



## Leasehold & Freehold Accommodation Opportunity

37,367 sqft

118 Ensuite bedrooms across  
3 self-contained buildings

For sale or to let  
Individually or together

St Paul's Road, Cheltenham, GL50 4BS



Hardwick  
Campus

Purpose-built accommodation | Flexible scale | Multiple possibilities

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# A rare, flexible accommodation opportunity in central Cheltenham

Hardwick Campus provides 118 part-furnished ensuite bedrooms across 3 self-contained purpose-built accommodation buildings, close to Cheltenham town centre.

The property is available on a freehold or leasehold basis and can be acquired or occupied as a whole, by individual building, or in a combination to suit requirements.

The campus is configured and consented as purpose-built student accommodation. Its scale, communal layout and flexible building configuration also offer potential for other professionally managed accommodation models.



## 37,367 sqft / 118 ensuite bedrooms

Including 9 accessible bedrooms, with shared kitchens, dining facilities and communal spaces.



## 3 self-contained buildings

Avon Hall, Severn Hall and Thames Hall, providing between 35 and 47 bedrooms each.



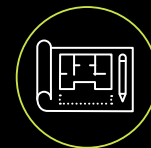
## Connected location

Within walking distance of Cheltenham town centre and Cheltenham Spa railway station, with access to the M5 motorway.



## Significant recent investment

Over £1.25 million invested in Avon and Severn Halls during 2026, including HMO compliance works, achieving gold-standard health and safety certification.



## Flexible availability

Available freehold or leasehold, individually, in combination, or as a whole.

# One Campus. Three flexible opportunities

Thames  
Hall

Severn  
Hall

Avon  
Hall

# Avon Hall

**35 ensuite bedrooms**

**Two storeys**

**Approx. 10,811 sq ft**

Recently refurbished accommodation with shared kitchens, dining and communal facilities.



# Severn Hall

**36 ensuite bedrooms**

**Two storeys**

**Approx. 11,520 sq ft**

Recently refurbished accommodation arranged across two floors, including shared amenity spaces.



# Thames Hall

**47 ensuite bedrooms**

**Three storeys**

**Approx. 15,034 sq ft**

The largest of the three buildings, providing accommodation over three floors.

Considered individually or together, the three buildings provide options from 35 bedrooms to the full 118-bedroom campus.



# Positioned to serve Cheltenham's accommodation needs

Cheltenham combines a significant employment base, higher-education presence, active visitor economy and a pipeline of major projects across Gloucestershire.

Hardwick Campus offers established communal accommodation in a connected urban location, with the scale and flexibility to respond to a defined requirement from an education provider, employer, accommodation operator or investor.

## **Education**

The current planning use is purpose-built student accommodation. Hardwick Campus offers education providers an opportunity to secure established ensuite accommodation within walking distance of the town centre and with access to the University of Gloucestershire's Cheltenham and Gloucester campuses and Hartpury University.

## **Employment & Key Workers**

Cheltenham's employment base includes healthcare, education, the public sector, professional services and cyber technology. Hardwick Campus could provide a managed accommodation solution for organisations seeking to house key workers, trainees, graduates or relocating employees.

## **Major projects and workforce requirements**

Infrastructure and development activity in and around Gloucestershire may generate defined accommodation requirements for project teams, contractors and specialist workers.

## **Co-Living**

The existing ensuite bedrooms, shared kitchens and communal facilities provide a potential foundation for a professionally managed co-living or other communal accommodation model.

## **Visitor and short-stay requirements**

Cheltenham's cultural, sporting and visitor economy may create opportunities for carefully managed short-stay or seasonal accommodation models.

# Freehold or leasehold, structured around the requirement

Hardwick Cheltenham No1 Ltd is inviting interest from purchasers, investors, education providers, accommodation operators, employers and other organisations with a defined requirement for purpose-built or professionally managed accommodation.

