

F&M

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# Phase II, Marlowe House, Canterbury, Kent

STUDENT ACCOMMODATION



Keeping UK Property Investment Simple

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Ranked 14th in the top UK cities with the best opportunities for student investment in 2012 (Knight Frank Student Report 2012); Canterbury, Kent is home to four Universities with a total student population of over 46,000.

Despite higher tuition fees being introduced for 2012/2013, the UK's higher education system remains heavily oversubscribed, and the development of new student accommodation has not kept pace with the growth in student numbers.

**'Canterbury is ranked 14th in the top UK cities with the best opportunities for student investment in 2012'**

'Knight Frank Student Report 2012'

There is a massive demand for high quality student accommodation in Canterbury.

With 26,260 full time students between the two main universities (The University of Kent and Canterbury Christ Church University), only 22.8% of those can be housed in University run accommodation. Students are resorting to privately rented accommodation which is often out dated with poor facilities.

University	Total Number of Full Time Students	University Accommodation (bed spaces)	% Bed spaces to F/T Students
The University of Kent- Canterbury Campus	15,890	4,672	29.4%
Canterbury Christ Church University	10,760	1413	13.1%
Total	26,650	6,085	22.8%

**'Only 22.8% of Canterbury's students can be housed in University run accommodation'**

With no new purpose built private student accommodation in Canterbury, Marlowe House is excellently placed to meet this huge demand- this investment opportunity is certainly not to be missed!





**'Canterbury oozes student appeal'**



**"Excellent transport links with London only 55 minutes away and Paris only 2 hours away"**



**Location: Kent, South East England**

**Population: 149,000**

**Student Population: 46,665**

A small medieval city with four universities, Canterbury oozes student appeal and offers an eclectic mix of ancient architecture, busy bookshops and comfy cafés, together with lively nightlife, art galleries and great shopping.

A world heritage site renowned for its vibrant and friendly atmosphere, this international destination has been a centre of learning since St Augustine established his first Cathedral and Abbey here around AD600. Steeped in history, the Cathedral remains one of the most visited places in the country. With over 2 million tourists visiting each year, Canterbury is a popular destination for holidaymakers, historians, shoppers, artists, culture fans and more.

**'Over 2 million tourists visit each year'**

Canterbury has excellent transport links. It is only 56 miles from London on the M2/A2 and high-speed trains run regularly between Canterbury West and London St Pancras, taking less than an hour.

The Eurostar terminals at Ashford are close by, meaning you can be in Paris, Brussels or Lille within two hours- Europe really is on your doorstep. The Channel ports are within 20 miles, and it is only a 30 minutes' drive to the Channel Tunnel at Folkestone.





### Area

- University of Kent - 2.1 miles, 40 min walk
- Canterbury Christ Church University - 1.3 miles, 14 min walk
- University of the Creative Arts - 1.3 miles, 24 min walk
- Girne American University Canterbury - 1.3 miles, 21 min walk
- Canterbury Cathedral - 1.1 miles, 15 min walk
- St Augustine's Abbey - 1.3 miles, 20 min walk
- Whitefriars Shopping Centre - 1.2 miles, 18 min walk







