



 nurtur  
STUDENT LIVING



# CONTENTS

4

ABOUT NURTUR

26

TRANSPORTATION &  
LOCATION

6

FEATURES

28

APARTMENTS

14

WHY SHEFFIELD?

34

FLOORPLANS

18

INVESTING IN  
STUDENT PROPERTY

39

SPECIFICATIONS

22

UNIVERSITIES

40

ABOUT THE TEAM

48

INVESTMENT  
OVERVIEW



## A STUNNING HIGH END LIVING ENVIRONMENT FOCUSED ON WELL-BEING

Nurtur raises the bar for Sheffield's student accommodation market, providing residents with a new level of living that has been designed from the ground up to focus on their well being. This is more than student living, it's a home from home; ideal for every type of student to belong to and thrive in it's relaxing high end hotel-like surroundings.

From the moment you step in through the stunning entrance, it's apparent you're not in any ordinary student development, but one painstakingly crafted to provide the modern student with everything they need to feel welcome and supported during some of the most important years of their life.

Designed around three main pillars; home & well being, natural reclamation and a nod to Sheffield's heritage, every aspect of Nurtur has been painstakingly designed to adhere to these concepts. Nurtur sets a higher standard in what a student should expect from their accommodation, all situated in a fantastic location in one of the UK's fastest-growing cities.

With a shortage of high quality rental accommodation currently available in the city, these 289 fully contained studio apartments will be in exceptional demand from all different types of students, studying at either of the city's two outstanding universities. Plus, with property house prices in the city predicted to rise significantly over the next 5 years, this is the perfect time to get ahead of the game and invest in Sheffield.

Less than a mile from the lively city centre, as well as the trendy Kelham Island district, Nurtur benefits from an unrivalled location in one of the UK's fastest-growing and most exciting cities. Residents will be able to enjoy a high-end urban lifestyle near the banks of the River Don, which provides easy access to all the local shops, restaurants and bars as well as Sheffield's outstanding transport network.



# FEATURES





WELL-BEING

# THE HOME ROOM

The Home Room is the heart of Nurtur, just like the kitchen is the heart of the house.

Allowing students to truly feel at home, this beautiful hybrid living space is fitted with a full kitchen with large island and bar stools connected to a large open plan entertainment area.

With a dynamic seating and storage concept, this space is perfect for hosting formal dinner parties, enjoying movie nights with drinks and snacks, watching the football or entertaining family and friends who are visiting.

With stylish decor and design features, this stunning space will be the beating heart of the development.



WELL-BEING

# CALM ROOM

When the grind of lectures or work intensifies, residents need a place to stop, breathe and reconnect with themselves.

Applying lessons from different cultures, the calm room is a place of pause and refuge from the hustle and bustle of everyday student life.

Also adaptable to host yoga, pilates and tai chi sessions, the Calm Room embodies Nurtur's main ethos of well-being.

Connect is Nurtur's central social hub and the main feature of its stunning ground floor, greeting residents as they enter.

With mixed height lighting creating atmosphere and ambience, tall glass leaf panels, "living" walls and polished concrete flooring, this high end space is perfect for residents to come together to relax and socialise in an innovative environment.

The open plan social space features seating, tables and a pool table, and can also be used to host breakfasts and other social events organised by the management company.



WELL-BEING

# CONNECT

Residents can stay fit and healthy in Nurtur's state of the art gym, taking advantage of its weights, resistance and cardio machines.



WELL-BEING

# GYM



WELL-BEING  
HEN  
RUN

Similar to first class pods on a luxury airliner, the Hen Run provides an innovative quiet area on the top floor for study, implementing sound proof booths to enhance concentration and focus.

