



KINGFISHER  
COURT

# WATERSIDE

## QUARTER



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Huddersfield University

**9% NET  
Return for  
5 years**

## INTRODUCTION TO KINGFISHER COURT

Kingfisher Court is a new purpose built student accommodation development, that will provide 252 modern high quality residential studio apartments to the significantly undersupplied purpose built student accommodation market in Huddersfield.

Located in the heart of Huddersfield, Kingfisher Court is the newest addition to the ever changing Huddersfield skyline and forms part of the Waterside Quarter development. This property is under construction and will be welcoming students for the 2016/17 academic year, this modern purpose built student accommodation development provides property investor purchasers with a 9% NET rental return that is contractually assured for five years from completion of the property, in addition to this 5% interest will be offered on deposited funds during the remaining construction period.

This ten-storey building will offer students in this growing university town 252 excellent self-contained studio apartments that will come complete with an en-suite shower room and a kitchenette. Kingfisher Court will also have a range of excellent communal facilities including IT Suite and media room, gymnasium, laundry, games room, dedicated study areas and a state-of-the-art cinema suite.

# HUDDERSFIELD

“The 10th largest town in the UK, located between the Northern Powerhouse cities of Leeds and Manchester.”

- Huddersfield is one of the largest economies within the Leeds City Region.
- The huddersfield area's economy is worth £5.75bn. GVA (Gross Value Added) is projected to increase by 37%, equivalent to £2bn, by 2026.
- A total of 13,930 employers are based within the Huddersfield area, employing 150,200 individuals.
- The area is in the top ten UK locations for the number of residents in work - with 186,200 residents in work.



# HUDDERSFIELD A STUDENT CITY

Huddersfield is home to four major educational institutions:

- University of Huddersfield
  - Kirklees College
  - Greenhead College
  - Huddersfield New College
- Over 48,000 students from 120+ countries study in the town
  - Excellent transport links via road and rail to; Leeds, London, Manchester & Sheffield
  - There are 165,000 students located within 1 hour drive from Huddersfield





## THE HIGHER EDUCATION INSTITUTIONS

Huddersfield is recognised as a significant, established and growing student town popular with domestic and international students.

Home to Huddersfield University and Kirklees College (a university college) these two major university college sites offer a wide range of residential courses catering to many areas of specialities in the arts and sciences, these two institutions are home to the majority of the student population in the town.

# KIRKLEES COLLEGE

Opened in 2008, Kirklees College is one of the UK's largest colleges boasting a brand new campus on Manchester Road directly adjacent to the Kingfisher Court site. The new Kirklees campus was recently developed at investment of more than £74m.

Kirklees offers degree and higher education courses in a range of subjects including and not limited to Art & design, Business, enterprise and professional studies, Construction, Engineering, Higher Education, Media, Music and performing Arts and Sports studies.

The college was formed in 2008 through a merger of 2 major colleges, currently it employs approximately 1200 staff and has over 20,000 students.

Kingfisher Court is located next to the main Kirklees College Campus



# THE UNIVERSITY OF HUDDERSFIELD

Home to more than 24,900 students and has undertaken an extensive programme of investment with more than £80m spent on the university's main campus in the last decade. The university has won many accolades and awards in recent years and enjoys an excellent track record for employability from its graduates.

Huddersfield University have more than 1,200 alumni working at 83 of the FTSE 100 and 157 of the Fortune 500 companies, 3,000 alumni who are company leaders (Founders, Owners or Chief Execs) and 30,400 alumni who are working at a senior level (Director/ Partner or above). Source: Huddersfield University website, 2016

The university has a considerable reputation for employability, finishing 6th in the Sunday Times Top 20 for graduate level employment - higher than Oxford or Cambridge.

Recent awards for Huddersfield University include the below:

- The Entrepreneurial University of the Year at the *Times Higher Education awards* 2012.
- The winner of the Outstanding Registry Team 2013 at the *THE Leadership and Management awards* 2013.
- Won University of the Year at the *THE awards* 2013.
- Named the THE's Best University Workplace in 2014.
- Also won the *New University of the Year at the Educate North Awards* 2015.