Proposals may be considered for an individual building, a combination of buildings or the complete campus.

## **FREEHOLD OPPORTUNITY**

Acquire the whole or part of the portfolio

The freehold opportunity may suit:

- Purpose-built student accommodation investors and operators
- Education providers seeking directly controlled accommodation
- Specialist residential and managed-accommodation investors
- Co-living or HMO operators
- Organisations with a long-term accommodation strategy
- Investors seeking a repositioning or asset-management opportunity

Acquire an established 118-bedroom accommodation campus, or an individual building from 35 bedrooms, with vacant possession and flexibility to retain, operate or reposition the accommodation subject to the necessary consents.

## **LEASEHOLD OPPORTUNITY**

Secure accommodation at the scale you require

The leasehold opportunity may suit:

- Universities, colleges and education providers
- PBSA and accommodation operators
- Healthcare and public-sector bodies
- Employers with key-worker or relocation requirements
- Organisations supporting major projects
- Professionally managed co-living providers, subject to planning

Lease one or more self-contained buildings, providing between 35 and 118 ensuite bedrooms, with commercial terms and configuration to be discussed according to the occupier's requirements.

# Potential accommodation models

## **Purpose-built accommodation with wider potential**

Hardwick Campus is currently configured and consented as purpose-built student accommodation. Its ensuite bedrooms, shared kitchens, communal facilities and self-contained building layout provide a strong platform for continued student occupation or, subject to planning, other professionally managed accommodation models.

## **Purpose-built student accommodation**

A ready-made accommodation opportunity for universities, colleges, pathway providers, language schools and specialist education organisations.

The campus provides:

- 118 ensuite bedrooms
- Shared kitchens and dining areas
- Communal amenity spaces
- Nine accessible bedrooms
- Laundry and cycle-storage facilities
- A choice of individual buildings or the full campus
- Access to Cheltenham town centre and higher-education locations

## **Key-worker and employer-led accommodation**

A potential managed accommodation solution for healthcare workers, public-sector employees, graduates, trainees, project teams or staff relocating to the area.

The proposition could be structured around one building, multiple buildings or the complete campus according to the scale and duration of the requirement.

## **Professionally managed co-living**

The existing bedroom and communal layout could support a managed co-living proposition for graduates, young professionals and economically active residents seeking ensuite accommodation with shared facilities.

## **Specialist and supported accommodation**

The building configuration may offer potential for certain specialist or supported accommodation requirements where an experienced provider has a clearly defined operating and management model.

## **Project and workforce accommodation**

Individual buildings could provide accommodation for defined workforce, training or project requirements where an organisation needs multiple rooms within one managed location.

# Property Overview

Hardwick Campus comprises three detached brick-built accommodation buildings with pitched tiled roofs, arranged over two and three storeys.

During 2026, over £1.25 million was invested in the refurbishment of Avon Hall and Severn Hall. The HMO compliance works included:

- Upgrades to ensuite bathrooms
- New kitchens and amenity spaces
- Improved lighting
- Comprehensive internal redecoration
- New fire-alarm systems
- Fire-compartmentation works
- Wider fire-safety improvements

The accommodation includes 118 part-furnished ensuite bedrooms, including nine accessible bedrooms, together with shared kitchens, dining areas and communal amenity spaces.

Campus amenities include:

- Laundry facilities
- Cycle storage
- High-speed internet connectivity
- Green open spaces
- Car parking, subject to availability

**Thames Hall provides a further 47 ensuite bedrooms across three storeys. Details of its current specification and any works undertaken are available on request.**











