

Kingswood Student Accommodation

COOPER'S HILL LANE, ENGLEFIELD GREEN, EGHAM TW20 0LG

EXCELLENT EXISTING STUDENT OR ALTERNATIVE USE OPPORTUNITY

FOR SALE ON THE INSTRUCTIONS OF ROYAL HOLLOWAY UNIVERSITY OF LONDON



savills

KEY HIGHLIGHTS

- Existing student accommodation with 416 bedrooms and associated communal facilities
- Vacant Purpose Built Student Accommodation (PBSA)
- Buildings total approximately 98,853sq. ft (9,184 sq. m) GIA of predominantly Sui Generis use
- Kingswood Hall is a locally listed former monastery which since the 1970s has been used for student accommodation and communal purposes
- Site area totals 6.70 hectares (16.55 acres)
- 214 bedrooms are ensuite
- Potential for continued use as student accommodation or alternative uses such as residential, senior living, education and leisure, subject to the necessary planning consents being obtained
- Freehold interest for sale with vacant possession
- Offers are invited on an unconditional and subject to planning basis



LOCATION

The site is located approximately 1.30km (0.80 miles) to the north of Englefield Green and approximately 2.00km (1.30 miles) to the north west of Egham town centre.

The site is predominantly surrounded by woodland and open countryside. The Runnymede Royal Airforce Memorial (Grade II* listed) is also located on the western boundary of the site.

Egham is situated in north Surrey, close to Virginia Water to the south and Windsor to the north. Egham is well known for being a student town catering for students of Royal Holloway University London which was founded over 170 years ago and currently has approximately 11,000 students enrolled.

To the west of the site and also on Cooper's Hill Lane is the impressive Hox Park student accommodation and Royalton's prestigious Magna Park Scheme.

Egham town centre has seen good levels of investment in recent years with the Magna Square development, formerly known as Egham Gateway West recently being constructed. This is a development of four mixed use buildings delivering new retail, leisure, residential and student accommodation.

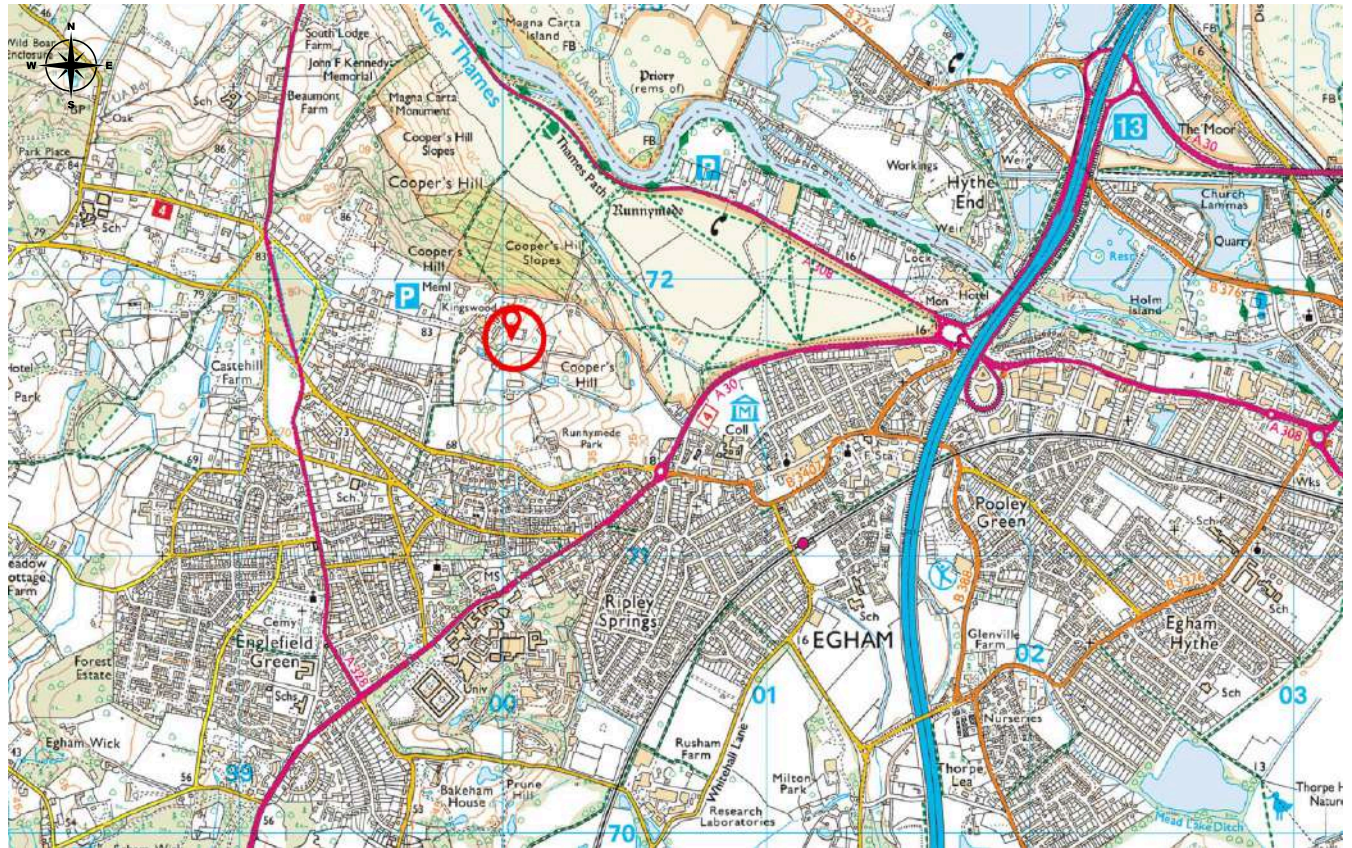
Egham offers a good range of shops and services with notable supermarkets including Waitrose & Partners, Tesco and Marks & Spencer.

