

Education & Student Campus, Cheltenham, **GL50**

For sale freehold with vacant possession.



Red line for indicative purpose only.



The opportunity.

Education & Student Campus, Cheltenham, GL50 4BS

- Former university campus for sale freehold with vacant possession
- The property features 6 main buildings totalling approximately 85,122 sq ft
- Comprising 123 student bedrooms and extensive teaching and administration space
- Site extends to approximately 4.69 acres
- Ideal for continued educational use, student housing, or community uses
- Comprehensively refurbished in recent years
- Accessible location less than 5 minutes' walk from Cheltenham town centre
- Freehold with vacant possession on completion

Location

The property is conveniently positioned a 5-minute walk from Cheltenham town centre, a large spa town in Gloucestershire, Southwest England. It is situated on the edge of the Cotswold Hills, a National Landscape, renowned for its beautiful countryside and attractive market towns. Nearby towns include Gloucester to the southwest and Stroud to the south.

The area is known for its Regency architecture, large parks and cultural heritage making the area popular for both residents and tourists.

The property is located circa. 42 miles to the northwest of Bristol, 58 miles south of Birmingham, and 110 miles southwest of London.

Travel



Road

The property is approximately 0.4 miles north of the A4019 (Tewkesbury Road) which provides access to Junction 10 of the M5, Gloucester (via A38), and Birmingham. The A40 (Gloucester Road) is approximately 1.2 miles south of the property and connects to Gloucester (west) and Oxford (east).



