

Student Development Opportunity with Resolution to Grant Outline Planning Permission

Unity Hall, Coburg Street, Portsmouth, PO1 1JA



CGI provided by pdp architecture May 2017

- Student Development Opportunity with Resolution to Grant Outline Planning Permission
- Located approximately 0.67 miles (1.1 km) to University of Portsmouth
- Site extending to approximately 0.19 acres (0.075 Ha)
- Scheme of 80 studio apartments varying from 25 sqm to 32 sqm
- Unconditional offers invited, subject to contract only

Savills Southampton
2 Charlotte Place
Southampton SO14 0TB

+44 (0) 23 8071 3900

savills.co.uk





Image obtained from Promap November 2017. Red line boundary for indicative purposes only.

Location

The site is located to the east of Portsmouth City on the north side of Coburg Street. The University of Portsmouth and Portsmouth City Centre is approximately 0.67 miles (1 km) and 0.48 miles (0.78 km) to the south west of the site. Fratton railway station is approximately 0.38 miles (0.61 km) south east of the Site and Portsmouth and Southsea railway station approximately 0.47 miles (0.75 km) 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 0.19 acres (0.075 Ha) with existing access from Coburg Street. The site is bounded to the north by a park, to the 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 has a prominent corner position and comprises the former social club which occupies the western side of the site. The eastern side immediately abuts two rows of garages and a sub-station.

The University of Portsmouth

The University of Portsmouth has a population of 19,665 full time students, and 23,505 students in total (HESA 16/17). The University of Portsmouth ranked 59th in the Times Good 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 within the Gunwharf Quays complex and Guildhall Walk area, approximately 1.2 miles (1.9km) and 0.60 miles (0.97 km) respectively to the west of the site. There is an inter-site university bus service which runs between the Langstone and Guildhall campus, the nearest bus stop is approximately 0.46 miles (0.74 km) to the south west located on Winston Churchill Avenue.

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 site lies within the administrative boundary of Portsmouth City Council.

Portsmouth City Council

Planning Services, Civic Offices
Guildhall Square, Portsmouth PO1 2AU
Tel: 023 9260 6300

Planning

The site has resolution to grant outline planning permission for the construction of up to a 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 the Council.

There is a possibility to reconfigure the permitted layout to provide additional units or cluster type student accommodation, subject to planning.

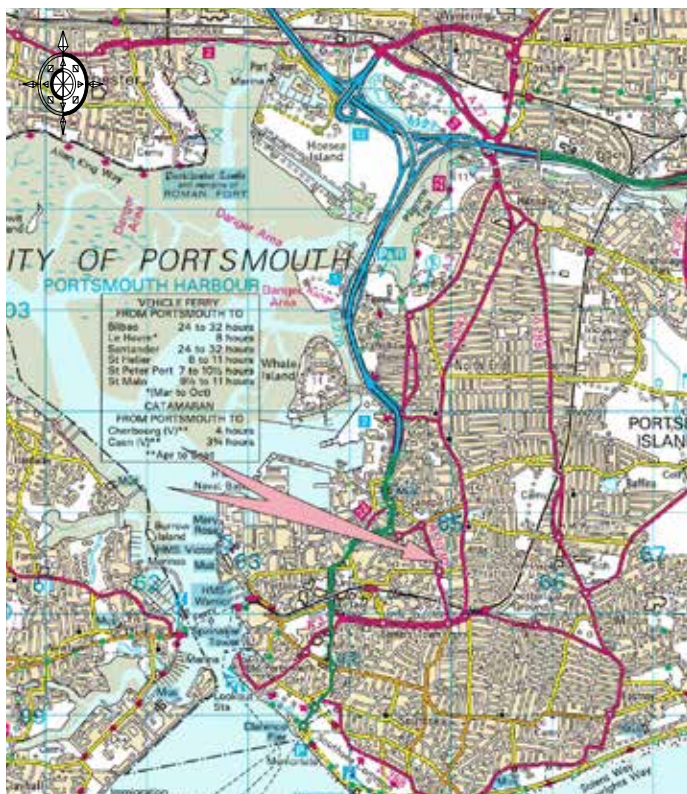
Proposed Scheme

The accommodation schedule has been prepared by PDP Architecture LLP and is summarised as follows:

Floor	No. Units	GIA (sqm)	GIA (sq ft)
Ground Floor			
Lobby Block A	1	18	194
Lobby Block B	1	16	172
Office	1	13	140
Cycle Store (60 spaces)	2		
Social Space/Lounge	1	112	1,206
Laundry	1	14	151
WC	3		
First Floor			
Studio Apartment	7	25	269
DDA Compliant Studio Apartment	1	32	344
Communal Lounge	1	47	506
Second, Third & Fourth Floor			
Studio Apartment	36	25	269
DDA Compliant Studio Apartment	3	32	344
Communal Lounge	3	47	506
Fifth, Sixth, Seventh, Eighth & Ninth Floor			
Studio Apartment	33	25	269
Communal Lounge	4	32	344

We are advised by PDP Architecture that the proposed gross internal area (GIA) is 3,730 sqm with a gross external area (GEA) of 4,055 sqm.

The proposed scheme falls under a C1 Use Class. According to the Community Infrastructure Levy (CIL) Charging Schedule a C1 use attracts a CIL liability of £53 per m² (excluding indexation). The CIL contribution has not yet been finalised as part of the planning application, however we are advised by the Local Authority that the CIL Liability Estimate for the scheme has been calculated as £376,105.29.



NOTE:- Reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd.
NOTE:- Published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

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.

Rates

From the Valuation Office Agency website we understand the current rateable value is £20,500.

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 therefore we advise that purchasers satisfy themselves in this regard.

Contacts

Ilse Dalen MRICS
Surveyor
idalen@savills.com
+44 (0) 23 8071 3926

Poppy Hood MSc
Graduate
phood@savills.com
+44 (0) 23 8071 3935

Method of Sale

Savills are instructed to secure an unconditional sale of the site, subject to the grant of Outline planning consent. The site will be sold by Informal Tender, subject to contract, 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

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Designed and Produced by Savills Marketing: 020 7499 8644 | February 2018

savills