

ROMAN HOUSE

Friar Gate | Derby | DE1 1AP

Fully Let Student Investment Opportunity
Comprising 126 Direct Let Bedrooms

allsop





INVESTMENT HIGHLIGHTS

- Premium student accommodation asset comprising 126 bedrooms
 - 72 x studio apartments (57%)
 - 54 x twodio apartments (43%)
- Prime location in Derby City Centre, adjacent to the University of Derby's One Friar Gate Square campus
- Excellent performance with 97% average occupancy over the last 5 academic years
- Fully let for AY 26/27, with an NOI of £681,014 with a low average weighted rent of £182 pw
- Offering extensive amount of high-quality amenity including gym, lounge, cinema and study spaces
- Significant value add opportunity with 1,055 sq ft (98 sq m) of unused open space on the first floor
- C3 consent (no occupancy restrictions). Flexibility to include lettings to young professionals

PROPOSAL

We are seeking offers in excess of **£8,500,000** for the Freehold interest.

A purchase at this level reflects an attractive capital value per bed of **£67,460** and **NIY of 7.5%**.



PBSA

UOD KEDLESTON ROAD

NORTHGATE HOUSE
(UNIVERSAL STUDENT LIVING)

UOD - HUB ONE
(NEW STUDENT UNION)

ROMAN HOUSE
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MARLIX STUDENT LIVING
(MARLIX STUDENT LIVING)

UOD - LAW
SCHOOL/FRIAR
GATE SQUARE

UOD - DERBY
BUSINESS
SCHOOL

BROOKSIDE
(HOMES FOR STUDENTS)

WILLOWS SPORTS CENTRE

THE CROFT
(HOMES FOR STUDENTS)

CITY MASTERPLAN AREA

FRIAR GATE GOODS YARD MIXED
USE REGENERATION SCHEME

LOCATION

Roman House is located within the cathedral city of Derby in the East Midlands region of England. The city lies 15 miles (24km) west of Nottingham and 40 miles (64km) north east of Birmingham, just south of the Peak District National Park. The city has a population of 274,149 (ONS, 2024).

The city benefits from excellent travel links. The Midland Main Line provides direct rail connections to London within 90 minutes. Regular train services also provide convenient access to key regional cities including Birmingham, Nottingham, Sheffield and Leicester. The city also benefits from excellent road links via the M1, A38 and A50, providing convenient access to neighbouring cities. East Midlands is the nearest airport, approximately 25 minutes from the city centre, whilst Birmingham Airport is 50 minutes away.

Derby is a historic cathedral city in the East Midlands with a strong reputation for advanced manufacturing, engineering and innovation. Home to major employers including Rolls-Royce, Toyota Manufacturing UK and Alstom, the city has established itself as one of the UK's leading centres for aerospace, rail engineering and automotive industries. This diverse economic base supports a skilled workforce and contributes to Derby's continued growth and investment.



SITUATION

Roman House occupies a highly prominent position on Friar Gate, directly opposite University of Derby buildings and just a short walk from the University's new Business School.

The Property is ideally located within easy walking distance of the University's main academic buildings, student union's and key campus facilities, placing residents at the heart of the student experience. Friar Gate, one of Derby's most popular leisure destinations, is just moments away and offers a selection of bars, cafés and restaurants popular with the student population.

Derby City Centre is also within close proximity, offering a wide range of retail, leisure and food and beverage amenities, while the city's excellent transport links ensure convenient access to the wider region.

Journey Times (minutes) from Roman House

Location			
University of Derby International Business School, Law School & Criminology School	2 mins	1 min	-
University of Derby SU (One Friar Gate Square)	2 mins	1 min	-
Derby Rail Station	25 mins	7 mins	17 mins
Derbion Shopping Centre	10 mins	4 mins	8 mins
Lidl	6 mins	2 mins	-
Willows Sports Centre	5 mins	2 mins	-
Markeaton Park	25 mins	9 mins	12 mins

Friars Gate Goods Yard

The Friar Gate Goods Yard Mixed Use Regeneration Scheme in Derby, located opposite from Roman House, is transforming a historic brownfield site by restoring and repurposing two iconic Grade II listed buildings. The £80 million development will deliver 227 townhouses and a four-storey apartment building comprising 49 contemporary homes, demonstrating the continued investment and growing residential development taking place across the area.



