

antibo house

CONTEMPORARY STUDENT APARTMENTS

54-60 LOWER PARLIAMENT STREET
NOTTINGHAM
NG1 3BA

A LANDMARK STUDENT INVESTMENT OPPORTUNITY



Prices from £102,500



One minute walk to the city centre's
shops, bars and restaurants



8% NET rent, assured for 2 years



20% on exchange

ESTIMATED COMPLETION BY Q1 2027
DELIVERED BY 9 PROPERTY GROUP



antibo house

A LANDMARK **STUDENT INVESTMENT** OPPORTUNITY



Positioned in the vibrant heart of Nottingham city centre, Antibo House presents an exceptional opportunity to acquire a premium student investment within one of the UK's most established and under-supplied student markets.

Comprising 49 purpose-built student accommodation units, this boutique development has been designed to meet the evolving expectations of today's student population, delivering modern, high-quality living spaces in a prime city centre location.

With Nottingham's student population exceeding 70,000 and demand for quality accommodation continuing to outpace supply, Antibo House offers investors the opportunity to secure an asset within a sector that has consistently demonstrated resilience, strong occupancy levels and attractive long-term growth potential.

INVESTMENT HIGHLIGHTS



Prices from £102,500



One minute walk to the city centre's shops, bars and restaurants



8% NET rent, assured for 2 years



20% on exchange



Experienced developer with proven track record



Highly rated student accommodation operator



One of the UK's student hotspots



Attracts students from UK and around the world

INVESTMENT PERFORMANCE

5 YEAR INVESTMENT PERFORMANCE (based on purchase price of £102,500)

YEAR	Gross Rental Income	Management Fee	Service Charge	Net Rental Income	Cumulative Net Income	EQUIVALENT NET INCOME (PER WEEK, 51 WEEKS)
Year 1	8% NET	Included	Included	£8,200	£8,200	£161
Year 2	8% NET	Included	Included	£8,200	£16,400	£161
Year 3*	£11,731	£1,173	£1,700	£8,858	£25,258	£174
Year 4*	£12,083	£1,208	£1,700	£9,175	£34,443	£180
Year 5*	£12,446	£1,245	£1,700	£9,501	£43,934	£186

* From Year 3 onwards, the illustration reflects estimated open market PBSA rents based on comparable accommodation within Nottingham city centre



Equivalent net income *per week* is calculated by dividing the investor net income by 51 weeks

ESTIMATED CAPITAL GROWTH

YEAR	ESTIMATED PROPERTY VALUE
Purchase	£102, 500
Year 1	£105,575
Year 2	£108,742
Year 3*	£112,004
Year 4*	£115,364
Year 5*	£118,825

TOTAL ILLUSTRATIVE RETURN AFTER 5 YEARS

PURCHASE PRICE	£102, 500
Total Net Rental Income	£43,934
Illustrative Capital Growth	£16,325
Total Illustrative Return	£60,259
Illustrative Return on Initial Investment	58.8%



Important Notice:
The value of property investments and any income derived from them can go down as well as up, and investors may not get back the full amount invested. Estimated performance is not a reliable indicator of future results. All details, measurements, and projections in this brochure are provided for guidance only and do not constitute any part of an offer or contract.

LOCAL COMPARABLES

To properly contextualise the investment potential of this opportunity, we have provided comparable PBSA within the surrounding area to demonstrate rental prices for student accomodation in the centre of Nottingham, all within short walking distance of Antibo House.

The comparable properties detailed here reflect recent market activity within the immediate vicinity, highlighting achieved values, yield profiles, and asset quality. By benchmarking against these established local comparables, this asset presents a compelling proposition for securing both strong rental yields and long-term capital appreciation, aligning with resilient performance trends across the regional property market.



Evo Student Arcadian

En-Suite from £192pw
Studio from £209pw
0.3 miles away from Antibo House



Study Inn

En-suite from £185pw
Studio from £209pw
0.5 miles away from Antibo House



The Place

En-Suite from £170pw
Studio from £220pw
0.7 miles away from Antibo House



True Student

En-suite from £190pw
Studio from £211
0.2 miles away from Antibo House



Fusion Students

En-Suite from £200pw
Studio from £235pw
0.08 miles away from Antibo House

WHY INVEST IN PBSA IN NOTTINGHAM?



HOME TO TWO INTERNATIONALLY RECOGNISED UNIVERSITIES:
Nottingham has firmly established itself as one of the UK’s premier higher education destinations, attracting students from across the UK and around the world.



- Ranked amongst the UK’s leading Russell Group universities
- Over 48,000 students
- Consistently attracts significant international enrolment

- Over 40,000 students
- One of the UK’s most popular universities for applications
- Renowned for graduate employability and industry partnerships

Together, these institutions create a substantial and continually growing student population, underpinning long-term accommodation demand throughout the city.

Purpose-built student accommodation (PBSA) continues to be one of the most sought-after property sectors in the UK. As student expectations continue to evolve, developments such as Antibo House are ideally positioned to benefit from sustained rental demand and strong occupancy rates.

KEY MARKET DRIVERS INCLUDE:



Growing domestic and international student numbers



Rising demand for professionally managed accommodation



Increasing preference for modern, purpose-built residences



Limited development land within Nottingham city centre



Ongoing under-supply of quality student accommodation

THE CITY OF NOTTINGHAM

SOME KEY FACTS

Nottingham is a vibrant, youth-focused Midlands city home to over 80,000 higher education students. It hosts two world-class institutions—the University of Nottingham and Nottingham Trent University—and is famous for its lively music scenes, deep historical roots, and lush green spaces.



