

PURPOSE BUILT STUDENT ACCOMMODATION

Jockey Street, Swansea, SA1 1NS



Key Highlights

- 0.78 acre freehold cleared site ready for development
- Full planning permission granted in January 2020 for 328 student beds with a combination of studios and cluster flats and a 67-sq m ground floor commercial unit
- City Centre Location
- Prominent location in Swansea 0.2 miles from Swansea Train Station, next to Swansea Business School and 1 mile to UWTSD SA1 Waterfront Campus
- Swansea University and The University of Wales Trinity Saint David have 31,965 full-time students with 68% unable to access purpose-built student housing. Student numbers predicted to reach 40,220 full-time students by 2026/2027.

SAVILLS CARDIFF
2 Kingsway
Cardiff CF10 3FD

+44 (0) 2920 368 967

savills.co.uk

Location

Swansea is Wales' second city with a population of c.244,500 and is considered the administrative capital for the South West Wales region. The city is located approximately 42 miles west of Cardiff, 51 miles west of Newport and 85 miles west of Bristol.

The city has excellent road and rail communications with the M4 motorway passing some 3.5 miles to the north and access being available from Junctions 42 and 47.

The main railway network provides a direct service to London Paddington with a fastest journey time of approximately 2 hours 50 minutes.

The Site

The site comprises the former Canoldre Centre, which was offices used by the Council's Education Department. The site has a gross site area of approximately 0.78 acres (0.32 hectares). All the buildings on site have now been demolished to ground level.

The site is located on the north fringe of Swansea city centre in a prominent position just 0.2 miles from Swansea train station, directly adjacent to Swansea Business School and close to a cluster of other recently developed PBSA schemes.

The site is accessed off Jockey Street to the south.

Distances

Swansea Train Station	0.2 mile
UWTSD SA1 Waterfront Campus	1 mile
Parc Tawe Retail Park	1 mile
Swansea University Singleton Park Campus	2.5 miles
Swansea University Bay Campus	3.6 miles



SAVILLS CARDIFF
2 Kingsway
Cardiff CF10 3FD

+44 (0) 2920 368 967

savills.co.uk

Swansea Higher Education

There are two main providers of higher education in Swansea; Swansea University and the University of Wales Trinity St David (UWTSD), with a total number of 31,965 full time students.

The student population has increased substantially over the last few years due to the expansion of Swansea University, the construction of a new £450m Bay Campus and the amalgamation of the University of Wales Lampeter, Trinity College Carmarthen and Swansea Metropolitan University to form UWTSD. UWTSD opened their new SA1 Waterfront campus in September 2018. Student numbers are expected to grow. By 2026/ 2027 HESA predict 40,220 full time students in the city.

PBSA Supply & Rents Overview

There is a significant undersupply of PBSA in Swansea with 68% of full-time students unable to access PBSA at current supply levels with the current pipeline representing 16% of existing stock and this assumes that the entirety of the pipeline is delivered, which may not be the case.

Across PBSA, cluster rents range from £109 to £194 per week, with studio rents ranging from £160 to £300 per week. Average rental values are reasonably similar between private and university PBSA clusters. There is believed to be a lack of studios provided as university accommodation.

Planning

Full planning permission (planning ref: 2020/0097/FUL) was granted in January 2020 for the construction of a 328 bedroom scheme comprising a combination of studios and 4, 5, 6, 7 and 8 bedroom cluster apartments.



The ground floor includes a 67 sq. m commercial unit.

The development includes a car park accessed off John Street providing 8 car parking spaces and an enclosed cycle parking store for 164 spaces.

The lower ground and ground floor incorporates a number of communal and ancillary facilities including foyer and reception area, common room, post room, media room and staff facilities.

The development proposals include upgraded public streetscape and public pocket park, as well as external amenity space for residents at ground level. The Section 106 agreement has been signed and contributions amount to £140,000 plus indexation.

Tenure

The property is held freehold under title number CYM625039.

Services

Prospective purchasers are advised to make their own enquiries regarding the availability and capacity of services for the proposed development with the relevant authorities.

VAT

The property is elected for VAT.

Proposal

Offers are invited on an unconditional basis. The vendor will consider proposals on the basis of a freehold sale or as a joint venture arrangement.

Further Information

Further details including the planning application documents and official copies of the title register are available on request.

Contact

Scott Caldwell
+44 (0) 2920 368 943
scaldwell@savills.com

Chloe Latham
+44 (0) 2920 368 967
chloe.latham@savills.com

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is no Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed & Produced by Savills Creative Services: 020 7499 8644 | January 2024