

WYE COLLEGE  
COLLECTION



OVER 500 YEARS  
IN THE MAKING

[WYECOLLEGEcollection.co.uk](http://WYECOLLEGEcollection.co.uk)







**CONTENTS**

INTRODUCTION  
05

HISTORY  
12

LOCATION  
14

RESIDENCES  
26

DETAILS  
41

For centuries a special place for education and research, today Wye College is attracting a new generation.

Where thinkers, makers and doers live and work.

50 residences within historic buildings in the heart of Wye. Thoughtfully restored, each residence is truly unique.





# A HOME IN THE HEART OF HISTORY





**38 residential units exist within the original campus buildings**, in a combination of houses and apartments in a range of sizes. Alongside the development on Olantigh Road there are four cottages known as Squires Cottages and three existing houses along the High Street opposite the original entrance. Three new build houses are being built behind the existing High Street properties. There are two new build houses being built off Olantigh Road behind the campus buildings offering stunning views of the countryside.

Wye College is overlooked by the famous Wye Crown, cut into the chalk to commemorate the coronation of Edward VII in 1902. The college buildings have been in existence for more than 500 years, now becoming something new.

Wye College Collection is a combination of restoration and repurposing with new build additions, creating 50 residential units. The development is a mixture of grade 1 and 2 listed, as well as adjacent new build units.

**COLLEGE CAMPUS CONVERSIONS**

- 2 One bedroom apartments
- 29 Two bedroom apartments and houses
- 6 Three bedroom apartments and houses
- 1 Five bedroom house

**SQUIRES COTTAGES**

- 4 Two bedroom houses

**HIGH STREET**

- 6 Three bedroom houses

**OFF OLANTIGH ROAD**

- 1 Three bedroom house
- 1 Four bedroom house

Wye College Collection is a unique space, with numerous quads and landscaped gardens. Some of the units have their own access to private outdoor space, gardens and terraces.





THE NATURE OF  
WYE COLLEGE  
COLLECTION



## WYE VILLAGE

*Wye is a charming village in Kent that combines history, natural beauty, and a strong sense of community. It offers a peaceful retreat, ideal for those seeking a break from the hustle and bustle of city life.*

Wye is situated in the beautiful countryside of the North Downs, approximately 12.5 miles southwest of the city of Canterbury. In 2023, Wye was named the third best place to live in the UK by the Sunday Times with its scenic location and historic charm.

Wye has a rich history that can be traced back to Roman times. The village was an important Roman settlement known as “Venta Belgarum” and was a significant trading centre. Today, remnants of its Roman past can still be seen, including an ancient mosaic floor. The village also played a role in medieval times, with a castle which has since been demolished.

One of the notable landmarks in Wye is the Church of St. Gregory and St. Martin, situated next to the college. This Norman church dates back to the 12th century and features stunning architecture and a beautiful interior. The church is surrounded by a peaceful churchyard and provides a serene spot for visitors to explore.

Wye has always had a strong connection to education, being home to Wye College, a former agricultural college that was founded in 1447. The college closed in 2009, but this beautiful campus and historic buildings were still being used for other educational purposes, including a research centre operated by Imperial College London, now being transformed into Wye College Collection.







## A touch of culture

Wye hosts various events and festivals throughout the year. The Wye Farmers' Market is a popular fortnightly event where visitors can enjoy locally produced food and crafts. The Wye Arts Association organises exhibitions and performances to promote art and culture in the village.

### Village life

The village offers a small but diverse range of shopping opportunities. With a combination of chain supermarkets and individually owned boutiques, you are able to stock up on essentials, luxuries and the weekly shop.

### Eating out

Kent is the garden of England, offering some of the finest local produce and fresh food. For a relaxed opportunity to socialise and eat and drink there are a number of opportunities within walking distance. Every other Saturday morning, the Wye Farmer's Market is worth a visit. Sample and purchase delicious local produce, including fresh fruits, vegetables, cheeses, meats, and baked goods.

Kent is known for its vineyards and wineries, and there are several in the surrounding area that offer tours and tastings. Biddenden Vineyards and Chapel Down Winery are popular options for wine enthusiasts.

