AFFORDABLE PBSA
INVESTMENT OPPORTUNITY
ADJACENT TO THE
UNIVERSITY OF HULL.

CRANBROOK COURT

CRANBROOK AVENUE
HULL
HU6 7TT

INVESTMENT CONSIDERATIONS.

Purpose-built student accommodation investment comprising **78 bed spaces** and arranged within an established complex of self-contained student houses, flats and secure car parking.

Exceptionally located directly between the University of Hull and St Mary's College, with the University campus, teaching buildings and sports facilities immediately opposite.

The property currently generates a gross operating income of £362,430 per annum and, after annual operating costs of £110,055, a **net operating income of £252,375 per annum**.

The gross income reflects £4,646 per available bed per annum.

The asset provides affordable accommodation in an exceptional campus-side location, with scope for rental growth.

Cranbrook Court provides students with immediate pedestrian access to the University of Hull, together with the shops, cafés, restaurants and amenities of Newland Avenue and Cottingham Road.

The opportunity provides an incoming purchaser with clear potential to improve performance through occupancy growth, rental increases, operational efficiencies or a pivot to alternative residential sectors.

Offers are invited in excess of **£4,000,000 (Four Million Pounds)**, reflecting a **Gross Yield of 9.06%** and a Net Initial Yield of 6.00%, assuming full purchaser's costs.

The purchase price reflects a low capital value of **£51,282 per bed space**.

Click here to view the drone video


COTTINGHAM ROAD
UNIVERSITY OF HULL
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DEPARTMENT OF
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AND SOCIOLOGY
LARKIN BUILDING
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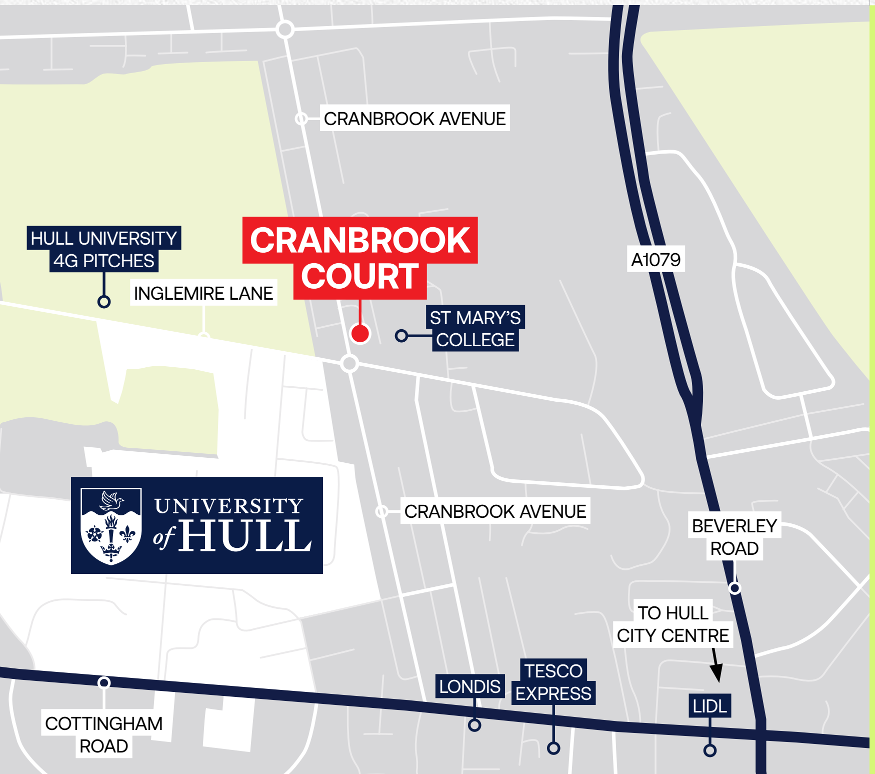
B1233
WESTFIELD COURT
UNIVERSITY OF HULL
ALLAM BUILDING
UNIVERSITY OF HULL
STUDENT UNION
APPLIED SCIENCES
NEWLAND SCHOOL
FOR GIRLS
VISITOR CAR PARK
UNIVERSITY of HULL
UNIVERSITY OF HULL
HALLS OF RESIDENCE
ALLAM SPORTS CENTRE
CRANBROOK AVENUE
NEWLANDS SCIENCE PARK
HULL UNIVERSITY
4G PITCH
CONVENIENCE STORE
INGLEMIRE LANE
INGLEMIRE LANE
ST MARY'S COLLEGE
CRANBROOK COURT
CRANBROOK AVENUE



Click for Google maps link

Click for What3Words link: **transit.forced.nation**

LOCATION.

