



VISION



 abode





VISION, HUDDERSFIELD

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ABOUT VISION

Vision is the latest student accommodation development in the booming student city of Huddersfield. Located in a truly unbeatable location adjacent to the University of Huddersfield campus in the brand-new Health and Innovation Campus that is currently in construction, Vision will set a new standard for student living in a city in desperate need of privately-owned student property.

Located adjacent to the University of Huddersfield's newest campus.

Set to generate 2,000 additional students in need of accommodation.

The development will provide 198 high-quality student studio apartments whilst also offering state-of-the-art on-site amenities for residents to enjoy. From a cinema room to a fitness centre, a roof garden, study areas and even a coffee shop to name a few, everything a student needs can be found at Vision.

From esteemed student developer, Abode Student, Vision provides investors with the chance to build their wealth with a hassle-free investment whilst offering students studying at the University of Huddersfield first-class, purpose-built student accommodation. Each student apartment is fully managed by market-leading student accommodation provider, Homes for Students, and offers a rental assurance of 10% NET returns for 3 years upon completion, offering investors a truly hands-off and stable investment.





INVESTMENT HIGHLIGHTS

- 1 10% NET returns for 3 years
- 2 4% interest on deposited funds
- 3 Located adjacent to the brand-new Huddersfield University Campus
- 4 Hands-off, fully managed investment
- 5 Excellent amenities
- 6 No ground rent
- 7 Proven student developer
- 8 Parking available

FINANCIAL BREAKDOWN

The student apartments at Vision in Huddersfield offer a rental assurance of 10% NET for 3 years. This means that investors will receive continuous rental income throughout the rental guarantee, equating to a total guaranteed 30% increase on your initial investment.

Thanks to the incredible location of the development adjacent to the brand-new Health and Innovation Campus at the University of Huddersfield, apartments at Vision will no doubt remain in high demand upon completion of the rental guarantee, resulting in consistent rental income for the foreseeable future.

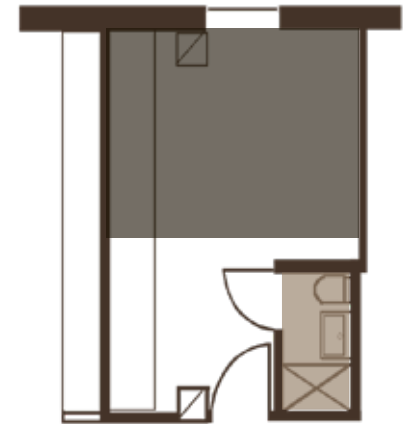
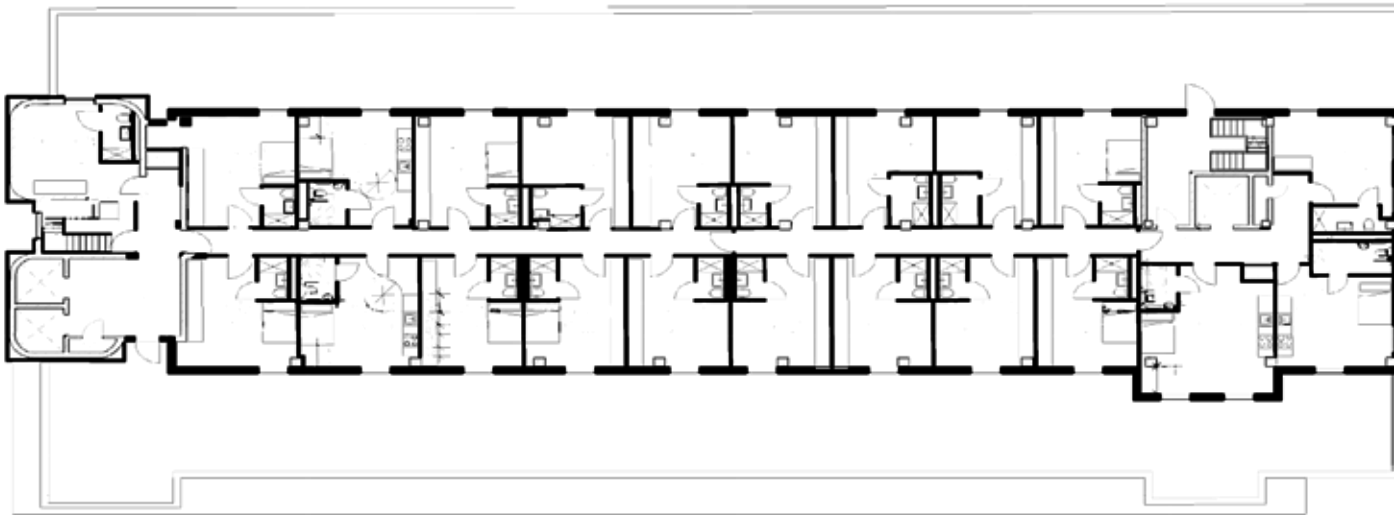
Purchase Price:	£86,995
Assured Returns:	10%
Assured Period:	3 years
Annual Income:	£8,699
Total Assured Income over 3 years:	£26,098
Return on investment over 3 years:	30%

