



# TRIPPET COURT SHEFFIELD

- Contemporary en-suite student apartments
- Highly desirable location
- 8% Net Yield
- 5 Year Rent Guarantee
- Fully Furnished and Managed

# TRIPPET COURT THE DEVELOPMENT

## Where urban and rural living co-exist.

Sheffield is a city full of character; from the stunning architecture, eclectic street art and beautiful rural landscapes, this South Yorkshire city has been dubbed one of the greatest cities in the UK. It is the principle administrative centre within South Yorkshire. Bordering Derbyshire, the Peak District and the Pennines it is located approximately 56 km (35 miles) to the south of Leeds, 67 km (42 miles) east of Manchester and 270 km (168 miles) north of London.

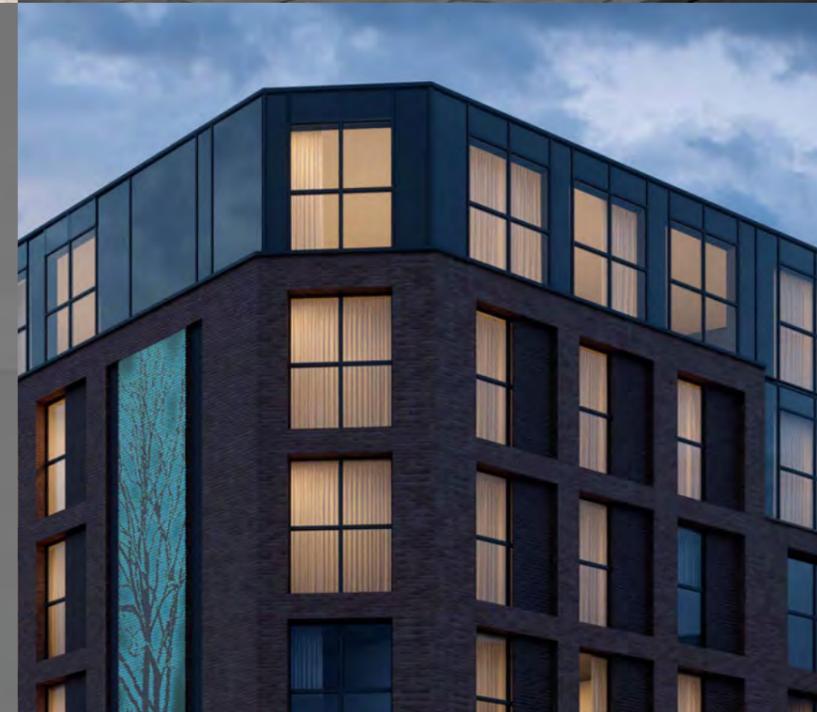
There has been a substantial increase in the 20-24 age bracket due to a large increase in the number of students at the University of Sheffield and Sheffield Hallam University. Both universities have also experienced an increase in international students, further increasing the city's younger population.

In the city centre, the Millennium Gallery shows metalwork and art from Sheffield and around the world. It adjoins the Winter Garden, a large temperate glasshouse filled with plants. Kelham Island Museum offers an insight into the city's industrial heritage.

With a third of the city located within the formidable Peak District National Park, rather impressively Sheffield has the highest ratio of trees to people of any European city.

But not only does Sheffield deliver on rural delights, it also offers access to fast paced city life. The streets are lined with great bars, pubs, cafes and restaurants, and there's an abundance of shopping facilities, theatres and sporting venues.

As the fourth largest city in England, and fifth in the UK, Sheffield is a place where the people, landscapes, creativity, culture and history are plenty.





## INVESTING IN SHEFFIELD

**World famous for its steel industry, stainless steel was invented here, Sheffield has a strong industrial heritage, and whilst the smoking chimney stacks are no longer a prominent figure on the Sheffield skyline, the city continues to prosper as a centre of manufacturing and technology excellence. Health and education, logistics and distribution, legal, financial and professional services all play a major role in the city's make-up also.**

Significant regeneration and a buoyant job market combine to make Sheffield an extremely popular place for people to live, work and study. Sheffield is one of the fastest growing cities in the United Kingdom. The current population is 575,400 but according to Sheffield City Council this is likely to grow to 652,300 by 2039.

Ongoing investment in Sheffield means that businesses can make the most of the pool of talent coming out of Sheffield's two major Universities. The wider Heart of the City II master plan builds on the success of the original Heart of the City scheme. In the coming years, it aims to deliver a dynamic mixed-use district that will become the commercial hub of the city centre. Proposals in this scheme include premium retail brands, independent restaurants, Grade A offices, quality apartments, four and five-star hotels, and attractive public spaces.

With £1.3 billion being invested into the city over the next 30 years, there will be even more developments within the transport systems (there are early plans for a new road, including a trans-Pennine tunnel to connect Sheffield to the booming city of Manchester), retail parks and the supporting infrastructure. All of this development will play a huge role in attracting further investment, allowing Sheffield's booming economy to continue growing.

# INVESTING IN THE STUDENT MARKET

The student property market represents a lucrative investment opportunity right across the UK. According to Parliament UK, the number of students enrolled on undergraduate and postgraduate courses in the academic year 2017/2018, was 2.3 million, and despite the costs of studying, the numbers of both domestic and international students applying to University courses is expected to see an even greater increase in future years.

