

unique opportunity

Freehold university
campus site **for sale**
in Cheltenham



Hardwick Campus • Cheltenham GL50 4BS

Overview

The property, an established university campus, is situated on a broadly rectangular shaped plot in the residential district of St Pauls.

Hardwick Campus is less than 5 minutes walk from Cheltenham town centre, an 8 minute bike ride along the adjacent Honeybourne Line cycle path/ footpath, and under 3 miles from M5 J11.

The 1.9 hectare (4.69 acre) site, owned by University Of Gloucestershire, includes the administration centre, four student accommodation blocks, and the Centre for Art and Photography; a former sports hall which currently has a café and a range of creative facilities and spaces including galleries, photography and fine art studios.

There are also a number of surfaced car parks and Hardwick Green, a large open amenity space.

The historic and picturesque town is regularly voted in the best places to live in the UK

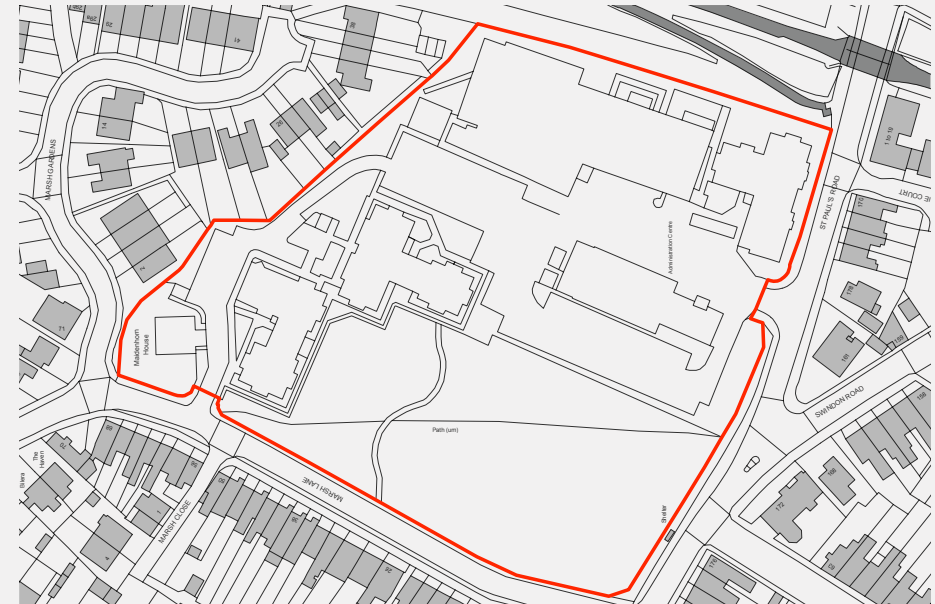


hardwickcampus.co.uk



+ Development opportunity

- 1.9 hectare (4.69 acre) freehold site for sale.
- Potential uses include residential or an educational or sports facility.
- Development opportunity, a pre-application document for residential development, prepared by Quattro Design Architects and Black Box Planning is available via the website, HardwickCampus.co.uk
- Superb location, under a mile from the town centre, and less than 3 miles from the M5 motorway.



