

73 Monk Street

FOR SALE: 0.203 ACRE SITE

PRIME 102 BEDROOM
STUDENT
DEVELOPMENT
OPPORTUNITY IN
DERBY

WOOD MOORE

73 Monk Street, Derby, DE22 3QE

SUMMARY

- Opportunity to acquire a prime PBSA development site fronting the A601 Mercian Way in Derby.
- Site extends to approximately 0.203 acres (0.08 Hectares)
- Planning permission (decision Pending) for the demolition of existing car showroom and erection of a three to six storey block for use as student accommodation (102 rooms in 16 cluster flats).
- Prime Location positioned just to the west of Derby city centre, the site benefits from excellent proximity to both the University of Derby's main campus.



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University of Derby

The University of Derby was established in 1993 and is a highly popular University with around 22,000 students annually.

The Main campus is situated on Kedleston Road, Derby and easily accessible from the site.

Premium En suite rooms rates (Per Week):

Darley Bank – Studios

Small: £185.01
Medium: £192.07
Large: £199.79

Agard Court – Premium en suite

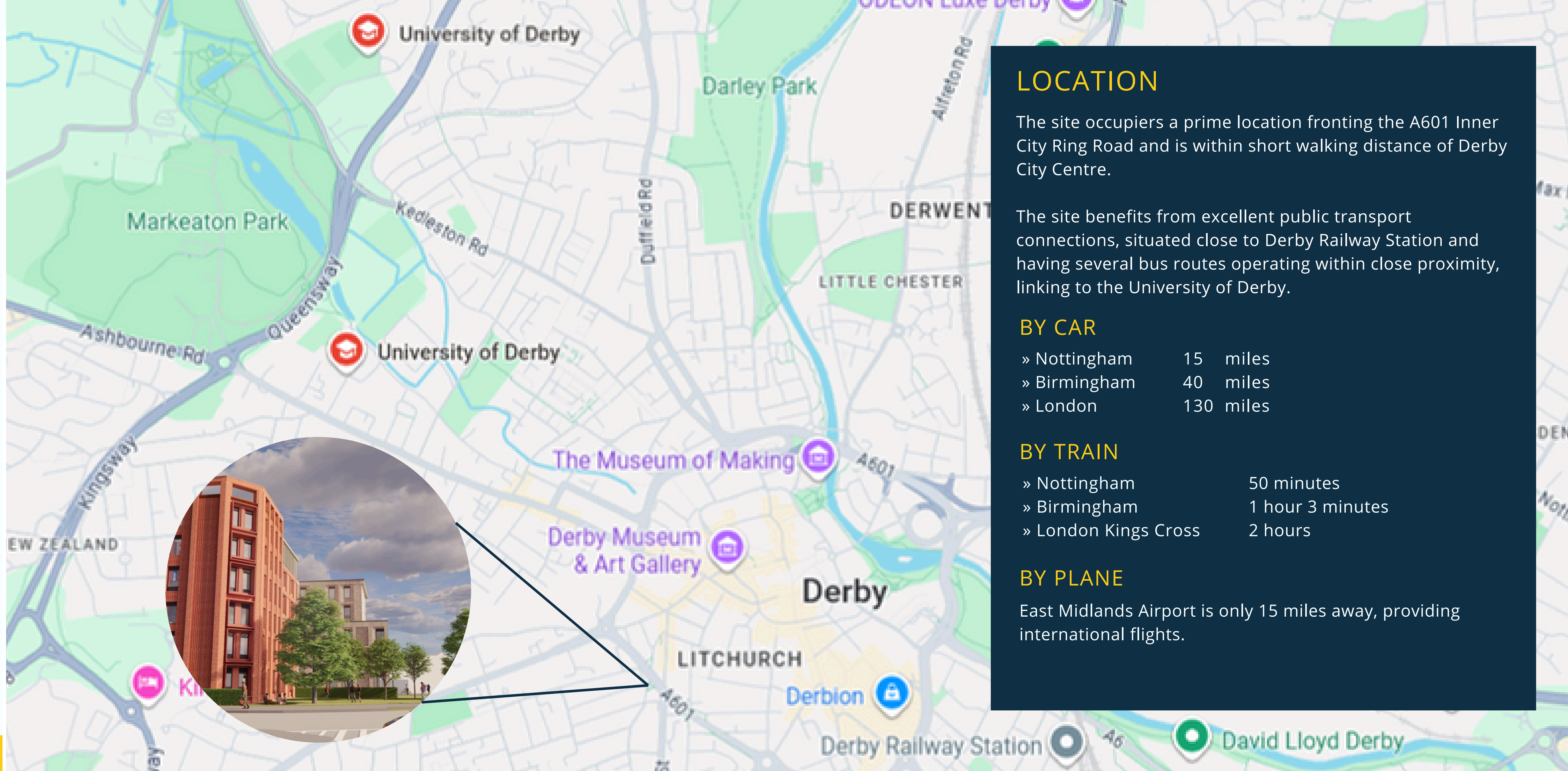
double: £180.03

Peak Court

En suite: £173.83



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LOCATION

The site occupies a prime location fronting the A601 Inner City Ring Road and is within short walking distance of Derby City Centre.

The site benefits from excellent public transport connections, situated close to Derby Railway Station and having several bus routes operating within close proximity, linking to the University of Derby.

