



Hayes House

1 Carholme Road, Lincoln

BROWN & CO



Hayes House, 1 Carholme Road, Lincoln

Hayes House is an exceptional purpose-built student accommodation development, ideally positioned next to the University of Lincoln campus. The scheme provides high-quality accommodation comprising 39 contemporary en-suite study bedrooms arranged across seven thoughtfully designed apartments. Each apartment benefits from a spacious communal living area and a fully furnished, well-equipped kitchen, creating an ideal environment for both study and socialising. The generously proportioned bedrooms are fitted to a high standard and include a double bed, fitted wardrobe, dedicated study area with desk, shelving and drawers, together with a notice board, mirror and both ultra-fast Wi-Fi and hardwired internet connectivity.

Hayes House is a 100% family-owned and managed development, offering residents a secure, supportive and well-maintained living environment. The all-inclusive rental package provides excellent value, with no deposit required and a wealth of additional benefits included as standard. Combining a prime City-Centre location with modern facilities and comprehensive resident services, Hayes House offers an outstanding student living experience within easy reach of the University, transport links, shops, restaurants and Lincoln's vibrant social scene.



University of Lincoln

Established in 2001, the University of Lincoln has transformed the Brayford Pool area into a thriving city-centre campus and has become a major driver of economic growth in Lincolnshire. The university is home to around 11,000 students and 1,200 staff, contributing more than £250 million annually to the local economy and supporting over 3,000 jobs.

More than £140 million has been invested in the Brayford Pool campus, revitalising a former brownfield site and attracting significant retail, leisure and property investment. The university's award-winning business incubation centre, Sparkhouse, has helped over 100 businesses establish and grow within the region, creating more than 200 jobs.

The University of Lincoln is also home to the National Centre for Food Manufacturing at its Holbeach campus and, in partnership with Siemens, opened the UK's first purpose-built engineering school in over 25 years. Research, consultancy and business partnerships have generated significant economic benefits, with over £16 million worth of contract research and consultancy undertaken between 2007 and 2012.

Renowned for student satisfaction and academic excellence, the university has consistently ranked highly in national league tables, with Accounting achieving the top national ranking for student satisfaction for four consecutive years. The institution is accredited by numerous professional bodies across a wide range of disciplines, while its School of Journalism became the first institution in Europe to receive the prestigious "Recognised for Excellence" accolade.

