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Google Maps

Prime Cambridge South Educational/Development
or Occupational Opportunity



The Bell Foundation Campus

Red Cross Lane | **Cambridge** | CB2 0QU



BIDWELLS

The Opportunity

- Rare opportunity to occupy a prime Cambridge campus spanning 7.66 gross acres (3.10 hectares).
- Opportunity for a new school, University faculty, University college or other educational purpose.
- The main school building currently has planning permission for F1 use class.
- Ideal location for alternative uses including student accommodation, co-living, BTR, residential, charitable, hospital and Research & Development (subject to planning).
- Opportunity for an owner occupier to create a purpose-built hub.
- Existing site comprises the main school building, two student residences, a pavilion, office building, and ancillary accommodation.
- The existing buildings provide a total of 3,641.4 sq m (39,196 sq ft) on a GIA basis.
- The site also benefits from an extant planning consent for a 100-bed student hall of residence on part of the site.
- The vendor is willing to retain ownership of the site and grant an occupational lease on commercial terms. Therefore, we are instructed to seek offers on an unconditional or conditional basis for the whole or part of the campus. Potential tenures as follows:
 - » Occupational Lease
 - » Long Leasehold (premium and/or ground rent)
 - » Freehold
- The whole or part of the campus is being offered with the benefit of Vacant Possession.

The Bell Foundation Campus

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The Bell Foundation Campus

Demographics

Cambridge has a population of 145,700 (ONS Census 2021) increasing by 17.6% from around 123,900 in 2011. This is far higher than the overall increase for England (6.6%).

In Cambridge, there has been an increase of 13.7% in people aged 65 years and over, an increase of 18.2% in people aged 15 to 64 years and an increase of 16.8% in children aged under 15 years (between 2011 and 2021). The population is expected to reach 151,800 by 2031.



