



Saul House
Ruston Way, Lincoln



Saul House, Ruston Way, Lincoln

Occupying a prime position directly adjacent to the University of Lincoln campus, Saul House offers premium student accommodation designed to provide a comfortable, secure and sociable living environment in the heart of the City. Constructed in 2013 this impressive purpose-built development comprises 69 bedrooms arranged across 23 spacious three-bedroom apartments set in a site of 0.34 of an acre. Each apartment is thoughtfully designed to meet the needs of modern student living. Every bedroom benefits from a private en-suite shower room, while the apartments themselves feature generous open-plan living areas, contemporary furnishings and fully equipped kitchens, creating the ideal space for both relaxation and academic life. A standout feature of Saul House is its free on-site laundrette facilities, a unique benefit that sets it apart from other student accommodation in Lincoln and provides significant savings for residents throughout the academic year. Flexible booking options allow students to reserve either an individual room or an entire apartment with friends. Perfectly located overlooking the University's main campus and within easy walking distance of Lincoln City Centre, Saul House places students close to lecture theatres, shops, restaurants, bars and transport links. Combined with professional on-site management and an extensive range of inclusive amenities, it offers one of the City's most attractive student living experiences.



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.

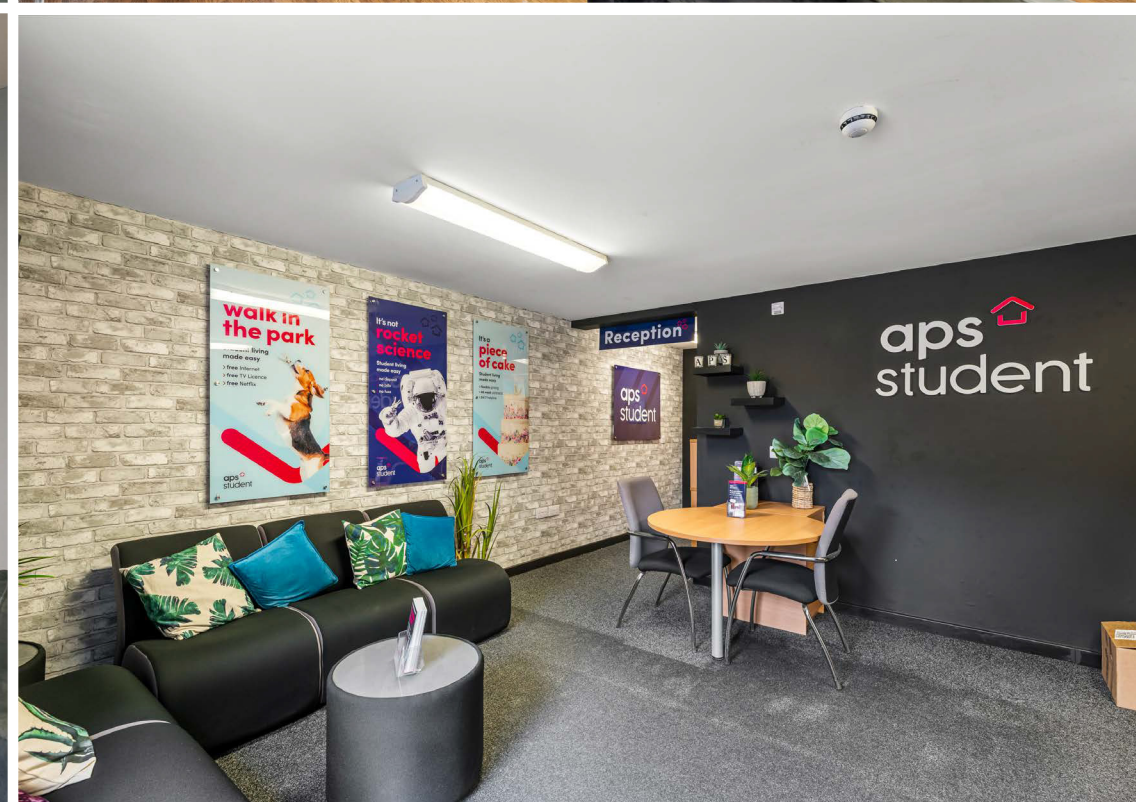
Location

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 £485,520 and the projected income for 2027/28 is £534,140 based on full occupancy.

Tenure & Possession

Freehold and for sale by private treaty.