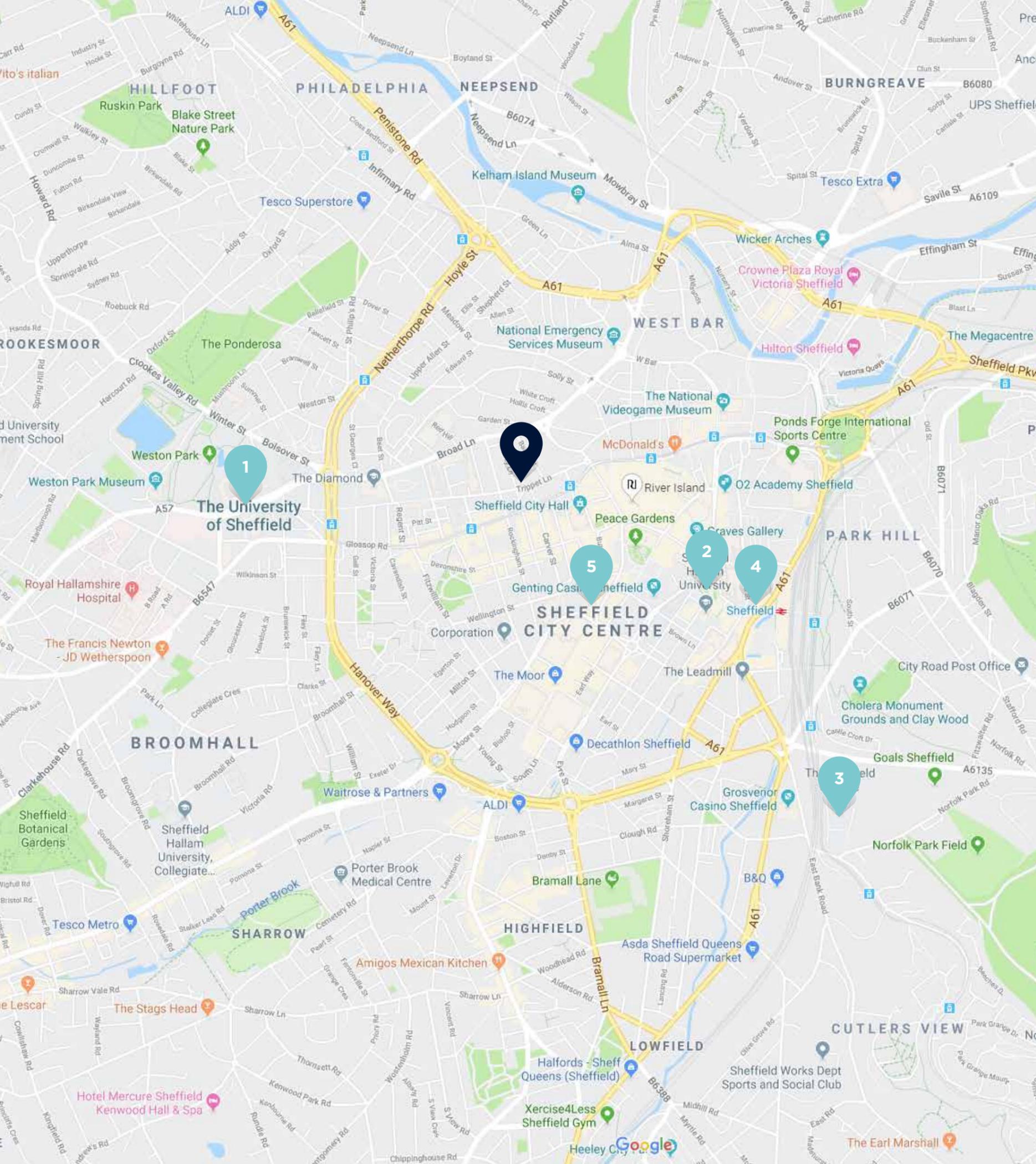


It's safe to say that the majority of students in higher education require accommodation, and increasingly their accommodation requirements are breaking away from the traditional 'student digs'.

Students today crave modern, purpose-built, well managed properties, which offer great access to their place of study and local and national transport links. Student accommodation also needs to be sited near to leisure amenities, to allow students to enjoy a full and varied social life alongside their studies.

There are certainly high expectations around the type of accommodation that students want to live in, and importantly for investors, they are willing to pay high rental costs in order to secure such accommodation.

With a high and constant demand for properties, along with a limited supply of suitable accommodation, and high yield returns— investing in the student market offers a relatively low risk investment opportunity.



## PRIME LOCATION

**Set in the heart of the UK, Sheffield boasts excellent transport links to the rest of the country and internationally.**

The city benefits from excellent road connections, with the M1 (Junctions 33 and 34) approximately 6 miles to the northeast, providing a direct route to London. The M18 motorway also offers links into and out of Sheffield.

Sheffield also benefits from very good rail links with Sheffield Train Station providing frequent services to Leeds in the north and London and Birmingham in the south. The efficient Supertram and regular bus services provide good links throughout the city and its surrounds. There is also a park and ride scheme available.

