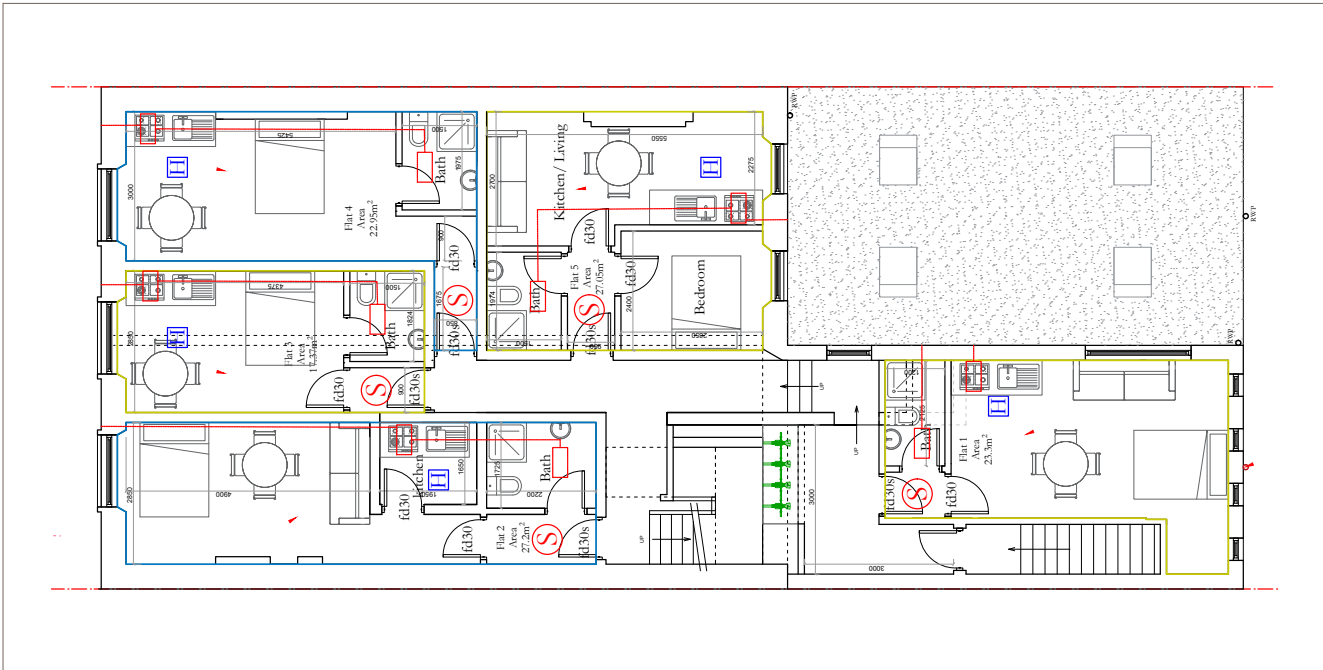
The property comprises a multi-storey mid-terraced building providing two retail units at ground level, let and sold off separately with accommodation above, previously used as offices but currently in a shell condition in readiness for development. The properties themselves are accessed from the rear via a shared pedestrian walkway. The property has no outside space or parking. The offices were in a basic dilapidated order. The site now benefits from Notification for prior approval for the proposed change of use of first to third floors inclusive from offices (B1a) to 13no. residential apartments (C3).