### The Kings Head

A historic pub dating back to the 16th century, offering a cozy atmosphere and a range of classic British dishes.  
[kingsheadwye.co.uk](http://kingsheadwye.co.uk)

### The Tickled Trout

A riverside restaurant serving a mix of traditional and contemporary cuisine, with an emphasis on local and sustainable ingredients.  
[thetickledtrout.co.uk](http://thetickledtrout.co.uk)

### The New Flying Horse

A welcoming and family-friendly pub serving a variety of hearty pub grub and a wide selection of beers and ciders.  
[newflyinghorsewye.co.uk](http://newflyinghorsewye.co.uk)

### Nº4 Wye

A tapas "speakeasy" with Mediterranean dishes and wine bar.  
[no4wye.co.uk](http://no4wye.co.uk)

### Joshan of Wye

A Bangladeshi restaurant and take away.  
[joshanofwye.com](http://joshanofwye.com)

### The Golden Wye

A family run Chinese restaurant and takeaway.

### Wye Coffee House

A cozy café known for its artisan coffee and freshly baked goods, perfect for a quick breakfast or midday snack.  
[wyecoffee.co.uk](http://wyecoffee.co.uk)

### Fitness and wellbeing

There are ample opportunities to engage in regular physical activity or exercise. Kent offers beautiful natural scenery and outdoor spaces that are perfect for activities like walking, cycling, hiking, or jogging. Joining local fitness classes or sports clubs can also be a great way to get active. The region has a number of luxury wellness and spa facilities.

### Eastwell Manor

Champneys Hotel and Spa  
[champneys.com/hotels/eastwell-manor](http://champneys.com/hotels/eastwell-manor)

### Bannatyne Health Club and Spa Ashford

Luxury fitness centre with swimming pool, gym, treatments and spa  
[bannatyne.co.uk/health-club/ashford](http://bannatyne.co.uk/health-club/ashford)





## Location commute

Wye is perfectly situated to be accessible to other destinations in Kent and the South East. Wye has a small local rail station just 10 mins walk from the development. Wye connects on the Ashford and Ramsgate line. Just 5 mins and the next stop brings you to Ashford, where fast train services are available to London.

### London St Pancras

It takes an average of 1 hr to travel from London to Wye by train, over a distance of around 50 miles.

### London Charing Cross

An alternative route to London is through Charing Cross via a direct train – a 90 mins journey.

### Canterbury

Just a short 15 mins train ride away, Canterbury offers a rich history, stunning architecture, and a charming medieval city centre.

### Ashford

Located nearby, Ashford is a major transportation hub connecting you to various destinations in the UK. Ashford can be reached within 5 miles by car. Ashford Designer Outlet is a large outlet mall offering over 80 designer and high street brands at discounted prices.





## Beauty on your doorstep

Wye is small and charming with a tight-knit community and a range of amenities. It features traditional Kentish architecture, with quaint cottages, historic buildings, local shops and pubs. The village is surrounded by beautiful countryside, offering scenic walks and outdoor activities.

Wye is known for its proximity to the North Downs Way, a long-distance footpath that stretches for 153 miles through Surrey and Kent. The trail offers breath-taking views of the surrounding landscape, including chalk hills, woodlands, and rolling countryside.

For the family, Wye is perfectly located for schools including:

### **Wye Church of England Primary School**

A primary school serving the village and surrounding areas, providing education for children aged 4-11.

### **Wye School**

An independent secondary school that offers education to students between the ages of 11 and 18. It places a focus on academic excellence and character development.



## Beaches a stones throw away

Wye is relatively close to several beautiful beaches in Kent that can be accessed by car or public transportation. Here are a few options:

**Folkestone** is approximately 15 miles south of Wye and offers a lovely seaside experience. The town has a pebble beach, a scenic promenade, and stunning views of the English Channel.

**Hythe** is a coastal town located about 18 miles southwest of Wye. It has a long stretch of pebble beach, perfect for leisurely walks. The town itself has a charming high street with shops, cafés, and restaurants, making it a pleasant destination for a day trip.

**Deal** is a historic coastal town situated 27 miles northeast of Wye. It boasts a beautiful shingle beach, as well as a charming promenade lined with colourful fishermen's cottages. Deal is also home to a medieval castle and a vibrant high street.

**Sandwich Bay** is located 34 miles northeast of Wye and offers a more secluded and natural beach experience. It is an unspoiled stretch of coastline with sandy dunes and rolling hills as its backdrop.

**Whitstable**, a seaside town located 17 miles from Wye, is known for its charming beachfront. It has a picturesque working harbour where fishing boats dock and visitors can enjoy fresh seafood and oysters at nearby restaurants and stalls.





## Things to do in the local area

While Wye itself is small and tranquil, there are several activities and attractions in and around the area to keep you entertained. Here are some things to do:

### Wye National Nature Reserve

The Wye National Nature Reserve is a beautiful area of woodland and chalk downland. It offers several walking trails, allowing you to explore the stunning natural environment, spot wildlife, and enjoy scenic views.