Robin Hood Airport is located 19 km (12 miles) to the north-east of the city, handling over 1 million passengers a year. Just an hour's drive away is Manchester airport, the third busiest airport in the UK; this makes Sheffield an ideal location for international students and professionals in particular.

Whatever mode of transport you chose to access Sheffield; all available links are there to make it as easy as possible.

Sheffield's centralised location and exceptional transport links, make this thriving city even more desirable to students and investors alike.

## WHAT'S NEARBY?

 **TRIPPET COURT**  
DEVELOPMENT SITE

### Walking Distance to:

- |  |  |
|--|--|
|  Sheffield University<br>10 min walk        |  Sheffield Main Line Train Station<br>16 min walk |
|  Sheffield Hallam University<br>13 min walk |  City Centre<br>2 min walk                        |
|  Sheffield College<br>14 min walk           |  |

Walk times taken from Google Maps

## SHEFFIELD'S STUDENT MARKET

**Sheffield is a huge university city with around 60,000 students enrolled between the two universities, Sheffield Hallam University and The University of Sheffield – around one in ten residents are students. The University of Sheffield is based mainly around the city centre. Sheffield Hallam University also has a campus two miles away on Ecclesall Road – a vibrant, trendy area which is a hotspot for Sheffield student life.**

According to The Times and Sunday Times, The University of Sheffield is ranked 25th in the UK. It boasts six noble prize winners amongst its staff, past and present. Due to its strong reputation, there is always fierce competition for a place at the university. However, competition for accommodation is even fiercer. The University of Sheffield has approximately 28,000 students, but can only provide around 6,000 students with a room in one of its halls of residence.

Sheffield Hallam University is the 7th largest in the UK and acts as a regional hub of excellence for science, technology, engineering and maths with its STEM Centre. With almost 34,000 students enrolled on its undergraduate and postgraduate courses, similarly to Sheffield University, Sheffield Hallam can only accommodate around 4,500 students in its halls of residence.

It is obvious that there is a massive shortfall in supply of suitable student accommodation, with a shortage of nearly 50,000 rooms. It falls to the private sector to meet this gap in the market, and this is increasingly being achieved with purpose-built, fully fitted properties across the city.





## HEART OF THE CITY II

**Heart of the City II is Sheffield City Council's ambitious £470 million plan to transform its city centre into a vibrant mix of residential, retail and lifestyle space. It's the largest ever development to take place in Sheffield featuring new roads, public spaces and heritage alongside a compelling retail and residential offer.**

This scheme builds on the hugely successful original Heart of the City project that kick started the regeneration of Sheffield city centre at the start of the Millennium. Heart of The City II is a mixed-use scheme comprising of high-quality retail, Grade A offices, hotel and residential developments, restaurants and cafés, leisure destinations, parking and stunning public realm.

The beauty of this scheme is that it brings together old and new maintaining the existing street patterns and quirky historic buildings whilst adding in striking new architecture and unique outdoor spaces. With the one of Sheffield's most popular local businesses, Marmadukes cafe, opening a second store next to HSBC on Cambridge Street, alongside Monki and Weekday moving to the area, Heart of the City II ensures a perfect blend of local and international businesses in the new development.

Marmadukes uses local, sustainable and ethical suppliers – such as Our Cow Molly – to make fresh coffee, salads, sandwiches and baked goods in house every day.

Central to the plan for Heart of the City II is that local businesses contribute to the regeneration of the area alongside big banks and national and international businesses. This ensures that local energy is brought to the area giving the scheme a distinctively Sheffield feel.

The Heart of the City II regeneration is gaining momentum, with more occupier announcements in Grosvenor House anticipated soon, as well as construction getting underway on nearby Blocks B and C of the master plan.

The Heart of The City II scheme is all about creating a modern and sophisticated district where people can work, live, shop and visit.



## SUMMARY

**Trippet Court is a new build property consisting of 63 en-suite apartments over 6 floors.**

- Fully managed, contemporary student apartments
- Guaranteed net rental income
- Highly desirable location

Sited just a short distance from both Sheffield Hallam University (13 minute walk) and the University of Sheffield (10 minute walk), the location of this property is ideal for the student community. The mainline train station is a 16 minute walk away and the city centre is just a 2 minute walk away. This prime location means that residents can make the most of the wide variety of facilities that the city and surrounding areas have to offer.

All apartments are well-designed, have a secure fob access system, CCTV, Wi-Fi throughout and are finished with contemporary fixtures and fittings. These apartments are comfortable and functional whilst remaining aesthetically pleasing.

Students will also have access to a number of communal areas including dining areas, a laundry, cycle store and a communal kitchen, which is finished to a very high standard with high gloss units. This is a fully managed investment opportunity, with all properties available on a 250 year leasehold basis.

The en-suite apartments are available to purchase for £64,950. All of the Trippet Court apartments come with a 5 year assured net rental of 8% per annum.

# PROPERTY MANAGEMENT

**The Trippet Court development is managed by Fit Property, one of Sheffield's largest independent student accommodation specialists. As an established management company, they have over a decade of experience working with investors, developers and landlords, and they manage some of the city's most successful properties.**



## Fit Property

Fit Property works closely with both students and investors to ensure that all parties' needs are met. To achieve this, they use cutting edge technology to engage with their stakeholders, creating highly effective communication channels.