335,000 estimated population, with over 80,000 students in higher education



30.1% of employment in the city is **education and health services**



28.8 square miles in area, one of the most densely populated cities in the UK



15-minute city - Innovation Districts partnering with local universities



relatively young population - **50% aged under 30**



£4.6 million in UK Shared Prosperity Fund (UKSPF) **funding to support growth**



Student Life & Entertainment:

The city boasts a buzzing nightlife with over 1,000 pubs and bars.

Food: Over the last decade, Nottingham has welcomed many new eclectic restaurants and food establishments. Being spoilt for choice was something you'd normally expect in capital cities like London, New York etc.

Green Spaces: Known for its eco-friendly initiatives, the city is home to the historic Nottingham Arboretum, an 1850s park featuring over 800 trees.

Literary History: In 2015, Nottingham was officially declared a UNESCO City of Literature in recognition of famous writers associated with the area, such as Lord Byron and D.H. Lawrence.

Ancient Caves: Beneath the streets lies a network of more than 800 man-made sandstone caves, which were used as tanneries, air-raid shelters, and cellars throughout history.

Historic Inns: Ye Olde Trip to Jerusalem, carved into the rock beneath Nottingham Castle, dates back to 1189 and claims to be the oldest pub in England.

Robin Hood: The city is globally recognised for its ties to the legendary outlaw Robin Hood and nearby Sherwood Forest.

Old Market Square: Serving as the central hub of the city, Old Market Square is one of the oldest public squares in the UK and the second largest after London's Trafalgar Square.

Shopping & Events: The city features a pedestrianised, award-winning retail scene, anchored by high-street names in the Victoria Centre and independent boutiques in the historic Lace Market.

Goose Fair: Held every autumn at the Forest Recreation Ground, the Goose Fair is one of Europe's largest travelling funfairs, with a history spanning over 700 years.

Transportation: Students can easily navigate the city via the Nottingham Express Transit (NET), an extensive electric tram network connecting both universities, student villages, and the city centre.

Wollaton Hall: An Elizabethan house that serves as Nottingham's Natural History Museum and was famously used as "Wayne Manor" in the film The Dark Knight Rises.