BY CAR

» Nottingham	15	miles
» Birmingham	40	miles
» London	130	miles

BY TRAIN

» Nottingham	50 minutes
» Birmingham	1 hour 3 minutes
» London Kings Cross	2 hours

BY PLANE

East Midlands Airport is only 15 miles away, providing international flights.

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THE PROPERTY

73 Monk Street comprises a former car showroom premises and extends to approximately 0.203 acres (0.08 hectares).

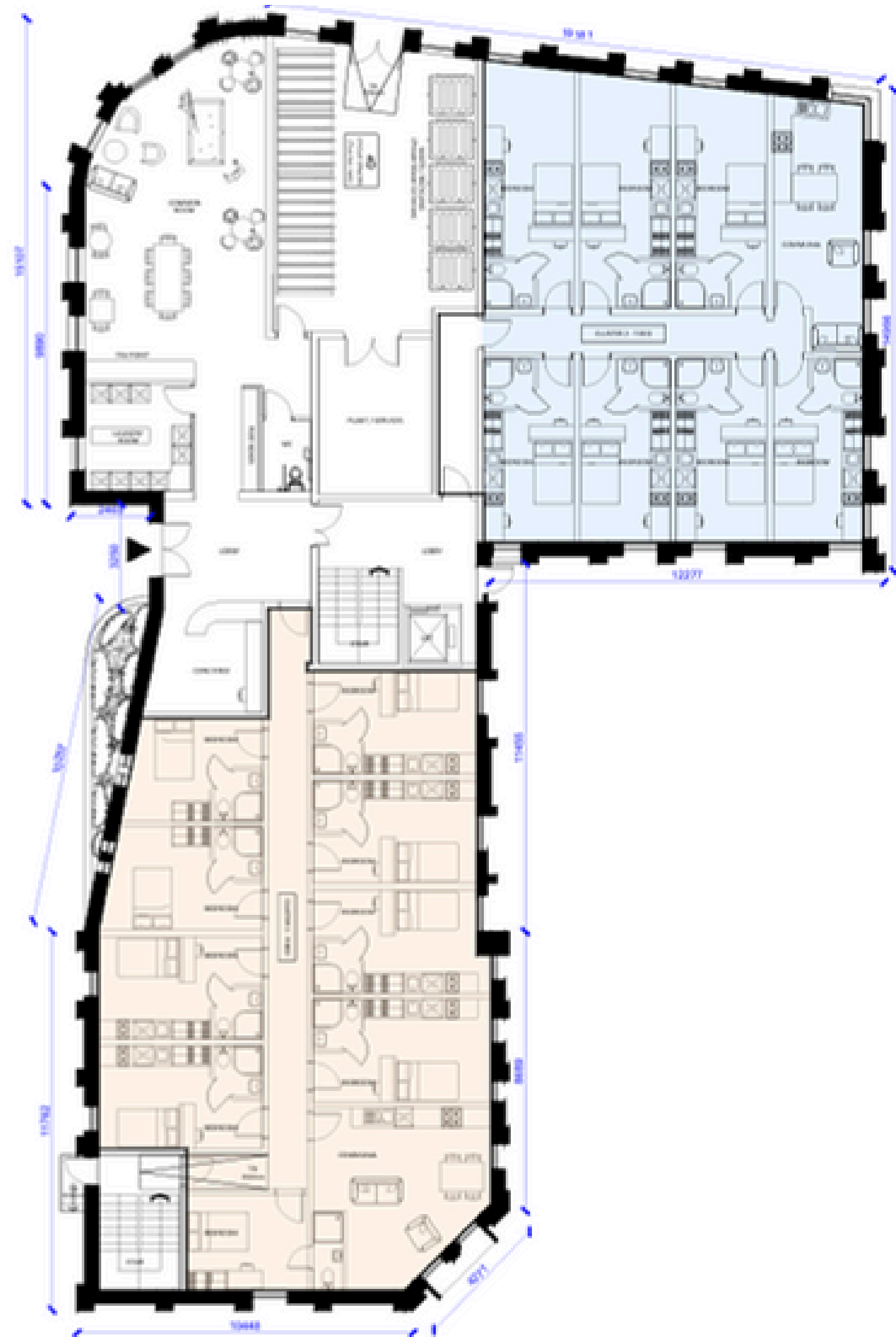
The site is subject to a live planning application: 25/01091/FUL (decision pending) for the demolition of the existing structures and new development of a 102 bedroom PBSA scheme.

