



URBAN FOX QUARTER, FILBERT STREET, LEICESTER, LE2 7FZ

LAND SALE OR FORWARD COMMITMENT OPPORTUNITY FOR 271 RESIDENTIAL APARTMENTS WITH IMPLEMENTED PLANNING PERMISSION

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Summary

- Implemented planning permission for **271 apartments**, communal areas, multiple stair cores and a commercial unit.
- The site is located south of the City Centre, and south-west of Leicester Train station, both of which can be reached within a 20-minute walk.
- De Montford University is located north of the site and can be reached within a 10-minute walk, and the University of Leicester is to the east and can be reached within a 20-minute walk
- The development has strong sustainability credentials including 284 PV solar panels linked to all apartments
- The site is available by way of a Freehold Land Sale, or via a Forward Commitment with a partner that has strong track record of delivering high quality living accommodation in Leicester
- With 2 leading UK Universities and population growth rate well in excess of the East Midlands and UK averages, Leicester boasts outstanding demographic fundamentals for future outperformance.



Opportunity

The site presents an exciting opportunity to acquire a c.17 acre (0.69 ha) development site. The site benefits from an implemented planning permission for 271 apartments (567 beds) within walking distance of the city centre and Universities.

The site is available through either a Freehold Land Acquisition, or as a built product via a Forward Commitment deal structure.

Location and Situation

The site is located in Leicester, a vibrant city in the East Midlands, known for its rich history, cultural diversity, and as a centre for commerce and education.

The site is situated south of Filbert Street, a short distance east of the River Soar. It is bordered by Filbert Street to the north, Lineker Road to the east and south and Filbert Street Car Park to the west.

The site is surrounded by student accommodation to the north west (Unite Students – Liberty Park) and south (Homes for Students – Filbert Village). A row of terraced housing lies to the north, three blocks of 30 apartments are currently under construction to the east and Filbert Street Car Park is adjacent to the western boundary of the site.

Nearby points of interest include the King Power Stadium (Leicester City Football Club), Mattioli Woods Welford Road Stadium (Leicester Tigers Rugby Club), the University of Leicester and Leicester Royal Infirmary.

The site is just 0.5 miles east of the A5460 which links from Junction 21 of the M1 Motorway and Junction 3 of the M6 Motorway, approximately 3.2 miles south west of the site. The A5460 provides access into the heart of the city centre.

Public transport is easily accessible with bus stops located along Windermere Street, 100 metres to the north of the site, and Leicester Train Station is approximately a 10 minute walk from the site. Leicester train station is undergoing a £22.6m regeneration programme, with a new entrance linked to the city centre, landscaped pedestrian open spaces and new commercial, retail and hospitality offerings. Local amenities include a convenience store, gym, primary schools and a Lidl supermarket.



Leicester Royal Infirmary	5 minute walk
Kings Power Stadium	5 minute walk
De Montfort University	10 minute walk
Leicester Train Station	20 minute walk
Leicester University	20 minute walk
Museum & Art Gallery	20 minute walk



Leicester

Leicester has a diverse population of approximately 345,000 people, making it the most populous city in the East Midlands, 11th most populous in England and 13th most populous in the UK. The city boasts a young demographic profile, with a significant proportion of its population under the age of 30.

The city has a versatile economy, and the Gross Value Added (GVA) has been consistently growing, with a £30 billion target by 2030.

Leicester is home to several high-ranking educational institutions, which contribute to the city's dynamic student population. The combined student population of the University of Leicester and De Montfort University is estimated at approximately 42,000 students. Around 30% of the student body comprises international students from over 150 countries, highlighting the city's global appeal.

Leicester Royal Infirmary is a university hospital, offering teaching and courses at University level, employing 15,000 members of staff.



