



# Surbiton Educational Campus KT6

Rare opportunity.





# The Opportunity

## **Hillcroft College, South Bank, Surbiton, KT6**

- Rare college campus suitable for continued use or alternative uses/development, subject to planning
- Freehold opportunity 0.1 miles from Surbiton Station
- Existing floor space of approximately 29,461 sq ft (2,737 sq m) GIA
- A site extending to approximately 3.75 acres (1.52 ha)
- Vacant possession available
- Price available upon request



**“Surbiton is a much sought after and desirable residential location situated within the London commuter belt.”**

## Location

The site is situated in Surbiton in the Royal Borough of Kingston upon Thames. Surbiton is a suburban neighbourhood of southwest London situated next to the River Thames and approximately 11 miles southwest of Charing Cross.

12 South Bank is located just to the southeast of Surbiton Town Centre, approximately 0.2 miles from the High Street on Victoria Road (B3370). The site lies on the south side of South Bank, which runs east to Ewell Road (A240) and beyond to Tolworth, and west past Surbiton Station towards Glenbuck Road and the junction of Upper Brighton Road (A243) leading towards the town centre.

12 South Bank is bounded by residential accommodation at Glenbuck Court to the west, to the east lies South Bank Terrace that fronts a row of semi-detached residential houses and Lime Tree Primary School. To the north is South Bank with varying residential accommodation. The south is bordered by Oakhill Path, a footpath that breaks up 'The Wood' and the site.

Surbiton is ideally located for commuters and the site is located approximately 0.1 miles (a circa 3 minute walk) from Surbiton Station. Surbiton to London Waterloo is operated by South Western train services with an approximate journey time of 22 minutes.

Various bus stops are located along Ewell Road providing links to Chessington, Kingston and Twickenham. The site benefits from its close proximity to London with the A3 (Tolworth Roundabout junction just 1.3 miles away), whilst also

offering easy access to the M25 (junction 10) in 11 miles. In addition, Heathrow airport can be accessed within approximately 12 miles and Gatwick airport in approximately 23 miles.

The surrounding area is predominantly residential in nature whilst also benefiting from the local amenities provided on Ewell Road including cafés, restaurants and shops, together with a Sainsbury's food store.

Surbiton is a much sought after and desirable residential location situated within the London commuter belt. The town has much to offer with a good selection of local shops and dining options.

The parks of Fishponds, The Woods and Alexandra are also located within a short distance of the site providing acres of leisure amenity. Surbiton Racket Club (10-15 mins walk away), est 1881, is one of the oldest tennis clubs in the country and hosts regional tournaments.

Furthermore, the area boasts a number of excellent schools including St Andrews & St Marks, Tiffin Boys' and Tiffin Girls' School and Surbiton Children's Nursery all offering Ofsted Outstanding rating as well as independent private schools such as Surbiton High School.