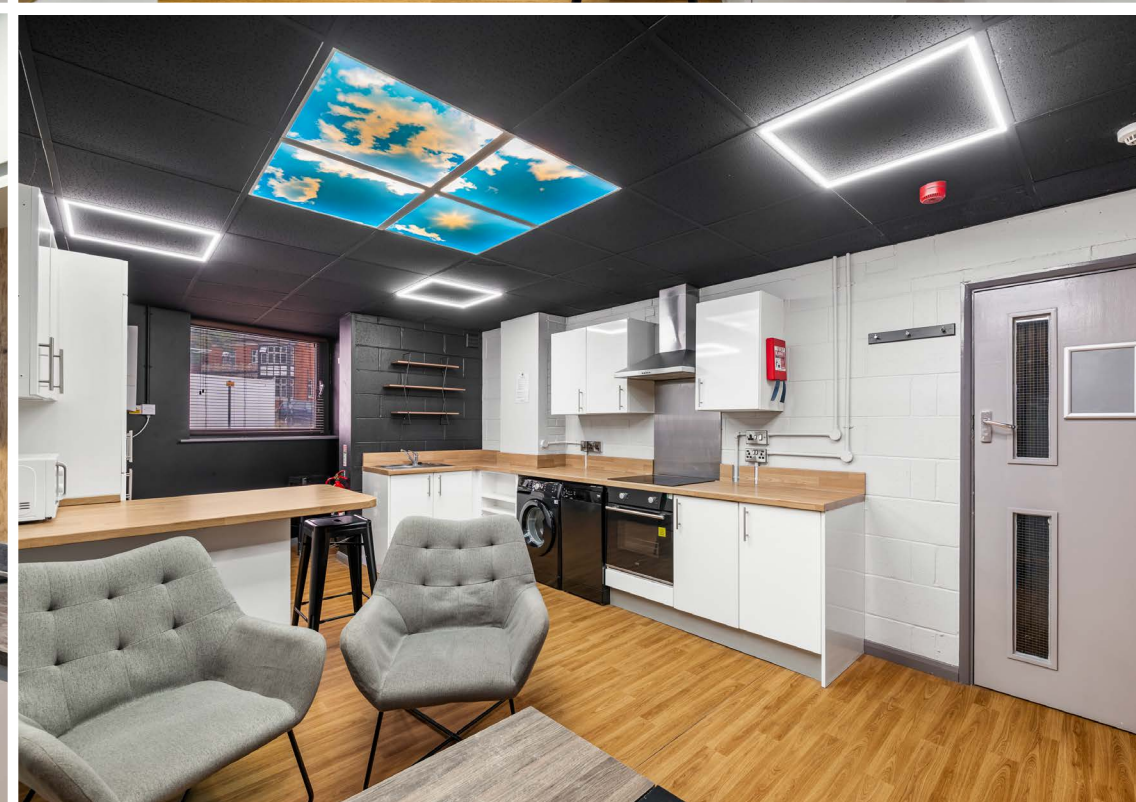
Location

Lincoln is a Cathedral City and the county town of Lincolnshire. Part of East Midlands, Lincolnshire is situated on the East coast of England, to the north of Norfolk and the south of Yorkshire. The total population within the Lincoln primary catchment area is 416,000, with the entire urban area of Lincoln having a population of 130,200 as at the 2011 Census. Lincoln has a rich history, from its Roman beginnings to the hub of engineering and education it is today. Lincoln is home to one of the UK's fastest growing modern universities with circa 14,000 full time students and 1,600 members of staff.

Economy

Lincolnshire's economy is based mainly on public administration, commerce, arable farming and tourism. The main employment sectors in Lincoln are public administration, education and health, which account for 34 per cent of the workforce. Distribution, restaurants and hotels account for 25 per cent of the workforce. Key employers include Royal Air Force, NHS, Lincolnshire County Council, University of Lincoln and Siemens. Lincoln has developed a growing IT economy, with many e-commerce mail order companies setting up in or around the City.

A plethora of other, more conventional small industrial businesses are located in and around Lincoln. One of the drivers for the building of the University of Lincoln was to increase inward investment into the City and act as a springboard for small companies. Lincoln is the main centre for jobs and facilities in Central Lincolnshire and performs a wider regional role that extends to cover much of Lincolnshire and parts of Nottinghamshire. According to the Central Lincolnshire Local Plan Core Strategy, Lincoln has a "travel-to-work" area population of approximately 300,000.



Tourism

The City is also a well-established tourist centre and those who come do so to visit the numerous historic buildings including the Cathedral, the Castle and the Medieval Bishop's Palace. The City is home to one of the original copies of the Magna Carta along with the Charter of the Forest and the recently refurbished Lincoln Castle houses these historical documents. Lincoln is also home to the recently constructed purpose-built International Bomber Command Centre. Nearby RAF Waddington is home to the world-famous Royal Air Force Aerobatic Team (The Red Arrows) who can regularly be seen practicing in the skies around Lincoln. The City regularly attracts in excess of 4 million visitors annually with a current value of tourism of circa £225 million per annum.

Travel

Lincoln is ideally located at the junction of the A46, A57 and A15, providing excellent access to Nottingham, Sheffield, Peterborough, Hull and Grimsby.

Rail

Trains from Lincoln Mainline Railway Station serve destinations that include Newark-on-Trent, Sheffield, Leeds, Barnsley, Wakefield, Nottingham, Grimsby and Peterborough. LNER runs a direct train service to London King's Cross (under 2 hours), calling at Newark North Gate, Peterborough and Stevenage.

Income

The projected income for 2026/27 is £299,880 and the projected income for 2027/28 is £329,910 based on full occupancy.

Tenure & Possession

Freehold and for sale by private treaty.

