

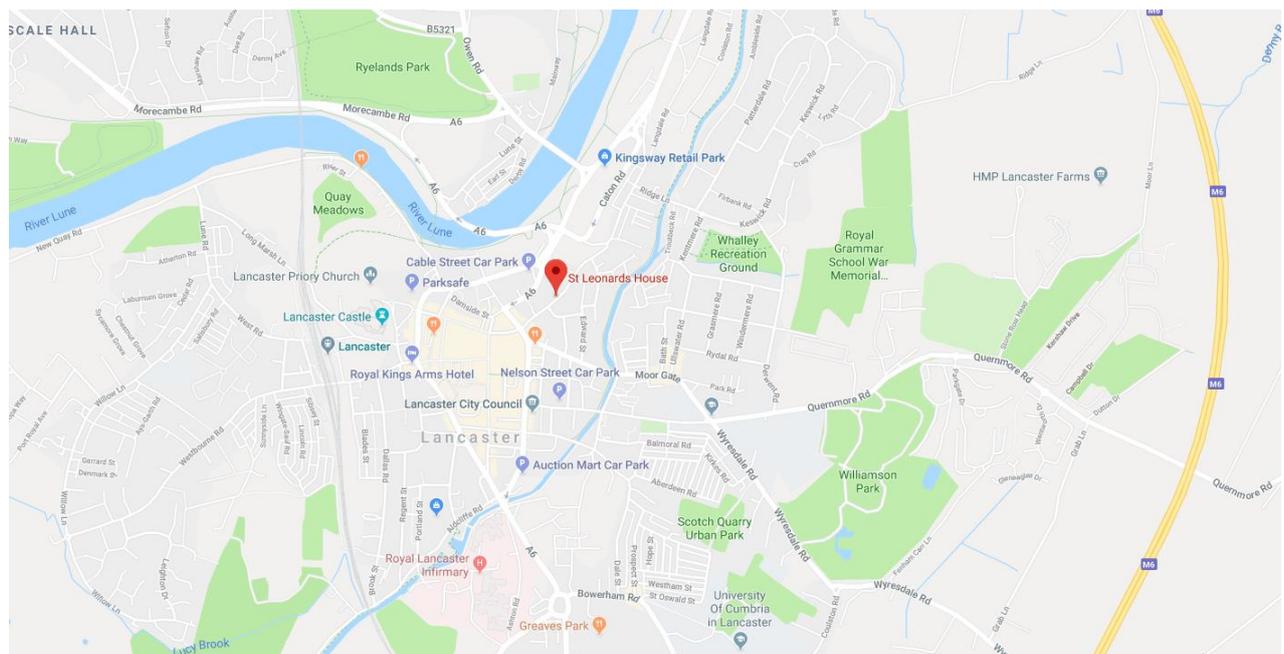
## St Leonard's House – brand new purpose-built student accommodation for 2019/2020

St Leonard's House, St Leonard's Gate, Lancaster LA1 1NN

### Property Summary

- The development will redevelop a historic building in the centre of Lancaster
- 179 purpose-built student beds
- Optimal mix of 80 Studios and 99 Ensuite cluster rooms
- The scheme design includes on-site amenities such as a student gym, reception area and management suite, student common room, communal dining room and kitchen, bike storage facility and laundry facility
- Located in the centre of Lancaster close to the amenities of the city centre
- Within walking distance to the University of Cumbria and a short bus journey to Lancaster University Campus
- The property is also less than five minutes' walk to the bus station
- Lancaster is a top UK University city with two local Universities
- Lancaster University is ranked number 6 in the Sunday Times Good University Guide 2018 and the University of Cumbria is ranked 125
- Lancaster is home to circa 17,500 full time students
- St Leonard's House will be ready for occupation for the beginning of the 2019/2020 academic year
- The property is to be offered to students on a direct let basis

### Location Map



# CGI's of the proposed scheme

Construction has recently begun on the scheme.



