



THE LAWNS

HARLAND WAY, COTTINGHAM, HU16 5SQ



UNIVERSITY
OF HULL

Freehold For Sale



DESCRIPTION

The site consists of former student accommodation for the University of Hull in an open and highly attractive parkland setting. The buildings date from 1963-1967 by acclaimed architects Gillespie, Kidd and Coia. The total site area is approximately 29.13 acres gross (11.789hectares). The site is arranged in a broadly rectangular shape with the current built

form being situated in a series of six three-storey Grade II* Listed residential blocks and main student centre running along the northern and eastern sections of the site. The access is via a long driveway from Harland Way to the south of the site.

The existing accommodation across the six three-storey Grade II* residential blocks and main student centre are comprised as follows:

Block	Listing	Beds	Sq Ft	Sq M
Downs Hall	Grade II*	132	33,638	3,125
Morgan Hall	Grade II*	133	32,927	3,059
Nicholson Hall	Grade II*	142	33,315	3,095
Reckitt Hall	Grade II*	121	33,627	3,124
Grant Hall	Grade II*	121	33,713	3,132
Lambert Hall	Grade II*	130	33,175	3,082
The Lawns (Main Centre)	Not Listed		36,867	3,425
Total			237,260	22,042

The site is bordered by Cottingham High School & Sixth Form to the west. To the east is Ferens Hall, which is a further former student accommodation block that has now been allocated in the Local Plan for residential development. There is established

and attractive residential housing to the northern and southern boundaries. There are a number of established trees on the site. The site's topography is relatively flat across the site with a small area of raised ground surrounding the two tennis courts.

OPPORTUNITY

- Former Student Accommodation for the University of Hull
- Comprising total gross area of 29.13 acres gross (11.789hectares)
- Including Six three-storey Grade II* residential blocks together with student centre
- Comprising a total of approximately 237,260 sq ft
- Established residential location within the village of Cottingham, a popular village near Hull
- Access to open space and local amenities, together with Railway and road network
- Approximately 3.5 miles from the Hull city centre
- Technical & Planning details: <https://savillsglobal.box.com/v/TheLawnsCottingham>

AERIAL DRONE FOOTAGE

We are pleased to offer aerial drone footage of The Lawns to illustrate its unique setting and context within Cottingham.

