



THE BRIDGEBANK

PORTFOLIO

A long established and hugely successful student accommodation portfolio located in the heart of Colchester City Centre

Contents



01

The Bridgebank Portfolio



04

Other Properties



02

Location



05

History & Growth



03

The Scheregate Collection



06

Student Population



The Bridgebank Portfolio

An exciting opportunity to purchase a hugely successful, high yielding property portfolio which has maintained near full occupancy throughout its 30 year operation.



Background

Based in the heart of Colchester City Centre, the portfolio services the University of Essex, Colchester Institute and Anglia Ruskin University and with its close proximity to London is also a very attractive location for commuters and investors.

This family run business operates within the student accommodation sector with huge potential to add value through further development of the properties and their associated land and buildings and with great scope to enter into other rental sectors such as a residential offering for young professionals and serviced apartments.

The Bridgebank Portfolio

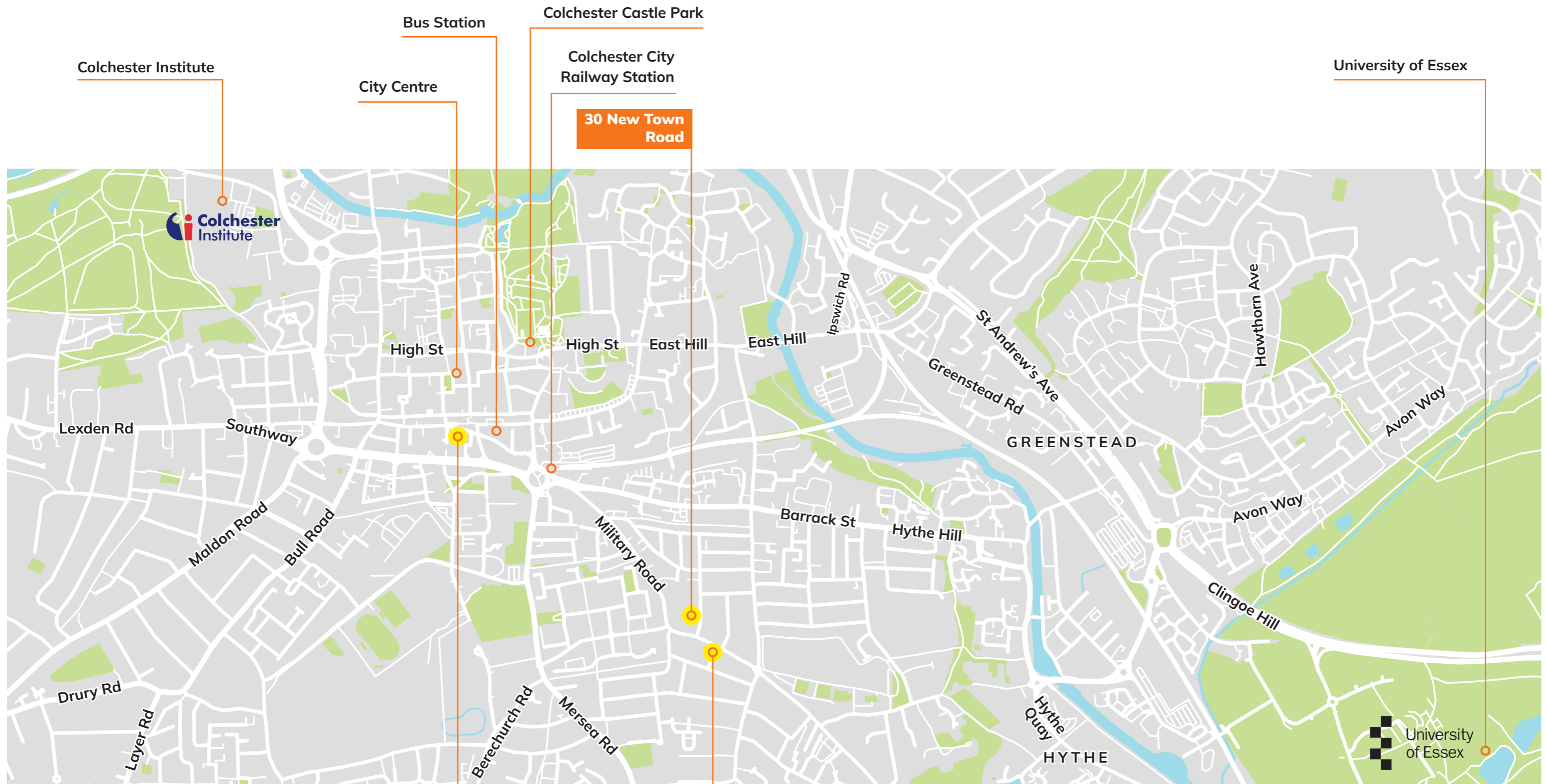
The Bridgebank Portfolio consists of seven properties and a car park with a combined gross income of circa £456,000.00. Two farming brothers started their portfolio in 1994 with the acquisition of their first two Victorian 4-storey townhouses. Over the ensuing 30 plus years they have continued to expand their property portfolio which, at its peak, was housing over 120 students a year. Having made the decision to retire, they have carried out the disposal of the arm of their portfolio held within a partnership structure and they are now turning their attention to the sale of The Bridgebank Portfolio which is held in a limited company.

Where applicable, properties are HMO licenced and long-established in this sector. The Bridgebank Portfolio has been managed solely by the owners and their team with maintenance, upkeep and refurbishment projects being paramount to their success and their near unbroken occupancy levels. We are therefore able to offer The Bridgebank Portfolio in fantastic condition, fully tenanted and with no immediate capital expenditure requirements.

**WE INVITE OFFERS IN
EXCESS OF THE
£5.25 MILLION GUIDE PRICE**

The owners will consider both a complete portfolio sale or the sale of individual properties from within the portfolio





**The Scheregate
The Pump House
The Car Park
4, Abbeygate Street**

**93 and 95
Military Road**

Location of The Scheregate Collection

COLCHESTER CITY RAILWAY STATION	WALKING 0.3 MILES
COLCHESTER NORTH (MAINLINE RAILWAY STATION)	WALKING 1.1 MILES
CITY BUS STATION	WALKING 0.1 MILES
THE UNIVERSITY OF ESSEX	20 MINUTES BY PUBLIC TRANSPORT
COLCHESTER INSTITUTE	WALKING 0.8 MILES
CITY CENTRE	WALKING 1 MINUTE



Location of Colchester City Centre

DISTANCES BY CAR:

A12	3 MILES
CHELMSFORD	28 MILES
LONDON	60 MILES
STANSTED AIRPORT	47 MILES
FRINTON ON SEA	17 MILES
CAMBRIDGE	60 MILES
NORWICH	60 MILES



Location

With its strategic location in the heart of Colchester City Centre, The Bridgebank Portfolio ensures high rental demand and long-term growth potential. Within close proximity to the City Centre Bus and Train Stations as well as the A12, access to all parts of the UK are within easy reach. By car, Stansted Airport is within 45 minutes and London is 75 minutes. Trains to London Liverpool Street Station run every half hour in peak times and, with journey times as little as 45 minutes, Colchester is a vibrant and sought after commuter location.





The Scheregate Collection

Forming part of The Bridgebank Portfolio, The Scheregate Collection is the flagship cluster of city centre properties surrounding the largest independent city centre car park.