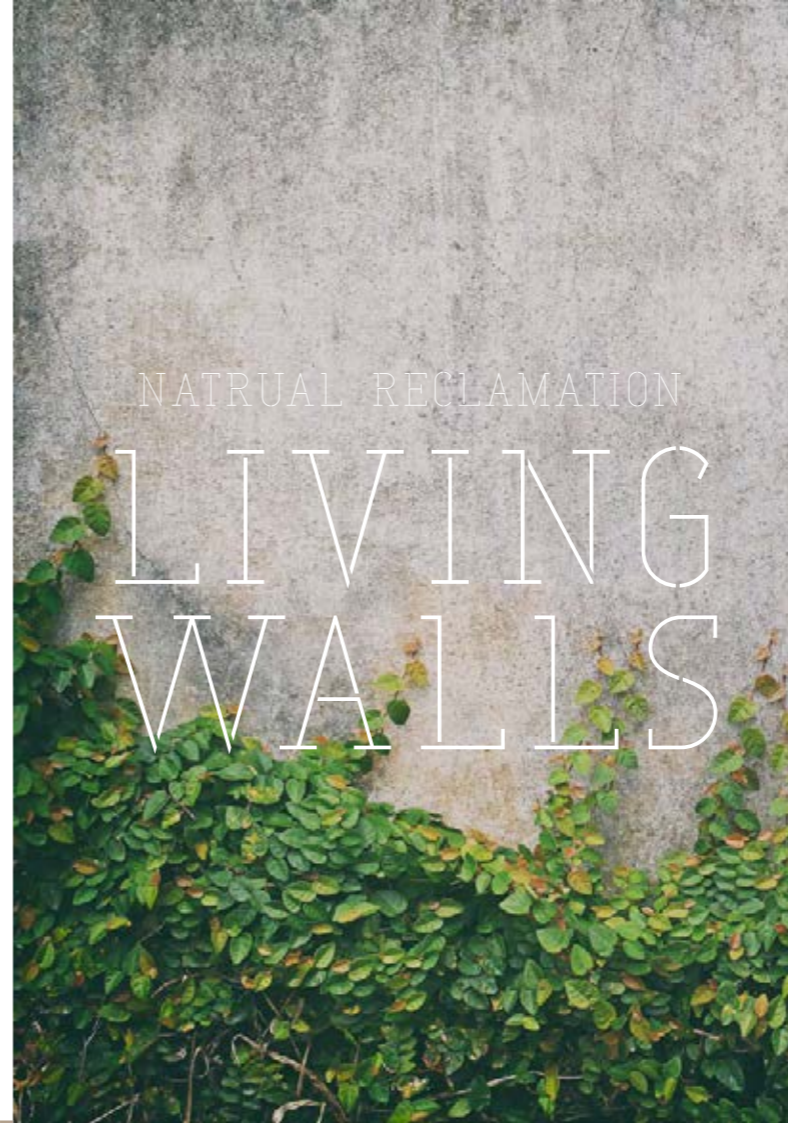


WELL-BEING  
STUDY  
ROOMS

Study is the primary reason people enroll at university, and access to dedicated, quiet learning spaces will be conducive to a better learning experience.

Nurtur features distraction-free, private study rooms where residents can complete their work in peace.

The study rooms are also great for engaging alongside others on team projects or group study sessions.



NATURAL RECLAMATION  
LIVING  
WALLS

Estimated to contain around 4.5 million trees, Sheffield has more trees per person than any other city in Europe, and according to Sheffield City Council, it is England's greenest city, a claim that was reinforced when it won the 2005 Entente Florale competition.

To celebrate this, Nurtur features stunning living walls; vertical screens of lush foliage that bring its spaces to life.

Nurtur's living walls offer health benefits by cleaning the indoor air and balancing humidity.



NATURAL RECLAMATION  
OUTDOOR  
SPACES

Nurtur has multiple outdoor spaces to provide residents with beautiful exterior areas to relax.

The lower ground floor courtyard spans the corner of the development and will be tiered to encourage seating. Featuring innovative outdoor landscaping and living walls, the area gives a deep sense of natural reclamation, with plants and growth overflowing its stylish urban expanse.

The stunning roof top terrace is a place to relax and socialise whilst overlooking the city of Sheffield.



HERITAGE

# STEEL

Certain design elements within Nurtur give a subtle nod to Sheffield's vast and important heritage.

Its stunning reception desk, formed from wood and oxidised steel, pays respect to Sheffield's international reputation for steel production, whilst continuing the natural reclamation theme implemented elsewhere in the development.

