

# COLCHESTER HEALTH CAMPUS



A SIGNIFICANT HEALTHCARE AND RETIREMENT LIVING DEVELOPMENT OPPORTUNITY

**NORTHERNGATEWAY**





COLCHESTER TOWN CENTRE AND TRAIN STATION

COLCHESTER GENERAL HOSPITAL

HIGHWOODS COUNTRY PARK

PROPOSED LOCAL SHOPPING STORE

DAVID LLOYD HEALTH CLUB

COLCHESTER STADIUM

FUTURE RESIDENTIAL AND COMMERCIAL

LEISURE SCHEME

THE WALK BOULEVARD

THE SITE

PARK & RIDE »

FUTURE VILLAGE GREEN

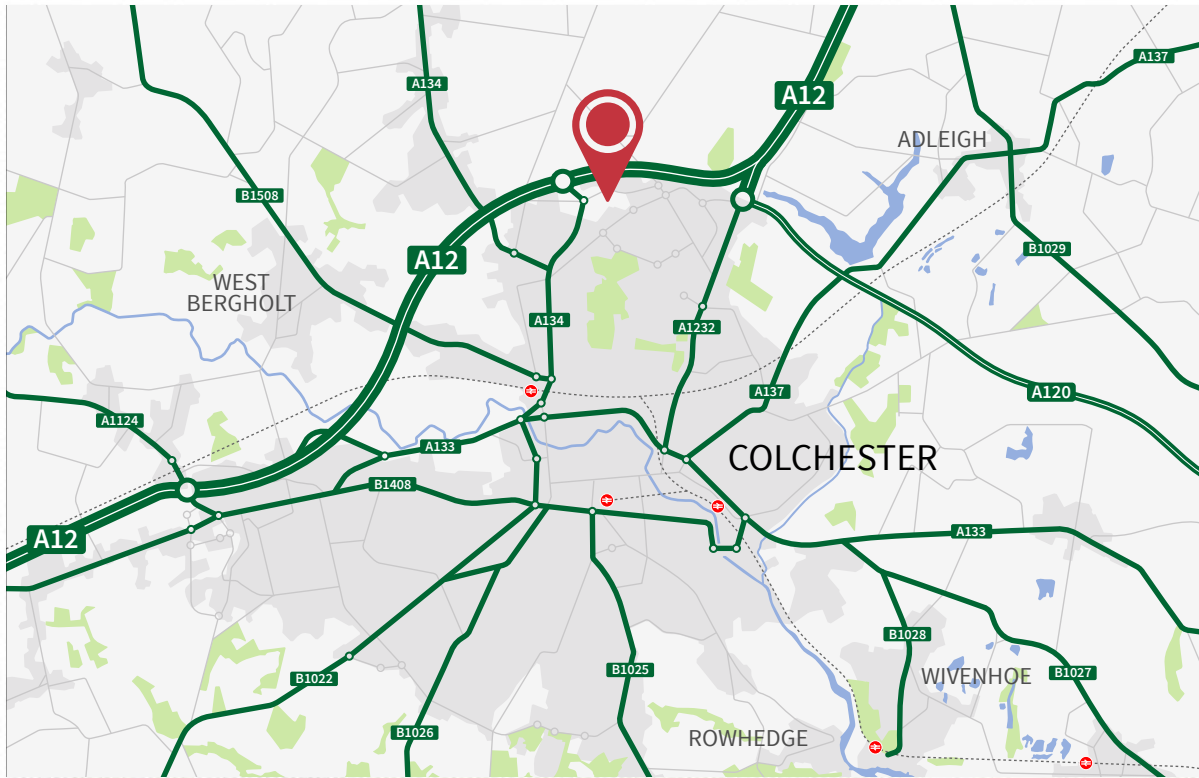
FUTURE RESIDENTIAL

BUSINESS PARK

A12

SPORTS PARK

INDICATIVE SITE PLAN ONLY



## OPPORTUNITY SUMMARY

*A greenfield site with outline planning for up to 300 older peoples homes, a private hospital, a care home and medical centre*

An exciting opportunity to deliver a consented healthcare and retirement living campus in a rapidly evolving area of Colchester.