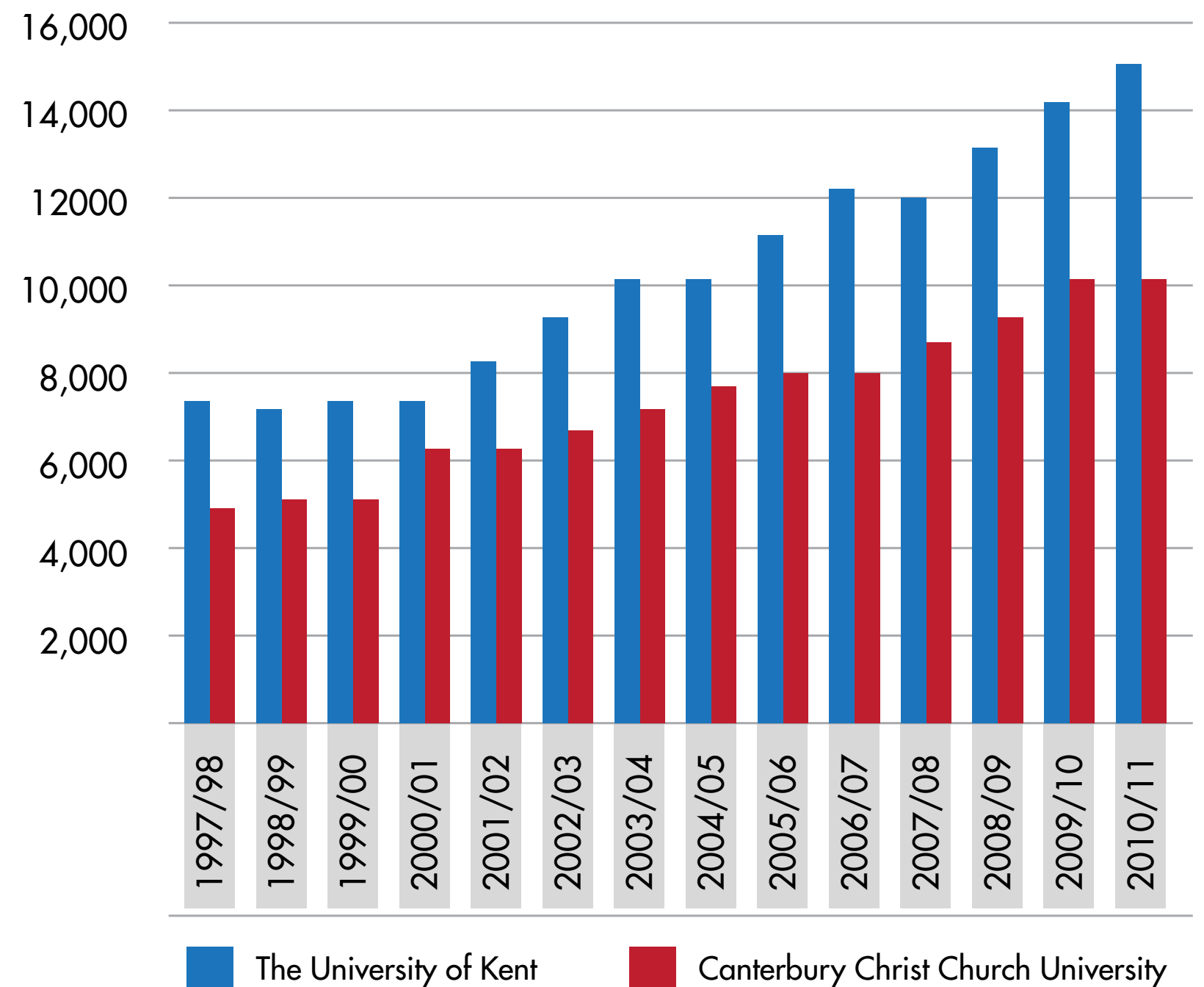
Canterbury is home to four universities; the main two being the University of Kent and Canterbury Christ Church University. Renowned as an International centre of learning, Canterbury has become a popular location to attend University, with student numbers increasing year on year despite the rise of tuition fees.

As one of the safest university cities in the UK, Canterbury is well placed to welcome students from all over the world, with over 46,000 living and learning here each year.

### University of Kent

- Founded in 1965, The University of Kent is regarded as the UK's European university with an international reputation.
- Rated 33rd in the 2013 League Table Ranking.
- In the most recent Times Higher Education (THE) Student Experience Survey, Kent came 15th in the UK.
- The universities main site is in Canterbury and has additional UK sites in Medway and Tonbridge, and postgraduate centres in Brussels and Paris.
- It currently has a total student intake of 19,665, 13.8% of students are from overseas.

