

# Vista Sheffield

Brought to you by

**MOUNT**  
PROPERTY  
GROUP



# Contents

03	Why mount students?	09	Mount Students Management
04	International Student Market	10	The Development
05	Welcome to Vista	11	Floor Plans
06	Amenities	13	Payment plan
07	Why Sheffield?	14	Our Partners
08	Location	14	Get in Touch



Mount Students is the student arm of Mount Property Group, a proven international property investment firm that delivers quality property investment opportunities for investors that want a hands off property investment at a competitive price that delivers optimum yield.



Mount Student creates investment assets that exceed the student customers' expectation and delivers a premium yield for the investor.

Despite recent political changes in the UK market, the student market continues to grow and driven by growing domestic and international numbers, this trend is showing no sign of slowing down.

The expectations of students has changed. They no longer want to live in shared accommodation on the outskirts of cities, they want and are willing to pay for dedicated purpose-built accommodation in the heart of their chosen city.

Mount Student  
VISTA



Mount Student's latest investment opportunity, VISTA Sheffield, meets those needs; on the doorstep of Sheffield Hallam University and the city of Sheffield; offering investors a city centre asset that delivers 7.5% yield.

974

Total Units

11

Developments  
Launched

£85m

A portfolio worth £85m

# The UK's International Student Market

A major driving force behind the demand for highend purpose-built student accommodation is the increasing number of international students in the UK.

Since the European Union referendum result (Brexit) in June 2016, there has been a slight drop in the number of first year students from other European Union countries. However, the number of first year students for 2017/18 are still higher than they were in 2013/14.

In 2017–18, there were 458,490 international students studying at UK higher education institutions, accounting for 19.6% of the total student population in the UK.

The UK is the world's second largest host country to overseas students. Attracted by world-leading standard of education, the UK already educates

almost half a million international students, a number which is predicted by the UK government to grow by between 15% and 20% over the next five years.

UK purpose-built student accommodation market valued at more than £50bn. With higher budgets for housing and the requirement to feel safe and comfortable in a foreign country, international students have created heightened demand for high-quality, fully self-contained, purpose-built student accommodation in city centre locations close to their institution of study and travel links.

International students make up 19.6% of the total student population in the UK



UK PISA market has a value of over £50bn



458,490 international students in the UK

1.9 to 1 Bed Ratio



20% growth predicted for international student numbers in next 5 years

Introducing...

# Vista

by  
mount  
students

05



Located in Sheffield city centre in the heart of Sheffield Hallam University campus, VISTA offers a purpose built investment opportunity in an unbeatable location.

Fully Equipped State-Of-The-Art Gym



On Site Coffee Shop



Group Study And Quiet Areas



Wifi Throughout



City Centre Location



On Site Laundry



24-Hour Security And Reception



06



228 En-Suite Rooms And 13 Studios



# Why Sheffield? Part of a £220m regeneration project in the heart of the city, VISTA offers investors unrivalled opportunity.

The masterplan aims to deliver facilities and an estate that enables and encourages a new way of learning, researching and working.

Sheffield is recognised as having significant investment potential by leading property consultants Savills and Knight Frank. Home to two prestigious universities which are growing fast and around 65,000 students, it is not hard to see why.

This population has flourished in recent years, as has the number of international students which has grown 30% in just five years to 11,000. These factors alone demonstrate how strong the proposition is for student property investment in Sheffield, especially when you consider that 45,000 students don't have access to any purpose-built accommodation and there are no luxury options in the city at all.

Sheffield is undoubtedly one of the country's most notable university cities with it becoming a magnet for students and a centre for education. The University of Sheffield is a member of the elite Russell Group. The University is rated 78th in world, 13th in the UK and top in Yorkshire and the Humber in the 2020 QS World University Rankings.

The Sunday Times Good University Guide named Sheffield Hallam University, University of the Year for Teaching Quality in its 2020 edition. Its student satisfaction score – as measured by the independent National Student Survey – is at 86% after rising four years running and it is ranked fourth in the country for satisfaction with opportunities to apply learning. The University also holds a silver award from the government's Teaching Excellence Framework, meaning it consistently exceeds national quality requirements.

With two excellent universities, this has resulted in the city experiencing a considerable growth in student numbers, especially from overseas, and today there are more than seven applications per available place. International student numbers have also increased by 30% in the last five years.