**THE AWARDS**  
AWARD WINNER  
UNIVERSITY OF THE YEAR



# THE WATERFRONT REGENERATION AREA

Kingfisher Court is located within a key redevelopment area of Huddersfield. The Waterfront is a significant commercial, residential and leisure regeneration area which includes creation of high quality commercial business facilities around a master planned courtyard and promenade. Straddling the canal that runs adjacent to the Kingfisher site the area is set for major investment and redevelopment over the coming years.

The addition of the new £74 million Kirklees College campus on the site and now the development of the Kingfisher Court site will compliment the new development and attract further investment. Buildings sizes in the development area range from 20,000 square feet (1800 square meters) through to 70,000 square foot (6300 square meters). A plaza to include amenity space and landscaped gardens is also planned.

Kingfisher Court will offer a high specification a new purpose built accommodation block specifically designed and conceived to accommodate the significant student demand in the Huddersfield area and being located directly next door to a major campus.



**48 THOUSAND STUDENTS**



**150 METRES FROM KIRKLEES COLLEGE**



**0.4 MILES FROM HUDDERSFIELD UNIVERSITY**

## KINGFISHER COURT LOCATION

Kingfisher Court is perfectly located for Huddersfield's student population of over 48,000 standing less than 150m from Kirklees College and just 0.4 miles from the University of Huddersfield, its close proximity makes it an excellent choice for potential student tenants.

### Desirability

- Self contained studio apartments rather than smaller student pods in cluster flats. Studio apartments attract longer tenancies than student pods, supporting an investors yield
- At approximately 19m2 these units are a very good size and are priced very competitively compared to other projects currently available in the market place.
- The rents quoted are achievable, with market comparisons showing comparable properties achieving £150 per week.

### Supply & Demand

- There is a significant imbalance at present with the available purpose built accommodation in Huddersfield and the available units for rent. So much so that currently hundreds of students each day are transported on buses in and out of the town to accommodation outside the main town centre (4 miles away).
- Planning permission for this development was granted by Huddersfield local authority as a direct requirement for further student housing was evident in the town.



## MODERN STUDENT LIVING

Kingfisher court will provide a total of 252 purpose built modern student apartments for the Huddersfield student housing market. Each property will be completed to a high standard with attention to quality finishes and good usage of space, these properties will provide an excellent long term housing solution to the student population in Huddersfield being centrally located for both Kirklees College, Huddersfield University and the town centre.

Every apartment will be offered fully furnished to prospective student tenants and the building will benefit not only from modern and high end hotel apartment style finishes but also a range of state of the art facilities. To manage the properties a specialist and established student housing operator will oversee the building to tenant, manage and staff the project once completed.

The properties in Kingfisher Court will be let to students on 51 week tenancies on an average rental of £135 per week. Student tenants will benefit from the high quality and central location of the apartments and owners of the apartments will gain an assured rental income over the first 5 years of ownership of 9% NET based on the purchase value of the apartments they own.



## COMMUNAL AREAS

Kingfisher Court is set to be the premier student accommodation in Huddersfield benefitting from an excellent range of on-site facilities including:

- Games/Television room
- Cinema room
- Study rooms
- I.T. suite
- Laundry facility
- Parking

Owners of the apartments in Kingfisher court will benefit from a **9% NET Return for 5 years after completion.**



**9% NET**  
Return for  
5 years

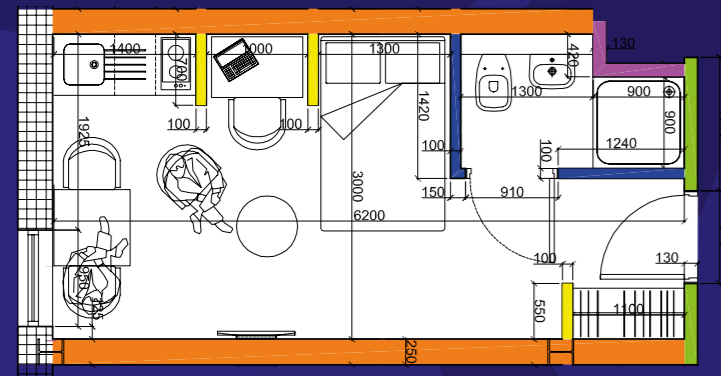


# STUDENT PROPERTY RENTAL INCOME

Example rental income projections:

## Studio Apartment Purchase

- Apartment Price £64,995.
- 5% interest paid on deposited funds prior to completion.
- Assured 5 year annual NET rental income 9% per annum.
- Annual income £5,849.55 ground rent £300 Per annum
- 9% Per annum represents a NET figure for rental income over the first 5 years following completion.



