

Hardwick Campus Student Property Portfolio, Cheltenham **GL50**

118-Bed PBSA investment opportunity, for sale
freehold with vacant possession.

Investment opportunity.

Hardwick Campus , Student Property Portfolio, Cheltenham GL50

Freehold PBSA portfolio of 118 en-suite bedrooms located in an undersupplied Cheltenham student market, with freehold ownership and vacant possession. Available either as a whole or in part.



37,364 sq ft (GIA)

Arranged across three buildings:

Avon Hall, Severn Hall and Thames Hall



Walking distance

Within walking distance of the University of Gloucestershire's Cheltenham campuses and the town centre



Strong demand

Limited private sector PBSA provision in Cheltenham, with strong student demand supported by a growing university population



Newly refurbished

During the course of 2026, our client has invested over £1m on refurbishing two of the buildings and services across all three blocks

Freehold ownership with vacant possession

Asset overview.

The property comprises three detached student accommodation buildings, constructed in brick with pitched tile roofs and arranged over two and three storeys.

During 2026, over £1 million was invested in the refurbishment of Avon and Severn Halls. Works included upgrades to en-suite bathrooms, installation of new kitchens and amenity spaces, improved lighting, comprehensive redecoration and extensive fire safety improvements including new alarm systems and fire compartmentation works. Services were also overhauled across all three buildings.

The accommodation provides 118 en-suite bedrooms with shared kitchens on each floor.

Building composition

Avon Hall
Two storeys,
35 en-suite bedrooms

Severn Hall
Two storeys,
36 en-suite bedrooms

Thames Hall
Three storeys,
47 en-suite bedrooms

Floor areas

Building	Area (GIA)	
	sq m	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

Operational performance and capital value assumptions for the 2027/2028 academic year are summarised below.

Financial summary 2027/28*

Student beds	Gross income	Total operational Expenditure	Net income	Capital value
118	£859,294	£375,150	£484,144	£5,040,000

*Indicative financial summary. Prospective buyers will need to conduct their own due diligence to verify financial forecasts etc.



Location.

Cheltenham is an established university town located on the edge of the Cotswolds, benefitting from a strong local economy and a growing education sector.

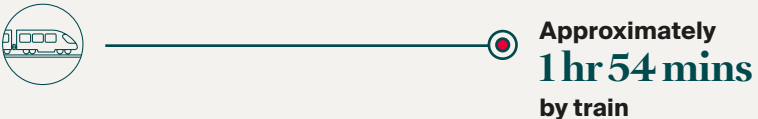
The property is located approximately a 5-minute walk of Cheltenham town centre, providing easy access to retail, leisure and transport amenities. Both the Park Campus and Francis Close Hall Campus of the University of Gloucestershire are within walking distance.