£23 BILLION GVA
Largest Economy in the East Midlands



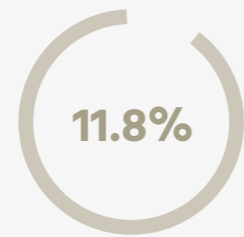
Space Park
Leicester is the location of the UK's Space Centre and Space Park



42,000 Students
Leicester has two universities, De Montfort University and University of Leicester



16th
One of the fastest improving cities in PWC's 2019 good growth for cities index



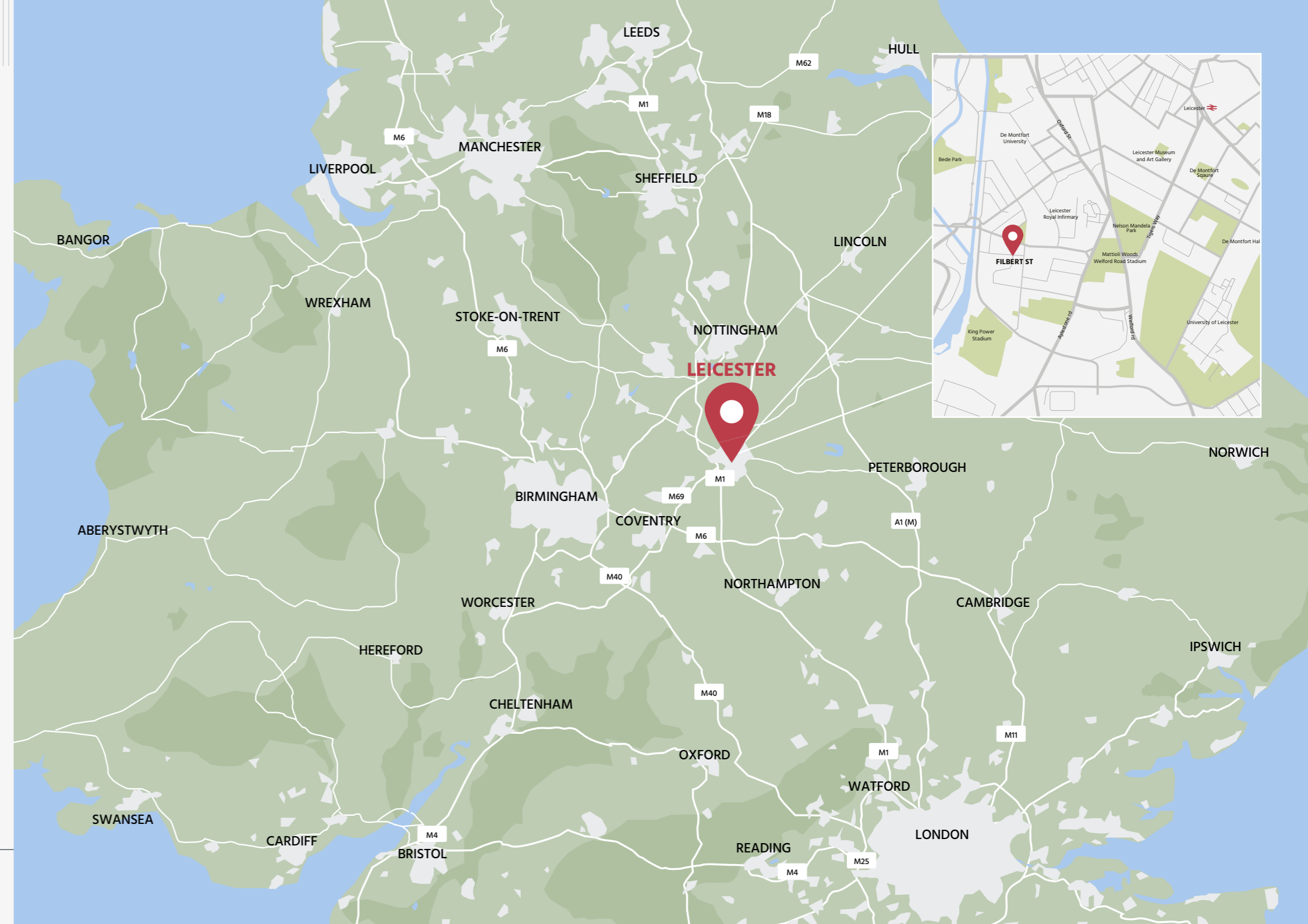
Population growth since 2011



330,000
Leicester current population

42,000 SME's

Small to medium sized enterprises located in Leicester



Planning

The site forms part of the full planning application (ref: 20190742), which has been implemented, for the construction of four buildings of 3-7 storeys comprising 361 apartments (Class C3) and a commercial unit (Classes A1, A2 or A3).

