

THE PRINTWORKS

An outstanding student
accommodation
development for a
world-class university







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WE WOULD LIKE TO INTRODUCE — THE PRINTWORKS —

A STUNNING BRAND-NEW INVESTMENT OPPORTUNITY IN THE LUCRATIVE MARKET OF STUDENT PROPERTY

Located on the University of Central Lancashire's campus in the centre of Preston, The Printworks is the perfect solution for students looking for independent living in a student environment. The four-storey development comprises of 218 self-contained studios across two separate buildings. The development is the first all-studio student accommodation on the UCLan Campus.

The demand characteristics exhibited by students have changed over recent years. Many, especially those from overseas, no longer wish to live in converted houses or in the common "cluster-flat" student accommodation. They now require bespoke, purpose-built student accommodation (PBSA) which lies close to the educational hub.

THE INCREASINGLY INTERNATIONAL STUDENT POPULATION WHICH IS DEVELOPING IN THE UK MAKES ROOM FOR SAVVY INVESTORS WHO ARE WANTING TO CAPITALISE ON THE STUDENT PROPERTY MARKET

Overseas students — who on average require accommodation for 51 weeks in a year and expect a higher standard of living — are now acting like general housing consumers, opting to go for the best quality they can get at a reasonable price, not just the cheapest property on offer.

UNIVERSITY CITIES SUCH AS PRESTON WILL BE AT THE FOREFRONT OF THE INCREASE IN INTERNATIONAL STUDENT NUMBERS

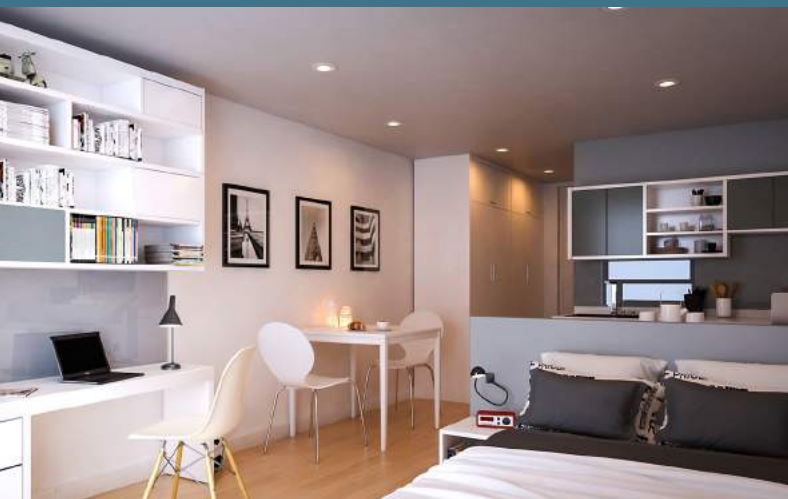
The high worldwide ranking of the University of Central Lancashire (UCLan) and the attractions of the location itself build a solid foundation for the success of this development. The recent injection of capital through the Preston and Lancashire City Deal will boost the local economy and continue to build upon what attracts international students to the UK year after year.



ABOUT THE DEVELOPMENT

INVESTMENT SUMMARY

- 218 PREMIUM, LARGER THAN AVERAGE STUDIO APARTMENTS
- PRICES FROM JUST £63,000
- 9% NET YIELDS, ASSURED FOR 5 YEARS
- PERFECT LOCATION WITHIN UNIVERSITY CAMPUS
- CONTEMPORARY DESIGN AND HIGH SPECIFICATION FINISHES
- 4% INTEREST ON DEPOSITED FUNDS FROM EXCHANGE, DEDUCTED FROM AMOUNT PAYABLE ON COMPLETION
- FULLY MANAGED, SECURE INVESTMENT



APARTMENT

**BESPOKE KITCHENETTES WITH
MODERN APPLIANCES // EN SUITE
BATHROOMS // LUXURY DOUBLE BED
// SPACIOUS WARDROBE // WORK
DESK AND CHAIR // MIRROR // PIN
BOARD**



COMMUNAL

**SUPERFAST WIFI CONNECTION // GYM
// I.T. AND STUDY ROOM**

HISTORIC DEVELOPMENT OF THE SITE

In its current layout, the site dates back to 1982 (Image 1) when the Prince Arthur Hotel and Thomas Powell Biscuit company occupied the site. Interestingly, the make up has remained largely unchanged. The main alterations have been the change in function to the buildings which have ranged from public houses, business outlets and hotel accommodation.



