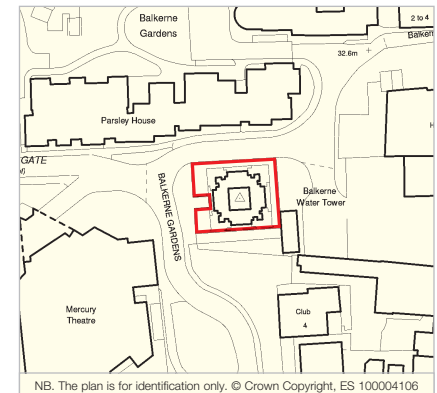


Colchester

The 'Jumbo' Water Tower, Balkerne Passage, Essex

- **Freehold**
- England's largest Victorian Water Tower
- Grade II* Listed
- Possible potential for conversion subject to obtaining all necessary consents

TO BE OFFERED WITHOUT RESERVE



To View

The property will be open for viewing every Monday before the Auction between 9.30 – 10.00 a.m. (Ref: UD).

Seller's Solicitor

Messrs Gisby Harrison (Ref: Mr M Browne).
Tel: (01778) 783000.
Email: martin.browne@gisbyharrison.co.uk

VACANT – Freehold Building



Tenure

Freehold.

Location

The 'Jumbo' Water Tower is a well known landmark and is situated at the centre of Colchester, to the south side of Balkerne Passage and immediately to the west of its junction with North Hill. The property occupies an elevated position and benefits from excellent and uninterrupted views of Colchester and beyond. The property is located in a principally pedestrian area with the amenities and extensive shopping facilities of Colchester Town Centre being within easy reach as is the mainline rail station. Road communications are afforded by the nearby A12 which provides access to the M25 Motorway and London to the south-west as well as Ipswich and Norwich to the north.

Description

The 'Jumbo' is England's largest Victorian Water Tower with construction having been completed in 1883 from a total of 1,200,000 bricks and 400 tonnes of cement. The tower's height from ground level to the roof apex is approximately 40m (131' 5"). The property benefits from a viewing platform at its uppermost level which is accessed via 157 steps through a central spiral staircase. The tower has remained disused since its closure in 1988, but has become a well loved landmark at the centre of the town.



Accommodation

The Water Tower stands on five brick piers, in the centre of which is an enclosed cast iron spiral staircase. The staircase rises by 97 steps to the:

First Level – measuring approximately 130 sq m (1,400 sq ft).

The staircase rises by a further 36 steps to:

The Tank Level – measuring approximately 280 sq m (3,000 sq ft).

The staircase then rises by a further 22 steps to:

The Belvedere (viewing platform) – measuring approximately 10 sq m (111 sq ft). The platform affords magnificent views in each direction.

Planning

Local Planning Authority: Colchester Borough Council.
Tel: 01206 282424.

The property affords potential for change of use and conversion subject to obtaining all necessary consents and was previously the subject of planning permission (granted on appeal) dated 11th December 2001 (Application Nos. APP/A1530/E/01/1067657 & 8 and APP/A1530/E/01/1071825 & 6) for 'alterations and renovations of the building to form a single residence with limited public access to Belvedere (viewing platform)'.

Further Information

Further information on both the history and construction of the property together with a more extensive collection of photographs can be obtained from www.jumbo.uk.com

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.