Council Tax

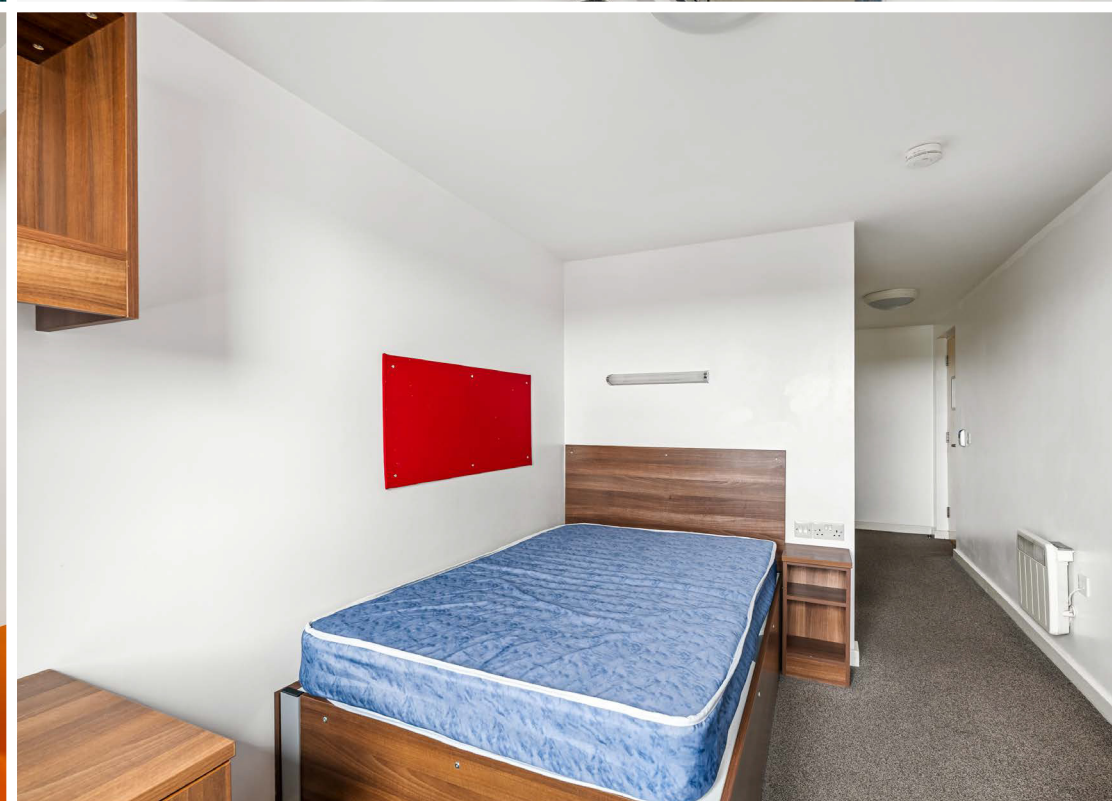
Band B

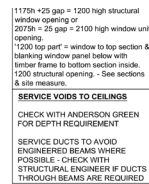
Additional Land

The seller also owns the land to the rear of Saul House via title number LL312905 which extends to around 0.08 of an acre. The seller had some indicative plans drawn up which he is happy to share, but no formal planing consent has been obtained.









door

3260

1023

escape window

NOTE:

INTERNALLY: This wall is to receive insulation & double plasterboard etc. internally as soon as wall is constructed plasterboard to cover all window openings. coverage to Min 3M above

EXTERNALLY:

Construct brickwork outer leaf as per elevations & temporarily fix firm tape to any area above brickwork (outer leaf) cover an area min. 3M high in this elevation only.

Alternatively treat external area with temporary superlux cladding to 3M as soon as wall is constructed. (In addition internal treatment.)

Remove superlux before applying final finishes & internally over clad sacrificial plasterboard layers to achieve spec equivalent finish.