# Property Composition

## Avon Hall

Two storeys  
35 ensuite bedrooms

## Severn Hall

Two storeys  
36 ensuite bedrooms

## Thames Hall

Three storeys  
47 ensuite bedrooms



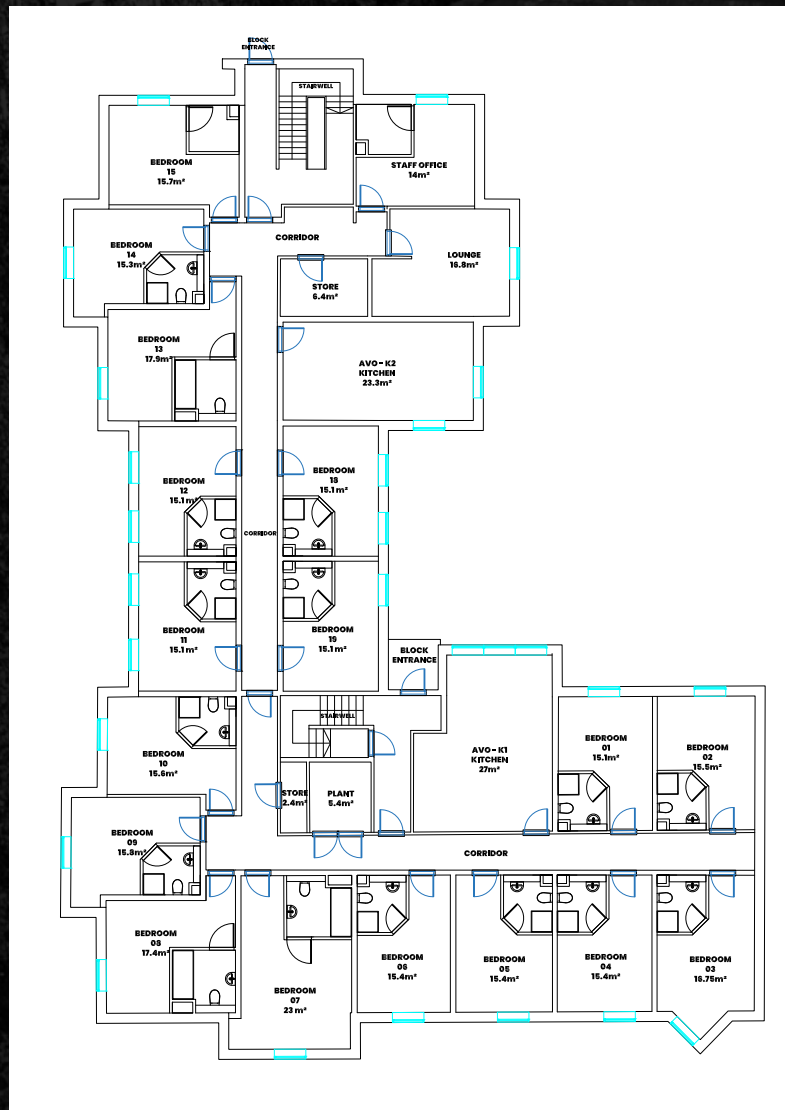
## Floor areas

| Building    | Area (CIA) |           |
|-------------|------------|-----------|
|             | sqm        | sq ft     |
| Avon Hall   | 1,004.36   | 10,810.93 |
| Severn Hall | 1,070.21   | 11,519.74 |
| Thames Hall | 1,396.67   | 15,033.76 |
| Total       | 3,471      | 37,364    |