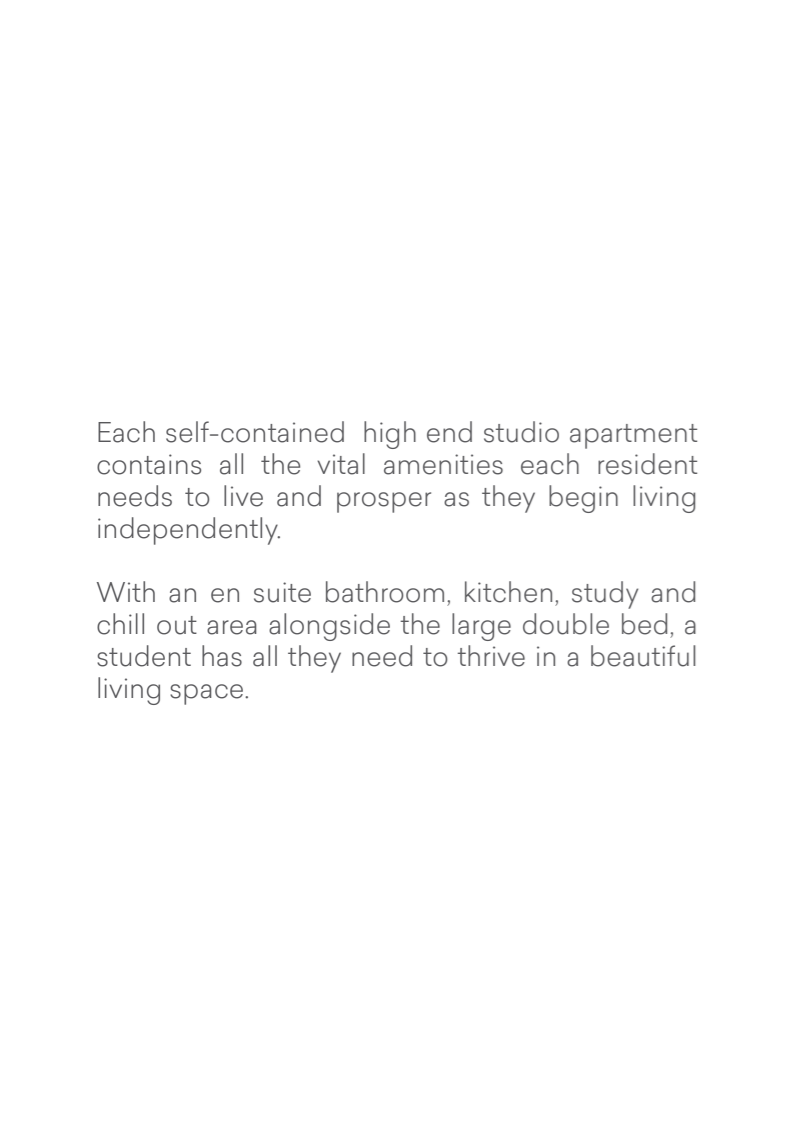


WELL-BEING

# SOCIAL

Community and well-being is at the heart of Nurtur's mission. Every aspect of the design and planning has been executed to provide residents with stimulating spaces to relax, learn, socialise and live.

From Home's adaptable area, to the mindful Calm Room and innovative Hen Run learning pods, each separate social area is being developed to enrich Nurtur's living experience beyond what is currently available in the city.



Each self-contained high end studio apartment contains all the vital amenities each resident needs to live and prosper as they begin living independently.

With an en suite bathroom, kitchen, study and chill out area alongside the large double bed, a student has all they need to thrive in a beautiful living space.



WELL-BEING

# STUDIO

The safety, security and well-being of residents is taken very seriously at Nurtur.

The development will be overseen by a dedicated and knowledgeable hospitality and maintenance team with a concierge service, enabling residents to resolve any issues that may arise.



WELL-BEING

# CONCIERGE

# WHY SHEFFIELD?





# A VIBRANT CITY BURSTING WITH CHARACTER AND CREATIVITY

Sheffield is the city of steel, with its roots in the industrial revolution and specialised production. Now considered one of the northern economic powerhouses, it's a thriving hub with a population of 560,000 people. The metropolitan district of Sheffield is much larger, with more than 1.8 million people living in the surrounds of the city.

In recent years, Sheffield has been subject to regeneration projects that have transformed the city and made it a much better place to live and work. With improvements to various aspects of the city, as well as its transport links, there has never been a better time to be in and around Sheffield. As part of the Northern Powerhouse initiative, there are plans for more investment and more redevelopment, continuing to grow the city into something special.

## A THRIVING YOUNG POPULATION

There are two high quality universities situated in Sheffield, bringing in a new wave of young individuals each and every year. Both universities are ranked very highly within the UK and within Europe, developing each year to attract more and more students to the area. With thousands of students coming to live and study in the area, there is a constant demand for student accommodation.