The new student block is to be constructed as a three to six storey structure, stepped in the direction towards the ring road. The accommodation will be set out across 16 clusters, each comprising of between 3-10 bedrooms, all with en-suites and the high majority also having kitchenettes within the bedroom space.

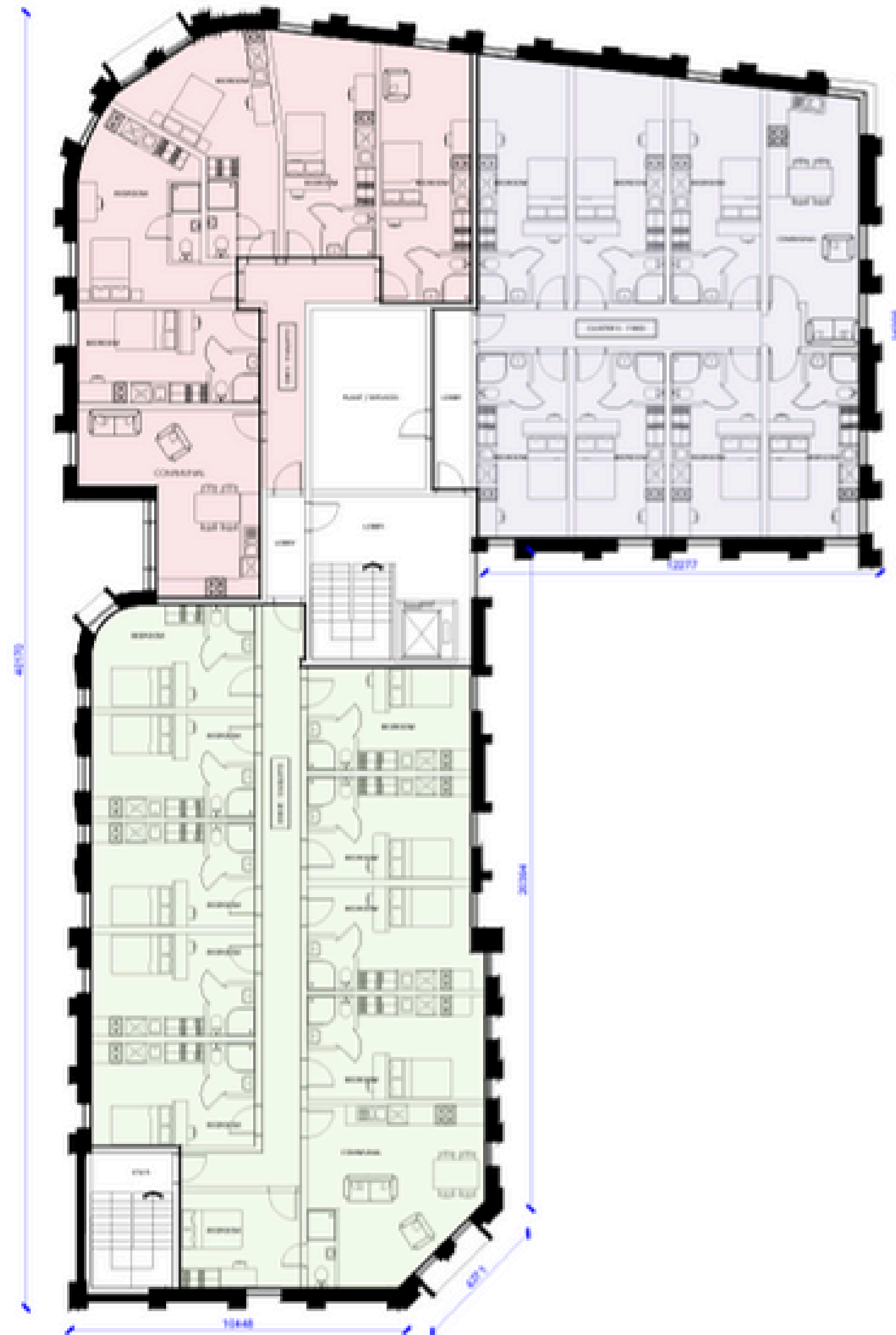


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ACCOMMODATION



Ground Floor Plan
Scale 1:100



First Floor Plan
Scale 1:500

Schedule of Accommodation

	Cluster no.	Floor Level	Beds	GIA/m ²
	ONE	Ground	9	207
	TWO	Ground	7	177
	ANCILLARY	Ground		156
	SUBTOTAL		16	229
	THREE	First	10	228
	FOUR	First	5	146
	FIVE	First	7	169
	SUBTOTAL		22	623
	SIX	Second	10	228
	SEVEN	Second	5	146
	EIGHT	Second	7	169
	SUBTOTAL		22	623
	NINE	Third	10	160
	TEN	Third	3	78
	ELEVEN	Third	4	97
	SUBTOTAL		17	474
	TWELVE	Fourth	10	160
	THIRTEEN	Fourth	3	78
	FOURTEEN	Fourth	4	97
	SUBTOTAL		17	474
	FIFTEEN	Fifth	4	94
	SIXTEEN	Fifth	4	90
	SUBTOTAL		8	250
TOTAL			102	3,057