Computer Generated Image

ASSET OVERVIEW

Roman House is operated by Collegiate and was opened in 2016 following the conversion of a former Derby City Council office building into high-quality student accommodation.

The scheme comprises 126 beds, configured as 100% studio accommodation, including a mix of contemporary studios and twodios designed to provide a premium student living experience.

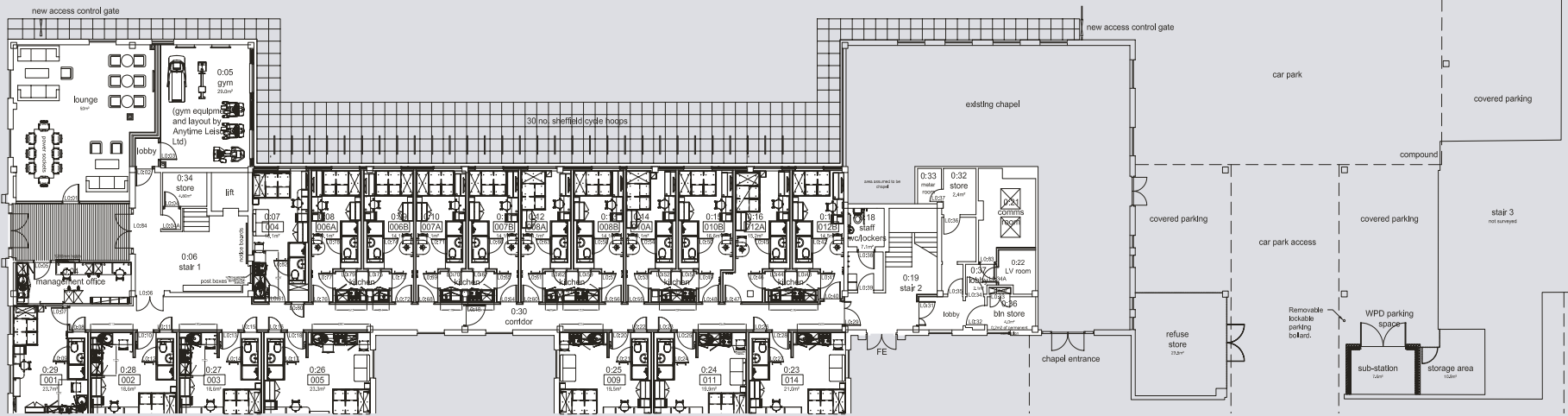
Studios range in size from 17 sq m to 27 sq m, while the twodios provide 14.1 - 21.6 sq m per bedspace. Each room is fully furnished with a double bed, study desk and chair, double wardrobe and a 32-inch flat-screen television.

The Property underwent a refurbishment program in Spring 2025, enhancing the modern communal amenity spaces, creating a larger gym, cinema room, seminar rooms and a social lounge with a pool table.

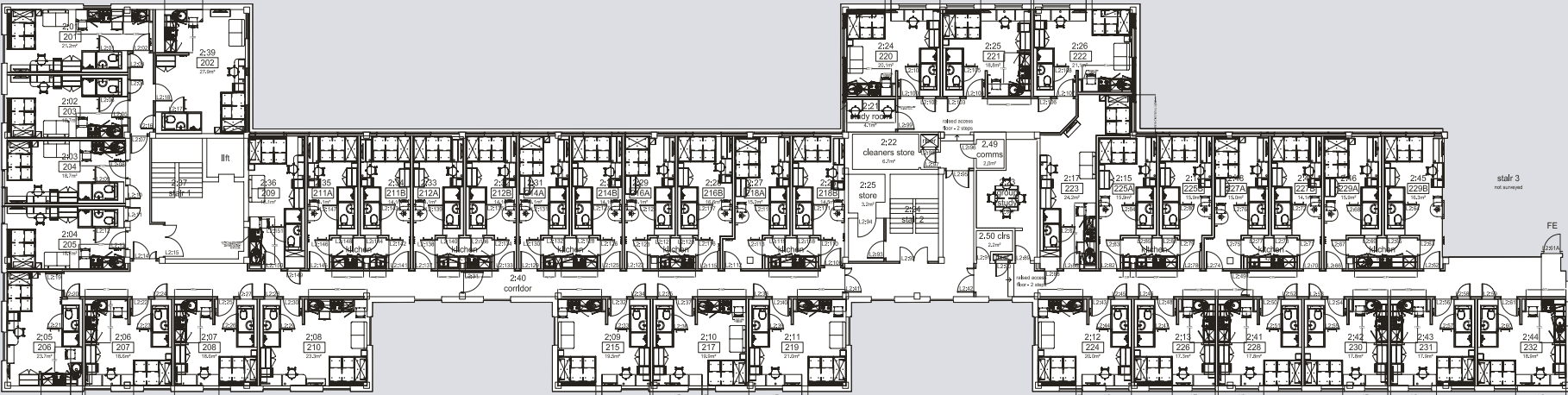
Floor	Twodio	Studio	Total
GF	10	8	18
L1	12	18	30
L2	16	23	39
L3	16	23	39
Total	54	72	126

