

ROYAL CAVALRY GATE

AT COLCHESTER GARRISON

NEWELL HOMES

WELCOME TO
ROYAL CAVALRY GATE

Set within the historic former Cavalry Barracks, this exceptional new development brings new life to one of Colchester's most characterful military sites.

Carefully restored and thoughtfully reimagined, the scheme will deliver 70 distinctive new homes, including houses, bungalows and apartments, all shaped by the architectural integrity of the original buildings. The development will be delivered in phases, allowing the character of each historic structure to guide its future use.

Phase One focuses on the former forge, hayloft and sergeants' mess, creating a collection of two and three bedroom bungalows alongside six elegant three-bedroom houses.

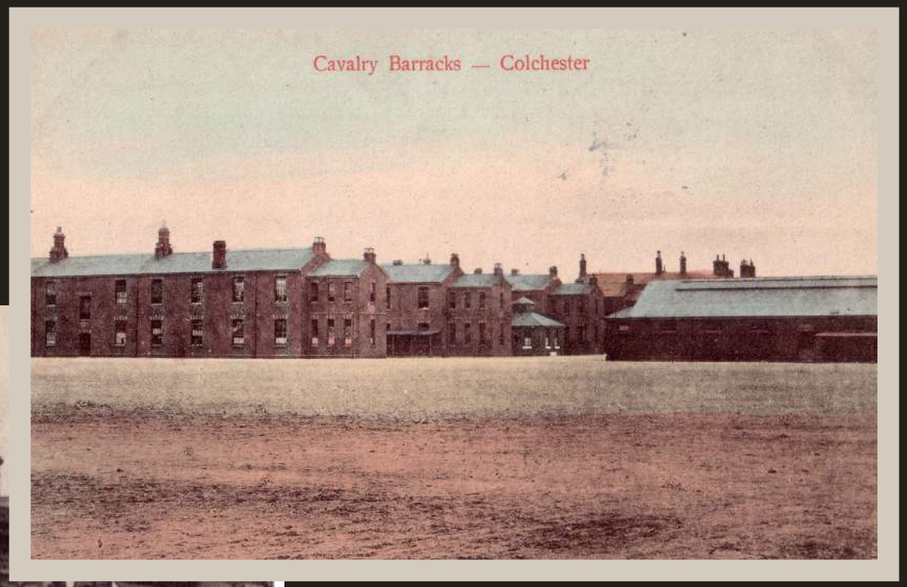
Later phases will introduce apartments and further homes within the remaining cavalry blocks, stable buildings and former dormitories. The project is being brought forward by Newell Homes, a developer renowned for creating high-quality homes that respect their surroundings.

With a strong reputation for craftsmanship, attention to detail and sympathetic restoration, Newell Homes specialise in developments that blend heritage with modern living.



HISTORY OF THE SITE





Colchester has a long and distinguished military heritage, but for many centuries its role as a garrison town was largely temporary. Soldiers were traditionally housed in tents or billeted locally, with permanent structures appearing only intermittently during periods of conflict.

This changed in the mid-19th century, when the aftermath of the Crimean War prompted a fundamental rethink of military accommodation across Britain. Concerns around sanitation, health and living conditions led to a new generation of barracks designed to be permanent, well-planned and fit for purpose.

The Cavalry Barracks were conceived during this period of reform and formally approved in the early 1860s. Built on open land to the south-west of Colchester, the site was laid out in a notably open arrangement, departing from earlier enclosed barrack designs. The complex ultimately comprised more than forty buildings, including soldiers' quarters, stables, mess buildings, forges, stores and a riding school, all supported by its own water supply and enclosed by a substantial boundary wall along what is now Butt Road.

Many of the original structures remain today, valued for their architectural quality and their connection to over 160 years of military history.

Over time, the barracks became an enduring part of Colchester's military landscape, closely associated with cavalry regiments and the daily rhythms of service life for both soldiers and horses.

This redevelopment represents the next chapter in the site's story, preserving the form and character of these historic buildings while adapting them for residential use, ensuring they continue to play a meaningful role in Colchester's built heritage for generations to come.





THE SITE



2 THE FORGE
2 AND 3 BEDROOM BUNGALOWS

3 THE HAYLOFT
3 BEDROOM BUNGALOWS

10 THE SERGEANTS MESS
3 BEDROOM HOUSES

Phase One marks the first chapter in the transformation of the former Cavalry Barracks, introducing a carefully curated collection of new homes created within some of the site's most characterful historic buildings.

THE FORGE

2 AND 3 BEDROOM BUNGALOWS

These new homes combine creative elevations with modern and spacious living layouts.

Forming part of the first phase of The Royal Cavalry Gate development The Forge is a brand-new building which blends in with the surrounding architecture of the former Cavalry Barrack historic buildings. The Forge offers a collection of beautifully designed two and three bedroom bungalows. Carefully built to create character and making them visually attractive, these new homes combine creative elevations with modern and spacious living layouts, energy-efficient features and private parking. Set within a landmark Colchester site steeped in over 160 years of military history, The Forge delivers distinctive homes in a truly unique setting.

Plot 69

- 3 Bedrooms
- 855 sq^2 approx
- 3 Parking Spaces
- Ground Source Heat Pump

Plot 70

- 2 Bedrooms
- 748 sq^{2}approx
- 2 Parking Spaces
- Ground Source Heat Pump



THE HAYLOFT

3 BEDROOM BUNGALOWS

- 3 Bedrooms
- 1000 ft²
- 2 Parking Spaces with Car Port
- Rooflights
- Open Plan Living
- Vaulted ceilings to lounge and kitchen area

Blending period charm with contemporary comfort, in a setting rich with history.