The Scheregate Collection

The Scheregate Collection was purchased in 2012 with a full programme of renovation and refurbishment taking place over the following three years making the former Scheregate Hotel and its adjoining properties a modern and highly sought after collection of 28 student accommodation units.

THE SCHEREGATE COLLECTION

The Scheregate

The Pump House

4, Abbeygate Street

The Storage Barn

The Scheregate Car Park



THE SCHEREGATE

Previously, The Scheragate Hotel, a Grade 2 Listed portfolio flagship property, situated in the heart of the city centre. Converted in 2015, the property is arranged over three floors and offers 12No. studio apartments, 3No. en-suite rooms and 2No. shared facility rooms

Gross Income - 2025-26
circa £153,000

Price Guide - £1,695,000



Studio Apartment



One Bedroom Apartment



Studio Apartment

Ground Floor Plan.
The Scheregate, 36 Osborne Street, Colchester, CO2 7DB



Approximate Floor Area
Ground Floor - 2745 sq. ft / 255.07 sq. m

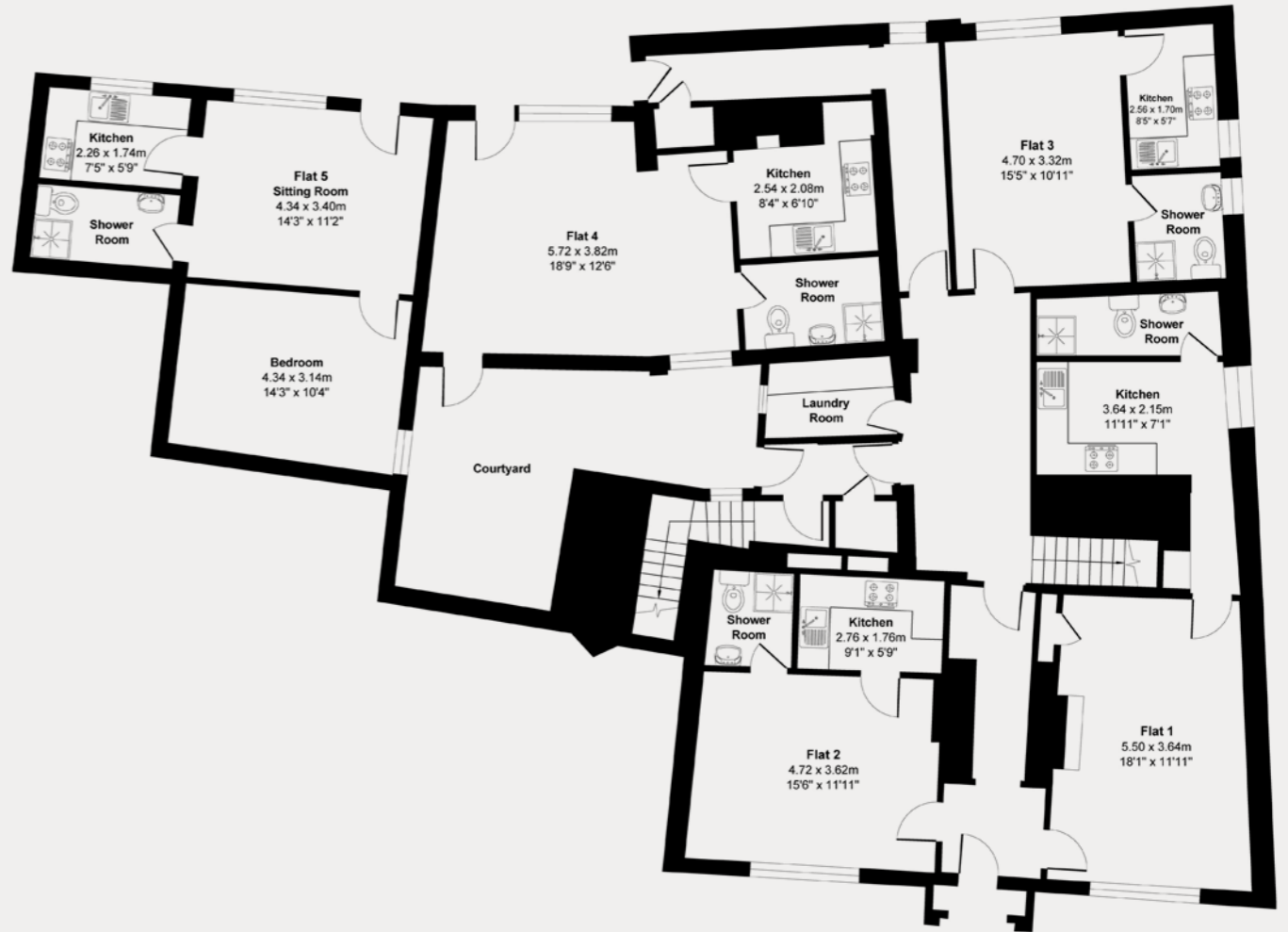


Illustration for identification purposes only, measurements approximate, not to scale. Copyright

First Floor Plan.
The Scheregate, 36 Osborne Street, Colchester, CO2 7DB

Approximate Floor Area
First Floor - 3123 sq. ft / 290.18 sq. m



Illustration for identification purposes only, measurements approximate, not to scale. Copyright