Existing site layout

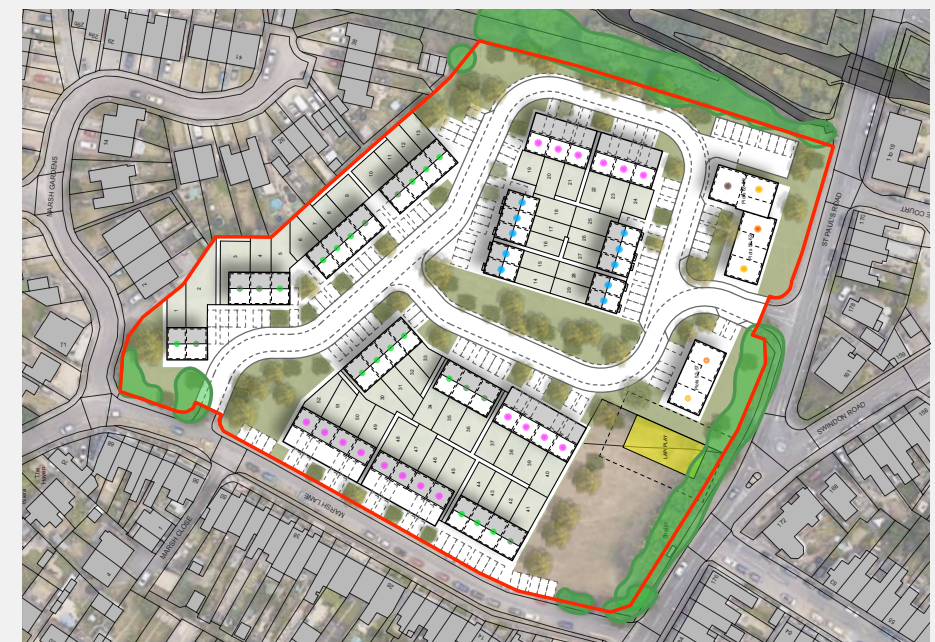


Illustration of potential development by Quattro Design Architects



1.9 hectare
(4.69 acre)
freehold site



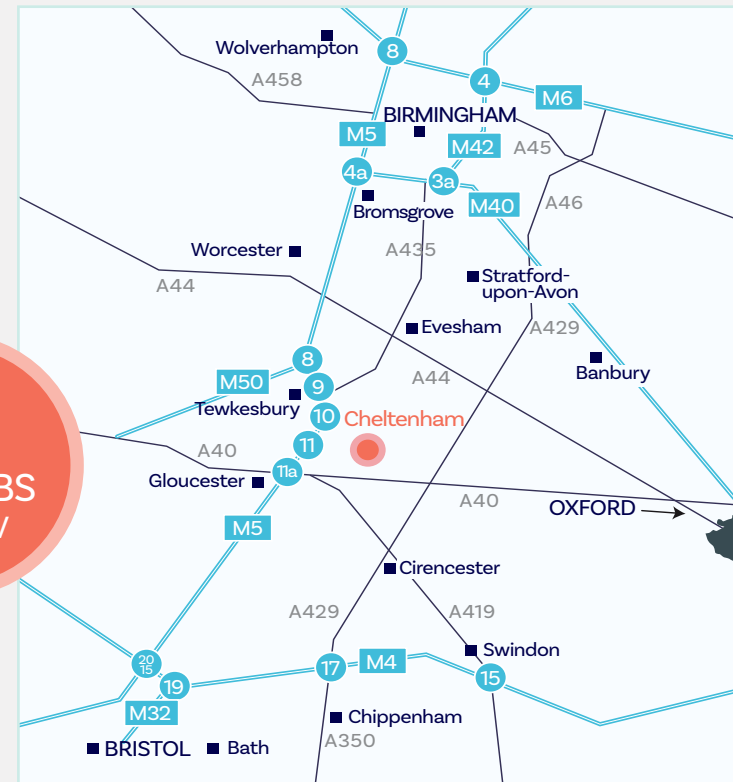
Well connected

Cheltenham, 'Gateway To The Cotswolds', is famous for its elegance, education and festivals.




Lying roughly mid-way between Birmingham and Bristol, Cheltenham benefits from excellent transport links with a mainline rail station providing regular services to major cities. The motorway network is just 3 miles from the town centre.

Architectural beauty, excellent schooling and easy access to wonderful countryside are among the reasons residents love Cheltenham. It's a welcoming spa town with parks and open spaces, tree-lined streets, high street brands and independent shopping, restaurants, cafés and bars.