*CGI – indicative purposes only*



*CGI - Indicative purposes only*

## Accommodation schedule

FLOOR	STUDIO	EN-SUITE CLUSTER	TOTAL
Ground	11	21	32
First	11	26	37
Second	11	26	37
Third	11	26	37
Fourth	36	0	36
<b>Total</b>	<b>80</b>	<b>99</b>	<b>179</b>
<b>Total number of rooms</b>	<b>179</b>		

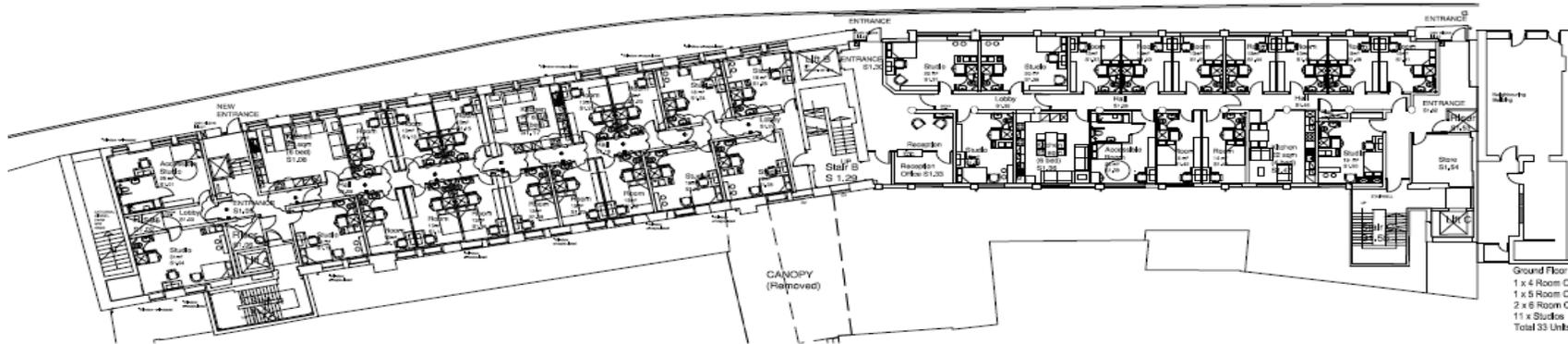
UNIT TYPE	NO OF BEDS	AREA/ UNIT M2
Studio	79	18 - 31
Accessible Studio	1	25
4 Ensuite Cluster Room	16	13 – 18
5 Ensuite Cluster Room	35	13 – 18
6 Ensuite Cluster Room (including one accessible ensuite room 20m2 on the ground floor)	48	13 - 20
<b>Total</b>	<b>179</b>	

AMENITY	FLOOR
Main welcome reception area and reception office – from main entrance	Ground
Cycle storage (60 bikes – double stacked)	Basement
Laundry facility (24 sqm)	Basement
Communal dining room and kitchen (72 sqm)	Basement
Common room (50 sqm)	Basement
Further foyer/reception area (54 sqm)	Basement
Management Suite (27 sqm)	Basement
Gym (120 sqm)	Basement