Connectivity

Cheltenham Spa Station



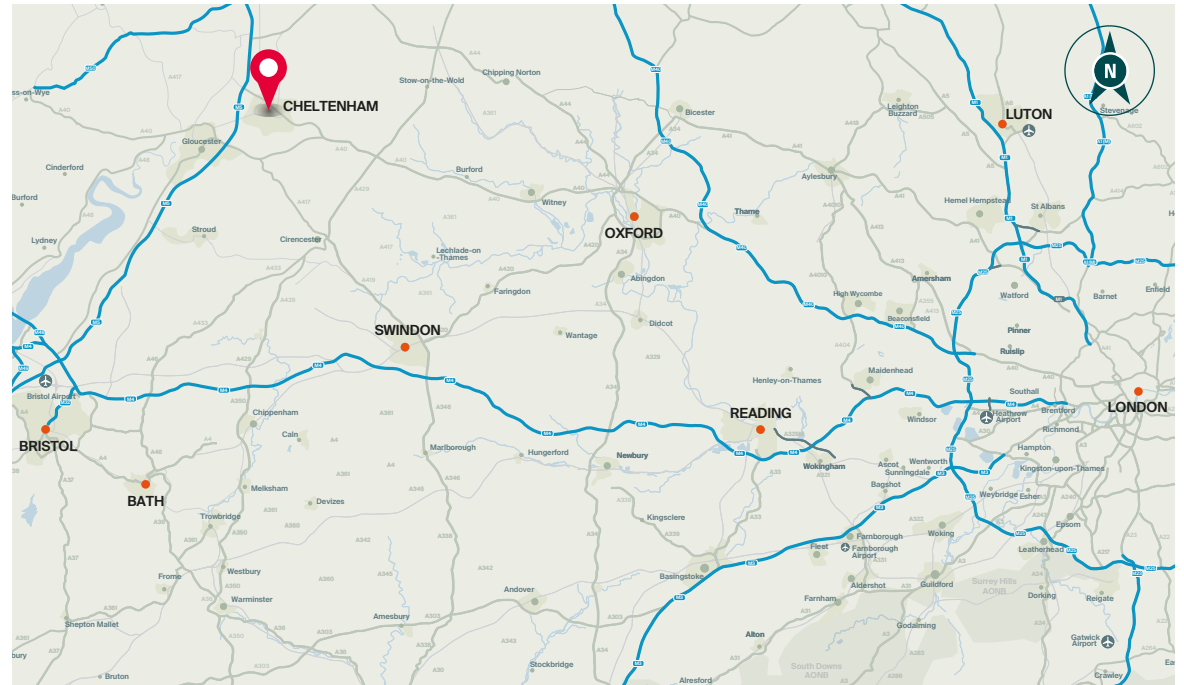
London Paddington



Bristol Temple Meads



M5 (Junction 11)



Student market.

Cheltenham's student market is anchored by the University of Gloucestershire, alongside the neighbouring city of Gloucester (c. 8.6 miles south-west).

Cheltenham functions as a distinct and self-contained student market, focused around two established campuses – Park Campus (Main Campus) and Francis Close Hall – both located within one mile of the town centre.

Demand is further supported by students attending nearby higher educational institutions, including the University of Gloucestershire's Oxstalls Campus in Gloucester and Hartpury University and Hartpury College. Both are located within approximately a 30-minute drive of Cheltenham and attract students who choose to live in the town in order to benefit from its established retail, leisure, social and cultural offer.

The Cheltenham campuses accommodate 49.8% of the University's full-time student population, equivalent to c.3,115 full-time students (HESA, 2024/25).

The student population is predominantly UK-domiciled, supported by a stable international cohort.

PBSA exemption from the Renters' Rights Act 2025: Purpose-built student accommodation that is occupied predominantly by students and operated in line with approved management codes (including ANUK/Unipol and Universities UK/GuildHE) is exempt from the new tenancy reforms, allowing providers to continue offering fixed-term, academic-year aligned tenancies.

Key market highlights

3,115
Full-time students based in Cheltenham

1,138
PBSA beds in the town

c. 2.7:1
Student to bed ratio

c. 64%
Students unable to access PBSA

c. 91%
PBSA stock is university-owned



Demand drivers and investment context

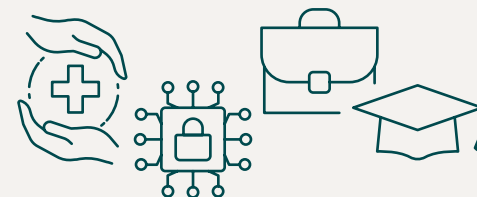


Cheltenham benefits from a diversified local economy, valued at approximately £4 billion and forecast to grow to over £4.5 billion over the next decade.



The town's employment base is supported by education, healthcare, professional services and cyber technology.

Major employers include GCHQ and National Cyber Security Centre.





Thames
Hall

Severn
Hall

Avon
Hall

Additional information.

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.

The vendor will consider offers for the portfolio as a whole or on an individual basis.

Legal

For sale with vacant possession on completion.

EPC

Avon **C**
Severn **C**
Thames **C**

Further information

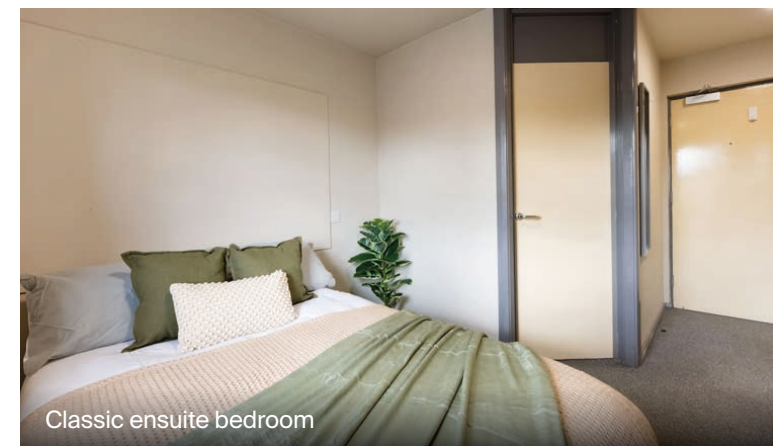
Further information including legal documents, EPC and floorplans are available on our dedicated website.

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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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