

Sky Buildings, Jubilee Street, Newcastle-under-Lyme ST5 1HG

Part Completed Student Development

- 273 student letting rooms/pods (128 letting pods have been sold on long leasehold).
- Located close to both Staffordshire University and Keele University, alongside Newcastle-Under-Lyme's town centre.
- Benefitting from secured underground parking
- Freehold

Landwood Group,

South Central, 11 Peter Street, Manchester, M2 5QR

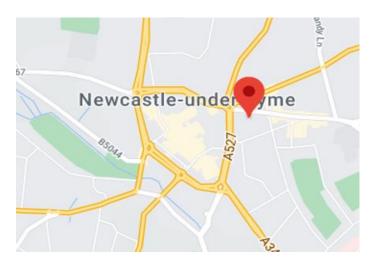
T: 0161 710 2010 F: 0161 710 2050 W: www.landwoodgroup.com

CONTACT

Holly Surplice 0161 710 2010 Holly.surplice@landwoodgroup.com

Charlotte Haynes 0161 710 2010 Charlotte.haynes@landwoodgroup.com

www.landwoodgroup.com



Location

The property is located on Brunswick Street, in the town of Newcastle Under Lyme, Staffordshire. Junction 15 of the M6 motorway lies 2.7 miles to the south-west and Stoke-on-Trent Railway Station lies circa 2 miles east.

The site is positioned close to both Staffordshire University and Keele University, being circa 2.4 miles from each of the main campus's. There are good public transport links to both via bus routes.

Description

The property comprises a part completed student accommodation development scheme. We are advised by our client that the scheme will include a total of 273 student letting rooms, which will be split across student 'pods' with between 2 - 5 en-suite rooms with a shared kitchen/lounge, and studio apartments. The Sky Building offers a number of onsite facilities such as a cinema room, a state of the art gym, a studying lounge, a courtyard, laundry facilities and secure basement parking.

The building is constructed over seven floors, alongside a further basement level and is of a composite structure with a combination of concrete columns with a steel structure. Elevations are to be clad in a combination of stretcher bond brickwork skin and composite cladding, beneath a flat roof.

The site extends to approximately 0.25 hectares (0.63 acres).

PLANNING

17/00252/FUL - Demolition of former swimming baths and construction of 273 room student development with associated communal area and car parking. Granted with conditions on 24 July 2017.

Accommodation

The development will provide a total of 273 rooms to include 122 standard rooms, 137 studios and 14 large/accessible studios.

A schedule of accommodation is available on request, alongside copies of the proposed floorplans.

In addition there will be communal facilities and 19 secure car parking spaces to the basement level.

Tenure Information

Freehold - SF543525

Tenancies

Subject to 128 long leases for completed sales. The sale is for the Freehold and 145 units remaining.

VAT

All figures quoted are exclusive of VAT which may be applicable.

Legal Costs

Each party will be responsible for their own legal costs.

Price

Offers invited

Further Information

A sales pack is available on request.

Viewings

Strictly by appointment.

Date of particulars: Revised May 2021

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property

LANDWOOD GROUP













www.landwoodgroup.com