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Proposed Ground Floor Plan

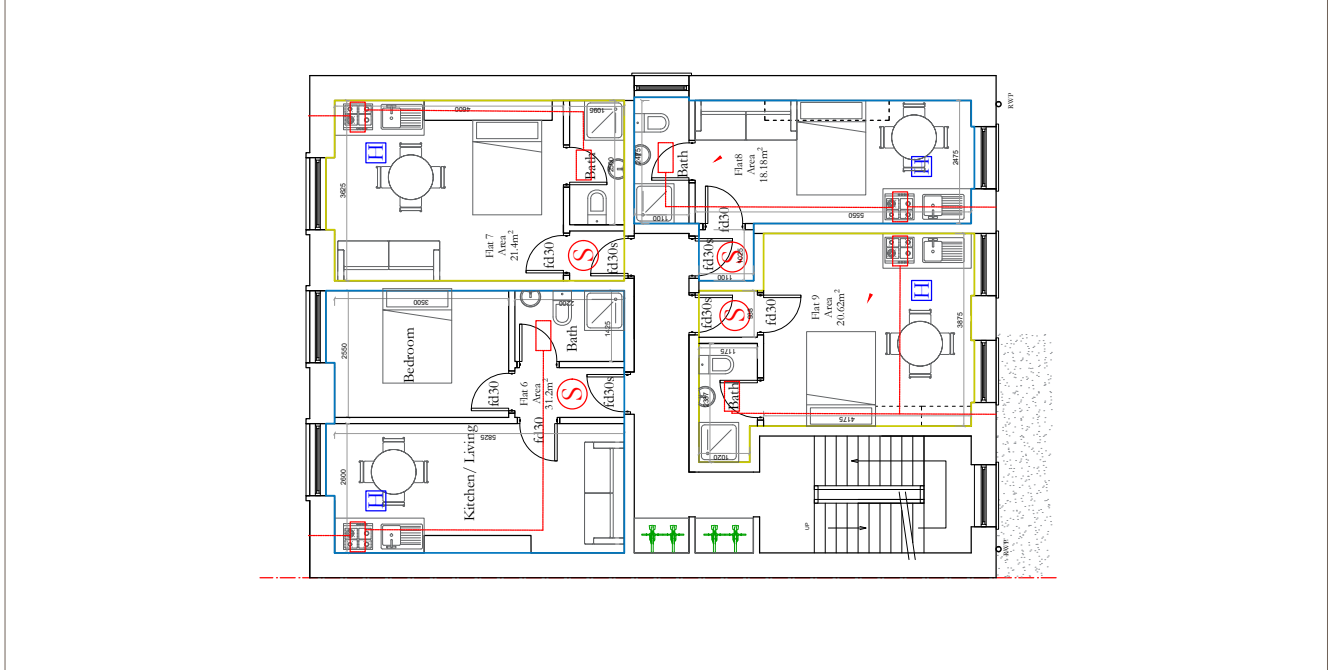


Proposed First Floor Plan

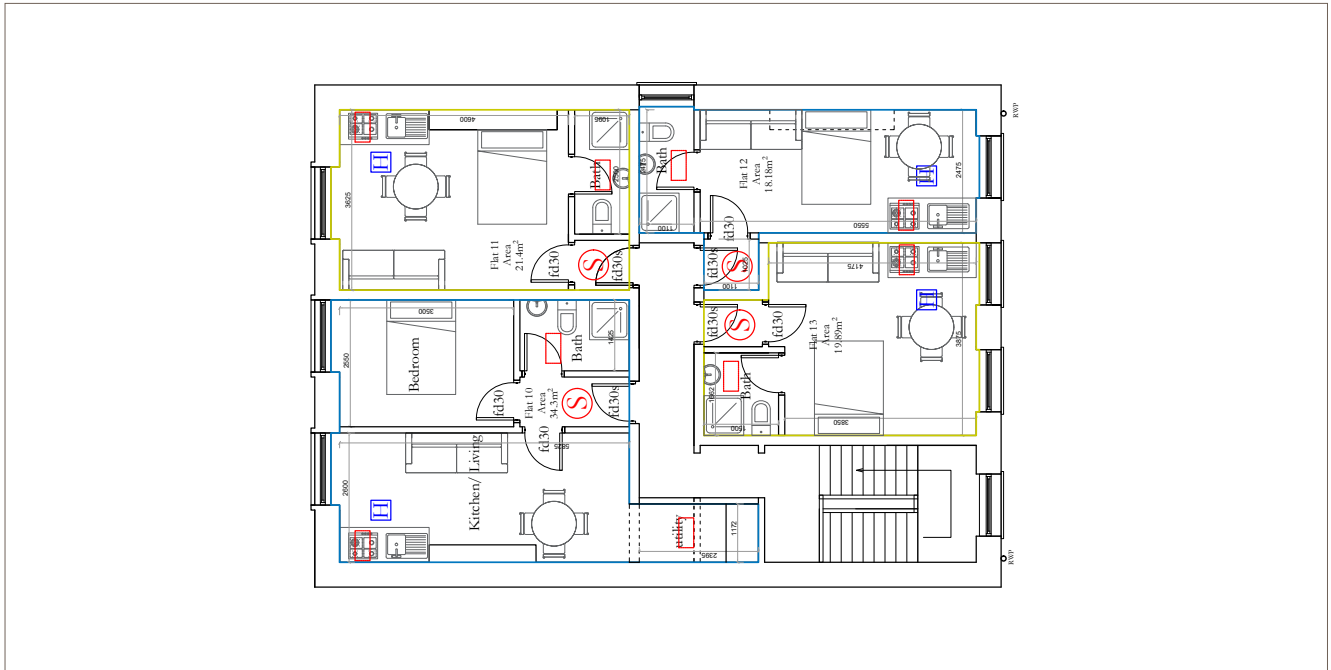


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Proposed Second Floor Plan

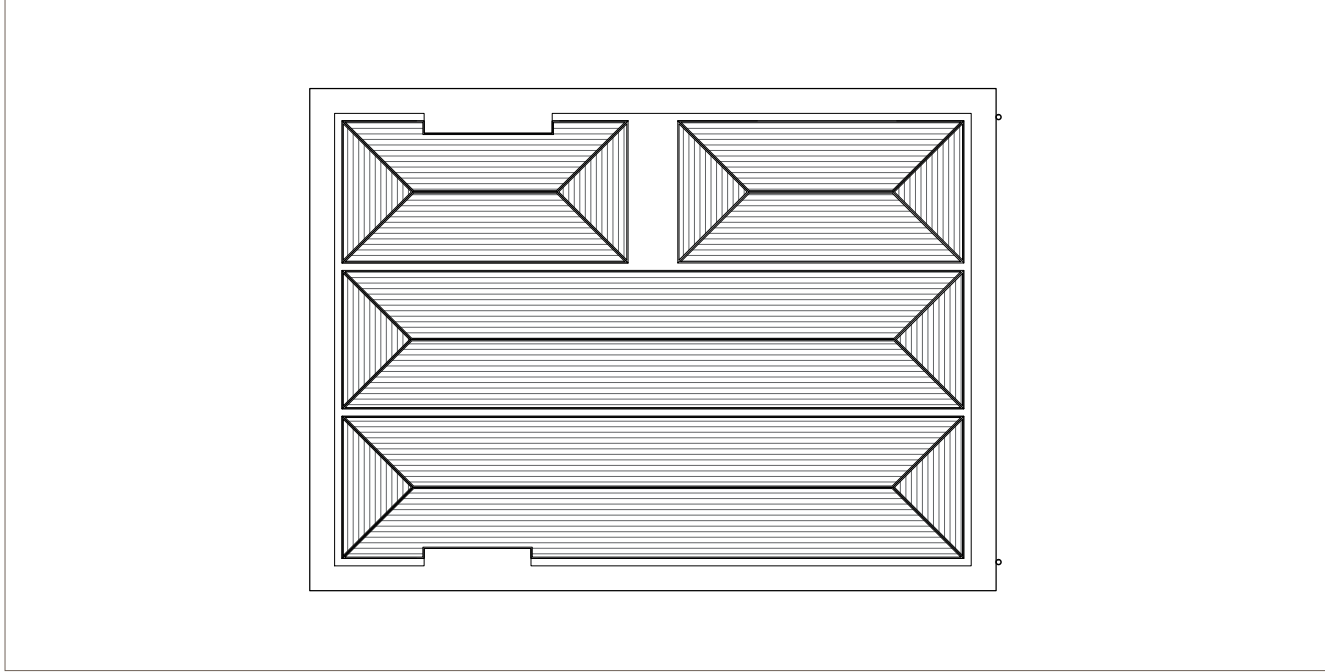


Proposed Third Floor Plan



3 High Street Colchester Essex C01 1DA

Proposed Roof Plan



Proposed Schedule

Unit	Type	GIA (sq m)	GIA (sq ft)
1	Studio	24	258
2	Studio	27	291
3	Studio	17	183
4	Studio	23	248
5	Studio	27	291
6	Studio	31	334
7	Studio	21	226
8	Studio	18	194
9	Studio	21	226
10	Studio	35	377
11	Studio	21	226
12	Studio	18	194
13	Studio	20	215
Total GIA		303	3,261