1. ORIGINAL LAYOUT DATED 1882 OF THE PRINTWORKS SITE

2. A CHURCH PROCESSION ALONG VICTORIA STREET MOVING TOWARDS MOOR LANE. TO THE RIGHT IS PRINCE ARTHUR HOTEL, 1902



3. THE PRINCE ARTHUR HOTEL AND THOMAS POWELL & SON LTD., MOOR LANE, 1922

4. FORMER HOTEL AND BISCUIT FACTORY



5. AERIAL VIEW OF MOOR LANE

6. THE PRINCE ALBERT PUB LOCATED WHERE THE PRINCE ARTHUR HOTEL USED TO STAND

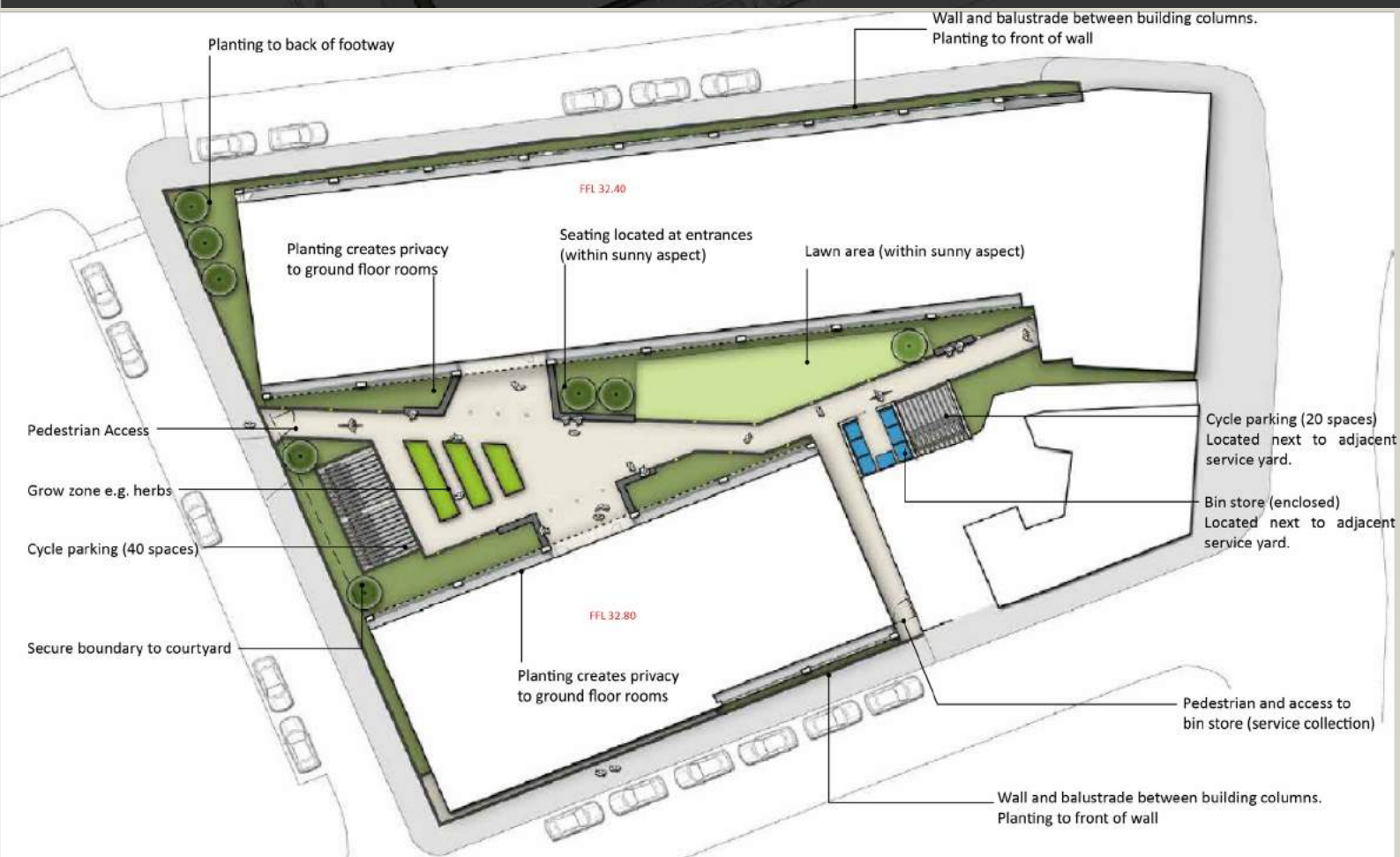
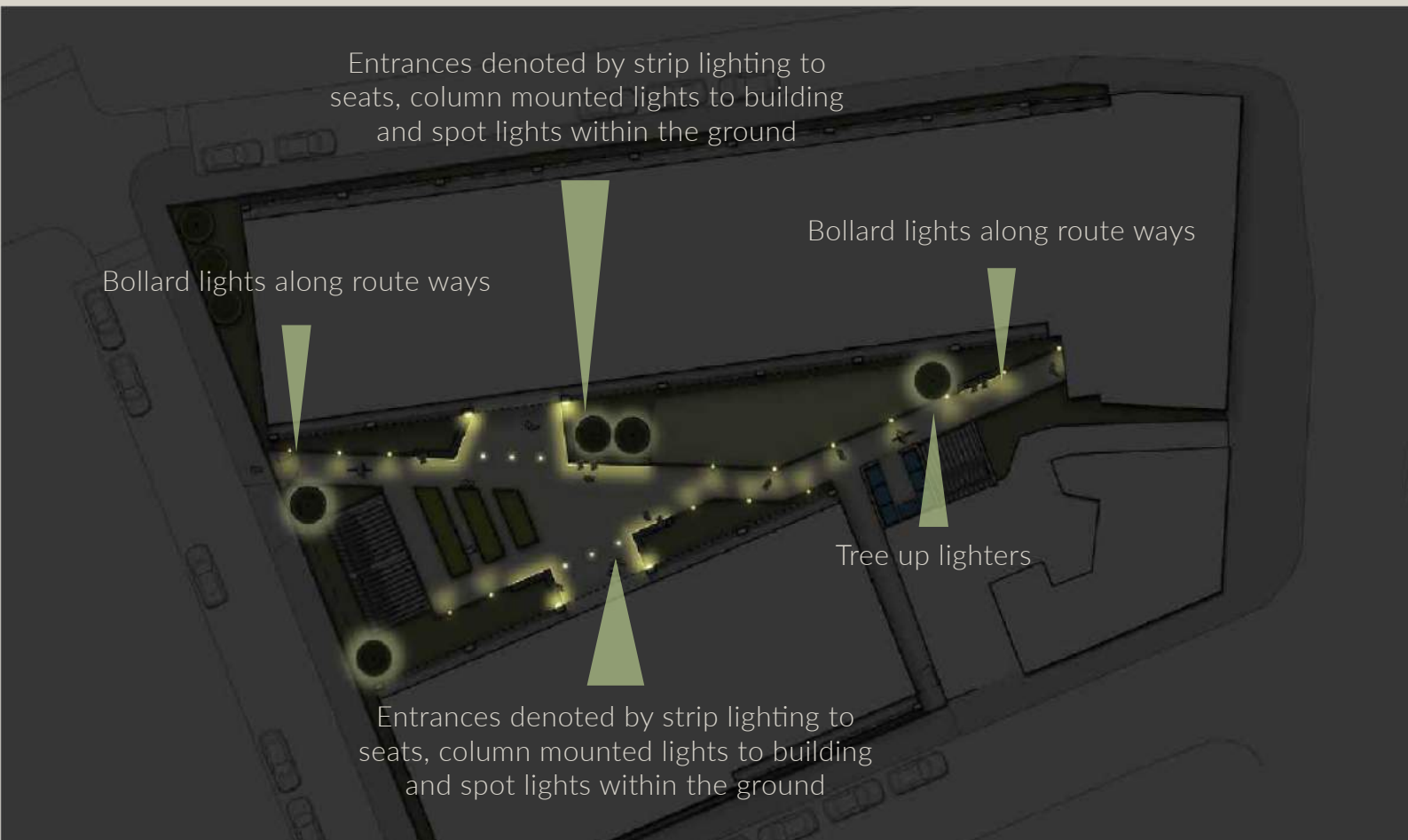