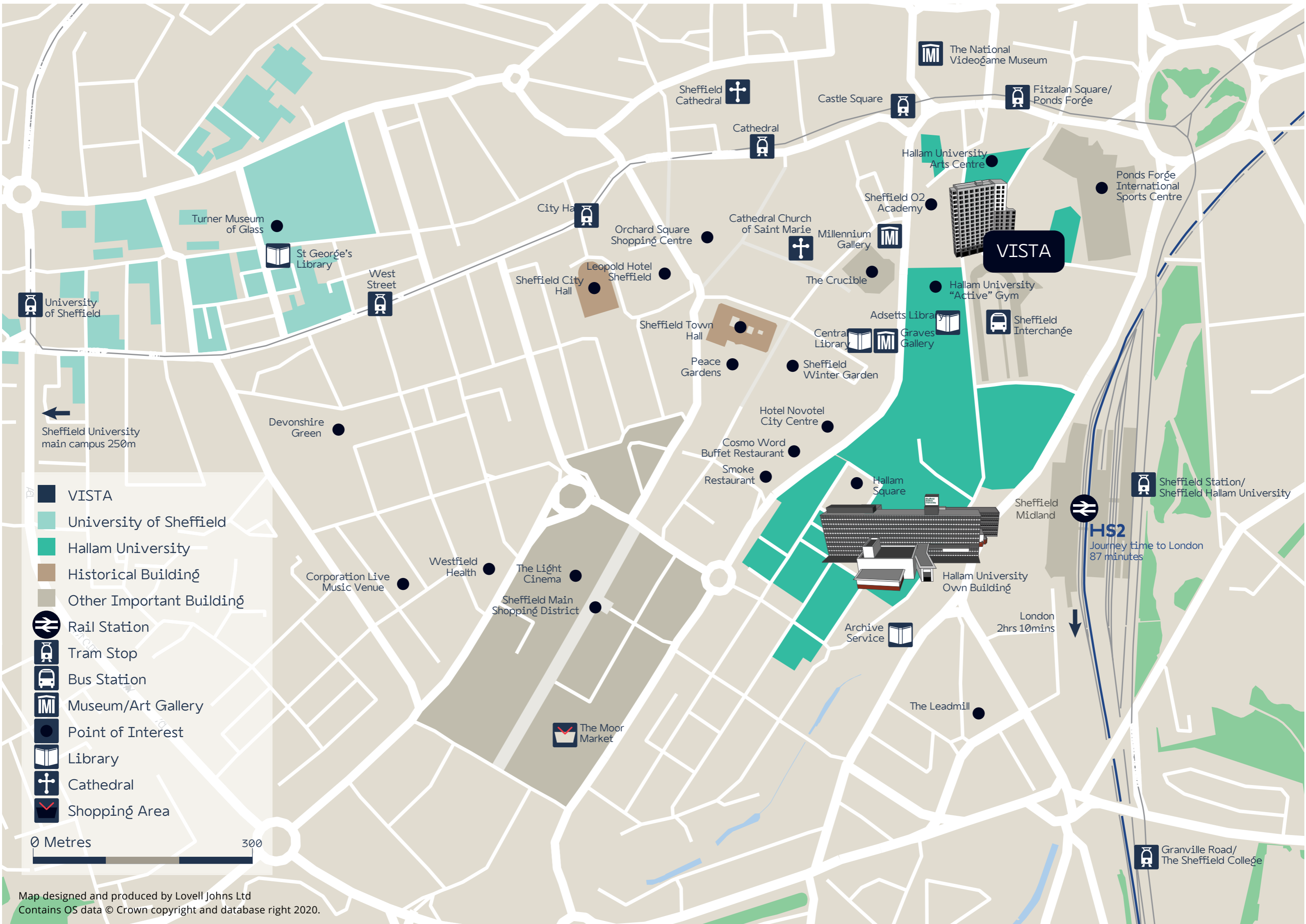















**£152pw  
Average  
PBSA studio  
price  
in Sheffield**

**60,000  
students in  
the city**

**48% of  
Sheffield  
students do  
not have  
access PBSA**

**9% Student  
Growth  
in Sheffield**



-  VISTA
-  University of Sheffield
-  Hallam University
-  Historical Building
-  Other Important Building
-  Rail Station
-  Tram Stop
-  Bus Station
-  Museum/Art Gallery
-  Point of Interest
-  Library
-  Cathedral
-  Shopping Area

0 Metres 300



CRM Students is the UK's top managing student agent and has been the assigned property management company at VISTA.



CRM Students previously traded as Corporate Residential Management Limited (CRM), became independent in 2004 following a management buy-out and is now the UK's leading independent student accommodation management brand.

Focused on managing the assets of corporate, university and institutional investors, and with over 15 years track record in successfully delivering client objectives, CRM Students, operate over 50 student schemes, totalling over 23,000 bed spaces across the UK.

