

College Court Conference Centre & Hotel

KNIGHTON ROAD, KNIGHTON, LEICESTER, LE2 3UF

Prestigious Existing or Alternative Use Opportunity
For Sale on the instructions of the University of Leicester



savills

KEY HIGHLIGHTS

- Exciting opportunity to acquire a Conference Centre and Hotel, with 123 en suite bedrooms
- The buildings extend to approximately 72,883 sq ft (6,771 sq m)
- Situated 3.5 km (2.2 miles) south of Leicester City Centre
- Gross site area 1.98 hectares (4.89 acres)
- Freehold sale with vacant possession
- Offers invited on an unconditional or subject to planning basis



BACKGROUND

Savills is delighted to offer College Court Conference & Hotel for sale.

Operated by the University of Leicester up until May 2025, it provides a unique opportunity to acquire for existing or alternative use(s) (subject to planning). Situated to the south of Leicester City Centre and the University of Leicester's main campus, it is easily accessible by train or road.

Originally built as student halls of residence, the Property was repurposed, extended, and refurbished in 2014 to provide high-quality conferencing and hotel facilities. The accommodation now extends to 72,883 sq ft (6,771 sq m) with parking for 105 cars and covered bicycle store.

LOCATION

College Court Conference Centre & Hotel is located around 3.5 km (2.2 miles) south of Leicester City Centre. Leicester is the largest city in the East Midlands, with a population of around 368,581 (Census, 2021). A vibrant and diverse city, it has one of the fastest growing populations in England, and a large 20–24-year-old population mainly due to its two universities, University of Leicester and De Montfort University.

Leicester's economy is dominated by manufacturing, logistics and professional services sectors, with a growing technology and innovation sector. This is underpinned by its central location and excellent transport links. It is home to companies such as Caterpillar, Dunelm Group, Next, and Walkers.

Leicester also has a strong sporting identity with Leicester City Football Club, Leicester Tigers Rugby Club, and Leicestershire County Cricket Club.

College Court is situated within the Leicester suburb of Knighton. Knighton is a predominantly residential area surrounded by the suburbs of Aylestone Park to the west, West Knighton and Oadby to the south, and Stoneygate to the east. To the north is Clarendon Park and the University of Leicester's principal campus.

The Property is bounded by Knighton Road to the north and west, and by residential properties on Carisbrooke Road to the east.

Immediately south of College Court are land and buildings also in the ownership of the University of Leicester. This includes the historic Knighton Hall residential house and surrounding complex of properties and the Attenborough Arboretum.

The Property's vehicle access is from Knighton Road.

ACCESSIBILITY



The Property is around 2.7km (1.7 miles) south of Leicester Railway Station, a major train station providing regular direct connections to London, Birmingham, Nottingham, and Derby. The average journey time to London St Pancras is 1 hour and 11 minutes (direct).



There is a regular bus service (44/44a) serving two bus stops on Carisbrooke Road to Leicester Haymarket Bus Station, operated by Arriva Midlands from Monday to Saturday.



East Midlands Airport is around 37 km (23 miles) to the north west of the Property. The second closest airport is Birmingham Airport, located around 60 km (37 miles) to the south west.



The Property is well connected via local roads with the A6 situated around 0.8km (0.5 mile) to the east. This connects to Junction 21 of the M1 Motorway and the M69 Motorway, providing excellent access to the national road network.



DESCRIPTION

College Court extends to around 1.98 hectares (4.89 acres) as shown on the enclosed red line boundary plan.

The Property comprises a complex of five detached buildings lying in the western half, surrounded by mature landscaping and lawns. To the east is the tarmac car park with 55 marked spaces, covered bike store, and gravel overspill car park for 50 unmarked spaces.

The main reception is in a standalone building situated at the front of complex. Adjacent to it is the principal conference building. The remaining three buildings comprise 123 en suite bedrooms.

The buildings are all of brick construction with timber framed windows, timber cladding and concrete flat roof.

Building condition surveys are available in the dataroom.

SITE HISTORY

College Court was designed by architects Sir Leslie Martin and Trevor Dannatt and was originally constructed in the late 1950s/early 1960s as a complex of four purpose built student halls of residences around a larger central communal building for the University of Leicester.

It was repurposed, extended and refurbished into a conference and hotel in 2014. The works to revitalise the original design delivered a high standard of refurbishment with many of the original features retained. The buildings are Grade II Listed.