7. THE SITE IN 2007

8. THE SITE TODAY

BESPOKE LANDSCAPING

The developer has gone above and beyond to make The Printworks a stylish and comfortable place to live for its student residents. A combination of bespoke landscaping and lighting creates a welcoming and pleasant environment.



THE BUILDING IN CONTEXT





THE CITY OF PRESTON

LANCASHIRE, UK

The Guild City of Preston lies in the heart of the beautiful Lancashire countryside, and has a population of approximately 140,000. It traces its history back nearly 1,000 years, and is a modern multicultural city built on the solid foundations of the Industrial Revolution.

Preston is the administrative centre of Lancashire, a county with a £25.5 billion economy that supports nearly 650,000 jobs. Equipped with a competitive cost base and good location near to Manchester and Liverpool, Preston is the engine room of Lancashire's economy and one of the largest local economies in the north of the UK.



ATTRACTED MORE OVERSEAS INVESTMENT IN Q1 2013
THAN ANYWHERE IN THE UK OUTSIDE THE CAPITAL

3RD BEST PERFORMING UK CITY FOR
PRIVATE SECTOR GROWTH 1998-2008

6TH TOP PERFORMING CITY FOR
GROWTH IN 2013

Preston has been reinventing itself since 1179 and continues to do so. With the government's economic strategy using cities to drive regional growth, Preston received an enormous boost to its economic growth aspirations with the announcement of the Preston, South Ribble and Lancashire City Deal:

- **£430 MILLION DIRECTLY INVESTED INTO CENTRAL LANCASHIRE**
- **EXPANSION OF TRANSPORT AND BUSINESS INFRASTRUCTURE AROUND PRESTON**
- **CREATION OF 20,000 NEW JOBS AND 17,000 NEW HOMES**
- **STIMULATING A FURTHER £2.3 BILLION WORTH OF LOCAL INVESTMENT**

UNIVERSITY OF CENTRAL LANCASHIRE

EST. 1828

Founded in Preston in 1828 as the Institution for the Diffusion of Knowledge, The University of Central Lancashire (UCLan) is one of the largest universities in the UK.

The staff and student community totals 38,000 and offers in the region of 500 undergraduate courses and 200 postgraduate courses. It is a leading seat of learning in terms of developing degrees in the emerging disciplines of fashion, forensics, journalism and sporting science.