The site forms part of Colchester Borough Council's Northern Gateway masterplan which is fast becoming a new healthcare, sport, leisure, business and residential destination of regional significance.

Northern Gateway is strategically located to the north of the town centre, around Junction 28 of the A12. It benefits from excellent connectivity to the thriving town centre, neighbouring towns and London.

Transformation is already underway with the completion of the multi-million-pound Colchester Sports Park. Construction has commenced on the 200,000 sq ft Leisure Park scheduled to open in 2023.

At present the proposed health campus is a level, vacant, greenfield site extending to 5 ha (12.4 acres).

Outline planning has been granted to provide up to 300 older people's homes (C3), a 4,300 sqm private hospital (C2), a 1,200 sqm medical centre (D1) and a 75-bed care home (C2).

The whole Northern Gateway development will benefit from a carbon-reduction District Heat Network, using natural energy to provide heating and hot water, and an integral digital network providing ultra-fast broadband to homes and businesses.

The site benefits from considerable demand for high quality healthcare and retirement accommodation within this undersupplied and expanding catchment.



## SITE DESCRIPTION

- The northeast corner of the main masterplan site is defined for Healthcare use. At present the site is level, vacant and greenfield.
- The position of the healthcare campus has good prominence and visibility from the main arterial routes with the proposed hospital building situated closest to the junction and facing onto Via Urbis Romanae and Axial Way, a key gateway site into Colchester.
- Surrounding uses will include a new village green and community centre, new housing development and a newly developed leisure scheme. The Energy Centre is situated to the southern edge of the existing Toyota care dealership.
- A 600m tree-lined, pedestrian and cycling route, known as The Walk, runs along the southern boundary of the site linking the residential homes and communities to the east of the area with the leisure amenity to the west of the site. The Walk creates a tree lined spine of the masterplan, creating a sequence of spaces and unifying the healthcare, commercial and residential areas. This infrastructure has been developed and is in use.
- New tree and shrub planting will encourage biodiversity and create attractive green spaces for relaxation and leisure, opening up routes for walkers, cyclists and horse riders.



## LOCATION AND CONNECTIVITY

Colchester is a major historic market town with a population of c.200,000 in the county of Essex, bordering picturesque Suffolk and Constable Country, within 20 minutes (by car) to the coast yet also 45 mins from central London by train.

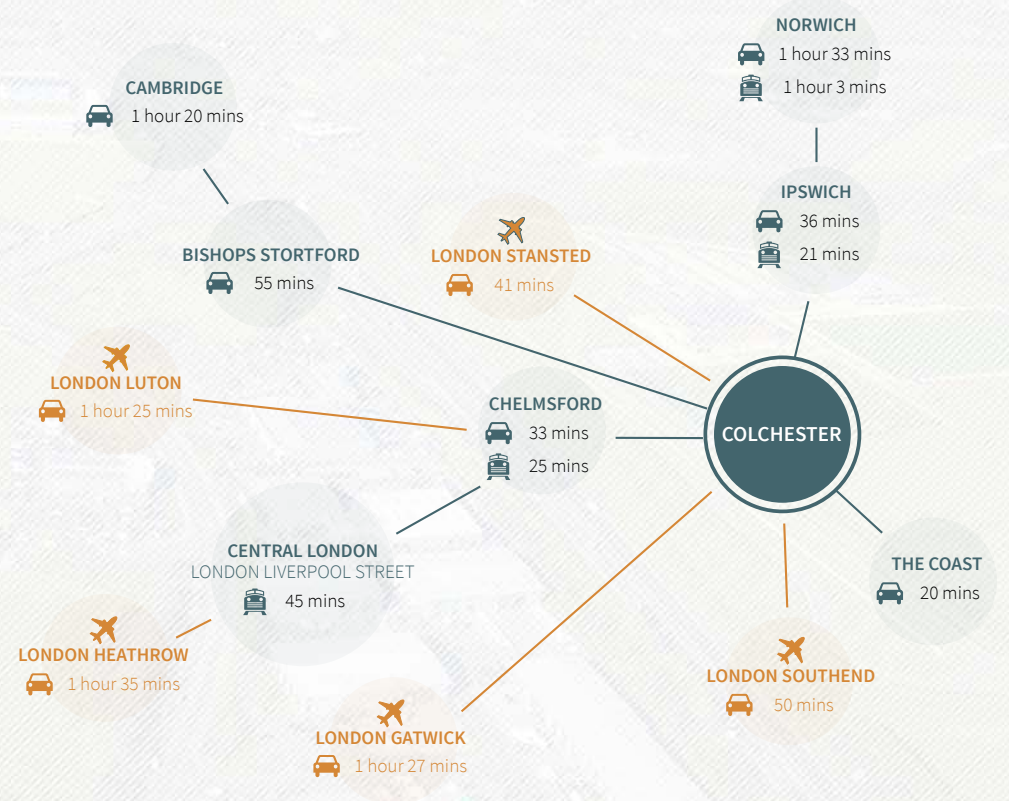
This historic town, Britain's first city, dates back over 2,000 years and is now a thriving modern town with numerous visitor attractions such as Colchester Zoo and Colchester Castle and a wide retail and restaurant offer.