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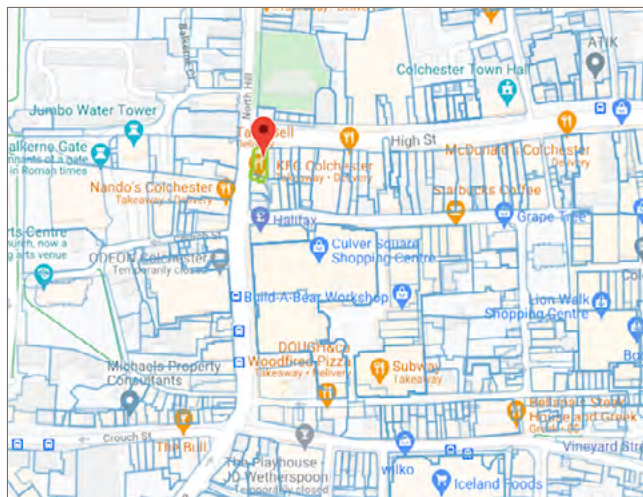
Location

Colchester is a historic market town situated within the county of Essex. The site is situated within a commercial location in Colchester within close proximity to local facilities and transport links. The town offers a range of amenities such as sporting facilities, fitness centres, restaurants, pubs, and only a short walk to the new 90,000 sqft Fenwick Department Store. Furthermore, the scheme is only a 10 minute drive to Colchester football club. These two factors combined make the location reasonably sought after. The local area also offers a great choice of schools including St. Mary's School, Colchester High School and The University of Essex. Colchester offers open grasslands and stunning scenery such as Gosbecks Arcaeological Park which covers 65 hectacres, Lexden Park Local Nature Reserve and Westlands Country Park which are all perfect for outdoor activities such as running, cycling, walking and fishing.

Transport

The site is well located for transport links, being only 1.1 miles away (4 minute drive) from Colchester Town Station, which provides direct links to London Liverpool Street as well as other local destinations including Clacton on Sea and Walton on the Naze. There are several bus stops which provide services into the town centre and to the University campus which is a 9 minute drive from the proposed scheme. We believe that the scheme offers a unique opportunity for students looking for alternative accommodation away from the quieter surroundings.

Site Plan



George Grenfell 01992 660204
george.grenfell@highfield-investments.co.uk

Planning Permission

Application number: 200417- Notification for prior approval for proposed change of use of first to third floors inclusive from offices (B1a) to 13no. residential apartments (C3).

Additional Information

Planning and other related documents will be sent in the form of an information pack that can be requested from a member of the Highfield team.

The scheme will be placed in Allsops forthcoming online auction on 31st March if not sold prior.

Access

Access can be arranged with sole agents Highfield Investments.

VAT

We have been advised that VAT is applicable.

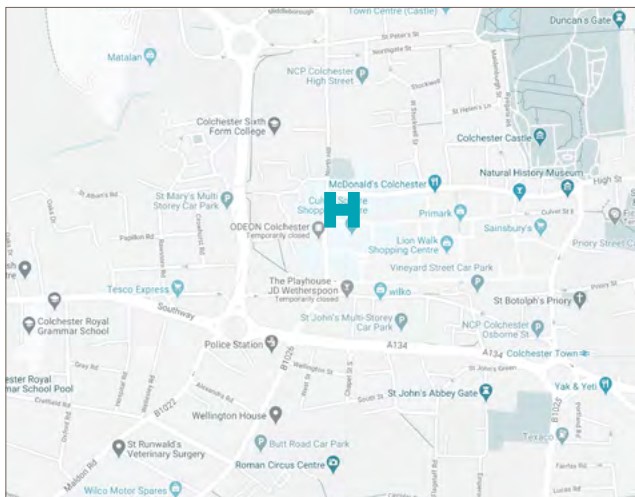
Tenure

999 year leasehold.

Terms

We are inviting offers in excess of £425,000 for the leasehold interest

Area Map



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