STUDENTS FROM 120 DIFFERENT COUNTRIES

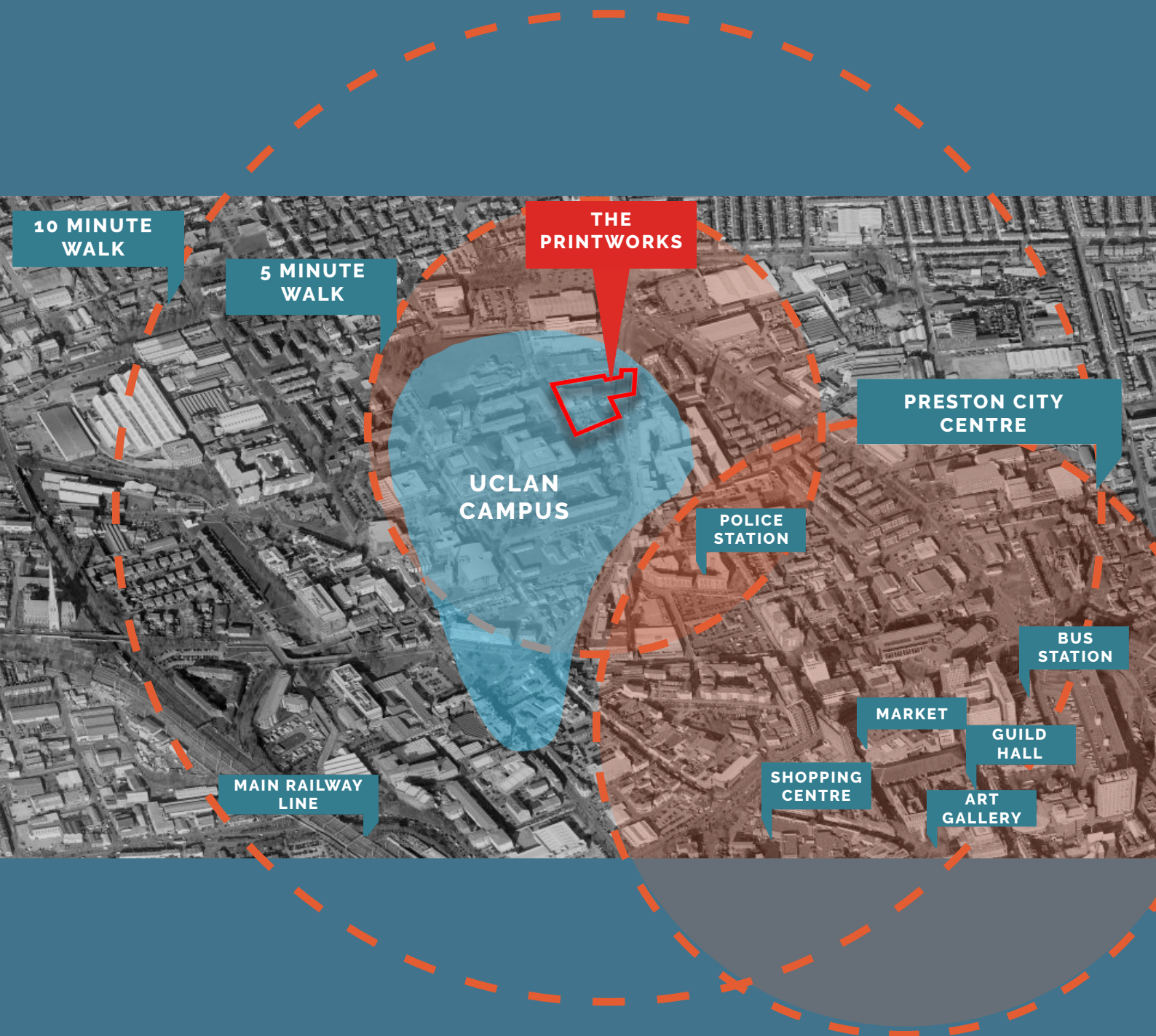
30,000 TOTAL STUDENT BODY PER
ANNUM

8TH LARGEST UNIVERSITY IN
THE UK

UCLan has recently spent £100 million upgrading its buildings, teaching technology and sporting facilities. A further indication of its ambitions, the University in 2015 also announced proposals for the investment of a further £200 million. This plan, known as the **Campus Masterplan 2020**, will comprehensively transform its Preston campus over the next decade.

CAMPUS WIDE ANALYSIS

As shown in the map below, The Printworks is in a perfect location for its student residents. The development is situated directly on the university's campus, meaning students are seconds away from academic buildings and university resources. Preston city centre is also on The Printworks' doorstep, with all amenities less than a ten-minute walk away.

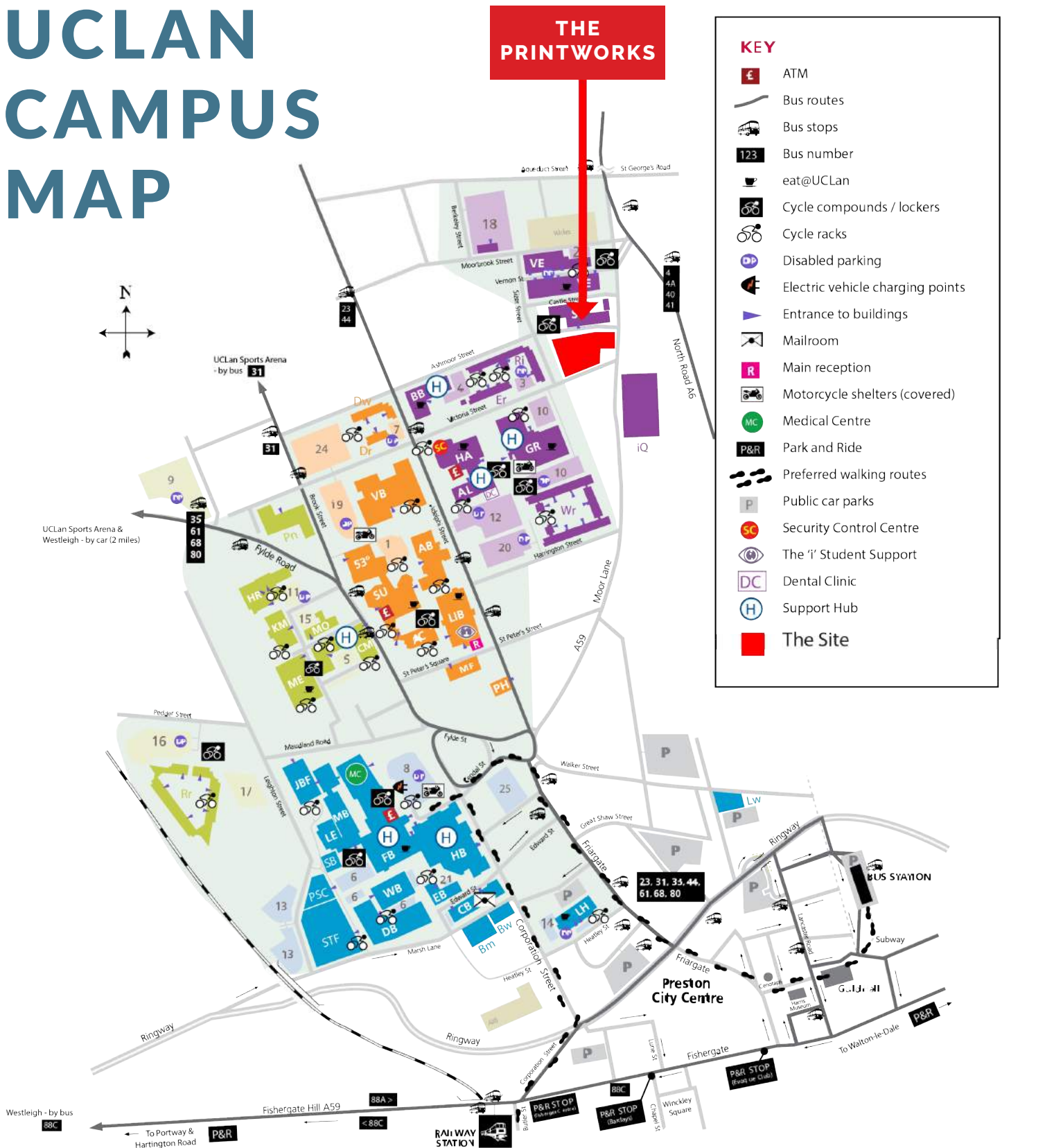


UCLAN CAMPUS MAP

THE PRINTWORKS

KEY

- ATM
- Bus routes
- Bus stops
- Bus number
- eat@UCLan
- Cycle compounds / lockers
- Cycle racks
- Disabled parking
- Electric vehicle charging points
- Entrance to buildings
- Mailroom
- Main reception
- Motorcycle shelters (covered)
- Medical Centre
- Park and Ride
- Preferred walking routes
- Public car parks
- Security Control Centre
- The 'i' Student Support
- Dental Clinic
- Support Hub
- The Site