Cambridge Economy



Cambridge is

RANKED FIRST

in the UK for high skilled private sector job growth over the next 10 years



Cambridge is

RANKED THIRD

in terms of rents and property values in the UK outside of London



The Greater Cambridge Partnership projects

SIGNIFICANT GROWTH OVER THE NEXT 20 YEARS

including 3,500 new homes, 44,000 new jobs and £1bn of investment



Cambridge's overall average property price was

£496,000

in October 2025 compared to the UK average of £270,000



Cambridge's economy grew by an average of

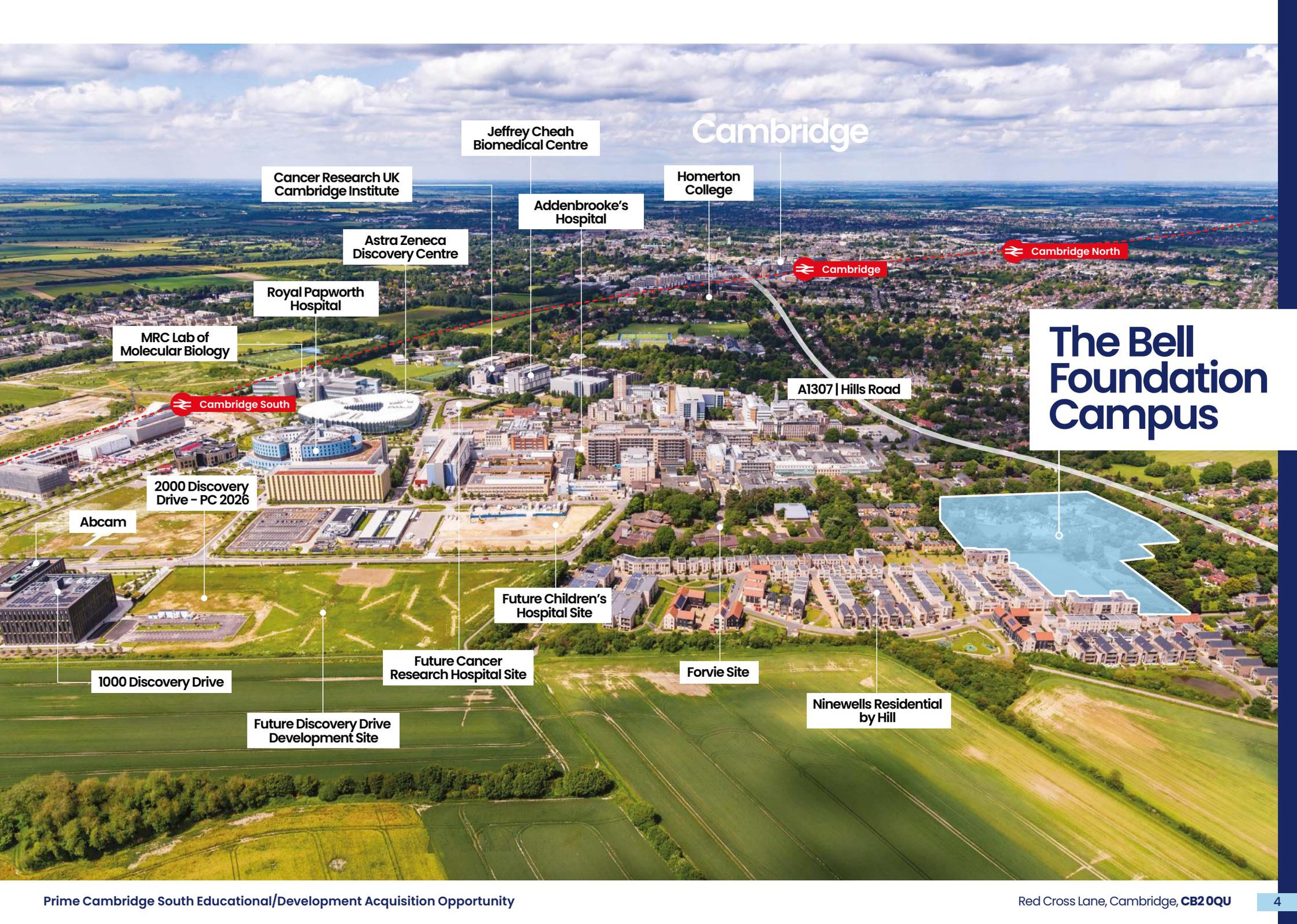
2.5% PER YEAR SINCE 2000,

outperforming the UK's growth of 1.8% per year



Over 25,900 companies are registered in Cambridge which generate

£53BN IN TURNOVER



Cambridge

Jeffrey Cheah Biomedical Centre

Cancer Research UK Cambridge Institute

Homerton College

Addenbrooke's Hospital

Astra Zeneca Discovery Centre

Royal Papworth Hospital

MRC Lab of Molecular Biology

Cambridge South

A1307 | Hills Road

The Bell Foundation Campus

2000 Discovery Drive - PC 2026

Abcam

Future Children's Hospital Site

Future Cancer Research Hospital Site

Forvie Site

Ninewells Residential by Hill

1000 Discovery Drive

Future Discovery Drive Development Site

Location

The property is located immediately to the south of Cambridge City Centre. It is situated on the southern end of Hills Road just southeast of **Addenbrooke's Hospital and The Cambridge Biomedical Campus**.

The location is a key Cambridge R&D / life science hub adjacent to Addenbrooke's Hospital with additional surrounding residential. **The University of Cambridge's Forvie Site** is located directly west of the site and the **Strangeways Research Laboratory** is located directly to the east of the site.