**0.1 miles**  
Surbiton Station  
3 mins walk



**12 miles**  
Heathrow Airport



**10 miles**  
M25 Junction 10

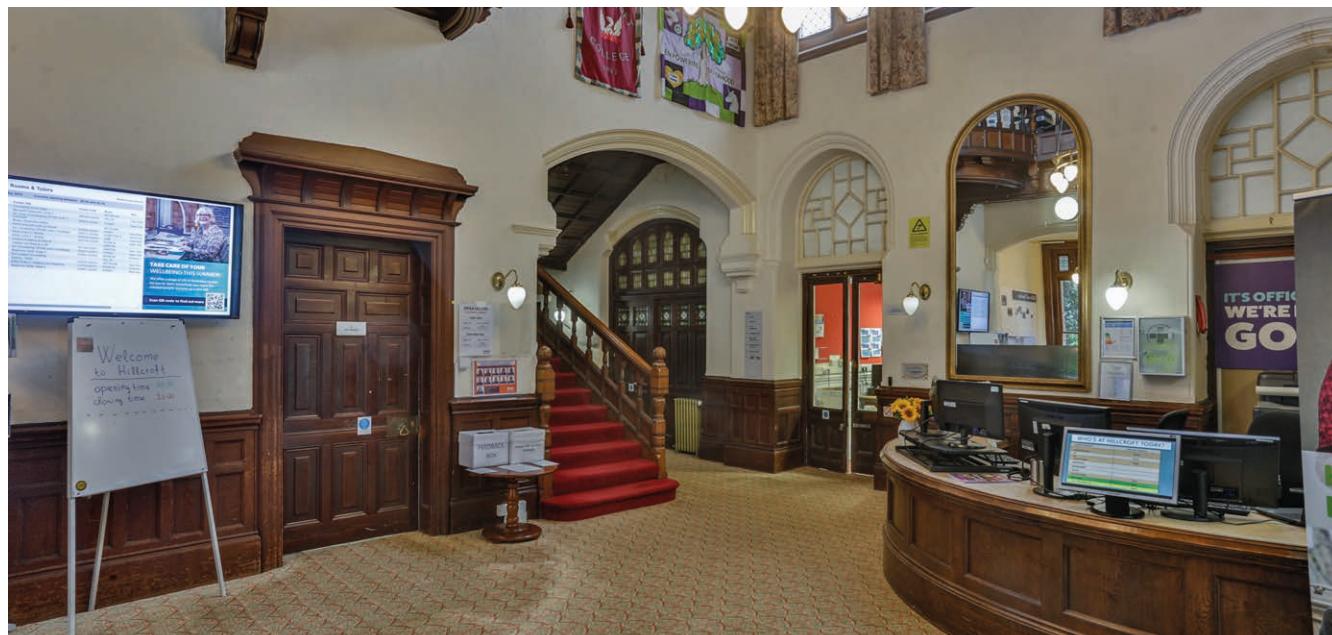




# Description

The square site of approx. 3.75 acres contains the Richmond and Hillcroft Community College's Surbiton Campus. The site comprises two buildings: a three storey Grade II listed property dating back to the late nineteenth century, and a 1960s purpose-built accommodation block known as Powell House. Adjacent to the main building and attached via a flybridge is the former, now converted, stable block which is also Grade II listed.

Vehicular access to the main area of the site is via two access points off South Bank. The east most access operates as an 'entrance only' and the west most access point as an 'exit only'. A third access is to the north of the site off South Bank Terrace.



# Town planning

The existing use of the site is as a college.

Following a number of pre-application meetings and two design reviews with Design South East a combined planning and listed building consent application was submitted in January 2022 on behalf of the Richmond and Hillcroft Adult Community College (RHACC), for:

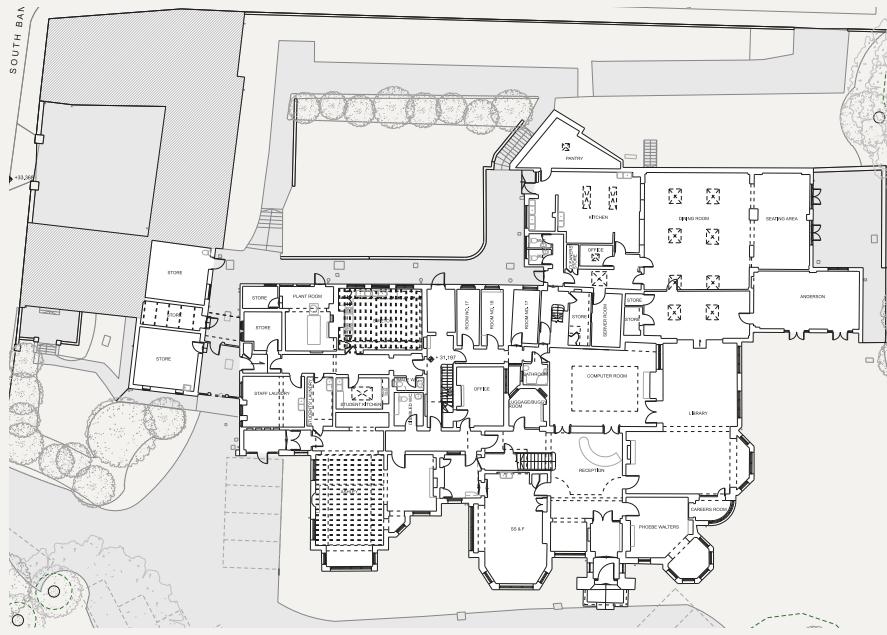
*“Demolition of Powell House. Construction of a replacement college building comprising two storeys and ancillary single storey building Use Class F1. Partial demolition, conversion and extension of the Listed Building Hillcroft College Including Former Stable Block to provide 17 residential dwellings Use Class C3. Construction of a new building in the setting of the Listed Building comprising two storeys and providing 4 residential dwellings Use Class C3. Construction of an additional new building comprising four storeys and providing 13 residential dwellings Use Class C3 with associated access, landscaping, drainage and other works.”*