10% NET RETURNS
FOR 3 YEARS





FLOOR PLANS



LUXURY STUDENT LIVING

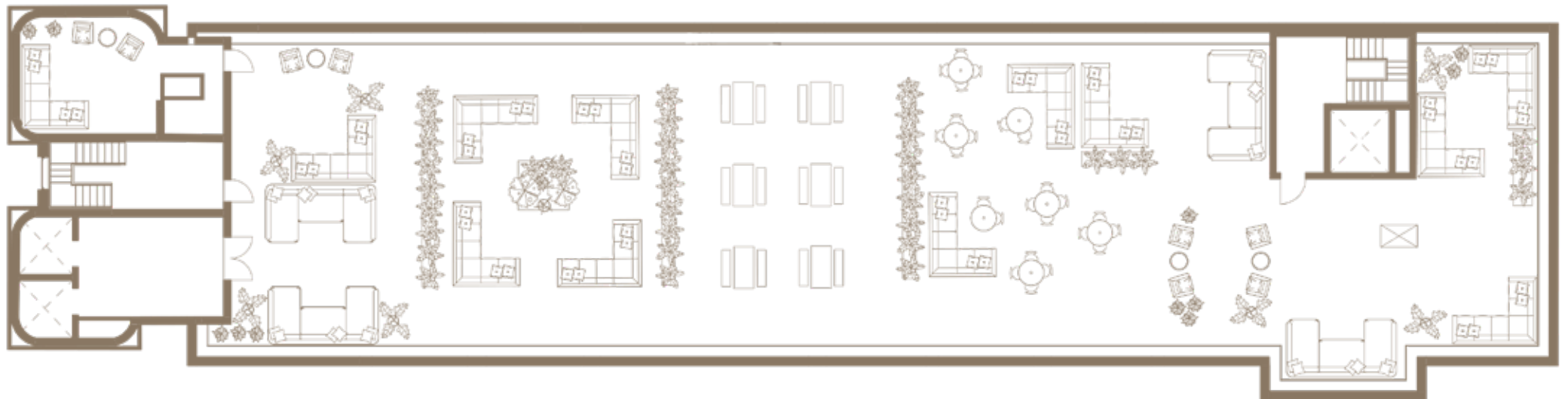
Vision will consist of 198 studio apartments across 9 floors as well as a wide variety of unrivalled amenities throughout the development.