1hr fire protection required throughout construction period to this elevation

Rev 'G' - 20/09/12 - Window sizes corrected
Rev 'F' - 20/07/12 - Extract vents shown to plant room, plant room floor gully location corrected. Fire protection measures indicated.
Rev 'E' - 14/06/12 - rwp relocated & additional floor gully's shown to match drawings by others.
Rev 'D' - 22/05/12 - steelwork amended
Rev 'C' - 15/05/12 - wall thickness amended, steelwork amended
Rev 'B' - 11/05/12 - rwp re-positioned
Rev 'A' - 05/04/12 - updated following WDL meeting (07/02/12)

Westleigh
PARTNERSHIP HOMES

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WESTLEIGH DEVELOPMENTS LTD
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ENNERLEY ROAD, LUTTER | FRAMPTON

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**AS BUILT
BLOCK E -
Ground Floor Plan**

DEVELOPMENT

Phase 5
Brayford Pool
Lincoln

date	April 2011	drg.no.
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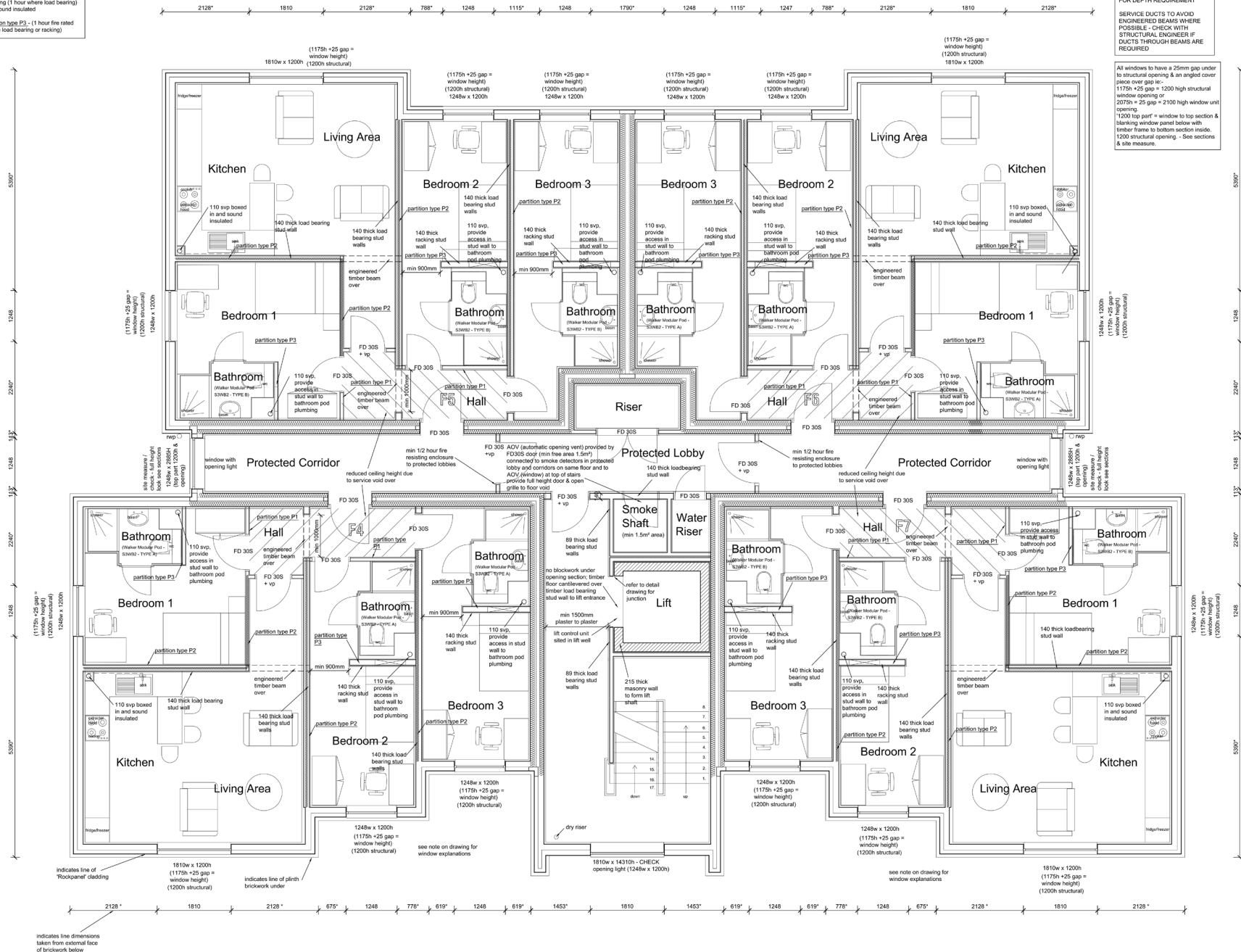
CONSTRUCTION NOTES