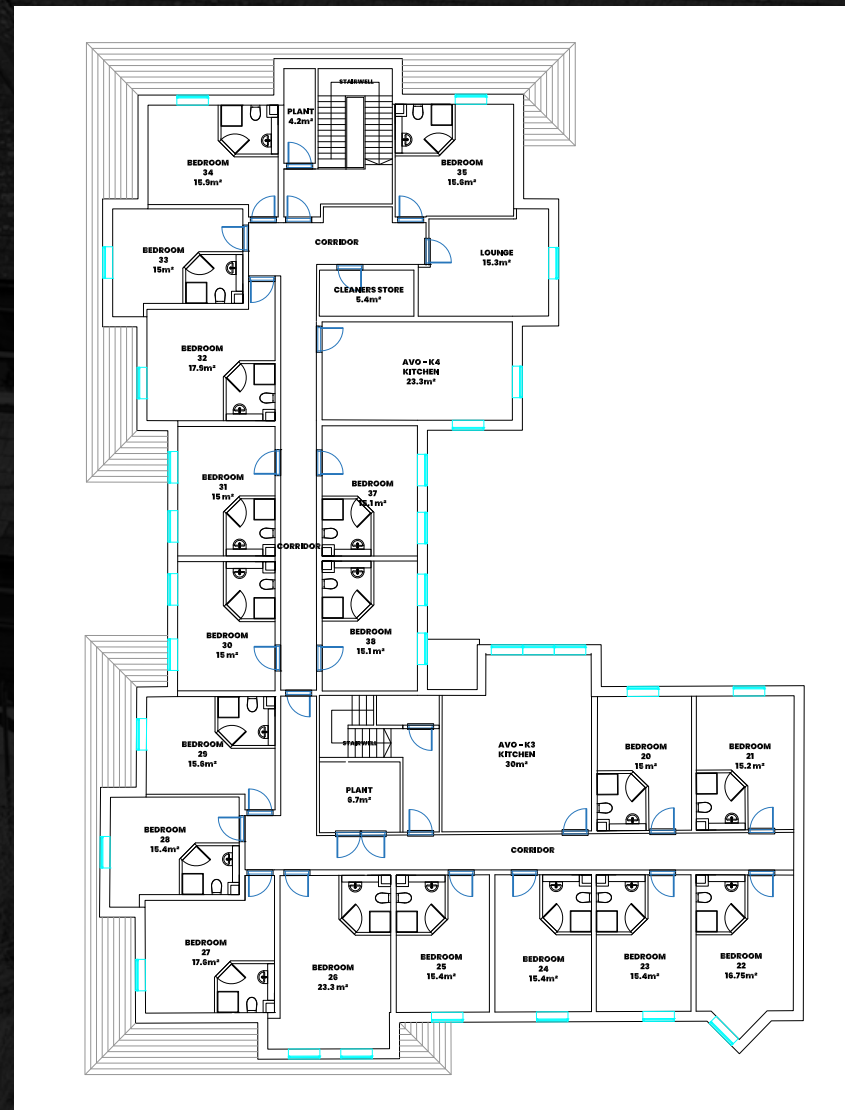
## Room sizes

| Room Type         | Classic Ensuite | Classic Plus Ensuite | Premium Ensuite | Deluxe Ensuite | Accessible Ensuite |
|-------------------|-----------------|----------------------|-----------------|----------------|--------------------|
| Typical Room Size | 14-16 sqm       | 16-20 sqm            | 16-18 sqm       | 20-24 sqm      | Various            |