NOTTINGHAM'S PLACES OF INTEREST



UNDERGROUND SANDSTONE CAVES



OLD MARKET SQUARE,
CITY CENTRE



NOTTINGHAM TRENT
UNIVERSITY

UNIVERSITY OF
NOTTINGHAM

54-60 LOWER PARLIAMENT STREET
NOTTINGHAM, NG1 3BA



12 MIN WALK FROM
ANTIBO HOUSE



NOTTINGHAM
CASTLE



HOCKLEY & THE LACE MARKET



TALBOT STREET
LIVE MUSIC



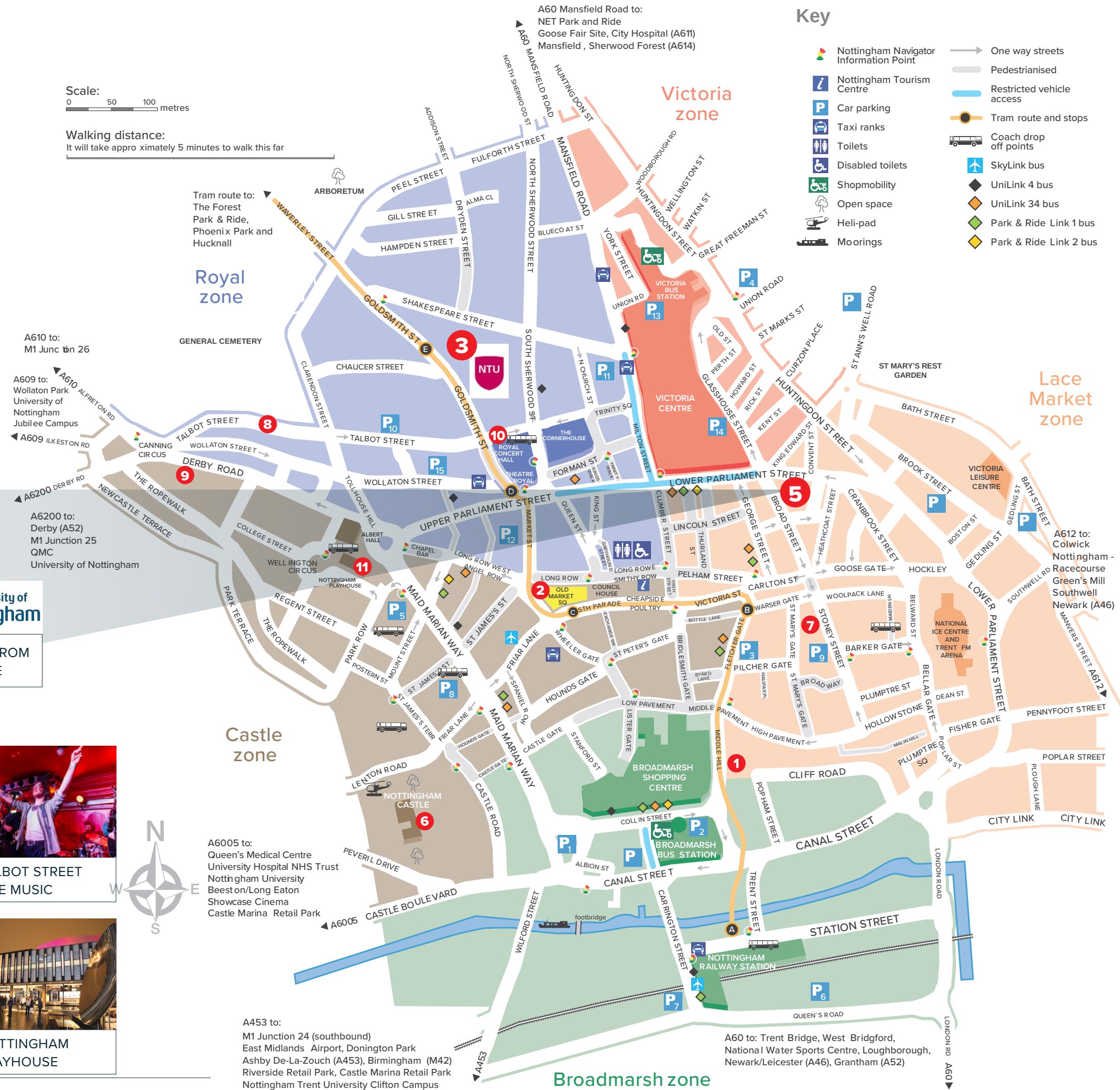
MUSEUM OF
CURIOSITIES

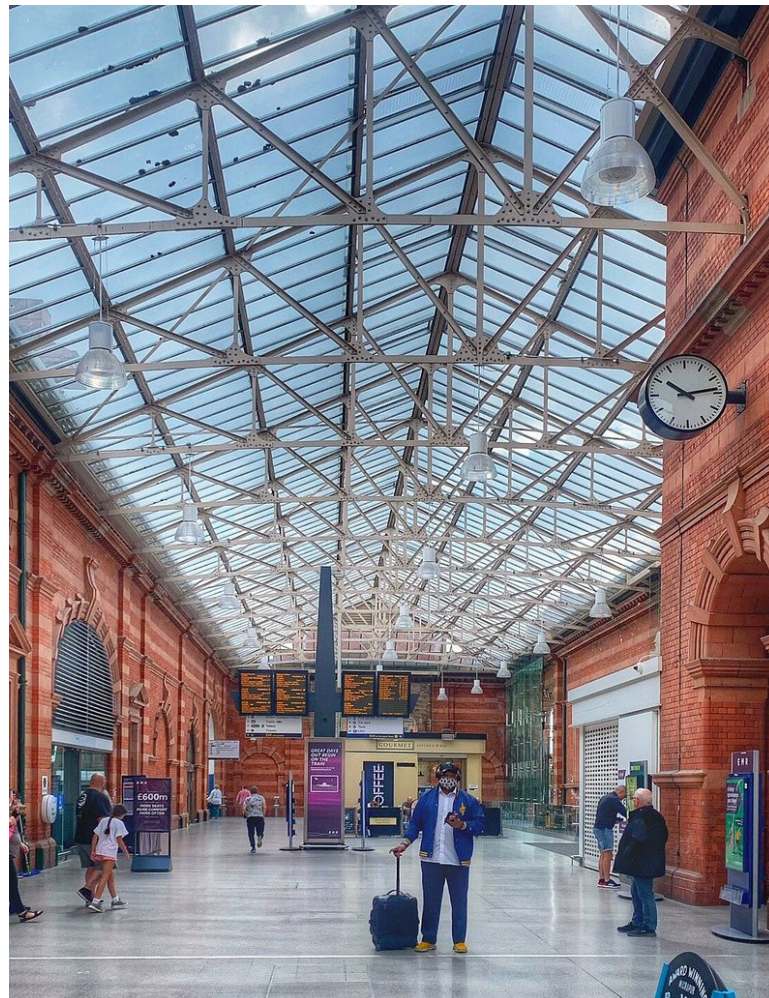


ROYAL CONCERT
HALL



NOTTINGHAM
PLAYHOUSE





PRIME CITY CENTRE LOCATION

UNRIVALLED CONNECTIVITY:

Antibo occupies a strategic location on Lower Parliament Street, one of Nottingham's principal city centre thoroughfares. Residents will benefit from immediate access to:



Nottingham city centre retail and leisure amenities



Major transport links including Nottingham Railway Station



Nottingham's extensive tram network

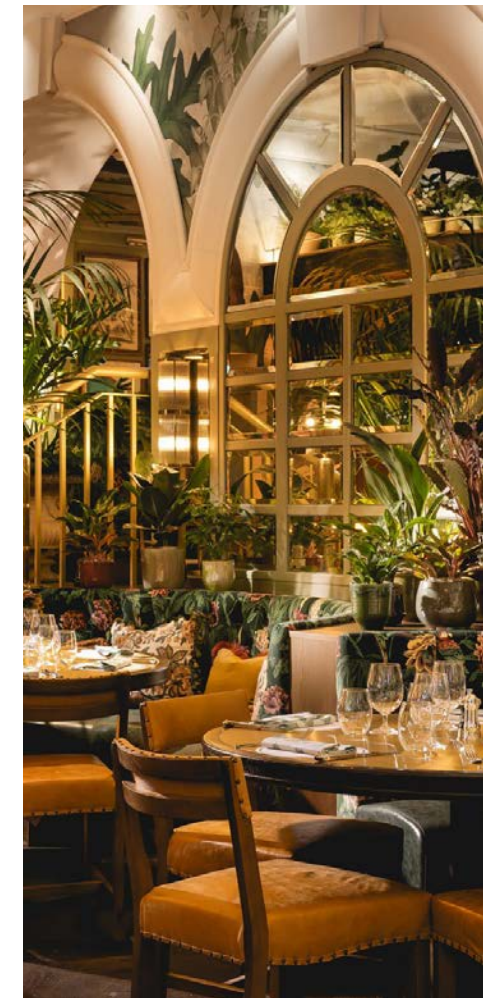


Restaurants, cafés, bars and entertainment venues



University campuses and academic facilities

This highly desirable location places students at the centre of city life, offering both convenience and connectivity.



A LIFESTYLE DESTINATION FOR MODERN STUDENTS

Modern students increasingly seek more than simply accommodation. The development offers residents the opportunity to enjoy an authentic city-centre lifestyle whilst remaining within easy reach of their studies.