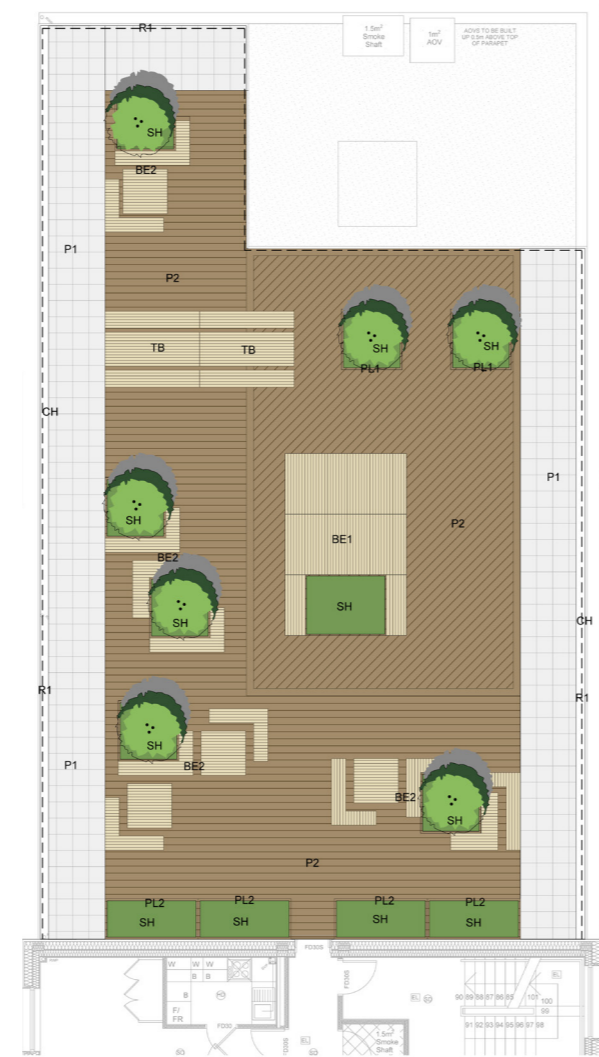
Three of the buildings that total 90 apartments ("The Old Ground") are currently under construction.

The subject property is the remaining 271 apartments known as "Block A", communal spaces, and a commercial unit. The apartments will range from studios to 5-bedroom cluster apartments.

A breakdown of the unit mix and gross internal areas has been provided below. A detailed schedule of the size of each unit and associated communal areas on each floor is available in the data room

Totals	Units	Beds
Retail	1	
Studio	102	102
1 Bed	12	12
1 Bed Duplex	15	15
2 Bed	45	90
2 Bed Duplex	1	2
3 Bed	49	147
4 Bed	36	144
5 Bed	11	55
Total	271	567

Gross Internal Areas	Sq M	Sq Ft
Ground Floor	3,169.3	34,114
First Floor	3,260	35,090
Second Floor	3,260	35,090
Third Floor	3,260	35,090
Fourth Floor	2,225.2	23,952
Fifth Floor	1,910.2	20,561
Sixth Floor	1,286.7	13,850
Total	18,371.4	197,748



Fifth Floor Roof Terrace

Block A ranges from 4 stories along Filbert Street and steps up to 7 stories to the south of the Block. The design and arrangement of the building is a uniform grid arrangement, created by vertical elements at regular intervals and deep recessed windows. The layout of Block A has a continuous central circulatory corridor that allows residents to access the communal facilities along the ground floor without having to leave and re-enter the building. There is a gym, cinema room, dining room, two further communal areas on the ground floor and a roof terrace on the 5th floor. Communal areas on the upper floors include laundry rooms, a yoga room, a gaming room, a meditation room, and various store rooms. There are 4 primary entrance points into the building, with the main entrance positioned in the south west corner and multiple stair cores.