## TRANSPORT LINKS

There is far more to the property investment opportunities than students and graduates, however. The borough of Sheffield is the third largest in England, and as it's relatively centrally located in the country it's naturally ideal in terms of travel and accessibility.

The city has four airports within less than half an hour's drive, helping to

make it an easy transport hub for overseas as well. Lying adjacent to the M1, Sheffield is also directly linked to many cities and towns all over the UK. Added to all this, there are also speedy direct train links to London, and the possibility of a high-speed rail service if plans are approved.

## ECONOMY

Sheffield's fast-growing economy is now worth £7bn a year. Its GVA (Gross Value Added) performance has increased by almost £4 billion since 1997, and the economy is continuing to grow by an average of 5% every year.

Investment in the city is helping Sheffield to remain one of England's leading areas for manufacture and engineering. In recent years, there has also been a significant growth in the service industries, as well as financial services, digital and new media, environmental technology and energy. An international reputation as a centre for excellence and cutting-edge delivery is being enhanced all the time.

Home to one of Europe's largest leisure and retail complexes, Meadowhall, brings 400,000 visitors every week. And, on top of all this, Sheffield is one of the 'greenest' cities in the UK, with more than two million trees, 83 parks and 150 woodland areas.

1.8M+

POPULATION OF THE  
LARGER CITY REGIONS

(Sheffield City Region Overview)

70,000

JOBS TO BE CREATED  
IN SHEFFIELD IN THE  
NEXT DECADE

(Welcome to Sheffield)



# INVESTING IN STUDENT PROPERTY





£4B

INVESTED INTO THE  
PBSA MARKET IN  
2017

2.3M  
STUDENTS IN HIGHER  
EDUCATION IN THE  
UK

(Higher Education Statistics Agency)

ONE OF THE UK'S  
BEST PERFORMING  
ASSET CLASSES

Purpose Built Student Accommodation (PBSA) can offer lucrative investment returns. While many assets in alternative industry sectors are underperforming, PBSA has grown into one of the top performing assets in the UK over the last ten years, according to Savills.

With 649,700 new students applying to UK universities in 2017, the need for Purpose Built Student Accommodation (PBSA) is vast. The globally growing interest in studying at the UK's higher education institutions has made investment in student accommodation big business, so much so that it is becoming a real contender to residential property investment.

There remains a huge imbalance between supply and demand of student accommodation. Last year the Financial Times reported that there were 3.5 students for every available room, highlighting the huge imbalance and growing need for high-quality rental accommodation in the sector.

With attractive entry prices, impressive yields and low void periods, more and more investors are looking at buy-to-let student accommodation as a sustainable and lucrative alternative to residential property.



3.5

STUDENTS FOR EVERY  
AVAILABLE ROOM IN  
THE UK

(Financial Times)

649,000

NEW STUDENTS  
APPLYING TO UNIVERSITY  
LAST YEAR

# UNIVERSITIES





# 60,000

STUDENTS STUDYING  
IN THE CITY

# NO.1

THE UNIVERSITY OF  
SHEFFIELD'S STUDENTS  
UNION IS RANKED  
FIRST NATIONALLY

(Times Higher Education)

## TWO OF THE UK'S BEST UNIVERSITIES IN ONE OF ITS GREATEST STUDENT CITIES

Sheffield is home to over 60,000 students across its two universities, contributing to 10% of the city's population being aged 20-24.

The University of Sheffield currently ranks 12th in the UK and 75th in the world (*Times Higher Education*), and is home to the best student union in the UK, as voted by *The Sunday Times*.

A member of the Russell Group of leading UK research universities, its outstanding performance for excellent teaching and research, as part of a genuinely global community, is consistently confirmed by international independent assessments.

Also located in the heart of the city is Sheffield Hallam University, one of the top five modern universities in the UK for research (*Research Excellence Framework*) and one of the biggest universities in the country, with over 33,000 enrolments each year.

The university has invested £100m in facilities in the last five years alone.

As well as the two main universities, Sheffield Teaching Hospitals NHS Foundation Trust is the largest of the United Kingdom's current 152 NHS Foundation Trusts.

Besides being a major healthcare services provider, providing over 900,000 appointments and operations each year, it also provides clinical education for medical students from the University of Sheffield, with medical student nurses and doctors being able to take residence in Nurtur from 2020.