Cranbrook Court occupies an exceptional and highly prominent position on Cranbrook Avenue, at its junction with Inglemire Lane, immediately adjacent to the University of Hull.

The property is uniquely positioned directly between the University of Hull and St Mary's College, placing it at the heart of one of Hull's principal education and sporting districts.

The University campus lies immediately opposite the property and provides residents with exceptionally convenient pedestrian access to teaching buildings, science facilities, libraries, sports pitches and the Allam Sport Centre.

The location is particularly well suited to student occupation, enabling residents to reach lectures and university facilities within a matter of minutes without reliance upon public transport or private vehicles.

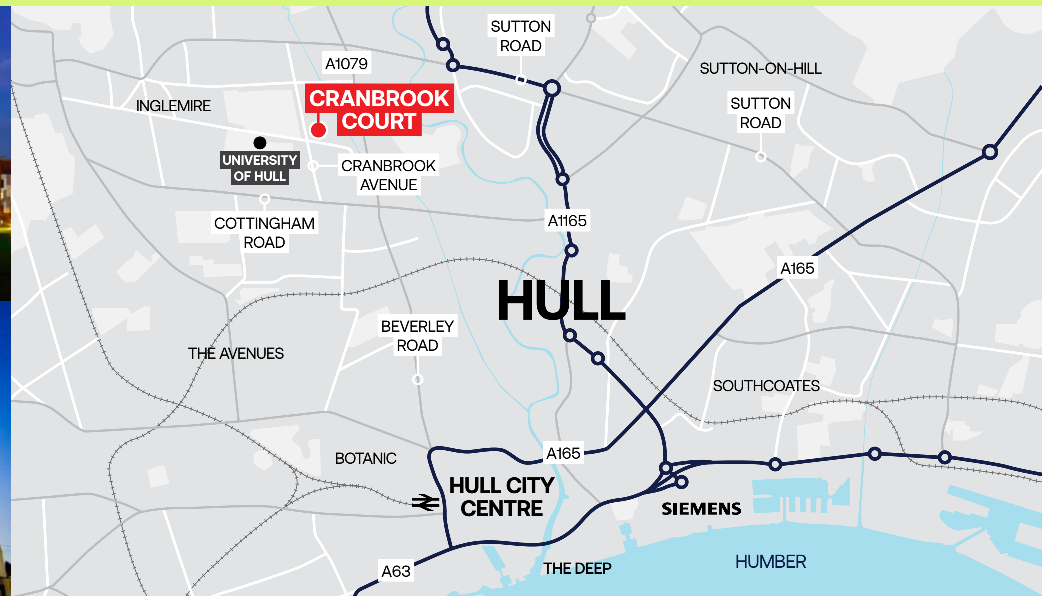
Cranbrook Court also benefits from access to the established shops, supermarkets, cafés, restaurants and student amenities serving the surrounding Cranbrook Avenue, Newland Avenue and Cottingham Road areas.

Immediate proximity to the University is a fundamental strength of the investment. The asset provides an affordable accommodation option within an exceptionally short walk of the campus - a proposition that should continue to resonate with cost-conscious domestic and international students.

Its position between two substantial educational institutions, together with the concentration of university, sporting and science facilities surrounding the property, creates a location that would be extremely difficult to replicate.


ALLAM SPORT CENTRE

ST MARY'S COLLEGE



DESCRIPTION.

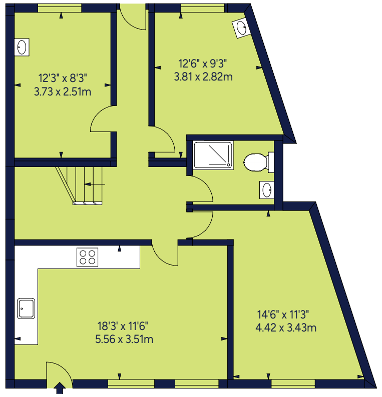
Cranbrook Court is a purpose-built student accommodation asset constructed in 1994, comprising 78 bed spaces and secure car parking.