Second Floor Plan.
The Scheregate, 36 Osborne Street, Colchester, CO2 7DB

Approximate Floor Area
Second Floor - 1063 sq. ft / 98.77 sq. m

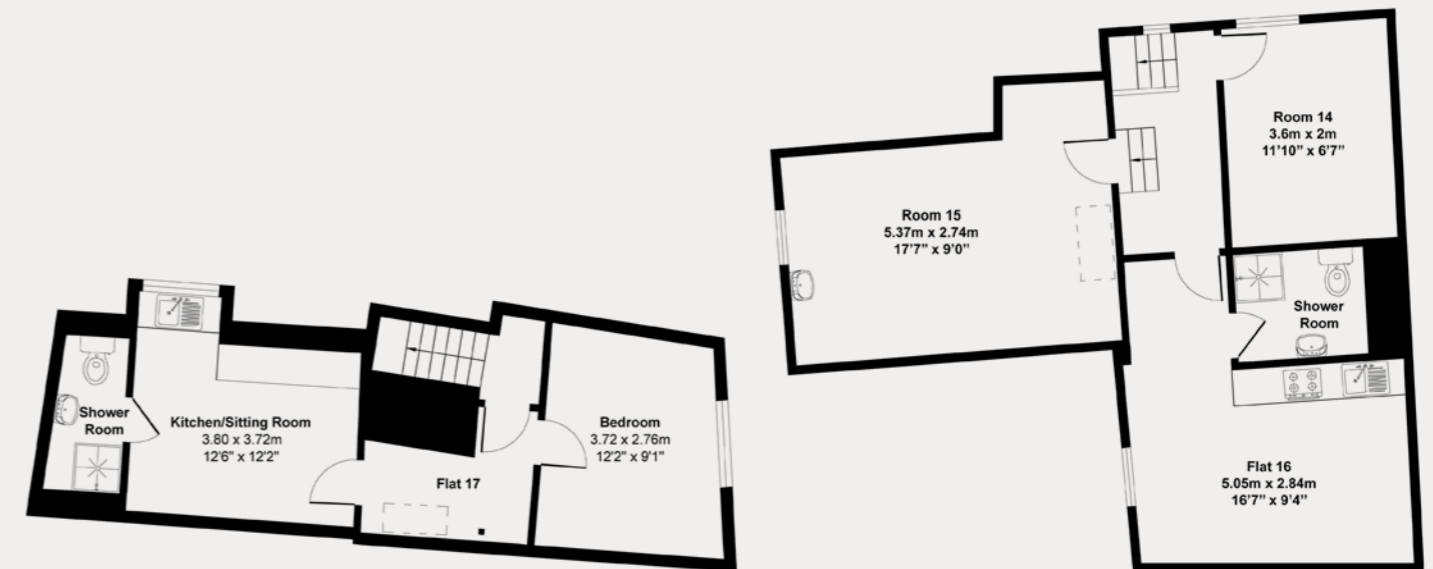


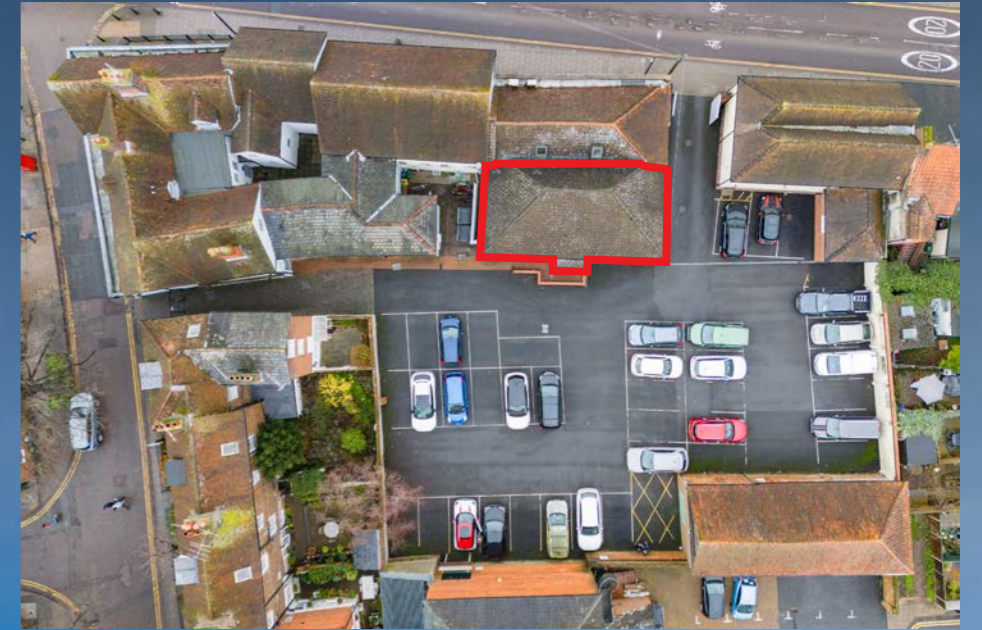
Illustration for identification purposes only, measurements approximate, not to scale. Copyright

THE PUMP HOUSE

Situated alongside The Scheregate, this is a detached block of 4No. studio apartments arranged over two floors.

