

HOPE HOUSE

15A BROOKLANDS AVENUE | CAMBRIDGE | CB2 8BG

CAMBRIDGE STUDENT ACCOMMODATION OPPORTUNITY
CLOSE TO SEVERAL CAMBRIDGE COLLEGES AND RAILWAY STATION

HOPE HOUSE

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Investment Summary

- Rare opportunity to acquire **27 student accommodation bedrooms** a 10 minute walk from Cambridge Station.
- The property is C2 institutional use class and is ideal for the provision of **residential accommodation for a residential school, college or training centre**.
- Prime student accommodation location between **Downing College, Homerton College and Hughes Hall**.
- Development opportunity for a purchaser to **add additional postgraduate or undergraduate accommodation to their portfolio**.
- The existing building provides a total of **554.8 sq m (5,972 sq ft)**.
- **Freehold** with Vacant Possession.

We are instructed to seek offers in excess of
£4,000,000

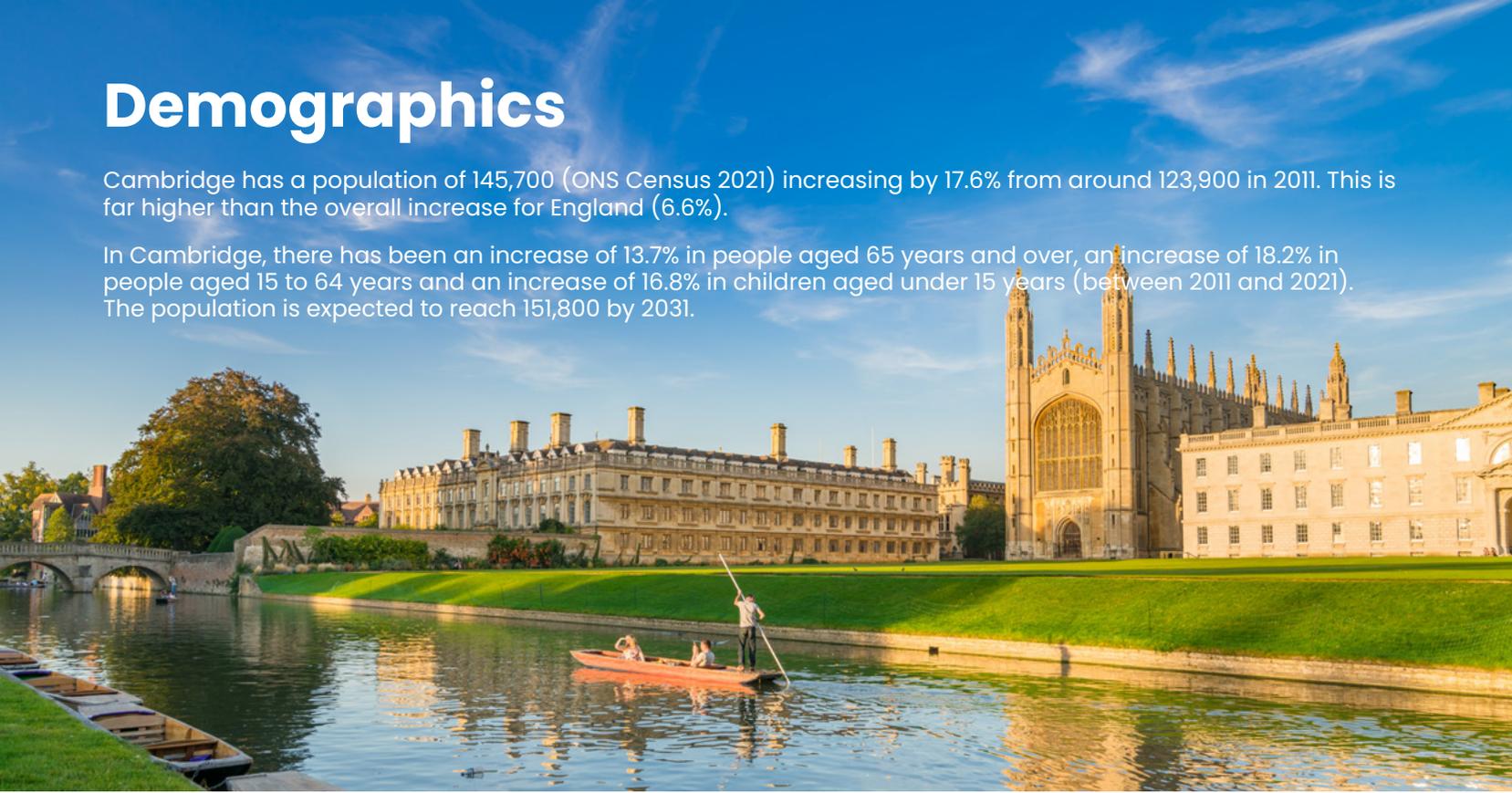
Subject to Contract and Exclusive of VAT. An asset sale or SPV sale is available.

