

COLCHESTER

Lands Improvement

The former Betts Factory site is a 53 acres site located on the northern edge of Colchester, Essex.

The site includes a 14 acre factory site, 19 acres of orchard and 20 acres of ancient woodland.

In August 2011, Lands Improvement purchased the entire shareholding of the UK Limited Company that holds the property from a consortium of banks and shareholders. The property comprises an existing factory area with approximately 250,000 sq ft of manufacturing facility. This factory area offers a short term redevelopment opportunity for a mixed use residentially led scheme. The adjoining land comprises of an orchard and ancient woodland, which is a designated SSSI. The orchard presents a medium/long term strategic land promotion opportunity for subsequent residential development.

The site currently accommodates the Albea UK (formerly Betts UK) manufacturing facility which produces laminate and plastic tubing; they have occupied the site since the 1950's. Albea UK are relocating, within Colchester,



to a more modern facility on the nearby Severalls Business Park.

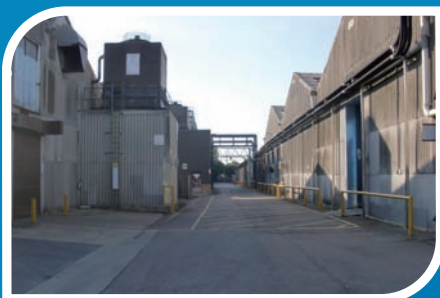
Lands Improvement aim to submit an outline planning application, in 2012, for residential and commercial development on the factory site. The orchard land will

be promoted through the local authority development plans.

The main factory site has a current development brief for the delivery of between 200-250 residential dwellings and up to 14,000 sq ft of commercial uses.

www.lih.co.uk

The information contained in this publication has been obtained from sources generally regarded to be reliable. However, no representation is made, or warranty given, in respect of the accuracy of this information.



The land lies within the boundary of two local planning authorities, Colchester Borough Council and Tendring District Council. A coordinated approach to joint working between the Councils has been agreed to bring forward the development proposals. It is anticipated that serviced development parcels will be brought to the market during 2013 and 2014.

Lands Improvement will be actively engaging with the community throughout the course of the application. They will be working with Council Officers and Members; members of the public; key stakeholders and local interest groups. Specific consultation events will be taking place in early 2012 to obtain people's views and ideas on any proposals coming forward and this dialogue will be continued throughout the application process.