



TURYAP[®]
UK

ONE London Road

Newcastle-Under-Lyme

...inspired student living



Newcastle-under-Lyme is a historic market town located in Staffordshire and forms part of the wider Stoke-on-Trent area. The town has a population of 75,125 and a regional catchment area in excess of 140,000

Newcastle-Under-Lyme benefits from excellent transport links with the A500 providing direct access to the nearby M6. In addition to this, direct rail services are available to London (1hr25min), Birmingham (50min), Manchester (40min) and further afield from nearby Stoke-on-Trent railway station.

Manchester International Airport and Birmingham International Airport are situated 35 and 54 miles from Newcastle-under-Lyme respectively and easily accessible from the town.

Newcastle-Under-Lyme has grown to become an education and service hub with both Keele University and the Royal Stoke University Hospital, one of the largest hospitals in the UK, situated in the town. In addition, the University of Staffordshire is located in nearby Stoke-on-Trent, with campuses across the country being consolidated into this location.

ONE London Road

Newcastle-Under-Lyme

...location

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ONE London Road

Newcastle-Under-Lyme

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...10% net returns assured for 3 years

250 year leasehold

4% interest paid on deposited funds

ONE London Road is a brand new investment opportunity in the UK Purpose Built Student Accommodation (PBSA) sector, giving investors the chance to purchase a fabulous income generating asset.

Comprising of a total of 282 modern self contained studio apartments, which will be completed to a high standard, delivered fully furnished, ready for the new intake students.

The accommodation in these three new purpose built blocks will feature a kitchenette and an en-suite bathroom, available from £69,999.

Payment to purchase in this already popular investment opportunity is spread throughout the build, and, what's more, 4% interest will be paid on your deposited funds until completion.

The development will serve the accommodation requirements of students studying at both Keele and Staffordshire Universities.

With a huge shortage of quality accommodation in the area, ONE London Road will deliver a unique and unrivaled option for students at an incredibly competitive price

'Perfect town centre location with easy access to two universities...'

ONE London Road

Newcastle-Under-Lyme

...summary

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Situated on London Road, the development is approximately 0.3 miles south of the town centre. The site provides easy access to both Keele and Stafford Universities, which are directly accessible in approx 20 minutes from bus stops located outside the development, with 4 buses per hour throughout the day.



The Royal Stoke University Hospital, home to the Keele University Medical School, is located 0.1 miles south of the development and is accessible by foot in less than 5 minutes. Newcastle-Under-Lyme town centre is also accessible by foot in under 10 minutes.

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Newcastle-Under-Lyme

...situ

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LOCAL DEMAND

UNIVERSITY

NEWCASTLE & STOKE - HIGHER EDUCATION

The Newcastle & Stoke region is the largest higher education destination in Staffordshire and one that is extremely popular with students. The region is home to both Keele University and the University of Staffordshire, with a current full time student population of 17,315 (HESA 2015/16)


Institution	Full Time Students	EU Students	Non EU Students
Keele University	9,360	205	1,030
Staffordshire Uni	14,910	345	385
Total	24,270		

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Newcastle-Under-Lyme

...the student market

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Keele ranked No.1 in England for
Student Satisfaction in 2018

Keele ranked 13th in the UK
out of over 30 Universities for
medicine - 2019

The Newcastle-under-Lyme and Stoke-On-Trent Purpose Built Student Accommodation market is in its infancy in comparison to other UK locations with student populations of this size. The supply of PBSA, purpose built student accommodation is limited, with the vast majority of beds being under University ownership, which are both out dated and poorer quality. In Newcastle there are currently only 160 beds available in the direct let market located in one scheme (Keele House) with only a further 440 available in Stoke-On-Trent across three schemes. As such the area is significantly under supplied for the number of students based in the location a situation that will increase with the continued growth and popularity of Keele University.

The majority of students are currently forced to live in poor quality HMO's located throughout the area, which are vastly inferior to the product provided by ONE London Road, which when complete will provide the highest quality accommodation for students in the region, superior to all current options.

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KEELE UNIVERSITY

Keele University was originally founded as the University College of North Staffordshire in 1949, before being granted university status in 1962 becoming Keele University. The University was ranked 48th in the 2019 University Rankings for the UK as published by studyin-uk.com.

Keele was also ranked 13th in the whole of the UK for its medical courses out of over 30 other establishments, and was awarded Gold in the teaching Excellence Framework, TEF, the highest award possible and one only achieved by 20% of UK Higher Education providers. In addition, 97% of research conducted by Keele University according to REF has been classed as world leading or of International importance.

Keele University is currently in the process of substantially growing its student population. In excess of £115 million has been invested in the campus and full time student numbers increased by 6.06% between 2014/16, far above the UK average (HESA). In addition, the University is planning to substantially increase the student population to in excess of 12,000 over the next 3-5 years, and are only increasing their rooms from 3500 to 4300 on campus **leaving a shortfall of 8000 units** to be accommodated in the private sector - ask your consultant for further details...