Both video and photographs are accessible on our dedicated dataroom

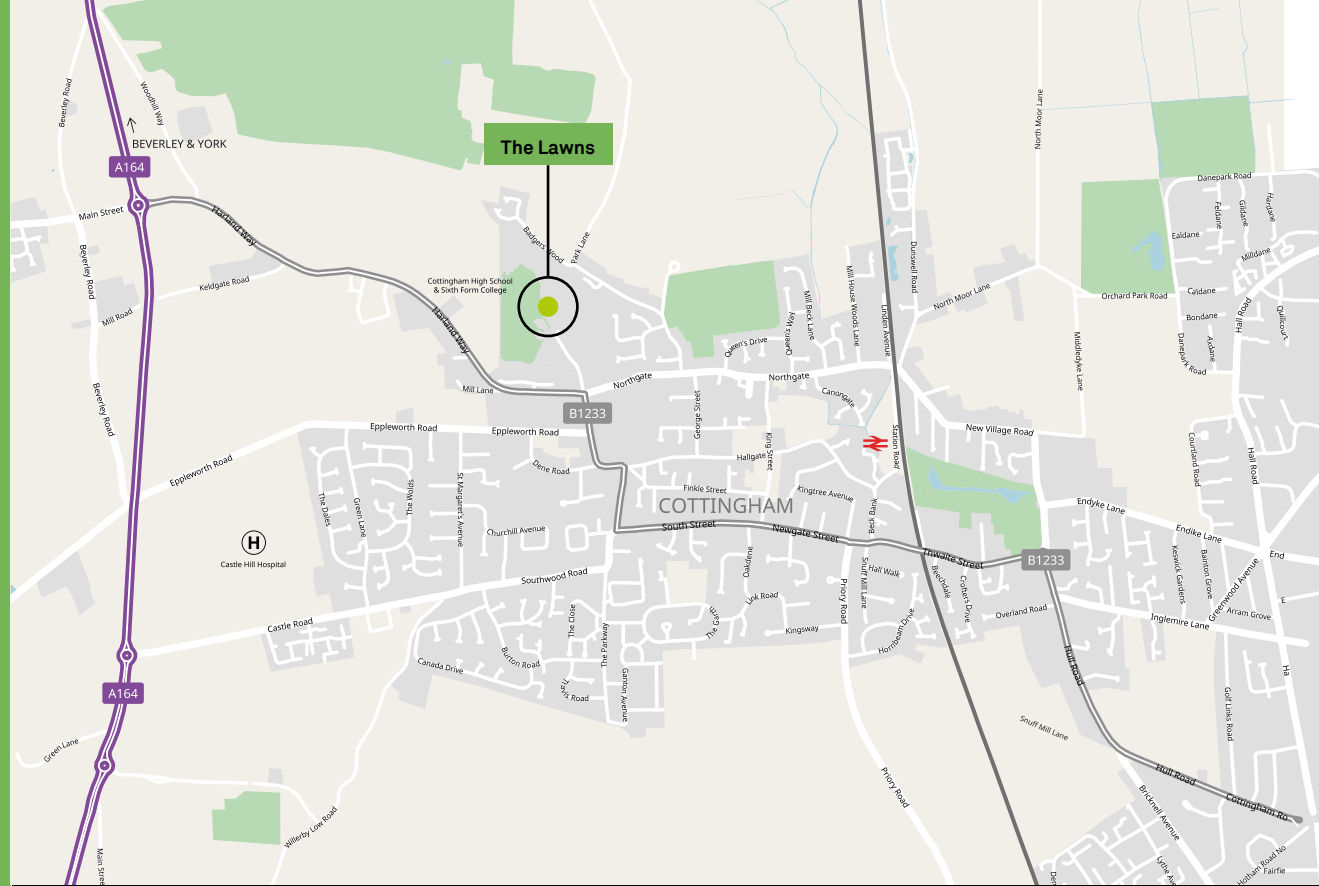
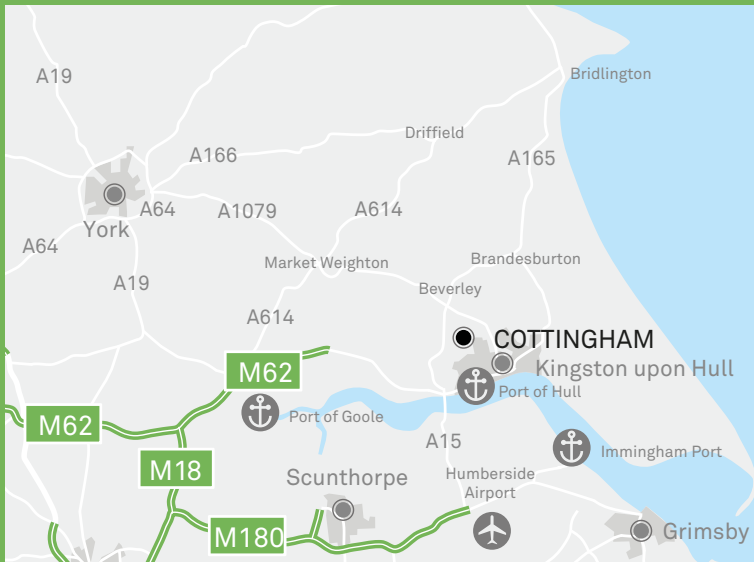
<https://savillsglobal.box.com/v/TheLawnsCottingham>



LOCATION

The subject site is located to the north of Harland Way / Northgate, in the suburban village of Cottingham in the East Riding of Yorkshire. The site is approximately 3.5 miles north west of Hull city centre and approximately 5 miles south of Beverley.

The site itself is accessed via Harland Way and Northgate to the south. The full range of Cottingham's amenities are within an easy pedestrian and cycle access with a wide range of shops, schools, pubs, restaurants and hospital. Cottingham Railway Station provides a regular service to Hull in the south and Beverley in the north, as well as links to York, Sheffield, Doncaster, Driffield, Bridlington and Scarborough. There is also a direct train to London Kings Cross provided by Hull Trains. The nearby A164 links with the A63 and M62 in the south, which provides access to Leeds and national network.





