

RICHMOND HILL
CAMPUS

QUEEN'S ROAD
RICHMOND UPON THAMES TW10







Exceptional Greater London Educational Campus
in the Heart of Richmond.

EXECUTIVE SUMMARY

Exceptionally rare Grade II Listed educational campus located within approximately 5 acres (2.1 hectares) of stunning landscaped gardens.



Prime location in the heart of Richmond, adjacent to Richmond Park and a short distance from the River Thames.



Existing campus is arranged across Lower Ground, Ground and up to three upper floors, with the accommodation extending to a total of c.105,500 sq ft (GIA). In addition there is an ample provision of car parking.



Significant freehold campus with reconfiguration and refurbishment opportunities; as well as potential for alternative uses, subject to acquiring the necessary planning consents.



The current vacant campus numbers eight buildings which encompasses; student accommodation for c.400 students, a Library, varying classroom facilities, lecture theatres, common rooms, dining room and kitchen, café, gym facilities, principles house, tennis court and offices.



To be sold freehold with vacant possession.







The campus is in the heart of Richmond, located adjacent to Richmond Park's Richmond Gate and is a short walk to the Royal Botanic Gardens, the River Thames and convenient for Petersham Meadows.

THE LOCATION

Richmond upon Thames is one of London's most popular and prosperous boroughs, situated on the banks of the River Thames it is only 8 miles to Central London. The numerous Royal Parks and stunning stretch of The River Thames has made the area a highly sought-after residential location with families moving from Central London and abroad. Richmond is a wonderfully peaceful setting within reach of Central London.

Alongside the country village feel, the local streets boast an abundance of retail and leisure amenities. The surrounding streets are home to a mix of high-end independent and multinational retailers. Richmond also has an impressive offering of eating and drinking establishments leading from Richmond train station towards Bridge Street and up to Richmond Hill.

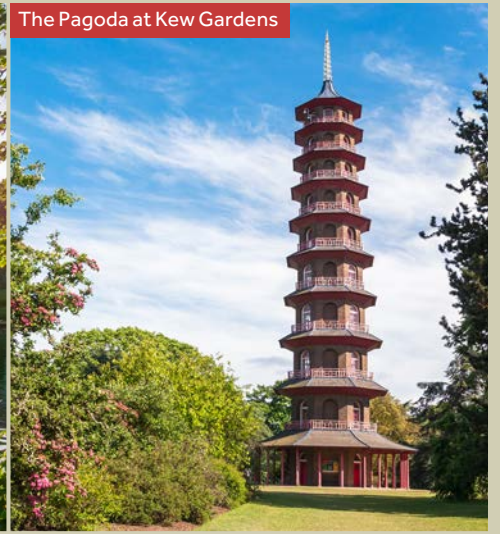
Richmond provides a vast array of open spaces including Richmond Park which covers almost 2,500 acres and represents nearly half of the total area of London's Royal Parks. Further to Richmond Park is Richmond Green, Petersham Meadows and the Royal Botanic Gardens in Kew; Richmond also offers a diverse range of sports facilities including Richmond Athletic Ground.



Richmond Bridge



The Pagoda at Kew Gardens



Richmond Hill



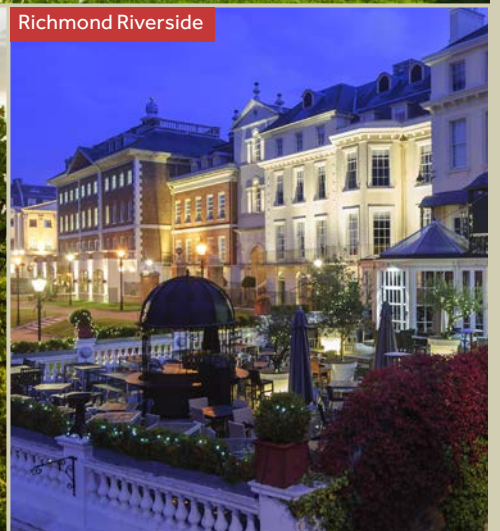
The Palm House at Kew Gardens



Richmond Park



Richmond Riverside









The site benefits from good transport links with Richmond Station (District Line, Overground and National Rail Services) approximately a 20-minute walk to the north. Bus services leaving in front of the campus provide a direct service to the station.

CONNECTIVITY

Bus routes stop on Queen's Road offering easy access to Richmond and North Sheen Stations to the north, and Kingston Upon Thames to the south. Richmond station provides regular direct services to London Waterloo with a fastest journey time of approximately 20 minutes. The town is also served by London Underground (District Line) and London Overground services.

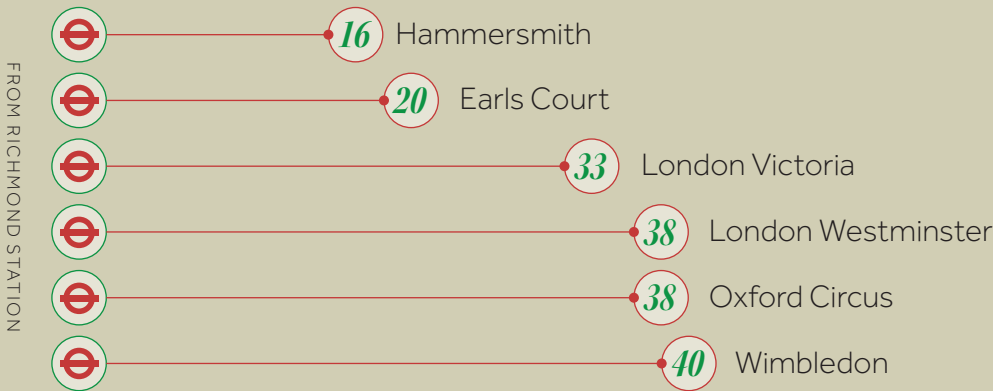
Richmond benefits from excellent road connections. The A307 runs directly through the town centre and provides access to Junction 10 of the M25, via the A3. The A316 located to the north of Richmond station provides links to Junction 1 of the M3 Motorway and onto the M25. The M4 is located 2.5 miles to the north of Richmond and provides direct access to London Heathrow Airport.