The property has a consented C3 residential use with no occupancy restriction under the planning consent, in contrast to the sui generis basis on which most purpose-built student accommodation is held in the city. With 100% self-contained studio and twodio accommodation in a city centre location, the asset offers scope and flexibility to operate as a residential or co-living product aimed at Derby's professional occupier base, without requiring a planning application.

GROUND FLOOR



FIRST FLOOR



A full set of floor plans is available in the data room.

TECHNICAL COMPLIANCE



FRAEW
Low Risk



EWS1
B1



REFURBISHMENT
2025



EPC
B



FRA
✓



FIRE DOORS
SURVEY
✓



DESIGN FIRE
STRATEGY
✓



COMPARTMENTATION
SURVEY
✓



BUILDING
CERTIFICATE
✓



2026/27 FINANCIAL SUMMARY

Room Type	No of Beds	Average Rent	Tenancy Length	Occupancy	Gross Rent
Twodio	15	£159	44	100%	£105,158
Twodio	39	£161	51	100%	£320,840
Compact Studio	3	£190	44	100%	£25,080
Compact Studio	6	£184	51	100%	£56,304
Studio	13	£194	51	100%	£128,774
Studio Plus	17	£207	44	100%	£154,499
Studio Plus	10	£192	51	100%	£97,665
Premier Studio	4	£208	44	100%	£36,652
Premier Studio	14	£203	51	100%	£144,764
Premier Studio Plus	3	£198	51	100%	£30,355
Ultra Studio	2	£204	51	100%	£20,834
Gross Income					£1,120,925
98% occupancy for voids/bad debt					£1,098,506
Projected Summer Income					£22,374
Operational Expenditure Per Bed					£3,491
Net Operational Income					£681,014

Roman House is 100% let for the 2026/27 academic year, with a secured gross income of £1,120,925 and a net operating income of £681,014 based on the Collegiate operating budget.