# TOP 10

MOST AFFORDABLE  
UK UNIVERSITY  
CITIES

(NatWest Student Living Index)



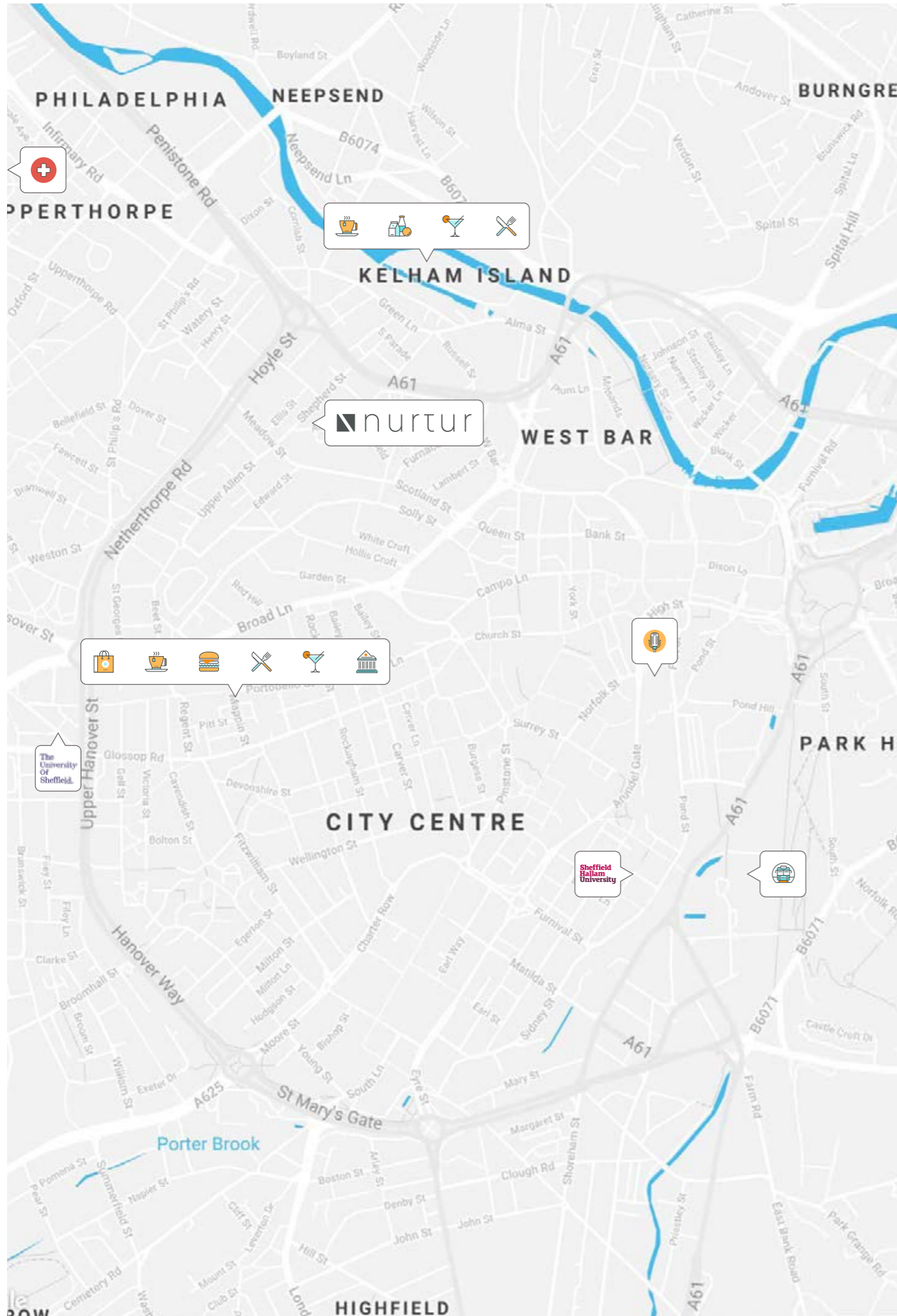
# SAFE

ENGLAND'S SAFEST  
MAJOR CITY

(Government report)