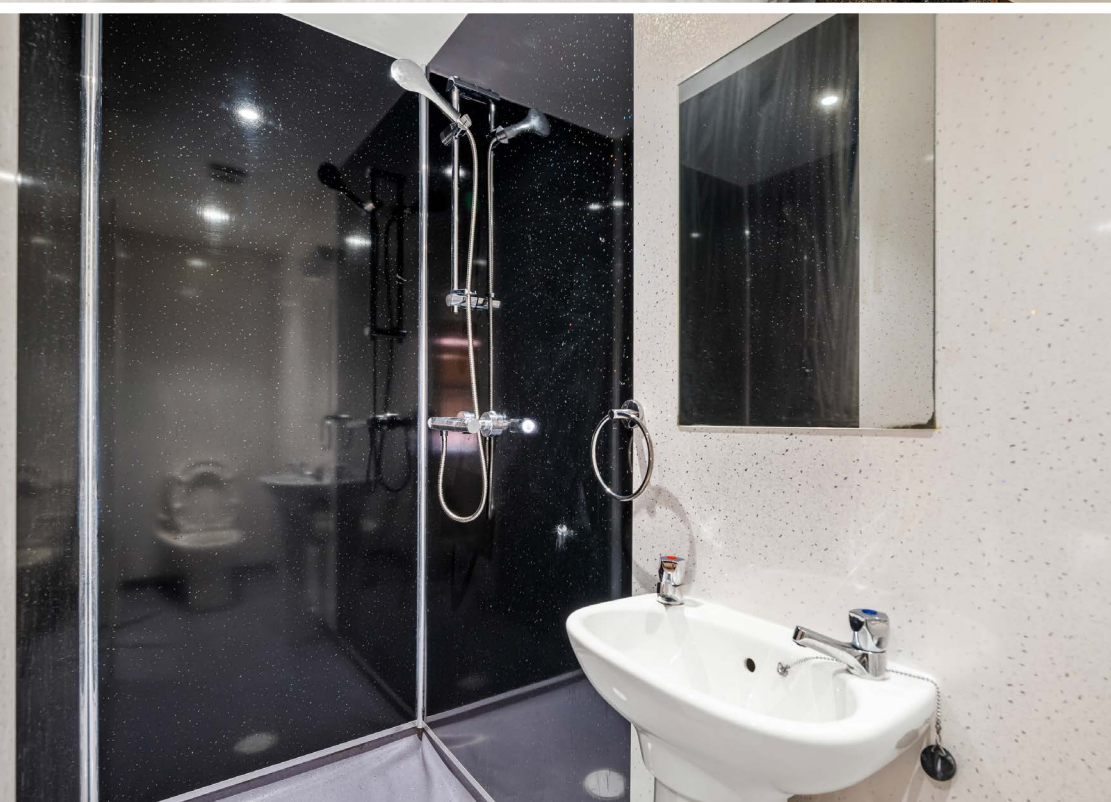
Council Tax

Band B

Buyer Identity Check

Please note that prior to acceptance of any offer, Brown&Co are required to verify the identity of the buyer to comply with the requirements of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017. Further, when a property is for sale by tender, an ID check must be carried out before a tender can be submitted. We are most grateful for your assistance with this.