Offering an end to end service, the company delivers a full range of management functions. From finding and vetting tenants, to checking students in and out of the accommodation at the start and end of tenancies. They also take care of inventory and deposit management, as well as working to maximise rental returns. Additionally, the company takes on the responsibility of managing the property maintenance, including repairs, redecoration, and the cleaning of common areas.

Utilising such an established management company ensures that Trippet Court operates efficiently, whilst responding to the needs of both students and investors alike.



# FLOOR PLANS



## LOWER GROUND FLOOR

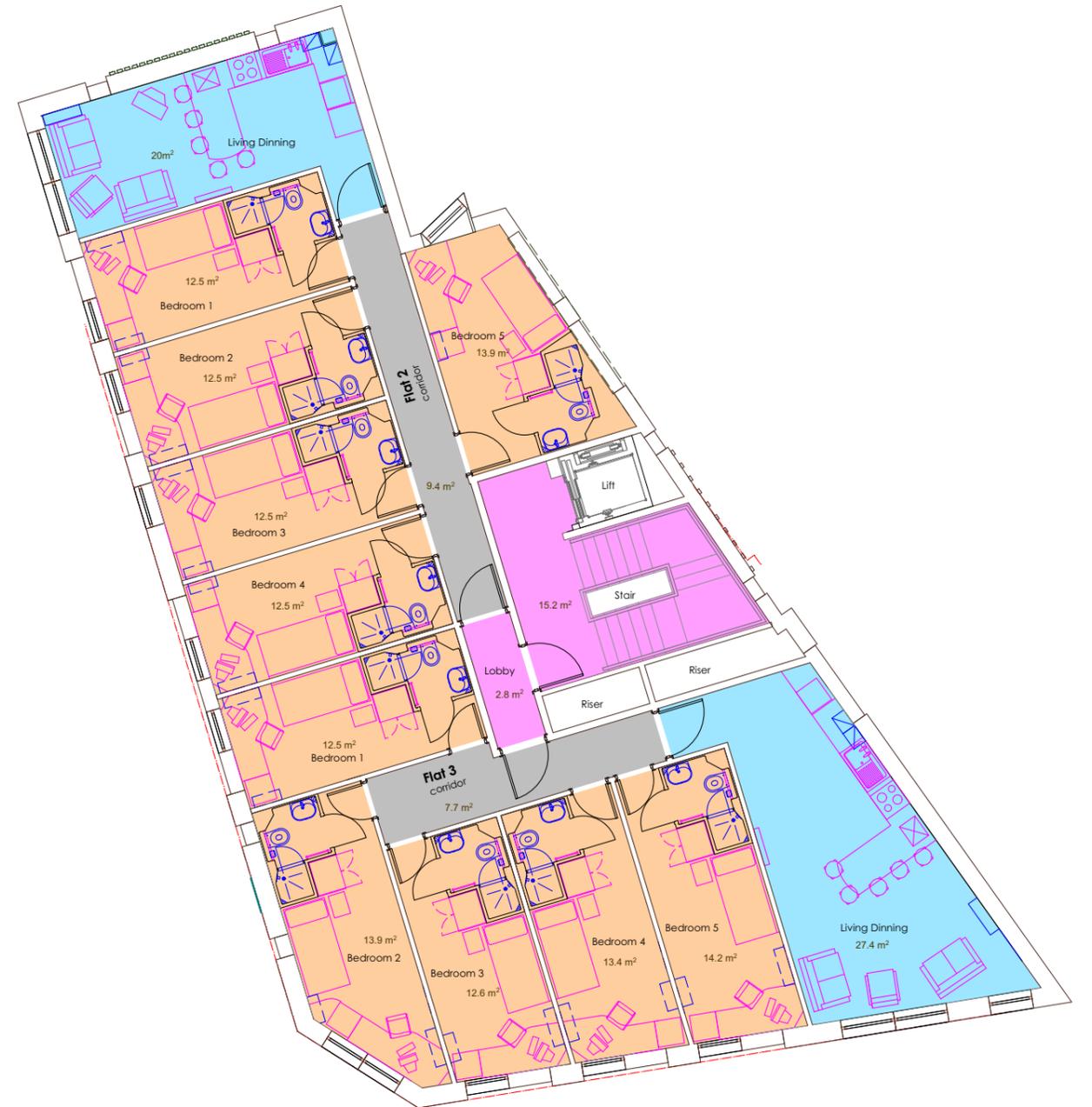


# GROUND FLOOR



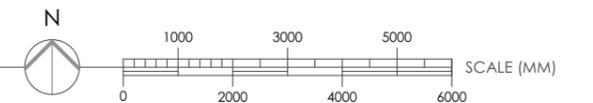
Grapes Car Park

# FIRST FLOOR

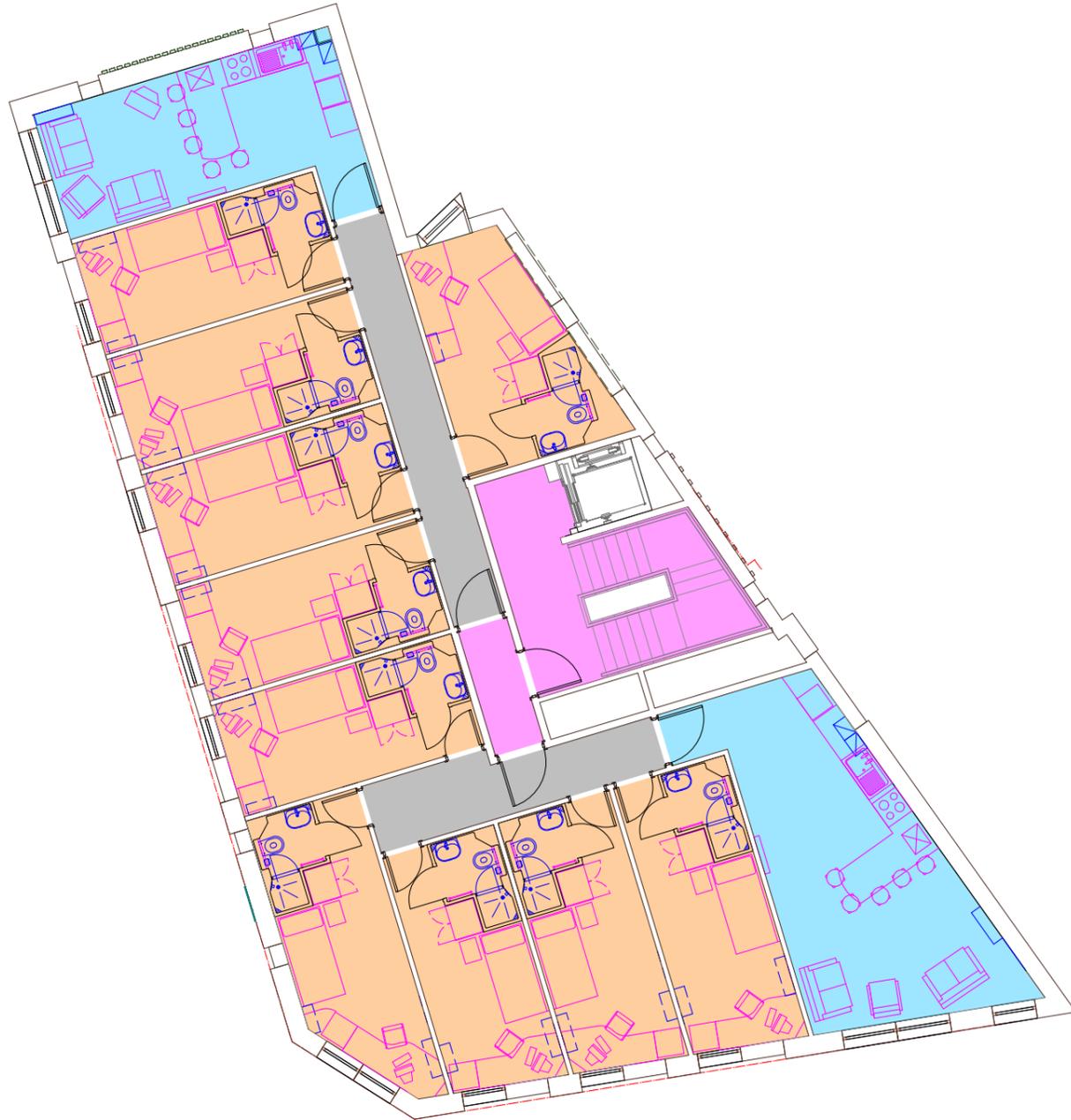


10 BEDS

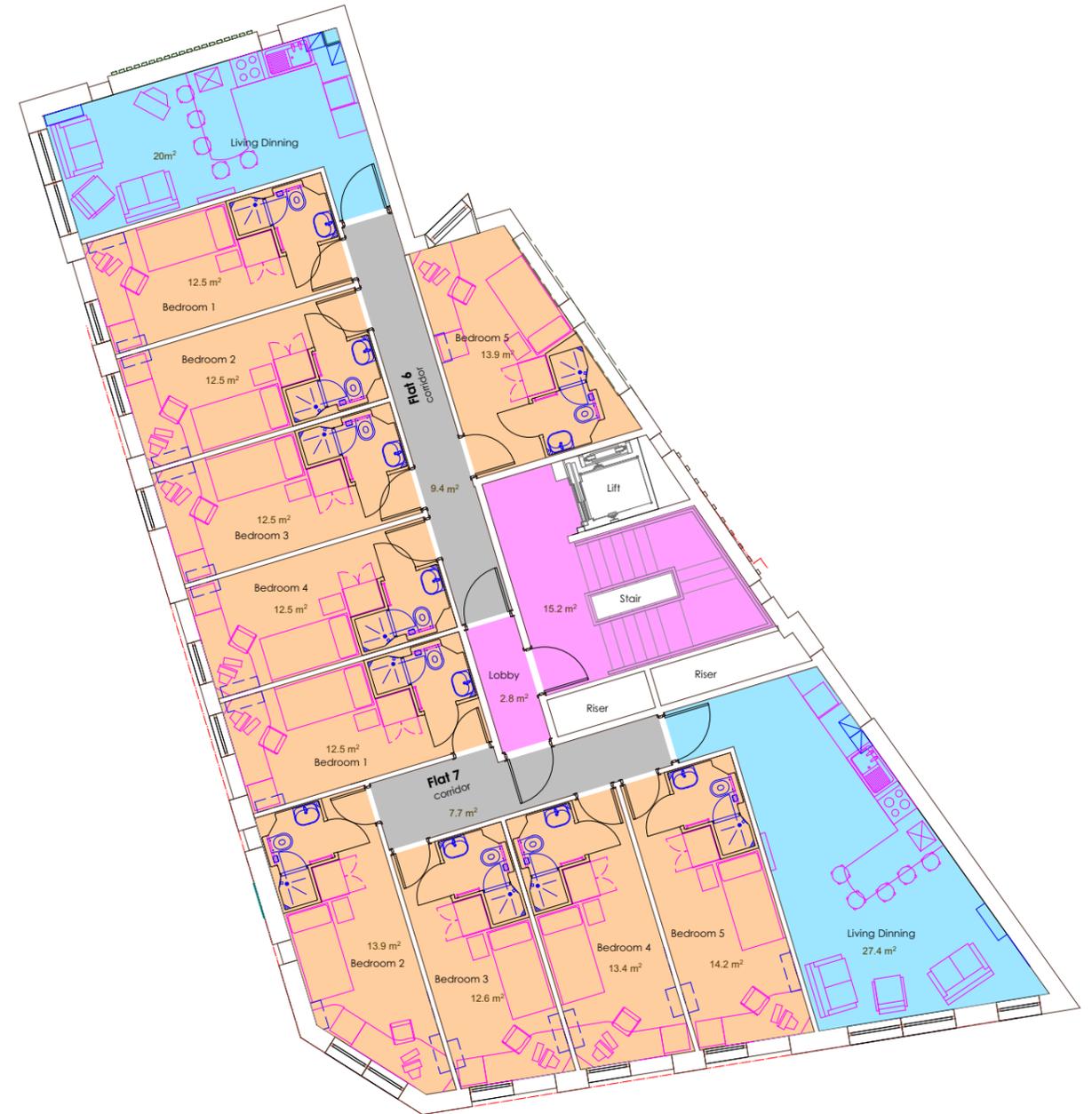
FIRST FLOOR PLAN  
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# SECOND FLOOR