The planning application was registered 23/2/22 and has reference 22/00607/FUL. The application for listed building consent was registered 23/2/22 and has reference 22/00608/LBC. The fundamental purpose of the applications was to obtain permission for a brand-new college building and crèche for RHACC alongside the associated proposal for new build residential and residential accommodation within the existing college building (Grade II listed). The residential element was intended to part fund the new college building alongside other funding streams. Accordingly, the site was to be effectively split into two parts: east being the residential and the west being the new college and creche. Each were to have separate means of access.

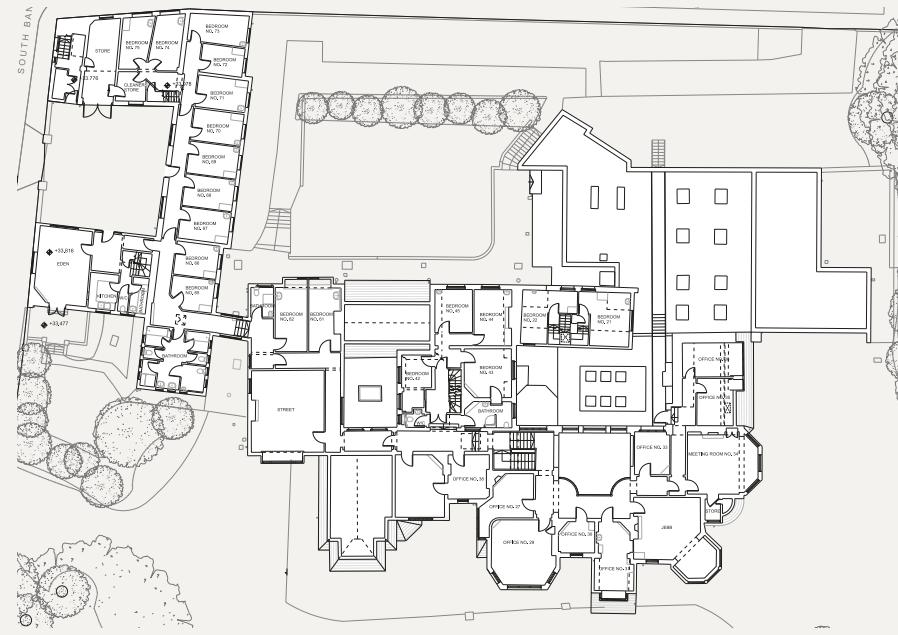
Following a change of strategy the College has now made the decision to dispose of the whole site and will not be progressing the planning application.