# Avon Hall - 35 Ensuite Bedrooms

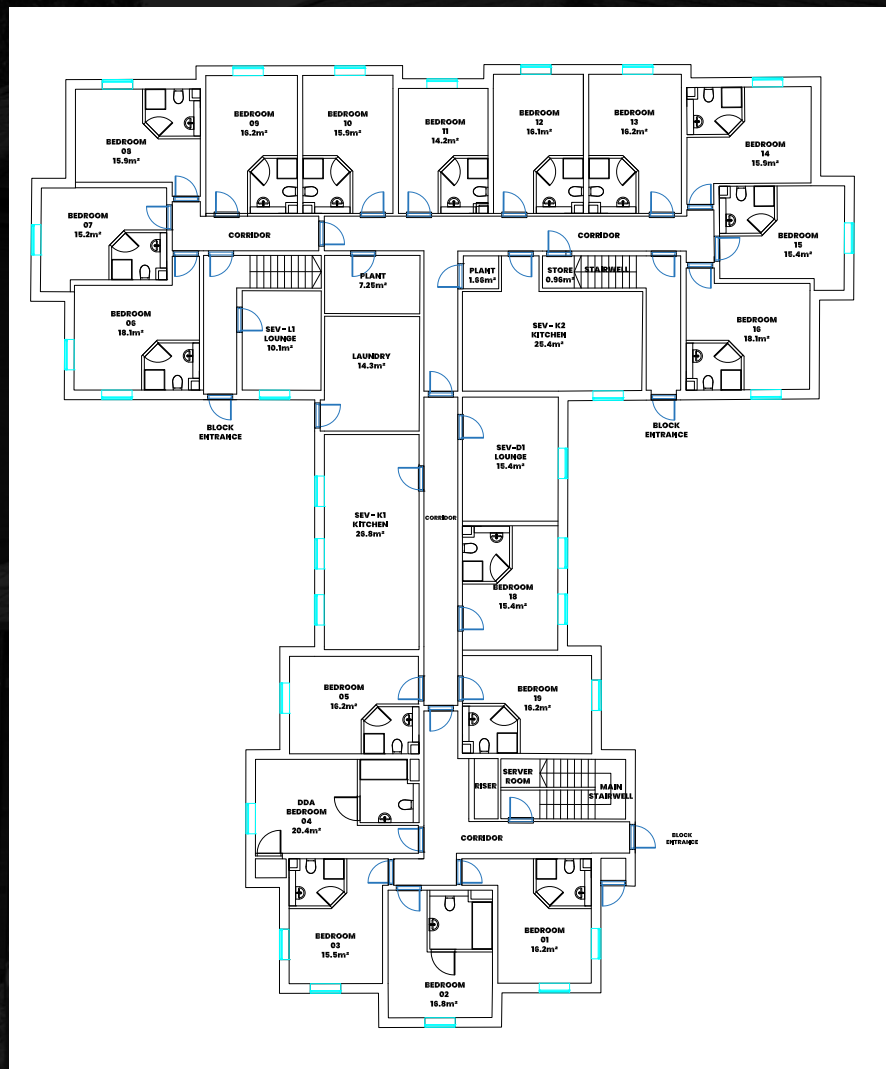


Ground Floor

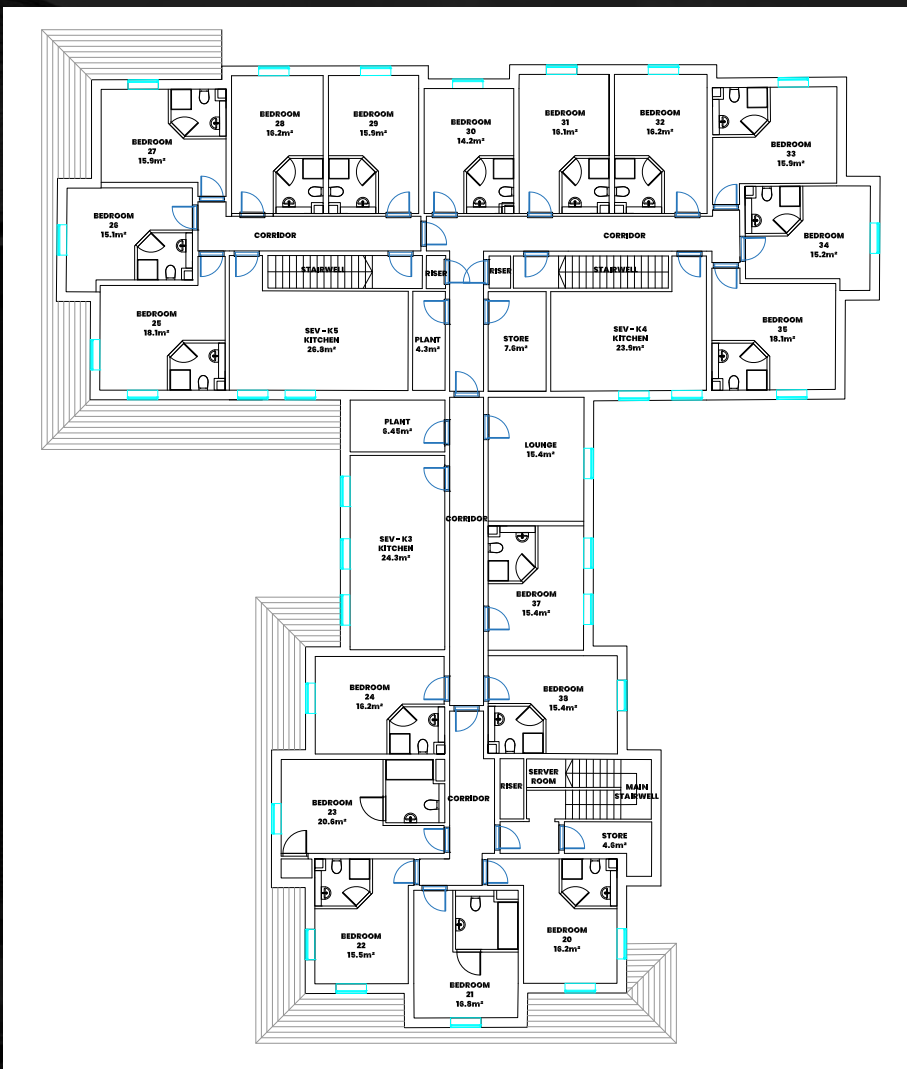


First Floor

# Severn Hall - 36 Ensuite Bedrooms

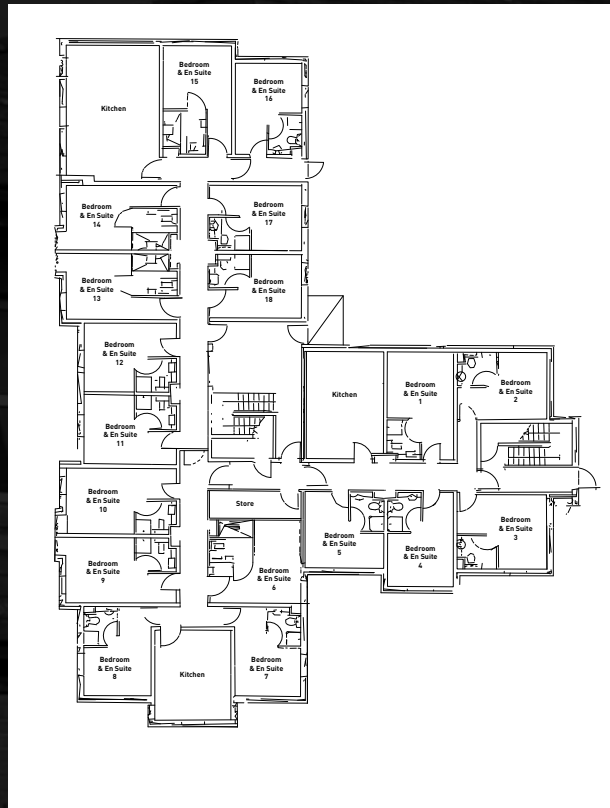


## Ground Floor

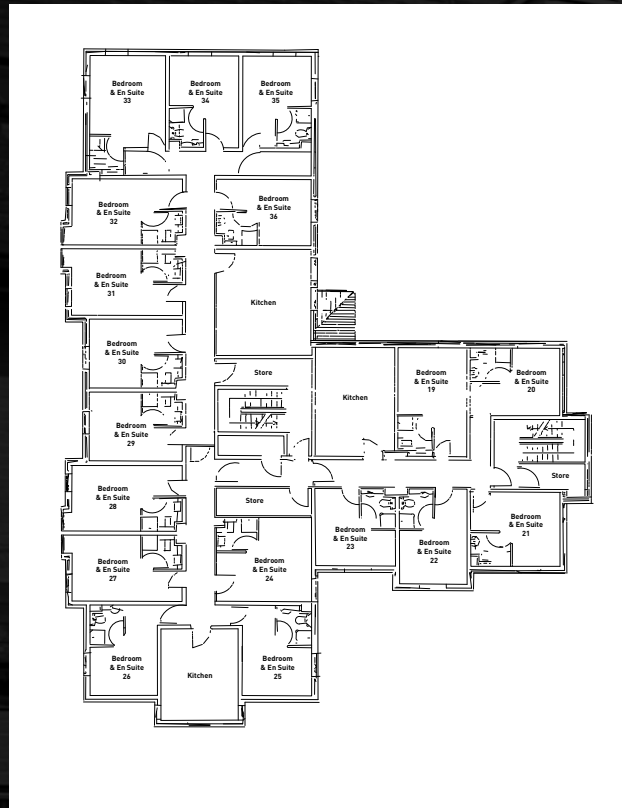


## First Floor

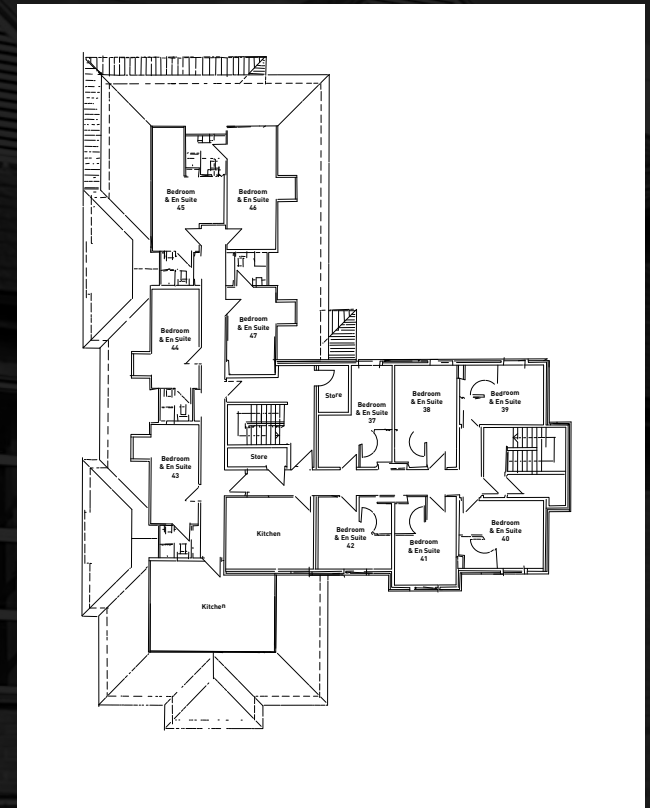
# Thames Hall - 47 Ensuite Bedrooms



Ground Floor



