



**IRON GATE**  
STUDIOS

**12 Residential Studio Apartments**

**Ideal Student Accommodation**

**Investment Opportunity**



# CONTENTS

4	Executive Summary
8	Investing in Student Life
10	The Opportunity
12	Clever City Living
14	Thriving Derby City
16	A Retail Revolution
18	A City Connected
20	Location
22	University of Derby
24	Forecasts & Figures
26	The Facts
28	Investment Summary
29	Purchase Process
30	FAQs
32	Floor Plans
34	CGI Room Renderings
36	Developed by 3GP
38	Managed by Nicholas Humphreys
40	Meet The Team
42	Disclaimer





# EXECUTIVE SUMMARY

The UK student housing sector continues to mature and grow, with £3bn+ of student stock having been traded in 2018.

The student market continues to thrive despite the uncertainty surrounding Brexit. Rental growth in the UK purpose-built student accommodation (PBSA) sector was positive in 2018/19, increasing by 2.26% for the 2018/19 academic year.

The UK's world class higher education system is well placed to continue to flourish. Strong international demand, increasing UK participation and the domestic demographic uptick due to commence in 2020/21 are strong indicators that the student sector will both assist with and benefit from this growth over the next 20 years.

## WHY INVEST IN DERBY?

Derby is a city and unitary authority area on the banks of the River Derwent, lying on the threshold of the Peak District. With a population of around 249,000, it is a compact, friendly city with plenty of amenities and much development in progress. Since 2005, £4.3bn has been invested in Derby, with a further £2.2bn in the pipeline over the next five years.

Having gained university status in 1992, the University of Derby now offers over 300 study programmes at undergraduate level, with around 34,000 students in total across its campuses. Where nationally, student numbers have increased by around 10.5% over the last four years, Derby's intake has increased by around 14%.

## WHY INVEST IN THIS OPPORTUNITY?


This growth in student numbers inevitably increases demand for housing. Students' expectations of their accommodation have also risen. Location, comfortable standards of living and access to private kitchen and bathroom facilities are key priorities for the student market. This opportunity is set to deliver all this and more.

Completed in June 2019, the Iron Gate Studios are priced £69,650 and provide an assured\* 8% net rental return for the first two years.

\*The developer is contracted to provide for the rental assurance, details of which will be confirmed by the solicitors acting for the purchaser.





An aerial photograph of Derby, UK, showing a dense urban landscape. In the foreground, a large, modern multi-story building complex is visible, surrounded by parking areas and green spaces. A river flows through the center of the city, with a bridge crossing it. The city is characterized by a mix of old and new architecture, with many brick buildings and some modern glass-fronted structures. The surrounding area is a mix of residential and commercial development, with a large park area visible in the bottom left corner.

“Over the last decade, Derby has seen billions of pounds in investment, thousands of jobs created and huge regeneration successes but we are not resting on our laurels.”

Source: Derby City Council





# INVESTING IN STUDENT LIFE

Despite political uncertainty, the UK's world class higher education system is well placed to continue to grow, backed by strong international demand, increasing UK participation and the domestic demographic uptick due to commence in 2020/21.

The total number of students in Higher Education stood at over 2,300,000 in 2016/17, an increase of 2% from 2015/16. UCAS, the universities and colleges admissions service, states that in 2018, it managed over 700,000 applications, a rise of nearly 17% on 2015 figures. Its recorded figures show that early applications for 2019 courses have seen an increase of 7% on last year.

The picture for students from abroad studying in the UK is similarly positive. Denoting the high regard in which British universities are held, interest in early-entry applications to UK universities from outside the EU increased by 6%. Despite the uncertainty regarding Brexit, demand from EU applicants remained consistent with the previous year.

With average tuition fees standing at around £9,000 per annum, the traditional image of the student is changing. Many expect more from their accommodation; but equally are prepared to pay for the comfort and conveniences that will facilitate their studies.

As university-held stock struggles to keep up with demand, this offers opportunities for the private sector, providing a growing opportunity for investors to enter the market or extend their holdings in a sustainable, high yielding investment in student property.

*“Rental growth in the UK purpose-built student accommodation sector was positive in 2018/19”*

Source: UK Student Housing: Rental Update 2018/19, Knight Frank







# THE OPPORTUNITY

With proximity to Universities being top on students' list of priorities, Iron Gate Studios is perfectly positioned to appeal to the city's growing student population.

Location, privacy, stylish living and fast WiFi are priorities for today's students. Iron Gate Studios is perfectly placed to deliver high quality accommodation that meets or even exceeds these demands, to Derby's growing body of renters in Further Education.

Set in the heart of the city centre, the development offers students close proximity to shops, restaurants and nightlife in Derby's award winning Cathedral City Quarter. With immediate doorstep access to great transport links direct to the university, either via an eBike docking station or the free bus travel that students enjoy in this city, this opportunity is set to prove highly desirable in terms of location too. Fast speed WiFi and well-appointed and fully equipped accommodation adds to the attraction of the package to the student rentals market.

The development offers:

- 12 furnished self-contained studio flats individually priced at £69,650
- Prime city centre location, ideal for student amenities and transport
- 8% NET rental assurance for 2 years
- A Land Registry recorded 250 year lease on your investment
- Ongoing, specialist student letting and management from Nicholas Humphreys







# CLEVER CITY LIVING

The 12 self-contained studio flats in the block are well-spaced over the upper three floors of this four storey building, which has been refurbished to a high standard.