Bathroom



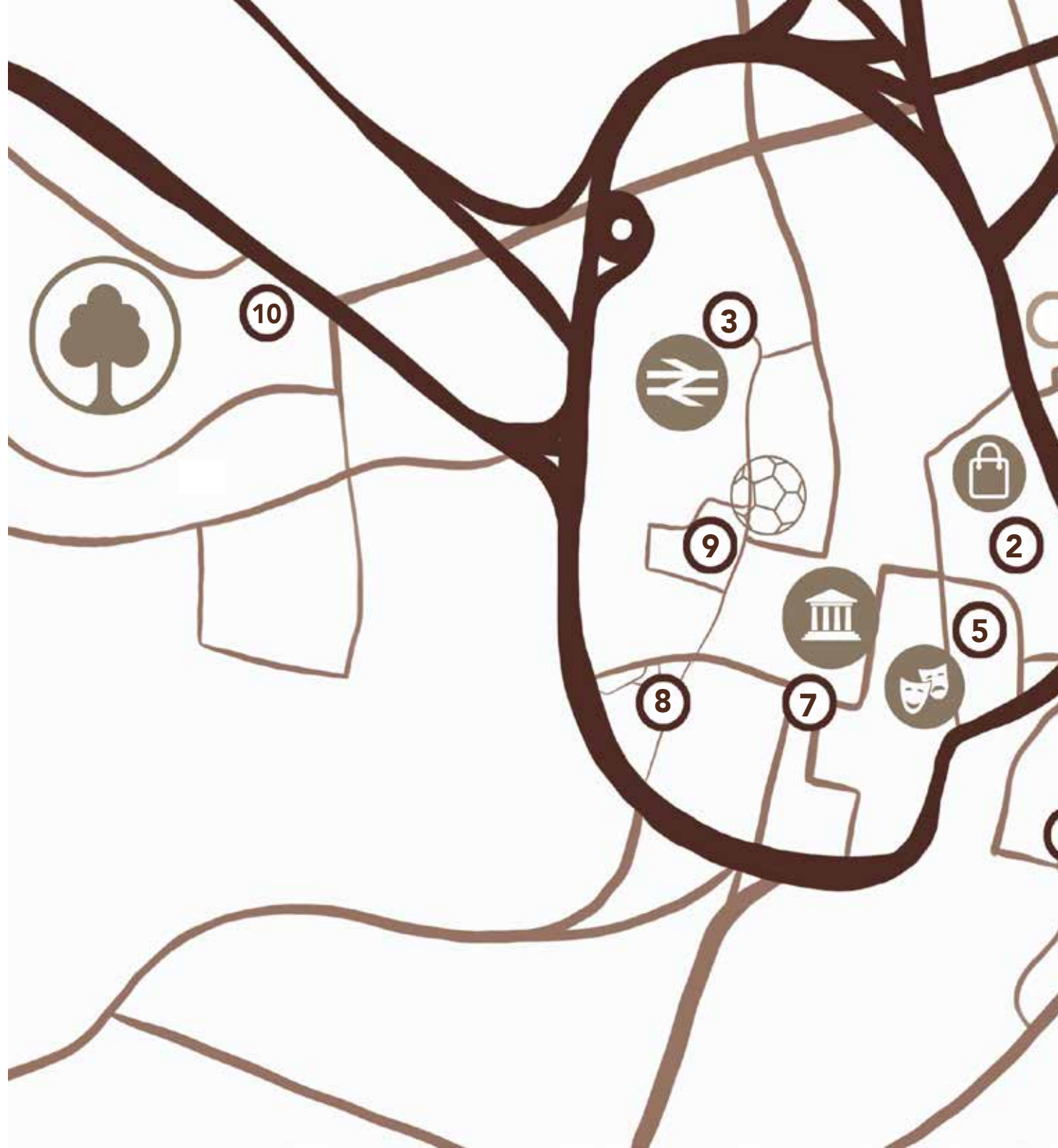
Bedroom/Study Area

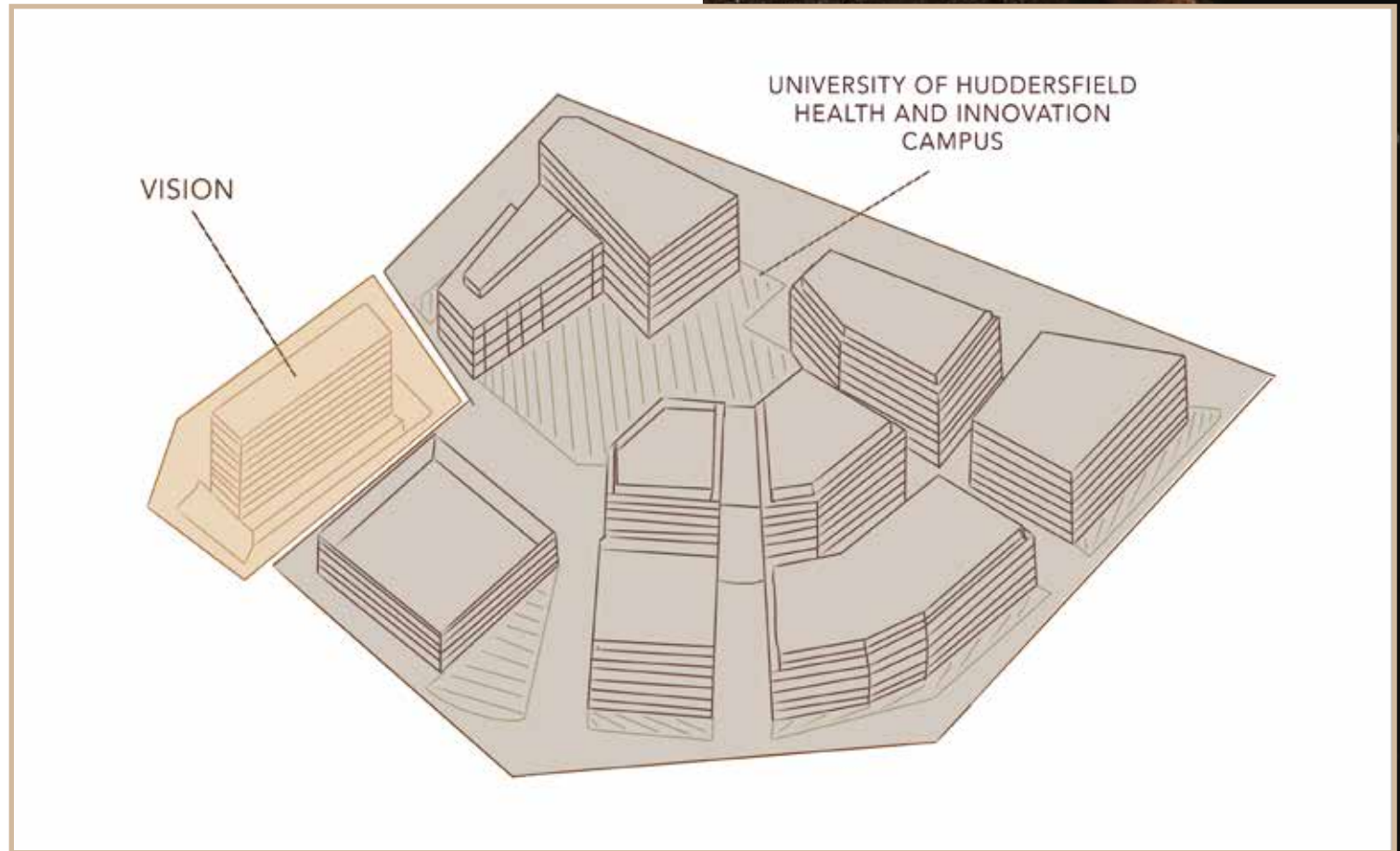


LOCATION

Vision is located adjacent to the brand-new Health and Innovation Campus of the University of Huddersfield that is currently in construction. Given the new campus' prime location in the heart of the town, the development is perfectly placed for residents to access all that Huddersfield has to offer.

1. University of Huddersfield Health and Innovation Campus (**300ft**)
2. Kingsgate Shopping Centre (**0.1 Miles**)
3. Huddersfield Train Station (**0.3 Miles**)
4. University of Huddersfield Queensgate Campus (**0.3 Miles**)
5. Lawrence Batley Theatre (**0.3 miles**)
6. Sainsbury's (**0.3 miles**)
7. Huddersfield Town Hall (**0.4 miles**)
8. Huddersfield Library (**0.5 miles**)
9. Huddersfield Football Club (**0.7 miles**)
10. Greenhead Park (**1.0 miles**)





The creation of the University of Huddersfield's cutting-edge £250 million Health and Innovation Campus is set to establish Huddersfield as a prominent national hub for the comprehensive training of NHS nurses, midwives, and various other medical practitioners, further increasing the already impressive student numbers studying at the establishment.

Thanks to its excellent location, Vision will allow investors to capitalise on this influx of new students, offering **student living** that will be extremely sought-after.

AMENITIES



Cinema room



Residential lounge



Bike storage



Fitness centre



Rooftop garden



Concierge





Coffee shop



Laundry facilities



Study area



Communal bar





WHY INVEST IN STUDENT PROPERTY?

Student numbers in the UK have soared in recent times, reaching record-high levels according to CBRE. This increase in student numbers from both national and international students is driving extremely strong demand for purpose-built student accommodation (PBSA).

Amid a somewhat turbulent economic period for the UK, the student property investment market has continued to offer a steady and stable option for investors looking to protect their wealth, and the market looks set to continue to grow in the coming years. Historically, recessions have resulted in a rise in an increase in demand for higher education, and as universities throughout the country continue to struggle to house the growing number of students, the demand for PBSA is only going to increase.





As a result, student property offers an extremely strong investment for those looking to protect their wealth and earn higher-than-average rental yields.

According to Savills, the number of first-year undergraduate students is projected to increase in the coming years and could even reach 1 million by 2030.

