Student Development Opportunity with Resolution to Grant Outline Planning Permission

Unity Hall, Coburg Street, Portsmouth, PO1 1JA

- Student Development Opportunity with Resolution to Grant Outline Planning Permission
- Located in proximity to University of Portsmouth and Portsmouth City Centre
- Site extending to approximately 0.19 acres (0.075ha)
- Scheme of 80 studio apartments varying from 25 sqm to 32 sqm
- Unconditional offers invited, subject to contract only

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Location
The site is located to the east of Portsmouth City on the north side of Coburg Street. The University of Portsmouth is approximately 0.67 miles (1 km) south west of the site. Fratton railway station is approximately 0.32 miles (0.55km) south east of the Site and Portsmouth and Southsea railway station approximately 0.47 miles (0.74km) south west of the Site, both of which provide direct access to London Waterloo in approximately 1.5 hours.
The site is well connected by public transport with a bus route from Arundel Street providing access to the City centre and train stations.

Site Description
The site extends to approximately 0.29 acres (0.119 Ha) with access directly from Coburg Street. The Property is bounded to the north and east by residential properties in the form of houses and flats, to the south is the Portsmouth Deaf Centre and to the west is the A2030. The site comprises the former social club which occupies the western side of the site. The eastern side abuts two rows of garages and a sub-station.

The University of Portsmouth
The University of Portsmouth has a population of more than 25,000 students and 2,500 full-time equivalent staff and was voted the 37th best university in the UK according the Guardian University Guide 2018.
As a city campus, all teaching accommodation and the majority of halls of residences are in the centre of Portsmouth. The campus is made up of over 40 buildings including; student union, library, computer suites, cafes/coffee shops, sports facilities and green spaces. There are a variety of restaurants, bars and clubs located in Gunwharf Quays and Guildhall Walk area, approximately 1.9 miles (3.1km) and 1 mile (1.6km) to the west of the site. There is an inter-site university bus service which runs between the Langstone and Guildhall campus, there is a stop located on Winston Churchill Avenue, approximately 0.6 miles to the south west.
For September 2018 entry, The University of Portsmouth cannot guarantee a room in halls to all new, full-time undergraduate and postgraduate students.

Local Planning Authority
The Property lies within the administrative boundary of Portsmouth City Council ("PCC").
Portsmouth City Council
Planning Services, Civic Offices
Guildhall Square, Portsmouth PO1 2AU
023 9260 6300

Planning
The site has resolution to grant outline planning permission for the construction of up to 10 storey building to form student halls of residence (Class C1) comprising 80 studio apartments, with the principle of appearance, layout and scale to be considered. The S106 Agreement is currently being drafted by PCC.
There is a possibility to reconfigure the permitted layout to provide additional units or cluster type student accommodation, subject to planning.

Proposed Scheme
The accommodation is summarised as follows:

<table>
<thead>
<tr>
<th>Floor</th>
<th>No. Units</th>
<th>GIA (sqm)</th>
<th>GIA (sq ft)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Ground Floor</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lobby Block A</td>
<td>1</td>
<td>18</td>
<td>194</td>
</tr>
<tr>
<td>Lobby Block B</td>
<td>1</td>
<td>16</td>
<td>172</td>
</tr>
<tr>
<td>Office</td>
<td>1</td>
<td>13</td>
<td>140</td>
</tr>
<tr>
<td>Cycle Stores</td>
<td>2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Social Space/Lounge</td>
<td>1</td>
<td>112</td>
<td>1,206</td>
</tr>
<tr>
<td>Laundry</td>
<td>1</td>
<td>14</td>
<td>151</td>
</tr>
<tr>
<td>WC</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>First Floor</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio Apartment</td>
<td>7</td>
<td>25</td>
<td>269</td>
</tr>
<tr>
<td>DDA Compliant Studio Apartment</td>
<td>1</td>
<td>32</td>
<td>344</td>
</tr>
<tr>
<td>Communal Lounge</td>
<td>1</td>
<td>47</td>
<td>506</td>
</tr>
<tr>
<td><strong>Second, Third &amp; Fourth Floor</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio Apartment</td>
<td>26</td>
<td>25</td>
<td>269</td>
</tr>
<tr>
<td>DDA Compliant Studio Apartment</td>
<td>3</td>
<td>32</td>
<td>344</td>
</tr>
<tr>
<td>Communal Lounge</td>
<td>3</td>
<td>47</td>
<td>506</td>
</tr>
<tr>
<td><strong>Fifth, Sixth, Seventh, Eighth &amp; Ninth Floor</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio Apartment</td>
<td>33</td>
<td>25</td>
<td>269</td>
</tr>
<tr>
<td>Communal Lounge</td>
<td>4</td>
<td>32</td>
<td>344</td>
</tr>
</tbody>
</table>

The proposed scheme falls under C1 Use Class. According to the PCC Community Infrastructure Levy (CIL) Charging Schedule a C1 use attracts a CIL liability of £55 per m2. This figure has not been index linked. The CIL contribution has not yet been finalised as part of the planning application.
Technical Information

Technical information relating to the site is contained within a marketing information pack which will be made available on request.

Services

All interested parties are advised to investigate the availability of utility services to the site and capacity thereof.

Viewing

The site can be viewed externally. Should you require access inside the buildings, this is to be co-ordinated via Savills. Prior to viewing, interested parties are advised to discuss any particular points which are likely to affect their interest in the site.

Tenure

The site will be sold freehold with vacant possession, subject to grant of outline planning consent. The freehold title is subject to restrictive covenants.

Method of Sale

Savills are instructed to secure an unconditional sale for the site, subject to the grant of Outline planning consent. The site will be sold by Informal Tender, subject to contracts, and all offers should be for a fixed sum and unrelated to any other offer. The vendor is not obliged to accept the highest or any offer.

Offers are to be emailed or posted to Ilse Dalen, Savills Southampton, to the contact details provided in these particulars.

Terms

Offers are invited to identify:
- Purchase price
- Non-refundable Deposit sum
- Name and address of offering party
- Name and address of purchaser’s solicitor and the same of acting solicitor
- Confirmation of how the purchase will be funded
- Board approval requirement

Contacts

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