### Canterbury

Just a short drive or train journey away, the historic city of Canterbury is a must-visit. Explore the magnificent Canterbury Cathedral, go punting on the River Stour, stroll through the charming streets of the old town, and visit the Canterbury Roman Museum or St. Augustine's Abbey.



### Leeds Castle

A historic castle located 5 miles southeast of Maidstone. It is often referred to as the "loveliest castle in the world" and is a popular tourist attraction.



### North Downs Way

Wye is situated along the North Downs Way, a popular long-distance walking trail. You can explore the scenic countryside and enjoy breathtaking views by embarking on a short hike or longer trek on this trail.

### Wildlife Parks

There are wildlife parks within driving distance of Wye such as Howletts Wild Animal Park and Port Lympne Reserve.

The area offers a mix of natural beauty, history and cultural attractions, ensuring there is something for everyone to enjoy.





A photograph of a stone building with a statue and a wooden bench under a trellis. The scene is a garden path leading to a stone building. A wooden bench is on the right, and a statue is in the center. The trellis is made of dark metal and is covered with green leaves. The stone building has a window and a statue. The path is made of stone tiles. The overall atmosphere is peaceful and serene.

A PLACE OF  
SANCTUARY





## Exquisite craftsmanship can be found in the small details

Our apartments and houses are sympathetically converted. By introducing new technologies and a high specification for internal fittings, we have created the perfect combination of heritage and modernity.





## Restoring a local treasure with striking design

### **Crafted to inspire**

Re-imagined by leading architect Lee Evans Partnership, the scheme encapsulates modern living with a contemporary feel. Featuring beautifully curated interiors, residents will experience well-proportioned homes creating an ambience that is relaxed, refined and luxurious.

Clean lines, a neutral palette and natural finishes form the perfect canvas on which to create your haven.



CGIs – indicative only





**Right image**

CGI image of the front of the new build homes off Olantigh Road

CGIs – indicative only





**Resident facilities**

Over the past few years, there has been a noticeable shift in the way we choose to inhabit our homes, seeking to create a multifunctional space that accommodates our living, working and leisure needs. At Wye College Collection you will have the privilege of enjoying a delightful array of converted spaces just steps away from your front door, enabling you to seamlessly work, socialise, dine and engage in various recreational activities in an exquisitely transformed atmosphere.

Within the converted college buildings, residents can enjoy some of the historic academic spaces which include the Old Library (residents lounge) and the Parlour (dining room) which can be hired for occasions. These shared spaces feature much of the original listed architectural features. The Heritage Centre is located at the front of the development which will be managed by the local heritage group.

**Note**

These amenities will only be available for the residents residing within the college campus building and not for the Squires Cottages, High Street or new builds off Olantigh Road.

The public are granted access on a monthly basis to visit the Old Library, Old Lecture Theatre and Chapel located within the campus buildings.



CGIs – indicative only



# BUILDING SPECIFICATION: COLLEGE CAMPUS CONVERSION

## KITCHEN

Units: Stone coloured contemporary Shaker style kitchen with solid framed doors, soft close hinges and drawers<sup>1</sup>  
Handles: Designer matt bronze handles<sup>2</sup>  
Worktop: 18mm quartz worktop with matching upstand and splashback behind hob  
Utility rooms: Units, handles and worktop as kitchen<sup>3</sup>  
Appliances:  
– Bosch integrated oven  
– Bosch integrated microwave – larger units with combination microwave ovens  
– Bosch integrated induction hob  
– Bosch extractor hood  
– Bosch integrated fridge/freezer  
– Bosch integrated dish washer  
Sink/tap: Butler style sink with polished chrome mixer tap<sup>4</sup>

## BATHROOM

– High quality contemporary bathroom and cloakroom suites  
– Freestanding or wall hung vanity unit with hand basins  
– Chrome taps, wastes and flush buttons<sup>5</sup>  
– Showers either over bath with screens, enclosures with low profile trays or level access walk in style  
– Fixed shower head, hand shower and thermostatic mixer valve in chrome<sup>6</sup>  
– Heated towel rails in chrome<sup>7</sup>  
– Mirror bathroom cabinets with demister pad and shaver socket  
– Large format porcelain tiles to bathrooms and shower rooms with feature tiles to behind showers and within shower enclosures