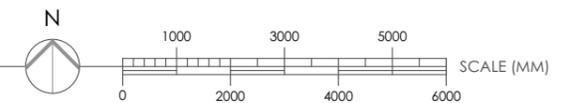


# THIRD FLOOR

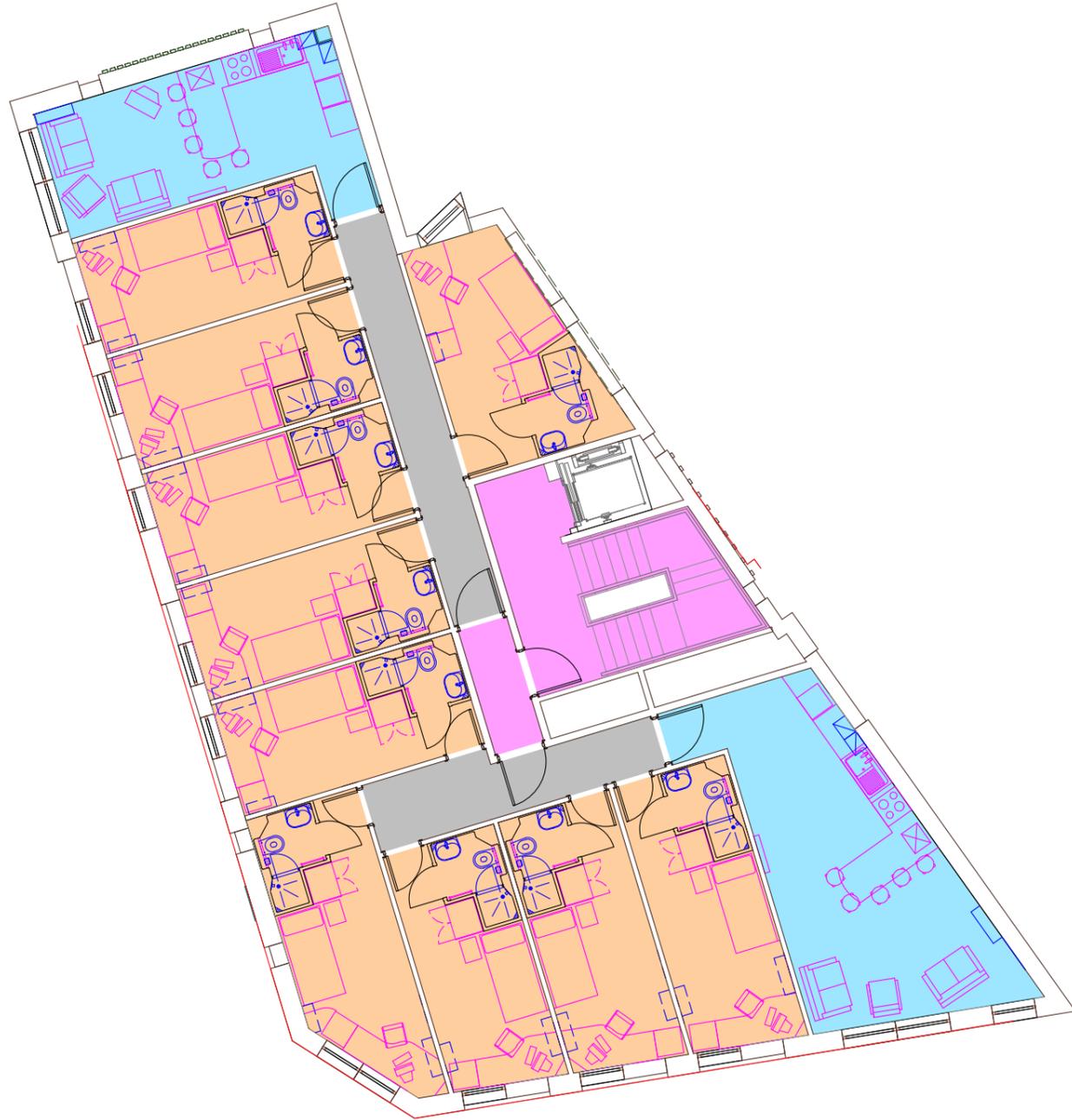


**10 BEDS**

