




ST CHADS COURT
EDGBASTON





AN ICONIC STUDENT
DEVELOPMENT OPPORTUNITY
IN THE HEART OF EDGBASTON

EXCELLENT CONNECTIVITY TO:

- CITY CENTRE
- THE UNIVERSITY OF BIRMINGHAM
- BIRMINGHAM CITY UNIVERSITY
SOUTH CAMPUS

ST CHADS COURT,
213 HAGLEY ROAD,
BIRMINGHAM B16 9RG





ST CHADS HOUSE

ST CHADS COURT





EXECUTIVE SUMMARY

SITE & LOCATION

- RARE, FREEHOLD OPPORTUNITY IN THE HEART OF EDGBASTON
- PROMINENT LOCATION 1.5 MILES WEST OF BIRMINGHAM CITY CENTRE
- THE UNIVERSITY OF BIRMINGHAM 1.4 MILES
- BIRMINGHAM CITY UNIVERSITY SOUTH CAMPUS 0.5 MILES
- EXTENSIVE LANDSCAPED 2-ACRE SITE WITH FRONTAGE ONTO A456, HAGLEY ROAD
- THE SITE CURRENTLY COMPRISES TWO OFFICE BUILDINGS:
 - ST CHADS COURT - THREE INTERCONNECTING WINGS TOTTALLING 41,997 SQ FT ACROSS GROUND AND TWO UPPER FLOORS
 - ST CHADS HOUSE - DETACHED OFFICE BUILDING TOTTALLING 4,156 SQ FT ACROSS GROUND AND TWO UPPER FLOORS
- CURRENTLY 149 GROUND LEVEL CAR PARKING SPACES

PROPOSAL

- CONVERSION OF EXISTING OFFICES AND THE CONSTRUCTION OF 3NO NEW BLOCKS OF PURPOSE BUILT STUDENT ACCOMMODATION.
 - 2* * STUDENT APARTMENTS, CLUSTERS AND* STUDIOS (23* TOTAL BED SPACES):
 - * * STUDIOS (* * %)
 - * * PREMIUM STUDIOS (1* %)
 - * * *CLUSTER BEDROOMS (3* %)
 - * * APARTMENTS (* %)
 - INCLUDING FEATURE ACCESSIBLE BALCONIES
 - 1.7 M2 AMENITY SPACE PER STUDENT
 - FITNESS SUITE
 - CINEMA
 - DINING EXPERIENCE
 - FEATURE GLAZED STUDY ROOMS
 - 27 CAR PARKING SPACES (13%)
 - 90 CYCLE SPACES (39%)
-

BUILDING SUMMARY

St Chads comprises two detached buildings, St Chads Court which totals 41,997 sq ft, and the smaller St Chads House which totals 4,156 sq ft.

Both properties are attractive Grade II listed buildings with impressive red brick façades. They are situated within an extensive mature landscape extending to some 2 acres.

St Chads Court comprises an original Georgian building which has been significantly extended with three interconnected wings added around a central landscaped courtyard.

The imposing entrance, reception and primary core in the original building leads into three rectangular floor plates of around 4,600 sq ft across ground, first and second floors.

Importantly, each of the three wings has its own core enabling future flexibility of use.

The original building is of traditional brick construction beneath a pitched slate roof. The later extensions are of steel frame construction with a traditional brick facade in keeping with the original building.

St Chads House provides for additional and spacious accommodation across ground and two upper floors.

Externally St Chads has extensive car parking as well as hard and soft landscaping. There is direct access onto Hagley Road with in and out drive with the added security of wrought iron gates and railings.



HAGLEY ROAD

2 STIRLING ROAD

UTILITA ARENA BIRMINGHAM

HAGLEY ROAD

BRINDLEY PLACE

BIRMINGHAM NEW STREET STATION

NEW GARDEN SQUARE SCHEME

EDGBASTON VILLAGE METRO STOP

EDGBASTON VILLAGE

UNIVERSAL STUDENT LIVING B16 STUDIOS

BIRMINGHAM CITY CENTRE

- APPROX. 10.7 ACRE SITE
- 392 BTR UNITS FUNDED BY KKR AND MODA PLATFORM
- CIRCA. 500,000 SQ/FT OF MIXED USE SPACE
- 100 KEY HOTEL