BLUE ZONE - Harris Site

CB	Chandler Building
DB	Darwin Building
EB	Edward Building
FB	Foster Building
JBF	JB Firth Building
HB	Harris Building
LH	Leighton Building
MB	Maudland Building
MC	Medical Centre
PSC	Pre-School Centre
SB	Stewart Building
STF	Sir Tom Finney Sports Centre
WB	Wharf Building
Bm	Boatmans Court
Bw	Bowran House
Lw	Lawson Hall
6	Darwin Car Parks
8	Foster Car Park (reserved spaces for visitors)
13	Leighton Car Parks
14	Livesey Car Park
21	Harris Car Park
25	Fylde II Car Park

GREEN ZONE - Media Factory Site

CM	Computing and Technology Building
HR	Hanover Building
KM	Kirkham Building
ME	Media Factory
MO	Moss Building
Pn	Pendle Hall
Rr	Roeburn Hall
5	Computing & Technology Car Park
9	Fylde Road Car Park
11	Hanover Car Park
15	Moss Car Park
16	Roeburn I Car Park (Pedder Street)
17	Roeburn II Car Park (Pedder Street)

ORANGE ZONE - Adelphi Site

AB	Adelphi Building
AC	St. Peters Arts Centre
LIB	Library & Learning and Information Services (LIS)
MF	Multi-Faith Centre
PH	University Police House
SU/53*	Students' Union/53 Degrees
VB	Victoria Building
Dw	Derwent Hall
Dr	Douglas Hall
1	53* / Adelphi Car Park
7	Douglas Car Park
19	Victoria Car Park
24	Victoria II Car Park

PURPLE ZONE - Harrington Site

AL	Allen Building
BB	Brook Building
GR	Greenbank Building
HA	Harrington Building
SZ	Sizer House
VE	Vernon Building
Er	Eden Hall
iQ	iQ Preston
Ri	Ribble Hall
Wr	Whitendale Hall
3	Ribble Car Park
4	Brook Car Park
10	Greenbank Car Parks
12	Harrington Car Park
18	Vernon Car Park (Berkeley Street)
20	Whitendale Car Park
23	Vernon Car Park (Moorbrook Street)

UCLan CAMPUS MASTERPLAN 2020

In early 2015, UCLan announced its vision to create a unified, sustainable and welcoming campus which will enhance the experience for all those visiting the University.

This will be achieved with the completion of four major projects: The Student Centre and New Square, The Engineering Innovation Centre, The Social Spaces and the Oasis: Faith and Spirituality Centre.

The new facilities will attract and retain new talent to the campus whilst creating a cutting-edge environment that showcases the university's values of openness, transparency and accessibility.

So far, the project has achieved two of its goals with the improvement of social spaces at the heart of the campus and the completion of a bespoke multi-faith and spirituality centre in Spring 2018.

Further details and more in-depth updates of the UCLan Campus Masterplan can be found in our dedicated brochure.

£200 MILLION CAMPUS MASTERPLAN
£32 MILLION ENGINEERING INNOVATION CENTRE
NEW FAITH AND SPIRITUALITY CENTRE
NEW SOCIAL SPACES
NEW STUDENT CENTRE
NEW PUBLIC SQUARE



INVESTING IN PURPOSE-BUILT STUDENT ACCOMMODATION

PBSA



UCLAN IS THE 8TH LARGEST UNIVERSITY IN THE UK, BUT ITS STUDENT POPULATION IS CRITICALLY UNDERSUPPLIED BY ITS HALLS OF RESIDENCE ACCOMMODATION. THE 2,200 BEDS ARE CONSEQUENTLY LIMITED TO FIRST YEAR STUDENTS ONLY.

WITH INTERNATIONAL STUDENT NUMBERS EXPECTED TO CONTINUE GROWING ALONGSIDE A LIMITED NUMBER OF PBSA DEVELOPMENTS IN THE PIPELINE, PBSA IS EXPECTED TO REMAIN A LUCRATIVE INVESTMENT OPTION FOR THE FORSEEABLE FUTURE

Purpose-built Student Accommodation (PBSA) offers lucrative investment returns. While many assets in alternative industry sectors are underperforming, PBSA has grown in to the top-performing asset in the UK over the last three years according to Savills.


Globally, investment in student housing has risen from \$3.4 billion to \$7.2 billion between 2007 and 2013. Although it is mostly institutional investors that have led worldwide investment (accounting for more than 57% in terms of overall sales volume), the private sector is claiming an ever larger share of the market.

On the world stage, the higher education sector is currently being valued at approximately \$164 billion, and predictions are that this figure will reach \$200 billion in the next ten years.

Specifically, in terms of international students domiciled in foreign countries while they study, their numbers during the next decade are expected to reach 3.9 million. In the UK, this population has doubled in size in the last ten years and Knight Frank predicts growth of up to 20% over the next five years.

Now more than ever, students are approaching the property market as adult consumers. They want a premium standard of living at an affordable rate, two things which PBSA provides.

RENTAL COMPARABLES



	Rent per Week for a Studio	Brief Description from Rightmove
Moor Lane, Preston	£140pw	Modern Apartment Close to the City Centre and UCLan University
North Road, Preston	£145pw	Premium Plus Studio Close to UCLan
North Road, Preston	£155pw	Superior Plus Studios Fully Equipped
Fylde Road, Preston	£160pw	Stunning Studio on the Campus

THE FINANCIALS

	Standard Studio	Deluxe Studio
Purchase Price	£63,000	£69,000
Annual Gross Rental Income	£7,120	£7,660
Service & Management Charge	-£1450	-£1450
Guaranteed NET Annual Income*	£5,670	£6,210
5 Year Guaranteed NET Income*	£28,350	£31,050

*EXCLUDING ANNUAL GROUND RENT AND ANY LEGAL COSTS

PAYMENT PLAN

£5000 RESERVATION DEPOSIT



50% ON EXCHANGE OF CONTRACTS
(MINUS THE £5000 DEPOSIT)*



25% DUE MARCH 2020



REMAINING BALANCE DUE ON BUILD
COMPLETION
(MINUS THE INTEREST ACCRUED)

*CLIENTS ARE EXPECTED TO EXCHANGE WITHIN 28 DAYS OF WHEN THEIR SOLICITOR RECEIVES THE PURCHASE CONTRACT

THE DEVELOPER

THE LADSON GROUP

“The Ladson Group was founded in 1980 and we are a privately owned investment property development company. Based in South Manchester, our aim is to provide the highest standard of accommodation both in the student and residential sector throughout the UK.