This represents a **Capital Value per bed of £148,000**.

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



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Location

The property is located to the south of the City Centre and situated on Brooklands Avenue just south of Cambridge University Botanic Garden.

The surrounding area is largely residential with St Mary's School's boarding house, Mary Ward House, to the east of the property and a private residence to the west. The property adjoins directly to the Botanic Garden to the north and the Brooklands workplace campus is to the south.

Other nearby student accommodation includes a 511-bed scheme called 'CBI' managed by Yugo and a 586-bed scheme called 'The Railyard' managed by Downing Students.

Nearby Cambridge colleges include Homerton College (0.5 miles), Hughes Hall (0.7 miles), Downing College (0.9 miles), and Peterhouse (1.0 mile). Anglia Ruskin University's main campus is only 1.1 miles away. The green open space of Lamas Land is within a 10 minute walk and Parker's Piece is only 0.7 miles away.

Amenities accessible to Brooklands Avenue include the newly developed district around Cambridge Station, including GAIL's bakery and cafe, The Old Ticket Office pub, The Station Tavern pub and a Tesco and Sainsbury's.



ROADS

London	59 miles
Birmingham	105 miles
Oxford	87 miles
Manchester	165 miles



RAIL

London	50 minutes
Peterborough	49 minutes
Kings Lynn	50 minutes
Birmingham	2 hours 38 minutes



AIRPORTS

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

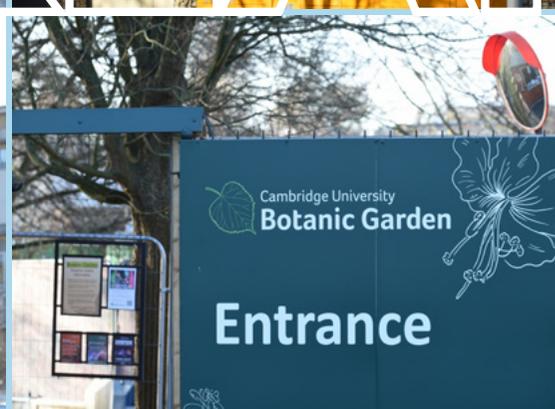
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BUSTLING

BROOKLANDS



Description

Hope House is a two storey detached building on the northern side of Brooklands Avenue. It was built in 1987 as a convent for the nuns who worked in the adjacent nursing home. At the front of the building is a forecourt area with parking. In 1999 permission was granted for an extension to the property to provide an additional 10 bedrooms.

The property now comprises 11 bedrooms on the ground floor and 16 bedrooms on the first floor. 9 of the 11 ground floor bedrooms are en-suite, with the remaining two bedrooms sharing one bathroom. 6 of the 16 bedrooms on the first floor are en-suite. The remaining 10 bedrooms share Jack and Jill bathrooms with their adjoining rooms. The Jack and Jill bathrooms include a toilet and shower and each room has its own hand basin.

There are two communal kitchens on the ground floor, a sitting room and a dining room on the ground floor, as well as an additional accessible toilet.