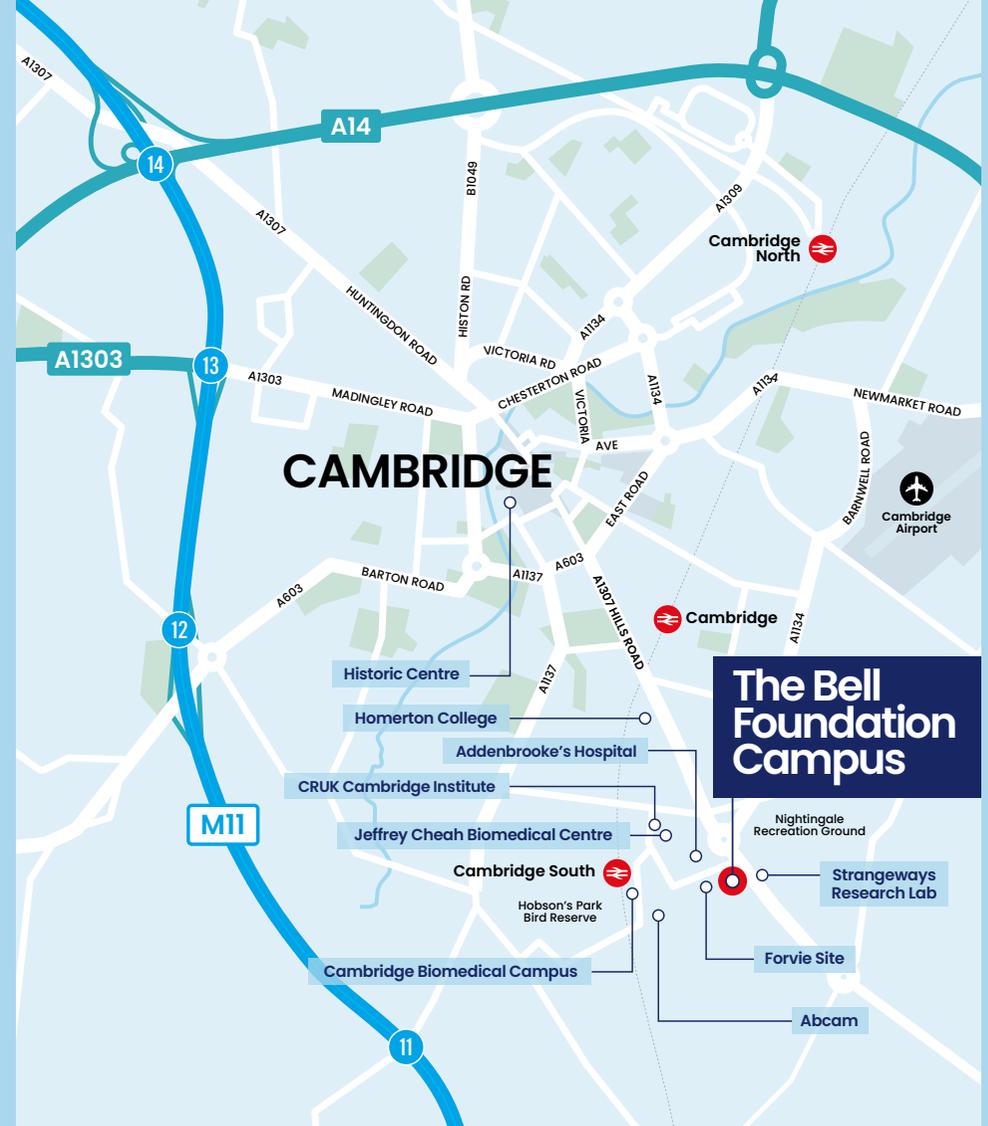
The closest Cambridge College is **Homerton College (0.9 miles)** with other City Centre Colleges being 2 miles away. The green open space of **Nightingale Recreational Ground** is just 0.1 miles away and **Hobson's Bird Park Reserve** is under 1 mile to the west.

Addenbrooke's Hospital and The Cambridge Biomedical Campus is

0.1 mile to the north west of the site. The **AztraZeneca Discovery Centre** is a 10 minute walk away, with **Abcam, Cancer Research UK and The Jeffrey Cheah Biomedical Centre** all located within minutes of each other.

Cambridge South Train Station is due to open in Summer 2026. This is located 0.8 miles to the west of the Bell Campus. There will be nine trains per hour between Cambridge South and Cambridge with two fast trains per hour to Kings Cross which will take c.45 minutes. Cambridge South Station will also provide services to Stansted Airport, London Liverpool Street, Peterborough and Brighton.

The East West Rail will further connect Cambridge to other key cities, namely Oxford via Bedford, Milton Keynes and Bicester. The completion of the Oxford to Milton Keynes section is scheduled for late 2025, with the entire line to Cambridge anticipated to be finalised in the early 2030s.



East West Rail Planned Route



ROADS

London	61 miles
Birmingham	103 miles
Felixstowe	72 miles
Manchester	175 miles



RAIL

London	50 mins
Peterborough	49 mins
Kings Lynn	50 mins
Birmingham	2 hrs 38 mins



AIRPORTS

Stansted	25 miles
London Heathrow	73 miles
London Gatwick	90 miles
Birmingham	95 miles



Source: Trainline.