The accommodation is arranged across a series of self-contained student houses and flats within an established purpose-built complex.

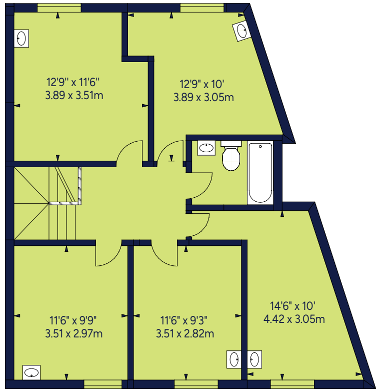
Weekly rental levels currently range between £103 and £133.50 per bed, with the accommodation generally let on 48-week terms and a limited number of shorter occupational arrangements.

TYPICAL FLOORPLANS.

184 Cranbrook Court

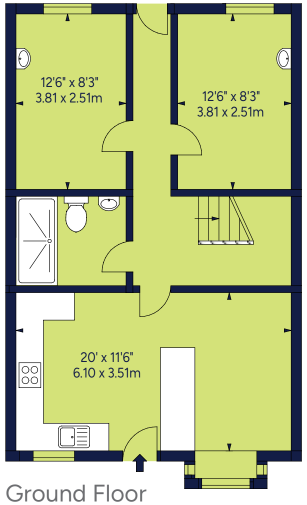


Ground Floor

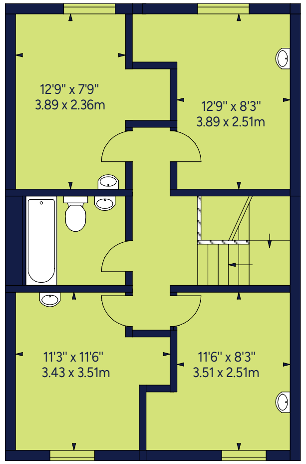


First Floor

192 Cranbrook Court



Ground Floor



First Floor

CRANBROOK COURT

INCOME SUMMARY.

The current 2025/26 rent schedule provides a gross annual rental income of:

£362,430
PER ANNUM

Annual operating and running costs are stated as:

£110,055
PER ANNUM

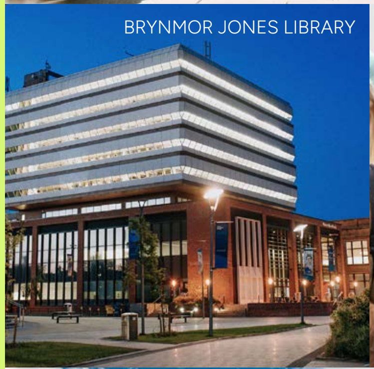
After deducting these costs, Cranbrook Court generates a current net operating income of:

£252,375
PER ANNUM

The current net operating income represents approximately 69.6% of gross rental income, with operating costs representing approximately 30.4%.

The operating expenditure profile provides an incoming purchaser with an opportunity to undertake a detailed review of the existing cost base and identify potential operational efficiencies.


BRYNMOR JONES LIBRARY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ALLAM MEDICAL BUILDING

HULL STUDENT MARKET.

Hull is an established UK university city, anchored by the University of Hull, a long-standing, research-led institution with a student population of approximately 15,400 across undergraduate and postgraduate programmes. Founded in 1927, the University has been at the heart of the city's economic, cultural and educational development for almost a century. Its attractive 125-acre campus brings together teaching, research, sport, student accommodation and social facilities within a single, well-established university environment.

The University has developed a strong reputation for the quality of its student experience and continues to perform particularly well in student satisfaction measures. It combines the scale and academic breadth of a major regional university with a highly accessible campus, affordable living costs and a strong sense of community.


BUSINESS SCHOOL

Hull has also invested significantly in the quality of its academic and student facilities. Major projects include the £28 million redevelopment of the Brynmor Jones Library, the £28 million Allam Medical Building and Health Campus, and substantial investment in the Allam Sport Centre and surrounding sports facilities.

