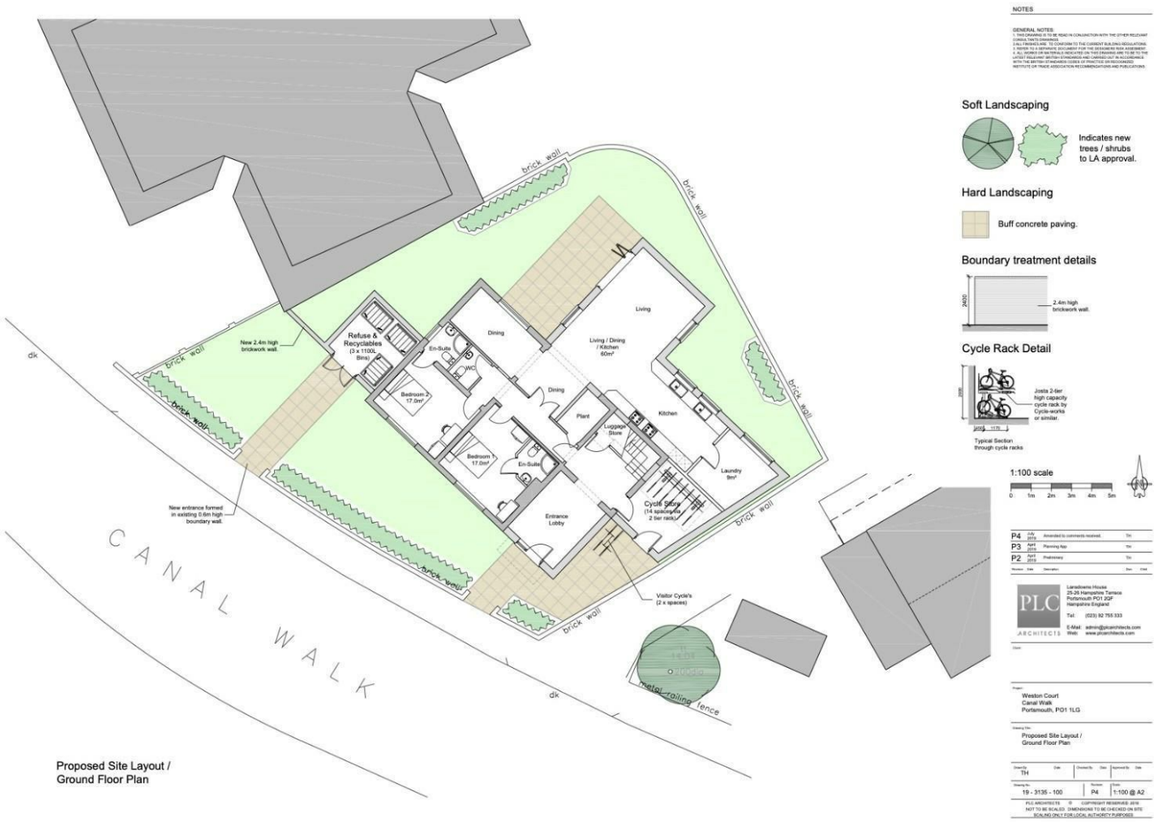


Proposed Site Layout /
Ground Floor Plan

NOTES

GENERAL NOTES:
1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE OTHER RELEVANT CONTRACT DRAWINGS.
2 ALL FINISHES ARE TO CONFORM TO THE CURRENT BUILDING REGULATIONS
3. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.
4. ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST RELEVANT BRITISH STANDARDS AND CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE, BRITISH STANDARDS AND ANY RELEVANT INSTITUTE OR TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.

Soft Landscaping

Indicates new trees / shrubs to LA approval.

Hard Landscaping

Buff concrete paving.

Boundary treatment details

2400

2.4m high brickwork wall.

Cycle Rack Detail

Josta 2-tier high capacity cycle rack by Cycle-works or similar.

