Exceptional development site situated at the gateway to SA1, overlooking the River Tawe. Planning permission granted for purpose-built student accommodation with 500 bed spaces.
SUMMARY

- Development site for 500 student bed spaces providing a projected gross income of approximately £3.59m.
- Gateway location at the entrance to SA1.
- Closest student accommodation to the new £300m UWTSD campus.
- Swansea has experienced exceptional growth in its student population in recent years and this trend is expected to continue.
- The closure of Hendrefoilan student village in 2018 will reduce the supply of purpose built student accommodation in Swansea by 1,600 beds.
Swansea is Wales’ second city with a population of c243,203 and is one of the principality’s foremost administrative, commercial and industrial centres. The city is located approximately 42 miles west of Cardiff, 51 miles west of Newport and 85 miles west of Bristol.

Swansea has excellent road and rail communications with the M4 motorway passing some 4 miles to the north and access being available from Junctions 42 to 47. The mainline railway network provides a direct service to London Paddington with a fastest journey time of approximately 2 hours 50 minutes.

The city is of high regional importance, major employers include Admiral Insurance, 3M UK plc, BT Group, DVLA and Virgin Media. The city also boasts a student population of 27,375, of which 21,520 are full-time with two universities; Swansea University and the University of Wales Trinity St David (UWTSD).

Oxford Economics forecasts the total value of Swansea’s economy to grow by 19% in the years to 2030. The fastest growing sectors are Information and Communication (45%), Professional, Scientific and Tech (39%), and Real Estate Activities (30%) sectors.

The city is currently undergoing a transformation with inward investment and regeneration taking place, including:

- £300 million Swansea Waterfront Innovation Quarter.
- £500 million city centre regeneration to include city beach, bars, restaurants, offices, hotels and a new 3,500 seat arena.
SA1 Swansea Waterfront is situated on the south-eastern edge of the city centre, with access to Fabian Way (A483) which serves Junction 42 of the M4 motorway to the east.

SA1 is a large scale regeneration project, initiated by the Welsh Assembly Government, which occupies 100 acres of former Associated British Port operational docklands, centred around the Prince of Wales dock. Office, hotel, leisure and residential developments have already been constructed, with further leisure, residential and office uses proposed.

The University of Wales Trinity St David (UWTSD) has acquired 19.5 acres at SA1 to develop their £100m waterfront campus. Work on the new "Innovation Campus" is underway with students expected on site from September 2018.

The development plans are following in the footsteps of the £450m development on Fabian Way by Swansea University. This 59 acre campus opened in September 2015 and focuses on science and innovation.
**LOCATION**

The site is located within SA1 Swansea Waterfront less than a mile from the city centre and around 4.7 miles from Junction 44 of the M4 motorway. Swansea Abertawe mainline railway station is situated approximately 0.7 miles from the site and provides a direct rail service to London Paddington, via Cardiff and Bristol.

**SITUATION**

Trinity Quay occupies a prominent site at the gateway to SA1, fronting Fabian Way, at the junction with Kings Road.

The development will be accessed from Kings Road its other principal frontage being over the River Tawe.
The proposed scheme was granted planning permission (at appeal) in July 2017. The planning reference number is: 2016/1511.

The development will provide student accommodation over 8 floors with car parking for up to 22 cars and some ancillary accommodation provided within the basement.

At ground floor level, in addition to student accommodation and ancillary accommodation there will be a large entrance lobby/café with active frontages onto both Kings Road and a terrace over-looking the River Tawe.

The scheme will provide a total of 506 high quality en-suite student bedrooms ranged across a mixture of clusters and studio apartments.