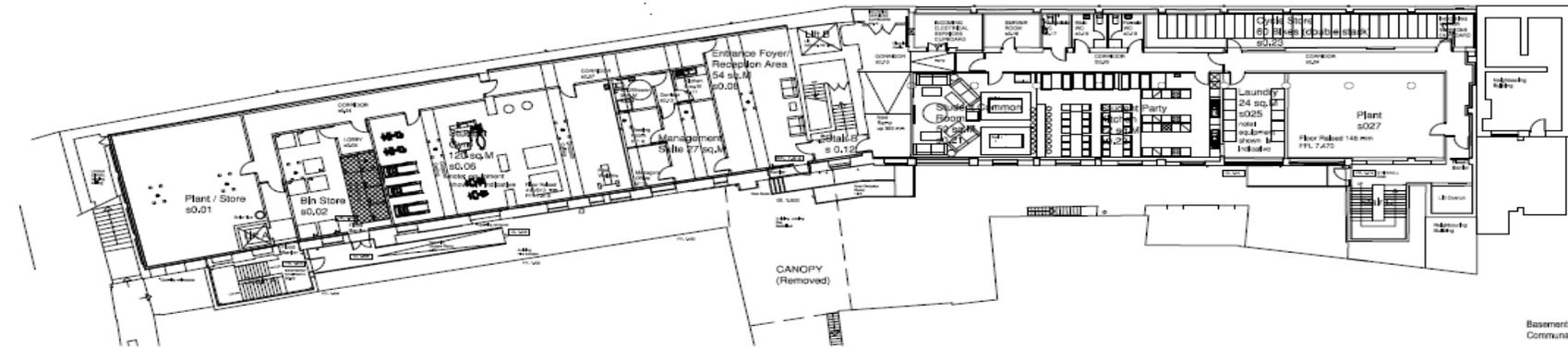
# Indicative plans



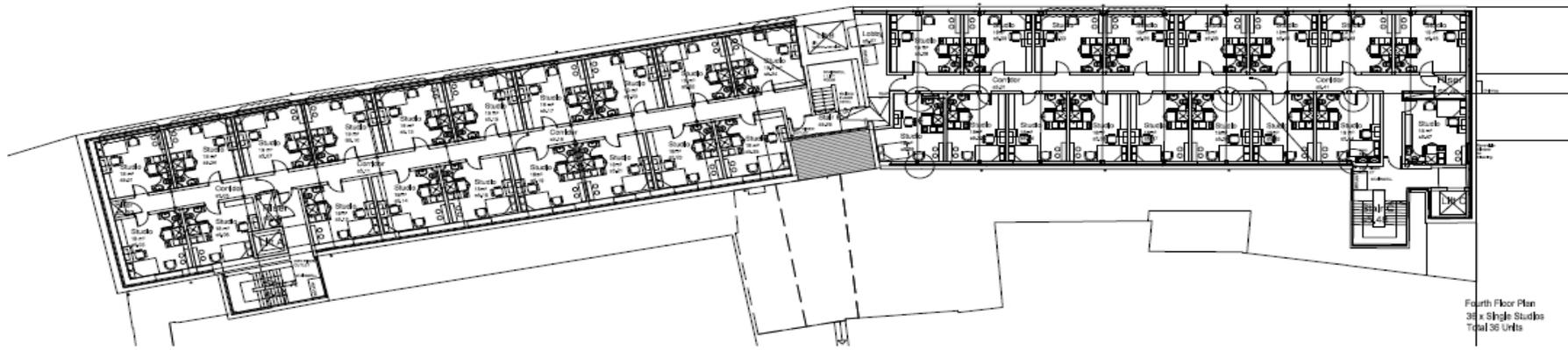
**First Floor Plan**  
 1 x 4 Room Cluster  
 2 x 5 Room Cluster  
 2 x 6 Room Cluster  
 11 x Single Studios  
 Total 37 Units



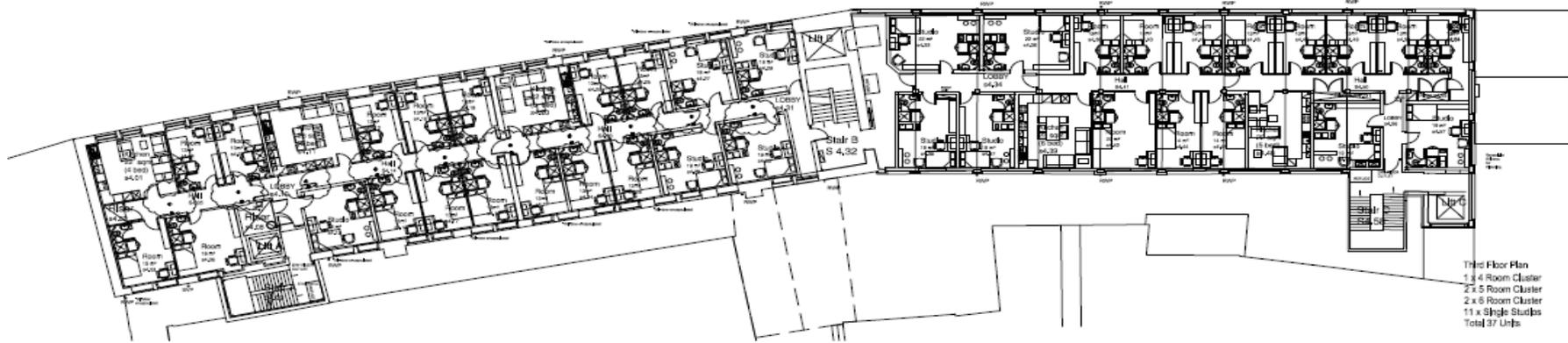
**Ground Floor Plan**  
 1 x 4 Room Cluster  
 1 x 5 Room Cluster  
 2 x 6 Room Cluster  
 11 x Studios  
 Total 33 Units



**Basement Plan**  
 Communal Use



Fourth Floor Plan  
 34 x Single Studios  
 Total 34 units



Third Floor Plan  
 1 x 4 Room Cluster  
 2 x 5 Room Cluster  
 2 x 6 Room Cluster  
 11 x Single Studios  
 Total 37 Units



Second Floor Plan  
 4 x 4 Room Cluster  
 2 x 5 Room Cluster  
 2 x 6 Room Cluster  
 11 x Single Studios  
 Total 37 Units

## IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967

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