Gross Income for 2025-26 - circa £40,000

Price Guide - £475,000



Apartments



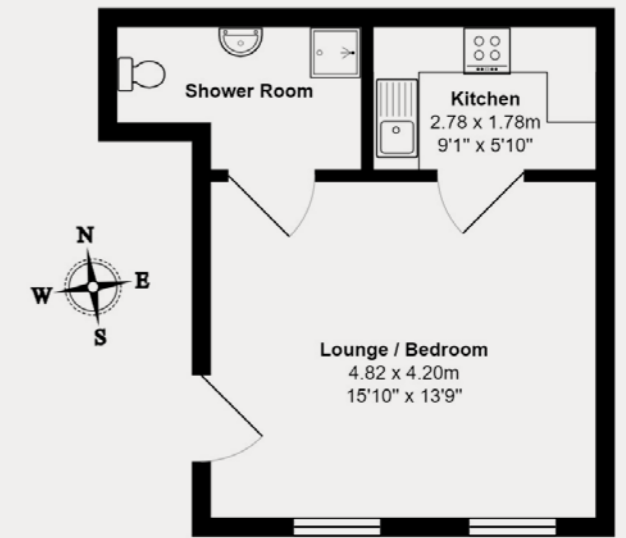
Flat 1, The Pump House



Flat 2, The Pump House



Flat 3, The Pump House



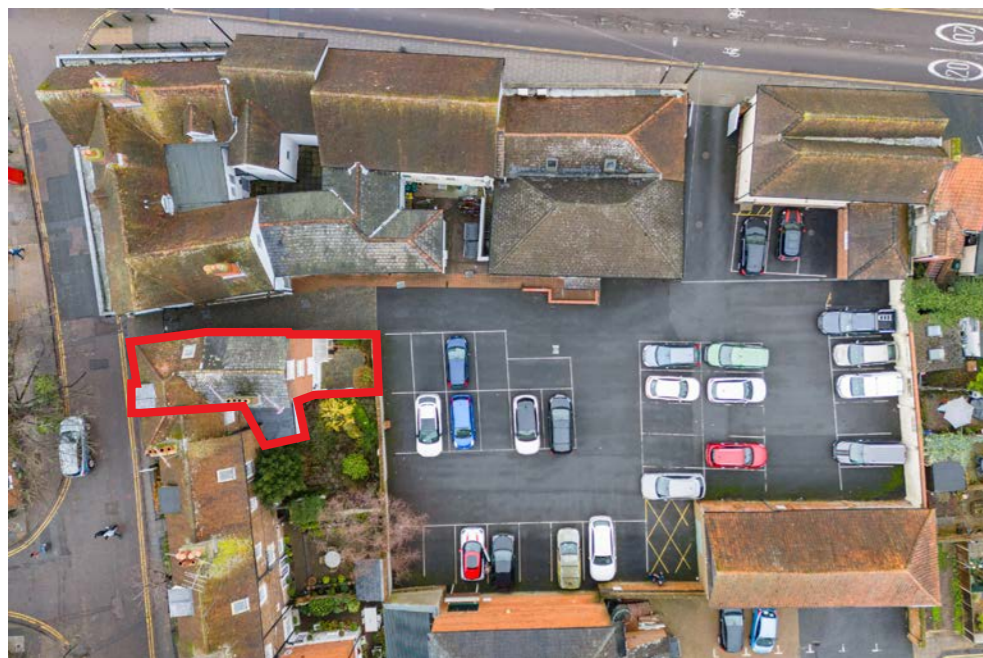
Flat 4, The Pump House

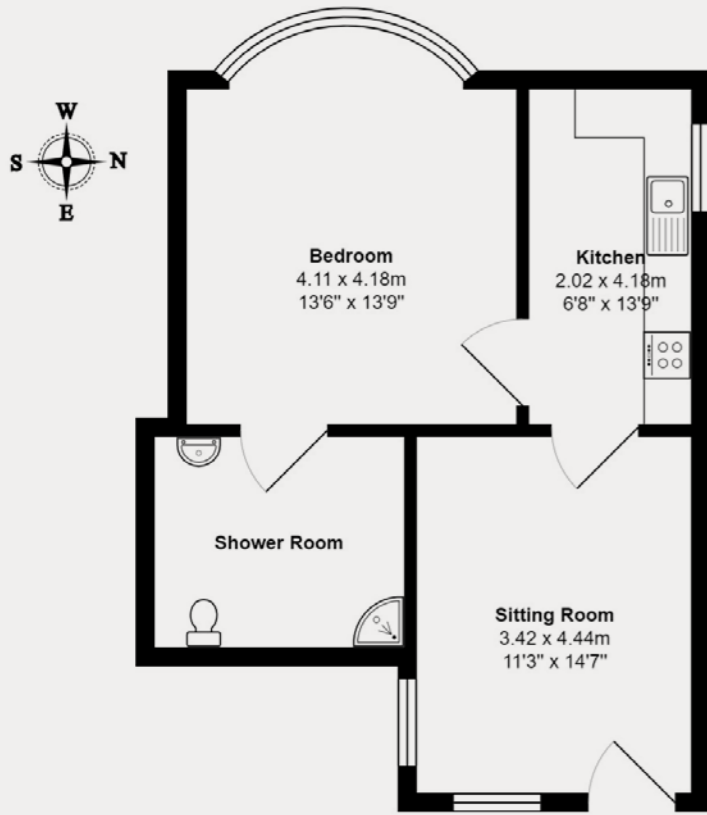
4, ABBEYGATE STREET

A Grade 2 Listed 4-storey Victorian property situated in a highly sought after leafy location in the heart of the city centre, adjacent to The Scheregate. Offering six bedroom accommodation with shared facilities across the upper three floors and a one-bedroom apartment on the lower ground floor with its own access and a courtyard garden.

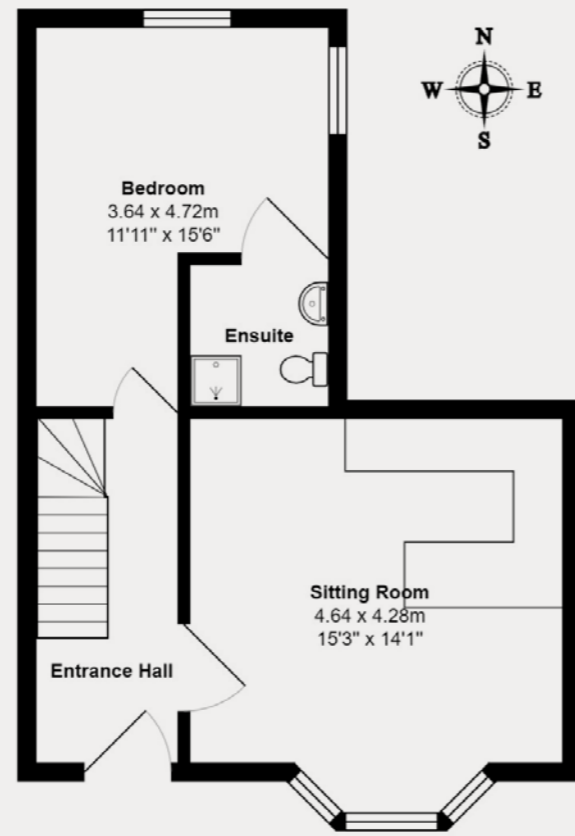
**Gross Income for 2025-26
circa £47,000**

**Offers in Excess of
£525,000**

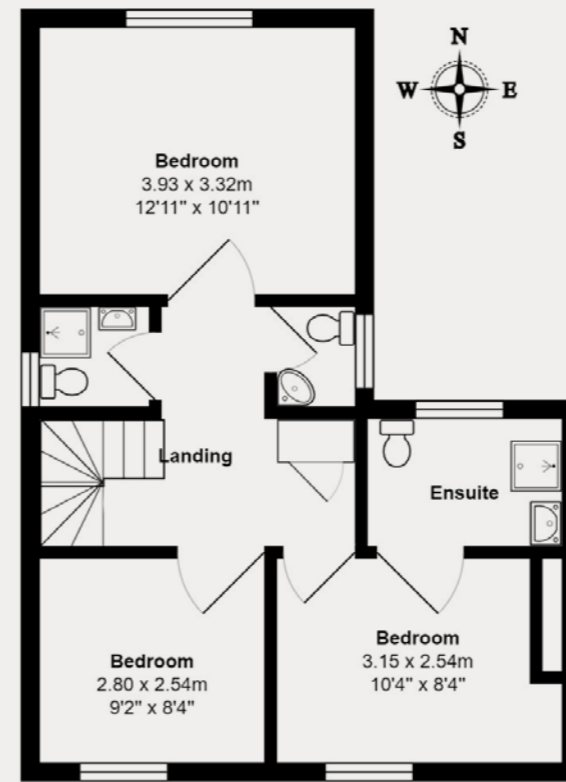




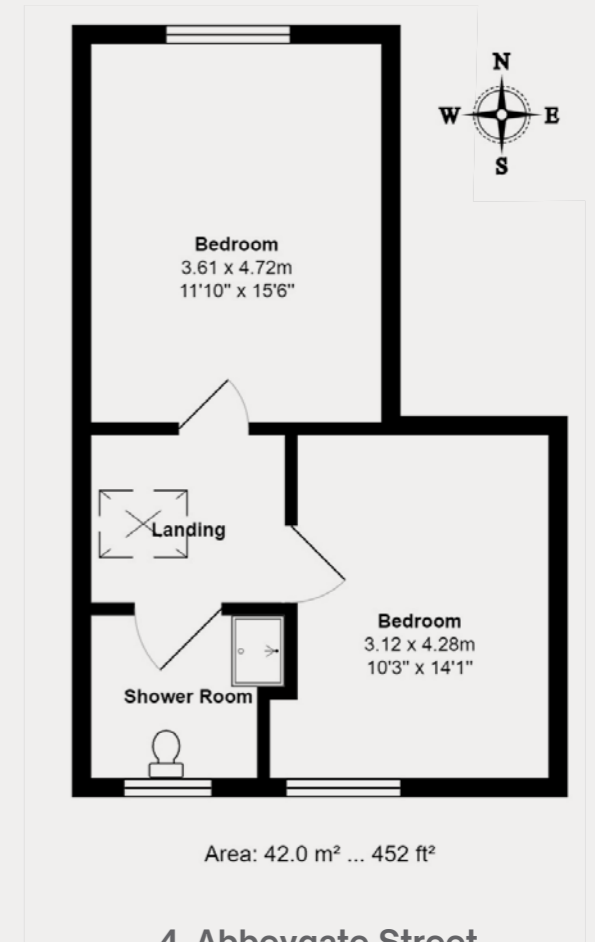
4, Abbeygate Street
Lower Ground Floor



4, Abbeygate Street
Ground Floor



4, Abbeygate Street
First Floor



4, Abbeygate Street
Second Floor



THE SCHEREGATE CAR PARK

Previously serving the patrons of the hotel, this is now a business user car park with 38No. permit holders and a waiting list of clients looking for spaces.

**Gross Income for 2025-26
circa £40,000**

Price Guide - £475,000



STORAGE BARN

The Barn (50 x 20 approx.) is situated in the corner of The Scheregate Car Park and is currently used for the vendors' furniture, appliances, and equipment storage, but has great potential for conversion to apartments stpp.