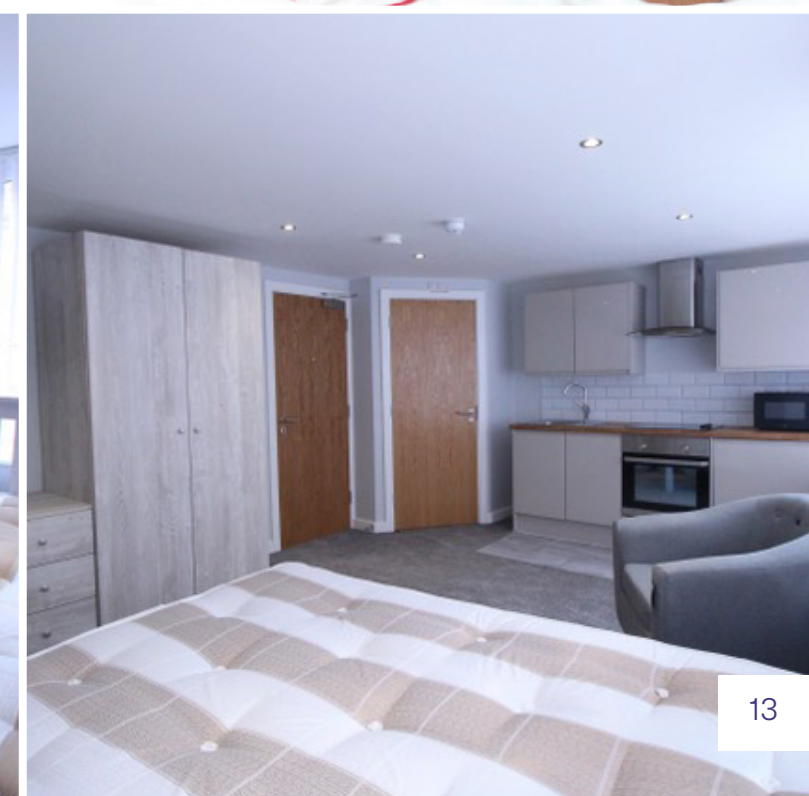
Fully furnished and with private cooking and washing facilities, each unit is designed for comfortable living, studying and relaxing from day one, in the vibrant heart of Derby's city centre.



Each studio allows autonomous living, with space, comfort and convenience maximised by the inclusion of the following features:

- Three-quarter bed
- A fitted kitchenette
- Shower, WC and wash basin
- Desk and chair
- Wardrobe
- Recreational chair
- Television
- High speed WiFi internet
- Modern electric heating

The ground floor comprises a commercial unit let by an established business, adding an element of security for the investor as well as the students living above.





# THRIVING DERBY CITY

A historic city with a modern twist, Derby is a leader in innovation, attractive to students and long term residents alike.

While City status was only granted in 1977, Derby's origins go back to Roman times. From a simple market town, Derby was transformed by the Industrial Revolution, leading the way as it became first a centre of the British rail industry and now the hub of advanced transport manufacturing with Rolls-Royce, Toyota Manufacturing UK and Bombardier Transportation well-established within its confines.

A city regarded as being on the up, Derby was recently ranked as the second best place in the UK to make a living, taking into account factors such as job growth and numbers of business closures. Coming 23rd in a recent survey of the top 30 places to live, high incomes, relatively low living costs, a thriving technology infrastructure and high employment figures contribute to its

attractions and hence its growing population. The Cathedral Quarter, where the development is based, was Derby's first Business Improvement District (BID) and won Best City Location in the Great British High Street of the Year Award in 2016.

Culture is embedded throughout the city, from its four museums to the Derby Book Festival and Derby Festé, an annual street arts festival. There are theatres, independent and mainstream cinemas, as well as the only dedicated dance house in the East Midlands region. With over 4,500 cycle routes in Derby, including National Route 6 which passes through the city alongside the canal, it is also the highest ranking city for parkland per capita, not least the Derby Arboretum, the first planned urban public park in the country.

## 23%

GVA growth since 2010  
the fastest in the UK

## 2.1m

people within 45  
minutes



## 6<sup>th</sup>

highest productivity  
of UK cities  
(£53,382 per employee)

Population expected  
to grow by



## 9.45% by 2028

with 21,300 new jobs being  
created, 2,000 new city centre  
homes in pipeline over next  
two years

## 11.8%

employed in hi-tech functions -  
four times the national average  
and double Cambridge



## £4.3bn

invested in Derby since 2005  
and £2.2bn in the pipeline for  
the next five years

## Top Ten

for UK business  
start-ups



people employed in  
engineering / manufacturing  
functions highest in the  
East Midlands

## Highest Average Salaries

outside London and the South-  
East due to the high number of  
engineering and professional  
service roles





# A RETAIL REVOLUTION

Innovative, creative and entrepreneurial, Derby is increasingly seen as a major retail destination that can rival neighbouring cities such as Nottingham, Sheffield and Birmingham.

In Derby, popular High Street names and department stores stand alongside long-established and newer designer and independent boutiques, offering huge choice to the city's shoppers.

The thriving Intu Derby indoor shopping precinct hosts large household names like Boots, H&M, Debenhams, Pandora, Cath Kidston and Oasis, as well as chain restaurants offering cuisine from around the world. It is flanked by the newly redeveloped Cathedral Quarter and St Peters Quarter, both successful BID's (business improvement districts). The Cathedral Quarter, which won Best City Location in the Great British High Street of the Year Award in 2016, features unique, eclectic independent shops interspersed with great bars, cafes and restaurants, and complemented by arts and cultural venues and

historic landmarks. St Peters Quarter, largely pedestrianised, mixes High Street staples with eclectic, niche family owned businesses.