Proposed Floor Plan Level (0)

Scale 1:100

## The Purchase Process

The purchase process in Kingfisher Court is simple. After selecting an available unit to purchase complete the steps outlined below to acquire your property.

1. **Reservation** - Reservation form completed and £5,000 reservation fee paid. Your reservation fee will be deducted from your deposit amount on exchange.
2. **Solicitors Instructed** - Solicitors instructed, Legal pack sent out & anti-money laundering process completed.
3. **Exchange of Contracts** - 50% of purchase price to be paid to solicitor (minus reservation fee already received) and contracts exchanged within 28 days of reservation.
4. **Legal Completion** - The remaining 50% of the purchase price is paid. The purchase is then completed and Title Deeds are then registered with the UK Land Registry.

After completion the apartments will be managed to generate ongoing rental and income. Owners will be paid rental income equivalent to 9% NET per annum in 4 instalments (quarterly) each year.

## Prices Available from £57,495 per apartment

### Front Side Studio - from £57,495

Example Purchase of entry level £57,495 unit

- Select your unit and pay reservation fee of £5,000
- 50% of the Purchase Price is required at Exchange of contracts, less Reservation Fee = £23,747.50
- 50% Balance payment is payable on completion (estimated August 2016) = £28,747.50

### Canal Side Studio - from £57,995

Example Purchase of entry level £57,495 unit

- Select your unit and pay reservation fee of £5,000
- 50% of the Purchase Price is required at Exchange of contracts, less Reservation Fee = £23,997.50
- 50% Balance payment is payable on completion (estimated August 2016) = £28,997.50