London Heathrow, the UK's largest international airport is located approximately 14 miles to the west via the M4, providing services to a wide variety of domestic and international destinations.

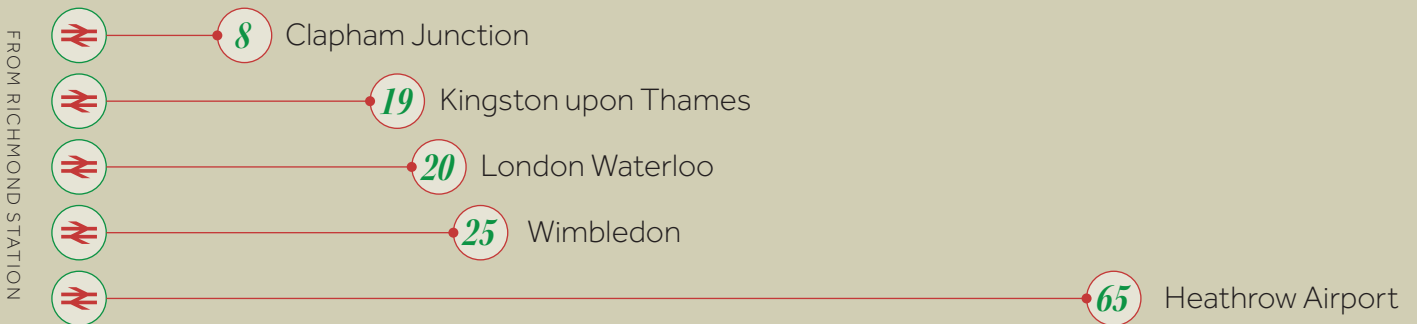


TRAVEL TIMES

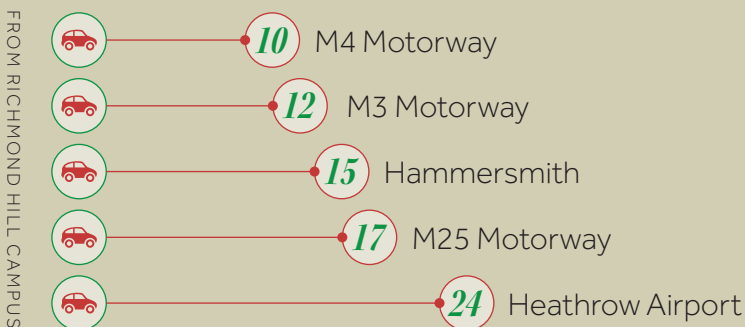
Travel times in minutes via London Underground



Travel times in minutes via Overground / National Rail



Travel times in minutes via Car



Approximate times only.





Unbroken educational freehold opportunity with a total campus of approximately 5 acres (2.1 hectares).

EXISTING BUILDING

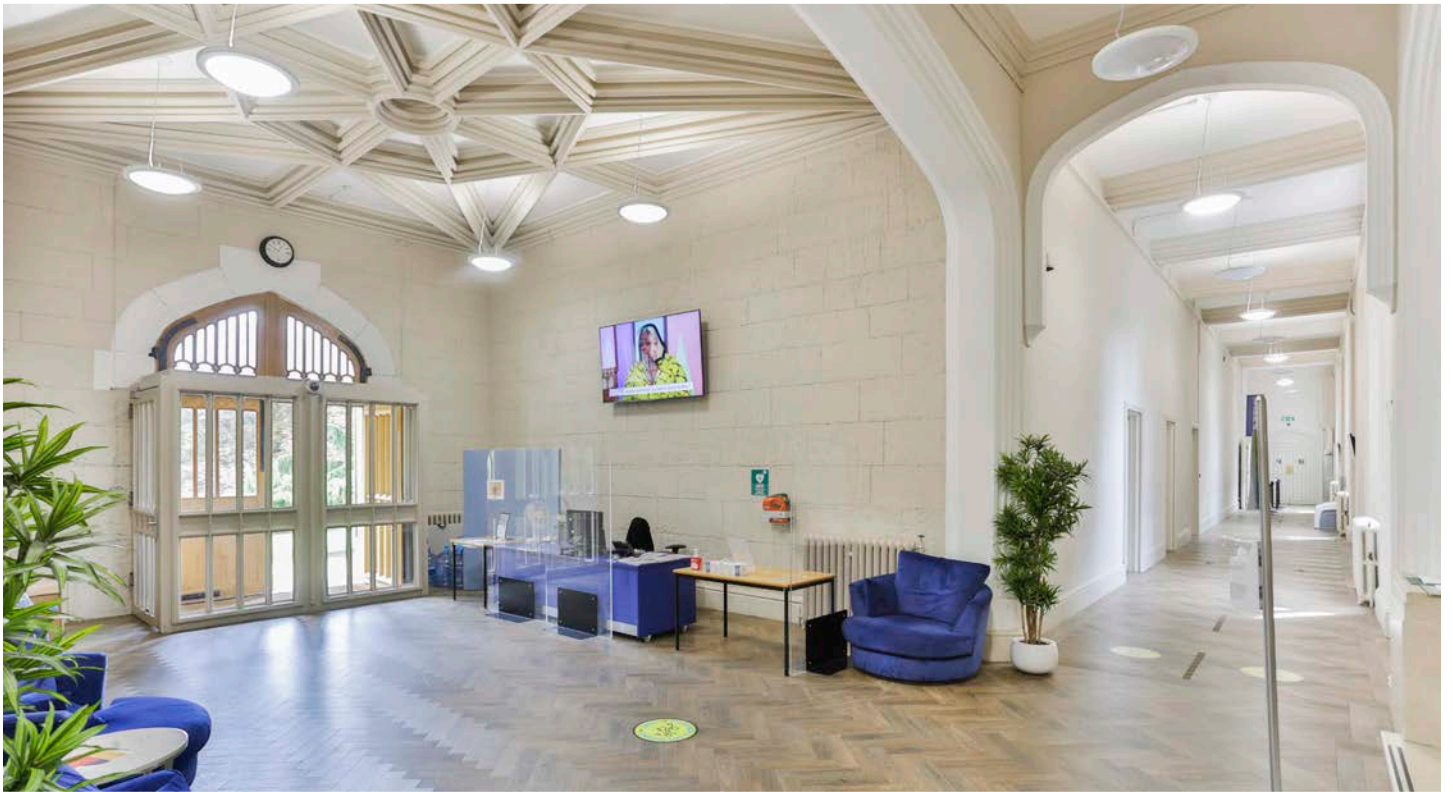
The campus has history dating back to the mid-18th Century. Originating as the Wesleyan Theological College Richmond, the main building was the brainchild of Mr. Andrew Trimen and opened in 1843.