- 3.5 ACRE SITE WITH FULL C2 PLANNING CONSENT
- 104 APARTMENTS
- 51 CARE SUITES
- 52 BED CARE HOME
- DELIVERED IN TWO PHASES



ONE OF BIRMINGHAM'S MOST DESIRABLE SUBURBS

Enjoy all the amenities of Edgbaston

Edgbaston is an affluent suburban area of central Birmingham, and home world-renowned sporting venues, with an excellent array of shops and restaurants, makes Edgbaston a vibrant location. Home to Birmingham University, as well as the Birmingham City University (BCU) South Campus. St Chads is perfectly located to take advantage of all that Edgbaston has to offer, including its new village centre and metro which is within short walking distance, providing excellent connectivity to the city centre.



Metro
Providing direct access to City Centre



79.5%
well educated and professionals



30,000
students situated within a 1.5km radius



108%
above average home price



68%
higher spend on eating out and clothes than average



£48,963
mean household income

Birmingham is a thriving international city with over 150 global destinations from Birmingham Airport. It boasts over 72,000 students studying at five universities - all drawn to a city that's affordable and welcoming. A further 1.3m under 25's live in the region with 90% of the population living less than four hours away.

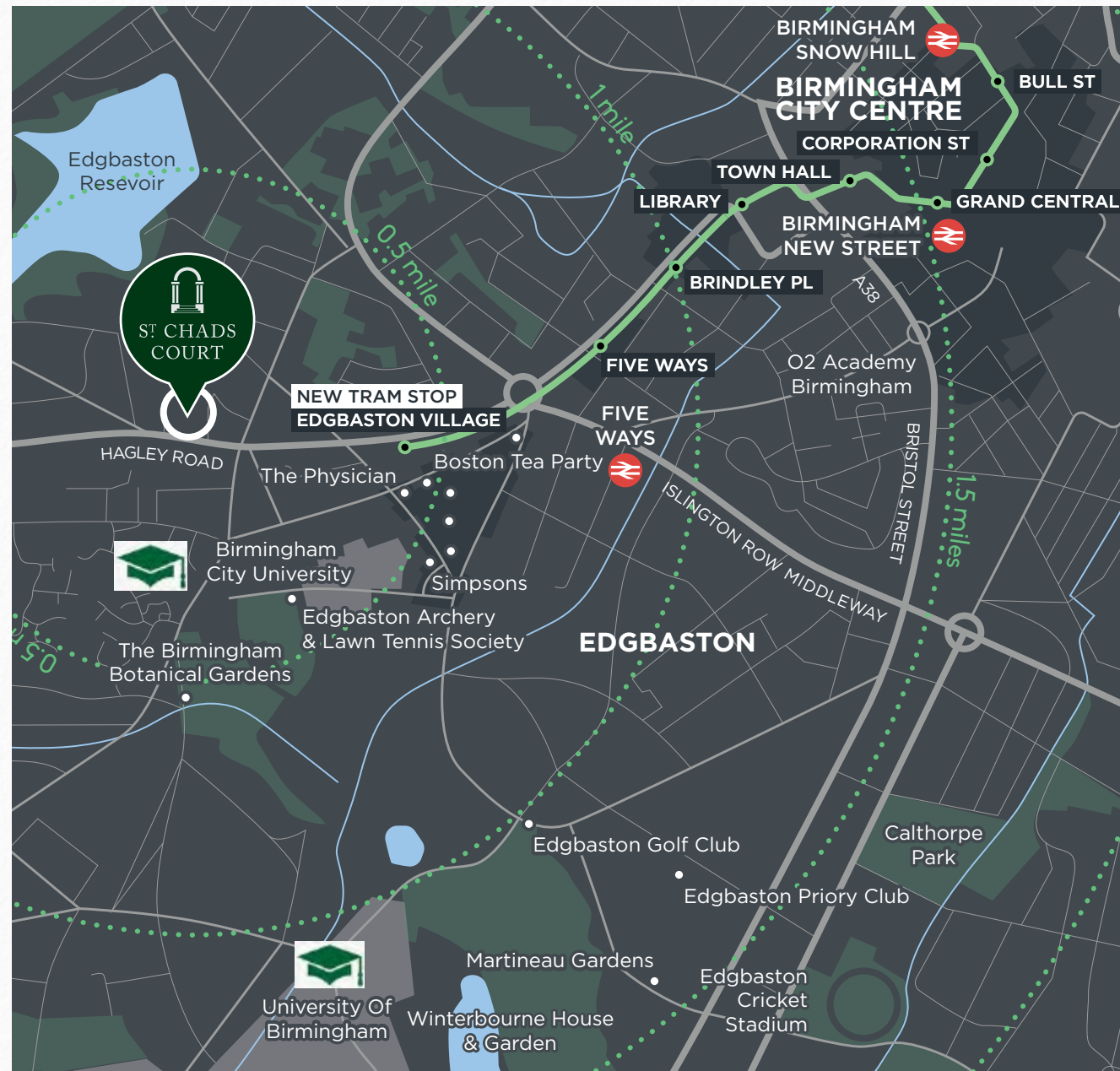
*ONS 2017 mid-year estimates



CONNECTIONS

Perfectly located for The University of Birmingham and BCU South Campus, as well as fast links to the City Centre and beyond

St Chads is situated just 1.5 miles west of Birmingham City Centre, in the affluent suburb of Edgbaston. As such, the property benefits from close proximity to the city's CBD and its amenity.



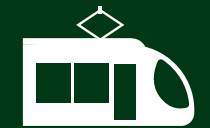
The £83.4m Birmingham westside metro extension to Edgbaston Village (Hagley Road), opening 2022, is the completing stage of the West Midlands Metro expansion.

The route will be served by a new Hagley Road stop providing fast sustainable access into Birmingham city centre with the benefit of reducing road traffic, noise and improved air quality.