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Floorplans



Accommodation

Room Type	No. of rooms
En-Suite Bedroom	15
Non En-Suite	2
Jack & Jill Shared En-Suite	10

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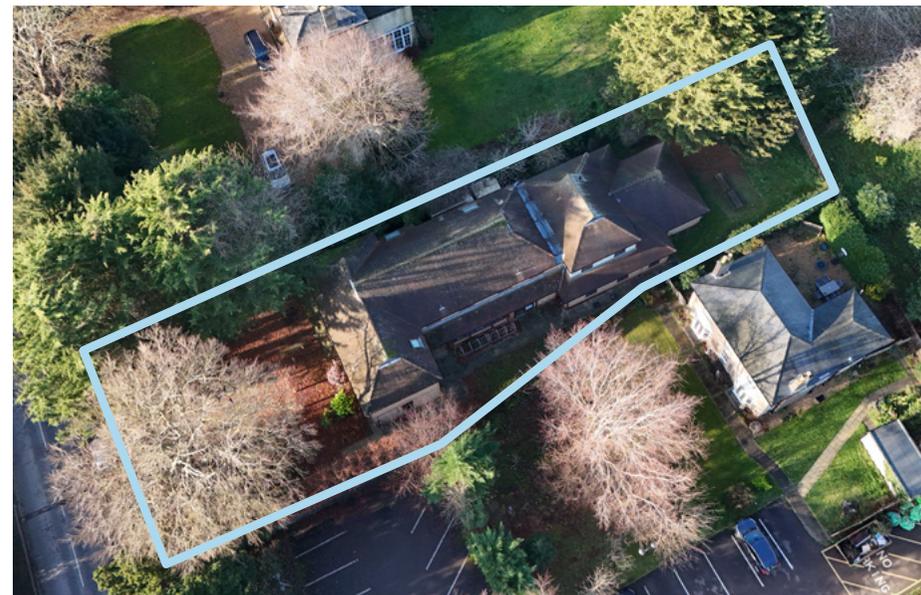
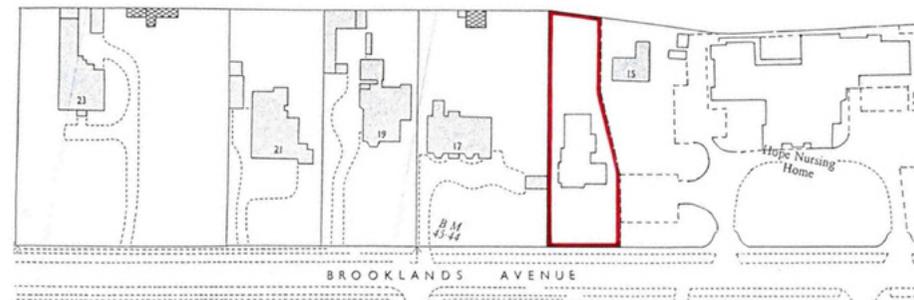
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The Site

The site has an area of 0.29 acres (0.117 hectares).



Tenure

Freehold.

Investment Summary

PBSA



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.

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

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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.



Residential

Cambridge experiences strong residential demand due to its reputation across local and international markets. This is across all tenures (private sale, private rented, affordable and social housing). The nature of the economy in Cambridge reflects demand from academic / research staff. The University brings forward this type of accommodation for short and medium term lets.

The Accordia scheme opposite the property was fully completed in 2008 and won prizes for its design. These homes have consistently outperformed the rest of the Cambridge market achieving highs of £764 per square foot within the last 18 months.

The rise of the co-living sector cannot be ignored. These schemes combine personal and shared amenity space in City Centre locations with flexible lease terms, all-inclusive billing, social spaces and a strong sense of community. Co-living provides higher returns per square foot compared to typical residential models and operates in large cities. Co-living remains in its infancy in Cambridge.



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Investment Rationale

- Opportunity to purchase a Cambridge student accommodation property only minutes away from University of Cambridge Colleges and Cambridge Station.
- A site with Vacant Possession in the city is rare to the globally sought after Cambridge market.
- The property is C2 institutional use class and so is ideal for the provision of residential accommodation for a residential school, college or training centre.
- Potential for a variety of alternative uses including residential (subject to planning).
- Development or investment opportunity for a purchaser to add additional postgraduate or undergraduate accommodation to their portfolio.
- The existing building provides a total of 554.8 sq m (5,972 sq ft).

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EPC Rating

The property has an EPC rating of C (56).

VAT

The property is not elected for VAT.

AML / KYC

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

Proposal

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£4,000,000

Subject to Contract and Exclusive of VAT. An asset sale or SPV sale is available.

This represents a **Capital Value per bed of £148,000.**

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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