The Bell Foundation Campus

Description

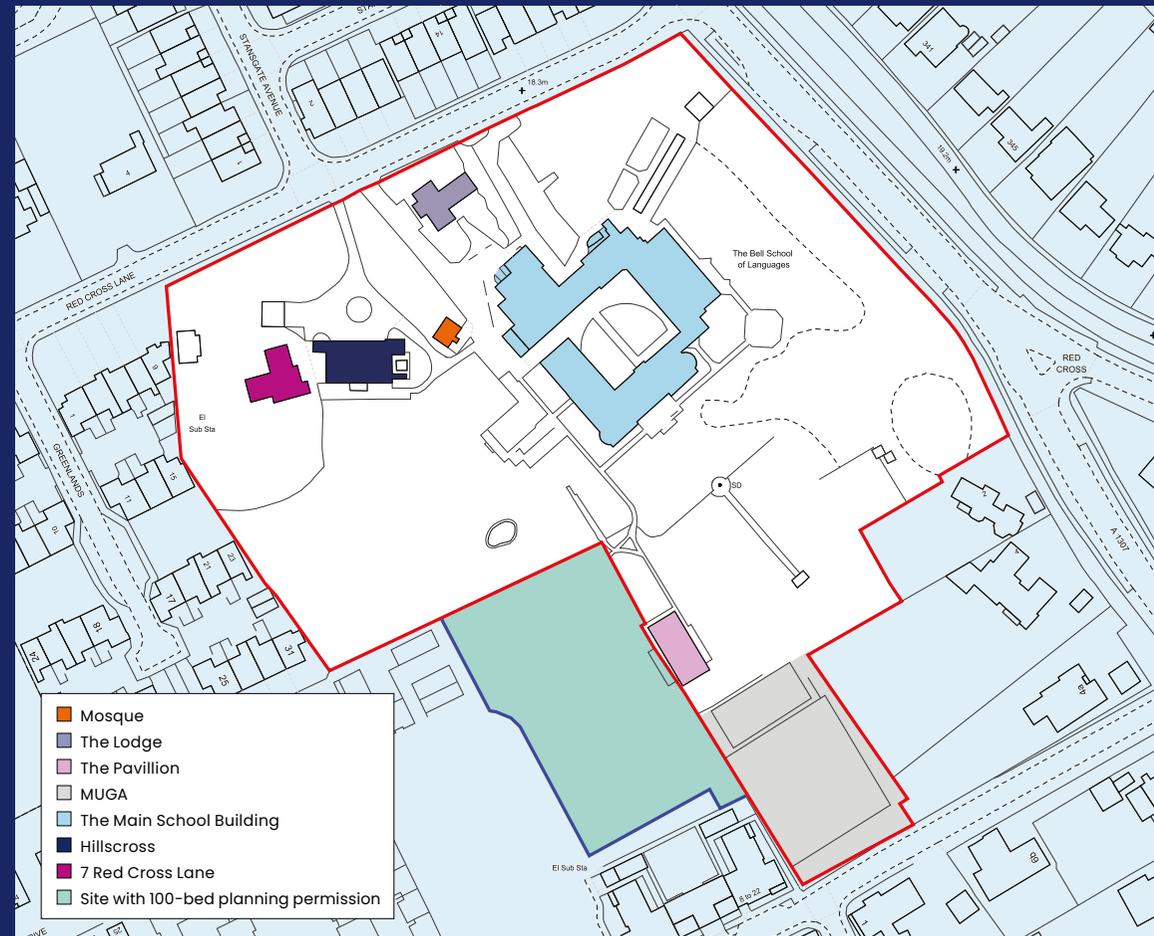
The property comprises the main school building, two student residences, a pavilion, lodge house, mosque, garage and cycle store. There is also a Multi-Use Games Area (MUGA), built in 2020, pond, gardens and a plot comprising 0.95 acres with extant planning consent for a 100-bed student hall of residence.

The main school building includes the main reception, 50 office/class rooms, the 3,000 sq ft canteen and the kitchen, several storage areas and bathrooms. This building is a square layout centred around a courtyard area.

Hillscross student residences provides accommodation for 17 students, all with en-suite bathrooms. There are two communal kitchens, and a shared dining room on the ground floor. Hillscross was refurbished in 2019. The other student residences at 7 Red Cross Lane provides 7 bedrooms, 2 of which are en-suite. The remaining 5 bedrooms share 3 bathroom facilities.

The Lodge provides 6 office/meeting room spaces with a kitchen and a bathroom.

The site benefits from extensive car parking.