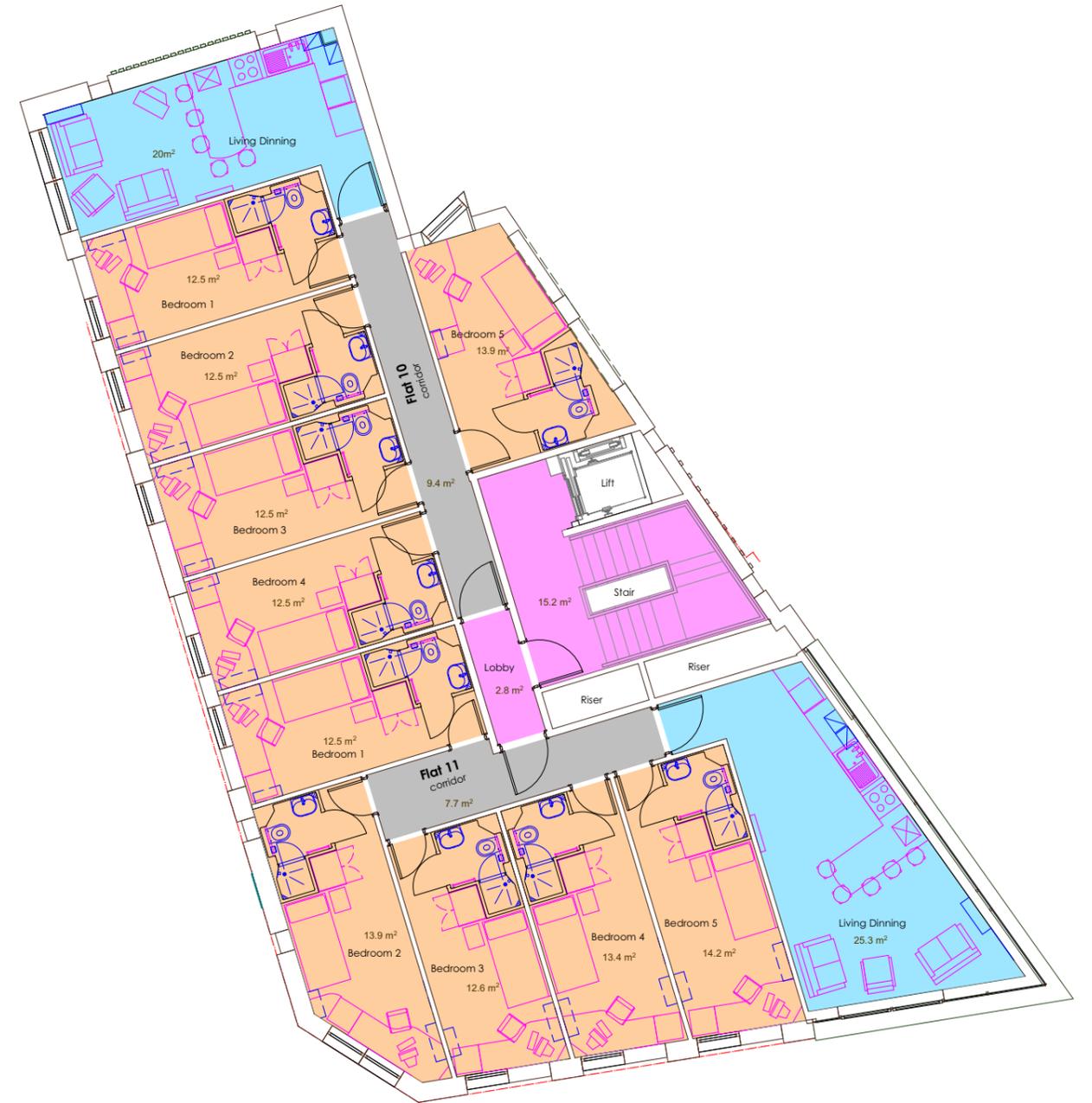
**THIRD FLOOR PLAN**  
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# FOURTH FLOOR