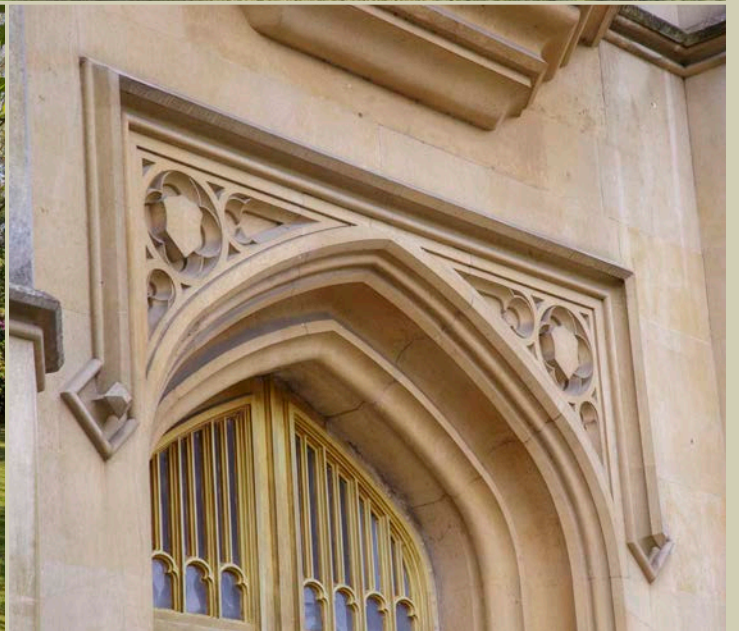
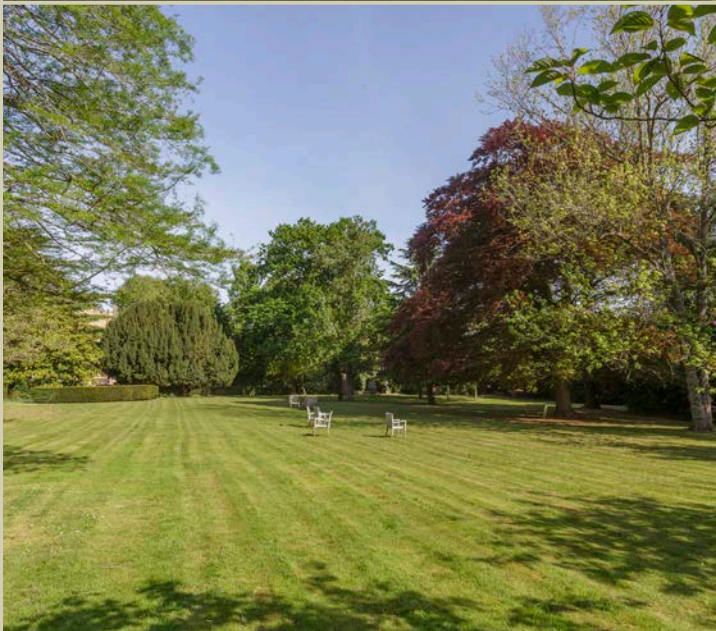
Today the campus comprises eight buildings; Main Grade II listed Building (incl. George House extension), Upper Cottage, Lower Cottage, Oak Tree Cottage, Longley House, Orchard House, Red House and the Sir Cyril Taylor Library.

Existing accommodation is arranged over lower ground, ground and up to three upper floors. The combined total area of all buildings is c.105,500 sq ft (9,796.6 sq m) (GIA). The breakdown of the areas per building can be found on pages 19-21.

Certain planning restrictions dictates how specific buildings across the campus must operate, for example: the Library cannot be used for residential purposes, Orchard House must be used as a self-contained residential unit and limitations to the total number of students on the premises at any one time to 630.

The enclosed, self-contained campus is set within a green mature garden with several trees having been gifted by Kew Gardens. The campus encompasses a Grade II Listed Building, and Red House being a Building of Townscape Merit. The campus is located within the Richmond Hill Conservation Area, and all trees within are protected.







Lower and Upper Cottages



Orchard House



Sir Cyril Taylor Library



Longley House



Red House



Oak Tree Cottage





BUILDING BY BUILDING

MAIN BUILDING

A four storey Grade II Listed Building currently comprising teaching facilities, dining space and kitchens, faculty offices, student bedrooms and student amenity space. The main building includes a more recent addition to the south known as 'George House'.