There are a number of well regarded schools in the area, including Egham Park School, Manor Croft Primary School, The Magna Cater Park School and St Jude's Church of England Primary School.

CONNECTIVITY

Train

The site is located 2.00km (1.30 miles) from Egham railway station. There is a direct train service from Egham to London Waterloo operated by South Western Railway with an approximate journey time of 45 minutes.



Bus

The Royal Holloway University (RHU) bus service runs daily from Hox Park to Egham railway station. The service is run by Diamond Buses in partnership with Royal Holloway University and is primarily for university students but remains open to the general public. Services are understood to commence from 7am and finish after midnight every day.

Air

Heathrow Airport is the closest international airport to the site and is located approximately 10.00km (6.00 miles) to the east.

Road

The site is well connected via local roads with the A30 situated approximately 1.45km (0.90 miles) to the south. The A30 connects to the M25 at junction 13 providing good access to the national and wider motorway networks.

THE SITE

The site extends to approximately 6.70 hectares (16.55 acres) and is shown outlined in red on the adjacent plan. The existing building pattern comprises a quadrangle situated around a landscaped green courtyard. There are three accommodation blocks on site with one wing built in the 1960s and a further two modern wings built in the 1990s as Purpose Built Student Accommodation. There is a coach house, also known as the stables, located adjacent to the entrance to the site. There are a total of 416 student bedrooms on site.

The University closed the campus in May 2023, pending a programme of refurbishment but have taken the decision not to invest further and to sell the site, it has been vacant since 2023.

The site includes an area of car parking to the north, dilapidated squash and tennis courts, deciduous woodland and an area of pasture.

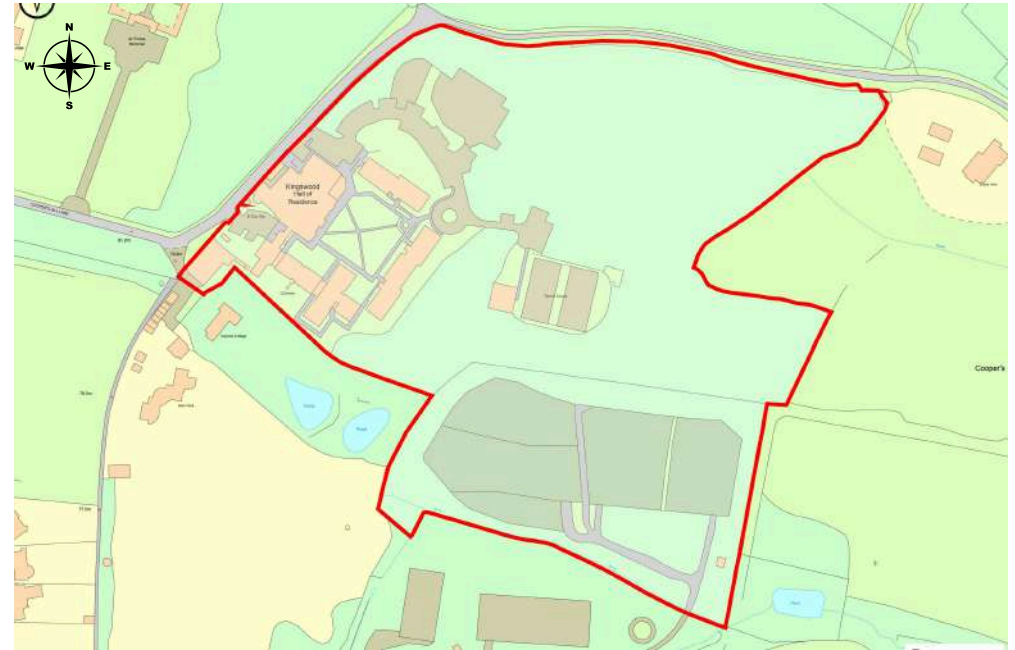
Kingswood Hall dates back to the mid 19th century and is locally listed, as is the stables which were built later in 1889.

Please note, following a survey on Block C, concerns were raised about the structural integrity of this building. The Vendor has commissioned a report which has concluded that the building is likely to have reached its lifespan and will need replacing. A copy of the report can be seen in the data room.

