



## Wye Campus

Imperial College London, Wye, Kent

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## To Let on FRI Terms

Wye Campus, Imperial College London, Wye, Kent, TN25 5AH

Ashford: 5 miles

Wye Station: 0.5 mile

Ashford International Station: 5 miles

Channel Tunnel: 16 miles

St Pancras station in one hour by high speed train link

Brussels and Paris in two hours from Ashford

- Main Campus North Buildings
- Range of historic accommodation buildings dating back to 1447
- Modern range of Laboratory and Research Buildings
- Withersdane Hall Conference Centre and Student Accommodation
- Commercial Buildings in Olantigh Road and Occupation Road
- 12 Houses and 4 Apartments
- Various other facilities
- Total area of buildings is 41,137 sq m (442,795 sq ft)
- Total area: 23.95 hectares (59.19 acres)
- To Let on FRI Terms for an indicative period of 10 years or more by agreement



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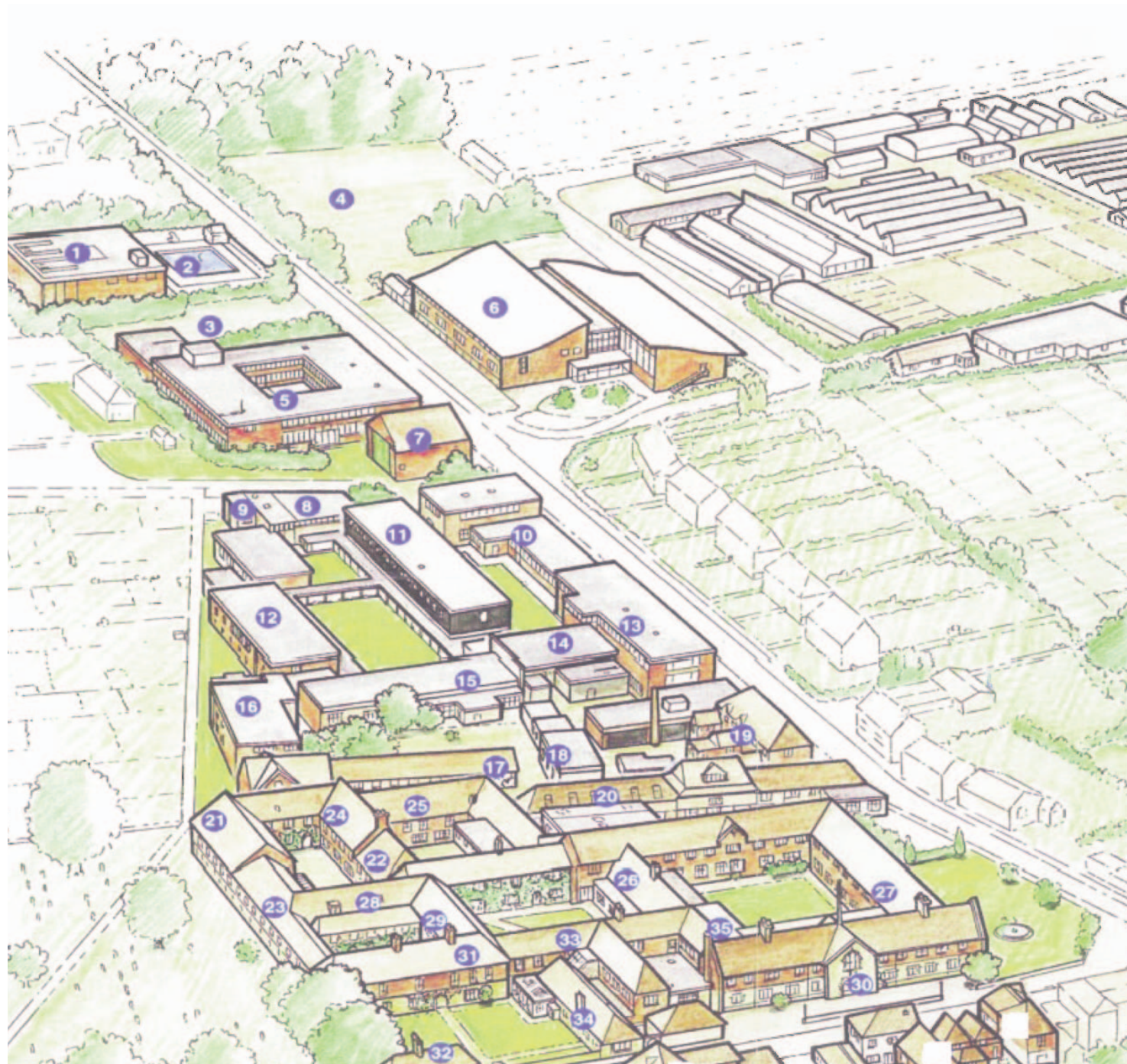
**Savills Sevenoaks**

