KELHAIM Works sheffield





introducing Kelham Works

A stunning new development in Sheffield's vibrant Kelham Island Quarter – the perfect location for high quality, boutique living.

Kelham Works, located in the historic and beautiful Kelham Island 'urban village' of Sheffield, is the latest project from seasoned developers Noble Design & Build.

This development comprises 56 self-contained luxury micro-apartments, plus top of the range communal facilities and utilities; perfect for today's discerning young professionals and students.

Kelham Works is a fully managed, hands-off investment with the following features:

Purchase price from £69,950



Pre-launch price 10% below market value



Assured net rental 8% for 3 years



Projected capital growth 5% p.a.



12 month payment plan



Currently 100% occupied



why invest in Sheffield

Kelham Works is based in a beautiful area yet remains close to the business hub of Sheffield, ensuring residents are near to work but can enjoy wonderful scenery when returning home.



Sheffield is an economic powerhouse in the north of England, attracting businesses globally with a high employment rate, and excellent accessibility and connectivity. Around 2.1 million people live within a 60 minute commute of the city and growing key sectors include the creative and digital industries, low-carbon, and healthcare technologies.



The city centre has undergone a radical transformation in recent years and offers a vibrant and cosmopolitan experience that rivals any European city.



Over 63,000 students study at Sheffield's two universities, including more than 7,000 international students. The city recently topped a list of university towns and cities that could benefit from more student accommodation: the universities are only able to provide 11,369 bedrooms to more than 48,890 full-time students, leaving a massive 76% looking for accommodation in the private rental sector.



International students are a key driving force behind demand for quality purpose-built accommodation and, with no cap on the numbers who can study in the UK, Knight Frank forecasts this amount will increase by 15 - 20% over the next five years.



Kelham Works directly meets demand from Sheffield's young professionals, who want affordable living in a trendy part of the city, and from international students, who want safe, quality, purpose-built accommodation.



a centrally located city

Sheffield is the UK's most centrally located city region. It's at the hub of key road and rail networks and close to major UK business centres, Manchester and Birmingham.

Located at the heart of the UK, Sheffield has excellent transport links whether you are travelling by road, rail or air.



Trains

Sheffield has extensive rail links to all major UK cities; Manchester is less than an hour by train and London is just 2 hours and 4 minutes away. Trains run from Sheffield to London every hour, and up to three times per hour to Manchester.



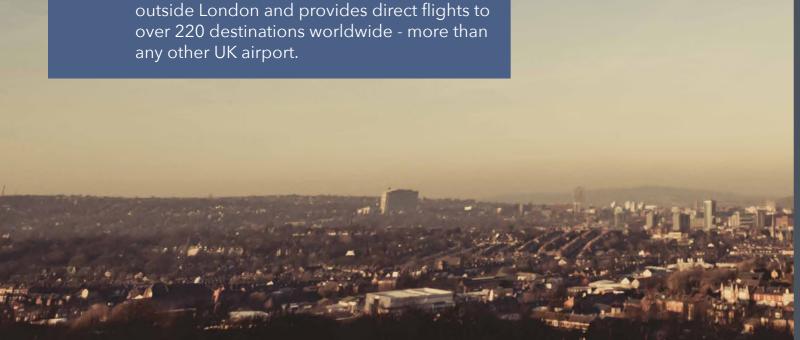
Roads

Sheffield is connected to the national motorway network via the M1 and M18 motorways. The M1 skirts the north-east of the city, linking Sheffield with London.



Airports

Manchester Airport is an hour's journey away by car, and just over an hour by train. This major international airport is the largest outside London and provides direct flights to over 220 destinations worldwide - more than any other UK airport.



development location

Kelham Works is ideally located for young professionals; close to the city centre, major businesses, shops and nightlife.

Kelham Works has everything young professionals want and need within a few minutes stroll, including great bus and tram links to the city centre right on the doorstep.

Nightlife and Eating Out



Kelham Island Quarter has all manner of cafés, gastro pubs, bars and breweries, which are thriving in what is quickly becoming a new young professional mecca.