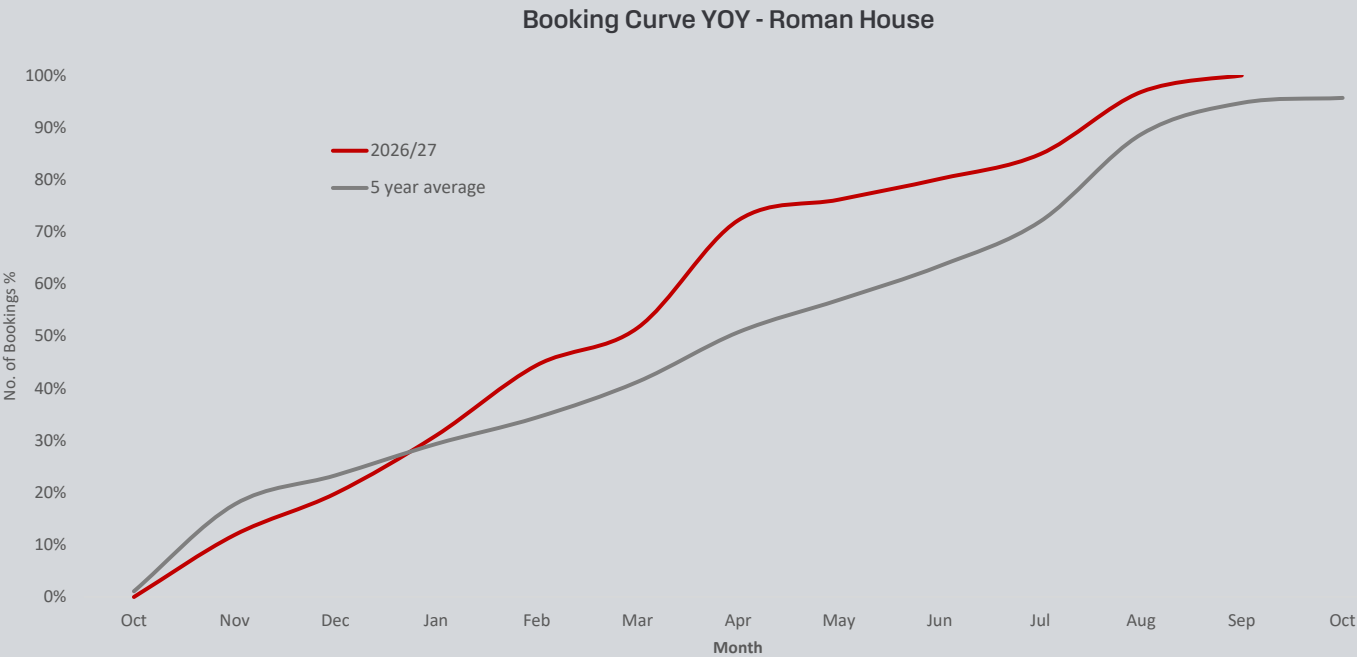
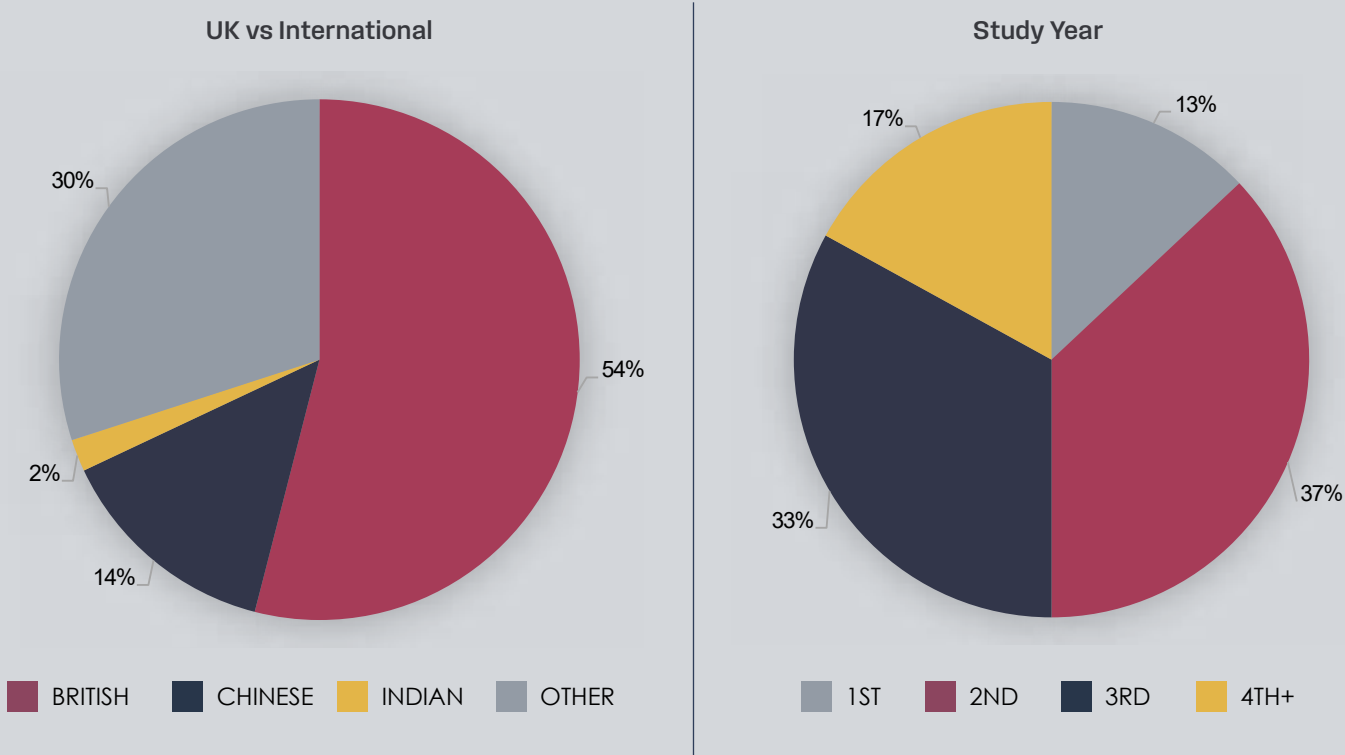
A breakdown of revenue and OPEX is available in the property data room.