Partition Key
Partition type P1 - 1/2 hour fire resisting (1 hour where load bearing)
Partition type P2 - 1/2 hour fire resisting (1 hour where load bearing) and sound insulated
Partition type P3 - (1 hour fire rated where load bearing or racking)

SERVICE VOIDS TO CEILINGS
CHECK WITH ANDERSON GREEN FOR DEPTH REQUIREMENT

SERVICE DUCTS TO AVOID ENGINEERED BEAMS WHERE POSSIBLE - CHECK WITH STRUCTURAL ENGINEER IF DUCTS THROUGH BEAMS ARE REQUIRED

All windows to have a 25mm gap under to structural opening & an angled cover piece over gap ie:-
1175h +25 gap = 1200 high structural window opening or
2075h + 25 gap = 2100 high window unit opening.
1200 top part = window to top section & blanking window panel below with timber frame to bottom section inside 1200 structural opening. - See sections & site measure.



Rev 'D' - 20/08/12 - Window sizes corrected
Rev 'C' - 17/04/12 - nwp relocated
Rev 'B' - 17/04/12 - nwp re-positioned
Rev 'A' - 05/04/12 - updated following WDL meeting (07/02/12)

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**AS BUILT
BLOCK E -
First Floor Plan**

DEVELOPMENT

Phase 5
Brayford Pool
Lincoln

Partition Key

Partition type P1 - 1/2 hour fire resisting (1 hour where load bearing)

Partition type P2 - 1/2 hour fire resisting (1 hour where load bearing) and sound insulated

Partition type P3 - (1 hour fire rated where load bearing or racking)

under to structural opening & an angled cover piece over gap to - (1175h +25 gap = window height) (1200h structural)