"We're proud to be joint No.1 in England for Course Satisfaction in the Guardian University League Table 2019, in addition to having been ranked No.1 in England for student satisfaction in the 2018 National Student Survey, of broad-based universities. We were also awarded Gold in the recent Teaching Excellence Framework."
<https://www.keele.ac.uk/>

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Keele
University

SCHOOL OF MEDICINE

UNIVERSITY HOSPITALS OF NORTH MIDLANDS NHS TRUST

One of the cornerstones of the Keele University - UHNM partnership is its ongoing success in providing local and national healthcare systems with highly trained and qualified staff.

For more information on this please visit the Keele University website here:

<https://www.keele.ac.uk/newkeeledeal/partners/universityhospitalsofnorthmidlandsnhstrust/>

University Hospitals
of North Midlands



NHS Trust

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Staffordshire University was originally founded as North Polytechnic, before being granted university status under its current title in 1992. The university's main campus is located in Stoke-On-Trent, with the majority of students at the institution based at this location.

Staffordshire University ranked 73rd in the complete university guide (thecompleteuniversityguide.co.uk) for 2019, and is renowned for a number of subject areas including Sciences, Media and Computing, with the university being identified as offering the number one computer gaming courses in the UK.

The University has recently invested over £40 million in renovating its Stoke-On-Trent campus, following the sale of its Stafford Beaconside site, consolidating the majority of teaching and administrative buildings in the Stoke and illustrating the University's commitment to the location.



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PROPERTY DESCRIPTION



Phase 3 of ONE London Road follows in the same design, and high quality that was offered in Phases 1 & 2, both being very popular with investor clients due to the practicality provided by the development to the students it will service. These are high specification self contained studio apartments, being a generous 18 sqm*.

*In phase 3 the majority of apartments are 18sqm, though there are a few slightly smaller apartments, please consult the floor plans and discuss with your assigned property advisor before reservation to ensure you have the correct sizes and unit information

Completion for Phase 3 will be in time for the 2020 intake for the new academic year.

Creating a landmark scheme, ONE London Road provides unrivalled accommodation and amenities for all of its student residents, with easy access to Keele and Staffordshire Universities, as well as Newcastle-Under-Lyme town centre.

Phase 3 is arranged over ground and three further floors, with a roof terrace and use of the spacious external communal space. Also provided is a generous amount of car parking, giving ease of access for students moving in and out, for investors this also provides further potential for income generation. Residents also have use of the onsite bike storage.

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...Property Description

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...prices from
£69,999

... 10% net returns
guaranteed for 3 years



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THE SPECIFICATION



These high quality apartments provide spacious accommodation compared to many student pods. Contemporary interiors compliment a refined exterior with inspired details.

A restrained palette of materials that have a timeless elegance. Oak and porcelain are used with modern detailing to ensure they do not date. Door handles, light fittings and switches are a classic design.



The on-site amenities for residents will include:

- > Lounges / communal study spaces
- > Fully equipped gyms
- > Communal roof garden with bbq
- > Reception / Lobby
- > Lift Access
- > Large amount of car parking spaces
- > Secure bike storage
- > Onsite laundry facilities

ONE London Road

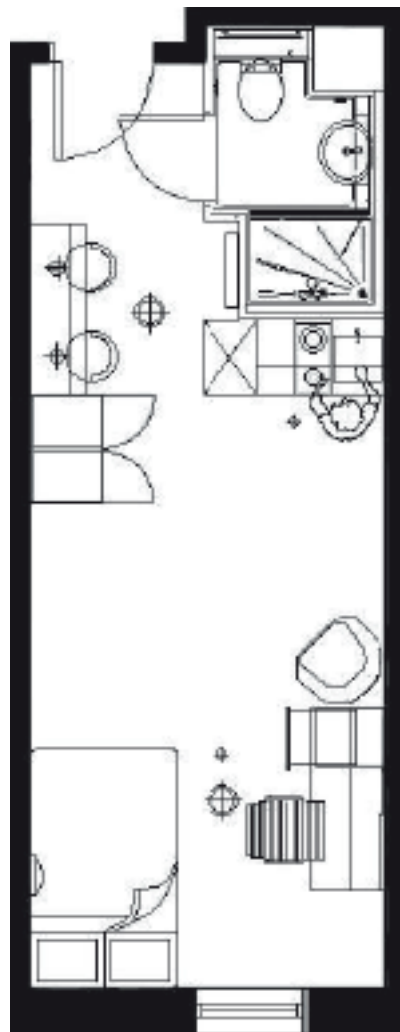
Newcastle-Under-Lyme

...specs

...inspired student living

TYPICAL LAYOUTS

Lounge, Bedroom &
Study Area



— Toilet, Sink, Shower

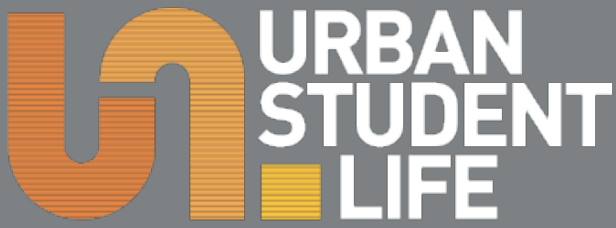
Studio Apartment

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...layout

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URBAN STUDENT LIFE

One of the leading student management companies in the UK.