A range of farmers' markets, night markets and indoor markets means that there truly is something for everyone within the confines of the city limits. Slightly further afield, Derby's shopping experience is enhanced by the East Midlands' Designer Outlet, with more than 65 stores, cafes and restaurants.







# A CITY CONNECTED

At the heart of England, Derby is effortlessly connected with the rest of the UK.

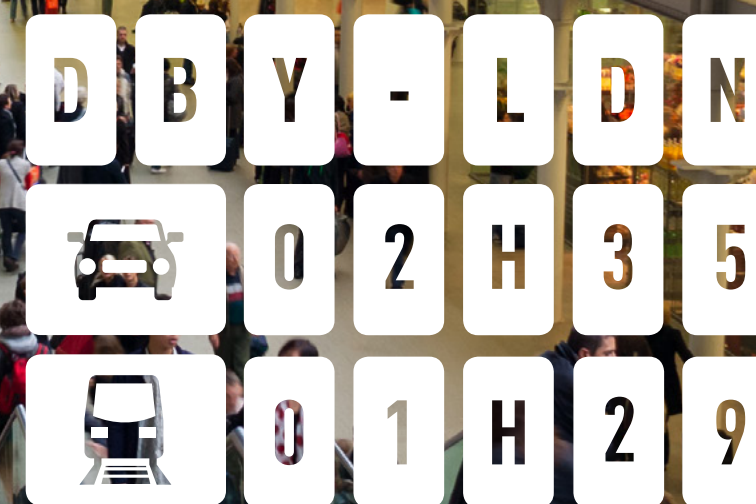
The M1 motorway skirts the east of the city, providing direct road links to London to the south and northwards to Sheffield and Leeds. The A6 connects Derby to Carlisle, Leicester and Manchester, while other A roads link to Nottingham (A52) and Cornwall, via Bristol and Birmingham.

Derby Midland Station, built in 1840, is operated by East Midlands Trains. There are express services to London (89 minutes), the North East and the South West.

East Midlands Airport lies around 15 miles (24km) from Derby's city centre, with flights to over 80 domestic, European and long haul destinations.

Several main bus operators run frequent and reliable local services in and around Derby and National Express Coach Services run countrywide from the Bus Station in Derby. Additionally, the university runs Unibus, a free bus service for students, which links all the University of Derby sites, Derby city centre, Markeaton Park, Derby train station, supermarkets and the Royal Derby Hospital.

For the environmentally conscious, Derby's eBike project is the UK's largest electric bike sharing scheme, part-funded by the University of Derby. Transport within and beyond this city is both integrated and efficient.







# LOCATION

## Iron Gate Studios: DE1 3GA

<1 Minute to ebike Docking Terminal  
(Walking)

1 Minute to Derby Cathedral  
(Walking)

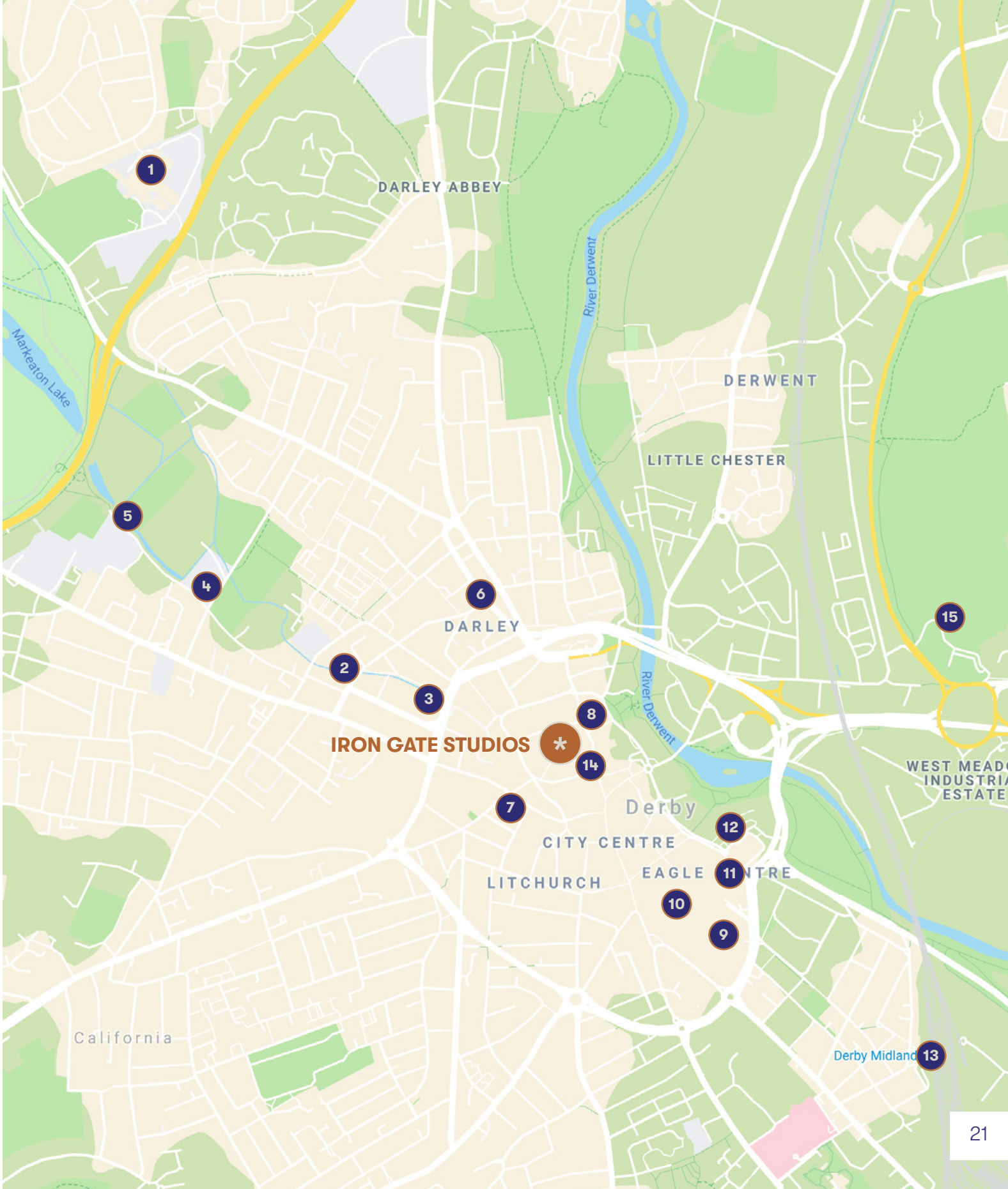
5 Minutes to Intu Derby  
(Walking)