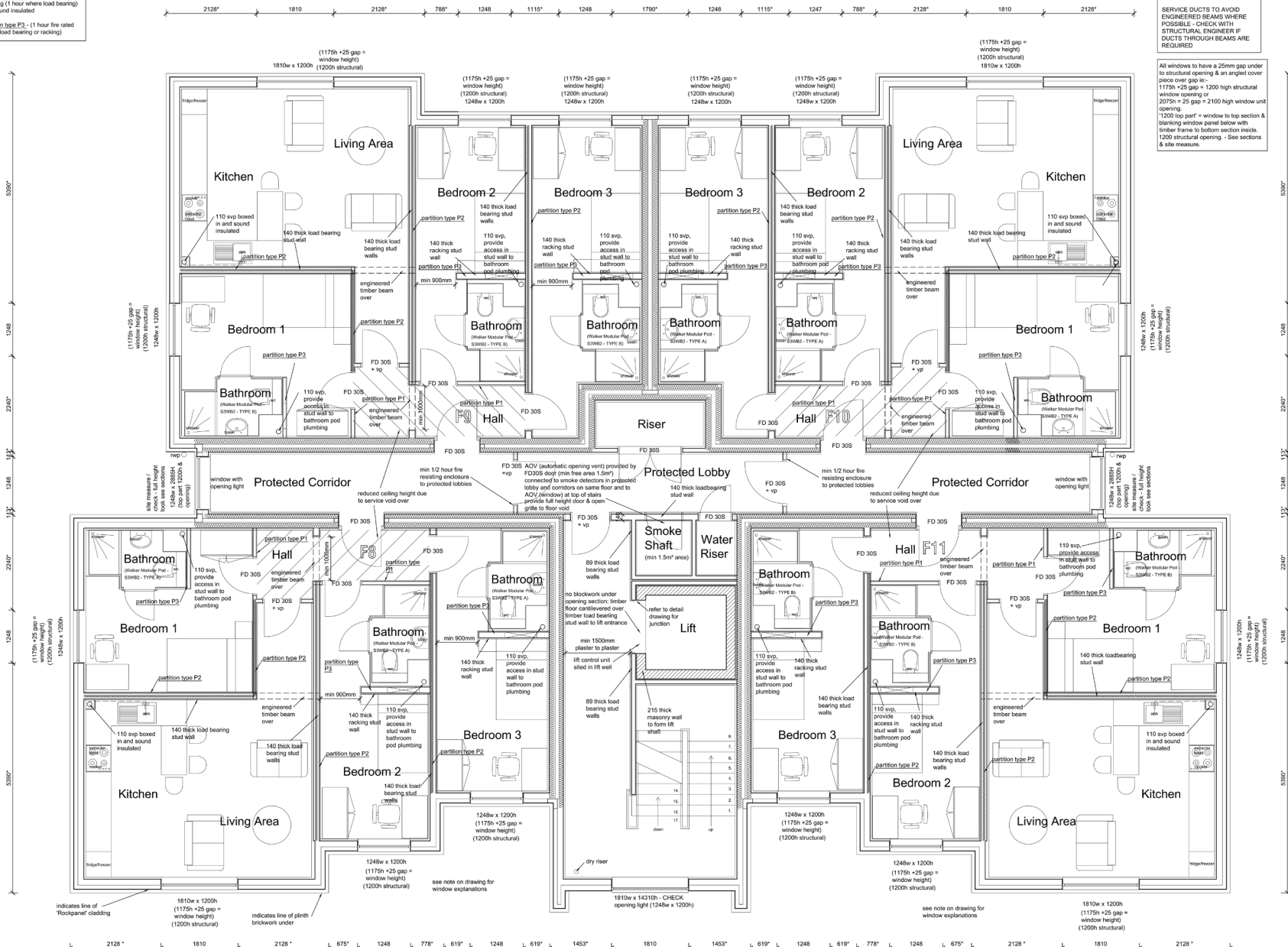
SERVICE VOIDS TO CEILINGS

CHECK WITH ANDERSON GREEN FOR DEPTH REQUIREMENT

SERVICE DUCTS TO AVOID ENGINEERED BEAMS WHERE POSSIBLE - CHECK WITH STRUCTURAL ENGINEER IF DUCTS THROUGH BEAMS ARE REQUIRED

All windows to have a 25mm gap under to structural opening & an angled cover piece over gap to - (1175h +25 gap = window height) (1200h structural) or 2075h +25 gap = 2100 high window unit opening

1200 top part = window to top section & blanking window panel below with timber frame to bottom section inside. 1200 structural opening - See sections & site measures.



SECOND FLOOR PLAN

CONSTRUCTION NOTES

This drawing must be read in conjunction with Job No 4033 Construction Notes

Rev 'D' - 20/09/12 - Window sizes corrected
 Rev 'C' - 17/04/12 - nwp relocated
 Rev 'B' - 17/04/12 - nwp re-positioned
 Rev 'A' - 05/04/12 - updated following WOL meeting (07/02/12)

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**AS BUILT
 BLOCK E -
 Second Floor Plan**

DEVELOPMENT

Phase 5
 Brayford Pool
 Lincoln

date	April 2011	drg.no.	4033/177D
scale	1:50 @ A1		

Partition Key

Partition type P1 - 1/2 hour fire resisting (1 hour where load bearing)

Partition type P2 - 1/2 hour fire resisting (1 hour where load bearing) and sound insulated

Partition type P3 - (1 hour fire rated where load bearing or racking)