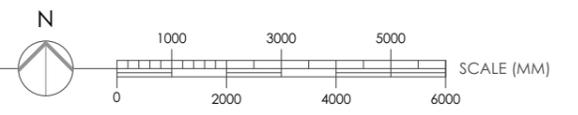


# FIFTH FLOOR

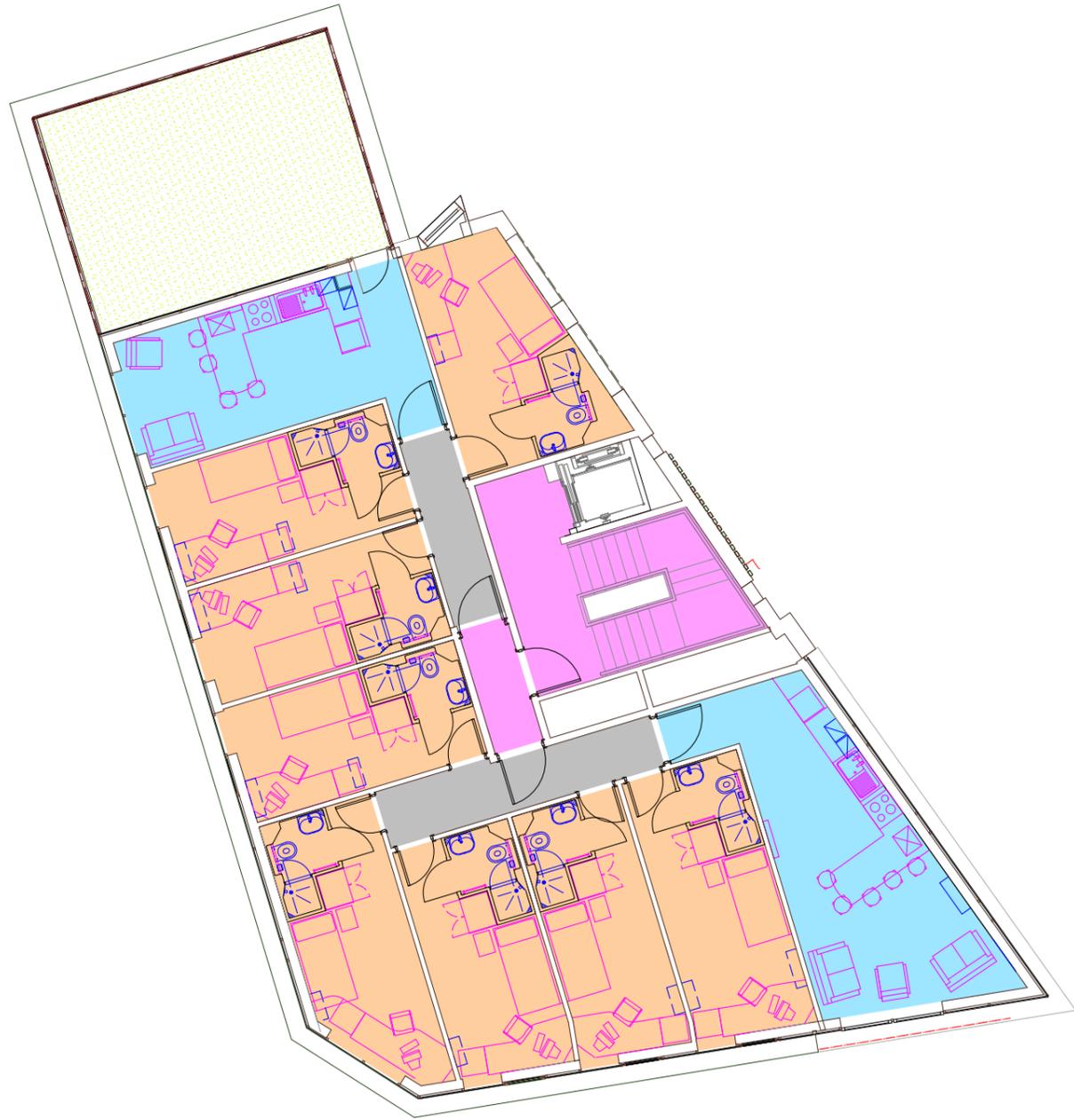


**8 BEDS**

**FIFTH FLOOR PLAN**  
Scale 1:150 @ A3-Pre-app



# SIXTH FLOOR





## FAQ'S

**Where is Trippet Court located?**

90 Trippet Lane - 8 Bailey Lane,  
Sheffield S1 4EL

**When will the building be completed?**

Trippet Court has a completion date of Q3 2022

**How many apartments are in the development?**

There are 63 units in total

**Am I buying freehold or leasehold?**

Trippet Court is a leasehold property

**How long is the lease?**

The leasehold is for 250 years

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

No, there are no restrictions should you wish to sell

**How much is the ground rent?**

The ground rent will be £350 per annum

**What are the projected annual returns?**

There is a 5 year guaranteed net yield of 8%

**When is my rental income paid?**

All rental income is paid quarterly in arrears

**What is the name of the developer?**

The developer is IGW Holding Ltd

**What is the name of the management company?**

The designated management company is FitProperty



## CONTACT DETAILS

Get in touch with our investment specialist to get more information

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