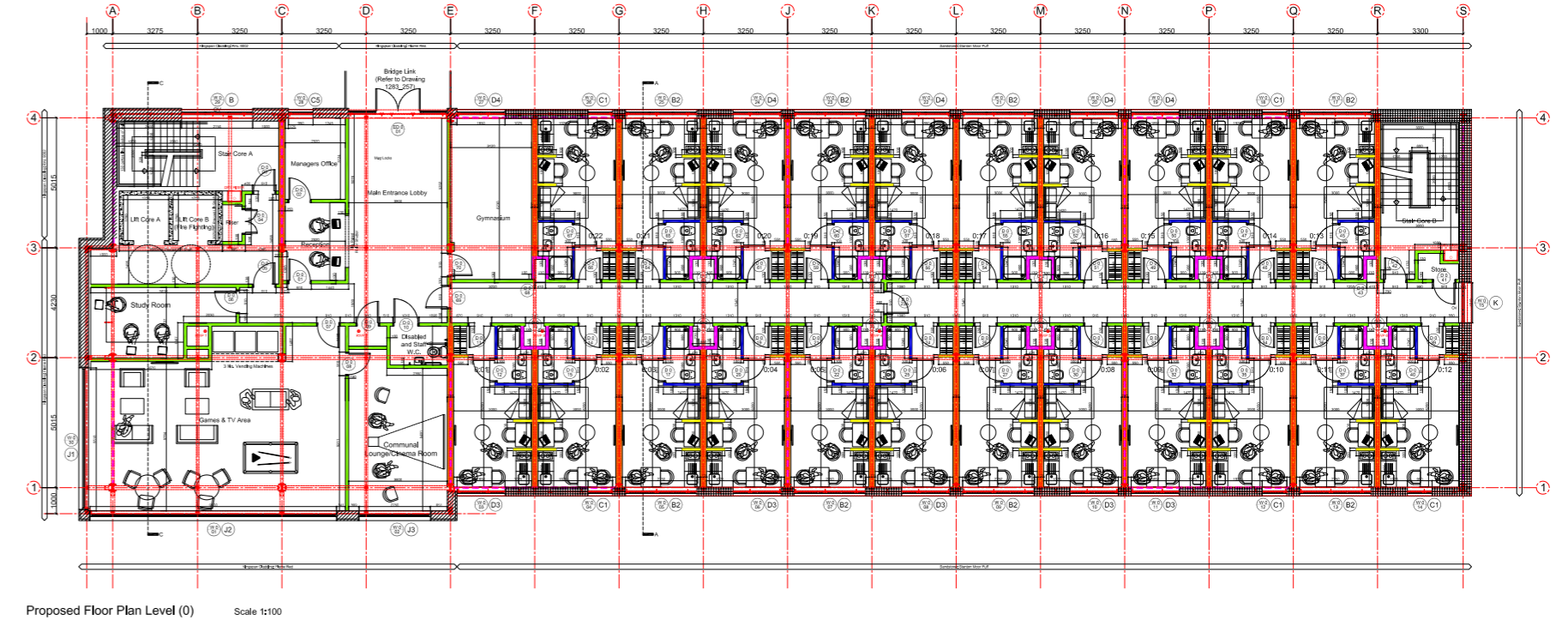
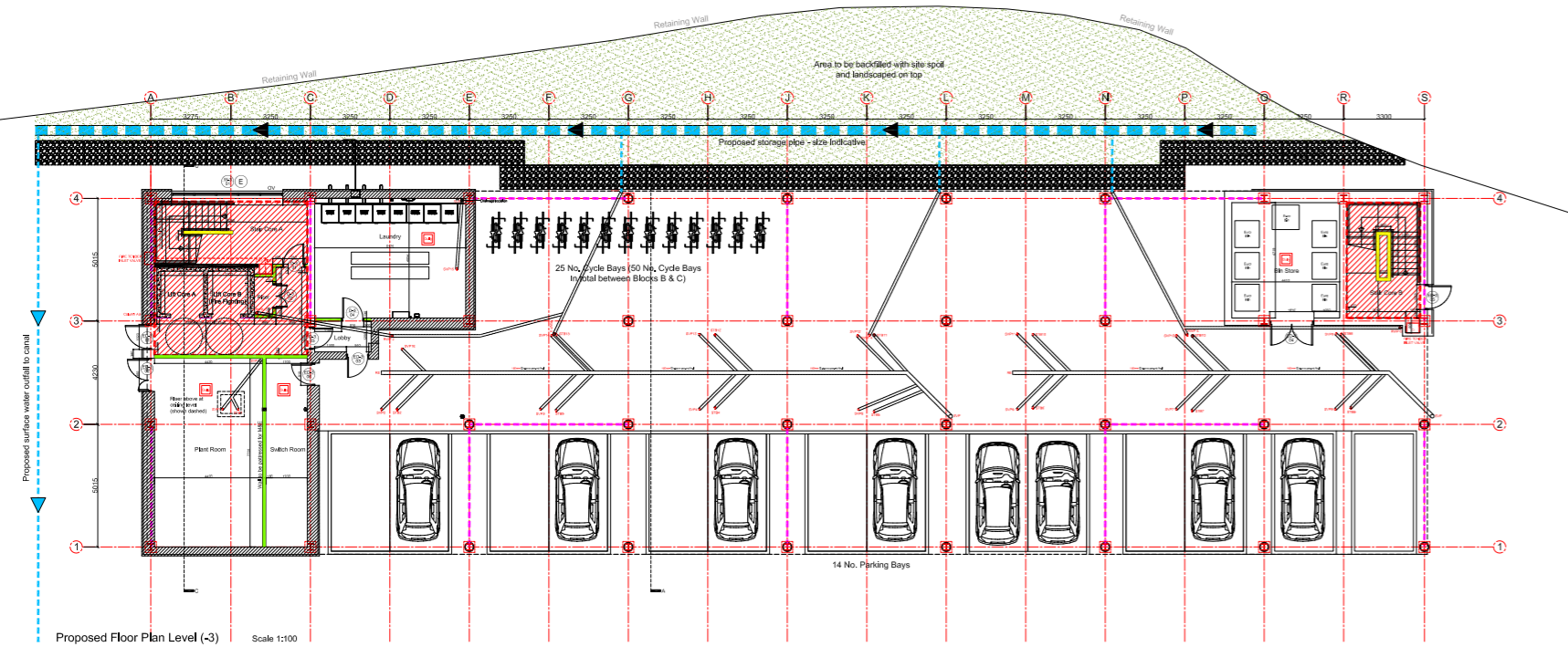