Price Guide - £80,000



Other Properties



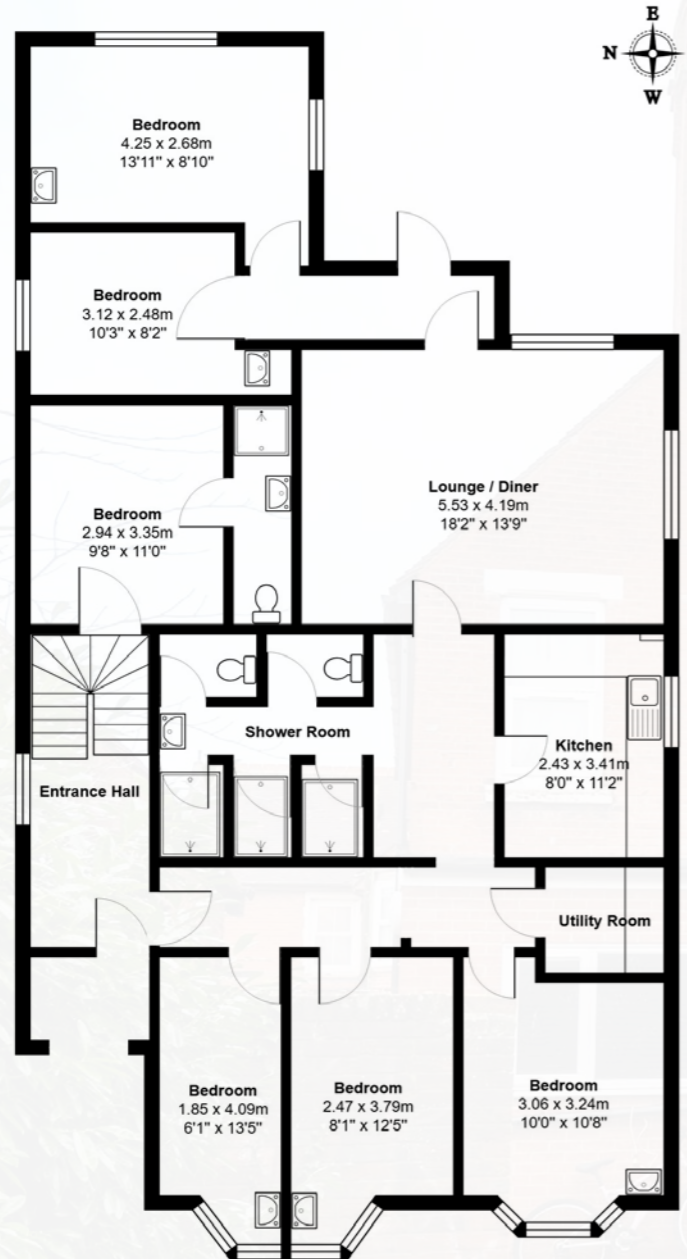
30 NEW TOWN ROAD

A substantial Victorian property offering 14No. letting rooms with shared facilities arranged over three floors. A beautiful house with generous front and rear gardens, off-street parking and a cart lodge with great potential for residential development.

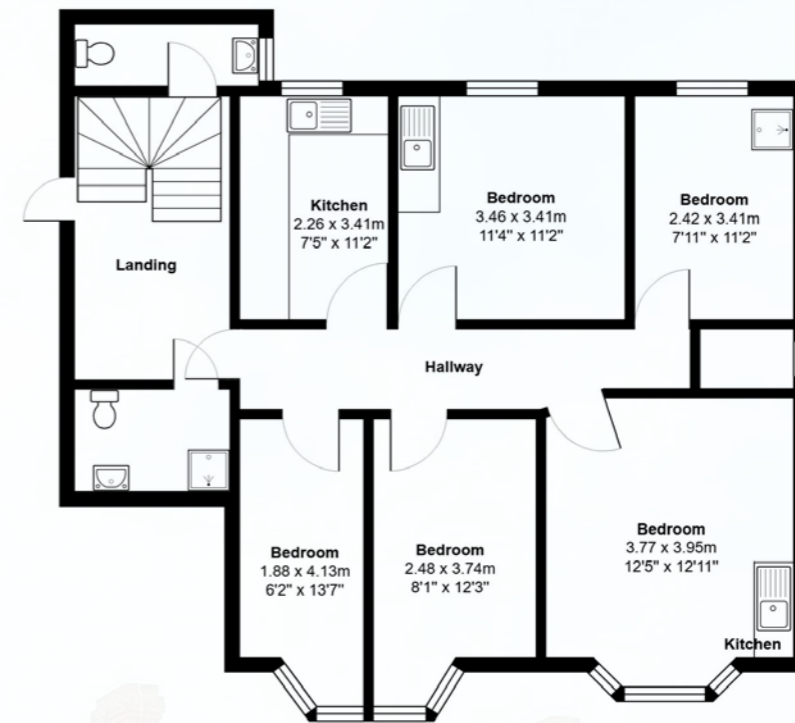
**Gross Income for 2025-26
circa £86,000**