6 Minutes to University of Derby -  
Enterprise Centre  
(Cycling)

6 Minutes to Bus Station  
(Walking)

10 Minutes to University of Derby  
(Cycling)

- 1 University of Derby
- 2 University of Derby - Enterprise Centre
- 3 University of Derby Law School
- 4 University of Derby - Britannia Mill
- 5 University of Derby - Markeaton Street
- 6 University of Derby - Institute for Innovation in Sustainable Engineering
- 7 Library
- 8 Cathedral
- 9 Intu Derby - Shopping centre
- 10 Cinema
- 11 Theatre
- 12 Bus Station
- 13 Train Station
- 14 ebike docking station
- 15 Derbyshire County Cricket Club







# UNIVERSITY OF DERBY

A public university that began life as a teacher training college back in 1851 and gained university status in 1992.



The university offers upward of 300 study programmes at undergraduate level, alongside short courses, foundation degrees and postgraduate study. Over 34,000 students attend the university.

As well as its three main campuses in Derby, the university also has campuses in Buxton, Chesterfield and Leek. Worldwide, the university is partnered with institutions in Botswana, Switzerland and Malaysia.

The University of Derby was ranked as 13th best in the UK for teaching quality in 2018. It is also within the UK's top 30 universities overall and among the top 250 in the world.

41% of students remain within the Derby area after graduation and 96% have found jobs within six months of graduation, placing it within the top 12 universities for employment prospects.







# FORECASTS AND FIGURES

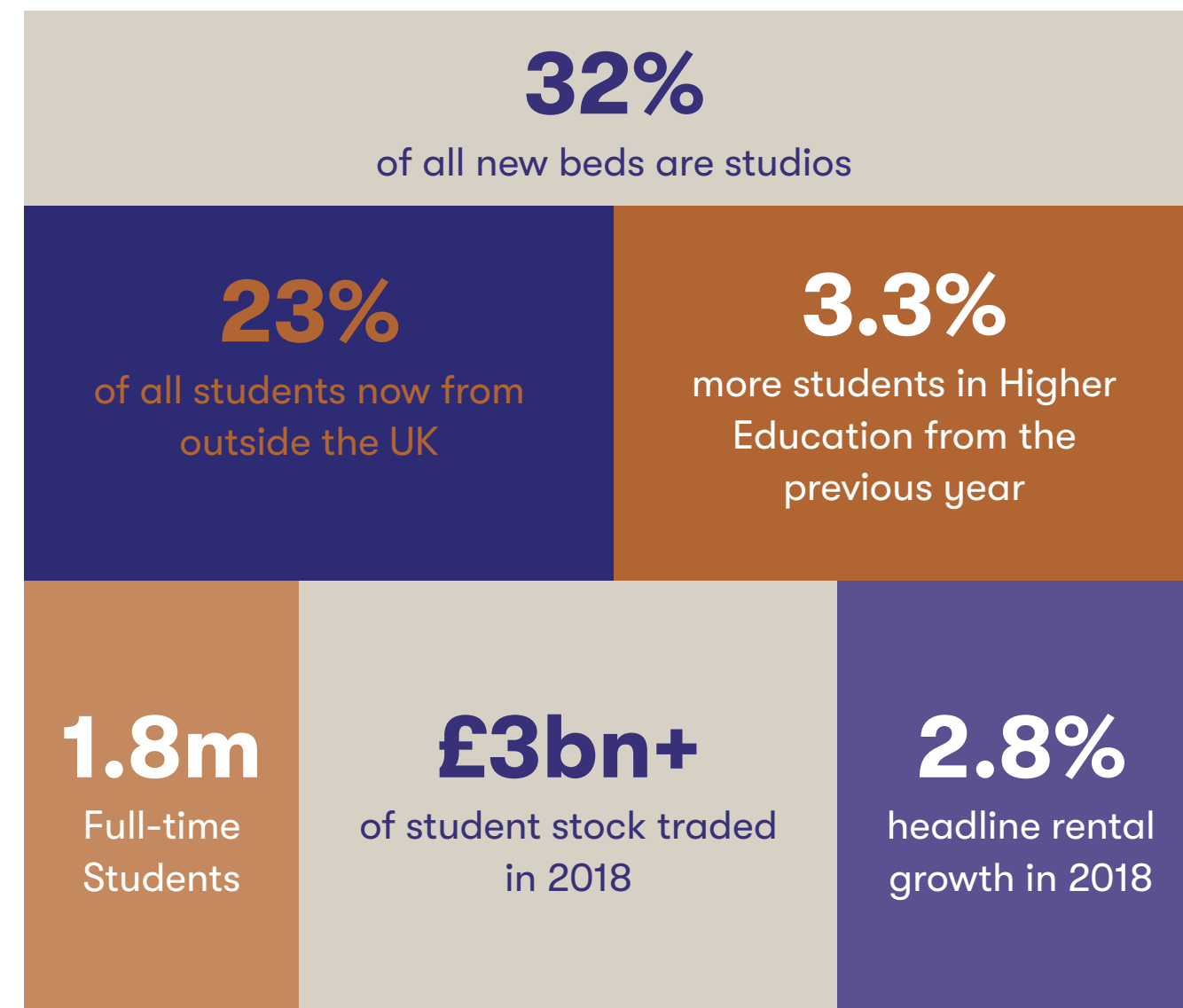
Student Accommodation is a hands-off investment that promises great returns. With rising student numbers and their increased expectations of their living circumstances, the demand for high quality, new accommodation is outstripping supply in many areas.