In addition to this, the number of international students is set to continue its upward trend, with a 117,500 increase in the number of full-time international students between 2019/20 and 2021/22. With this forecast increase in student numbers, paired with a chronic under-supply of student housing, strong rental growth is expected in the student market of around 7% for 2023/24.

This impressive forecast in terms of both student numbers and rental growth are just a few of the countless reasons to consider investing in UK student property. Student properties are often available at a lower entry point than the likes of residential or commercial properties, whilst student properties are also much less likely to experience void periods within the standard academic year.

In addition to this, student properties offer an extremely stable investment option that is very rarely impacted by external economic uncertainty such as inflation, house price fluctuations or recessions. The past few years have showcased just how stable the market is, with student numbers continuing to increase regardless of the instability.

WHY INVEST IN HUDDERSFIELD?

Huddersfield is a town on the up. Located in West Yorkshire, the town has seen immense economic growth in recent times, spurred on by vast amounts of regeneration throughout that looks set to continue for the foreseeable future.

In 2022, business-led organisation Huddersfield Unlimited published their 'Our Huddersfield, Our Future' regeneration vision for the town in which as much as £1bn is set to be invested in 11 major schemes in and around the town centre over the next few years.

In addition to this, plans to regenerate Huddersfield's town centre Piazza area have been approved, with the £210m Cultural Heart scheme set to begin construction in spring 2024. With these upcoming projects on the horizon, the economy in Huddersfield looks set to continue to prosper.



HUDDERSFIELD: A STUDENT TOWN

One of the biggest attributes of the growing economy in Huddersfield is the booming student population, with the town home to the award-winning University of Huddersfield.

20,000

Almost 20,000 students choose to study at the University of Huddersfield

£156 Million

£156 million has been spent on campus development since 2008.

The University of Huddersfield is one of England's leading universities, ranking in the top three for the best-qualified university teaching staff according to the latest figures from HESA, with staff at the establishment ranking in the top three in England for the proportion who hold doctorates, who have higher degrees and hold teaching qualifications. The university is also joint-first for National Teaching Fellowships, which marks the UK's best lecturers in Higher Education, winning a total of 20 since 2008.

As a result, the university attracts students from not just across the country, but the world, only adding to the demand for student property in the area.

THE PURCHASE PROCESS

The purchase process at Vision can be broken down into 5 simple steps. A property consultant will be on hand to guide you through each and every step of this process.

01

Talk to a consultant and find your desired apartment(s).

02

Pay a £5,000 reservation to secure the apartment of your choice.