The property is managed by Collegiate, an award winning provider of student accommodation in the UK and Europe.



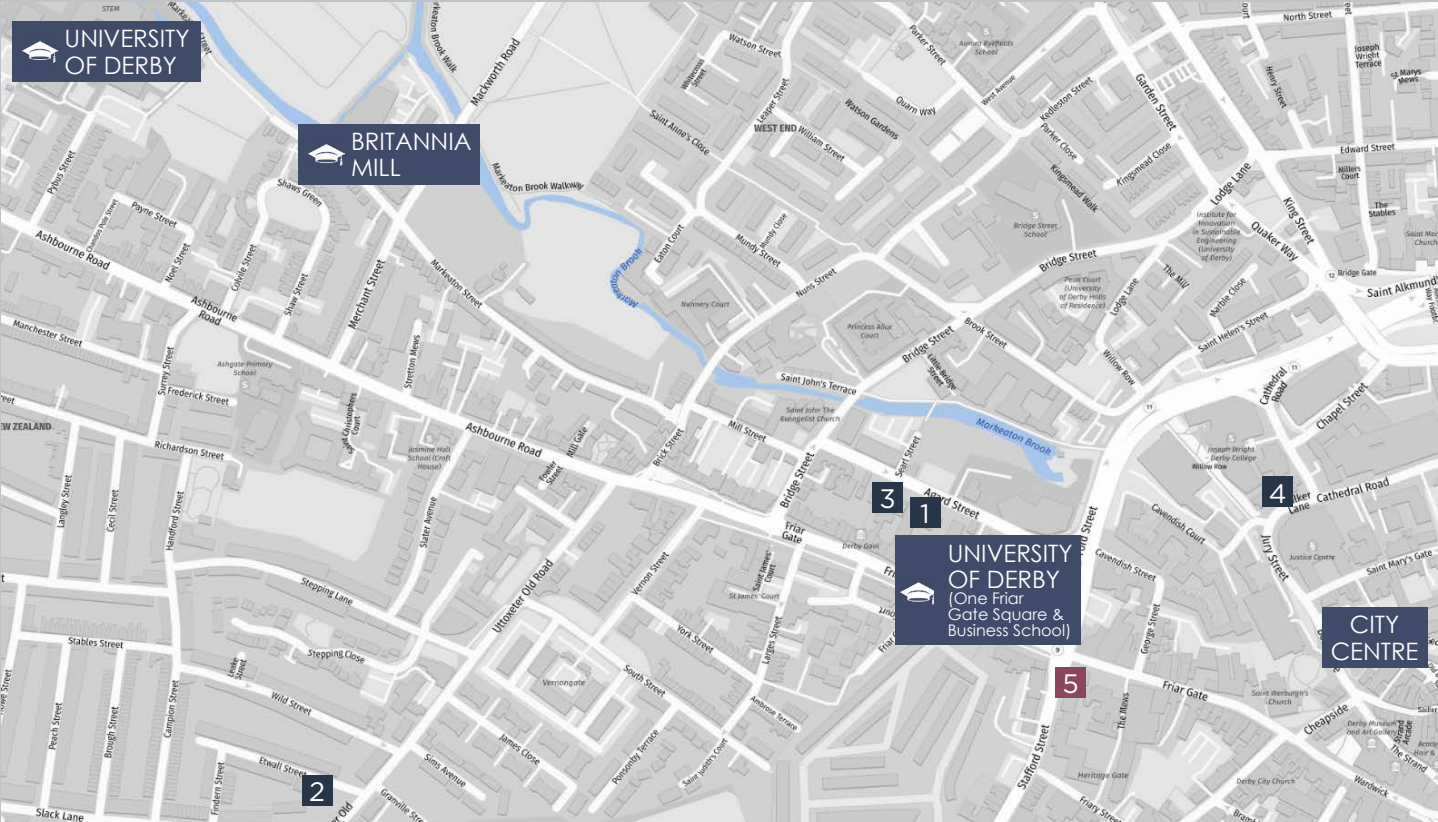
RESIDENT DEMOGRAPHICS

Based on 2026/27 bookings



STUDENT MARKET

Competing Schemes



2026/27 Comparable Rents

Map No	Scheme	Operator	Beds	Opened	Ensuite			Studio			Weeks
					Min	Max	Avg	Min	Max	Avg	
1	Marlix- 18 Agard Street	Marlix Student Living	32	2023	-	-	-	£225	£350	£273	51
2	Etwall House	Berry Letings	44	2025	-	-	-	£200	£213	£207	51
3	Northgate House	Universal Student Living	165	2022	£134	£149	£139	£191	£205	£195	39/42/51
4	The Croft	Homes for Students	319	2019	£149	£188	£156	-	-	-	43/51
5	Roman House	Collegiate	126	2016	-	-	-	£185	£217	£193	44/51

Value Add Opportunities

The Property benefits from 1,055 sq ft (98 sq m) of unused space on the first floor, presenting an opportunity to create additional amenity space or additional bed spaces, subject to the necessary planning consents and approvals where required. This provides a blank canvas to further enhance the resident offering and strengthen the scheme's competitive positioning.



Accommodation

The space is well proportioned for the addition of a new ensuite cluster flat comprising 4 beds, with residents sharing a communal lounge and kitchen.



Private Dining Room

A bookable communal space where residents can cook, dine and socialise with friends.



Dedicated Study Zones

Designed study areas offering students an alternative to their bedspaces, with a mix of individual workstations, bookable silent study pods and collaborative spaces for group work.



Yoga and Wellness Studio

A private, bookable space complementing the newly refurbished gym, providing an area for yoga, stretching and other wellbeing activities.



DERBY STUDENT MARKET

University of Derby

Established in 1992, the University of Derby has built a strong reputation for delivering industry-focused education and outstanding student outcomes. The university is recognised for its close links with leading employers, including Rolls-Royce, and offers state-of-the-art facilities such as specialist laboratories, media studios and modern business education spaces. The University operates campuses across Derby, with its main site at Kedleston Road and additional facilities located throughout the city.