Further technical information relating to the site and planning permission is available on request.
The property will provide 500 student en-suite bedrooms, of which 356 are within clusters of 5 to 6 bedrooms (12.5 to 12.9 sq m) and 144 will be self contained en-suite studio bedrooms (23.1 sq m). A summary schedule of accommodation is set out below:

<table>
<thead>
<tr>
<th>Room Type</th>
<th>No. of Bedrooms</th>
<th>Room Size sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>5 Bed Cluster</td>
<td>230</td>
<td>12.5-12.9</td>
</tr>
<tr>
<td>6 Bed Cluster</td>
<td>126</td>
<td>12.5-12.9</td>
</tr>
<tr>
<td>Standard Studio</td>
<td>12</td>
<td>23.1</td>
</tr>
<tr>
<td>Premium Studio*</td>
<td>132</td>
<td>23.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>500</strong></td>
<td></td>
</tr>
</tbody>
</table>

* Premium Studios benefit from water views
INCOME PROJECTIONS

See below a table detailing the anticipated income projections (note the adopted weekly rentals are based on our estimate for lettings for the 2017/18 academic year).

<table>
<thead>
<tr>
<th>Room Type</th>
<th>Number of Bed Spaces</th>
<th>Weekly Rent 2017/18</th>
<th>Term</th>
<th>GRPA</th>
<th>Occupancy Rate</th>
<th>Gross Core Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>En Suite</td>
<td>356</td>
<td>£144</td>
<td>47</td>
<td>£2,409,408</td>
<td>97%</td>
<td>£2,337,126</td>
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<tr>
<td>Standard Studio</td>
<td>12</td>
<td>£155</td>
<td>51</td>
<td>£94,860</td>
<td>97%</td>
<td>£92,014</td>
</tr>
<tr>
<td>Premium Studio</td>
<td>132</td>
<td>£165</td>
<td>51</td>
<td>£1,110,780</td>
<td>97%</td>
<td>£1,077,457</td>
</tr>
<tr>
<td>Total</td>
<td>500</td>
<td></td>
<td></td>
<td>£3,615,048</td>
<td>97%</td>
<td>£3,506,597</td>
</tr>
<tr>
<td>Summer</td>
<td>356</td>
<td>£140</td>
<td>4</td>
<td>£29,904</td>
<td>15%</td>
<td>£29,904</td>
</tr>
<tr>
<td>Ancillary Income</td>
<td>500</td>
<td></td>
<td></td>
<td>£35,000</td>
<td></td>
<td>£35,000</td>
</tr>
<tr>
<td>Car Park</td>
<td>21</td>
<td>£750</td>
<td></td>
<td>£15,750</td>
<td></td>
<td>£15,750</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td>£3,695,702</td>
<td></td>
<td>£3,587,251</td>
</tr>
</tbody>
</table>

OPERATING EXPENDITURE

Projected annual operating expenditure is approximately £848,750 per annum based on £1,750 per room per annum (assuming 97% occupancy).

NET INCOME

Without making any allowance for rental growth, and factoring the above operating costs, anticipated net income equates to approximately £2,748,401 pa.
There are currently two main providers of higher education in Swansea; Swansea University and the University of Wales Trinity St David, with a total number of 27,375 students.

The student population has increased substantially over the last few years due to both the expansion of Swansea University, with the construction of a new £450m Bay Campus, and with the amalgamation of the University of Wales Lampeter, Trinity University College Carmarthen and Swansea Metropolitan University to form UWTSD.

Full time student CAGRs since 2004 have been 4.2% for Swansea University. However, from 2011 acceptances have been increasing year-on-year by 7.4%. At the University of Wales Trinity Saint David full time student CAGRs from 2015 to 2016 saw a 16% increase in the number of acceptances.

The University of Wales Trinity St David

The University of Wales Trinity St David (UWTSD) was formed in 2010 through the merger of the University of Wales Lampeter and Trinity University College Carmarthen. On 1st August 2013, Swansea Metropolitan University became part of UWTSD.

The University’s main campuses are therefore based in Lampeter, Carmarthen and 3 sites in Swansea. All these campuses will be amalgamated onto a site purchased within SA1 with the main facility due to open for September 2018. The closure of the campuses in Lampeter and Carmarthen will result in the relocation of approximately 6,000 students to Swansea.
Swansea University
The University of Swansea is ranked 44th in the Times Good University Guide 2017. The University of Swansea has 14,830 full time students of which 87% are undergraduates and 13% are postgraduates. International students account for 21% of this figure. The University campus is split between Singleton Campus, situated approximately 2 miles of the west of the city centre and the new £450m Bay Campus to the east, which opened in September 2015.