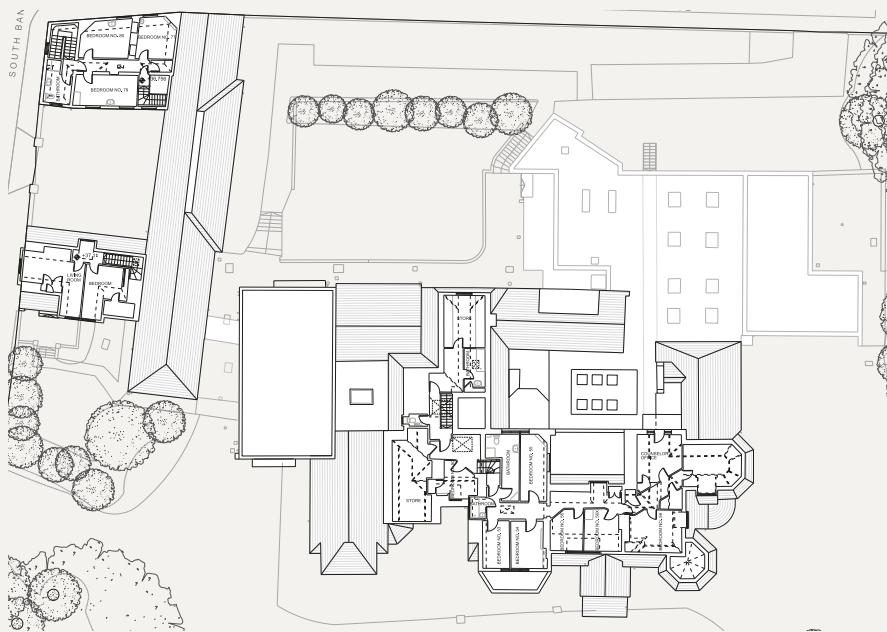
# Floor plans Main Building



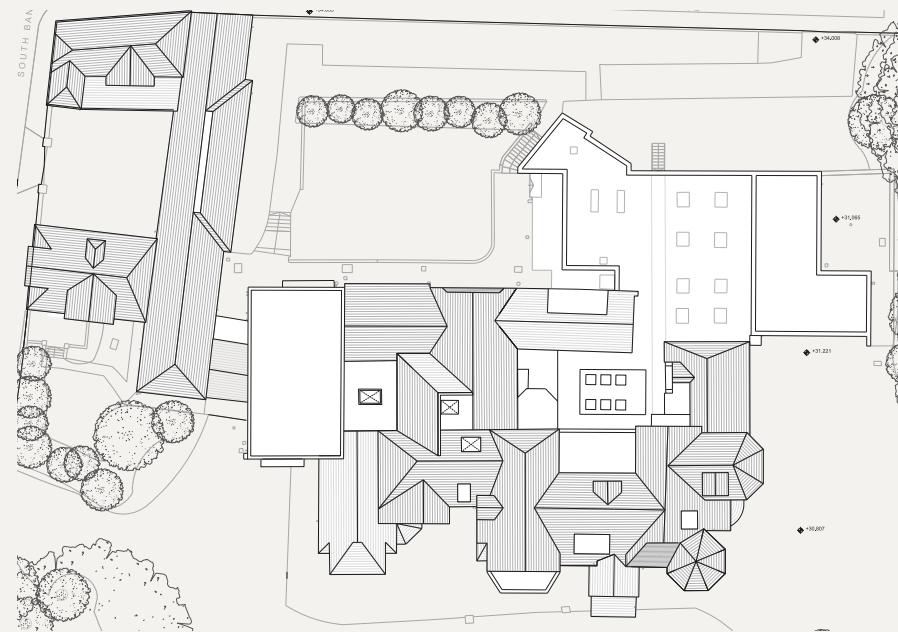
## Ground Floor