First Floor



Second Floor

# Connected Cheltenham

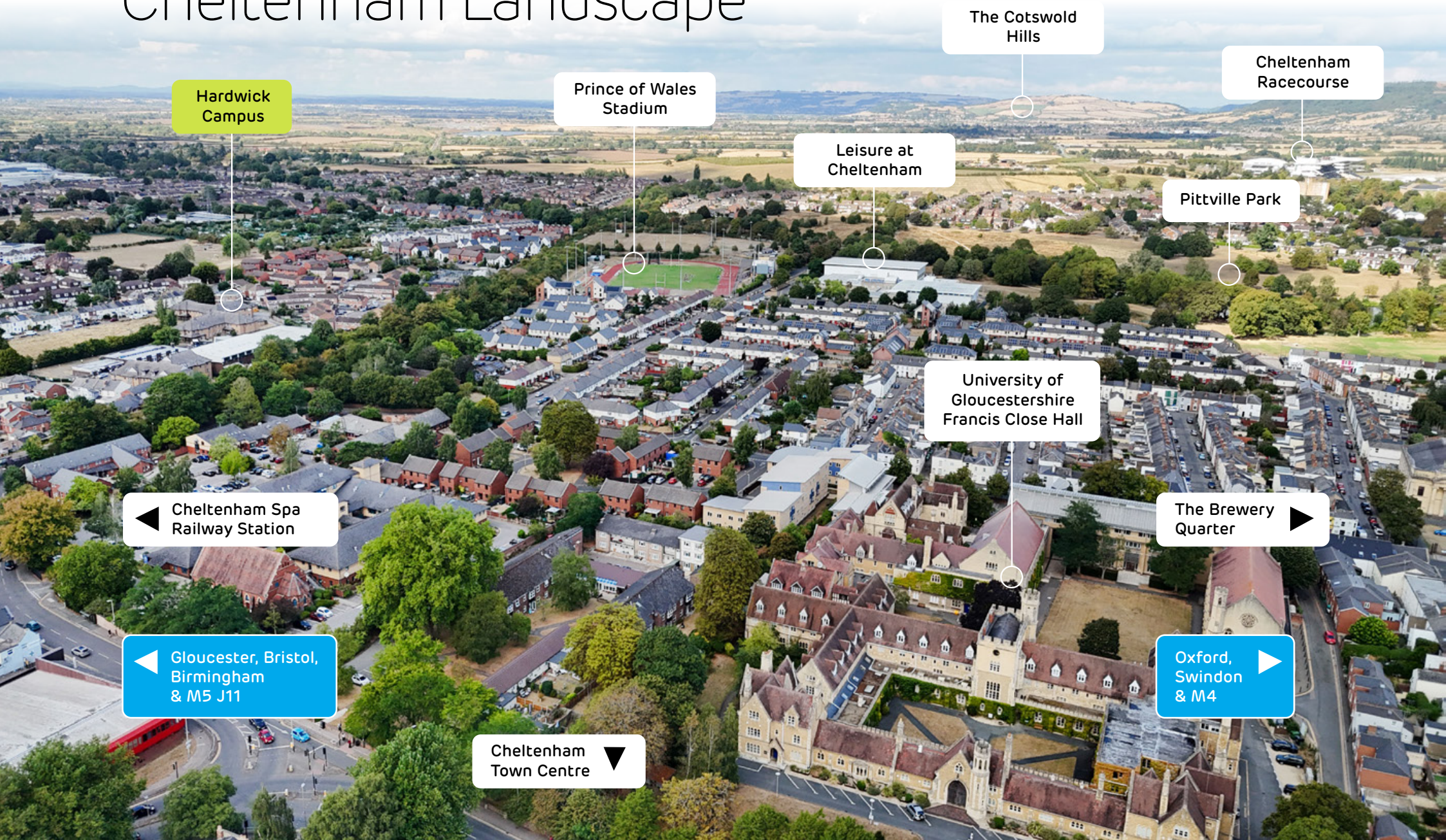
Hardwick Campus is located on St Paul's Road, within walking distance of Cheltenham town centre, the Brewery Quarter and local amenities.

The location provides access to education, employment, leisure and transport connections across Cheltenham and the wider Gloucestershire area.

- Within walking distance of Cheltenham town centre and the Brewery Quarter
- Accessible to the University of Gloucestershire's Francis Close Hall campus
- Approximately 20 minutes' walk from Cheltenham Spa railway station
- Access to Cheltenham Racecourse, Pittville Park and the town's cultural and leisure amenities
- Road access to the M5 motorway
- Rail and road connections to Gloucester, Bristol, Birmingham, Swindon, Oxford and London



# Cheltenham Landscape





# Hardwick Campus

To request further information, arrange a viewing  
or discuss your requirement, contact:

Emma Shotton

[info@hardwick-campus.co.uk](mailto:info@hardwick-campus.co.uk)

07585 605183

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