### Historic Growth of Full Time Students





### Hong Kong and China Portal

The University of Kent has launched a five-year fundraising project aimed at generating £2 million to support new scholarship, student exchange and research initiatives involving Hong Kong and China. The Hong Kong and China Portal brings together a range of university programmes and initiatives, provides a focus for links between European and Chinese researchers, and offers students life-changing study and work abroad opportunities.

There are currently around 400 Hong Kong and Chinese students at Kent, studying a variety of courses, from international foundation programmes to PhD-level research. Alongside existing partner institutions such as the University of Hong Kong, Chinese University of Hong Kong, City University of Hong Kong and Hong Kong Baptist University, Kent will continue to strengthen collaborative relationships with internationally renowned institutions in the region.

### Canterbury Christ Church University

- Founded in 1962, the university celebrates its 50th anniversary this year.
- International community of over 80 countries with 1,300 international students.
- The university has five campuses across Kent, located in Canterbury, Medway, Broadstairs, Tunbridge Wells and Folkestone.
- The university is the South-East's largest centre of higher education for the public services, including health, social care, teacher training and policing.
- 20,000 students studying at Christ Church both at undergraduate and postgraduate level.

### University of the Creative Arts

- The University for the Creative Arts is a specialist university that provides undergraduate and postgraduate degrees in art, design, architecture, media and communication.
- A diverse community of about 7,000 students from more than 70 countries is spread across the south-east in the five constituent colleges (Canterbury, Epsom, Farnham, Maidstone and Rochester).

### Girne American University Canterbury (GAUC)

- GAUC is an independent institution of American-style higher education founded in Cyprus in 1985.
- International campuses in Singapore, USA and Cyprus, with 7,000 students in total.
- International partnerships with Hong Kong, India and the Czech Republic which encourage student and faculty exchanges.
- The university offers degrees in Business, Banking and Finance, Marketing and International Relations.



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### Employment in Canterbury