ACCOMMODATION

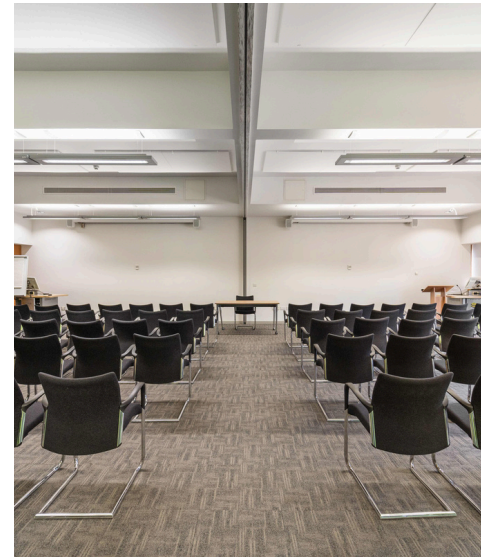
Dannatt Building – is the conference centre. Extending over two storeys, the ground floor contains the lobby with access to a feature concrete staircase and lift, dining hall, commercial kitchen, bar/coffee lounge, and private dining/meeting room. At the first floor are 16 meeting rooms, with room capacities ranging from 2 to 200 people.

Reception Building – the two-storey building contains a double-height reception, storage, four garages, and office accommodation.

The 123 en suite bedrooms are contained within the three detached buildings, **Chamberlain**, **Cinderby**, and **Towle**. Each of which extend over three storeys.

All of the rooms are fitted out to the following specification:

- Modern en suite bathroom
- Double glazed windows
- Gas fired central heating
- Flat screen TV
- Tea and coffee making facilities
- WIFI connectivity



Accommodation Schedule

Building	Description	Listing Building Ref Number	Use/s	GIA (Sq m)	GIA (Sq ft)
Block A - Chamberlain	L-shaped building Three storeys	1263427	54 en suite bedrooms	1,649	17,750
Block B - Cinderby	S-shaped building Three storeys	1361039	45 en suite bedrooms	1,461	15,726
Block C - Towle	Rectangular building Three storeys	1250101	24 en suite bedrooms	2,478	26,673
Block D - Reception	Rectangular building Two storeys	1263436	Reception/ Office/ Storage	503	5,414
Block E - Dannatt	Square building Two storeys	1263420	Conference Centre	680	7,320
Total				6,771	72,883

We have not undertaken a full detailed measurement of each building. Floor areas are provided for indicative purposes only and should not be relied upon.

Floor plans and additional photographs are available in the data room.



PLANNING

College Court is situated in the administrative boundary of Leicester City Council.

Planning decisions would be taken in accordance with the adopted development plan for Leicester, which is formed of several documents to include Leicester City Core Strategy (adopted in July 2014) and the City of Leicester Local Plan (adopted January 2006). Leicester City Council has prepared a new Local Plan (2020-2036) which is currently under examination.

The Property has planning permission for Conference Centre, Hotel and Function Suite, no use class, approved under Application No. 20130772.

The entirety of the Property is within Knighton Village Conservation Area.

All five of its buildings are Grade II Listed.

To the south of College Court, the University own three Grade II listed buildings: Knighton Hall, Former Stables to the north west of Knighton Hall, and The Grove. The Attenborough Arboretum to the south is a permissive open space utilised by the public.

Subject to planning, we consider the Property could be suitable for continued conference and hotel use or alternative uses such as residential, education or as a headquarters for charitable/religious uses.

Prospective purchasers should contact Leicester City Council with any specific planning enquiries.



SERVICES

The Property is connected to mains water, gas, electric and drainage.

None of the services have been surveyed or tested prior to the sale.

TITLE

The University of Leicester own the freehold interest in the Property.

The Property forms part of Title No. LT375353. For the sale, the Property, as shown in the enclosed red line boundary plan, will be carved out and a new freehold title will be formed.

The vendor intends to reserve a right of access across the property to service The Grove.

TENANCIES

The Property is available with vacant possession.

There is a leasehold interest (Title No. LT456441) to College Court Conference Centre Limited. This is a management/operating company, which is a wholly owned subsidiary of the University. The leasehold interest is to be terminated.

VAT

The Property is elected for VAT.

DEC

Copies of the Display Energy Certificates are available in the data room.

RATING

The Property is described in current Rating List as follows:

Address	Description	Current Rateable Value Per Annum
College Court, Knighton Road, Leicester, LE2 3UF	Hotel conference centre and premises	£128,750 (as of 1st April 2023)



Source: Promap

IMPORTANT NOTICE

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DATAROOM

Further information on the Property is available to download from the secure data room. Please contact the agents for access.

VIEWINGS

Viewings are strictly by appointment with the agents only.

Viewing parties should be made aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their agents.

METHOD OF SALE

Offers are invited for the freehold interest in the whole site edged red on the enclosed red line boundary plan on either an unconditional or subject to planning basis.

An offer requirements checklist is available in the dataroom.

Please note the vendor reserves the right not to accept the highest or any offer received, to withdraw the Property from the market, or to alter the method of sale at any time.

ANTI-MONEY LAUNDERING

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

LEGAL COSTS

Each party is to responsible for its own legal costs in connection with any transaction.

CONTACT

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