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**01732 789730**

- 1 Students' Union
- 2 Swimming Pool
- 3 Staff Car Park
- 4 Main Car Park
- 5 Russell Laboratories
- 6 Kempe Centre
- 7 Squash Courts
- 8 Carr Lecture Theatre
- 9 Seminar Room D
- 10 Molecular Biology
- 11 Geology Lab & Top Hat
- 12 Chemistry Teaching Lab
- 13 Biology Lab
- 14 Analytical Lab
- 15 Bio-Chemistry Labs
- 16 Jubilee Building
- 17 Laundry
- 18 Environmental Seminar Room
- 19 Squires
- 20 Estates / Buildings Division
- 21 Lecture & Seminar Room B
- 22 Old Lecture Theatre
- 23 Lecture & Seminar Room A
- 24 Seminar Room C
- 25 Lecture Room C
- 26 Dining Hall
- 27 Orwin House
- 28 Parlour
- 29 Old Hall
- 30 Porters' Lodge
- 31 Northbourne Room
- 32 Latin School
- 33 Administration Offices
- 34 Administration Offices
- 35 Administration Offices



## Background

Wye has been a centre of learning since 1447, when it was founded as the College of St Gregory and St Martin for the education of priests by Cardinal John Kempe. Less than 100 years later it was closed in Henry VIII's dissolution of the monasteries and re-opened as a grammar school for gifted boys. Subsequently, a bequest from Lady Joanna Thornhill in 1708 helped establish a school for the 'poorest sort' of boys and girls. In 1894, the School moved to new premises and the South Eastern Agricultural College was established. The College became the School of Agriculture of the University of London in 1900 and Wye College was awarded a Royal Charter in 1948 following its amalgamation with the Swanley College of Horticulture. In August 2000 Wye College merged with the internationally renowned Imperial College of Science, Technology and Medicine.

Following a review of the College premises the Campus has become surplus to requirements and a tenant of appropriate standing is sought to maintain the contribution that the College has made to Wye over the centuries.

The site presents an exciting and rare opportunity for the provision of a range of educational or training related activities with on-site accommodation and supporting facilities. Related research and business uses which might utilise the substantial land available will also be suitable in principle.

## Location

The Campus is located in the heart of the picturesque village of Wye, which is situated at the foot of the North Downs.

Wye is approximately 5 miles northeast of Ashford, 11 miles southwest of Canterbury and 59 miles southeast of London.

Wye provides a range of local facilities and the larger regional centres of Ashford and Canterbury provide a comprehensive range of retail, educational and recreational facilities.

Wye and Ashford International Railway Stations provide direct rail services to London Charing Cross in approximately 90 minutes and 80 minutes respectively. Eurostar services are available to the Continent from Ashford and a new high speed domestic service from Ashford to London St Pancras has considerably reduced journey times to 37 minutes.

Wye is easily accessible from the motorway network, with the M20 junctions 9 and 10 both approximately 5 miles away.

## Campus Facilities

Main Campus North provides an extensive range of buildings extending in total to 16,786 sq m (180,681 sq ft). Set within overall grounds of 3.15 hectares (7.78 acres)

The extent of the Campus buildings can be more clearly seen on the Axonometric plan and schedule and the aerial photographs within this brochure, but the principal elements are as follows:

**Listed Buildings:** A historic range of traditional brick and timber framed buildings, dating back to as early as 1447 and extended in stages over the subsequent centuries to provide a series of distinctive quadrangles. The range of uses has included student accommodation, lecture rooms and the principal administration offices.

**Laboratory Buildings:** A range of predominantly brick, flat roofed buildings dating from towards the end of the last century.

Generally of two storey configuration, they provide a variety of laboratories and lecture rooms with interconnecting courtyards.

**Students' Union:** Of similar construction and age to the Laboratories and lying at the northern most end of the Campus. It provides bar and recreational facilities and includes an outdoor swimming pool.

**Kempe Centre:** Noted modern building designed by Nicholas Hare Architects LLP and built in 1996, the Kempe Centre provides the Library and Computing Services Centre within the Main Campus.