Despite the current political uncertainty, confidence in the UK's world class higher education system remains strong. Demand from international students to study at some of the world's most reputable and highly performing universities continues to increase, with EU applicants rising 3.4% in 2018 and non-EU applicants up 11% on the previous year. At home, university applications have increased year-on-year over the past two decades, forecasted to continue with the domestic demographic uptick due to commence in 2020/21.

Higher Education remains attractive to school-leavers and many universities have increased

their undergraduate intake in response to the government's removal of the cap on the numbers of places on offer, improving social mobility and easing disadvantaged students' access to further study.

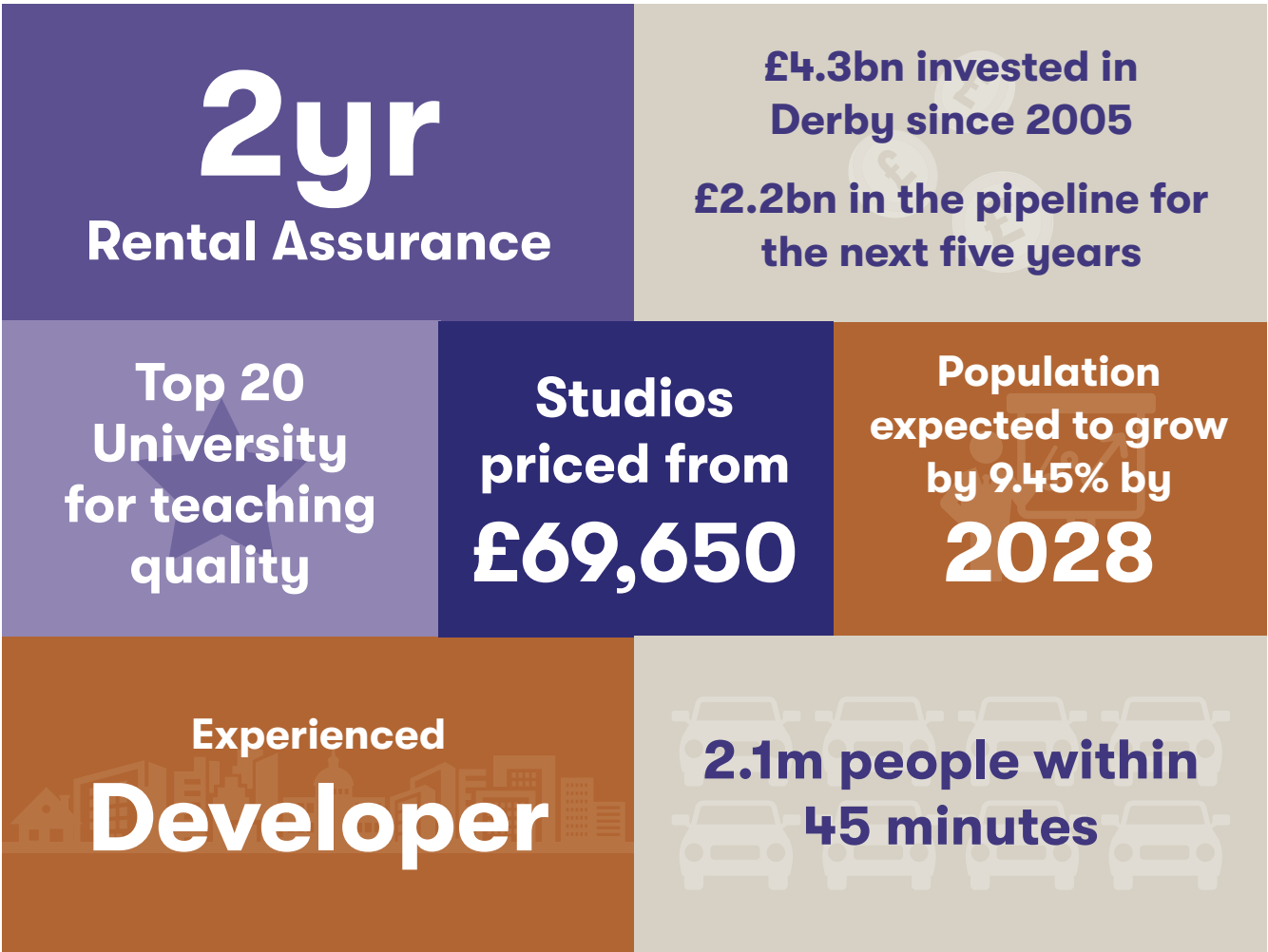
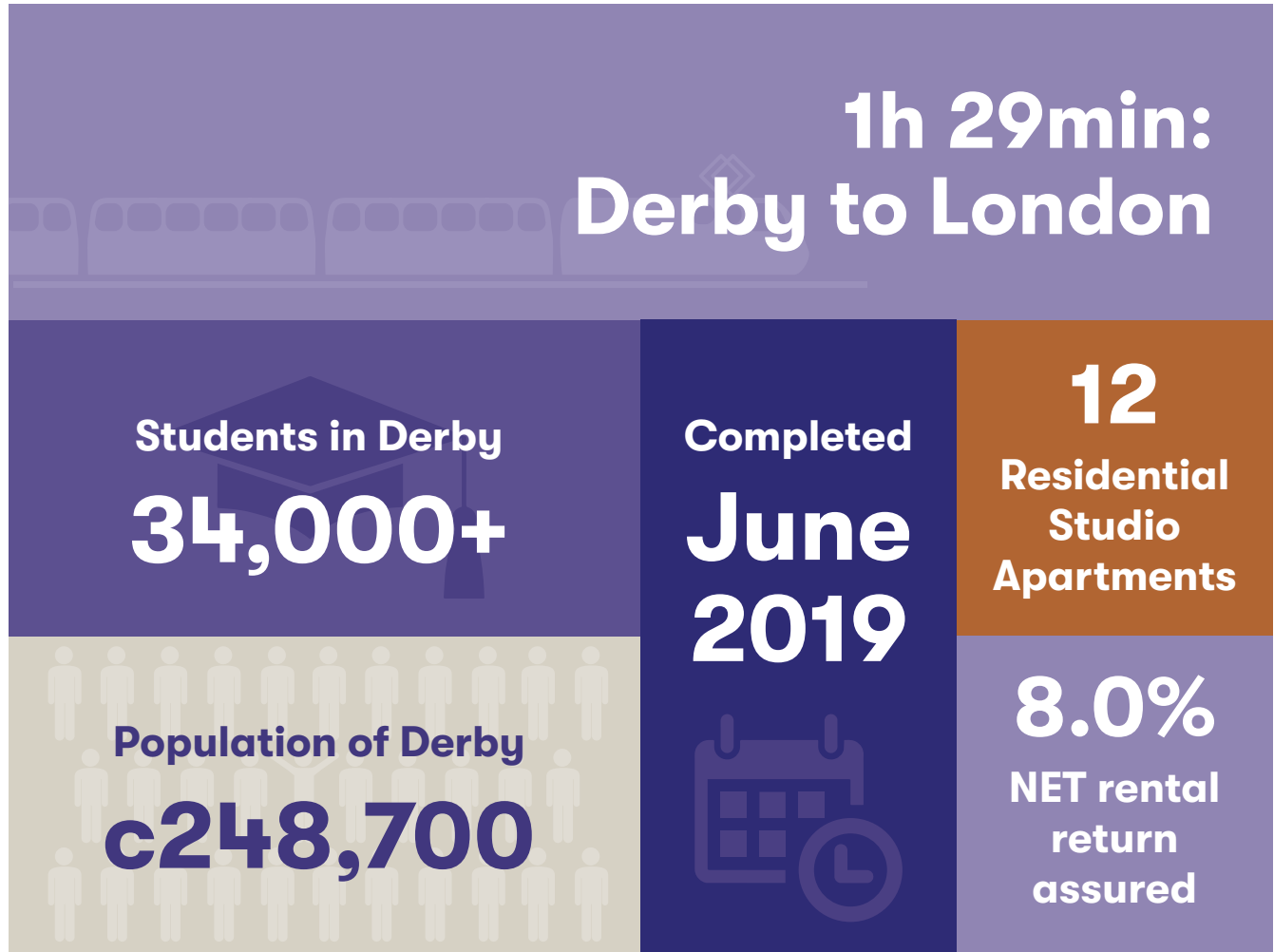
In this context, the student accommodation sector is well-placed to benefit from rising numbers of students and supply much-needed accommodation to meet demand. The best schemes are those that offer great location and the convenience and comfort of modern facilities. For investors, this is an inexpensive market to enter, yet the yields are reliable, consistent and generous.







# THE FACTS







# INVESTMENT SUMMARY

Iron Gate Studios provide purchasers with an assured 8% net rental return for two years

PROJECTED RETURNS POST RENTAL ASSURANCE

Purchase Price	£69,650
Gross Annual Rental Income	£7,280
Gross Rental Yield	10.50%
Management Fee	£728.00
Service Charge	£982.25
Total Expenses *	£1,710.25
NET Annual Rental Income	£5,569.75
NET rental yield	8.0%

\* Excludes £250 per annum ground rent

# PURCHASE PROCESS

Simple 3 step process...

1

Return signed reservation form, copy of passport, proof of address and pay reservation deposit of £5,000 which is deducted from the purchase price.

2

Solicitors are instructed and contracts issued.

3

Simultaneously exchange and complete contracts within 28 days of reservation and pay the purchase price less the £5,000 reservation deposit already paid.





# FAQs

## When will the building be completed?

Iron Gate Studios is an office to residential conversion that completed June 2019, in time for the July 2019 student intake. The development was 100% pre let during the construction phase.

## When is the rental income paid?

You will start to receive your rental income termly in arrears following completion of the development.

## How is my rent assured?

The developer is assuring a NET rental return of 8% of your purchase price per annum, if the actual rent achieved is less than this the developer is contractually obliged to top this up.

## Who will manage my property after year 2?

The appointed student letting and management agency Nicholas Humphreys, will continue to run and manage your property until such time you opt out of their management contract.