The subject site to the north of the town centre is strategically located directly between Junction 28 of the A12, the town centre link road, and the A12 / A120 interchange (Junction 29). This access to unrivalled road links provides excellent access to other parts of Essex, neighboring towns such as Chelmsford, Ipswich, Braintree and Bishop's Stortford as well as the M11, M25 London Orbital Motorway and London.



The site itself also has good access to the local transport network. There is a bus stop about half a mile from the proposed scheme which provides access to Colchester Railway Station and the wider town.

Local bus routes are serviced by a park and ride.



# MASTERPLAN SUMMARY

- Healthcare Campus (5ha) consisting of up to 300 older people's homes (C3), a 4,300 sqm private hospital (C2), a 1,200 sqm medical centre (D1), a 3,600sqm 75 Bed Care Home (C2)
- 200,000 sqft leisure scheme which will include a cinema, restaurants, hotel and other leisure facilities, as well as parking for 750 cars and EV charging points
- Up to 55,742 sqm for Offices
- Up to 350 homes with ancillary retail, food & drink, a digital network of ultra-fast broadband
- 2 points of vehicular access from the public highway, a pedestrian boulevard
- Community green and community centre

Further detail on the masterplan can be accessed via the portal.

## NORTHERN GATEWAY - THE VISION

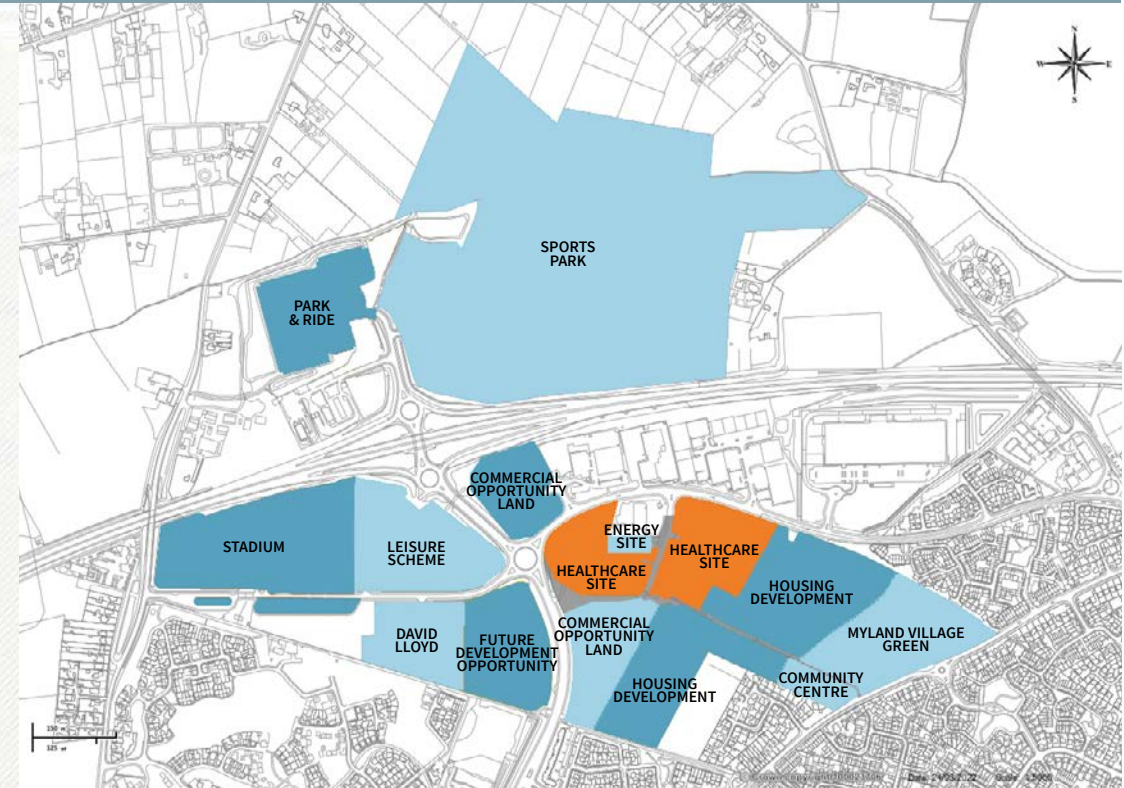
The land to the north of Colchester has inspired a vision to create a place where local people and visitors can choose how they can shape healthy, active lifestyles for themselves and their families, in a place where businesses can flourish and be part of this new community. Colchester's Northern Gateway is crystalizing this vision as a new business, sport, leisure, healthcare and residential destination emerges.