The University of Derby is ranked 33rd in the Guardian University Guide 2027 and was awarded Gold in the Teaching Excellence Framework (TEF) 2023 placing it among the UK's leading institutions for teaching quality, student experience and graduate outcomes.

FT Student Population
(2024/25)
12,080

Private Sector Beds
(2026/27)
1,103

UCAS Applications
2025
14,205

Demand Pool
7,195

Guardian University
Guide 2027
33rd

No of International
Students (24/25)
1,710

Student to Bed Ratio
2.41:1

Private PBSA Rental Growth

22/23 - 23/24	23/24 - 24/25	24/25 - 25/26	25/26 - 26/27
8.07%	1.76%	0.41%	0.89%



Derby Business School

The new Derby Business School opened in 2025. The site features superb teaching facilities, building on Derby University's established reputation for teaching and research excellence. As the first phase of the University's 'City Masterplan', the new business school is aiming to accommodate 6,000 students by 2030 and act as a catalyst for further development of the City Campus.



City Masterplan

The new City Masterplan aims to transform the University's citycentrepresence,improving connectivity between its key sites including the Enterprise Centre, Markeaton Street and Kedleston Road. The plan envisions the city centre hub as the main base for Business, Law, and Social Sciences, incorporating commercial and enterprise functions over the next 10 to 15 years. The total number of students studying these subjects in 2024/25 is 3,716 (27% of full-time students) The Concept Design separates the plan into 'The Student Zone' and 'The Enterprise Zone.'



Tenure

Data Room

<https://romanhouse-derby.co.uk>

Energy Performance Certificates

AML

VAT

Viewing Information

Proposal

A purchase at this level reflects an attractive capital value per bed of **£67,460** and **NIY of 7.5%**.



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