The Hayloft is a distinctive collection of two, three bedroom, bungalows created within one of the most characterful buildings at Royal Cavalry Gate. Designed to celebrate the historic architecture of the former Cavalry Barracks, these homes blend period charm with contemporary comfort. Generous open-plan living spaces, rooflights and private parking provide practical modern living, while the building's heritage ensures the home feels truly unique. Positioned within this landmark Colchester development, The Hayloft offers thoughtfully designed homes in a setting rich with history.

Plot 1

1000 ft² approx



Plot 2

1000 ft² approx

THE SERGEANTS MESS

3 BEDROOM HOUSES

- 3 Bedrooms
- 2 Parking Spaces
- Open Plan Living

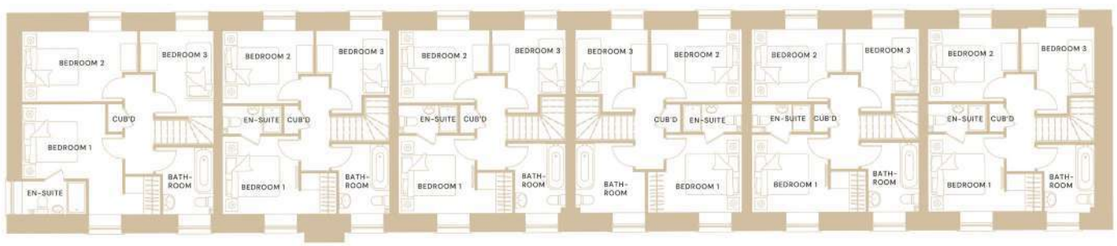
Offering a rare opportunity to own a home that blends heritage with modern design.

The Sergeants Mess introduces an elegant terrace of three bedroom houses within the historic Royal Cavalry Gate development. Carefully designed to respect the architectural character of the original barracks, these homes combine traditional brick façades with contemporary interiors suited to modern lifestyles. Spacious open-plan living areas with impressive high ceilings, well-proportioned bedrooms that create comfortable family homes. These elegant and stylish homes also benefit from enclosed rear gardens and private allocated parking. Set within one of Colchester's most historic military sites, The Sergeants Mess offers a rare opportunity to own a home that blends heritage with modern design.

Plot 55	*Plot 56*	*Plot 57*	*Plot 58*	*Plot 59*	*Plot 60*
1009 ft²	920 ft²	919 ft²	918 ft²	916 ft²	918 ft²



Ground Floor



First Floor



SPECIFICATION

Structure & Exterior

- 11`8" ceilings to ground floor
- 12`10" ceilings to first floor
- Turfed rear gardens with patio
- 2 private parking spaces with access to rear garden

Interior Finishes

- Mumford and Wood joinery
- Oak veneer doors internally
- Polished chrome door furniture
- All walls and skirting in white emulsion
- Part tiled to bathroom walls

Kitchen

- CEK fitted kitchens
- Integrated appliances including, induction hob, extractor, fridge/freezer and dishwasher
- Built in microwave, oven and grill

Electrical & Heating

- Gas fired zone controlled underfloor heating to ground floor
- Radiators to first floor (The Hayloft & Sergeants Mess)
- Ground Source Heat Pump (The Forge)

& 10 year ICW warranty



COLCHESTER

Set within one of England's oldest recorded towns, the former Cavalry Barracks occupies a convenient position close to the heart of Colchester, offering easy access to everyday amenities, green open spaces and excellent transport connections.

LOCAL AREA







Green spaces including Abbey Fields and the riverside walks along the River Colne provide opportunities for walking, cycling and outdoor leisure, offering a peaceful contrast to city-centre living.

Colchester city centre is within easy reach and provides a broad mix of shops, cafés, restaurants and cultural attractions. Retail highlights include the established Fenwick department store, alongside independent boutiques and familiar high-street names within Culver Square and Red Lion Walk Shopping Centre. Cultural and leisure destinations such as Castle Park, Firstsite and the historic Colchester Castle further enrich the city's appeal.

The city's dining and social scene is equally diverse, with well-known venues including the Three Wise Monkeys pub, the long-established China Chef and the historic George Hotel, all contributing to a lively and welcoming atmosphere. Day-to-day needs are well catered for with a range of supermarkets, healthcare facilities, gyms and leisure centres.

Families benefit from a choice of primary and secondary schools, along with the University of Essex, offering further and higher education opportunities within easy reach.









The development is well positioned for commuters and those who enjoy travelling further afield. Colchester North Station provides fast and frequent mainline services to London Liverpool Street, making it a popular choice for commuters.

Welcome to Colchester City

Colchester is well connected by road, with the nearby A12 providing direct routes to Chelmsford, Ipswich and the wider Essex and Suffolk coastline. Local bus services run regularly through the town, linking residential areas with the town centre, stations and surrounding villages.

Colchester City Centre	15 min walk
Nearest Bus Stop	3 min walk
Colchester General Hospital	12 min drive
University of Essex	13 min drive
Colchester Town Train Station	20 min walk
Chelmsford	35 min drive
Ipswich	36 min drive
Stansted Airport	48 min drive
London Liverpool Street	47 min train
Norwich	58 min train

Colchester Officers' Club is just a 10 minute walk away



SELLING AGENTS

HARRIS + WOOD COLCHESTER

Sales of the homes are being handled by Harris + Wood Colchester, whose local expertise and long-standing presence in Colchester ensure buyers receive informed guidance and a tailored service throughout their purchasing journey.



TO FIND OUT MORE ABOUT ROYAL CAVALRY GATE
PLEASE CONTACT HARRIS + WOOD COLCHESTER.

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