Our passion, expertise and vision in the construction industry enables us to gain advantage in selecting the right property or parcel of land to develop in the most efficient and attractive manner.

We are proud to be an A1* rated NHBC developer.”

— Guy Ladson, Managing Director of The Ladson Group





**WITH OVER THIRTY
YEARS IN THE
CONSTRUCTION
AND DEVELOPMENT
INDUSTRY AND
AN ILLUSTRIOUS
PORTFOLIO
OF PREVIOUS
DEVELOPMENTS,
THE LADSON GROUP
HAS A PROVEN
TRACK RECORD
IN THE STUDENT
DEVELOPMENT
SECTOR**



ACCOMMODATION MANAGER

HOMES FOR STUDENTS

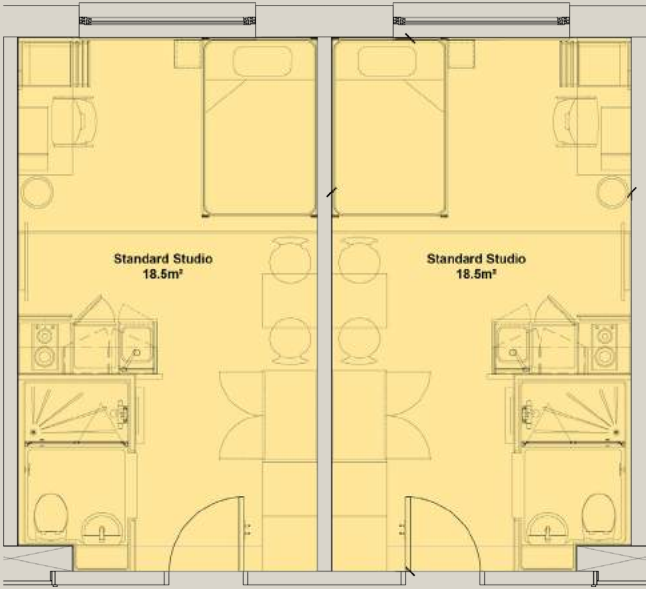
THE PRINTWORKS WILL BE FULLY MANAGED BY HOMES FOR STUDENTS, ONE OF THE UK'S LEADING PROVIDERS OF STUDENT ACCOMMODATION MANAGEMENT. WITH AN EXCELLENT TRACK RECORD, THEY TAKE PRIDE IN THE FACT THAT MANY OF THEIR STUDENT RESIDENTS CHOOSE TO RETURN YEAR AFTER YEAR

Homes for Students works in partnership with the universities and student unions to provide tenants with the best possible experience.

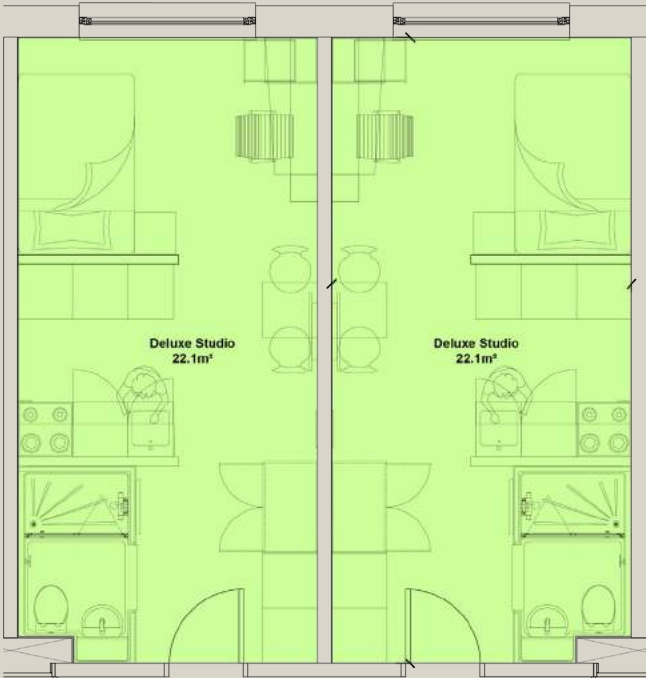
Homes for Students is part of the ANUK national code, demonstrating their commitment to quality.



