Filter House, Scotforth Road, Lancaster

Prime Student Housing Development Opportunity
Executive Summary

- Opportunity to purchase a prime student housing development site opposite a Top 10 UK University
- Consented scheme for 168 ensuite cluster rooms with potential to alter, subject to vision for the scheme
- Lancaster is home to Lancaster University and the University of Cumbria, with a full time student population of approximately 14,750
- The site is situated opposite Lancaster University’s new Science Park, with the first phase due to open in September 2019, and within walking distance of Lancaster University’s Bailrigg Campus
- Excellent transport connections to both Lancaster University and Lancaster City Centre
- Freehold
- GVA are instructed to seek unconditional offers for the site
Location, Situation & Site Description

Location
The historic city of Lancaster is located in the northwest of England, approximately 55 miles (88 km) north of Manchester and 65 miles (104 km) northwest of Leeds. Situated on the River Lune, the city is the traditional county town of Lancashire, with famous ties to British monarchical history.

The city benefits from good transport links. The M6 runs adjacent to the city, with the A683 providing access to the east of the country. The city also benefits from excellent railway connections with direct routes to Manchester (61 minutes), Birmingham (128 minutes) and London (156 minutes).

Situation & Description
The site is situated on Scotforth Road, to the south of Lancaster. To the west of the site is West Coast Mainline, with access to the site available from the A6.

The site is located immediately opposite the site for the Lancaster University’s new Science Park, where the first phase is due to open in September 2019.

The site has been cleared and is broadly triangular, totalling approximately 0.69 hectares (1.7 acres). It was originally used as a water-filtering house and most recently by Lancaster City Garages, before being demolished. In addition, the site currently houses a sub-station.
Lancaster Higher Education

Lancaster is an important and prestigious higher education location, with Lancaster University & The University of Cumbria in the city and a full time student population totalling approximately 14,750 across both universities.

Lancaster University:

Lancaster University is internationally renowned, higher education institution. The university ranked 9th in the Times Good University Guide 2017, as well as 129th in the QS World University Rankings for 2016-17. There are currently 11,750 full time students at the university, of which 2,275 are postgraduate, 9,475 are undergraduate and 4,270 are international students.

The university has a strong reputation for both its teaching and its research. The vast majority of research undertaken by Lancaster is judged to be of world-leading importance.

Lancaster University is heavily investing in its estate and infrastructure, devoting over £300 million in its campuses from 2012 through to 2021. Specific focus of this spending has been on the new Science Park, located opposite the subject property. The scheme will comprise of up to 365,000 sq ft of academic and research space and will “create a world-class centre of excellence in innovation to transform healthcare”. Planning consent was extended in March 2016, with construction of the Phase 1 ‘Health and Innovation Campus’ due to commence imminently, and to open in September 2019.
**Proposed Development**

**Development Proposal**
The scheme will provide modern, high quality ensuite cluster student accommodation over four storeys in two separate buildings. The consented scheme will provide a total of 168 ensuite bed spaces arranged in 28 flats. In addition, the scheme will provide a number of parking spaces alongside cycle storage for residents.

There is potential scope to alter the scheme, pending planning approval, to modify the mix and provide studio or townhouse accommodation to supplement the clusters consented.

**Accommodation Schedule**
Building 1 - 24 x 6 Bed Flats
Building 2 - 4 x 6 Beds Flats

**Planning Permission**
Lancaster City Council granted planning permission on the 13th February 2017 under Application Number 16/00847/FUL for the:

“Erection of two 4-storey student accommodation buildings comprising of 28 6-bed cluster flats (C4) with associated car parking and bin and cycle stores.”

**Tenure**
The site is held freehold
Building A: 24 no. cluster flats of 6 no. bedrooms each.
Total: 144 bedrooms

Proposed Building A Plans

NOTE: FOR PLANNING PURPOSES ONLY

Check all dimensions prior to putting work in hand. Inform any discrepancies to the Architect. Install all products according to manufacturers instructions.

Read drawing in conjunction with all other project drawings and information.

Do not scale from this drawing. Please refer to noted dimensions.
Further Information

Proposal

GVA are instructed to seek unconditional offers for the freehold interest in the site

Data Room

For access to the data room, please contact Josh Wright

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