LOWER AND UPPER COTTAGES

Two, two storey cottage buildings located to the front entrance of the university. The cottages have historically been used for teaching, but currently comprise student bedrooms.

SIR CYRIL TAYLOR LIBRARY

A more recent addition built in the late 1990s is a four storey (plus basement) building located to the north of the campus. The Library comprises library space, faculty offices and teaching facilities.

RED HOUSE

A three storey Victorian building located in the centre of the campus. The building comprises teaching facilities and student bedrooms, considered to be a "Building of Townscape Merit".

ORCHARD HOUSE

A two storey building located in the north eastern corner of the campus. The building previously accommodated the president of the University.

LONGLEY HOUSE

A one storey building on the eastern edge of the campus. The building comprises student bedrooms and common areas.

OAK TREE COTTAGE

A one storey gatehouse building located on the eastern corner of the campus. The building comprises admin area, faculty services and teaching facilities.



In the 1840s the Methodist Church decided to celebrate the centenary of Wesley's Ministry by building two theological institutes, one at Didsbury near Manchester which opened in 1842 and another in Richmond opened a year later.

HISTORICAL CONTEXT

A competition to design and construct the original building took place in the summer of 1841. The design chosen and adopted was that by Mr. Andrew Trimen. The building of a later Gothic style, "the exterior is of Bath stone, of superior quality; and the whole will be executed for a sum not exceeding £11,000, — somewhat more than it was at first intended to expend".

The main building is little changed. However, in September 1940, more than 30 high-explosive bombs fell within 400 yards of the college. Damage to the building led to the loss of pinnacles and turrets which had to be taken down and have not been replaced.

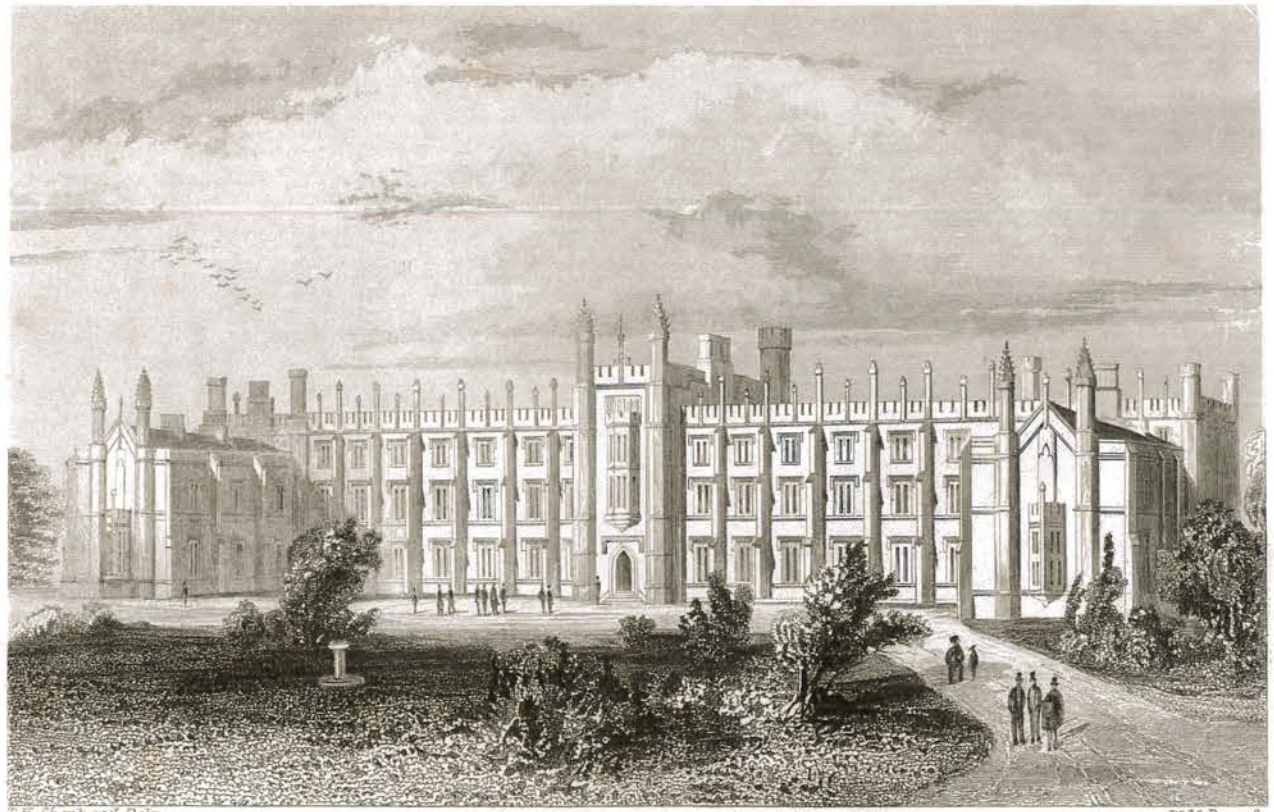
When the college first opened there were 41 students in residence, training as ministers and missionaries up until 1972. In 1902 the college became a part of the University of London.

When the college was closed in 1972, the campus was transferred to Richmond The American International University in London, founded by the social entrepreneur

and educationalist Sir Cyril Taylor, chairman of the American Institute For Foreign Study (AIFS). AIFS opened a second campus on St Albans Grove and Ansdell Street in Kensington in 1978 for third-and fourth-year students, as well as the college's US Study Abroad Programme. A further expansion on Young Street, Kensington was officially opened in March 1988 by Diana, the late Princess of Wales.

In its early years The Richmond Campus served mainly to accommodate study abroad programmes for US students, however this changed in 1981 when the university obtained a licence to award US undergraduate degrees from The Middle States Commission on Higher Education. From 1996 to 2018 the university issued British degrees validated by the Open University. In May 2018, the university was granted Taught Degree Awarding Powers in the UK.