## First Floor

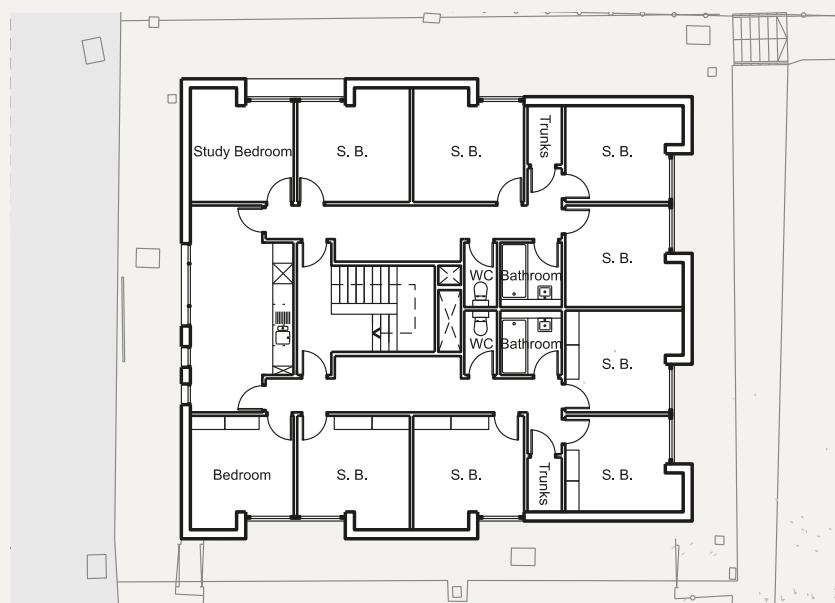
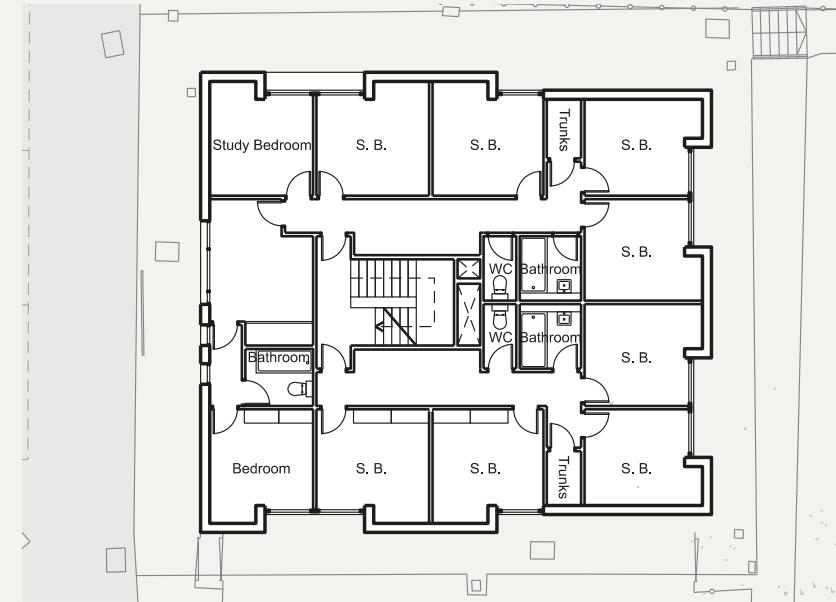
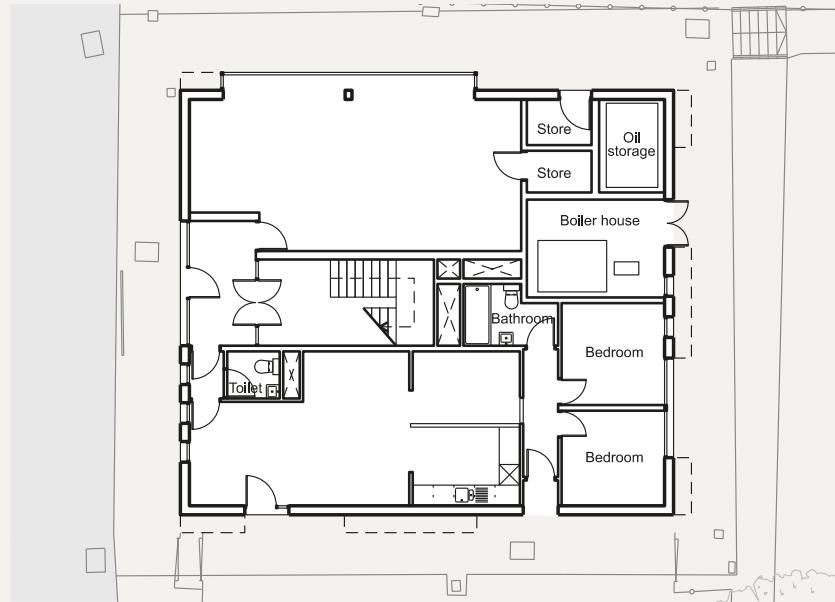