Shops



Kelham Island has many unique points of interest reflecting its past, such as outlets for vintage clothes and handmade trinkets, and various artists studios and museums.

Orchard Square; 10 minute walk The Forum; 17 minute walk Meadowhall; 3.3 miles by car





0.1 mile nearest bus and tram stops



1.1 mileUniversity of
Sheffield



1.5 mile Sheffield Train Station



2.0 mileSheffield Hallam
University

investing in micro apartments

Micro Apartments provide high specification luxury living at affordable prices for today's young professionals who might otherwise be priced out of the areas in which they want to live.

Micro Apartments redefine urban living for citydwelling young professionals who want low cost yet high quality, boutique accommodation. The Micro Apartment concept is simple:









Affordable

High specification

Energy efficient

In the heart of the city

The Micro Apartment has historically been popular with investment funds and financial institutions due to the high yield potential: on average, Micro Apartments generate higher yields than those accrued in more traditional buy-to-let markets.

Micro Apartments also attract the student market, particularly post-graduate and international students, providing a safe and quality alternative to halls of residence.

Student accommodation has out-performed every other asset class in the UK property investment for several years, and this shows no sign of slowing down as demand continues to significantly outstrip supply.

Sheffield is home to 63,000 students, including 7,000 international students, but only has 11,000 university managed accommodation places.

Micro Apartments such as Kelham Works therefore present an exciting investment opportunity, filling a gap and contributing to the city's housing solutions.

Young professionals want high quality, new build apartments with en-suite bathrooms and great facilities close to their place of work.





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development overview

Kelham Works is a high-profile development comprising 56 luxury sought after self-contained units for young professionals in a central, stylish area.



56 luxury units



Roof top terrace



Furniture packs available



High-spec finish



Excellent onsite facilities



Retail space

Kelham Works is a luxuriously built hub for young professionals in a prime location. Its six floors provide excellent social and communal facilities, including a roof top terrace, retail space and gymnasium, plus all the facilities and utilities you would expect from a high specification student development.

Accommodation comprises 56 luxury units. All units are en-suite, have their own kitchen, dining and study areas, and make clever use of space with quality fixtures and fittings.

The development sits next to the famous Kelham Island Tavern, in the heart of the desirable Kelham Island Quarter, yet just a short tram ride from Sheffield's city centre.

onsite resident facilities

Kelham Works provides a safe, secure environment with a 24/7 security system, WiFi throughout, and a range of excellent onsite facilities.