ANTIBO HOUSE PROVIDES WALKING ACCESS TO:



Independent cafés and restaurants



Cultural attractions & entertainment venues



Major shopping districts



Fitness and wellness facilities



Nottingham offers a diverse and energetic nightlife scene, consistently recognised with “Purple Flag” awards for its safety and variety. The city centre is dense with options, particularly around the Hockley area, the Lace Market, and the Talbot Street corridor.

KEY NIGHTLIFE AREAS

Hockley & The Lace Market: These areas are known for their trendy, independent atmosphere. You’ll find hidden speakeasies, cocktail bars, and quirky venues here.

Talbot Street: Serves as a primary hub for live music and clubbing, anchored by the famous Rock City.

TOP CLUBBING & MUSIC VENUES

Rock City: A legendary institution open since 1980. It functions as a major live music venue for touring acts and a massive, multi-floor nightclub known for its indie, rock, and chart-hitting club nights.

Stealth: Widely considered one of the best small clubs in the UK, it is the city’s “electronic music capital,” focusing on techno, house, and drum and bass with a state-of-the-art sound system.

Rescue Rooms: Located near Rock City, this mid-sized venue is perfect for more intimate live performances and alternative club nights.

INK: A large, high-tech venue featuring four distinct themed rooms and eight bars under one roof, offering a wide range of musical genres.

Binks Yard & The Brickworks: These are popular spots for those interested in industrial, converted warehouse-style venues with strong electronic music programming.

The Hockley Arts Club: An eclectic, multi-floor venue with vintage decor, popular for its creative cocktails and distinct themed rooms.

Pitcher & Piano: Notable for its stunning architecture, as it is housed in a converted church.

Canalhouse: A unique spot right on the water with a canal that runs inside the building and an extensive selection of international beers.

Das Kino: A fun, vibrant venue that combines a lively bar atmosphere with social activities like ping pong. Whether you are looking for a quiet pint in a historic pub, a sophisticated cocktail in a hidden bar, or a high-energy night of dancing, Nottingham’s compact city centre makes it easy to explore multiple spots in a single evening.



THE MODERN DEVELOPMENT DESIGNED FOR STUDENT LIVING

Antibo House has been carefully conceived and designed to meet the needs of today’s student market.

49 PREMIUM STUDENT UNITS FEATURING:



Contemporary interior design



High-quality specifications



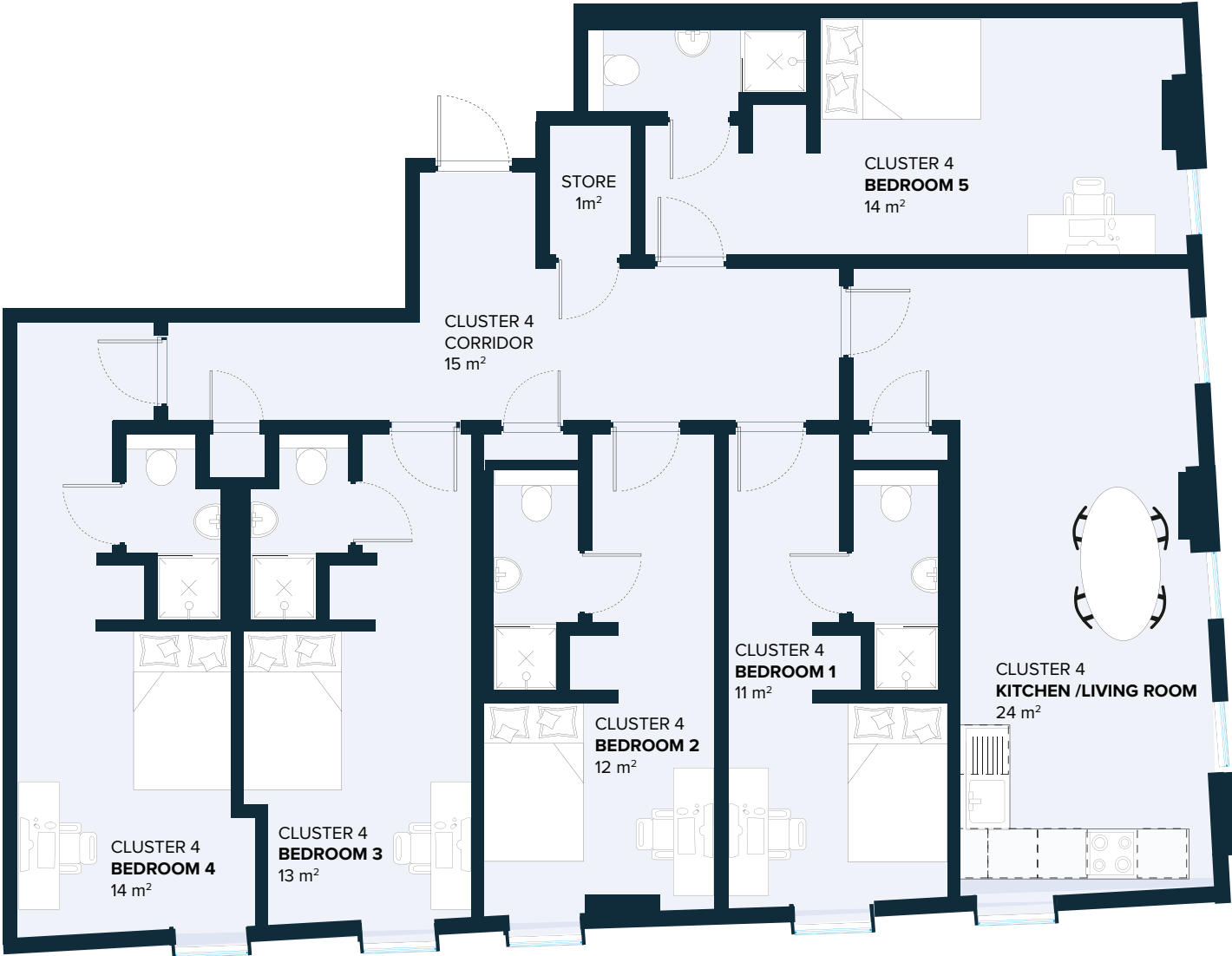
Efficient layouts maximising living space