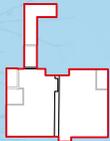


Site

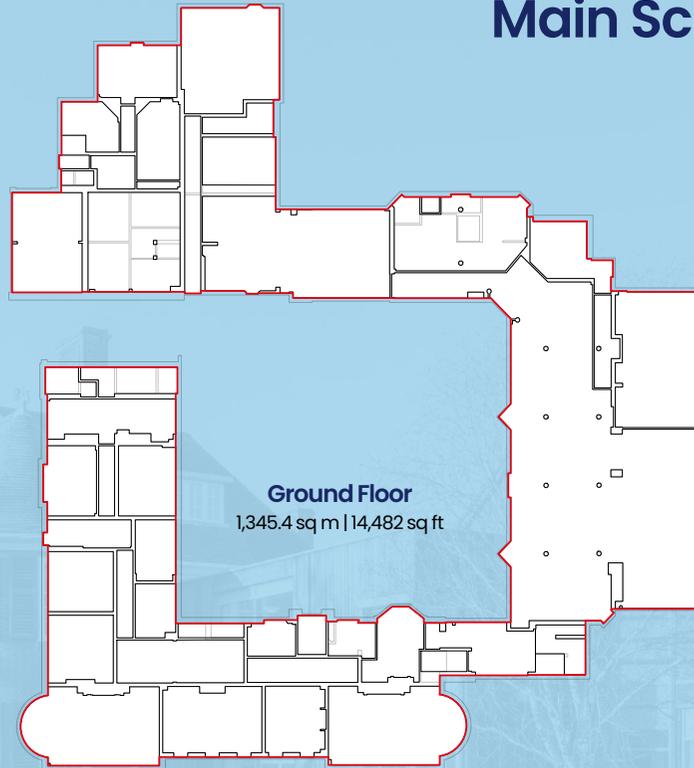
The main site (edged red) has an area of 6.71 acres (2.72 hectares) and the additional plot (edged blue) comprises 0.95 acres (0.38 hectares).

The Bell Foundation Campus

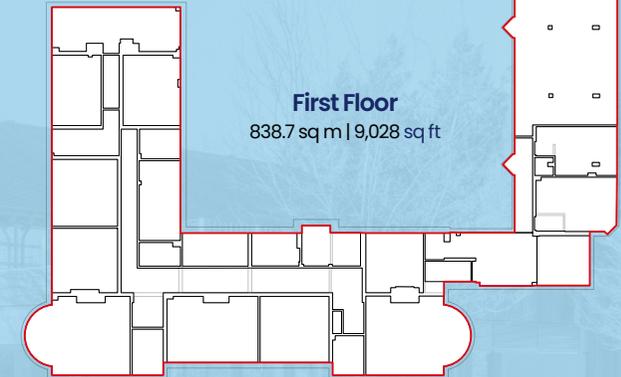
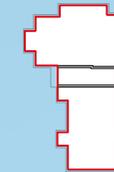
Main School Floorplan



Basement
40.7 sq m | 438 sq ft



Ground Floor
1,345.4 sq m | 14,482 sq ft



First Floor
838.7 sq m | 9,028 sq ft



Second Floor
350.6 sq m | 3,774 sq ft

Accommodation

The properties have been measured to ascertain the following areas:

Building	Area GIA (sq m)	Area GIA (sq ft)
Main School	2,575.40	27,722
Hillscross Student Residences	470.1	5,060
7 Red Cross Lane Student Residences	177.8	1,914
Lodge	206.7	2,225
Pavilion	119	1,281
Mosque	28.6	308
Bike Store	25.2	271
Garage	38.6	415
TOTAL	3,641.40	39,196

All plans of the other buildings are available in the data room or upon request.

Planning Use

BUILDING	USE CLASS
Educational School Buildings	F1
Student Residences	C2 & C3
MUGA	F2

The site has also benefitted from the following extant permission:



Planning Permission

Additional 0.95-acre Plot

06/0795/OUT and 13/1118/S73 – These relate to the planning permission granted in December 2010 for the development of the former Pony Paddock land for 347 residential dwellings and a 100-bed student accommodation block on the land to be retained by Bell. The 347 Hill residential scheme known as Ninewells has been built, the student accommodation block has not.

An extract from the S106 Agreement dated 14 December 2010 refers to the Student Accommodation being for 'a person studying at the Bell Language School 'the College'...on a full or part time basis... and provided only by the College or its successor to the language school.'