## Withersdane

Withersdane provides a range of buildings which have been historically used for residential purposes.

**Withersdane Hall:** Consists of Withersdane House which includes period features and a substantial extension. This building has been used as a student hall of residence and includes a kitchen, bedrooms, bathrooms (en-suite and with separate bathrooms) and recreational space, including Swanley Hall.

**Conference Centre:** Attached to Withersdane Hall and includes additional bedrooms, administrative offices, recreational space and a reception area.

To the side and rear of Withersdane Hall are formal gardens, a large formal lawn and a green space known as Hollands Field. There are three tennis courts.

**Lloyds Bank Hall and Duncan Skilbeck Hall:** Two separate three storey accommodation blocks which include bedrooms, communal bathrooms and a communal living/kitchen area on each floor.

**Bernard Sunley and Garden Hall:** Consist of eight separate two storey accommodation blocks which include bedrooms, a bathroom and a kitchen/living area on the ground floor. Arranged around a lawned area.

**1a, 1b, 2a, 2b Withersdane Cottages:** Two residential houses which have been divided into four one bedroom flats.

**3 – 10 Withersdane Cottages:** Eight semi-detached three bedroom houses.

There are two large communal car parking areas to the right and left of the entrance to the site and a block of garages.

## ADAS

The former Agricultural Development Advisory Service site lies to the north of the campus and consists of four blocks of offices. The site also includes several external sheds and glasshouses. There is car parking for approximately 50 cars to the front of the site.

## Occupation Road

This road consists of commercial, residential, horticultural and industrial property.

Travelling up the road to the right are commercial units and storage areas and to the left is the former horticultural department which consists of greenhouses, including two that provide suitable containment for genetically modified plants, offices and storage buildings. The site towards the end of Occupation Road includes a storage building, offices and polytunnels, currently occupied by BCP Certis.

**1 – 4 Orchard Cottages:** Four brick built semi-detached three bedroom cottages situated at the east end of Occupation Road.

## Town and Country Planning

Wye falls within the planning control of Ashford Borough Council. The Campus is located within the Kent Downs Area of Outstanding Natural Beauty (AONB) and partly within the Wye Village Conservation Area. The site is also covered by policy WYE3 which may be found within the Tenterden and Rural Sites Development Plan Document which is part of the Ashford Local Development Framework. Policy WYE3 seeks the continued use of the Wye Campus for educational and related research and business uses, and it is for these uses that the property is being marketed.