## NEW BUILD: VARIANCE IN SPECIFICATION

1. Units: Light Grey with contrasting Slate island units (where applicable)  
2. Handles: Designer satin nickel handles  
3. Utility rooms: As kitchen  
4. Sink/tap: Butler style sink with brushed stainless steel mixer tap  
5. Brushed stainless steel taps, wastes and flush buttons  
6. Fixed shower head, hand shower and thermostatic mixer valve in brushed stainless steel

## INTERNAL SPECIFICATION

– Matt emulsion to all internal walls  
– Designer range matt bronze door and window ironmongery<sup>8</sup>  
– Quality prefinished engineered oak flooring to living, kitchen and dining areas  
– Luxury carpet to all bedrooms with carpet runners to stairs (where applicable)  
– Limestone floors to separate kitchens. Porcelain floor tiles to Cloakrooms and utility areas  
– High quality column style radiators with thermostatic valve control<sup>9</sup>  
– Contemporary style painted skirting and architraves

## ELECTRICS

– Designer switches and sockets are being provided to living, dining and kitchen areas with matching 5A lamp sockets, TV and BT/broadband points will also be provided  
– TV, telephone and internet points to living room and master bedroom  
– OpenReach broadband infrastructure included (occupier to apply for connection)  
– Video entry system with smartphone app connectivity  
– Hard wired and integrated smoke and heat detection systems

## NOTES

– Certain units to include timber wall panelling to master bedrooms  
– Certain apartments to include additional feature lights

7. Heated towel rail in brushed stainless steel  
8. Designer range satin nickel door ironmongery  
9. High quality white contemporary horizontal panel radiators with thermostatic valve control







**Enviably interiors**

We have been converting buildings to residential homes for years and we have been acknowledged for our high delivery standards. With our properties we remain on hand formally to support with after sales care.

The building warranty is covered by an established management company, Advantage. We provide a two year warranty following legal completion. The aftercare team is responsible for coordinating and organising remedy of legitimate build defects that may arise.



CGIs – indicative only







## SITE MAP



### KEY

- 1 Main Entrance
- 2 High Street Houses
- 3 Squires Cottages
- 4 Resident Lounge
- 5 Dining Room
- 6 Lecture Theatre
- 7 Heritage Centre
- 8 New Builds
- Shared Gardens/Courtyard
- Parking Areas

## DETAILS

### Our team

As one of the UK's largest property companies with experience in both residential and commercial schemes, we have long-term partnerships with industry experts to help deliver bespoke homes for the future.

### Developer

TT Group

### Residential Agents

Strutt & Parker

### Architects/Interiors

Lee Evans Partnership

### Construction Manager

Citrus Construction Management

### Vendor Solicitor

Quastel LLP

## ADDITIONAL INFORMATION

### Service charge approx.

Campus conversion – £2.60p per square foot\*  
 \*Freehold properties will have a smaller service charge whilst High Street properties have no charge.

### Parking

2 bedroom plus units have 2 parking spaces. 1 bedroom have 1 space. Each unit for the Campus, High Street and Squires Cottages has an EV charging point.

### Building Warranty

Advantage

### Tenure

High Street houses – Freehold  
 Squires Cottages – Freehold  
 Campus house 37, 39 and 40 – Freehold  
 Campus conversion – 999 year lease

### Completion

High Street houses – Q2/Q3 2024  
 Campus houses and conversions – Q3/Q4 2024  
 Squires Cottages – Q3/Q4 2024

### Location

Wye College, High St, Wye, Ashford TN25 5AL

### Reservation Procedure

£3k reservation fee. £10k for 5 bedroom house. 10% on exchange, 90% on completion.

### Contact

+44(0)12 2747 3706  
[wyecollegecollection.co.uk](http://wyecollegecollection.co.uk)

### Local Authority and Council Tax

Ashford Borough Council is responsible for providing local government services and facilities in Wye and the surrounding areas. Council tax bandings are to be confirmed.

Ashford Borough Council  
 Civic Centre, Tannery Ln,  
 Ashford TN23 1PL  
 Phone 01233 331111  
[ashford.gov.uk](http://ashford.gov.uk)

### About the developer

TT Group (Telereal Trillium) is one of the UK's largest, privately owned property investment and development firms. We seek to acquire brownfield sites and buildings primarily for residential-led development.

We have an exceptional track record in securing planning permissions and building out schemes ranging from small developments to major projects. Recently completed schemes include The Lookout in Poole, 127 West Ealing, Irene Studios in Balham and The Gate House in Ashford, Surrey.

Find out more at:  
[ttg.co.uk/development](http://ttg.co.uk/development)





[WYECOLLEGECOLLECTION.CO.UK](http://WYECOLLEGECOLLECTION.CO.UK)