METRO

APPROX TIMES FROM EDGBASTON VILLAGE



- Brindley Place
5 mins

- Town Hall
6 mins

- New St Station
8 mins

- Snow Hill Station
12 mins



WALKING

BCU South Campus
5 mins

Edgbaston Village Metro
8 mins

Five Ways Station
15 mins

The University of Birmingham
20 mins

Birmingham City Centre
25 mins



DRIVING

BCU South Campus
2 mins

The University of Birmingham
4 mins

Birmingham City Centre
5 mins

M5
10 mins

Birmingham Airport
29 mins



BIKE

BCU South Campus
3 mins

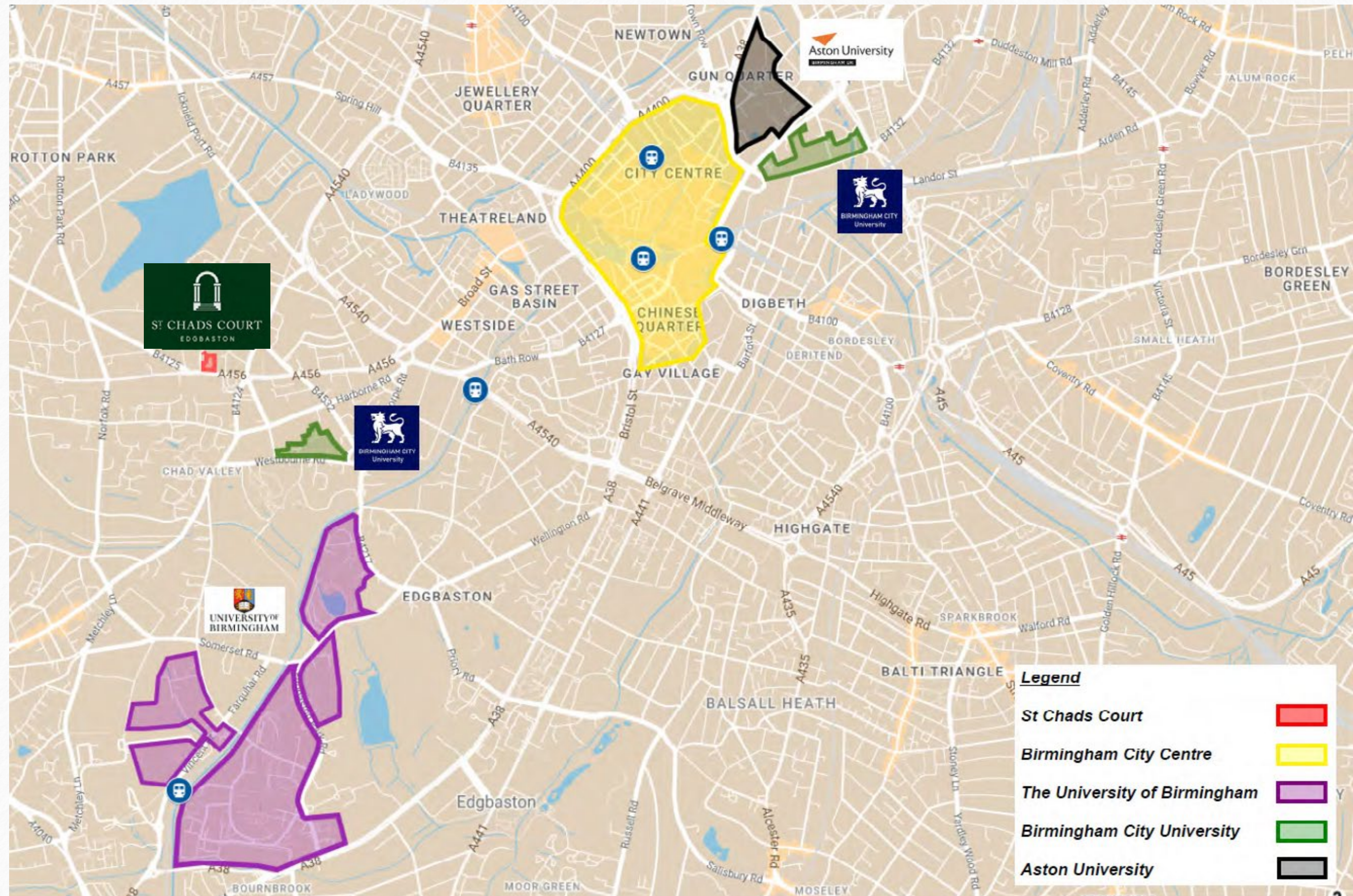
Five Ways Station
5 mins

The University of Birmingham
7 mins

Birmingham City Centre
8 mins

Bullring Shopping Centre
9 mins

LOCATION MAP





ST CHADS COURT



ST CHADS HOUSE



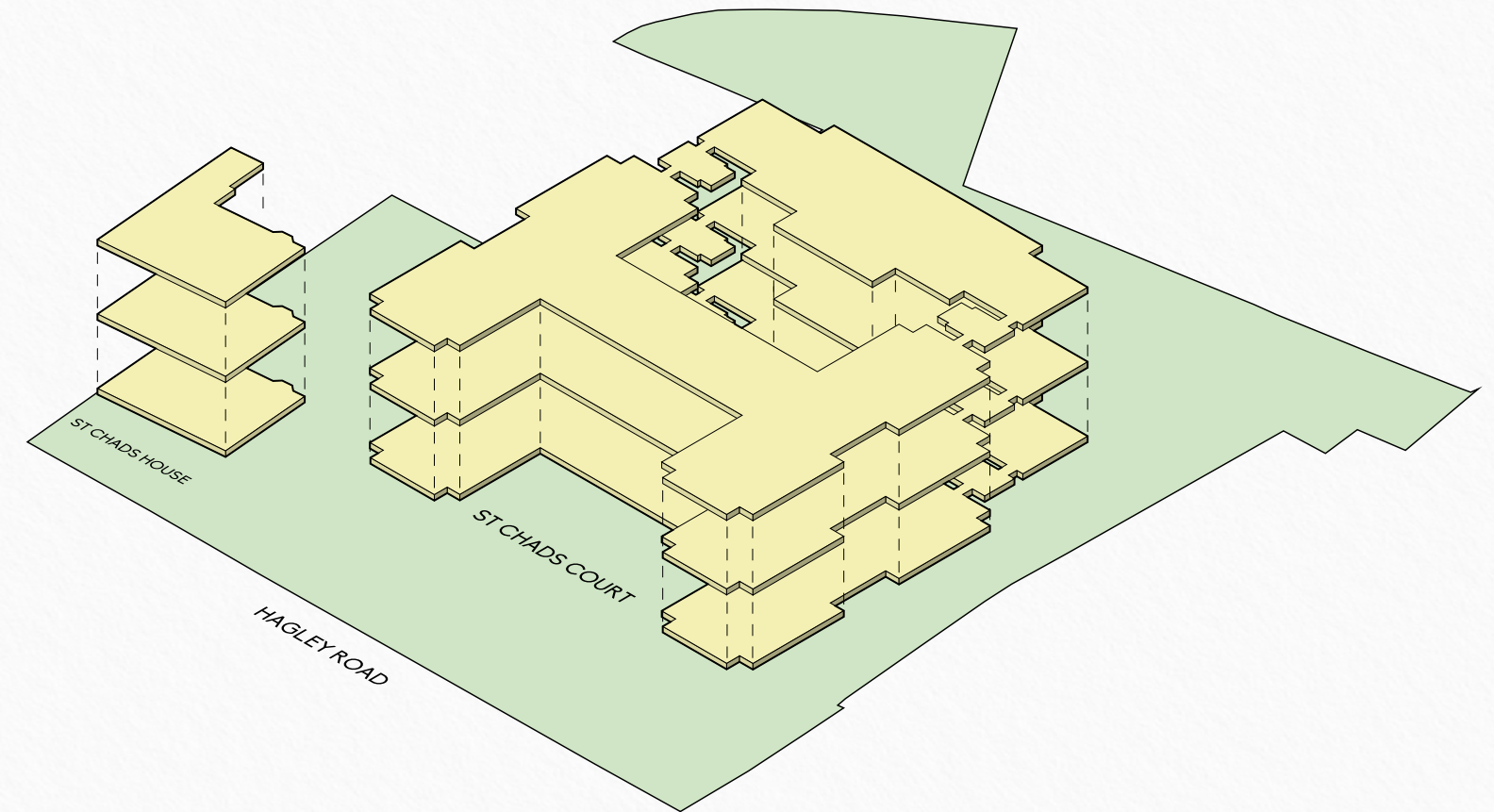
ST CHADS HOUSE

**SUMMARY OF EXISTING
ST CHADS HOUSE**

DEMISE	IPMS (SQ FT)	NIA (SQ FT)
Ground Floor	1,688	1,464
First Floor	1,775	1,646
Second Floor	693	551
Total	4,156	3,661

**SUMMARY OF EXISTING
ST CHADS COURT**

