



STANE PARK  
**TOLLGATE**  
COLCHESTER CO3 8RH

**Stane Retail Park  
immediately adjacent to  
junction 26 of the A12**

Stane Retail Park, the development of a new 171,100 sq ft retail park is scheduled to open in summer 2020.

Stane Leisure Park, the development of a public house and five restaurants will be fully open in November 2018.

[www.stanepark.com](http://www.stanepark.com)

A development by the landowner

**The Churchmanor Estates Company plc**

*Churchmanor*



- Churchmanor continues the expansion of this growing part of Colchester. Stane Leisure Park is pre-let and will fully open in November 2018.
- Persimmon Homes' Wyvern Farm Phase 2 development is nearing completion bringing forward 350 homes in total. Phase 3 (an additional 102 homes) is subject to planning. A further 500 homes are set to be allocated on adjacent land in the emerging local plan.

- Stane Retail Park of 171,100 sq ft, obtained planning permission in August 2018. Proposed opening in summer 2020.
- There will be over 400,000 sq ft of retail and leisure in Tollgate when Stane Leisure Park is fully open. Stane Retail Park and Tollgate Village will increase this to over 850,000 sq ft.


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Photo August 2017

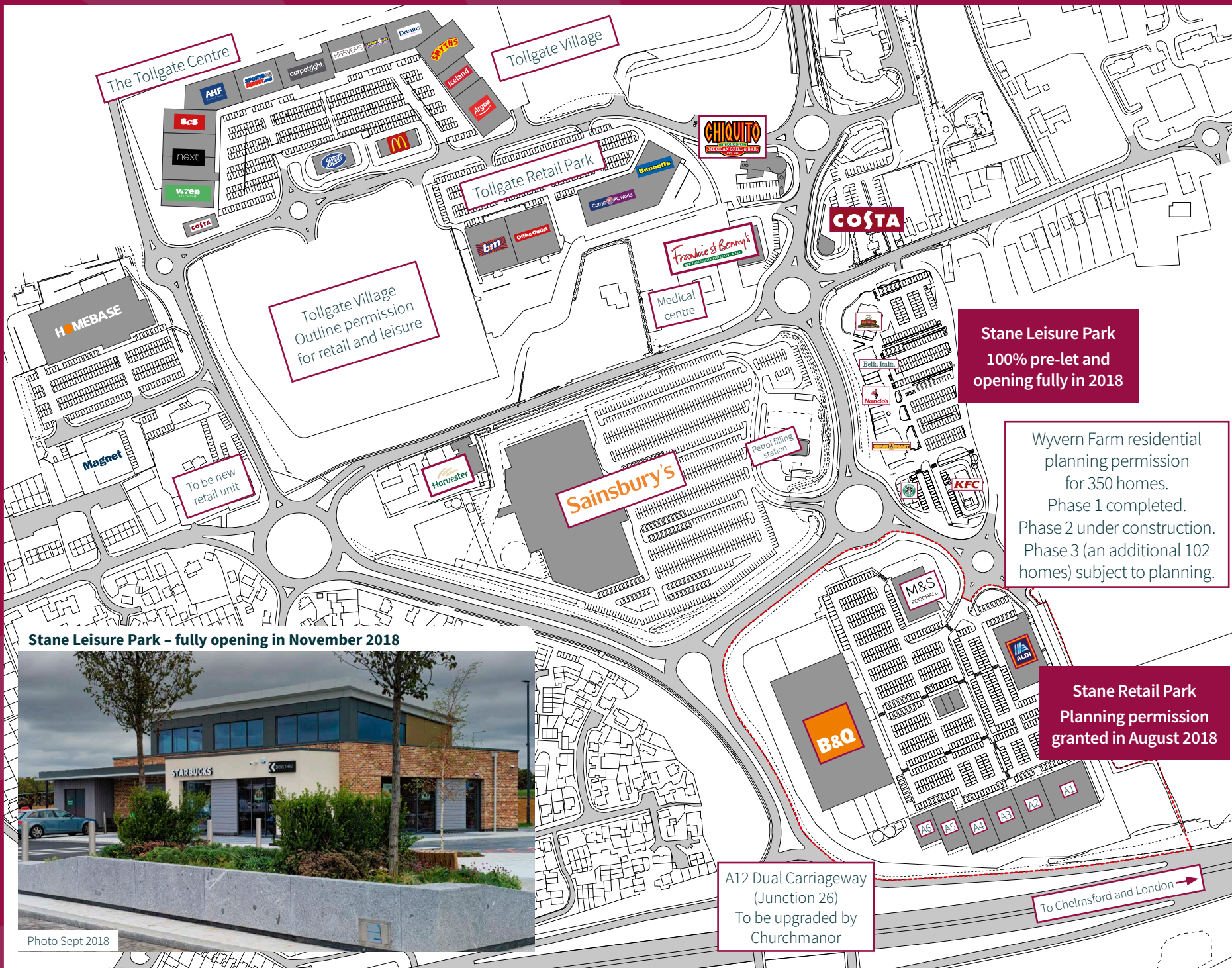
**AERIAL KEY**

 Stane Retail Park, planning permission granted

 Stane Leisure Park  
 Fully opening in November 2018







Stane Leisure Park - fully opening in November 2018



Photo Sept 2018



COMING SOON

### USES AND PLANNING

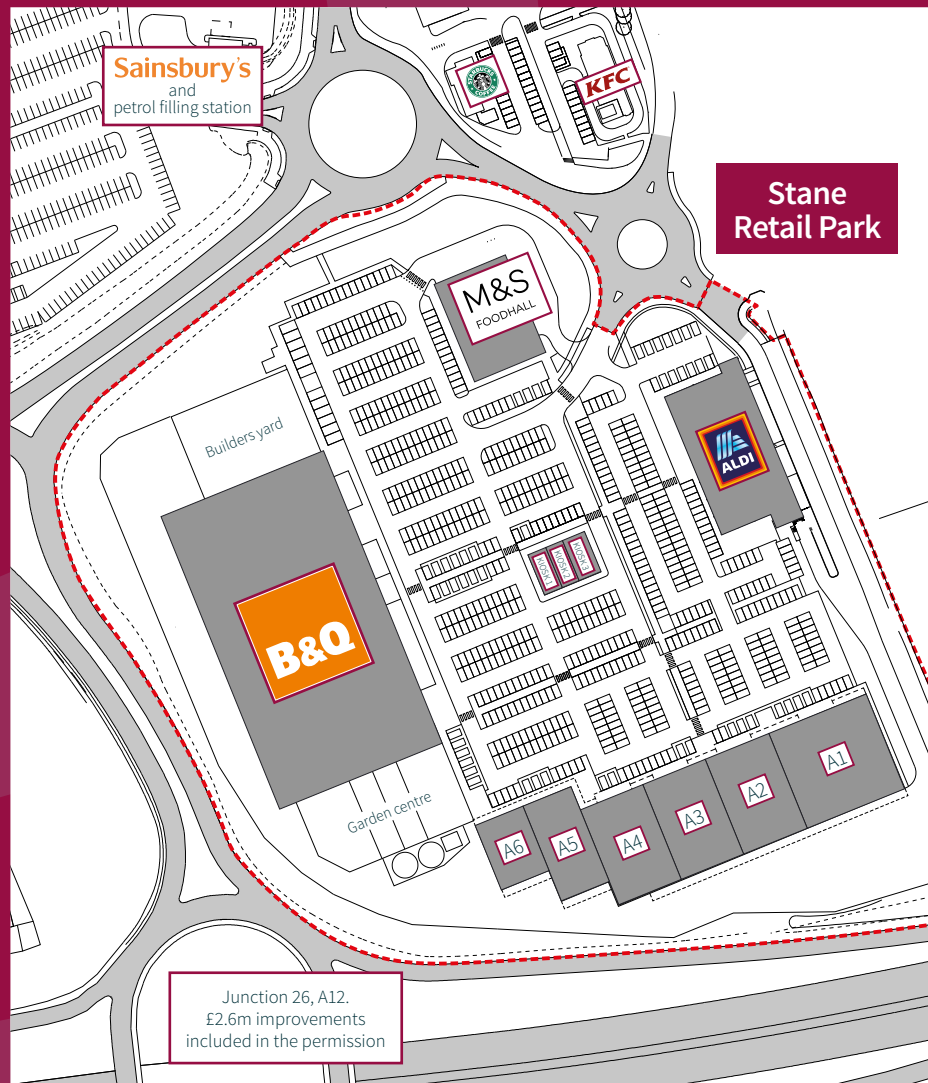
- Permission in August 2018 allows for B&Q, Aldi and M&S Foodhall to trade, and for Units A1 – A6 to sell bulky goods for the decoration, maintenance and repair of property and gardens, furniture and floor coverings, electrical goods, cycles and cycle and car goods, pets, pet food and related products, and for outdoor pursuit goods.