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ACCOMMODATION



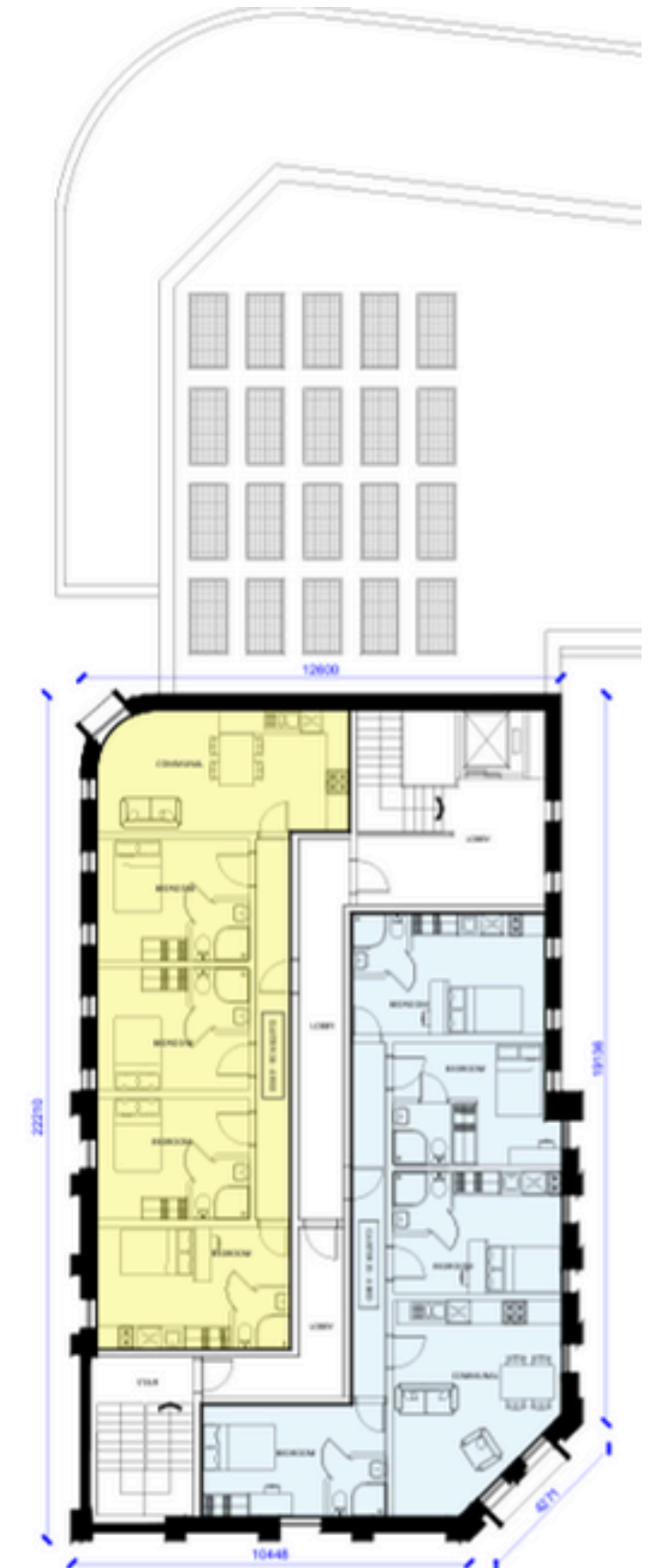
Second Floor Plan
Scale 1:100



Third Floor Plan
Scale 1:100



Fourth Floor Plan
Scale 1:100



Fifth Floor Plan
Scale 1:100

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FURTHER INFORMATION

PROPOSAL

Unconditional offers in excess of £1m are invited for the freehold interests, *subject to contract*.

It is anticipated that the transaction will be completed by way of a sale of the shares of the SPV.

Interested parties are advised to contact the agents for further information and to seek appropriate advice in respect to the structure of the transaction.

TENURE

Freehold – held under Titles DY115854, DY588110 and DY211949.

VACANT POSSESSION

The Property is being sold with full vacant possession.

DISCLAIMER

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) All premises are offered subject to contract and availability. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility on the part of the vendor, Wood Moore & Co or any of their respective employees or agents and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement or representation upon which any reliance can be place. (iii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iv) Neither Wood Moore & Co Ltd nor any of their agents have any authority to make or give any representation or warranty as to the premises whether in these particulars or otherwise. (v) All prices and rents quotes are exclusive of, but may be liable to, VAT at the prevailing rate.

DATA ROOM

A full suite of supporting documents are available to interested parties and can be issued upon request

ANTI MONEY LAUNDERING REGULATIONS

A successful bidder will be required to provide information to satisfy the AML regulations when Heads of Terms are agreed.

INSPECTION & FURTHER INFORMATION

The property may be inspected by prior appointment only via the vendor's sole selling Wood Moore & Co



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