The university late in 2021 announced that it would be relocating to new premises in Chiswick Business Park in the summer of 2022.



T.H. Shepherd. Del.

W.M. Dove. Sc.

THE WESLEYAN THEOLOGICAL COLLEGE
Richmond,
SURREY.

Drawn & Engraved for BUGDALES ENGLAND & WALES Delineated.

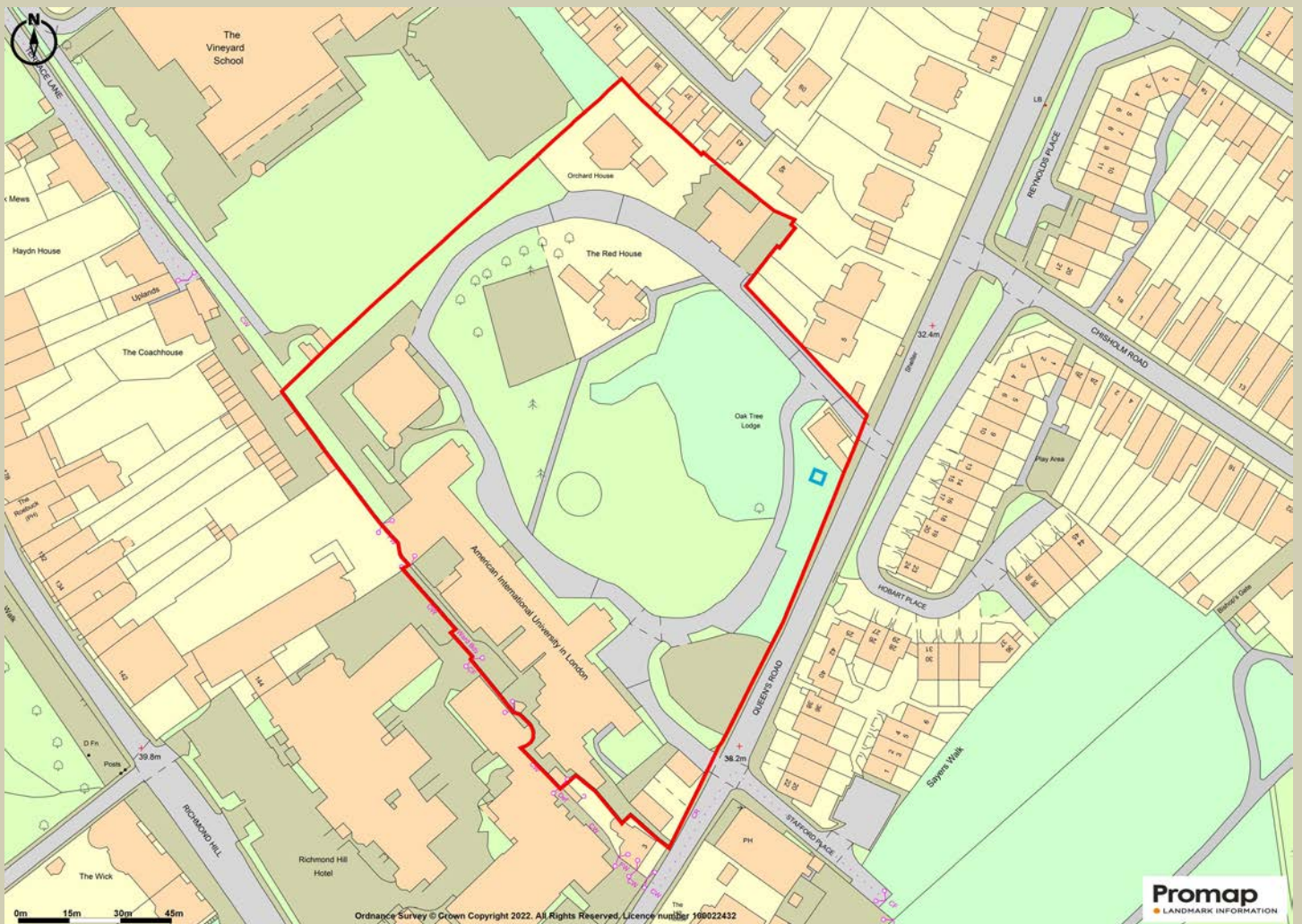


The Richmond Hill Campus is held freehold under title number SGL219408.
The site extends to approximately 5 acres (2.1 hectares).

TITLE

A new lease was granted to Seaboard PLC on 3 August 1999 for 99 years being the site of an electricity substation lying to the west of Queens Road. A new proprietor was registered on 30 July 2004 to be South Eastern Power Networks PLC. Details of the lease can be found on the dataroom.

The campus will be sold with vacant possession





SCHEDULE OF GROSS INTERNAL AREA

Summary

Building	Sq m	Sq ft	Notes
Main Building	6,558.1	70,591	
Library	1,957.9	21,075	
Red House	424.5	4,569	
Orchard House	338.3	3,641	
Longley House	224.9	2,421	
Oak Tree Cottage	81	872	
Upper Cottage	113.7	1,224	
Lower Cottage	98.2	1,057	
Total	9,796.6	105,451	

Main Building

Floor	Sq m	Sq ft	Notes
Basement	1,166.0	12,551	
Ground	1,922.6	20,695	
First	945.4	10,176	Excluding void areas
Second	1,402.3	15,094	Excluding void areas
Third	934.6	10,060	Excluding void areas
Fourth	187.2	2,015	Excluding roof space (not shown)
Total	6,558.1	70,591	

Library

Floor	Sq m	Sq ft	Notes
Basement	408.3	4,395	
Ground	382.9	4,122	
First	388.9	4,186	
Second	388.9	4,186	
Third	388.9	4,186	
Total	1,957.9	21,075	