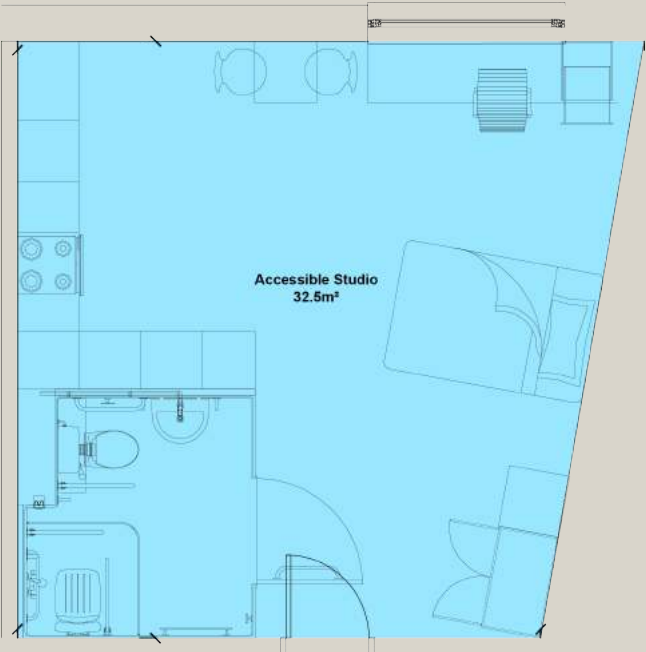
APARTMENT EXAMPLES



STANDARD STUDIO



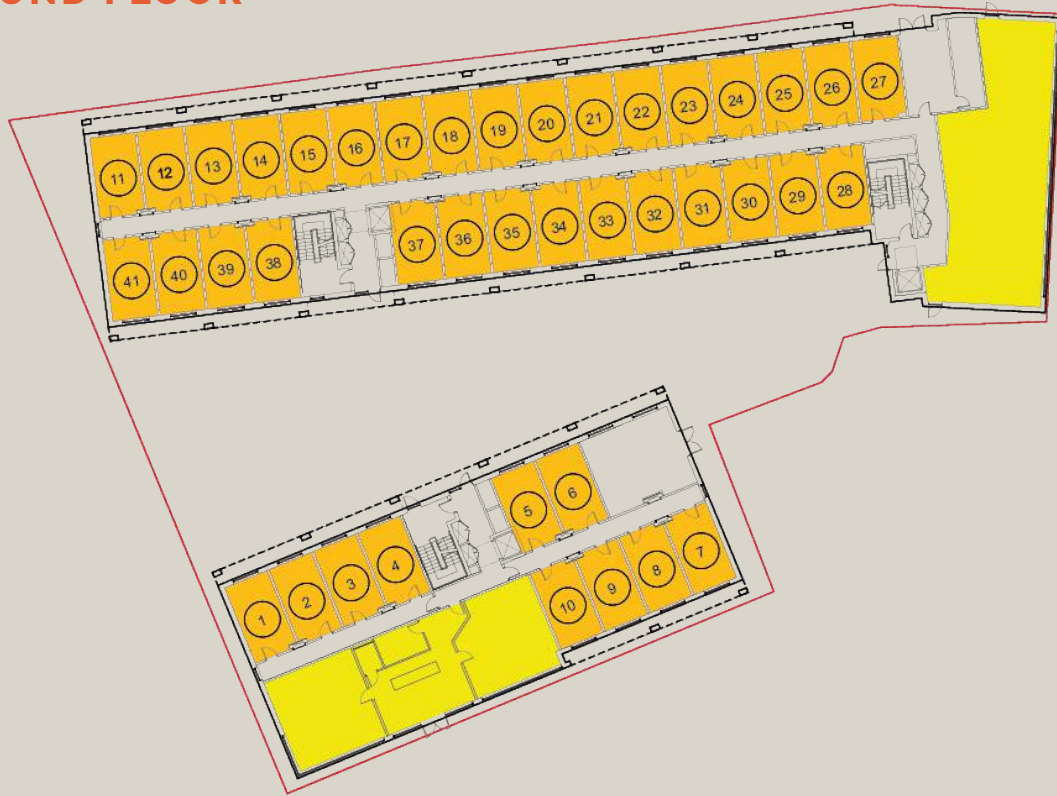
DELUXE STUDIO



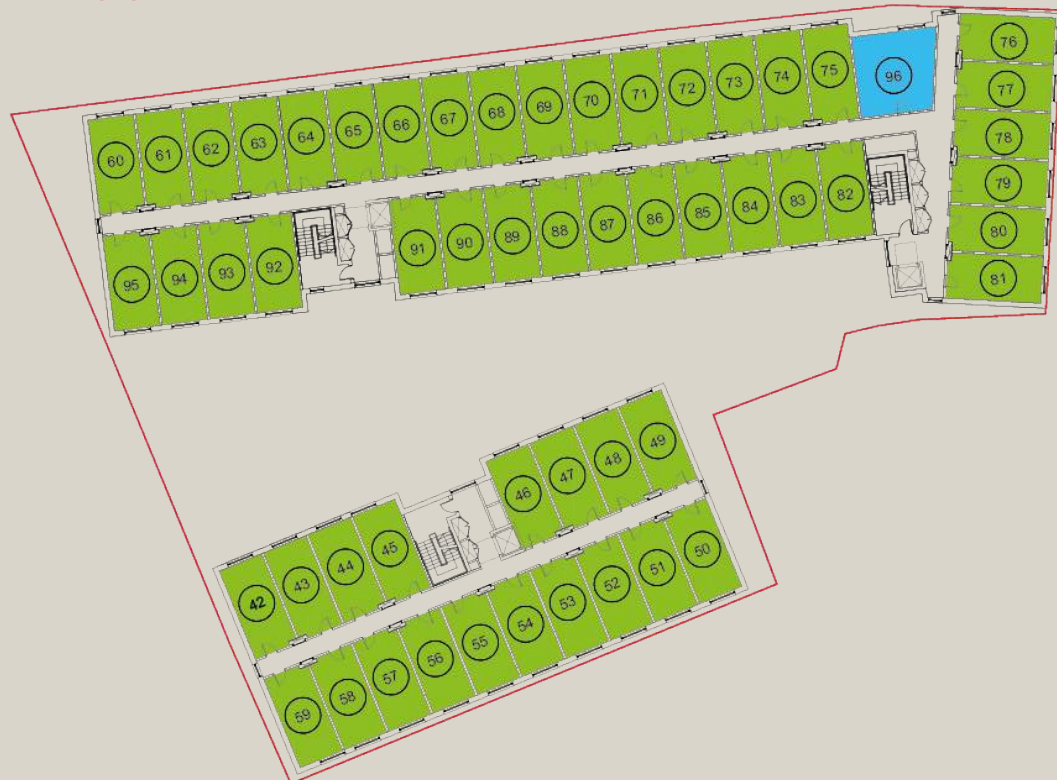
ACCESSIBLE STUDIO

FLOOR PLANS

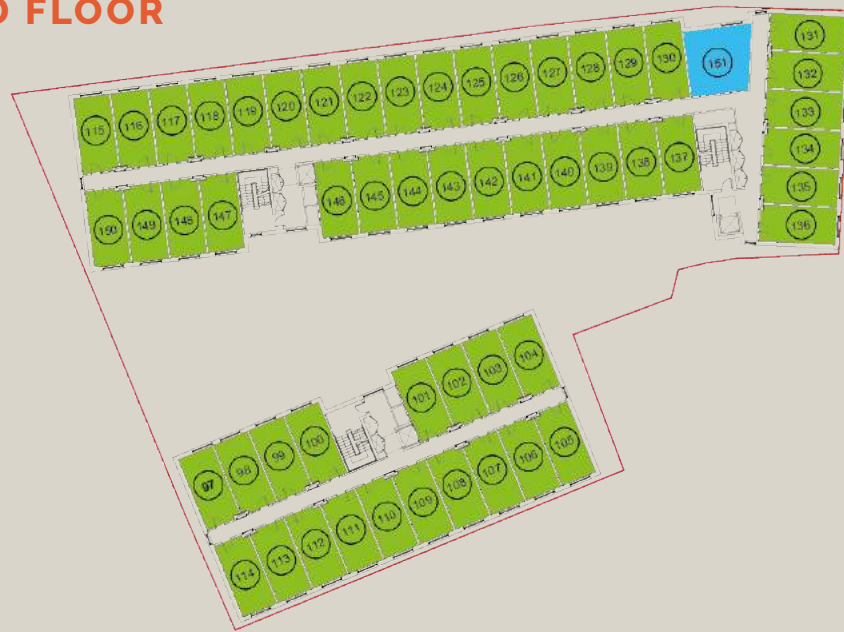