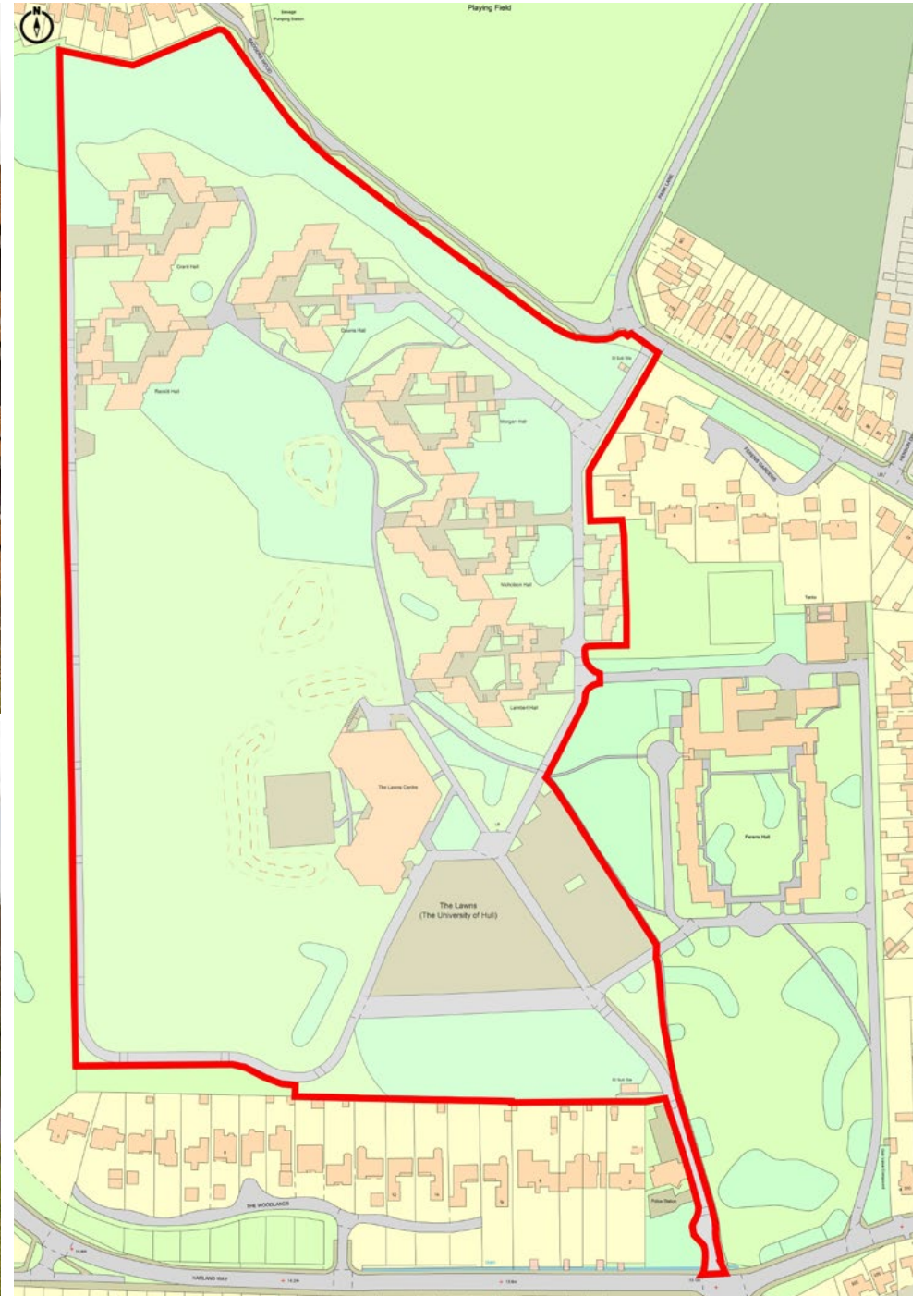
PLANNING

The site extends to approximately 29.13 acres gross (11.789 hectares) and is located outside but adjacent to the settlement limits for Cottingham and is therefore in the open countryside. The site is located outside the Cottingham Conservation Area, outside of the Green Belt and within Flood Zone 1.

The site comprises six three-storey Grade II* residential blocks known as Downs Hall, Morgan Hall, Nicholson Hall, Reckitt Hall, Grant Hall and Lambert Hall. Each block was erected between 1963 and 1967 and previously provided student accommodation for the University of Hull across three storeys and a basement. The site also includes a former student centre, known as The Lawns centre, and an associated car park in an open parkland setting.

Affordable Housing requirements are 25% for Cottingham as per adopted Policy H2.

ERoYC are currently undertaking a Local Plan Review. Consultation on the draft Local Plan is expected in Spring 2021, with adoption targeted for 2022 albeit the Council have advised that the adoption timescales may slip following Covid-19 delays.



FURTHER INFORMATION

Technical Information

The client has instructed a range of technical reports on the site. All planning and technical information, is available to interested parties through a data room via our dedicated website:

<https://savillsglobal.box.com/v/TheLawnsCottingham>

Existing Wayleaves, Easements and Rights of Way

The site is to be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether or not mentioned in these particulars.

Method of Sale

The site is for sale freehold with vacant possession on completion. Offers are to be submitted to 'Matthew Jones' addressed to the 'Development Department, Savills, 3 Wellington Place, Leeds, LS1 4AP' / mjones@savills.com.

VAT

The vendor reserves the right to charge VAT.



VIEWING

Viewing of the site is strictly by appointment and can be arranged via Savills. Should you wish to make an appointment, please contact:

Matthew Jones
mjones@savills.com
07812 965484

Joshua Franklin
jfranklin@savills.com
07807 999923

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