Strong emphasis on comfort, functionality and security



Purpose-built accommodation tailored to student requirements



AN EXAMPLE OF A CLUSTER

Above is a floorplan of a ‘cluster’ on the first floor. Within each cluster there are 4-5 bedrooms of varying sizes, ranging from 11m² to 14m², each with their own shower room and toilet, double bed, large study desk and storage drawers.

There is a 24m² communal lounge / dining and kitchen area with modern appliances and space for a large dining table.









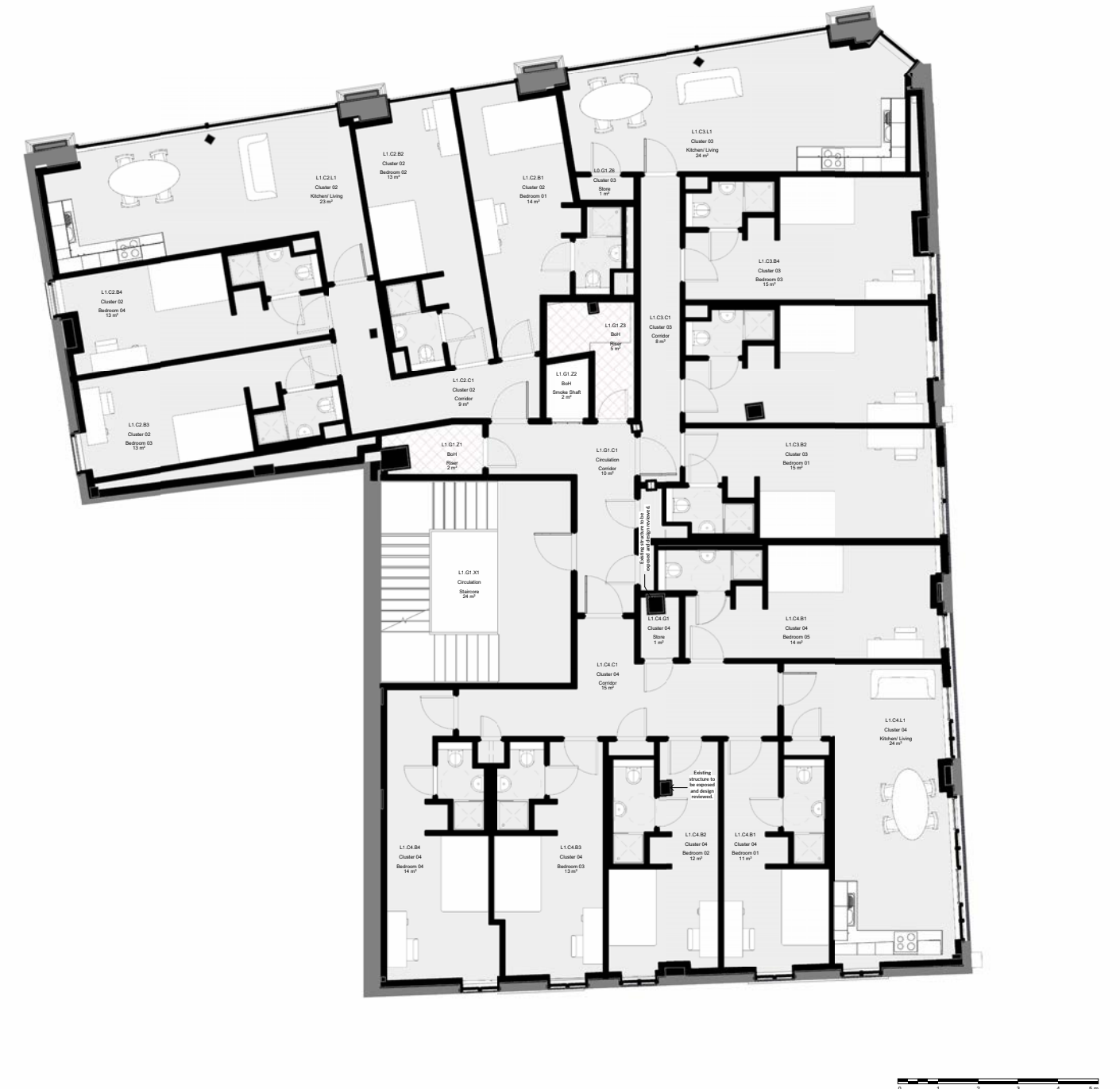
FLOORPLANS

GROUND FLOOR

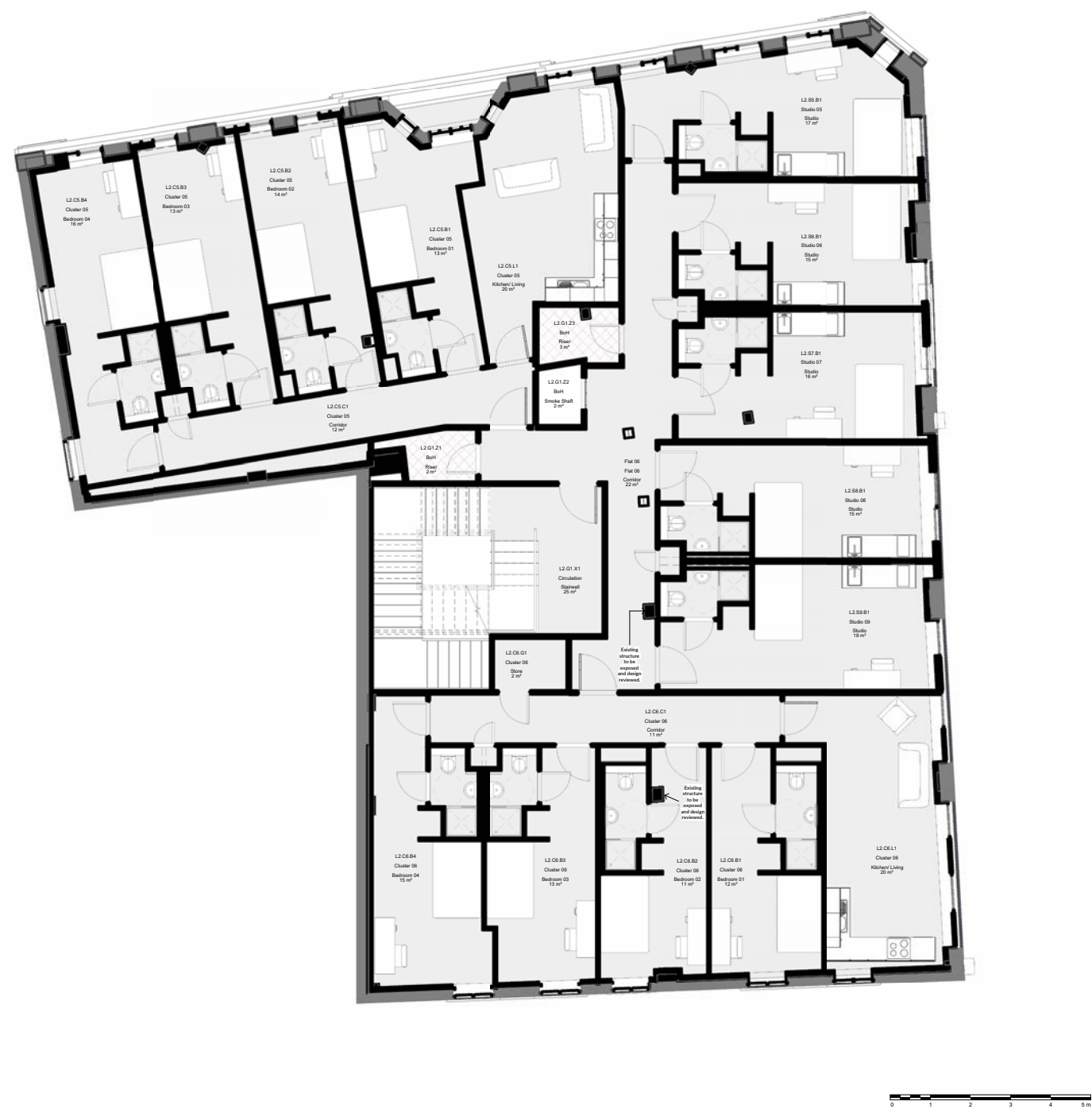


FLOORPLANS

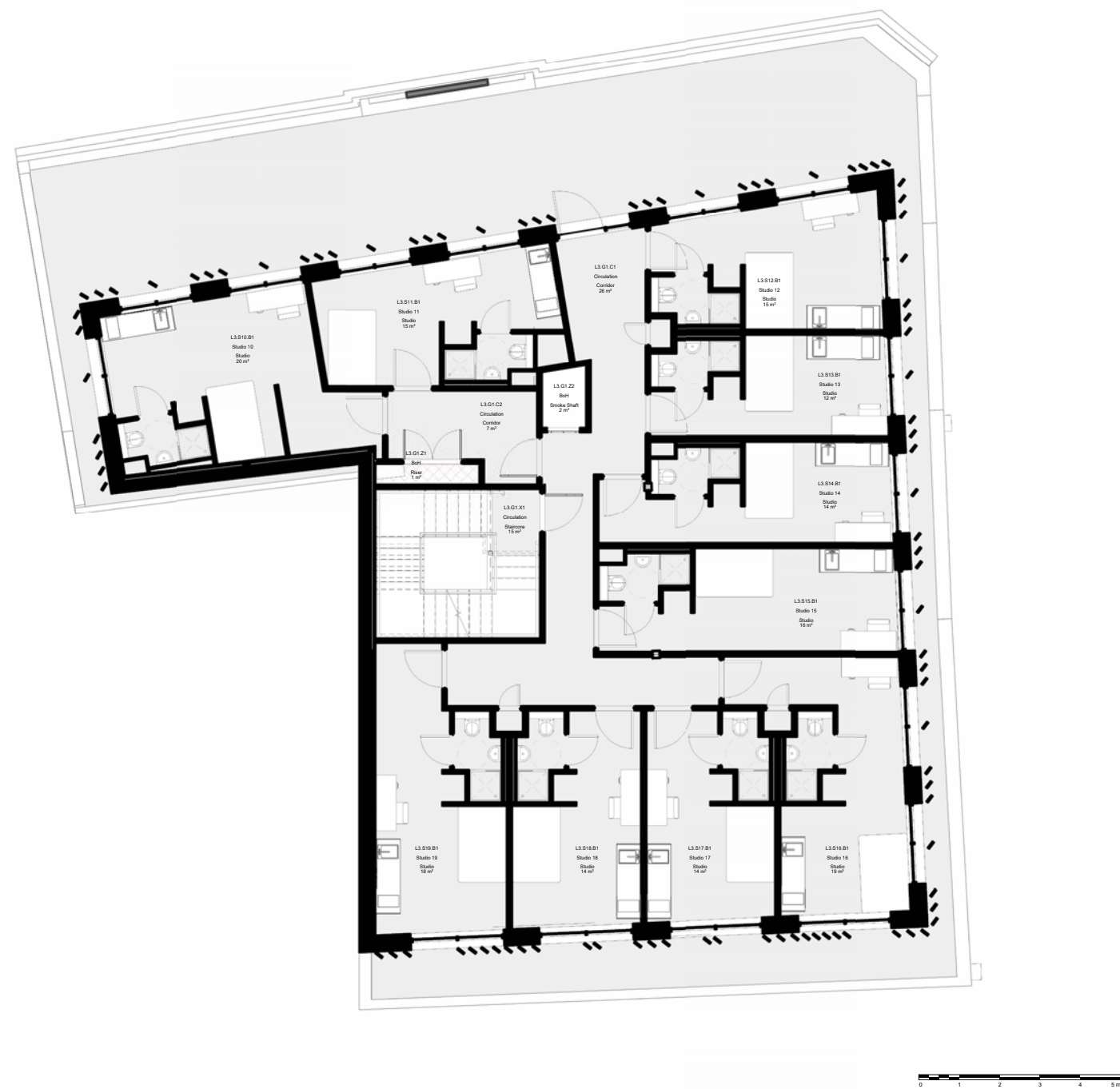
FIRST FLOOR



FLOORPLANS
SECOND FLOOR

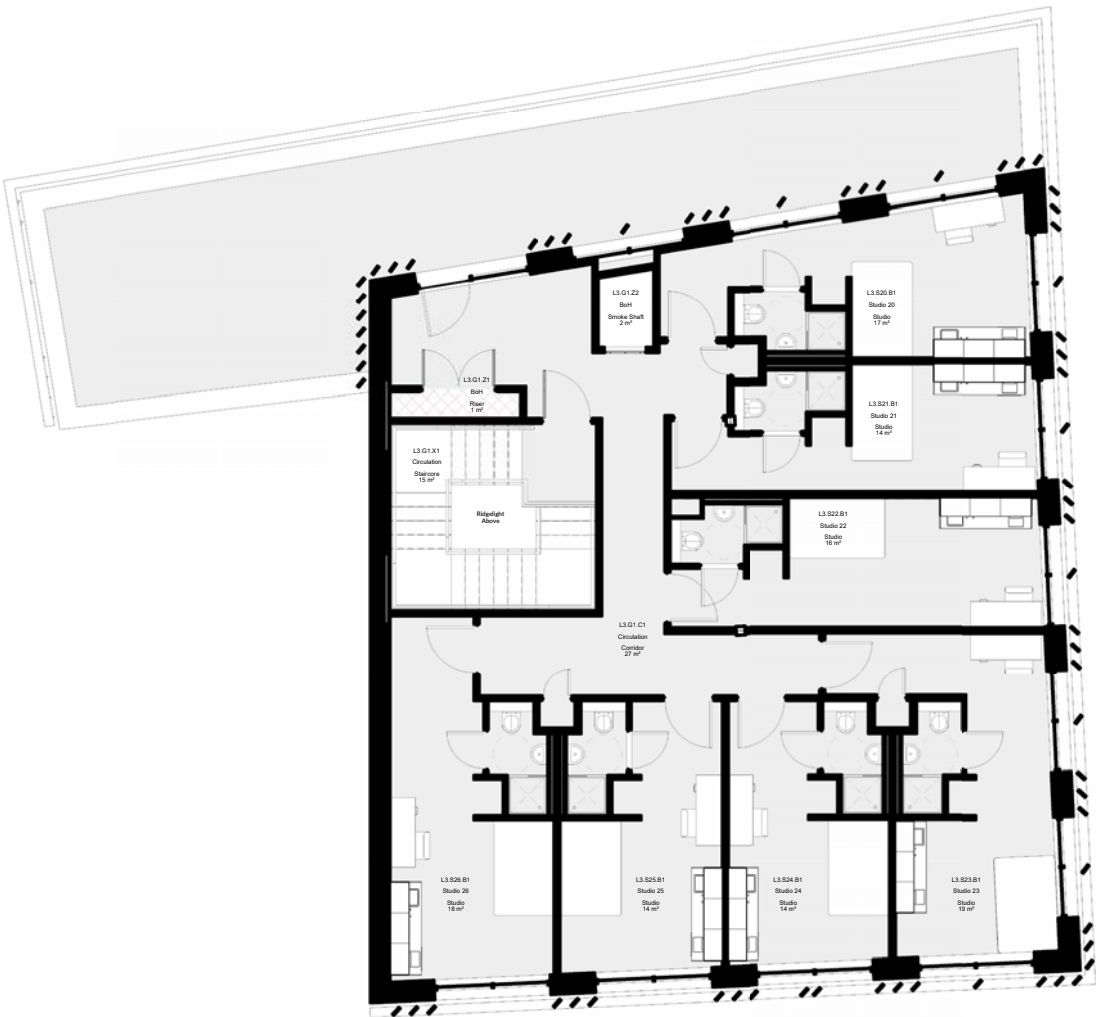


FLOORPLANS
THIRD FLOOR



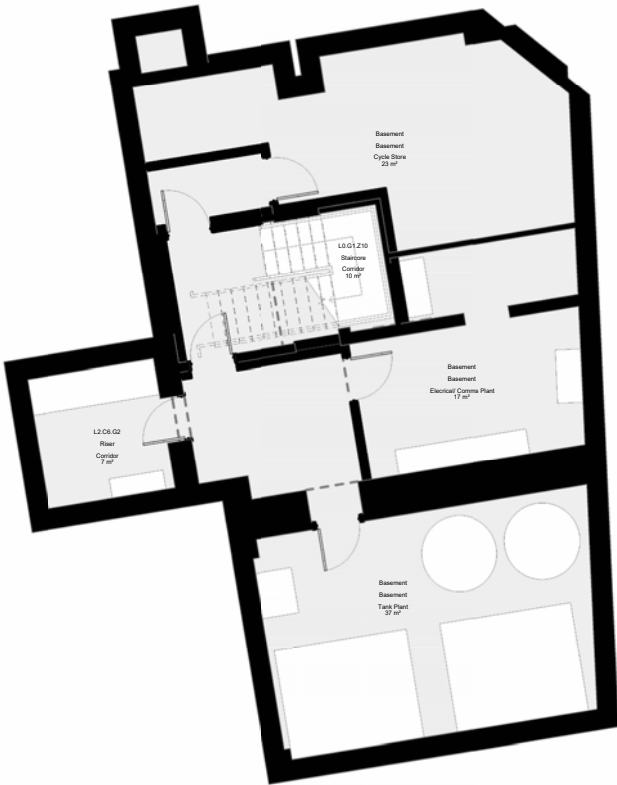
FLOORPLANS

FOURTH FLOOR



FLOORPLANS

BASEMENT



antibo house

INVESTMENT HIGHLIGHTS

WHY INVESTORS ARE CHOOSING STUDENT ACCOMMODATION

Student accommodation remains one of the strongest performing sectors within the UK property market. The resilience of the UK’s Purpose-Built Student Accommodation (PBSA) sector is largely due to its status as a “defensive” asset class. Unlike hotels or office spaces, which are highly sensitive to economic cycles, student housing is underpinned by structural, long-term demand. Here is a breakdown of why this sector remains a top performer in the UK market:

KEY INVESTMENT PILLARS

Resilient Demand
Student numbers remain consistently high, creating dependable rental demand irrespective of wider economic cycles.

Established Asset Class
PBSA has matured into a recognised institutional-grade investment sector, attracting significant domestic and international capital.

High Occupancy Potential
Prime city-centre locations such as Antibo House typically benefit from strong tenant demand and excellent occupancy levels.

Limited Supply
Demand for quality student accommodation continues to exceed supply across many UK university cities, including Nottingham.

Long-Term Growth Fundamentals
Ongoing university expansion and increasing international student enrolment continue to support the sector’s future growth prospects.

Counter-Cyclical Nature
Higher education enrolment often remains stable or even grows during economic downturns, as individuals choose to upskill or delay entering a difficult job market.

DEMAND DRIVEN BY INTERNATIONAL STUDENTS

International student enrolment continues to be one of the fastest-growing segments within UK higher education. Nottingham’s globally recognised universities attract students from over 150 countries, generating substantial demand for high-quality accommodation that offers:

-  Security
-  Convenience
-  Professional management
-  Modern living environments
-  Proximity to university campuses

Developments such as Antibo House are increasingly favoured by this growing demographic.



NOTTINGHAM

A CITY ON THE RISE



Beyond its educational strengths, Nottingham is one of the UK’s most dynamic regional economies.

THE CITY BENEFITS FROM:

-  A population exceeding 330,000
-  Significant inward investment
-  A thriving technology and innovation sector
-  Strong graduate retention rates
-  Extensive regeneration initiatives
-  Excellent transport connectivity to London and major UK cities

These factors contribute to its robust economy and reinforce Nottingham’s position as a leading destination for students, businesses and investors alike.

LOCATION ADVANTAGES

- Walking Distance To:**
- Nottingham city centre amenities
 - Major retail destinations
 - Restaurants, cafés and nightlife
 - Public transport connections
 - University facilities
- Excellent Transport Links:**
- Nottingham Railway Station
 - Nottingham Express Transit (NET) Tram Network
 - Easy access to the M1 motorway
 - Direct rail services to London and major UK cities

THE DEVELOPER



Nottingham-based property investment and development company that specialises in urban residential schemes, purpose-built student accommodation (PBSA), and social housing across the UK. Founded in 2015 by CEO Tajinder Singh Ubhi, the group has an active portfolio exceeding £120m and over 1,000 homes in its development pipeline.