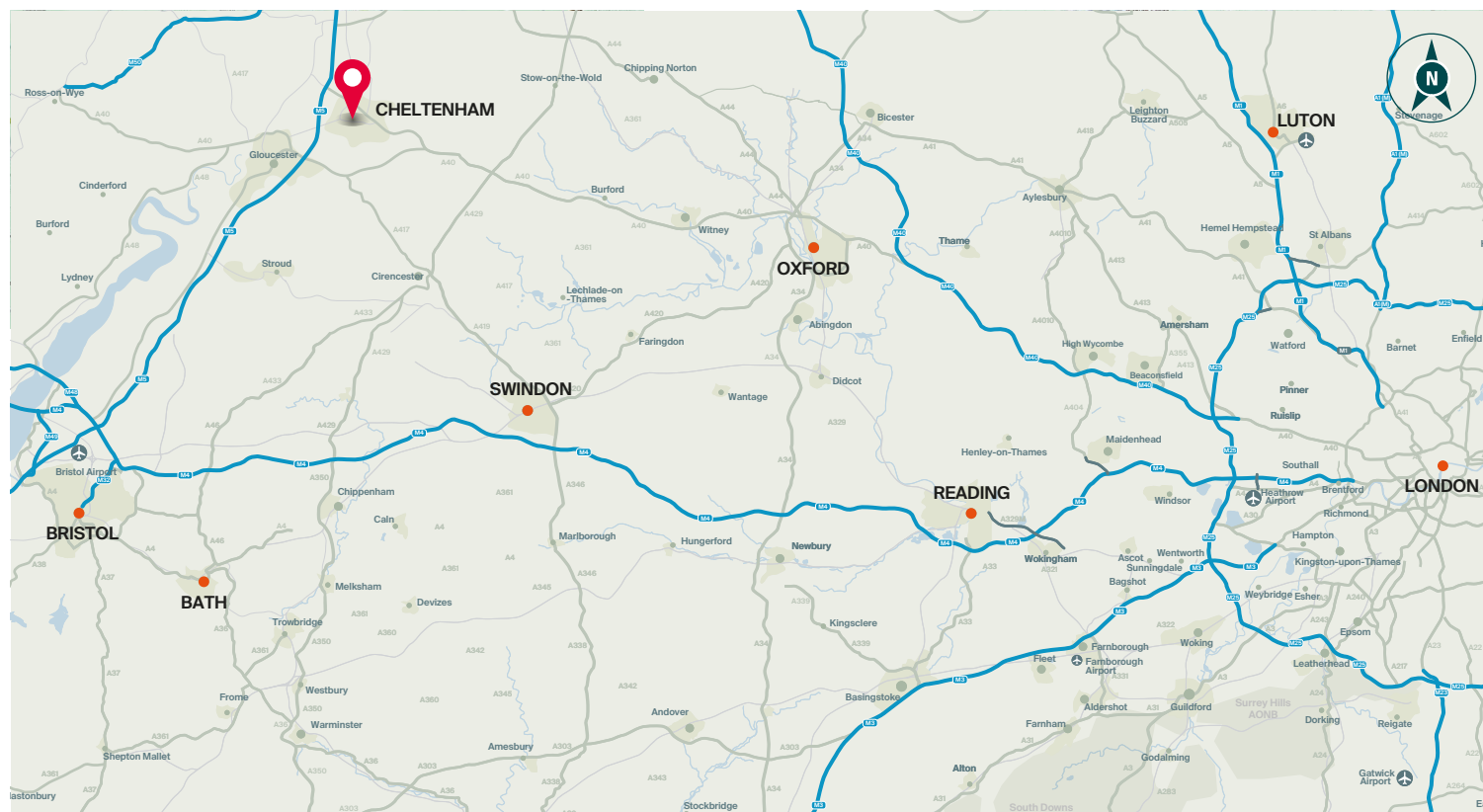
Rail

Cheltenham Spa Railway Station is just over 1 mile. From here, London Paddington is accessible with a journey time of approximately 1 hour 54 minutes, and Bristol Temple Meads with a journey time of approximately 38 minutes.



Air

The property is approximately 50 miles south of Birmingham Airport, and 53 miles northeast of Bristol Airport. Collectively, they offer direct flights to approximately 200 destinations.





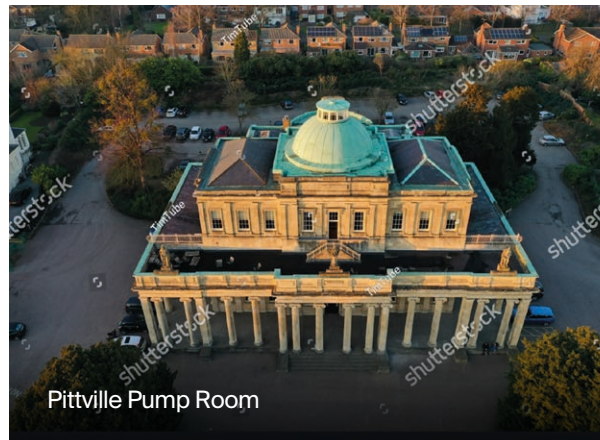
Student Market

Cheltenham's student market is primarily driven by the University of Gloucester which has a significant presence in the town. The university boasts approximately 11,300 students across its campuses, and is targeting a 50% increase in student numbers by 2030. In addition there are two Further Education Colleges Gloucester and Star College.



Schools

Cheltenham is also recognised as having a very strong provision for children in both the state and independent sectors. Highly regarded schools include Pate's Grammar which is one of the top performing schools in the country along with Cheltenham Ladies' College and Cheltenham College (both independent schools).



Local Economy

Cheltenham's economy is valued at approximately £4 billion, and is expected to grow to over £4.5 billion in the next decade. The town is recognised as a leading hub for cyber and digital technology innovation in the UK, with both the Government Communications Headquarters (GCHQ) and the National Cyber Security Centre (NCSC) calling the town home. Education and Heath sectors are the largest employment providers locally followed by professional and business services.





Education and Student Campus

The site consists of six primary buildings serving educational, administrative, and student residential functions alongside multiple car parks situated within landscaped grounds.

Administration Block

A single-storey structure constructed from brick under a flat roof.

Main campus building/hub

A recently refurbished detached building, originally constructed as a sports hall with a steel portal frame. It features a mix of brick and clad external walls beneath a fully clad roof. The interior has been repurposed to accommodate lecture rooms, studios, administrative offices, storage areas, and WC facilities, with a café located in the full-height reception area.

Student accommodation - Avon & Severn

Two detached, two-storey buildings featuring brick elevations and pitched roofs tiled coverings. Each building contains 38 student bedrooms with en-suite facilities, along with shared kitchen areas on each floor.

Student Accommodation - Thames Hall

A detached, three-storey building with brick exterior walls and a pitched tiled roof, offering 47 student rooms with en-suite bathrooms and shared kitchens on every floor.

Maidenhorn

A detached 3 storey building with brick elevations, arranged as offices/administration space, although this area of the property has been 'mothballed' over the last few years.