The site has world class digital connectivity and instant access to the regional transport network, while showcasing high quality contemporary urban design. It will combine exceptional green credentials with a highly desirable environment creating a place for living, working and doing business.

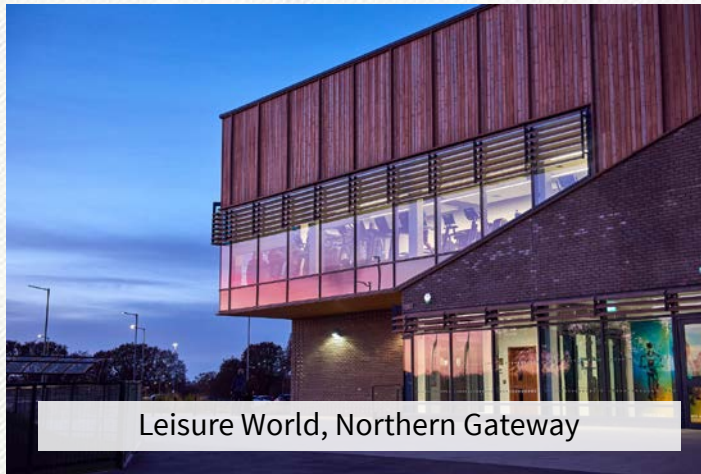
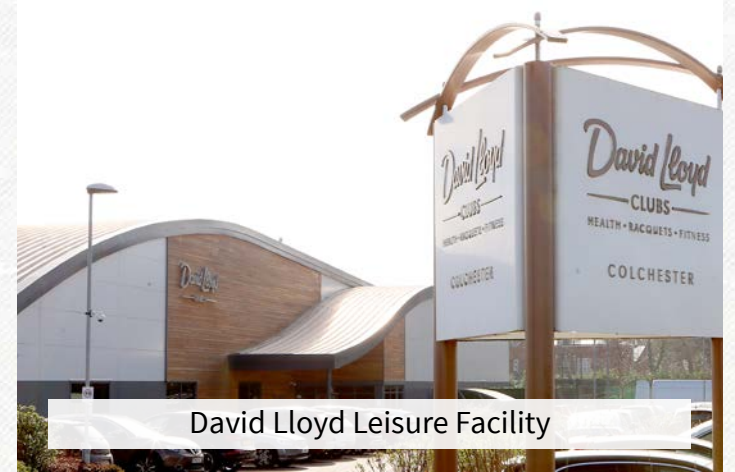
Existing developments in the area include the new Sports Park, Colchester United's Community Stadium, Park and Ride and the David Lloyd leisure facility.