The campus now provides modern teaching and research accommodation, extensive library and study facilities, advanced medical and health education space, a 12-court sports hall, a 120-station gym and floodlit outdoor pitches. This sustained programme of investment has materially enhanced the University's appeal to both domestic and international students.

The University currently provides more than 2,300 purpose-built rooms on campus. A substantial proportion of the wider student population is therefore accommodated within the surrounding private rented market, particularly across Cranbrook Avenue, Newland Avenue and Cottingham Road.

UNIVERSITY of HULL

DEMAND & SUPPLY.

A substantial private student housing market has developed within the residential areas surrounding the University of Hull, particularly around Cranbrook Avenue, Newland Avenue and Cottingham Road.

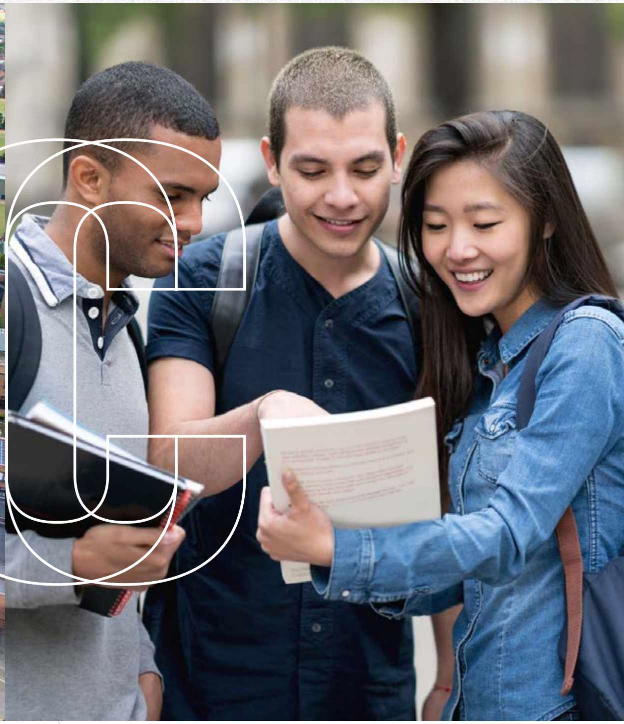
Within this market, location, affordability and convenience remain central to students' accommodation decisions.

Cranbrook Court's position immediately opposite the University provides a material competitive advantage over accommodation requiring students to travel to the campus.

The current weekly rents of between £103 and £133.50 place the property within an accessible rental range.

The property's purpose-built configuration and location directly between the University of Hull and St Mary's College create a combination that would be difficult to replicate.


HULL UNIVERSITY CAMPUS



RENTAL GROWTH AND INCOME ENHANCEMENT.

Cranbrook Court's current weekly rents range from £103 to £133.50 per bed.

These rents position the property at the affordable-to-mid-market end of the local student accommodation market.

The property's rental proposition is strengthened by its immediate proximity to the University campus. Residents benefit from an exceptionally short walk to lectures, teaching facilities, the library, sports facilities and other university amenities.

There may be scope for selective rental growth, particularly across the lower-rented rooms, subject to an assessment of room configuration, specification, prevailing market rents and occupier demand.

In addition, the current operating costs represent a substantial proportion of the property's gross income. A detailed review of management, utilities, maintenance, staffing and other operational expenditure may identify opportunities to improve the property's gross-to-net performance.

Cranbrook Court therefore provides an incoming investor with identifiable routes to income enhancement through improving occupancy, selectively increasing rents and improving operating efficiency.

CRANBRO

FURTHER INFORMATION.

TENURE

The property is held freehold.

ENERGY PERFORMANCE CERTIFICATES

Available upon request.

VAT

The asset is not elected for VAT.

ANTI MONEY LAUNDERING

In accordance with current Anti-Money Laundering legislation, the successful purchaser will be required to provide satisfactory identification and source-of-funds documentation prior to exchange of contracts.

PROPOSAL.

Offers are invited in excess of **£4,000,000 (Four Million Pounds)**, reflecting a **Gross Yield of 9.06%** and a Net Initial Yield of 6.00 %, assuming purchaser's costs of 6.55%.

The purchase price reflects a low capital value of **£51,282 per bed space**.

CONTACT.

For further information or to arrange a viewing, please contact:

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