BUILDING SCHEDULE

| Building | Number of Bedrooms | Number of Ensuities | Average Single Bedroom Size sq. m | Total GIA sq. m | Total GIA sq. ft |
|---------------|--------------------|---------------------|-----------------------------------|-----------------|------------------|
| Kingswood A | 21 | 0 | 10.6 | 438 | 4,714 |
| Kingswood B | 35 | 0 | 10.1 | 2,064 | 22,216 |
| Kingswood C | 148 | 2 | 10.2 | 3,023 | 32,539 |
| Kingswood D | 68 | 68 | 11.6 | 1,057 | 11,377 |
| Kingswood E | 68 | 68 | 11.6 | 1,056 | 11,366 |
| Kingswood F | 60 | 60 | 11.6 | 1,059 | 11,399 |
| Kingswood G | 16 | 16 | 12 | 313 | 3,369 |
| Squash Courts | n/a | n/a | n/a | 174 | 1,873 |
| Total | 416 | 214 | | 9,184 | 98,853 |

A detailed accommodation schedule and floor plans can be seen in the data room.



Site Plan



Aerial Overview

SITE HISTORY

Kingswood Hall was first constructed in 1791 and was known as Kingswood Lodge when built by William Smith. The main house was set within the landscaped Kingswood Gardens, and also comprised the stable block/coach house. The subsequent owner was John Reid of the Reid and Meaux brewery in London, who made his own improvements to the property and left the estate to his wife Ann when he passed away in 1821. Ann remarried and is recorded as owning and occupying the estate as 'Mrs Stewart' on the tithe apportionment of 1842. Another notable occupant from 1849 was the Liberal politician, John Remington Mills, who was also a silk manufacturer and active member of Egham Congregational Church and the Religious Freedom Society.

William Bignall Eastwood, a merchant, owned the estate by 1871 and undertook a series of major renovations. This included extensive remodelling, redecoration and extension of Kingswood Lodge itself, as evidenced by the distinctive De Morgan tiles, main staircase and other surviving internal decorative features. The stables/coach house were also demolished and rebuilt during this period, with the date stone to this rebuilt block showing 1889.

During the 20th century the site remained relatively unchanged until it was purchased by Royal Holloway University in 1964, and updated for use as student accommodation. This included the addition of one accommodation block in the 1970s, and two further blocks in the 1990s, as well as construction of associated leisure facilities such as tennis courts and necessary parking within the former estate grounds.

The site has been used as student accommodation since 1970 up until Royal Holloway closed the site in May 2023.



**Kingswood Stables**

THE OPPORTUNITY

The site is an excellent opportunity to acquire a substantial number of student beds that were operational in 2023. It is our opinion that Blocks D to G (212 beds) do not require significant works before becoming operational again and we anticipate that there is the opportunity to increase the overall quantum of student beds through infilling and replanning the site.

The site is considered to have significant potential for alternative uses such as residential, senior living, leisure or education. There may also be potential to increase the overall built form on the site subject to the necessary consents being obtained.

The site totals 6.70 hectares (16.55 acres) of which 1.72 hectares (4.25 acres) is shown as previously developed land on Runnymede's brownfield land register.

The recently published National Planning Policy Framework is considered supportive of further intensification on site, subject to any technical constraints.

In the short term, the remaining land could be used for biodiversity net gain purposes or for ancillary uses to compliment proposals.

The Vendor is inviting interested parties to put forward offers on an unconditional and subject to planning basis. Alternative proposals may be considered. Please speak to the selling agent.

HERITAGE REPORT

Savills heritage team have inspected the site and produced a heritage report. A copy of the report can be seen in the data room.

TECHNICAL DUE DILIGENCE REPORT

Savills building surveyors have produced a technical due diligence report on the site. A copy of the report can be seen in the data room.

TITLE AND TENURE

The site is registered under title number: SY183061.

There is an electricity substation located in close proximity to the entrance to the site and within this title. The leasehold interest is registered under title number: SY655103

The freehold interest in the site is available, subject to the substation lease.

VAT

The Vendors will not elect to charge VAT

EPC

Block A: Rated F Block B: Rated C
Block C: Rated D Blocks D - F: Rated C

Copies of the Energy Performance Certificate's can be seen in the data room

COUNCIL TAX

Blocks A & C: Band G 2024/25 £3,787.70.
Kingswood Hall & Blocks D to G Band H, 2024/25 £4,545.24.

SERVICES

Mains water, gas, electric and drainage

None of the services have been surveyed or tested



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METHOD OF SALE

The site is offered for sale via Private Treaty. Offers are invited on an unconditional and subject to planning basis.

Please note that the Vendor reserves the right not to accept the highest or any offer, to withdraw the site from the market or to alter the method of sale at any time

VIEWINGS

Viewings are strictly by appointment only. Please contact Savills to arrange.

Prospective purchasers should be made aware that inspections are made entirely at their own risk and no liability is accepted by the owner or their agents.

DATA ROOM

Further information relating to the site is available to download from our online data room. Please contact James Dear for access.

AML

Prospective purchasers will need to provide proof of identity and residence. For a company any person owning more than 25% must provide the same.

CONTACT

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