Typical Section through cycle racks

1:100 scale

0 1m 2m 3m 4m 5m

P4	JUL 2025	Amended to comments received.	TH
P3	MAY 2025	Planning App	TH
P2	MAY 2025	Preliminary	TH
Revision	Date	Description	Drwn Chkd

PLC ARCHITECTS
Lansdowne House
23-26 Hampshire Terrace
Portsmouth PO1 2QF
Hampshire England
Tel: (023) 92 755 333
E-Mail: admin@plcarchitects.com
Web: www.plcarchitects.com

Client

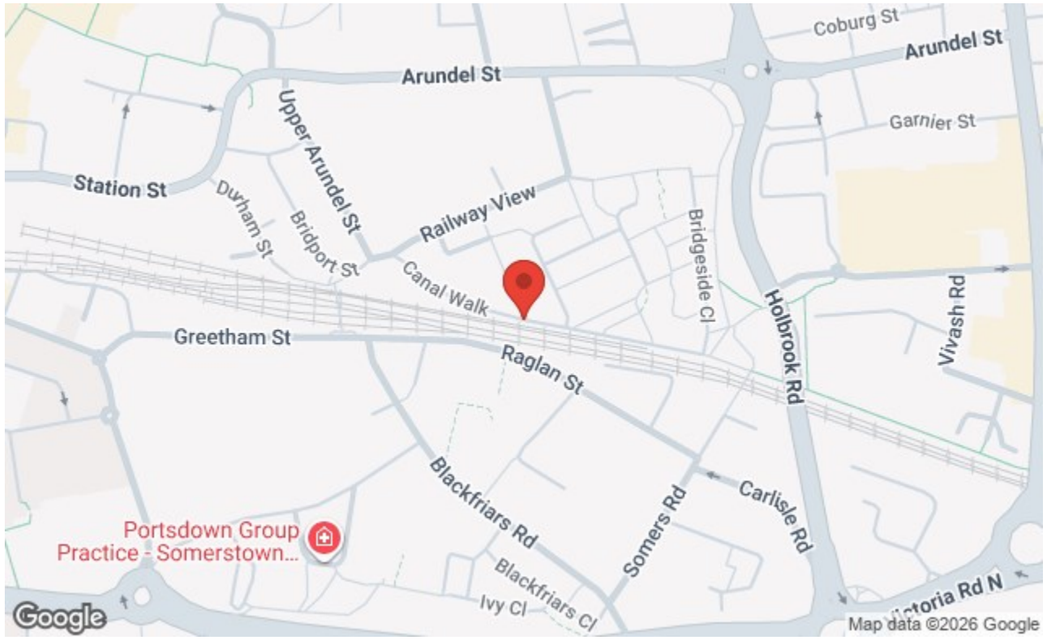
Project
Weston Court
Canal Walk
Portsmouth, PO1 1LG

Drawing Title
Proposed Site Layout / Ground Floor Plan

Drawn By	Date	Checked By	Date	Approved By	Date
TH					

Drawing No	Revision	Size
19 - 3135 - 100	P4	1:100 @ A2

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t: 02392 864 974

FOR SALE

Guide Price £1,100,000

Canal Walk, Portsmouth PO1 1LF

bernards THE ESTATE AGENTS



17 11 2

HIGHLIGHTS

- SEVENTEEN BEDROOMS
- ELEVEN ENSUITE BEDROOMS
- £10,750 PCM RENT 2025/26
- SIGNIFICANT ANNUAL INCOME
- 2022 CONVERSION
- 10.32% GROSS YIELD ON INVESTMENT
- CLOSE TO CITY CENTRE
- 60SQ M COMMUNAL LOUNGE
- SOLAR PANELS ON ROOF AIDING ENERGY COSTS
- C1 PERMISSIONS

17 BEDROOM INVESTMENT OPPORTUNITY CLOSE TO PORTSMOUTH UNIVERSITY

We are delighted to offer the opportunity to acquire a 17 bedroom halls of residence in the heart of Portsmouth's Student Quarter.

Weston Court offers a secure living environment within walking distance of the City Centre, local transport links and Portsmouth University.

The property is comprised of 17 modern furnished double bedrooms each let on an assured shorthold tenancy (AST). The accommodation is spread over four floors and consists of a 60M2 lounge -kitchen area with a separate laundry room. 11 of the 17 bedrooms are en-suite, with the remaining six bedrooms being serviced by the three shower rooms and four separate w.cs. Each room comes furnished with a double bed, bed-side tables, a desk, storage cupboard/chest of drawers and a flat screen TV.

Further highlights include a secure cycle store, an enclosed rear garden and high Speed wi-fi.