Price Guide - £750,000

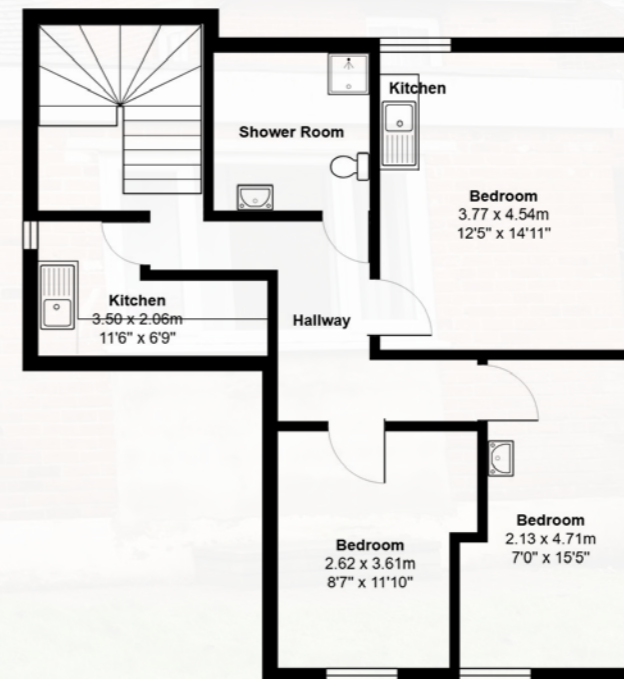




30 New Town Road
Ground Floor



30 New Town Road
First Floor



30 New Town Road
Second Floor

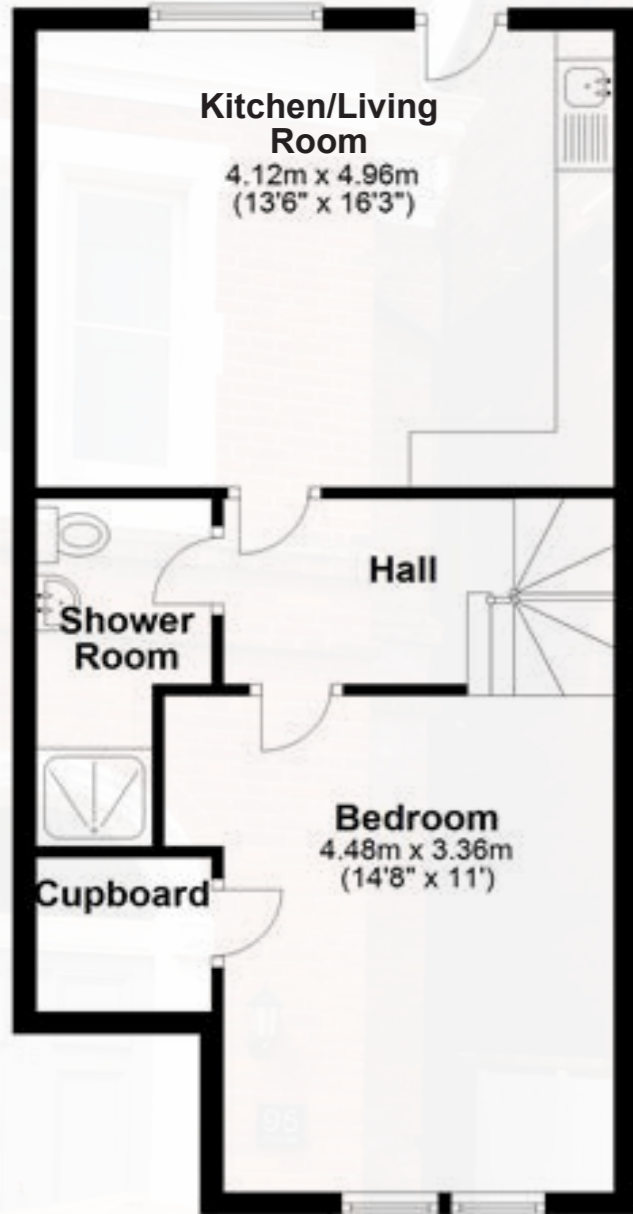
93 MILITARY ROAD

An attractive semi-detached property offering five study bedrooms with shared facilities across the ground and first floors. There is also a one-bedroom basement apartment with its own access. The property benefits from off-streeting parking and a rear garden.

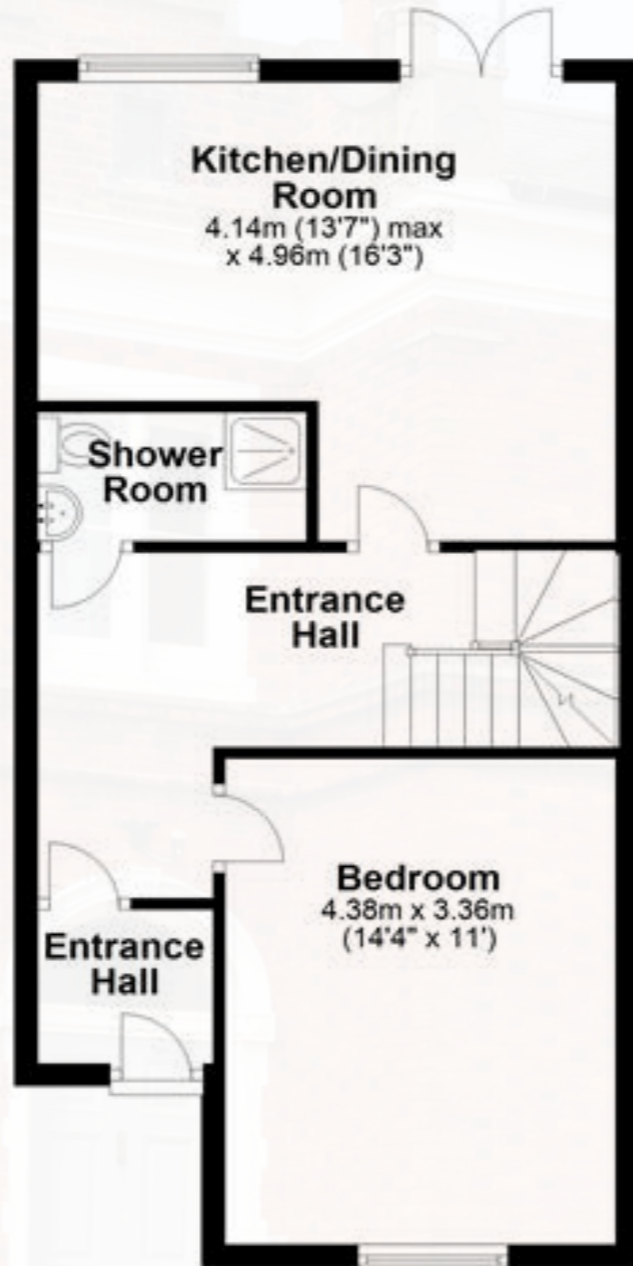
Net Income for 2025-26 - £35,000
(on a 5-year FRI lease commencing 10.10.2025)