The town has a festival-focused calendar of annual events including the world renowned festivals of Literature, Science, Music, Jazz and the pinnacle event in the jump-racing calendar - The Cheltenham Festival.



hardwickcampus.co.uk

 <p>DRIVE TO</p> <ul style="list-style-type: none"> M5J11 4 miles/ 12 min M4/ M5 interchange 35 miles/ 45 min Swindon 33 miles/ 50 min Bristol 42 miles/ 1 hr Birmingham 60 miles/ 1 hr 5 min West London 95 miles/ 2 hr 15 min 	 <p>CHELT SPA TO</p> <ul style="list-style-type: none"> Gloucester Station 9 min Birmingham New Street 38 min Bristol Temple Meads 40 min Swindon 58 min Cardiff Central 1 hr 15 min London Paddington 2 hr 	 <p>TO AIRPORTS</p> <ul style="list-style-type: none"> Cheltenham 5 miles/ 13 min Bristol 55 miles/ 1 hr 15 min Birmingham 56 miles/ 1 hr 5 min Cardiff 83 miles/ 1 hr 43 min East Midlands 91 miles/ 1 hr 40 min Heathrow 100 miles/ 1 hr 50 min
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Cheltenham



Cheltenham Race Course

Leisure Centre

Prince of Wales Stadium

Brewery Quarter (Leisure)

Cheltenham Town Centre

Regent Arcade Shopping Centre

John Lewis

Oxford, Swindon & M4
→

Hardwick Campus

SWINDON RD A4019

HIGH STREET

THE PROMENADE

Gloucester & M5 J11
←

HONEYBOURNE LINE CYCLE PATH/FOOTPATH



Major employers



There are also a number of fast-growing SMEs and the upcoming Golden Valley development, including the National Cyber Innovation Centre (just 3 miles away) is already drawing new Cyber and Tech-focused organisations to the town.



Cheltenham Population
118,800



Employed
81.8%
of 16-64 year olds

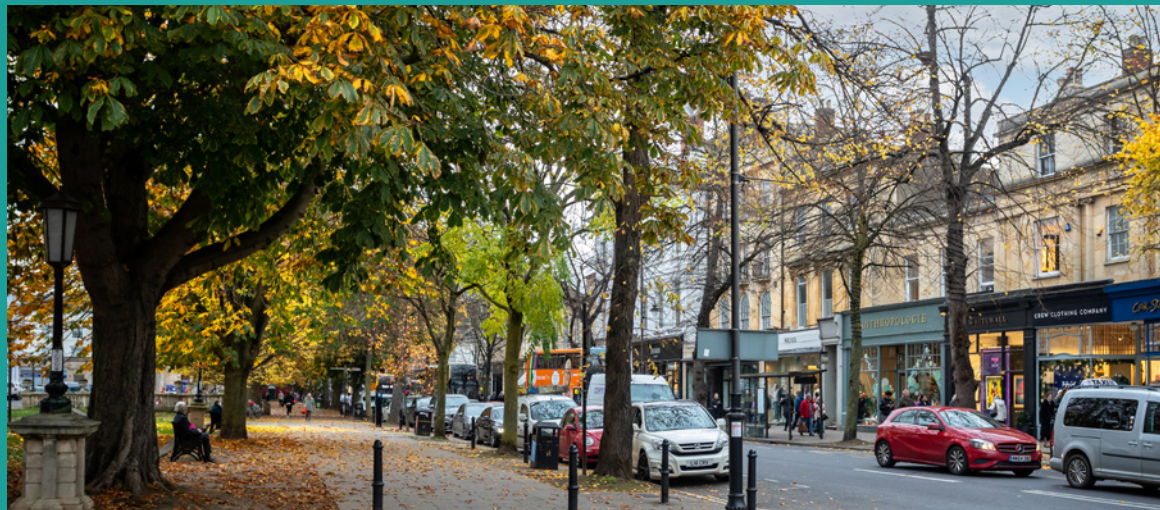
The workforce is significantly better qualified than the national or SW average



Professionals
39.5%

in employment are in Professional or Associate Professional occupations

Sources: Population, ONS Census 2021
Employed & Professionals, NOMIS Labour Market Profile 2023



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Accommodation

There are 6 main buildings, totalling 6,742.20 sq m (72,573 sq ft), used for educational purposes, administration and student accommodation set in landscaped grounds with several car parks, a combination of tarmac and grasscrete surfaces, extending to approximately 0.61 hectares (1.5 acres).