The 200,000 sqft leisure scheme which will include a cinema, restaurants, hotel, as well as parking for 750 cars and EV charging points is scheduled to open in autumn 2023 (funded by Canada Life). The £65 million scheme has attracted a strong line-up of operators including Cineworld, Travelodge, Hollywood Bowl, Puttstars, Jump Street, Greggs, Kervan Kitchen and Wendy's.

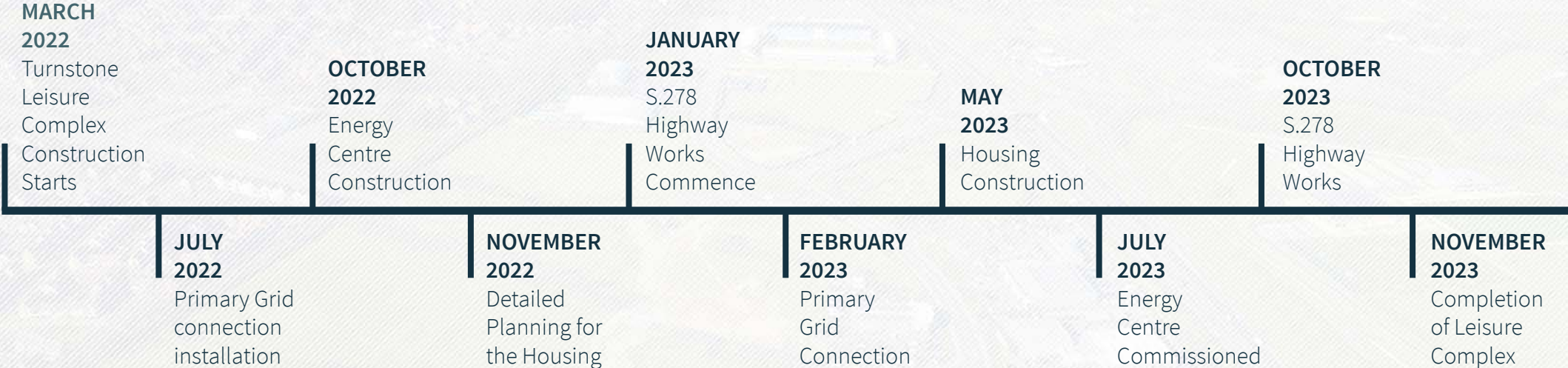
Colchester Amphora Homes Ltd are bringing forward over 350 beautifully designed new homes to this impressive location. New homes ranging from 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses will be available from the Summer of 2023. These will be located to the east and south of the healthcare scheme.



## NORTHERN GATEWAY - THE VISION



# TIMELINE OF ASSOCIATED WORKS





# PLANNING

## Masterplan

A hybrid outline planning application (Ref: 190665) has been approved for the following masterplan:

Outline application for:

- healthcare campus (5ha) of up to 300 older people's homes (C3)
- 4,300sqm private acute surgical hospital (C2) (1,200sqm.)
- medical centre (D1) 3,600sqm,
- 75-bed care home (C2),
- up to 45,100sqm offices (B1a);
- up to 350 homes (C3),
- with ancillary retail & food & drink of up to 1000m2 of retail (A1),
- up to 500m2 of food and drink (A3),
- digital network of ultra fast broadband;
- 2 points of vehicular access from public highway,
- pedestrian boulevard
- community green(4.5ha)

All matters apart from access to be reserved in relation to outline elements of proposals.

Detailed consent for a 1st phase of infrastructure to energy centre & heat.