DEMISE	IPMS (SQ FT)	NIA (SQ FT)
Ground Floor	14,057	13,625
First Floor	14,060	13,674
Second Floor	13,880	13,537
Total	41,997	40,836



Existing office scheme design for illustration purposes only.

PROPOSED STUDENT DEVELOPMENT

The proposed student development at St Chads will provide 230 luxury studios, cluster bedrooms and apartments (237 total bed spaces) with a huge amenity area of 1.7m2 per student. St Chads will provide luxury living in an iconic setting.

ST CHADS COURT (BLOCK D)

- 80no Studios
- 42no Premium Studios
- 6no 2 Bed Apartments
- 134no Total Bed Spaces

ST CHADS HOUSE (BLOCK E)

- 8no 1 Bed Apartments
- 1no 2 Bed Apartments
- 1no Studio
- 1no Premium Studio
- 12no Total Bed Spaces

BLOCK A

- 34no Cluster Beds
- 6no Studio Beds
- 40no Total Bed Spaces

BLOCK B

- 24no Cluster Beds
- 24no Total Bed Spaces

BLOCK C

- 22no Cluster Beds
- 5no Studio Beds
- 27no Total Bed Spaces



HIGHLIGHTS WILL INCLUDE:

- 1.7m2 amenity space per student
- Fitness Suite
- Cinema Room
- Dining Experience
- Study Rooms
- Games Room
- Landscaped Courtyards
- Grade II Heritage Buildings

PROPOSED GROUND FLOOR PLAN



UNIVERSITY STATISTICS*

The City of Birmingham boasts 5 Universities with a total student population of over 72,000.

The University of Birmingham is a Russell Group University which is ranked 25th in the UK based on The Times Good University Guide of 2022. With over 30,000 total full-time higher education students, the University has seen a 13% increase in population since the 2015/16 academic year.

Birmingham City University (BCU) is a member of the Million Plus group, ranked 83rd in the UK. The student population at BCU is over 23,000 and since 2015/16 has seen an increase of 22% which is almost double the average increase for the UK.

*INFORMATION TAKEN FROM KNIGHT FRANK STUDENT MARKET REPORT - BIRMINGHAM 2021/2022

University student numbers

Student number statistics based on the latest HESA 2019/20 data.