Red House

Floor	Sq m	Sq ft	Notes
Basement	43.0	463	
Ground	185.4	1,996	
First	112.1	1,207	
Second	84.0	904	Excluding reduced height below 1.5m (6.7 sq m)
Total	424.5	4,569	

Orchard House

Floor	Sq m	Sq ft	Notes
Ground	183.2	1,972	Including garage
First	155.1	1,669	Including annexe above garage
Total	338.3	3,641	

Upper Cottage

Floor	Sq m	Sq ft	Notes
Ground	56.1	604	
First	57.6	620	
Total	113.7	1,224	

Lower Cottage

Floor	Sq m	Sq ft	Notes
Ground	48.8	525	
First	49.4	532	
Total	98.2	1,057	

Longley House & Oak Tree Cottage

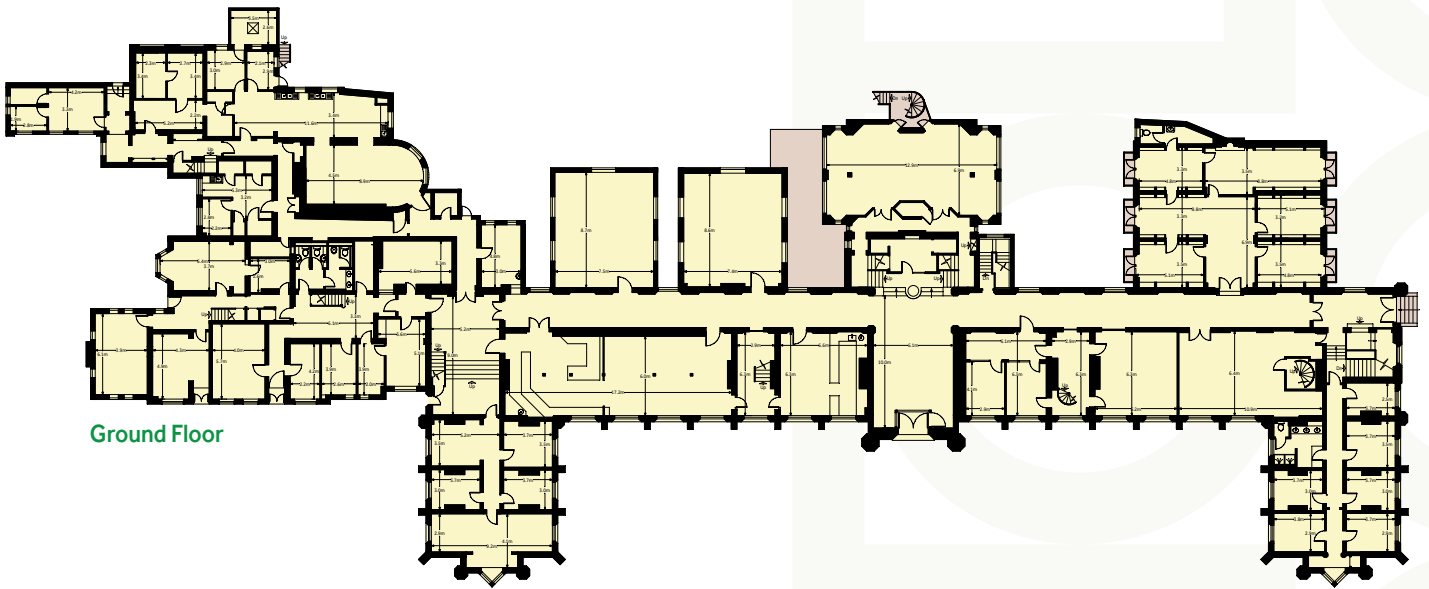
Floor	Sq m	Sq ft	Notes
Longley House	224.9	2,421	
Oak Tree Cottage	81.0	872	
Total	305.9	3,293	

Whilst every effort is taken to ensure the accuracy of the information, all figures are for reference only and must not be relied upon as a statement of fact.