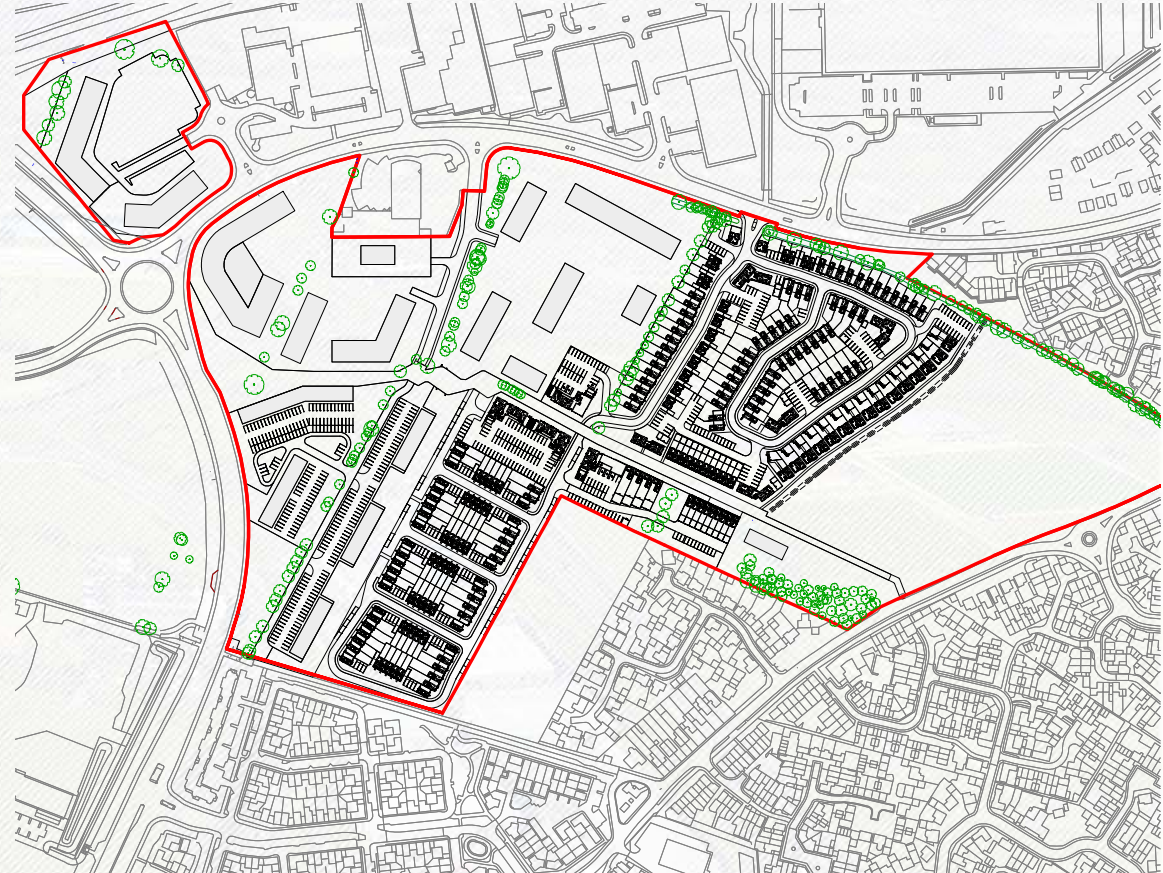
## Healthcare Campus

Planning has been granted to provide the following uses on the 5-hectare (12.4 acre) site:

- up to 300 older people's homes (C3)
- a 4,300 sqm private hospital (C2)
- a 1,200 sqm medical centre (D1)
- a 3,600 sqm, 75-bed care home (C2)

There is scope to modify the scale of the buildings within the proposed masterplan. The currently proposed building heights consider surrounding uses and provide screening for potential residents from Via Urbis Romanae.

The Northern Gateway will benefit from an integral digital network to provide ultra-fast broadband to homes and businesses. In addition, the area will feature a carbon-cutting, Renewable Heat Network supplying properties with heat and hot water. Further detail on this sustainable energy project can be accessed via the portal.





**3,439**

Number of market standard care home beds (2020)



**5,881**

Demand for care home beds by 2025



**Population**

Of over 75s = 69,017 (10%);  
Of over 65s = 145,707 (21%)



**21%**

Proportion of elderly people (over 65s) in catchment higher than GB average



**Ageing**

Demographic (growth of older people)