Institution	Full-time under-graduates	Full-time post-graduates	% Non UK students	Total full-time HE students	% Growth since 2015/16	3 Year CAGR
The University of Birmingham	22,504	8,157	30%	30,661	13%	4%
Birmingham City University	19,582	3,703	17%	23,285	22%	7%
Aston University	10,799	1,287	16%	12,086	16%	5%
University College Birmingham	3,943	383	34%	4,326	2%	1%
Newman University	1,857	288	0%	2,145	2%	1%
Birmingham Total	58,685	13,818	23%	72,503	15%	5%

ACCOMMODATION SCHEDULE

- 8 x 1 BEDROOM 1 PERSON APARTMENT
- 2 x 2 BEDROOM 2 PERSON APARTMENT
- 92 x STUDIO BEDROOM
- 43 x PREMIUM STUDIO BEDROOM
- 3 x 5 BEDROOM CLUSTER (15 ROOMS)
- 7 x 6 BEDROOM CLUSTER (42 ROOMS)
- 1 x 7 BEDROOM CLUSTER (7 ROOMS)
- 2 x 8 BEDROOM CLUSTER (16 ROOMS)

TOTAL NUMBER OF ROOMS = 21.

TOTAL NUMBER OF BEDS = 235



DEVELOPMENT VISUALS



DEVELOPMENT VISUALS



DEVELOPMENT VISUALS



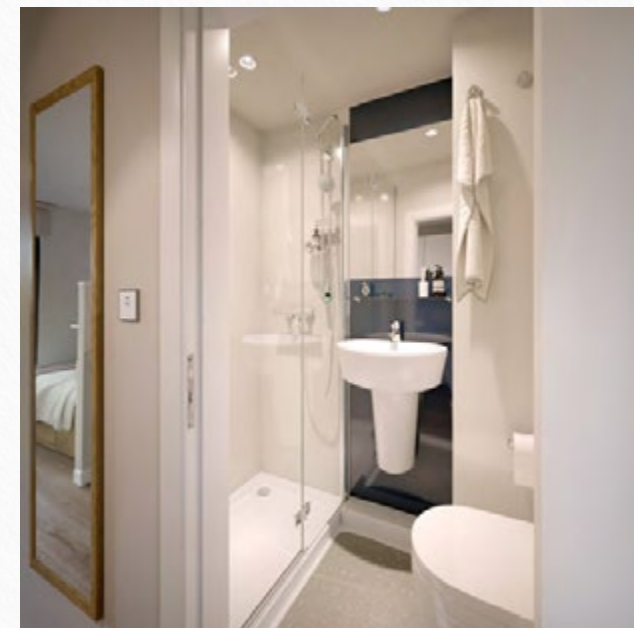
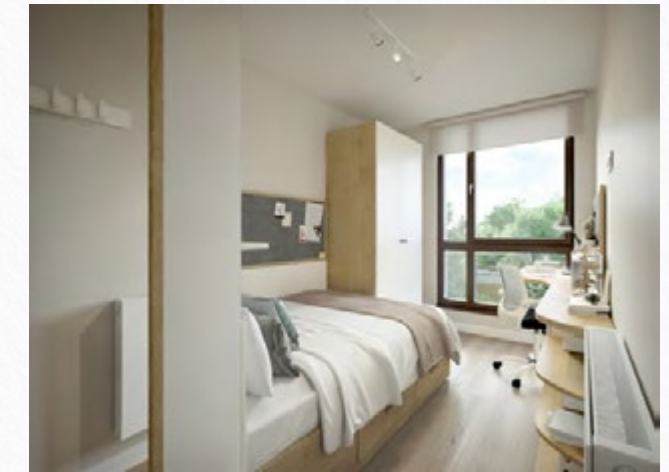
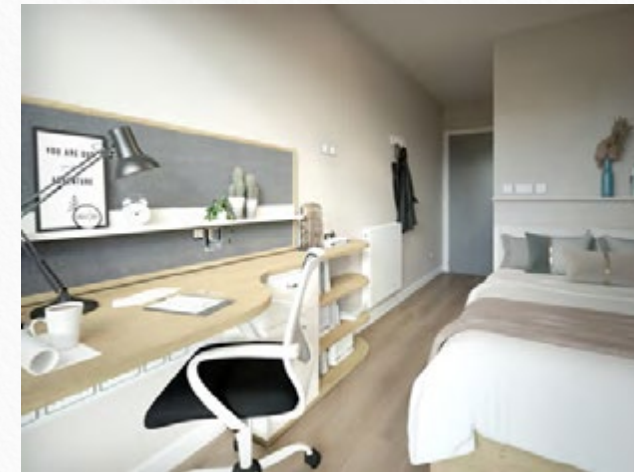
DEVELOPMENT VISUALS