# TRANSPORTATION & LOCATION





# TRAVEL TIMES

By train



LONDON  
2 hours 2 minutes



LEEDS  
40 minutes



MANCHESTER  
49 minutes



BIRMINGHAM  
1 hour 2 minutes



LIVERPOOL  
1 hour 50 minutes



NOTTINGHAM  
48 minutes



NEWCASTLE  
1 hour 54 minutes

# GETTING AROUND

On foot



12 MINUTES  
University of Sheffield



17 MINUTES  
Sheffield Hallam University



14 MINUTES  
City centre



11 MINUTES  
O2 Arena



19 MINUTES  
Royal Hallamshire Hospital



23 MINUTES  
Sheffield train station



8 MINUTES  
Kelham Island  
(bars & pubs)

# APARTMENTS







21M<sup>2</sup>

STANDARD APARTMENT  
SIZE



STUDY

AREA

CHILL

AREA



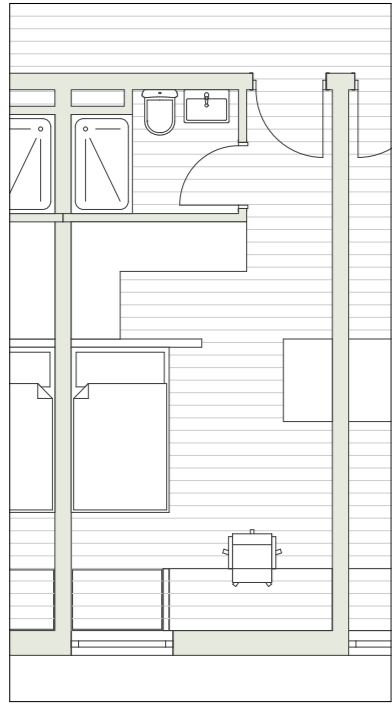
FLOOR TO  
CEILING

WINDOWS

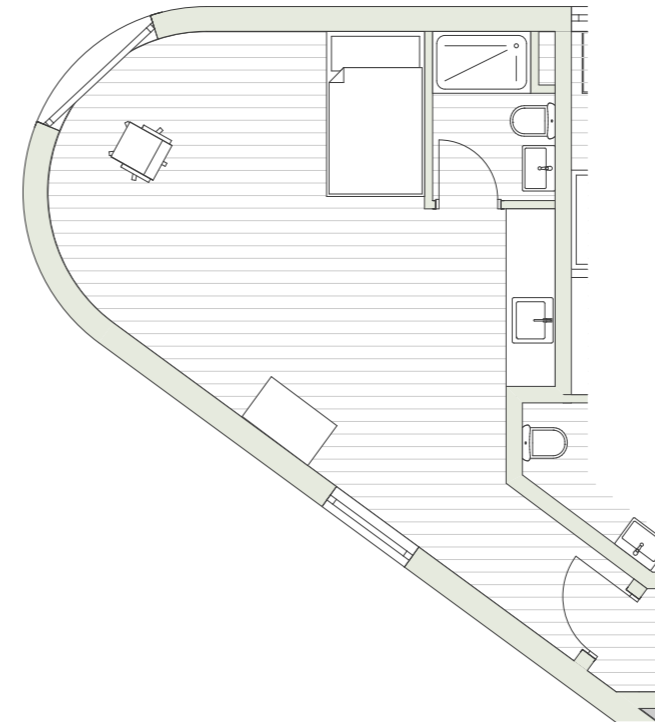


# FLOORPLANS



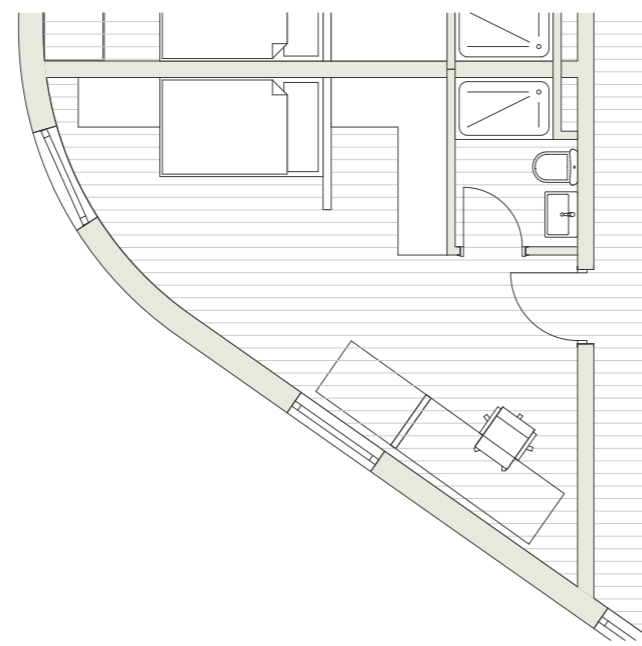


TYPICAL  
STUDIO

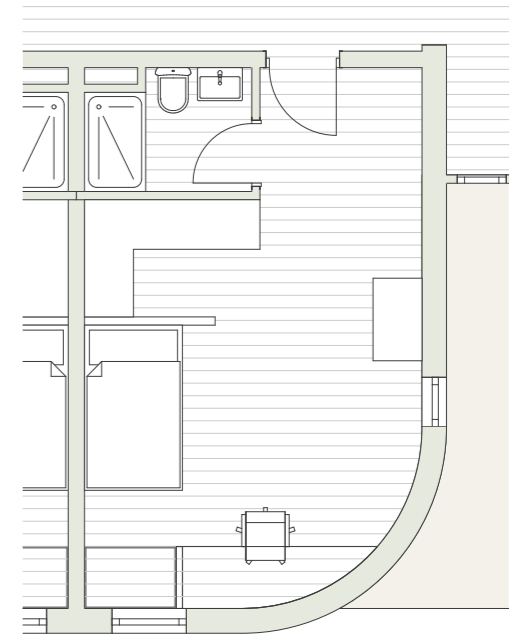


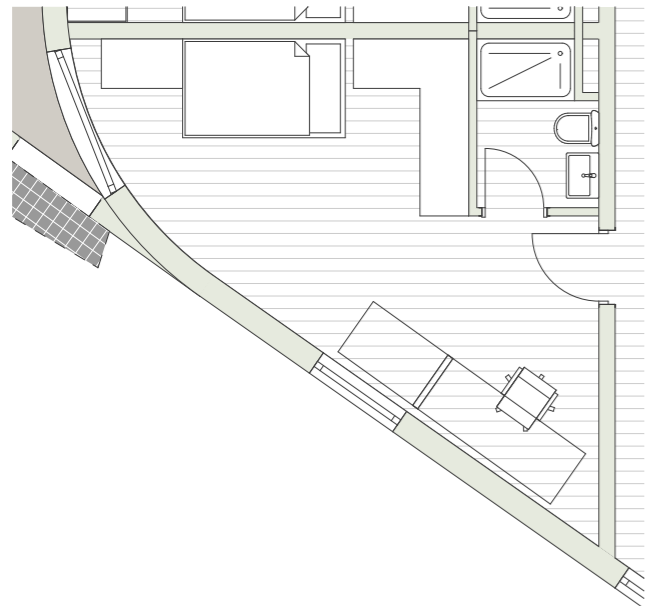
CORNER  
STUDIO 2

CORNER  
STUDIO 1

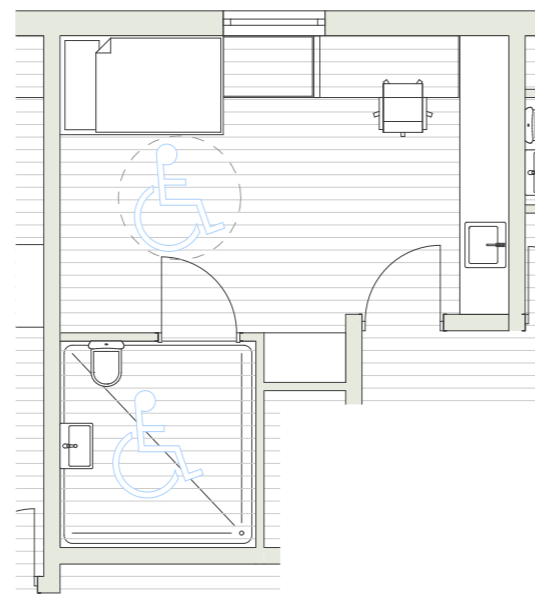


TOP FLOOR  
CURVED  
STUDIO





# LOWER GROUND CURVED STUDIO



# DISABLED ACCESS STUDIO

# APARTMENT SPECIFICATIONS

Double bed with under storage

Wardrobe

Fitted corner seat

Study desk and chair

HD LCD Smart TV

2-ring induction hob

Extractor fan

Under counter fridge freezer and  
microwave oven

Stainless steel sink

Breakfast bar and stool

Kitchen cupboards

En suite bathroom with shower, toilet and  
pedestal sink

Flooring, blinds and lighting

High speed broadband

# DEVELOPMENT SPECIFICATIONS

Lifts

Cycle storage

On-site management team

**Connect:** a social reception area with  
sofas, pool table, reception desk and  
parcel storage area

**The Home Room:** a living room &  
entertaining room with a full kitchen and  
central island

**Calm Room:** a wellness room for yoga/tai  
chi/prayer/meditation

**The Hen Run:** individual study pods

Letterboxes

Private study rooms

Gym

Rooftop terrace

Groundfloor garden courtyard