### HIGHWAYS

- £2.6m of highway improvements to junction 26 of the A12 and surrounding roads included in the planning permission for Stane Retail Park.
- Substantial improvements to the A12 are planned by Highways England.

### TIMESCALE

- Enabling works to include new roundabout opening up development of Stane Retail Park completed.
- Stane Leisure Park completed. McMullen's pub opened in December 2017. Starbucks and KFC opened in September and Nando's will open in November 2018.
- Stane Retail Park proposed opening in summer 2020.



### AGREED LETTINGS



### TENANCY SCHEDULE AND UNITS TO LET

UNIT	RETAILER	GIA sq ft
B	B&Q	80,000 plus external areas
C	M&S Foodhall	11,800
D	Aldi	18,500
A1	TO LET	15,000
A2	TO LET	10,000
A3	TO LET	10,000
A4	TO LET	10,000
A5	TO LET	7,500
A6	TO LET	5,000
<b>TOTAL</b>		<b>167,800</b>
Kiosks	TO LET	3,300

80% mezzanine trading floors on Units A1 – A6 permitted.

### KEY POINTS

- Stanway is a key residential growth area within the town.
- 4 miles from Colchester town centre.
- Total existing retail and leisure in Tollgate is approximately 415,000 sq ft including Stane Leisure Park.
- Sainsbury's 140,000 sq ft, plus petrol filling station and 1,000 car parking spaces.
- Tollgate Village, of circa 300,000 sq ft, was granted an outline consent in August 2017.
- Total retail and leisure facilities either existing or consented in Tollgate now total over 850,000 sq ft, putting it in to the top 10 out of town retail clusters in the UK. (Source Trevor Wood Associates)
- Stane Retail Park of 171,100 sq ft to be developed by Churchmanor during 2019 and 2020.
- Permission allows trading mezzanines on 80% of the area of Units A1 – A6.
- Outstanding destination and retail trading environment to be created.
- High quality existing public transport links.



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For further information, please contact

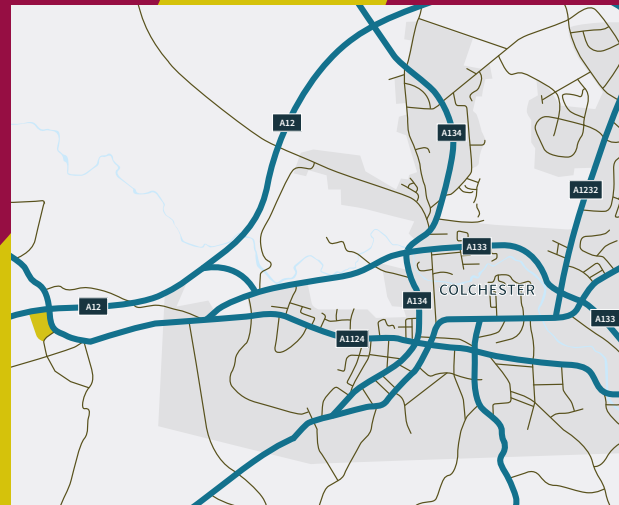


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Aerial photographs taken in March 2017.