## Can the studios only be let to students?

No, the studios have full residential C3 status, meaning they can be resided in by owner occupiers, professional renters or students.

## What is the track record of the developer?

The developer is vastly experienced in the demolition, refurbishment and construction of property. Previous successful developments include extensive refurbishments of residential houses, the conversion of commercial units into residential apartments, student accommodation, offices and restaurants.

## What is the tenure of Iron Gate Studios?

Tenure is a 250 year leasehold, giving you full legal ownership.

## Are there any restrictions if I want to sell?

No.

## Does the developer have all permits and permissions in place?

The development has full planning permission granted by the local authority.

## Where is Iron Gate Studios located?

Located within the Cathedral Quarter on Iron Gate, Derby, DE1 3GA.







# FLOOR PLANS



Floor plans are approximate only and may not be to scale.  
Exact layouts and sizes of units may vary.





# CGI ROOM RENDERINGS



SECOND FLOOR

Floor plans are approximate only and may not be to scale.  
Exact layouts and sizes of units may vary.



FIRST FLOOR



THIRD FLOOR





# DEVELOPED BY 3GP

A partnership of three highly experienced companies working in collaboration, each bringing their unique portfolio and perspective to the project.

With over 20 years' experience, the collaboration brings specialist expertise in the Midlands property market. This in-depth local knowledge is employed in identifying prime sites in locations that enhance the final development's desirability and therefore investment potential.



Specialists in converting residential and commercial properties, the company's emphasis is on creating high quality, exceptional and bespoke investment opportunities. Its hands-on approach includes direct involvement in the purchase and renovation of each property, enabling the company to ensure that quality is maintained throughout, for the benefit both of the investor and their tenants.







## MANAGED BY NICHOLAS HUMPHREYS

*“The best student agency in Derby, we’ve just moved into our house (Sept 2018) and it’s ace. Very clean and everything we requested has been sorted. Helen is our contact and she always gets back to us and makes life easier for us, thanks Helen.”*

### Google review, Rehan Farooqui

Nicholas Humphreys has been managing student rental properties in Derby for over 14 years and currently manage over 300 properties in the city which house over 1,200 students. Nicholas Humphreys have branches nationwide dedicated to this specialist rental market.

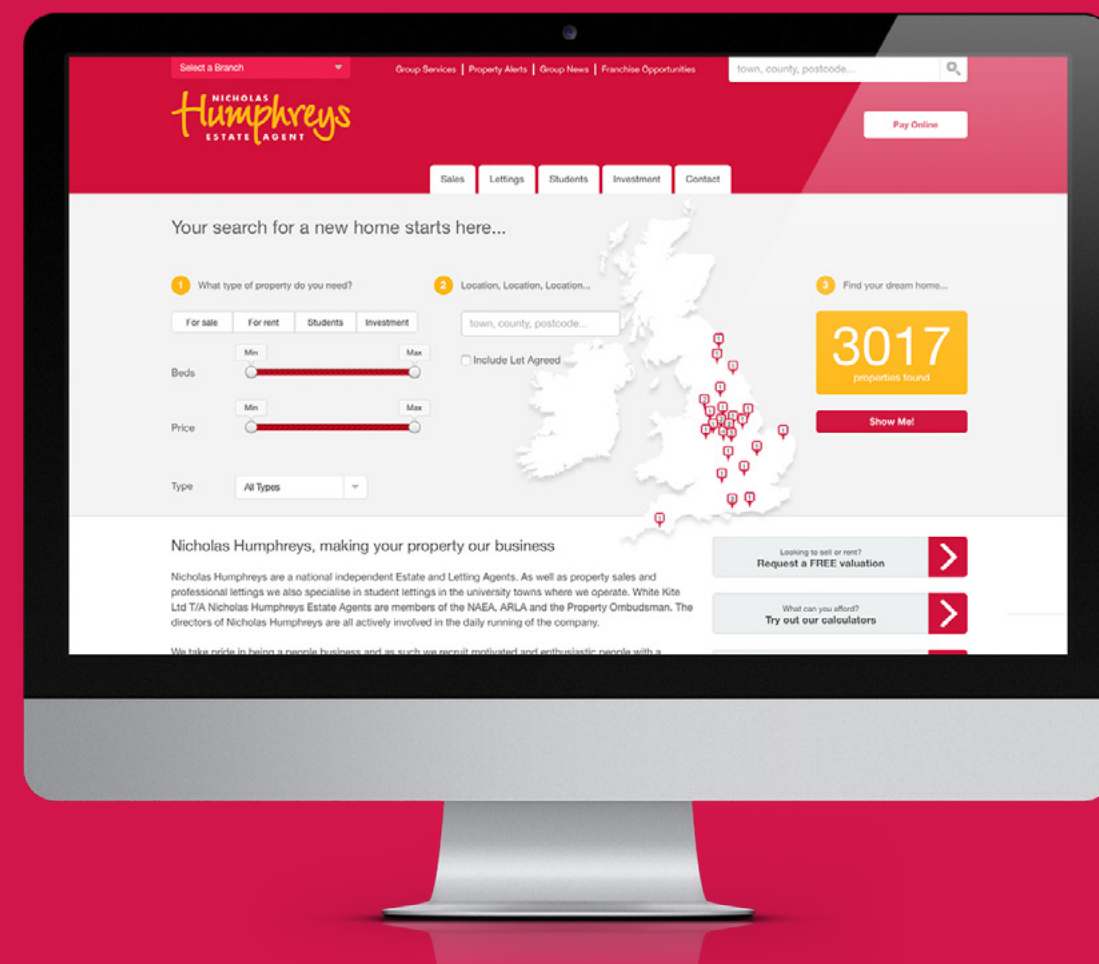
The office in Derby is ideally positioned in Friar Gate, opposite two of the busiest student night clubs and a stone’s throw away from the recently opened Derby Law School.