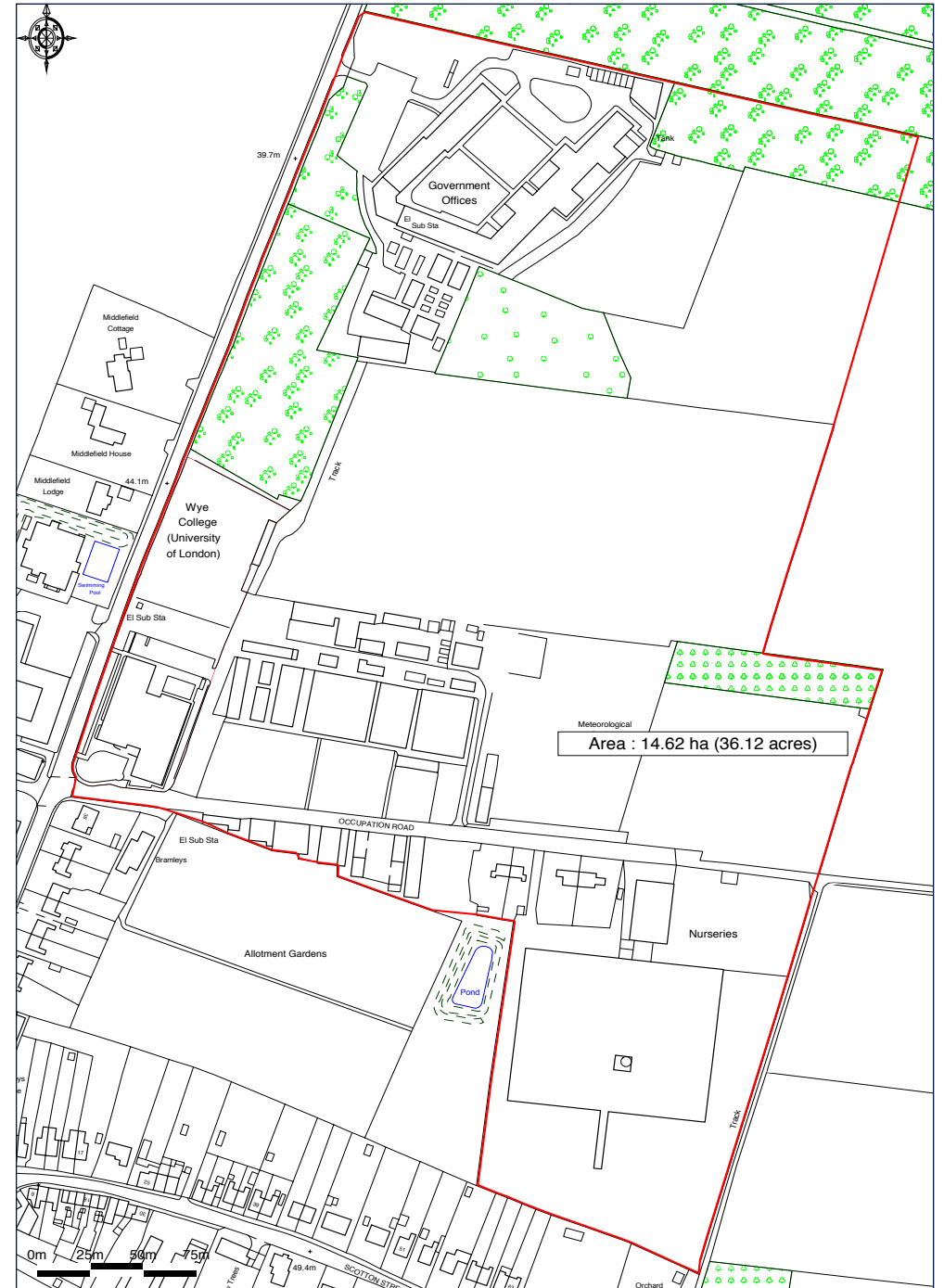
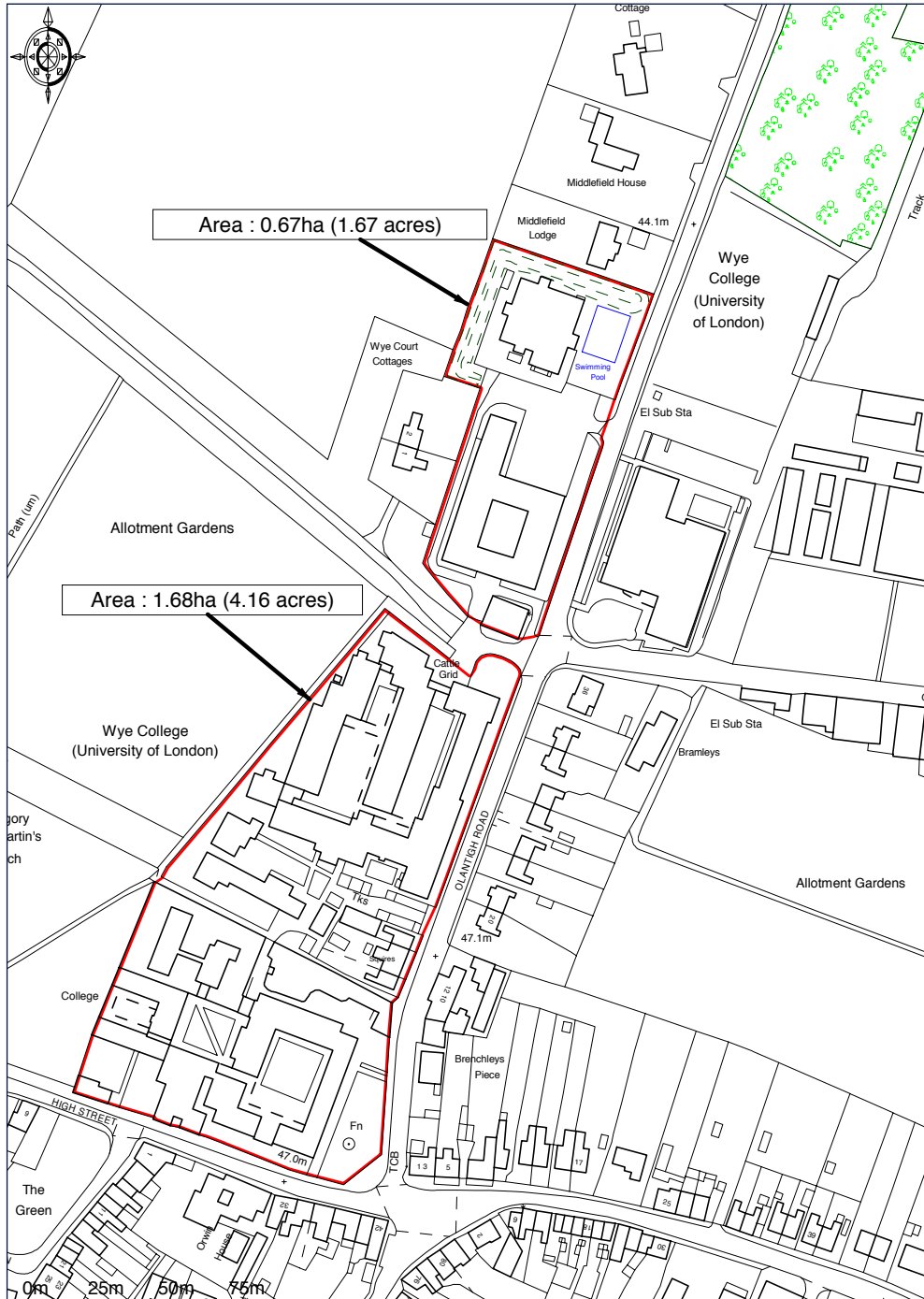
Further details may be found in the Tenterden and Rural Sites Development Plan Document (DPD) prepared by Ashford Borough Council:  
<http://www.ashford.gov.uk/pdf/Tent%20Doc%20web%20version.pdf>