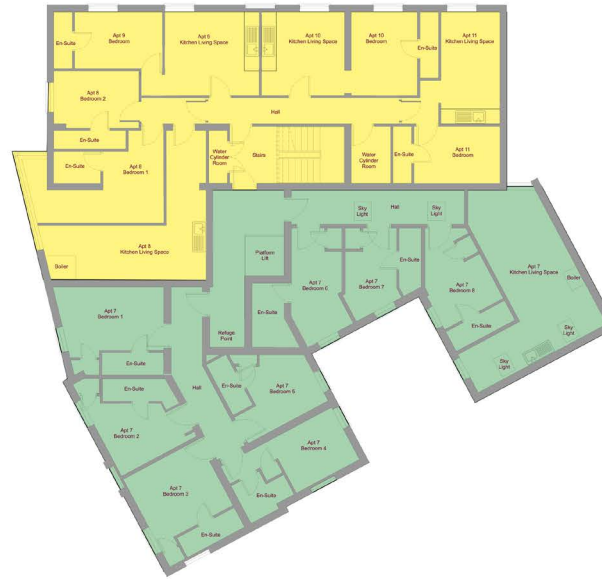




Hayes House Fire Plan



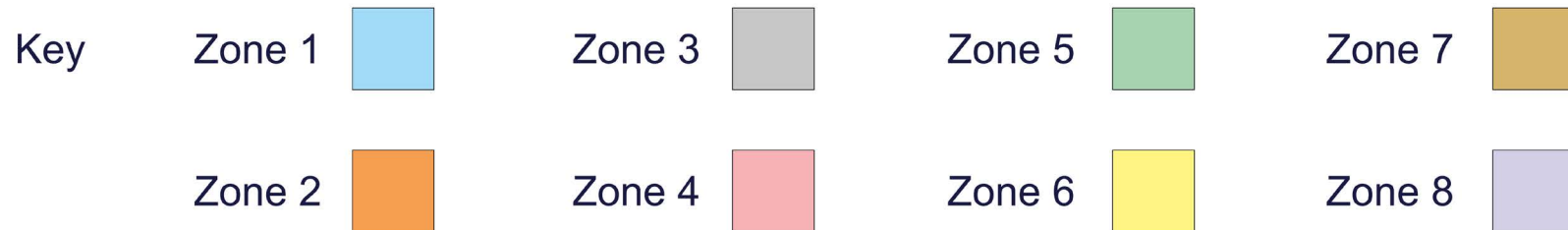
Ground Floor

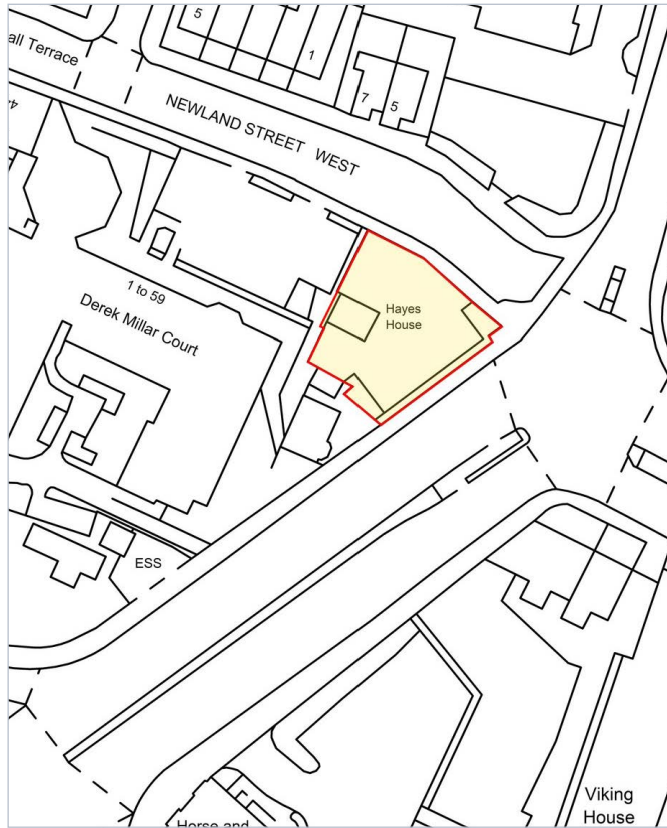
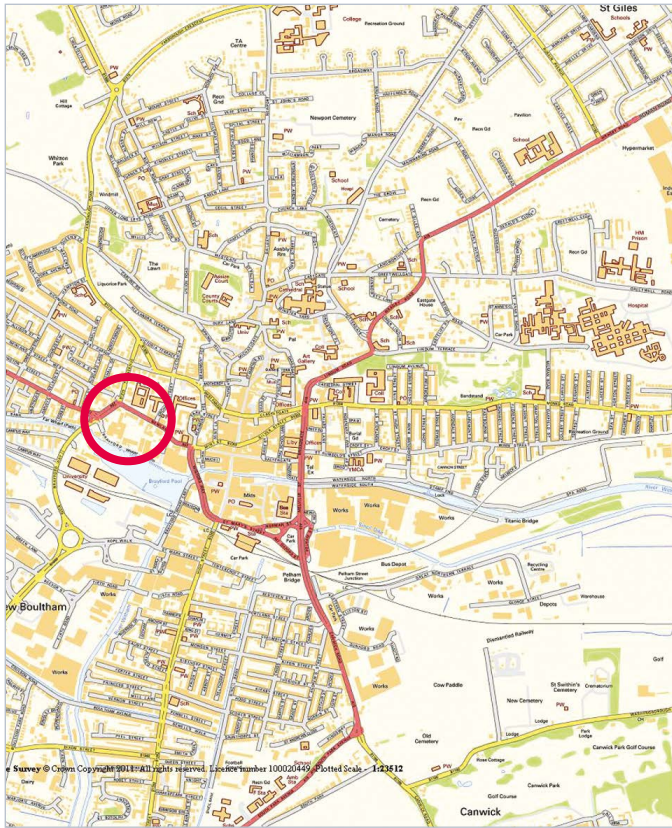


First Floor



Second Floor





Energy performance certificate (EPC)

Hayes House
1 Carholme Rd
Lincoln
LN1 1RJ

Energy rating
C

Valid until: 3 June 2036
Certificate number: 8255-6642-9653-0885-8888

Property type: Residential Institutions: Universities and Colleges
Total floor area: 866 square metres

Rules on letting this property

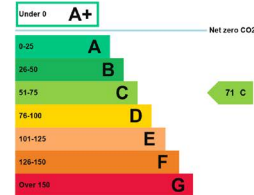
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:



Directions - LN1 1RJ

Enter Lincoln on the A57 Carholme Road and proceed towards the City Centre. Then turn left onto Nelson Street and right onto Newland Street West and the main entrance can be found on your right.

<https://what3words.com/extend.flames.sticky>

Viewing Procedure

Viewing of this property is strictly by appointment with the agents on 01522 504304.

Agent

James Mulhall 01522 504304
lincolnresidential@brown-co.com

IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by Intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.

BROWN & CO

Property and Business Consultants