The fully managed service provided incorporates the advertising, drawing up the contracts, rent collection, inspections and the organising of

any repairs. For our investors, a reduced rate of 10% +vat of the rental has been negotiated, with a one off annual fee of £99 +vat per tenant sourced.

The studios will be advertised in the region of £140 per week for a 52 week contract usually commencing on the 1st July each year. The rent would be fully inclusive of all utilities and high speed wifi.

Nicholas Humphreys will continue to manage your property to ensure maximum returns and minimum stress for many years to come.







# MEET THE TEAM

## DEVELOPER

### **3GP Ltd**

170-180 Carlton Road, Nottingham, NG3 2BB

## ARCHITECT

### **Terry Malpass Associates Limited**

107 Huntley Avenue, Spondon, Derby, DE21 7DW

## DEVELOPERS LAWYER

### **Banner Jones Solicitors**

Corner House, Union Street, Mansfield, NG18 1RP

## RECOMMENDED LAWYER

### **Allchurch Property Lawyers Limited**

16 Turnstone Business Park, Mulberry Avenue, Widnes, Cheshire WA8 0WN

## MANAGING AGENT

### **Nicholas Humphreys**

15 Friar Gate, Derby, DE1 1BU







# DISCLAIMER

1. This information is and remains the property of ROC Invest Ltd trading as ROC Invest (hereafter referred to as "ROC Invest"). It is made available to the addressee subject to the terms and conditions of this Disclaimer. A copy of this information is made available to you for your personal use and must not be given, shared or communicated with any other person except for your own professional advisors for the sole purpose of obtaining their advice.

2. ROC Invest endeavours to provide accurate, up to date and complete information but makes no warranties or representations as to the accuracy, reliability or completeness or otherwise of the information contained herein. ROC Invest assumes no responsibility or liability for any omissions or errors contained in the information.

3. ROC Invest acts as an agent for the developer and as such accepts no liability to the Purchaser. Further and in any event, if notwithstanding this provision liability is established against ROC Invest, then it is agreed that the total maximum amount of such liability is limited to and shall not under any circumstances exceed the amount of ROC Invest's Net Fee of any reservations made.

4. Purchasers are required to conduct their own due diligence and make their own judgement on the property being offered. Purchasers must verify the information and any speculative information offered by ROC Invest. Purchasers are strongly recommended to perform their own financial and legal assessment of any opportunity prior to making any commitment to participate.

5. ROC Invest does not provide or offer an opinion as to whether a particular property is appropriate for a particular individual and owes no duty of care to the Purchaser.

6. ROC Invest only offers an opinion on the opportunity in general terms and in relation to the market as a whole. ROC Invest is not able to comment or give opinions on the strength or validity of any bond or insurance policy and Purchasers are strongly recommended to perform their own diligence and seek legal opinion.

7. ROC Invest does not accept any responsibility for amendments to or changes in rates of taxation, introduction of new taxes, changes to existing legislation or the introduction of new legislation or any matters relating to the final contractual arrangements for any purchase.

8. Where rental assurances or guarantees are offered as part of the purchase, the developer will contract directly with the purchaser to assure the rental income at the specified rate and for the specified duration, but this is not supported by an insurance policy, bond or bank, unless specified, nor is this warranted or supported by ROC Invest.

9. Descriptions of Property, Homes, Buildings, Locations or Development Particulars, Specifications and Pictures and Artists Impressions of any property, home, building, location or development are given in good faith and believed to be correct, but they do not form part of any offer or solicitation and are intended only as a general guide. ROC Invest does not control the building or development of any project.

10. You acknowledge that developers reserve the right to alter plans, designs and specifications at any time without prior notice. ROC Invest therefore will not be responsible for such changes.

11. All descriptions are intended only as a general guide and are not to be relied upon by you or any other interested parties as a statement or representation of fact and you should satisfy yourself by inspection or otherwise.

12. ROC Invest has endeavoured to provide the highest quality information, backed up by substantial experience and proven evidence from the marketplace. However, individual interpretation of information may vary, and individual circumstances, skills, abilities, knowledge and attitude play an important part in achieving a particular outcome. In addition, the future behaviour of the property market may not follow past experience, either, internationally, nationally or locally. For this reason, ROC Invest does not warrant, guarantee or promise that you will make a profit from any property transaction entered into, whether as a result of acting on information contained within this document or otherwise. As with any purchase, this may make a loss.

13. The Consumer Protection from Unfair Trading Regulations 2008 and the Consumer Protection (Amendment) Regulations 2014 (singly or together the "CPR") prohibit unfair practices. To satisfy our obligations under the CPR, our sales particulars have been prepared by ROC Invest upon the instruction of the vendor and in accordance with these regulations. The sales particulars are produced in good faith and are not intended to form part of a contract.

14. The purchaser may be liable for property related taxes in connection with property purchases and ownership in addition to any ongoing personal or corporate taxation which may apply; for the avoidance of doubt, ROC Invest shall have no liability for such taxes.

15. ROC Invest Ltd is not authorised and regulated by the Financial Conduct Authority (FCA) and as such is not permitted to offer financial advice about investments, be they regulated or unregulated. ROC Invest Ltd does not offer Financial Advice. In case of queries or doubt you should consult an FCA regulated Independent Financial Advisor (IFA).







**IRON GATE**  
STUDIOS