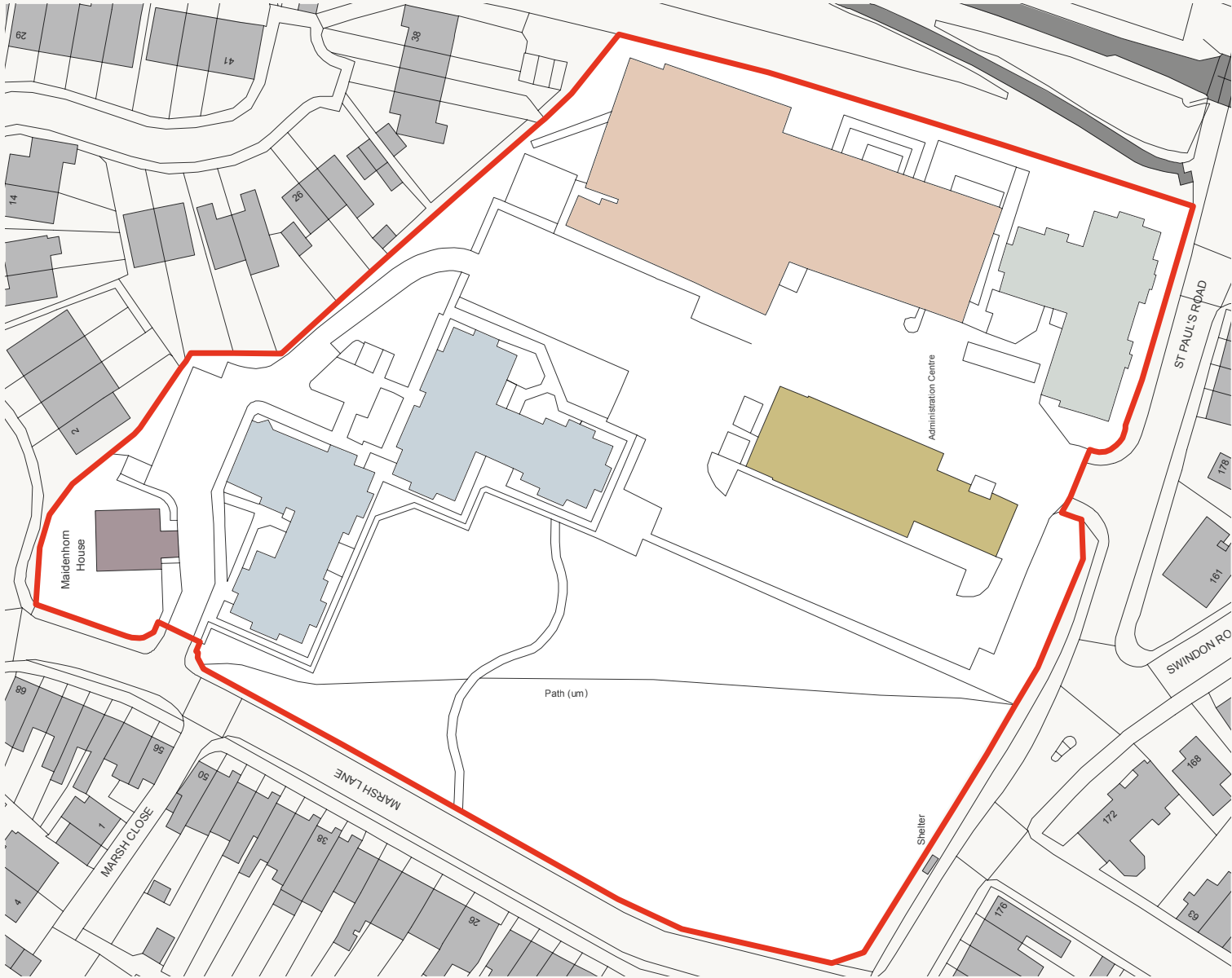


Siteplan and floor areas

Building	Area (GIA)	
	sq m	sq ft
Administration Block	593.70	6,390.59
Main building/Hub	3,494.94	37,619.53
Avon Hall	1,004.36	10,810.93
Severn Hall	1,070.21	11,519.74
Thames Hall	1,396.67	15,033.76
Maidenhorn	348.22	3,748.24
Total	7,908.10	85,122.79

Outside

In addition to the accommodation listed above the site has extensive parking and a large area of green space providing amenity/recreation space.



Services

Mains water, electricity and drainage.

Statutory authority

Cheltenham Borough Council.

Viewings

Strictly through prior appointment with Knight Frank. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agent.

VAT

We understand that the property has not been elected for VAT.

Method of sale

The property is for sale by private treaty via informal tender.

Legal

For sale freehold with vacant possession on completion.

Part of the site is subject to an ACV Application, but this does not restrict the operational area of the Campus.

EPC

Administration - D
Avon - C
Maidenhorn - D
Main Building - C
Severn - C
Thames - C

Debt advisory

The Knight Frank Debt Advisory team provides a value-add service to those considering obtaining real estate finance for developments or acquisitions. The team partners with borrowers throughout the financing process to make it simpler and faster, and to ensure that they finish with optimal terms.

For further information, please contact Lisa Attenborough of the Knight Frank Debt advisory team on lisa.attenborough@knightfrank.com
020 3909 6846

Further information

Further information including legal documents, EPC and floorplans are available on our dedicated website.

For access please email:
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2025.

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