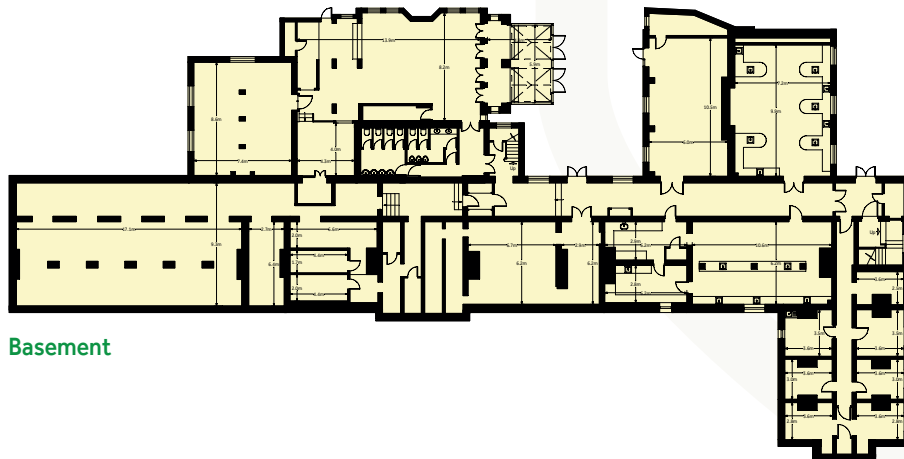


FLOOR PLANS

MAIN BUILDING



Ground Floor

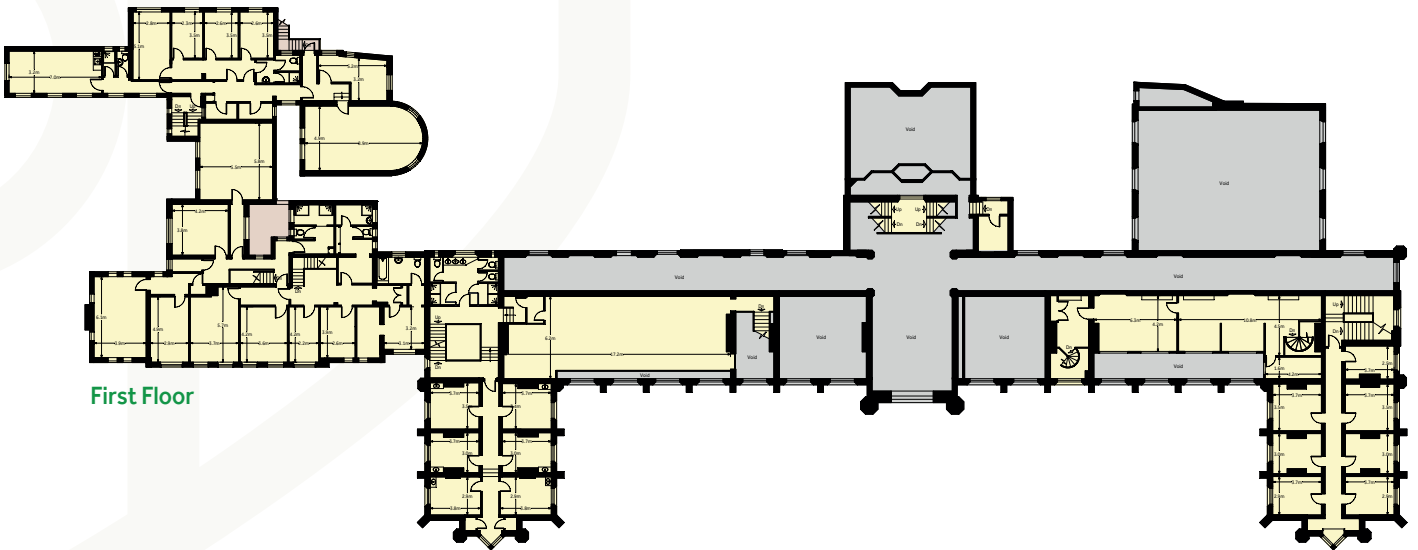
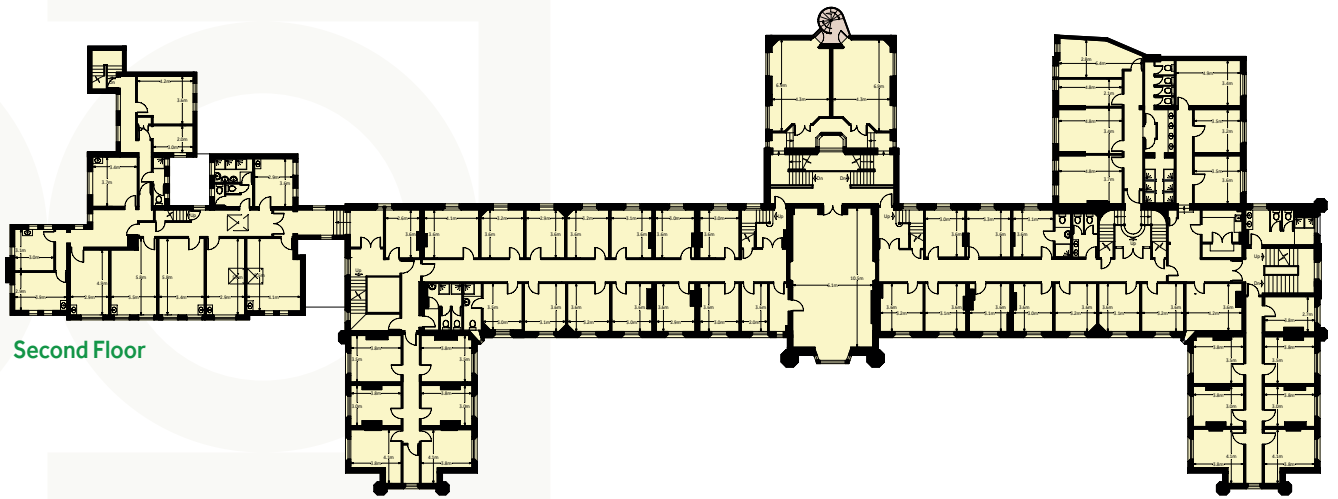