ADMINISTRATION BLOCK

A single storey building of brick construction under a flat roof.

EPC G-183**	SQ M	SQ FT
Total	556.3	5,988



CENTRE FOR ART & PHOTOGRAPHY

A detached former sports hall of steel portal frame construction. Part brick, part clad elevations under a fully clad roof. The building has been converted to provide a range of lecture rooms, studios, administration offices, storage rooms WC facilities with a café in the full height reception area.

EPC B-35*	SQ M	SQ FT
Ground	1,831.2	19,711
Mezzanine	79.4	854
First	680.1	7,321
Total	2,590.7	27,886

All areas are approximate gross internal areas. *valid to 29th Nov 2024. **valid to 30th Oct 2029.

AVON AND SEVERN BUILDINGS

Two detached, two storey buildings with brick elevations under a hipped pitched roof and tile covering. Each provides 38 student rooms with ensuite facilities and communal kitchens on each floor.



AVON HALL EPC B-45*	SQ M	SQ FT
Ground	465.7	5,013
First	464.8	5,003
Total	930.5	10,016



SEVERN HALL EPC B-55*	SQ M	SQ FT
Ground	491.9	5,295
First	92.6	5,302
Total	984.5	10,597

All areas are approximate gross internal areas. *valid to 29th Nov 2024

THAMES HALL

A detached three storey building of brick elevations under a hipped pitched roof with tile covering providing 47 student rooms with ensuite facilities and communal kitchens on each floor.



THAMES HALL EPC B-47*	SQ M	SQ FT
Ground	485.4	5,225
First	478.9	5,155
Second	327.0	3,519
Total	1,291.3	13,899

MAIDENHORN

A detached three storey building of brick elevations under a hipped pitched roof with tile covering providing 47 student rooms with ensuite facilities and communal kitchens on each floor. Maidenhorn is not currently used for student accommodation.



MAIDENHORN	SQ M	SQ FT
Ground	116.1	1,249
First	104.6	1,126
Second	105.2	1,132
Total	325.9	3,507

hardwickcampus.co.uk

TERMS

The property is offered freehold with vacant possession.

VAT

The property is not elected for VAT.

RATES

The Rateable Value listed on the Valuation Office website is £111,000. Prospective purchasers should check with the Local Authority to establish any transitional relief that may be applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

PLANNING

The property has been used as a university campus and student accommodation and the full planning history is available to view at; www.cheltenham.gov.uk

FURTHER INFORMATION

The following is available via the website:

- Pre-application design statement
- Pre-app Report
- Housing Enabling Comments
- Executive Report
- Site Plan
- Floor Plans
- Asbestos Reports
- EPCs



Proposal

Offers are invited for the Freehold interest with vacant possession on a conditional and unconditional basis.

Offers to be submitted by email to: simon@ashproperty.co.uk

or by post to:

Simon McKeag, Ash & Co, 5 Kew Place,
Cheltenham GL53 7NQ

The deadline for offers to be submitted is, **5pm on Friday 4th October 2024.**

To request further information or arrange a viewing, please contact the sole agent



Simon McKeag
07737 691453
simon@ashproperty.co.uk

Harry Pontifex
07917 886176
harry@ashproperty.co.uk

**Black Box
Planning**

Quattro
design architects

A pre-application document prepared by Quattro Design Architects and with Black Box Planning is available on request.

MONEY LAUNDERING REGULATIONS

As part of our obligations under the UK Money Laundering Regulations 2017, ASH will require any purchaser to provide proof of identity along with any other required documentation to satisfy anti-money laundering regulations.

IMPORTANT NOTICE ASH Chartered Surveyors for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1. these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; 2. ASH Chartered Surveyors cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; 3. no employee of ASH Chartered Surveyors has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; 4. rents quoted in these particulars may be subject to VAT in addition; (v) ASH Chartered Surveyors will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; 5. the reference to any plant, machinery, equipment, services, fixtures, or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. August 2024.