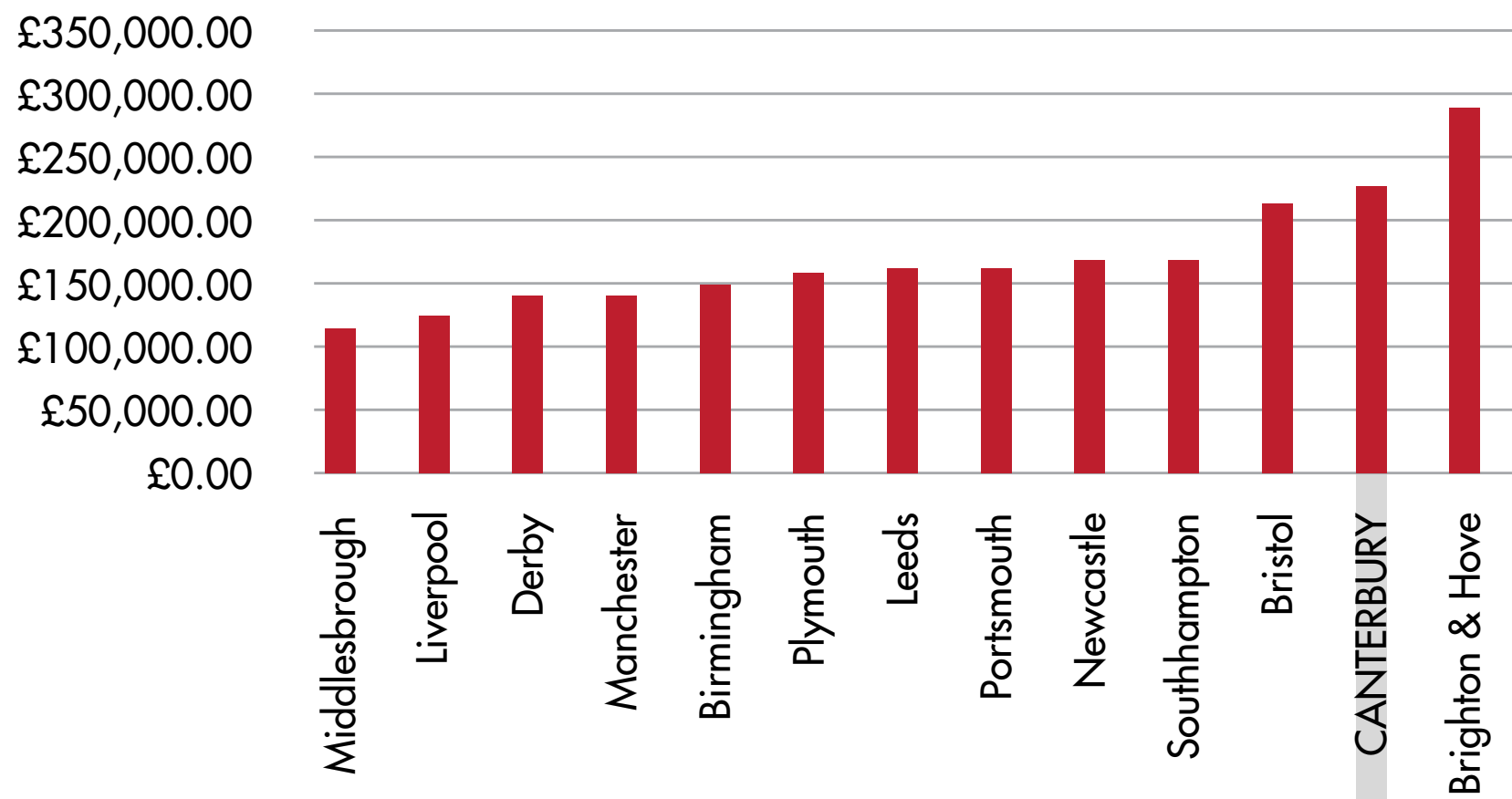
The City of Canterbury has a vibrant economy which generates substantial wealth throughout the region. Major employment sectors are public administration, education and health, with service industries accounting for half of all employment in Kent.

Kent's location as the 'Gateway to Europe' is reflected in job opportunities in transport, distribution and travel/tourism. The tourism sector in Kent generates direct visitor spend of £1.8 billion per annum and supports over 49,000 jobs. Canterbury Cathedral alone generates over one million visitors a year.

The city's economy benefits mainly from significant economic projects such as the Canterbury Enterprise Hub, Lakesview International Business Park and the Whitefriars retail development, providing significant employment opportunities in the area.

**'Tourism generates £1.8 billion per annum'**

Average House Prices - English Cities



**'House prices in Canterbury are expected to rise by a massive 61% in the next 10 years'**

Whilst house prices in the UK fell by an average of 0.2% last month, house prices in Canterbury rose by 4% (November 2012) This reflects Canterbury's resilience against the volatile UK housing market.

A report carried out by the federation, Home Truths: South East, recently said that the "rise in demand for homes, coupled with limited supply, will cause house prices and rents to rocket in Kent" This is certainly the case with house prices in Canterbury 4.7% higher than they were in 2011 and they are expected to rise another 61 per cent in the South East in the next 10 years.





Canterbury Student Village is a purpose built development comprising of 336 units spread across three separate blocks (Marlowe House, Becket Hall and Chaucer Court). It offers a mix of en-suite pods and studio study rooms complete with kitchen.

Marlowe House, named after the Elizabethan playwright Christopher Marlowe, is phase II of the development offering 117 units over 5 levels, with 99 en-suite pods and 18 studios with kitchenette. The pods are in clusters of 4-8 units, each sharing a communal area complete with kitchen, dining area and lounge.

It is located within a 15 minute walk from the main campus of Canterbury Christ Church University and the University for the Creative Arts. The University of Kent is a 30 minute walk away. A large 24 hour supermarket is right next door to the property and provides local shopping for the area.