Current Student Provision
The city has a shortage of purpose built student accommodation. This situation has been compounded by the recent expansion of Swansea University and the forthcoming relocation of UWTSD coupled with the removal of existing supply.

University Provided Halls of Residence
Privately operated student accommodation is in limited supply in Swansea, with the majority of university accommodation being owned by Swansea University, which owns approximately 2,412 beds, whilst UWTSD owns only 308 beds.

Swansea University has sold Hendrefoilan student village to St Modwen. This site currently provides 1,600 bed spaces and is scheduled to close in 2018.

The total number of beds within purpose-built accommodation in Swansea currently amounts to 5,888 beds, or 26% provision for all full time students. Clearly this provision will be impacted by the planned closure of Hendrefoilan in 2018, and the resulting loss of 1,600 beds.

Private Sector Purpose Built Student Accommodation
There are two private sector halls of residence in Swansea, St David’s is located behind Swansea Railway Station and provides 722 en-suite student beds.

The only other significant student offering is St Modwen’s accommodation on the Bay Campus (2,002 beds). Many students live in either houses of multiple occupation, at home with family, or lodging as a tenant in a single room.

There are, therefore, only 2,868 purpose built student rooms with in the private sector catering for 13% of the student population.

<table>
<thead>
<tr>
<th>Scheme Name</th>
<th>Type</th>
<th>Room Type Name</th>
<th>Rent Length</th>
<th>Rent Per Week</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bay Campus</td>
<td>St Modwen Student Living</td>
<td>One Bedroom Studio</td>
<td>51</td>
<td>£188.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Premium En-suite</td>
<td>40</td>
<td>£143.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>En-suite</td>
<td>40</td>
<td>£138.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Premium En-suite</td>
<td>51</td>
<td>£138.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Two Bed Apartment</td>
<td>51</td>
<td>£120.00</td>
</tr>
<tr>
<td>St Davids</td>
<td>Fresh Student Living</td>
<td>Deluxe Studio</td>
<td>51</td>
<td>£160.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gold En-Suite</td>
<td>44</td>
<td>£147.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Gold En-Suite</td>
<td>50</td>
<td>£142.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Silver En-Suite</td>
<td>44</td>
<td>£139.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Silver En-Suite</td>
<td>50</td>
<td>£134.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bronze En-Suite</td>
<td>44</td>
<td>£130.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Bronze En-Suite</td>
<td>50</td>
<td>£125.00</td>
</tr>
</tbody>
</table>
PROFESSIONAL TEAM

Architects
Inspire Design
10 Ty Nant Court
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Cardiff
CF15 8LW
Contact:
Andrew Cook, Senior Partner

Structural, Civil and Mechanical & Electrical Engineers
Arup
4 Pierhead Street
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Contact:
Steven Luke, Senior Partner

GENERAL INFORMATION

Tenure
The property is offered for sale of a 999 year lease from the 26th February 2003.

Services
Prospective purchasers are advised to make their own enquiries regarding the suitability and capacity of services for the proposed development with the relevant authorities.

VAT
All figures quoted are exclusive of VAT, which will be charged in addition where applicable.

Viewings
The site is open and accessible and prospective purchasers are encouraged to visit at their convenience.

Further Information
Further details, including various technical reports and planning application documents, are available via the data room. Access available upon request.
Interested parties are expected to have reviewed all information in the data room prior to submitting a bid.

Method of Sale
- The property is to be sold by informal tender as a single lot.
- Offers are invited for the leasehold interest on an unconditional basis.
- There may be scope to acquire the completed development, either on a turn-key or forward-funded basis, if such interest is forthcoming.
- Bids can be received by email or post and should be marked for the attention of Ben Taylor.
- The vendor is not obliged to accept the highest or any offer.

CONTACT

If you require further information or would like to arrange a viewing of the property please contact:

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