TYPICAL STUDIO



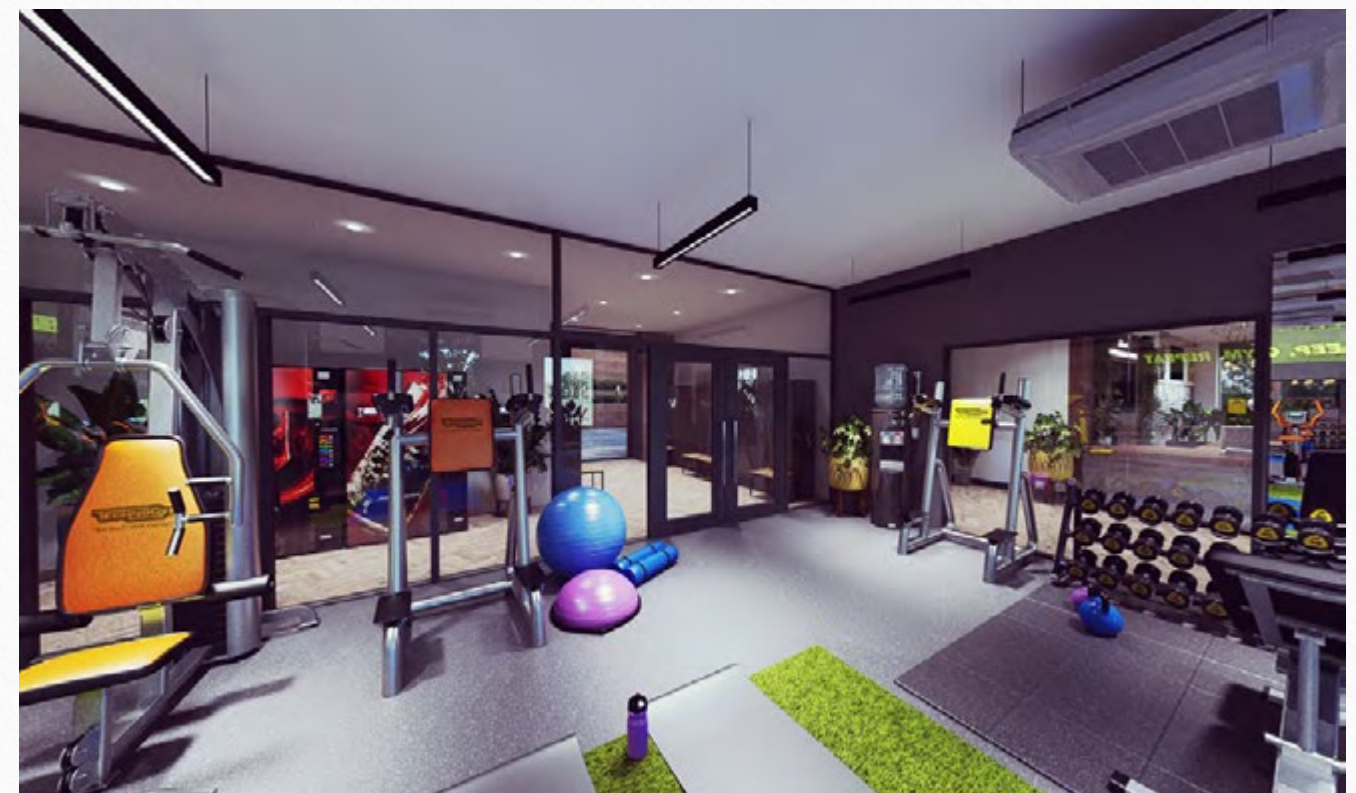
TYPICAL CLUSTER



CINEMA ROOM



FITNESS SUITE



CONTACT

JAMES CASSIDY

01926 968 800

07970 485 458

james.cassidy@cassidygroupuk.com

ALEX NEWBOLD

01926 968 800

07900 440 111

alex.newbold@cassidygroupuk.com

CASSIDY GROUP

5 Russell Street
Leamington Spa Warwickshire
CV32 5QA
www.cassidygroupuk.com