SERVICE VOIDS TO CEILINGS

CHECK WITH ANDERSON GREEN FOR DEPTH REQUIREMENT

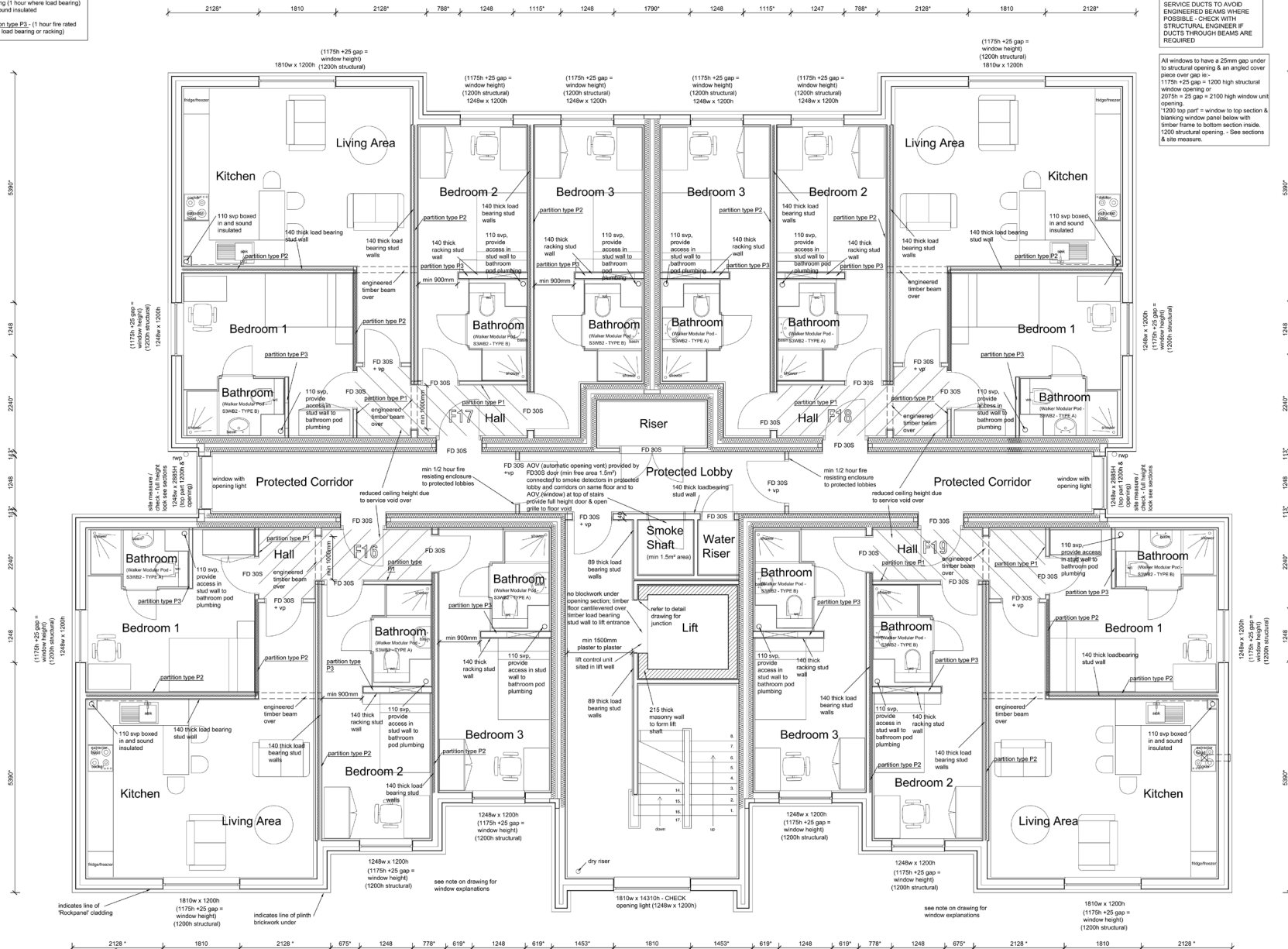
SERVICE DUCTS TO AVOID ENGINEERED BEAMS WHERE POSSIBLE - CHECK WITH STRUCTURAL ENGINEER IF DUCTS THROUGH BEAMS ARE REQUIRED

All windows to have a 25mm gap under to structural opening & an angled cover piece over gap in:

1175h + 25 gap = 1200h structural window opening or

2075h + 25 gap = 2100 high window unit opening

1200 top part = window to top section & blanking window panel below with timber frame to bottom section inside. 1200 structural opening - See sections & site measure.



Rev 'D' - 20/09/12 - Window sizes corrected
 Rev 'C' - 17/04/12 - rwp relocated
 Rev 'B' - 17/04/12 - rwp re-positioned
 Rev 'A' - 05/04/12 - updated following WDL meeting (07/02/12)

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**AS BUILT
 BLOCK E -
 Fourth Floor Plan**

DEVELOPMENT

Phase 5
 Brayford Pool
 Lincoln

date April 2011 drg no.

CONSTRUCTION NOTES

Partition Key

Partition type P1 - 1/2 hour fire resisting (1 hour where load bearing)

Partition type P2 - 1/2 hour fire resisting (1 hour where load bearing) and sound insulated

Partition type P3 - (1 hour fire rated where load bearing or racking)