## Second Floor

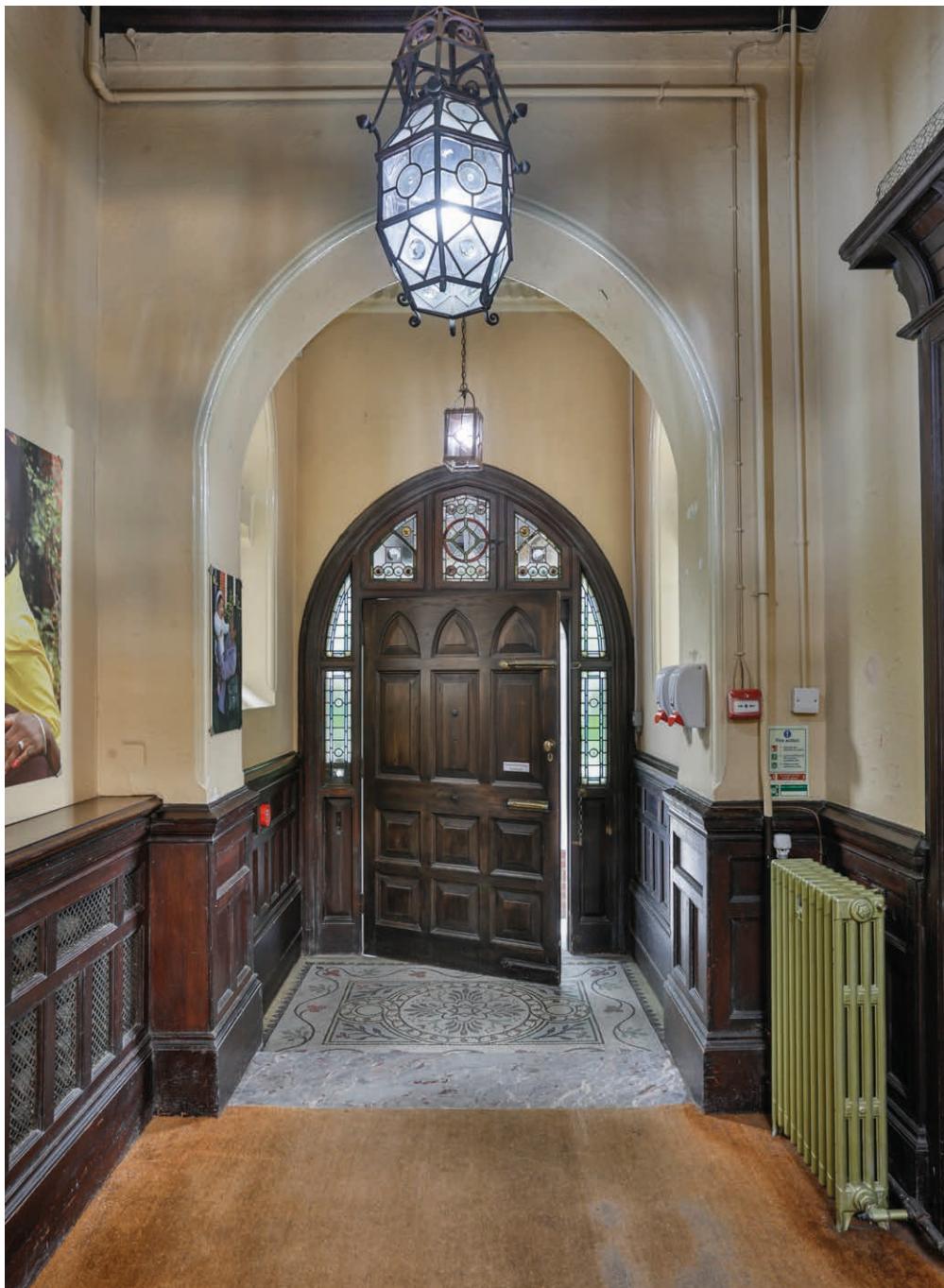


## Third Floor

# Floor plans Powell House



Building	Area sq ft GIA (approx.)	Area sq m GIA (approx.)
Main Building	24,273	2,255
Powell House	5,188	482
<b>Total</b>	<b>29,461</b>	<b>2,737</b>





Learners can  
borrow a  
maximum of  
3 books

All books are  
2 week loans.

M - Z

## Tenure

The site is to be sold freehold with vacant possession on completion.

Title Number: SGL794243

## Services

It is understood that mains water, electricity, gas and drainage are available to the site, although it will be the responsibility of the purchaser to ensure they are available and adequate for any future use of the site.

## Inspection

The site may be inspected via prior appointment only. 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.

## Method of sale

The freehold interest of the site is to be made available for Sale. Details of the bid process can be found within the Tender Form, within the dedicated data room.

## VAT

The vendor has not elected to charge VAT on the site.

## Debt advisory

Knight Frank's Debt Advisory team advises those seeking to obtain real estate finance for developments or acquisitions. The team is on hand to guide and support clients throughout the financing process to make it simpler and faster and to secure optimal lending terms.

For more information on finance options, please contact Lisa Attenborough:  
**[lisa.attenborough@knightfrank.com](mailto:lisa.attenborough@knightfrank.com)**  
020 3909 6846



## Further information

An Information Pack is available on a dedicated website:

The pack contains the following:

1. Location and site plan
2. Planning documents
3. Technical reports
4. Legal information





# Contact us.

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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 December 2025.

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