GROUND FLOOR



FIRST FLOOR



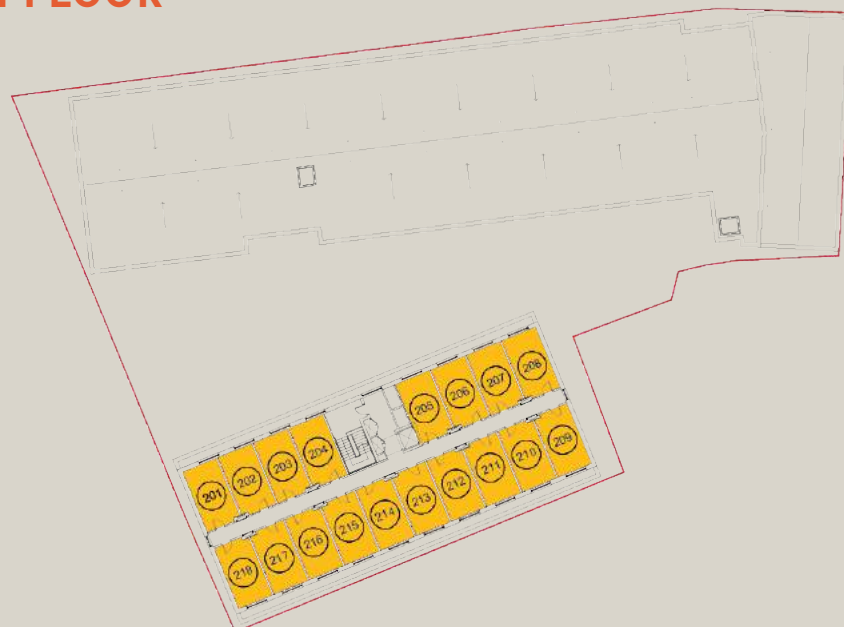
SECOND FLOOR

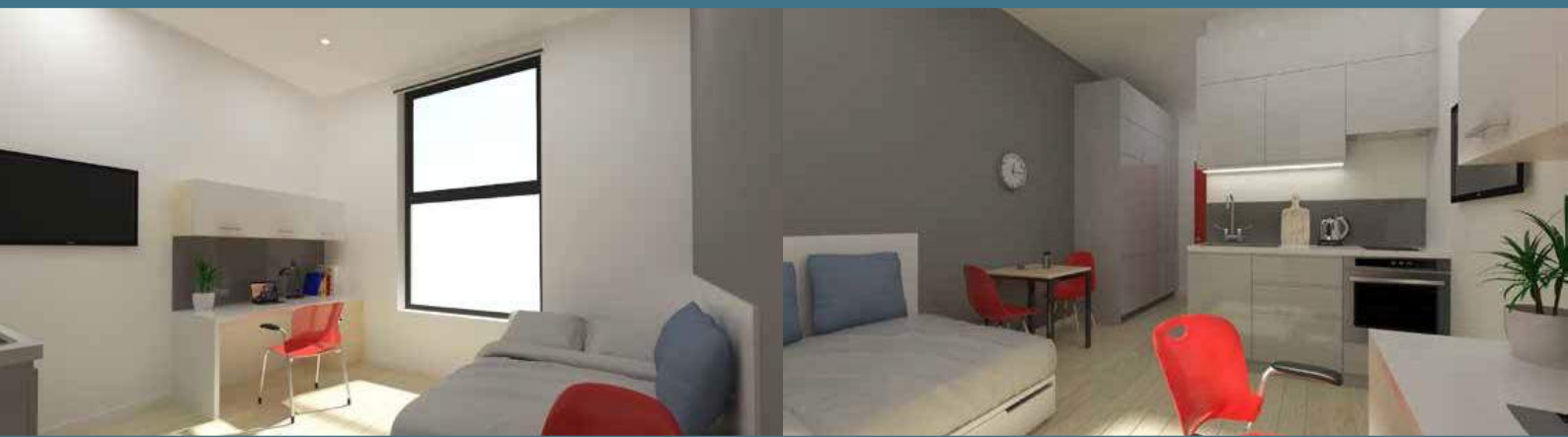


THIRD FLOOR



FOURTH FLOOR





PROPOSED ROOM TYPE ONE



PROPOSED ROOM TYPE TWO

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