**UNLOCKING COLCHESTER AS A HEALTHCARE LOCATION**



**76%**

Considered medium-high affluence



**Good**

Access to staffing pool



**Complementary**

Healthcare uses



**1,761**

Undersupply of market standard beds for catchment care homes in 2020



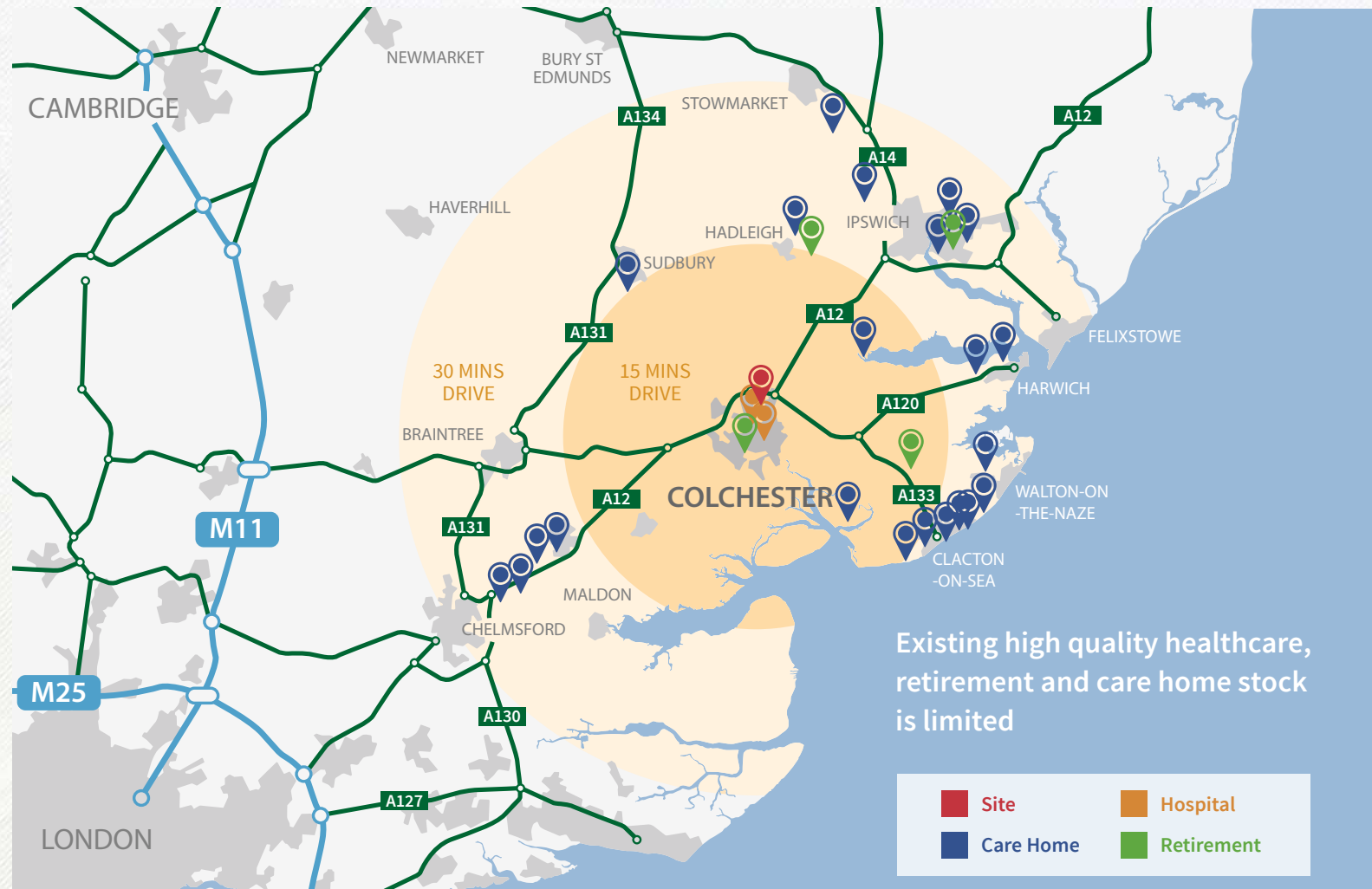
**1,155**

Undersupply of retirement units in the catchment per ARCO's aim for 2020

*The subject scheme offers the opportunity for the local community to benefit from new high quality retirement housing and care provision which is currently significantly undersupplied.*

There is a significant and growing ageing population in the market catchment (30 minute drive time) supporting strong demand for healthcare and retirement accommodation.