There are 4 primary entrance points into the building, with the main entrance positioned in the south west corner. The main entrance is the gateway into the development and an important focal point of the whole scheme, with the design replicating the old grounds main stand turnstile.

The north elevation creates an active frontage, with direct access provided into each ground floor duplex apartment from the public footpath. There is a central courtyard, which provides 48 visitor parking spaces via an undercroft along Filbert Street, and a landscaped amenity area. There will be 284 residents cycle spaces and 28 visitor cycle spaces, located within 3 internal cycle stores.

There are no affordable housing requirements or S106 contributions payable in respect of this element of the scheme.

The construction works are due to commence in December 2024 with completion anticipated mid-2026.

Further details regarding the specification of the construction and internal design features within the apartments is available in the data room.



Ground Floor Plan

Specification

Interior designed kitchens

- Contemporary handleless cabinets
- High quality worktops, upstands & splash back
- Stainless steel integral 1.5 Bowl sink
- Integrated bosch appliances [or similar]
- Induction hob
- LED strip lighting under wall units

Bathrooms & Ensuites

- Polished concrete style ceramic [or similar]
- Wall & floor tiles, floor to ceiling in wet areas
- Dual flush soft close WC with chrome flush
- Chrome shower with rose head & hand shower
- Heated designer towel rail

Security

- Secured gates at section entrances
- Digital access to main entry doors & gates
- Colour video access screens in apartment hallways
- Compliant smoke alarms
- Lockable letterboxes
- Secured bike storage

Heating

- Wall-mounted electric panel heaters

General

- Brushed black stainless steel sockets & switches
- Varnished wooden doors
- High quality matching curtains to decor

Flooring

- Engineered oak flooring
- Carpets in bedrooms
- Ceramic tiled bathrooms

Lighting

- Recessed LED spotlights
- Brushed stainless steel light switches

External Works

- 284 PV solar panels linked to all apartments
- Non-combustible materials to external envelope
- Good thermal performances achieved
- Excellent air test results



Development Partner Track Record

Windermere Capital Ltd is a multidisciplinary investment company with extensive experience in delivering large scale real estate developments across England. The team at Windermere Capital Ltd has a wealth of experience in Real Estate and pride themselves on their ability to identify and invest in land with strong growth potential. Windermere Capital work closely with design teams and other professionals to maximise the potential of all the sites purchased to ensure a high level of return within each asset developed.

Examples of Windermere Capital's completed projects include;

- 124 apartments in Nottingham
- 46 apartments in Leicester
- 44 apartments in Leicester

Windermere Capital is headed by director Neil McMinn, who has over 20 years of experience in the construction industry. Starting out as an Architectural Designer before transitioning into a property developer, Neil and the Windermere Capital team have created a portfolio of large-scale residential developments in the Midlands area.

A building contractor company was set up in 2017 under the Windermere group, purposely to carry out the construction of developments for Windermere Capital. This allows Windermere to maintain the extensive quality expected from their projects.

Tenure

The property is held Freehold.

The site is registered under the Title Number LT518382.

Method of Disposal

The site is available to purchase Freehold, either as a land acquisition or as a built product via a Forward Commitment.

Further information regarding the build programme is available on the data room.

Data Room

Further information is available on the data room, please contact Jessica Nevin for access.

Rights of Way, Wayleaves & Easements

The Property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

VAT

The property is opted to tax.

Local Authority Area

The site falls within the administrative boundary of Leicester City Council.

Viewings

The site is visible from the road. No entry onto the property is permitted without prior consent and must be arranged through Gerald Eve LLP.

Contacts

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