Guide Price - £475,000

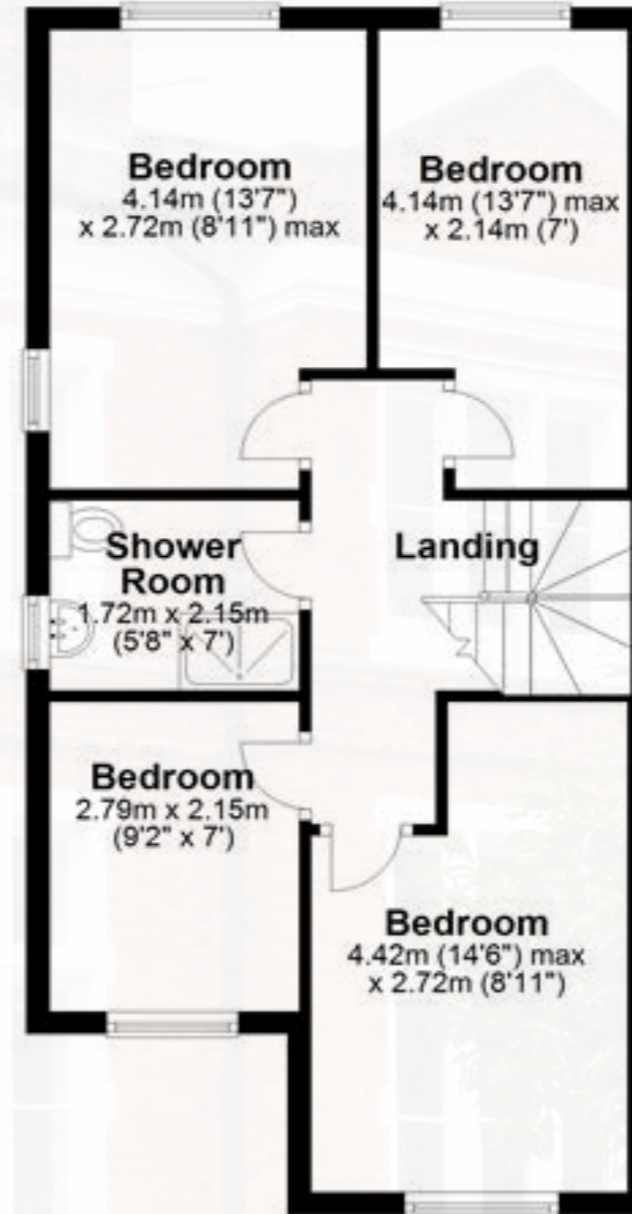




93 Military Road
Basement Flat
Approx. 49.4 sq. metres (531.6 sq. feet)



93 Military Road
Ground Floor
Approx. 49.4 sq. metres (531.6 sq. feet)



93 Military Road
First Floor
Approx. 48.3 sq. metres (520.4 sq. feet)



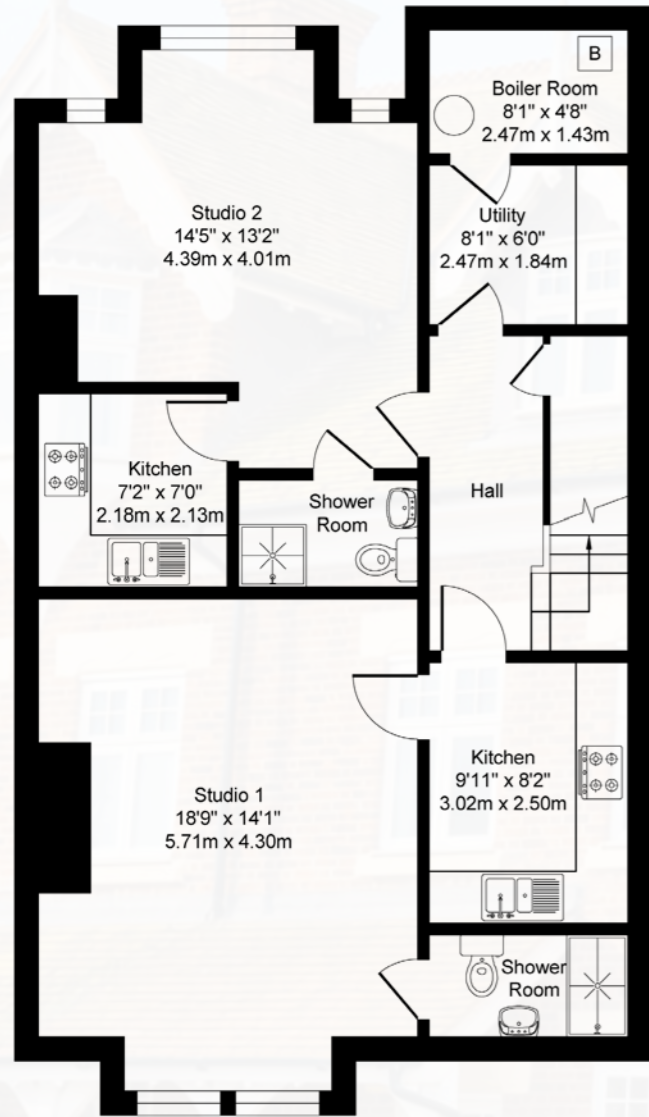
95 MILITARY ROAD

A striking Victorian detached property offering 6No. studio apartments and 1No. 2-bed apartment arranged over 4 floors. The property benefits from off-street parking and a rear garden.

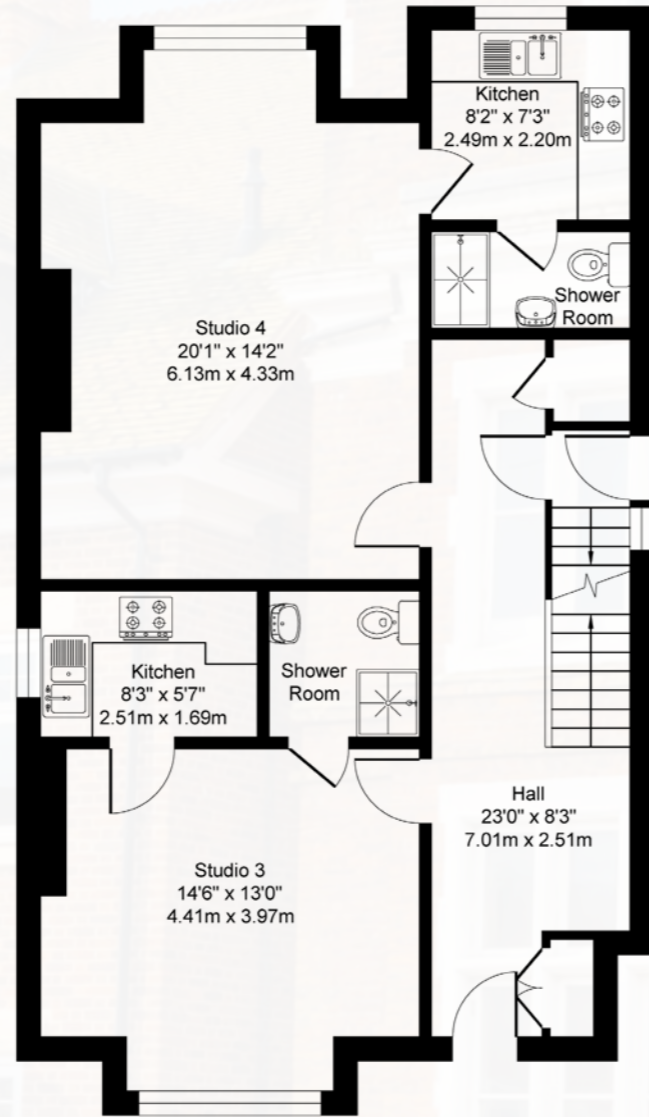
Net Income for 2025-26 - £55,000
(on a 5-year FRI lease commencing 10.10.2025)