CRM Students have advised on schemes across the UK from small boutique developments to large complex mixed schemes often through the OJEU process. We utilise a diverse range of designs and technologies, ensuring layout, facilities, amenities, plant, marketing, pricing and product are tailored to achieve a successful live operation through which the needs of the tenants, University partners and key stakeholders are fully met.

The growth of CRM Students as a company has been achieved organically, through careful management of their clients' assets and the ability to adapt our offering to the ever-changing needs of the student body, particularly in their requirements for an outstanding experience.

Their portfolio has enabled them to develop and maintain strong ties with some of the most prominent educational institutions such as London School of Economics, Imperial College, The University of Durham, and the University of Edinburgh to name but a few. Their excellent occupancy rates and feedback from tenants is due to our commitment to improving the student experience of our tenants at every touch point. From initial booking to the welcome meeting, from room inspections and pastoral support and much more besides, their goal is to be as unobtrusive as possible and allow our students to focus on what is important to them whilst at University. They continually refresh their offering to ensure that the students' needs are met; for example they redeveloped their website in 2014 and have invested extensive capital in their state of the art booking engine.

Student accommodation for universities in London, Birmingham, Cardiff, Edinburgh and across the UK

**“Living away from home in a new city or different country is exciting but can also be daunting, especially for international students.”**

CRM Students



**“As well as offering great locations and facilities, we work hard to ensure your time with us is as safe and enjoyable as possible.”**

CRM Students



## The Development

Located in Sheffield city centre and forming part of Sheffield Hallam's £220m regeneration plan, VISTA offers investors an exclusive investment opportunity.

This prime development is 16 storeys high and features:

**228 En-Suite Rooms**

**13 Studios**

**24-Hour security and reception**

**Fully equipped state-of-the-art gym**

**On site coffee shop**

**Group study and quiet areas**

**Wifi throughout**

**On site laundry facilities**



## Option A: Studio Room



Prices from £90,000

Size: 17-23 sqm

### Furniture Pack

Bed  
Desk  
Chair  
Wardrobe  
Blinds

## Option B: Single En-Suite Room



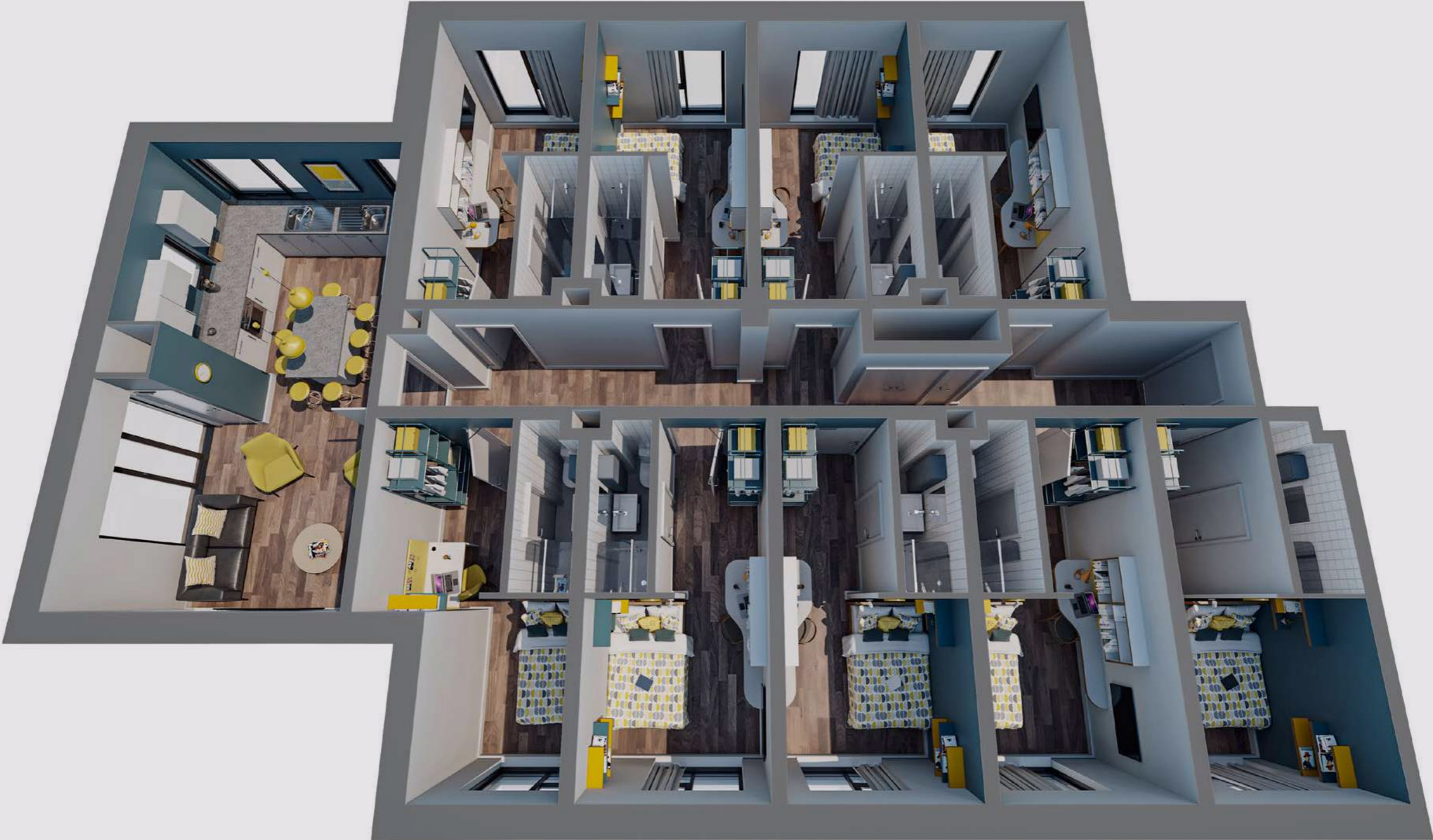
Prices from £75,000

Size: 12.5 sqm

### Furniture Pack

Bed  
Desk  
Chair  
Wardrobe  
Blinds

# Single Rooms Cluster





## Payment Plan

**£5,000**

Reservation Deposit

**Contract Pack Issued  
to your Solicitor**

**50%**

Deposit on exchange of contracts  
(minus reservation deposit) –  
3% interest on deposit begins

**25%**

Payable 6 months after exchange

**25%**

Due on completion (July 2022)

**5 Year NET Rental  
Assurance Begins**

7.5% for 5 Years

To find out more about  
our developments or express  
interest in a specific  
property, just get in touch.

**UK Office**

+44 151 345 8840

## Our Partners



An Employee Owned RIBA Chartered Architectural and Interior Design Practice based in Sheffield. A team of creative architects and interior designers combine the diverse skills required to deliver projects anywhere to the highest design quality.



Clancy Consulting provide a multi-discipline engineering design, building surveying and advisory service across the built environment. Our specialist engineering fields include Pre-Planning, Building Appraisal, Civil, Structural, Building Services, and GeoEnvironmental.



A progressive Structural and Civil Engineering Consultancy that delivers engineering solutions from our offices in Nottingham, Lincoln and Sheffield.



An Approved Inspector providing Building Control services for commercial clients throughout England and Wales for the last 23 years. The team of dedicated professionals champion compliance in construction and deliver expert advice to you on Building Regulations required on your commercial construction project.



Quality Engineering Design provides a professional mechanical & electrical engineering service to our clients ranging from surveys through to full design and site monitoring service.



Castle Owen is a professional construction and property consultancy, providing a wide range of project, surveying and architectural services.



Broadgrove Planning and Development Ltd was formed in the Summer of 2018, by Richard Walters and Andy McMullan, bringing together over 35 years' experience of successfully advising through the planning process.



Shoosmiths LLP is a major UK law firm acting for companies and individuals in all legal jurisdictions from a network of 13 locations. The firm offers strength in depth across all core disciplines in the UK alongside a range of specialisms.



A multi-disciplinary property and construction consultancy Edge provides a variety of services to national and international clients across all property sectors.



Mount Group Construction is our in house construction team that provides an excellent construction service throughout the UK. They are made up of highly skilled project managers who have a detailed understanding of the construction process, allowing them to ensure construction projects are completed to a high standard and specification.



Sustainability consultants. Helping our clients achieve energy & sustainability targets & certification as simple and stress-free as possible.

To find out more about our developments or express interest in a specific property, just **get in touch.**

**mount  
students**

You can visit us online at:  
[mountpropertygroup.com](http://mountpropertygroup.com)

You can call us direct in the UK on:  
+44 151 345 8840

You can also email us at:  
[info@mountpropertygroup.com](mailto:info@mountpropertygroup.com)

Or if you'd like to pay us a visit,  
you'll find us at:  
Mount Property Group  
111 Mount Pleasant  
Liverpool, L3 5TF

Monday to Friday  
9:00 AM to 5:00 PM  
(Closed Saturday and Sunday)

Brought to you by

**MOUNT**  
PROPERTY  
GROUP