**MINIMUM OF £5,175 ANNUAL INCOME PER FRONT SIDE STUDIO**



**MINIMUM OF £5,220 ANNUAL INCOME PER CANAL SIDE STUDIO**

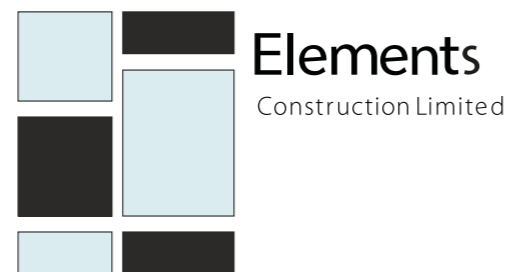
# FLOOR PLANS





## THE DEVELOPER

The developer of Kingfisher Court is Mederco; incorporated specifically for the development of high quality student accommodation. The company and its directors, also develop residential housing in the North and North West England and have become one of the leading and fastest growing house builders in the area.



## CONSTRUCTION

Elements construction is a family run construction business. The owners of the group have significant experience in the build environment, spanning smaller projects in the residential sector through to one of the largest timber framed buildings in Europe. The shareholders in Elements have significant multi million pound financial backing and funding and so are well placed to deliver on the Kingfisher court project.



## THE SOLICITOR

Chadwick Lawrence has offered professional and supportive legal advice to both private and commercial clients for over 160 years. Chadwick Lawrence is one of the largest legal firms in Yorkshire. The firm provide exceptionally high levels of service and first-rate legal advice. In this project they are acting for the developer.



## THE ARCHITECT

Established in 1998, KDP are a North West based architects firm with an established and respected reputation throughout the industry. Having worked on a number of residential, commercial and student accommodation based projects in the past they have a wealth of experience.

# FAQ

## **Where is the property located?**

The property is located in central Huddersfield on the Manchester Road, the site borders the Kirklees college campus, home to 20,000 students and is a short walk from Huddersfield University's main campuses. Postcode :HD1 3LD

## **What is currently on the site?**

The site is currently under construction and the contractor is on site, please request the latest construction images to see the most up to date progress.

## **How many units are in the development?**

The property will consist of 252 purpose built student apartments (studios), the building will also have a range of facilities including manned reception, Gymnasium, IT suite, Games room, Cinema and laundry facilities.

## **When will the building be completed?**

The property will be completed for the 2016/17 student intake and so will complete in September 2016. The construction progress is on schedule for this delivery date.

## **Who will manage the property?**

An experienced management company will be appointed to run the property from completion. The operator will be an established student housing operator with experience in managing modern purpose built multi-let student accommodation in the UK.

## **What is the rental assurance?**

Each property in the development will provide apartment owners with a 9% assured NET rental income following completion.

## **How does the assured yield work?**

The Assured Rent of 9% net per annum is payable throughout the rental assurance period by the developer. Payments will be paid to owners throughout the 5 year assurance period.

The rent is payable quarterly in arrears and is paid directly into any bank account in the world as stipulated by the purchaser. The amount of assured rent is specified in the agreement for sale and management agreement.

## **What happens after the 5 year assurance period?**

The manager can continue to run the property on behalf of the owners following the period after the 5 year rental assurance. Based on current trends in the UK student housing market the rentals projected should be comparable to the rental assurance after the 5 year period of 9% NET.

## **How do I select a unit?**

Speak to your agent regarding the properties and their availability. Once a type of unit has been agreed on, some suggestions will be put forward for you to select from. Unit selection will be confirmed through completion of the reservation form and payment of a £5000 reservation fee.

## **What happens to the reservation fee?**

The reservation fee is paid and forwarded to the developer as part of the purchase price, your solicitor will ensure that this is deducted from the total purchase price during the legal process.

## **What is the ground rent?**

The ground rent is £300 per annum for each of the studio apartments however in the first 5 years this is calculated and already paid..

## **How long is the lease of each apartment?**

The lease is 250 years from completion.

## **I do not have a UK solicitor, can you recommend one to act for me on the purchase?**

We have relationships with a number of UK based solicitors who can act for purchasers



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