Guide Price - £775,000

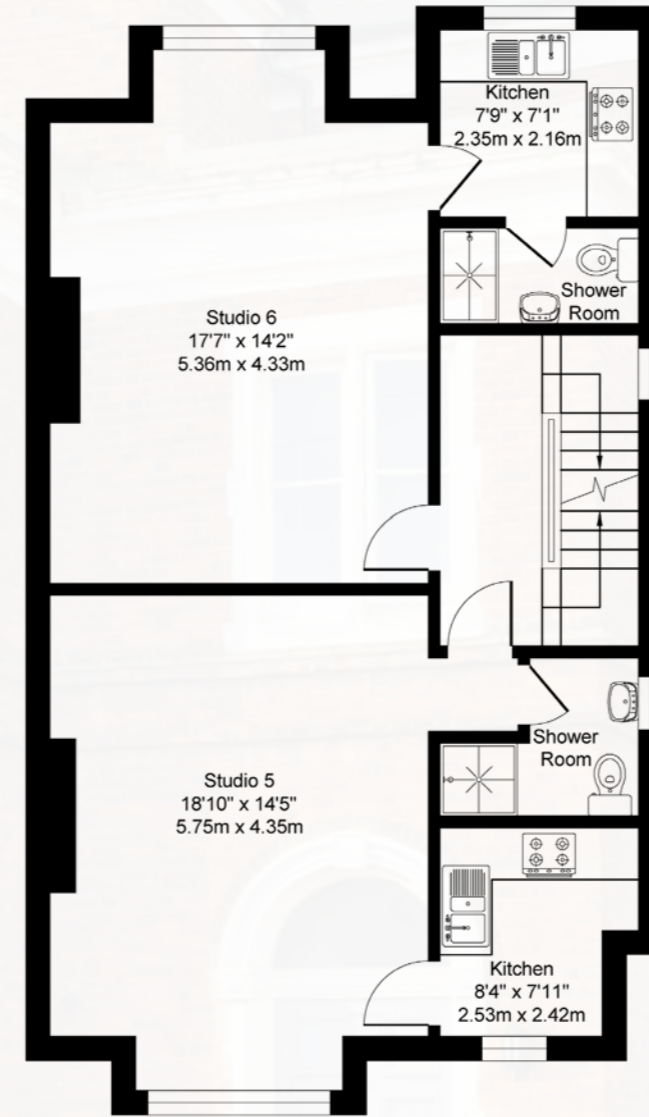




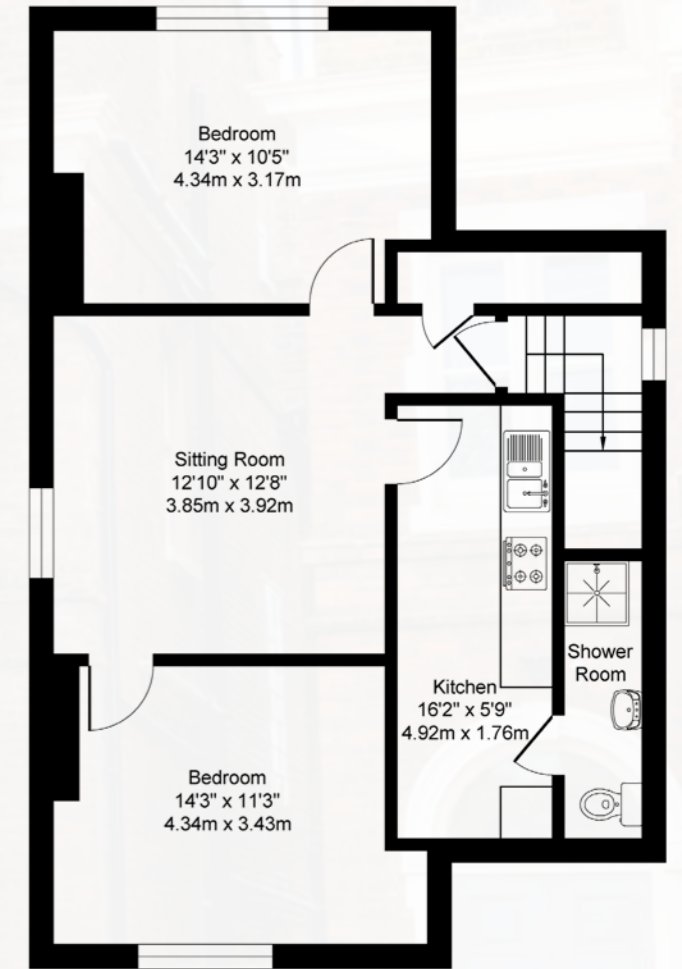
95 Military Road
Basement



95 Military Road
Ground Floor



95 Military Road
First Floor



95 Military Road
Second Floor

History of the City of Colchester

Colchester is famously known as Britain's first recorded town and a former Roman capital. Following the Roman Invasion in AD43, a city was established on the site of Camulodunum and designated as the Roman capital of Britannia. The city's destruction at the hands of Boudicca is well documented, but - despite the damage - the Roman settlement rose up again, and the remains of several buildings from this period can still be seen today on a trip to the city along with an impressive collection of numerous artefacts on display at Colchester Castle Museum.

After the Norman Invasion in 1066, Colchester Castle, with the largest Norman Keep in Europe, was built on the site of the old Roman Temple and with this, Colchester once again became one of the most important English towns.

In 2022, as part of the Platinum Jubilee Civic Honours, the Borough of Colchester was granted City status by the Queen.



Colchester Growth

- Colchester is the 5th fastest growing place in Britain over the last 10 years
- Colchester is ranked 3rd in the UK for the construction of new homes over the last 10 years
- The city centre is in the top 50 of retail locations in the UK and offers a wide range of cultural, shopping and leisure destinations including the £30million Fenwick store which opened in 2017
- Colchester boasts a £65m pound retail and leisure complex to the west of the city at Tollgate in Stanway



University of Essex

The University of Essex is a public research university in Essex, England. Established by royal charter in 1965, it is one of the original plate glass universities. The university comprises three campuses in the county with its primary campus in Wivenhoe Park, Colchester.

The University of Essex in Colchester has a total student population exceeding 10,000 at its main Wivenhoe Park campus, though broader reports indicate between 15,000 and 20,000 students across the entire institution. It is known for its high international diversity, with students from over 130 countries.

Essex University is set within the 200 acre award-winning Wivenhoe Park and has a largely diverse student community holding partnerships with more than 100 global higher education institutions. It was named University of the Year at the Times Higher Education Awards in 2018. Essex University's Department of

Government received Regius Professorship conferred by Queen Elizabeth II in 2013 and the university was awarded the Queen's Anniversary Prize on two occasions for advancing human rights in 2009 and social and economic research in 2017.

In 2026, the University of Essex is ranked 12th in the UK in The Guardian University Guide and 29th in the Complete University Guide. It has produced alumni in several fields across the world; these include Nobel Prize laureates, a head of state, and senior governors and politicians.



Colchester Institute



The Colchester Campus is the largest of the Colchester Institute sites and is just a short walk from the city centre and The Scheregate Portfolio. The Institute uniquely offers students many vocational courses including professional chef, catering and hospitality, hair and beauty, theatre and arts and construction.

The campus boasts a wide range of eateries, on-site Starbucks and Costa, a fitness gym, a bookable sports hall, a library and Learning Resources Centre and first rate classrooms with interactive presentational facilities.

A brand-new forty-station commercial hair salon, beauty salon and Early Years Centre opened in 2022. A large construction workshop expansion project to support growing demand for all construction trades was completed in early 2023. Colchester campus has continued to expand the construction workshop facilities and launched a Net Zero Centre in September 2024.

This all follows the opening of the flagship £5m Health and Social Care facility in 2020, complete with immersive technologies and replica clinical and care settings. This development saw a fifth floor added to the existing South Wing building, providing an additional 2,000 square meters of innovative teaching facilities, including realistic working environments.

In 2021 the East Suffolk and North Essex NHS Foundation Trust (ESNEFT) partnered with Colchester Institute to provide exclusive career-ready training to learners. The partnership enables the College to provide real-world skills training for direct progression into the NHS.

With over £30 million invested over the past ten years, Colchester Institute is committed to supporting individuals to launch or develop their careers and local businesses to access the skills and talent they need to thrive.

17,000
STUDENTS
(2022)

12,348
UNDERGRADUATES
(2019-2020)

2,577
POSTGRADUATES
(2019-2020)



CONTACT

VIEWING

By Appointment Only



CharlesWright
PROPERTIES

2, QuayPoint, Station Road, Woodbridge, Suffolk IP12 4AL
t: 01394 446483 e: cwp@charleswrightproperties.co.uk

Every care has been taken in the preparation of this brochure. The details contained therein are for guidance only and should not be relied upon as exactly describing any of the particular material illustrated or written by any order under the Consumer Protection from Unfair Trading Regulations 2008. This information does not constitute a contract, part of a contract or warranty.

Features, internal and external, may vary from time to time and may differ from those shown in the brochure. All times and distances quoted are from www.nationalrail.co.uk and/or google.co.uk and are approximate only. Please Note. Any specifications listed are correct as intended at the time of going to print. All photographs, plans and computer generated images within this brochure are indicative and for illustration purposes only, they therefore may not represent the actual development or area - they are not intended to be taken as an exact interpretation. Any areas, measurements or distances are approximate only. Any buyer must satisfy him/herself by inspection or otherwise as to the correctness of any information.