- Rapidly growing older person population in the area– forecast to increase by 20% in the next 10 years
- Currently over 145,000 over 65s in 79,000 households
- 76% considered medium-high affluence
- Average house value for over 65s of £295,000

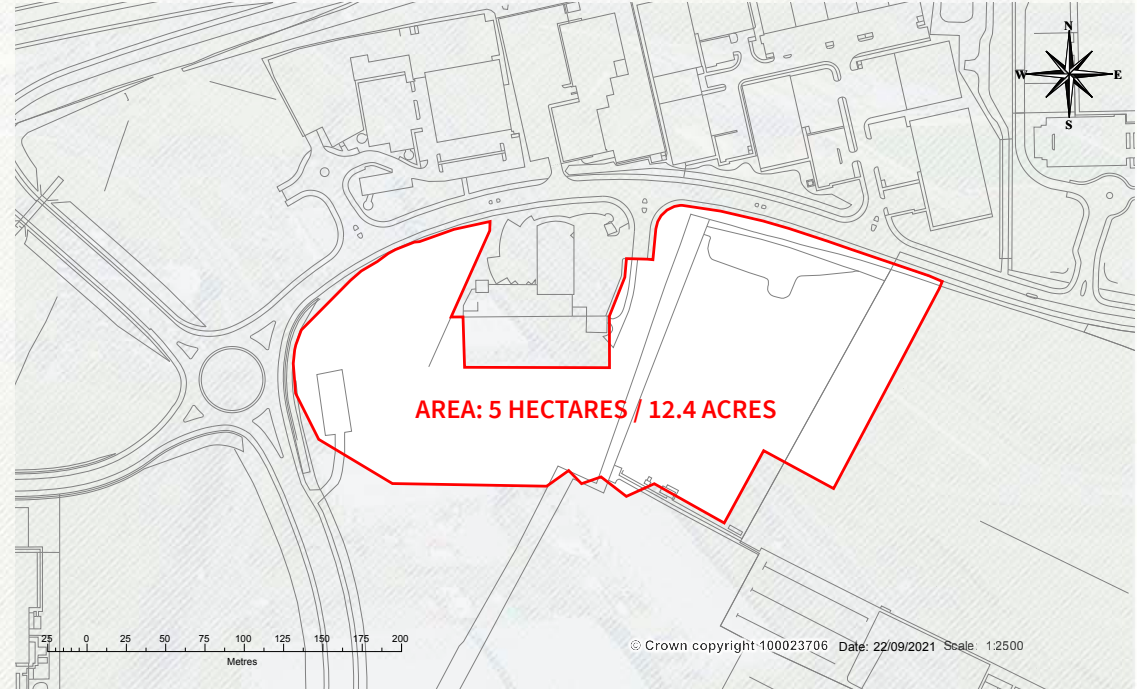


Existing high quality healthcare, retirement and care home stock is limited

## METHOD OF SALE

- Colchester Amphora Trading Ltd which is representing Colchester Borough Council is seeking a party to bring forward development of this exciting health campus within the Northern Gateway masterplan.
- The site is held Freehold by Colchester Borough Council. Offers will be invited for the long leasehold interest. It is anticipated the term of the lease granted by the Council will be 250 years at a peppercorn rent.
- While the Council's strong preference is for an unconditional sale of the whole, alternative proposals and offers for individual lots will be considered.
- The vendor reserves the right not to accept the highest or indeed any offers received.

Further information regarding submission requirements will be provided prior to the bid deadline.



## SERVICES

Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services for any proposed development.

Colchester Amphora Energy Limited will be completing the district heat network prior to development of the scheme. Colchester Borough Council and Colchester Amphora Energy Ltd has secured £3.5 million from the Department for Business, Energy & Industrial Strategy (BEIS) for the development and construction of the low carbon district heating system.

## VAT

The site is currently not elected for VAT but Colchester Borough Council reserves the right to elect.

## FURTHER INFORMATION

Further details, including planning documents are available via the data room. Please contact JLL for access.

## VIEWINGS

The site is secured but not occupied. Interested parties are able to view from Axial Way and Via Urbis Romanae.

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