SERVICE VOIDS TO CEILINGS

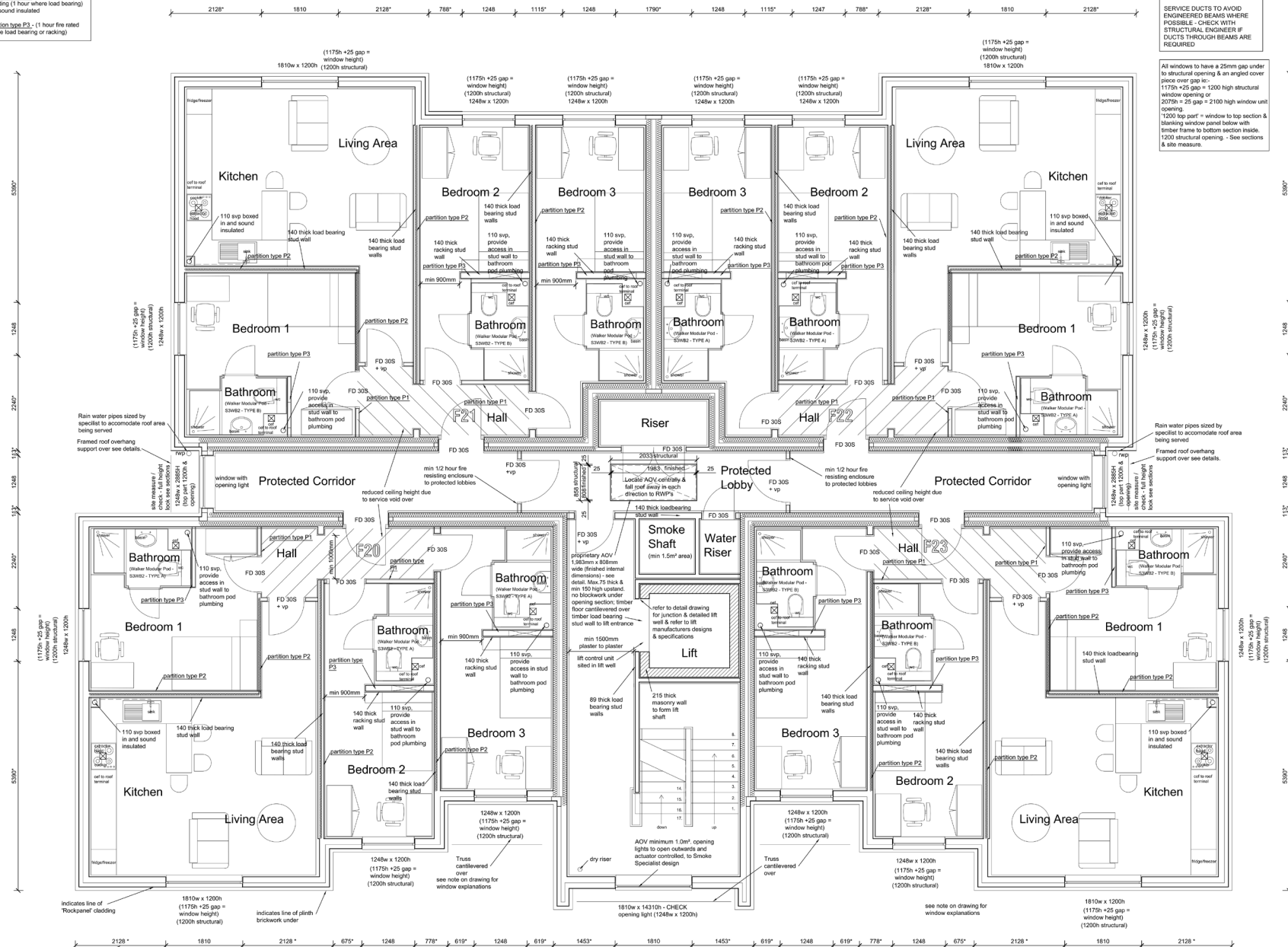
CHECK WITH ANDERSON GREEN FOR DEPTH REQUIREMENT

SERVICE DUCTS TO AVOID ENGINEERED BEAMS WHERE POSSIBLE - CHECK WITH STRUCTURAL ENGINEER IF DUCTS THROUGH BEAMS ARE REQUIRED

All windows to have a 25mm gap under to structural opening & an angled cover piece over gap to:

- 1175h +25 gap = 1200 high structural window opening or
- 2075h +25 gap = 2100 high window unit opening

"1200 top part" = window to top section & blanking window panel below with timber frame to bottom section inside, 1200 structural opening - See sections & site measures



Rev 'E' - 20/09/12 - window sizes clarified

Rev 'D' - 25/07/12 - AOV to head of stair to be min. 1m sq only.

Rev 'C' - 17/04/12 - rwp relocated, truss replaces flat roof previously requiring beamed roof support - note adjusted accordingly.

