Student Accommodation Development Opportunity In Cardiff
21-27 City Road
Cardiff CF24 3BJ

- Development site with a planning application submitted for 152 beds of student accommodation with ground floor (A1/A2/A3) commercial space
- Close to Cardiff University and South Wales University Campus
- The main Cardiff University Student Union is within 15 minutes walk (0.6 miles)
- Approximately 10 minutes walk to Cardiff city centre (0.5 miles)
- Busy area popular with students, surrounded by amenity

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Description

The site is currently vacant and is being used as a surface car park. The site covers 0.4 acres (18,750 sq.ft). The site area is shown on the above site plan, outlined in red for identification purposes only. The site is held on two separate titles including one possessory title.

Location

The site is located in the heart of the student area to the south of Cathays and within a short walk to Queen Street station. City Road comprises a busy urban street with a variety of multicultural restaurants and other retail and leisure facilities. The area is very popular with students as it is close to various campus buildings belonging to universities and colleges in central Cardiff.

The site is situated towards the southern end of City Road between St Peter’s Street and The Parade. The site can also be access through Bedford Place.

Distances

<table>
<thead>
<tr>
<th>Distance</th>
<th>Mileage</th>
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<tbody>
<tr>
<td>Cardiff University Queen’s Building</td>
<td>0.2 miles</td>
</tr>
<tr>
<td>Cardiff city centre</td>
<td>0.5 miles</td>
</tr>
<tr>
<td>Cardiff University Student Union</td>
<td>0.6 miles</td>
</tr>
<tr>
<td>Cardiff Queen Street railway station</td>
<td>0.5 miles</td>
</tr>
<tr>
<td>University of South Wales Cardiff Campus</td>
<td>0.7 miles</td>
</tr>
</tbody>
</table>

Planning

Planning permission is being sought for a 152 bed student accommodation with ground floor (A1/A2/A3) commercial space. A decision is expected in November. The proposed scheme comprises 60 en-suite clusters and 92 self contained studios, including 8 accessible rooms arranged over two blocks. The cluster rooms vary between 13.2–19.8 sqm while the studios range between 17.6 and 20.3 sqm.

The scheme is designed to include laundry facilities, cycle storage and 2 parking spaces along with over 1,000 sqft of (A1/A2/A3) commercial space.

Further information is available on the Council website under the reference: 15/02057/MJR link

Our clients’ architects have also designed an alternative scheme within the application envelope which has demonstrated a design of 149 studios.
### Cardiff Demand / Supply Dynamics

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<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Full time HE students</td>
<td>51,575</td>
</tr>
<tr>
<td>Existing university accommodation</td>
<td>8,549</td>
</tr>
<tr>
<td>Private purpose built accommodation (PBSA)</td>
<td>3,985</td>
</tr>
<tr>
<td>Development pipeline</td>
<td>3,052</td>
</tr>
<tr>
<td>Total existing PBSA</td>
<td>12,534</td>
</tr>
<tr>
<td>% students able to access PBSA</td>
<td>24%</td>
</tr>
<tr>
<td>% students in HMO/ at home</td>
<td>76%</td>
</tr>
</tbody>
</table>

Source: HESA 13/14 & Savills

Cardiff is home to three Higher Education providers namely Cardiff University, Cardiff Metropolitan University and University of South Wales. There are 72,770 students of which 51,575 (71%) are full-time and are likely to require student accommodation over the life of their studies. Of these full-time students, 41,305 (80%) are full time undergraduates and 10,270 (20%) are full time postgraduates. The total number of international students is 14,705 (28.5%) with 2,590 (17.6%) from inside the EU and 12,115 (82.4%) from non-EU countries (HESA 13/14).

### Tenure

Freehold.

A Possessory Title Indemnity was put in place in 2013 on the current site and will be amended upon receipt of planning consent to cover the new use as student accommodation.

### VAT

Not subject to VAT

### Terms

Offers are invited on an unconditional or conditional basis.

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**Cardiff Demand / Supply Dynamics**

- **University Beds**: 16%
- **Private Beds**: 8%
- **Houses in Multiple Occupation**: 76%

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Further Information

Further details are available on the data room: www.savills.com/cityroad.

Access is available through self-registration.

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