Each room is currently let and is anticipated to achieve between £550-£700 PCM for the next academic year returning a combined gross income of circa £10,750 PCM. C1 permissions in place.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

SITE LOCATION
Weston Court is located very close to Portsmouth City centre. The site sits equidistant from both Fratton and Portsmouth & Southsea train stations, both being under 10 minutes walk.

The main University campus is a 20 minute walk from Weston Court, making its development into Student Halls a highly appropriate proposition.

Portsmouth University has a population of approximately 25,000 students, making it the 24th most attended further education establishment in the United Kingdom. The University proves popular with both UK and foreign students alike.

KITCHEN/LOUNGE/DINING AREA
60 Sq M Communal living space

LAUNDRY ROOM
9 Sq M Laundry Room access through the kitchen

CYCLE STORE
Secure store for up to 14 bicycles

BIN STORE
Secure bin store containing three 110 litre bins

BEDROOM ONE
17.0 Sq M bedroom with ensuite shower room- Ground Floor - Anticipated to let at £650 PCM for next academic year

BEDROOM TWO
17.0 Sq M bedroom with ensuite shower room- Ground Floor - Anticipated to let at £650 PCM for next academic year

BEDROOM THREE
11.0 Sq M bedroom with ensuite shower room- First Floor - Anticipated to let at £600 PCM for next academic year

BEDROOM FOUR
11.0 Sq M bedroom - First Floor - Anticipated to let at £550 PCM for next academic year

BEDROOM FIVE
14.1 Sq M bedroom with ensuite shower room- First Floor- Anticipated to let at £650 PCM for next academic year

BEDROOM SIX
9.5 Sq M bedroom with ensuite shower room- First Floor- Anticipated to let at £600 PCM for next academic year

BEDROOM SEVEN
9.4 Sq M bedroom- First Floor- Anticipated to let at £550 PCM for next academic year

BEDROOM EIGHT
10.2 Sq M bedroom with ensuite shower room- Second Floor- Anticipated to let at £600 PCM for next academic year

BEDROOM NINE
11.1 Sq M bedroom- Second Floor- Anticipated to let at £550 PCM for next academic year

BEDROOM TEN
14.1 Sq M bedroom with ensuite shower room- Second Floor- Anticipated to let at £650 PCM for next academic year

BEDROOM ELEVEN
9.5 Sq M bedroom with ensuite shower room- Second Floor- Anticipated to let at £600 PCM for next academic year

BEDROOM TWELVE
9.4 Sq M bedroom - Second Floor- Anticipated to let at £550 PCM for next academic year

BEDROOM THIRTEEN
11.8 Sq M bedroom with ensuite shower room- Third Floor- Anticipated to let at £600 PCM for next academic year

BEDROOM FOURTEEN
10.7 Sq M bedroom- Third Floor- Anticipated to let at £550 PCM for next academic year

BEDROOM FIFTEEN
13.6 Sq M bedroom with ensuite shower room- Third Floor- Anticipated to let at £650 PCM for next academic year

BEDROOM SIXTEEN
9.1 Sq M bedroom with ensuite shower room- Third Floor- Anticipated to let at £600 PCM for next academic year

BEDROOM SEVENTEEN
9.5 Sq M bedroom - Third Floor-Anticipated to let at £600 PCM for next academic year

SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

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We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

PROPERTY TENURE
Freehold

COUNCIL TAX BAND







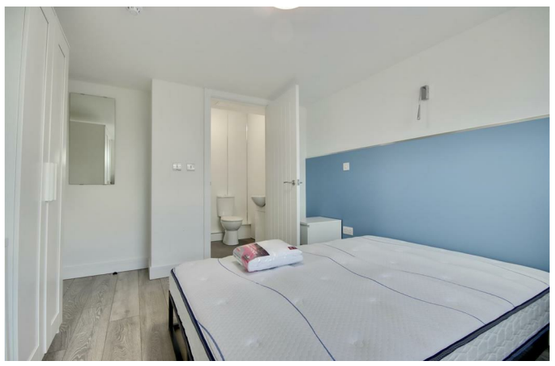


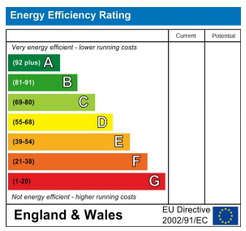












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