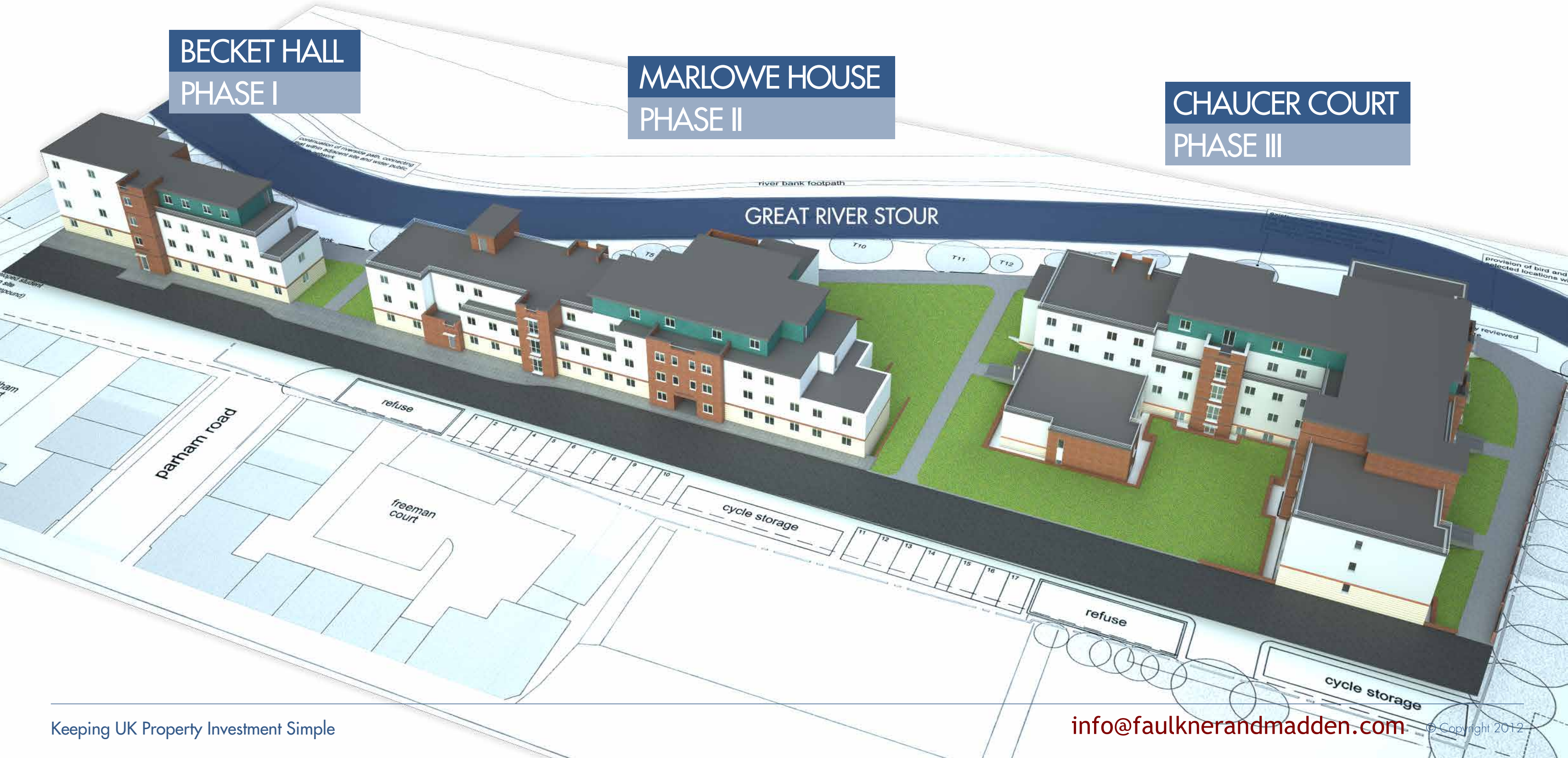


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BECKET HALL  
PHASE I

MARLOWE HOUSE  
PHASE II

CHAUCER COURT  
PHASE III







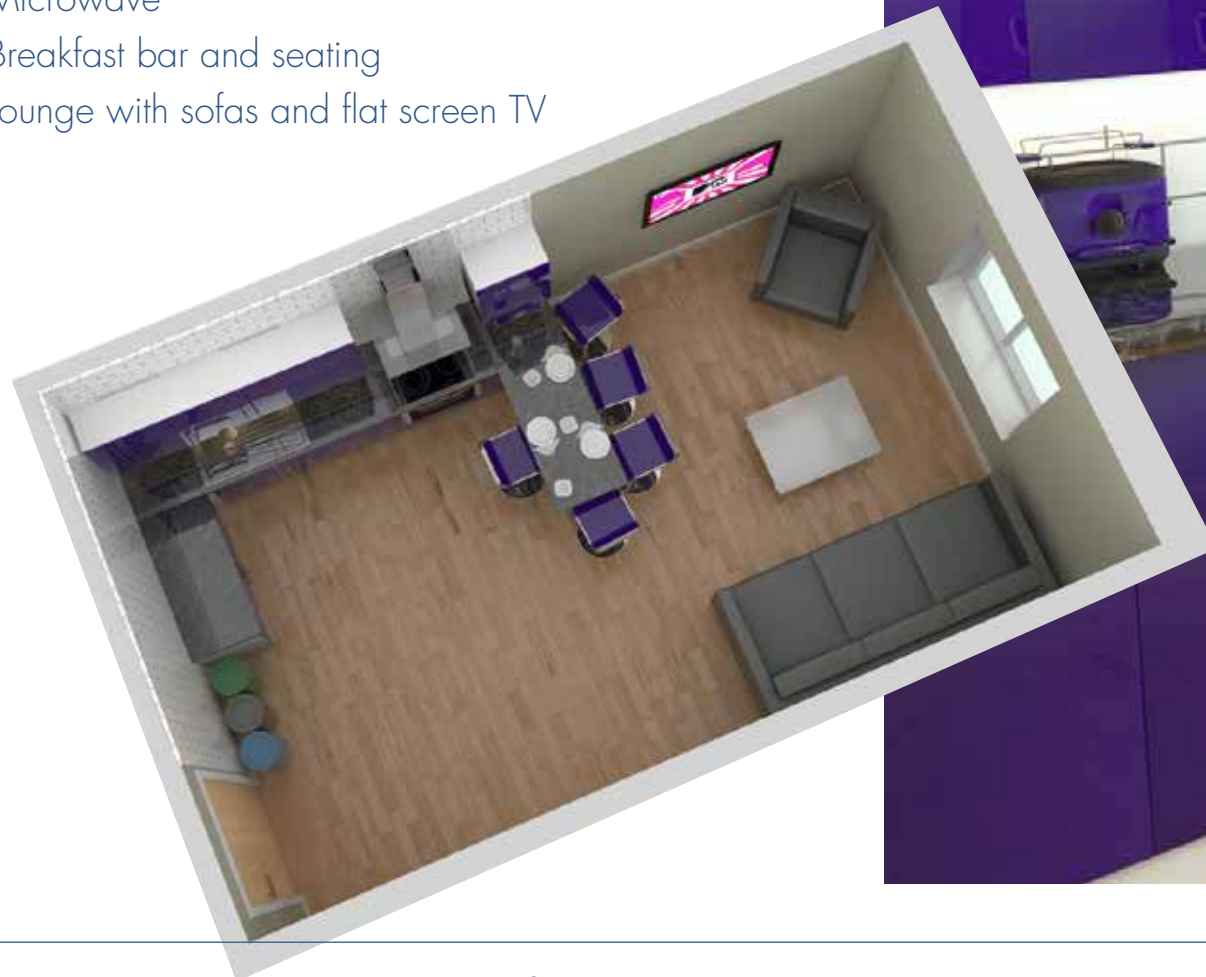
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### Communal Area

There is a large cycle and storage area on level 1.  
Level 2 will house a laundrette and a large social/meeting area.