Or in the Planning section of the Ashford Borough Council website:  
[http://www.ashford.gov.uk/planning\\_and\\_building\\_control/planning\\_now\\_and\\_in\\_the\\_future/tenterden\\_and\\_rural\\_sites\\_dpd.aspx](http://www.ashford.gov.uk/planning_and_building_control/planning_now_and_in_the_future/tenterden_and_rural_sites_dpd.aspx)

The Local Planning Authority (Ashford Borough Council) has been closely involved in working with Imperial College and the local community in seeking an appropriate re-use for the campus and can be contacted for any informal advice on potential planning issues (Simon Cole, Policy Manager – 01233 330642). It is anticipated that any tenant will need to show that their intended use will fall within the current use classes or that any change will be acceptable to the Local Authority.

The College, as a whole, does not have a separate planning designation but its use as a Residential Institutional property over many years would indicate that it would predominantly fall within use class C2, although other elements may be regarded as class D1 (Non Residential Institutions) and class B1 (b) (Research Laboratories).







## General Remarks

**Basis of Letting:** The Campus is offered to let on a Full Repairing and Insuring basis for an indicative period of 10 years or longer by agreement. The property is offered as a whole (or potentially in lots dependent on interest) for educational, research or related business purposes.

### Viewing

There will be various block viewing days between the hours of 10.00 a.m. and 2.00 p.m. Appointments must be made through the sole agents, Savills. Viewing at any other time will not be permitted. Representatives of Savills will be in attendance on the various viewing days to assist with any specific enquiries.

All visitors on the viewing days will be asked to comply with any health and safety requirements in place at the time.

### Local Authority

Ashford Borough Council  
Ashford Civic Centre  
Tannery Lane  
Ashford  
TN23 1PL

Tel: 01233 331111  
[www.ashford.gov.uk](http://www.ashford.gov.uk)

**Fixtures & Fittings:** A schedule of Landlord's Fixtures and Fittings will be agreed with the selected tenant and incorporated within the terms of the lease agreement.

**Title:** The property is registered with the ownership vested in Imperial College London.

**Easements and Rights of Way:** The property is leased subject to the benefit of all rights of way, easements and wayleaves and any other rights and obligations, whether referred to in the tenancy agreement or not.

## Services

The Campus is connected to mains water, single and 3-phase electricity, gas and mains drainage.

Heating is provided to the Main Campus by a central boiler facility located between the Listed building range and the Laboratories. The balance of the properties all have independent facilities. All of the heating is provided by gas.

**Outgoings:** The Campus has a current rateable value of £744,800 per annum.

**VAT:** Should the letting of the property become a chargeable supply for the purposes of VAT, such tax shall be payable in addition to any rental monies paid during the course of the tenancy.

## Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form any part of any contract and must not be relied upon as statements or representations of fact.
2. Any area, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulations or other consents and Savills have not tested any services, equipment and facilities. Prospective tenants must satisfy themselves by inspection or otherwise.

Photographs taken February 2011