# ABOUT THE TEAM





## DEVELOPER

We're a development company specialising in high-end residential, student living and mixed-used commercial projects across the UK.

We create high-quality, added-value developments, offering our network of investors outstanding land and property investment opportunities.

We specialise in quality residential-led projects, predominantly high-density schemes in major cities and towns throughout the UK, as well as other housing-led developments.

We've developed a particular niche in high-quality student living developments. Here, we've created a unique offering focused on student health and well-being.

*Nurtur is student living with a difference. The building has a luxury feel to it, but it's much more than that, it's about well-being.*

*We've looked for ways to help students interact more and give them a feeling of spaciousness, whether that's escaping to the roof terrace to meet friends, the Hen Run for silent studying, or the Calm Room to do some yoga and mindfulness.*

*We've thought carefully about interiors how we can best use the innovative spaces to help resident's at Nurtur thrive and prosper.*

*Mark Robinson, Managing Director*



# 191

APARTMENTS AT  
CANTERBURY HALL  
COMPLETED IN 2018

[www.frasermorgan.com/portfolio/canterbury-hall](http://www.frasermorgan.com/portfolio/canterbury-hall)

## CANTERBURY HALL DELIVERED

ON TIME FOR  
SEPTEMBER STUDENT  
MOVE INS





## CONSTRUCTION

Warden Construction Limited was founded in 1954 and has built a reputation for carrying out high quality work and for completing projects on time.

Continued repeat business is testament to a quality service that is delivered through a straightforward approach in understanding and exceeding client's requirements. They have the resources, capabilities and experience for delivering construction, refurbishment, development and maintenance solutions across a whole range of sectors; including healthcare, education, residential, retail, commercial, industrial and leisure.