USL is a complete, independent, full service property development and management company targeted at the student accommodation, PRS and educational sectors.

They aim to provide cost effective solutions in an uncomplicated manner that will allow our clients to achieve performance, investment return and sustainable quality.

USL also aim to deliver results across a range of services within the student accommodation and wider educational sector.

Core activities are agency services (finding properties and end users), technical services (delivering properties) and operational and financial services (managing properties to optimise the potential developments)

Services include but not limited to...

Reception Duties / Checking In/out / Inspections
/ Cleaning & Maintenance / Security / Marketing
/ Voids / Rent Collection / Legal Action / Student
Wardens / Emergency Management

The Urban Student Life Community

"You're not just renting a room - you're joining a community of students. You'll be surrounded by people from all over the world, and each hotel has communal areas (complete with fast WiFi, great coffee and widescreen TVs) where you can study or relax with your friends. Your study hotel will be a great place to meet new friends and settle into life in the UK."

<https://urbanstudentlife.com/about/>

USL promise to help all their students get the best attention possible during their study, which will prepare them for an exciting life ahead*

*As quoted in the USL student charter, more details can be found at www.urbanstudentlife.com



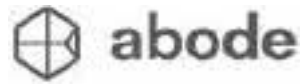
ONE London Road

Newcastle-Under-Lyme

...property management

...inspired student living

THE DEVELOPER



We are abode

We deliver exceptional, contemporary design with an unrivalled level of finish. We create accommodation that consistently raises the bar, guaranteeing that it is always in demand and more than capable of providing a return on your investment.

Our 35 years of experience in the construction and development industries perfectly equip us to design and deliver successful property in the commercial, residential, retail and student sectors. Our high standards in both construction and specification are the foundation of everything that makes Abode successful. It is these aspects that first draws clients to us, but it is our actual day to day work ethic and approach that makes sure that your every expectation is exceeded.

Ashley Ladson, Director

Ashley graduated from Sheffield University with a degree in mathematics and management. He has 15 years experience as a developer main contractor, working across all main sectors in the property industry including residential, retail, listed refurbishment projects and new build developments. Having worked his way up from site manager to lead roles, Ashley has experience from the bottom upward on construction and development projects.

ONE London Road

Newcastle-Under-Lyme

...developer

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PREVIOUS PROJECTS BY ABODE

Keele House, Keele University

Within walking distance of both Keele and Staffordshire University, Keele House caters exclusively to students looking to live both independently and comfortably. The development comprises 160 modern, self-contained studio suites which will be completed to a high standard and will be delivered fully furnished.

Particularly popular with international students and postgraduates, Keele House provides first-class living standards coupled with a full range of facilities and communal meeting spaces.

West Bar House

West Bar House is the latest in a long line of purpose built, luxury developments designed to cater to Sheffield's ever-increasing student population. Offering 89 high specification studio apartments along with a gym, dedicated game and cinema rooms, roof garden and concierge service, West Bar House is student accommodation with a difference, exceeding your expectations of what student accommodation can be.

The Pavilion

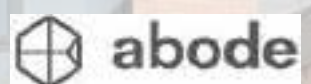
The Pavilion in Leeds is a 44 unit, state of the art student studio complex, comprising of a gym, cinema, games room and concierge along with the accommodation. Located in Headingley and directly opposite the Yorkshire County Cricket Club.

ONE London Road

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...developer contd.

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PURCHASE PROCESS

Your consultant will assist you through the purchase process, we can also recommend a solicitor to act on your behalf to carry out the property conveyancing. You are free to appoint your own solicitor, however in our experience the purchase process is far smoother and faster when using a recommended independent solicitor who is familiar with the product.

PAYMENT PLAN

1. £5,000 reservation deposit
2. 50% value of purchase price on exchange of contract (within 28 days)
3. 25% value of purchase price due 1st October 2019
4. Remaining balance on completion of the build

1. After a full consultation with your property advisor, a unit will be selected. They will then send a reservation form for you to duly check, sign and return with the reservation deposit of £5,000, along with photo ID and proof of residency (utility bill or bank statement - no older than 3 months)
2. Both parties' solicitors will be instructed and a legal contracts pack will be issued to your solicitor for review
3. The contracts are sent to you for signing and at this time your solicitor will ask for the outstanding balance of purchase monies to be paid into their client account
4. Upon receipt of your signed documents and balance of purchase monies, exchange and completion can take place. The solicitor will then attend to registration formalities with the land registry

This process should take approx. 28 days

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