The communal areas in each cluster will be equipped with:

- Fully fitted luxury kitchen
- Fitted oven hob and extractor
- Fridge Freezer
- Microwave
- Breakfast bar and seating
- Lounge with sofas and flat screen TV



Communal Area





### Student Pods

All student pods will be equipped with:

- Three quarter bed with mattress
- Fitted wardrobes
- Workstation with study chair
- Shelving and drawers
- En-suite bathroom with shower cubicle, vanity sink unit and toilet
- Carpet, blinds and light fittings
- Internet with hi speed Wi-Fi or Ethernet connection



Student Pod





Kitchen Area



Living Area

## Studios

Studios will be equipped with:

- Three quarter bed with mattress
- Fitted wardrobes
- Workstation with study chair
- Shelving and drawers
- Kitchenette with fitted oven, hob and sink
- En-suite bathroom with shower cubicle, vanity sink unit and toilet
- Carpet, blinds and light fittings
- Internet with hi speed Wi-Fi or Ethernet connection







### The Developer - NWS

NWS Developments Ltd has been formed by the director of Pinnacle MC Global Networks Julie Harvey and Caroline Riley of PHD1 Ltd. Julie and Caroline's previous joint ventures include the successful Falkland House, which sold out in just 6 weeks.

### The Management

Delivering the next generation of student accommodation, Urban Student Life (USL) offers a commitment to their owners and students via their "charter". Their relationship with you as owner is long term and transparent. They are committed to the students and buildings and offer a range of services and security measures beyond those offered by their competitors. USL specialise in deposit management. Rooms are checked on a regular basis and students will have money deducted from their deposits to cover any damages. This will ensure that your unit is regularly maintained to keep it in excellent condition. In addition there is a sinking fund to cover maintenance of communal areas. This means peace of mind for you the investor- you are safe in the knowledge that your unit is ready to let in great condition at all times without incurring any cost to yourself.

### The Contractor - PHD1 Ltd

Marlowe House will be built by PHD1 Ltd. They were formed in December 2010 to develop new homes for local Government Departments and secured contracts in the first year for over £3m. The directors of the company have over 25 years' hands on experience in new property development, developing over 1,000 properties at a build value of £125m.

The Company is registered as an accredited builder with the NHBC and a member of the "Considerate Construction Scheme". Their dynamic approach in forming partnerships on Joint Ventures enables them to design, develop and deliver outstanding value for the investor. Marlowe House will benefit from a 10 year warranty to give investors peace of mind. Previous developments include Falkland House in Liverpool and Trinity Hall in Chester.







- 1 Choose a student unit**  
 Pod, Studio or One bed apartment.
- 2 Pay reservation fee**  
 Complete an International Property Purchase Form and pay the fee to reserve your apartment. This will be deducted from your exchange payments.
- 3 Instruct Solicitors**  
 We will appoint a solicitor on your behalf to handle the legal process for you. They will ensure that all the necessary legal searches have been done.  
  
 The seller's solicitor will be David Roberts:  
 Victoria House, 96-98 Victoria Road, New Brighton, Merseyside, CH45 2JF  
  
 The buyer's solicitor will be:  
 Charles Agar, FDR Law, 21 Bold Street, Warrington, WA1 1DG.
- 4 Exchange of Contracts**
- 5 Stage Payment**
- 6 Completion**
- 7 Finding a Tenant (A student)**  
 Our management company USL will source a tenant ready for completion and manage the property offering you a hassle free investment.  
  
**Buy back option**  
 Between years 3 and 5 the developers have the option to re-purchase all of the units back from the investors at a 15% premium offering a resale opportunity with good capital appreciation.\*

\*Terms and conditions apply





# FAULKNER & MADDEN

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international property consultants

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