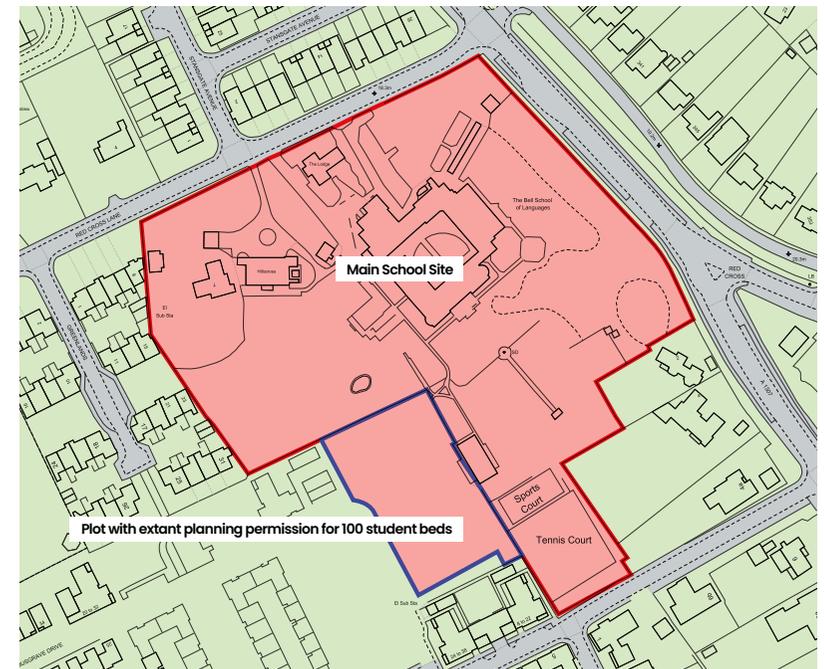
We understand that the site is fully serviced up to the dropped curb entering the site from Musgrave Drive via Knightly Avenue. As of 2021, the highest rate per square foot achieved at Ninewells was £760.

The Bell Foundation Campus

Tenure

The whole, or part, of the site can be acquired via an occupational lease. Long Leasehold or Freehold offers will also be considered.

The site is subject to a restrictive covenant which limits its permitted use to educational purposes only. We believe there may be the possibility to remove this, subject to negotiation, if required.



Not to scale. For indicative purposes only.



The Bell Foundation Campus



7 RED CROSS LANE KITCHEN

HILLCROSS



DINING ROOM



CLASSROOM



7 RED CROSS COMMON ROOM



HILLCROSS KITCHEN



7 RED CROSS LANE

Cambridge Market Snapshot

Higher Education



University of Cambridge (UoC) is ranked 3rd in the Times Higher Education World University Rankings 2026. UoC is widely recognised as one of the most prestigious in the world. It is very competitive and typically receives around 6 applications per place at an acceptance rate of c. 21.2% for the 2023/24 academic year. The average over the 5 years preceding this is 21.9%.

According to the latest Higher Education Statistics Agency (HESA) data (2023/24) the University has 20,495 full time students, with 7,240 (35%) from overseas, suggesting there is higher than average demand for purpose-built student accommodation (PBSA). The average proportion of full-time overseas students enrolled at HE institutions across the UK is 30% (HESA 2023/24). International students tend to prefer living in private PBSA with the most high-end schemes aimed at this demographic who will pay more to live in top quality accommodation.

UoC's international students come to Cambridge from more than 140 countries and territories. The University contributes nearly £30 billion to the UK economy and supports more than 86,000 jobs across the UK (March 2023).



Anglia Ruskin University (ARU) is ranked 123rd in the Times Good University Guide 2026, up 7 places from the previous year. ARU offers a broad range of courses that combine theoretical knowledge with practical experience. The university emphasizes applied learning through placements, professional practice, and industry engagement. ARU won the Times Higher Education University of the Year 2023 and received a gold award for the quality of its education.

According to the latest HESA statistics (2023/24), the University has 28,505 full time students across its Cambridge, Chelmsford and Peterborough campuses with 7,185 from overseas (25%). Over 10,000 students study at the Cambridge campus. ARU has 11 halls of residence offering c. 1,750 beds across Cambridge. Nomination agreements are in place at three halls of residence providing c.900 of these beds, with providers such as Downing, Host and Yugo. There are an additional 1,365 privately operated PBSA beds across Cambridge.