Basement



FLOOR PLANS

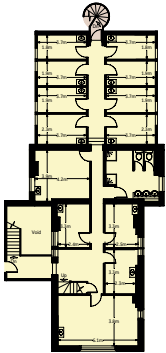
MAIN BUILDING



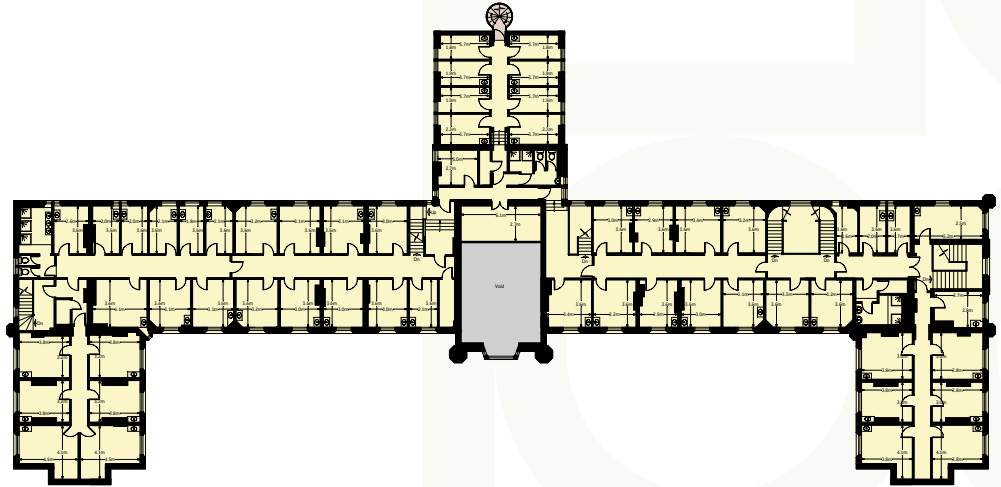


FLOOR PLANS

MAIN BUILDING

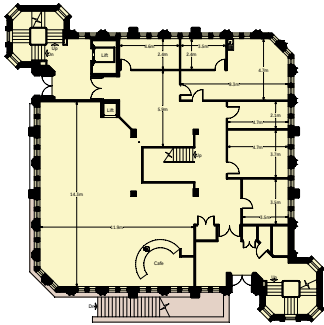


Fourth Floor

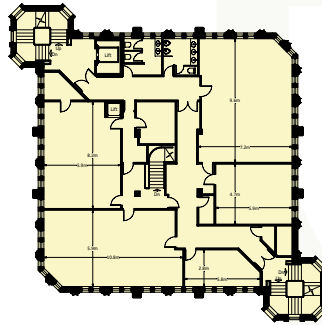


Third Floor

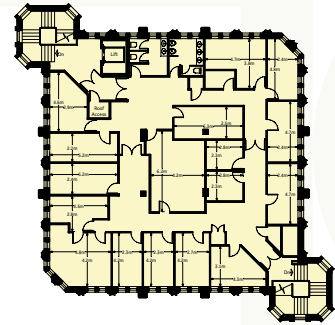
SIR CYRIL TAYLOR LIBRARY



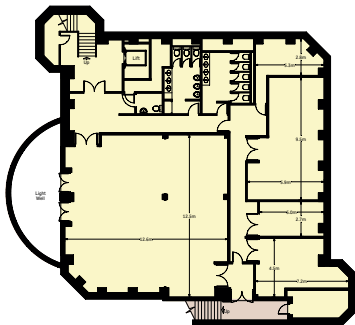
Ground Floor



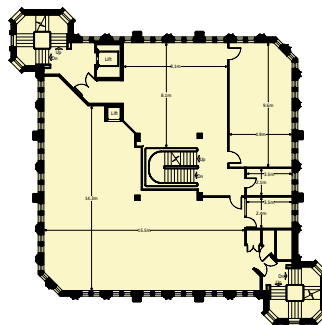
Second Floor



Third Floor



Basement

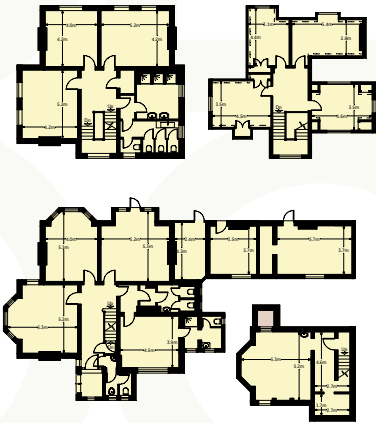


First Floor

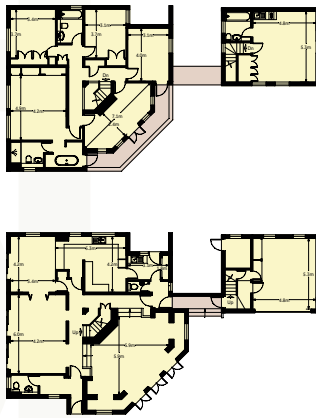


FLOOR PLANS

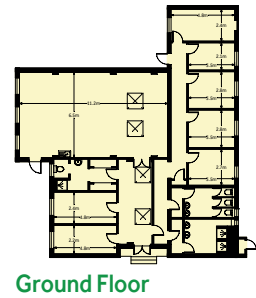
RED HOUSE



ORCHARD HOUSE

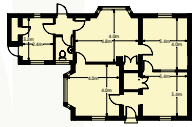


LONGLEY HOUSE



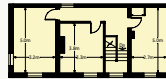
Ground Floor

OAK TREE COTTAGE

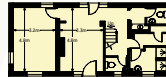


Ground Floor

UPPER COTTAGE



First Floor

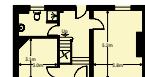


Ground Floor

LOWER COTTAGE



First Floor



Ground Floor



FURTHER INFORMATION

PLANNING

Richmond Hill Campus is situated within the Richmond Conservation Area and encompasses a Grade II Listed Building, Building of Townscape Merit and all trees within the campus are protected.

A full planning report is available on the dedicated dataroom.

STATUTORY AUTHORITY

London Borough of Richmond upon Thames.

LEGAL TITLE & TENURE

A copy of the freehold title and pertinent legal information can be found within the dedicated project data room. The campus is held under title number SGL219408.

SERVICES

It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the Purchaser to ensure that services are available and adequate for their proposed use.

EPC

The EPCs are available on the dedicated website.

INSPECTION

Inspections are by appointment only and can be arranged through the Vendor's sole agents Knight Frank LLP.

METHOD OF SALE

Unconditional offers are invited for the freehold interest in the campus. Please refer to the dedicated data room for information on the method of sale, bidding procedure, bid date and the bid form. It is essential that the tender procedure is strictly followed, to ensure that your bid is compliant.

PURCHASER NOTICE

The Vendor, in its absolute discretion, does not undertake to accept the highest nor any offer received.

VAT

The property is not elected for VAT.

AML

A successful bidder will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

DATA ROOM

A project data room has been set up to host all relevant information on the site. Please contact Vendor's sole agents Knight Frank LLP for access details.



CONTACTS



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RICHMOND HILL CAMPUS

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 June 2022.

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