storage

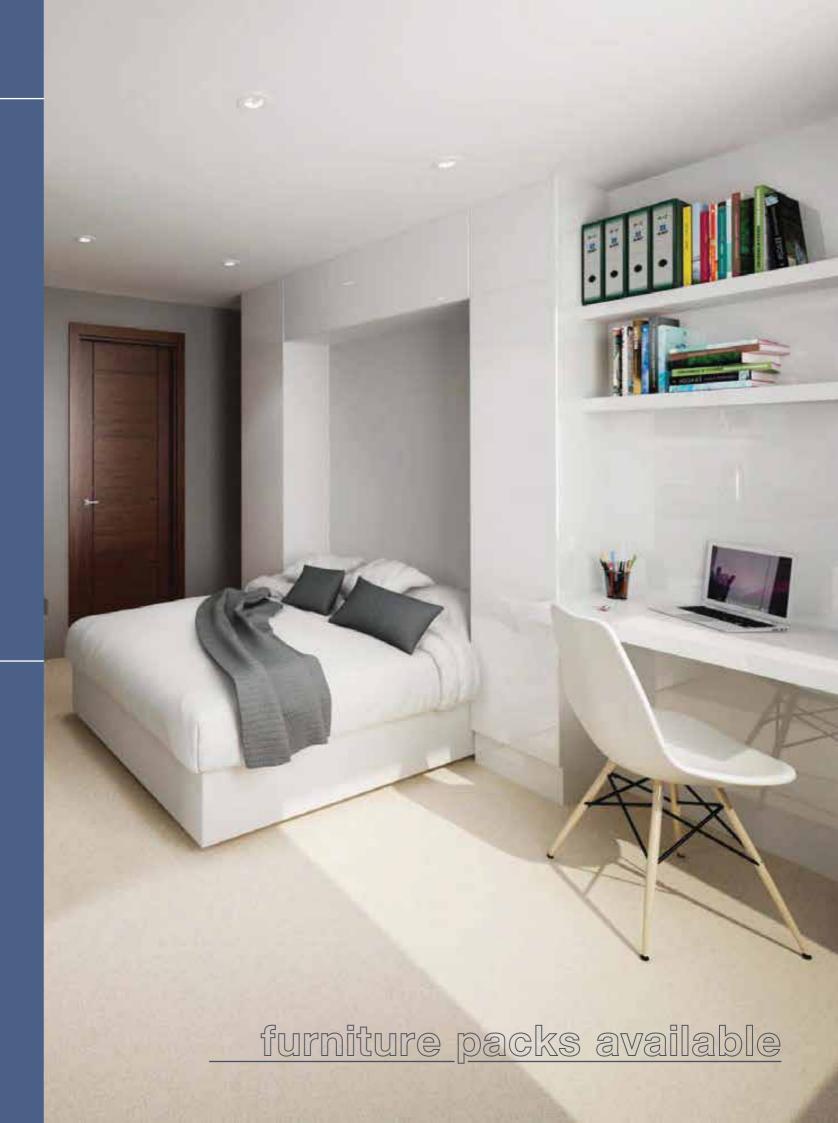












floorplans









investment summary

Kelham Works is currently released for sale with a pre-launch price of 10% below market value. The development completed in October 2018.

Kelham Works represents a solid investment opportunity, with generous annual returns, a flexible exit strategy, and a choice of purchase options for investors.

Key Features

Purchase from £108,995

Assured net rental 8% for 3 years

Estimated capital uplift 5% p.a.

Flexible exit strategy

12 month payment plan

Investment Example

Type Penthouse

Purchase price £108,995

Gross annual income £9,880

Maintenance £1,200

Management fee £400

Ground rent £295

£7,985

7.33%

Net income

Net yield (for 3 years)



payment process

Once your property consultant has helped you to select your unit(s), please complete the reservation agreement and return it along with a copy of your passport, a recent utility bill and your deposit. The bank transfer details will be found on the reservation agreement.

When your property consultant confirms they have received your paperwork you will need to instruct a solicitor. Should you require assistance we can recommend a number of solicitors experienced in handling student accommodation investment transactions. Your solicitor will advise you of the paperwork they will require. Please return this promptly to reduce the risk of delays.

100% balance is required to be paid when you exchange contracts. Your solicitor will inform you when they have the date for exchange, providing you with adequate notice. At the time of exchange you will also be required to sign and return your contracts. If you are unable to do so due to your location, your solicitor will be able to act as your Power of Attorney but may charge an additional fee for this service.

After you have exchanged contracts you will receive a welcome letter from the developer, detailing the future service they will provide including all contact details.

Deposit of £2,500 with reservation form

2

100% of balance on exchange of contracts within 28 days

3

No interest paid on deposited funds

faqs

What is the address of the site? Kelham Works, Russell Road, Kelham Island

Quarter, Sheffield, S3 8RW

Has the construction started, and when will the build be completed?

The development is fully completed (October 2018)

Am I buying a freehold or leasehold?

195 years leasehold

What can I expect as a return on my investment?

Based on a purchase price of £69,950 you will receive an assured net rental of £6,500 per annum for the first three years which is a 8% yield

When is my rental income paid?

Quarterly in arrears

Can I resell my unit?

Yes, all units can be resold

Are there any restrictions if I want to sell?

No, you can sell at any time, however the developer would like first refusal

Can I do anything I want with my apartment?

All apartments are C3 residential use with dual planning for student lets

Is there a management company in place?

Yes - Noble Living will manage all properties

Who do I contact to find out more?

You can contact your property consultant with any questions, or contact the developer - Noble Design & Build - directly for any information: +44 (0)1952 615213 / gary@nobledesignandbuild.co.uk