Warden has built on its reputation for quality service by securing partnership framework contracts with a number of public and private clients. More than 50% of the current £25m turnover is from partnering frameworks and long term agreements.



£15M  
PREVIOUS STUDENT  
DEVELOPMENT  
CONSTRUCTED AND  
DELIVERED TO  
FRASER MORGAN IN  
2018

64  
YEARS OF  
SUCCESSFULLY  
DELIVERING BRITISH  
CONSTRUCTION  
PROJECTS



form

## INTERIOR DESIGN

Form specialises in commercial interior design, bespoke fittings and furniture design, CAD space planning, product sourcing and procurement and project co-ordination.

Form Interior offers a high quality individual service combining highly developed skills with a deep rooted understanding of brand, creating the best interior environment for each individual client and their business.

With a multi-disciplinary design background Form Interior offer a complete design service co-ordinating all aspects of the Interior from concept to full detailed specification and project co-ordination.

Bespoke fixtures and fittings are designed and delivered to make each scheme truly unique, with a thorough understanding of visual language and a modern approach to design and materials the possibilities are limitless.





# INVESTMENT OVERVIEW



289

FULLY FURNISHED  
SELF-CONTAINED  
STUDIO APARTMENTS

£76,000

PRICES STARTING  
FROM

4%

INTEREST PAID ON  
DEPOSITS

(Rolled up and deducted from final payment)

2020

ESTIMATED  
COMPLETION

8%

NET RENTAL  
INCOME

5

YEARS ASSURED  
RENTAL INCOME

£5,000

RESERVATION  
DEPOSIT

50% ON EXCHANGE

(28 days after receipt of contract)

25% ON STEEL FRAME  
COMPLETION

Estimated October 2019

REMAINING BALANCE  
UPON COMPLETION

Minus the £5,000 reservation deposit and 4% interest  
paid on deposits



**n**nurtur  
STUDENT LIVING

This brochure acts purely as a guide. The information contained within it does not form any part of any offer or contract. All plans and images are indicative and subject to change.