03

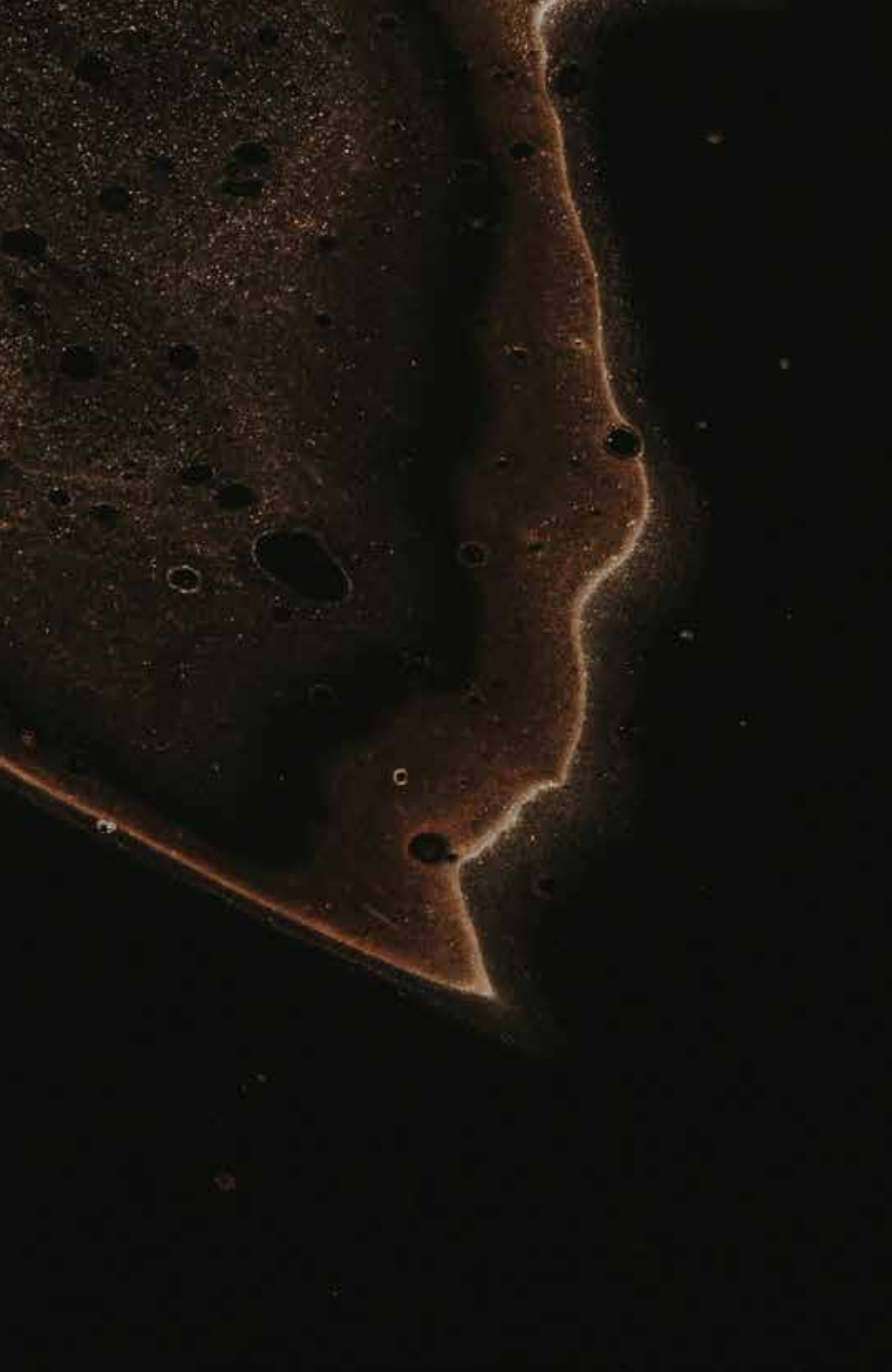
28 days after reserving your apartment, pay a deposit of 50% upon the exchange of contracts, minus the initial deposit.

04

6 months later, pay an additional 25% of the total balance.

05

Upon completion of the build, pay the outstanding balance, minus 4% interest accrued over the length of the build.



FAQs

Am I buying as freehold or leasehold?

Leasehold, 125 years.

What is the price of an apartment?

Studio apartments are priced from £86,995

How much is the ground rent?

There is no ground rent to pay at Vision

What are the guaranteed returns on this project?

Investors are assured 10% NET returns for 3 years following completion.

Is there a management company in place?

Yes, the appointed management company is Homes 4 Students.

What are the management fees?

There is a management fee of £1,750 per annum that covers lettings, management, utility bills and all associated fees.

Who is the developer?

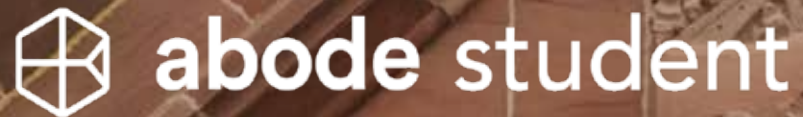
The developer is Abode Huddersfield Limited.

Who is the architect?

The architect is NC Architecture.

Are there any restrictions if I want to sell?

Whilst you are free to sell your apartment on the open market after completion, your apartment must be sold as a student property due to the development's planning.



Abode Student is a premium student property brand based in the UK.

They have been delivering high-quality bespoke student accommodation since 2014, capitalising on a rapidly evolving market. Students in the UK are demanding higher standards than ever before, and Abode caters for their needs in undersupplied campus locations with the biggest potential for growth.

The Abode Student brand is part of Abode Group, a parent company that boasts more than 20 years of experience delivering high-quality developments across residential, retail and commercial sectors.





“

LOVED my time in Abode...beautiful mix of old and new style rooms! Everything you could want, gym, laundry, great space for entertaining and luxury en suite studios in such a quiet but central location!! Would definitely recommend!

”



“

Living at Abode Keele House is a very comfortable and enjoyable experience. It's a central location, perfect for students or professionals. The management team are very approachable and accomodating and ensure any problems or issues are dealt with effcently.

”

“

I have been staying at an Abode property called Keele House for a year - this property is of high quality with excellent amenities for me as a student...a friendly team of staff and supportive tenants.

”



 **abode student**

VISION