Rev 'B' - 17/04/12 - rwp re-positioned - AOV centralised

Rev 'A' - 05/04/12 - updated following WDL meeting (07/02/12)

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PARTNERSHIP HOMES

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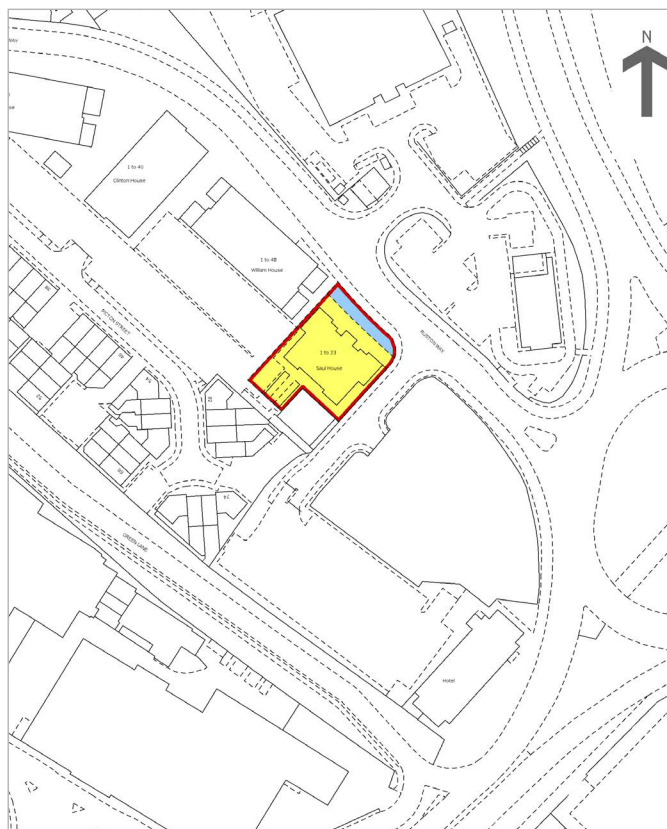
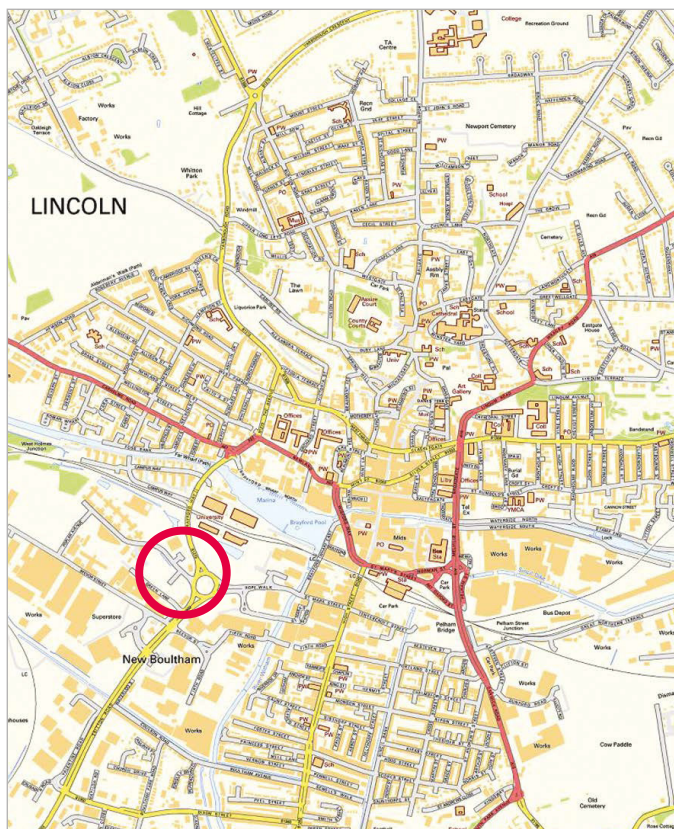
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AS BUILT
BLOCK E -
Fifth Floor Plan

DEVELOPMENT

Phase 5
Brayford Pool
Lincoln

date: r/m no.



Energy performance certificate (EPC)

Saul House Ruston Way Lincoln LN6 7FQ	Energy rating B	Valid until:	11 May 2036
		Certificate number:	7942-8138-9943-5763-6211

Property type
Residential Institutions: Universities and Colleges

Total floor area
2,391 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 B.

Under 0	A+	Net zero CO2
9-25	A	
26-50	B	
51-75	C	
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	91 D

Directions - LN6 7FQ

Enter Lincoln on the A57 Carhome Road and proceed towards the City Centre. Then turn right onto Brayford Way and then onto Ruston Way where the property can be found on your left.

<https://what3words.com/leave.wooden.blues>

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.

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

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