The Bell Foundation Campus

Shortfall of PBSA

Institution	Full Time Students (HESA 2023/24)	Approx. No. of Beds Available	Total Shortfall	% Shortfall
University of Cambridge	20,495	15,942	4,553	22%
Anglia Ruskin University	10,000+	3,116*	6,884	69%
Total	30,495	19,058	11,437	38%

*includes all private direct let beds

The above table indicates that Anglia Ruskin University has a significant shortfall of available PBSA in relation to full time students. Interestingly, whilst University of Cambridge could be seen to be providing sufficient accommodation in comparison to other universities, UoC aims to provide accommodation to its undergraduates for all three years of study and is aiming to provide graduate accommodation for as many postgraduate students as possible. The collegiate structure means that many students are housed in colleges, but there is demand for additional beds within the city centre, especially for satellite sites close to college campuses.

PBSA Rents in Cambridge 2026/27

Rents for student accommodation in Cambridge are being advertised as follows for the 2026/27 academic year:

Private Halls	No. of Beds	Ensuite Rent Per Week	No. of Weeks
Castle Hill (Abodus)	102	£265	51
Student Castle	198	£299	51
Anglia House (Yugo)	98 (direct let)	£221 - £255	51
Cam Foundry (Aparto)	270	£235 - £255	41/51

The Bell Foundation Campus

Cambridge Market Snapshot



TRINITY COLLEGE

Educational

Cambridge is one of the world's most established and prestigious education centres, underpinned by the global reputation of the University of Cambridge and a dense concentration of leading independent schools. These schools attract both domestic and international families seeking high-quality education within a safe, intellectually driven city. Demand is supported by Cambridge's strong professional base, its global research and technology cluster, and the presence of relocating academic and corporate families.

Owner Occupier

Cambridge is home to a large number of owner-occupied institutions as a university city and centre for scientific research. Given the proximity to University of Cambridge colleges, there is scope to use the site as additional college accommodation, for example communal amenity, offices, educational space or meeting hall / auditorium and additional student accommodation.

As a self-contained site, it could suit an owner occupier as a hub for rolling out research, educational, charitable or collaborative space. Cambridge has seen a number of investments in recent years from the Cambridge Innovation Centre, Cambridge Enterprise, The Howard Foundation and the James Dyson Foundation.

South Cambridge is a major hub where global life science companies like AstraZeneca and Abcam are based, alongside world-class research labs such as the MRC Laboratory of Molecular Biology and Cancer Research UK's Cambridge Institute, creating a dense science and tech ecosystem. It also is home to leading hospitals including Addenbrooke's and the Royal Papworth Hospital. In addition to the NHS institutions, there are private healthcare facilities nearby serving specialist and general medical needs, complementing the mix of innovation, corporate HQs and clinical services in the area.

R&D / Office

Cambridge is a globally recognised centre for science, technology and innovation, with one of the fastest-growing economies in the UK. Strong demand from global occupiers and start-ups, has driven rapid growth in the technology and life sciences sectors, with tech firms now accounting for almost half of take-up. Limited availability of premium office and laboratory space, exacerbated by office-to-lab conversions, has resulted in low vacancy rates and strong rental growth across the city centre and science and business parks.





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EPC Ratings

The EPC ratings for the buildings are as below:

The Main Building:	D
Hillscross:	B
7 Red Cross Lane:	C
The Lodge:	D
The Pavilion:	E

A full report detailing the recommended improvements for the buildings can be accessed via the Data Room.

VAT

The property is not elected for VAT.

Proposal

The vendor is willing to retain ownership of the site and grant an occupational lease on commercial terms. Therefore, we are instructed to seek offers on an unconditional or conditional basis for the whole or part of the campus. Potential tenures as follows:

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- » Freehold

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AML / KYC

Prospective purchasers will be asked to produce identification of the intended Purchaser and other documentation in order to support any conditional offers submitted to the vendor. Bidwells LLP accepts no liability of any type arising from your delay or other lack of co-operation



Data Room

Data room access is available for registration here:
<https://propertysites.bidwells.co.uk/TheBellCampusCambridge>

Additional floorplans and measured survey provided by Lane & Frankham can be accessed via the data room.

Further Information

Should you have any queries or wish to make an inspection, please contact:

LIZZIE LETHBRIDGE

E: lizzie.lethbridge@bidwells.co.uk
M: 07353 168620

COLIN SUMMERS

E: colin.summers@bidwells.co.uk
M: 07831 747879

BIDWELLS

25 Old Burlington Street
London W1S 3AN
T: 020 7493 3043



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