KEY PROJECTS & LOCAL FOCUS

The group primarily focuses on unlocking underutilised sites within major university cities and Midlands town centres. Notable developments include:

Cavendish Buildings (Nottingham): A mixed-use commercial and residential regeneration project located on Wheeler Gate.

Six Degrees Derby: A 100-studio PBSA development on Agard Street.

Six Degrees Loughborough: A 100-bed PBSA scheme on Pinfold Gate, backed by an £8m funding package from Paragon Bank.

INVESTMENT & LETTINGS

The group operates an in-house lettings agency, managing their own properties ranging from high street retail units in Nottingham to student studios and apartments across the East Midlands.

Six Degrees, Loughborough



803
UNITS CURRENTLY
UNDER MANAGEMENT

524
UNITS COMPLETED ON
8 PBSA SITES

100%
CURRENT OCCUPANCY
RATE

15
YEARS AS LOCAL PBSA
DEVELOPER IN CITY

8
SITES CURRENTLY
UNDER MANAGEMENT

SIX DEGREES, NOTTINGHAM

SIX DEGREES, DERBY

SIX DEGREES, SHEFFIELD

SIX DEGREES, LOUGHBOROUGH

PEARL HOUSE, NOTTINGHAM

PROGRESSIVE BUILDINGS, OSMASTON RD

CAVENDISH BUILDINGS, NOTTINGHAM

ANTIBO HOUSE (COMING SOON)

A COMPELLING INVESTMENT OPPORTUNITY

49 Purpose-Built Student Accommodation Units

Antibo represents an opportunity to acquire a stake in one of the UK’s most resilient and high-demand property sectors.

COMBINING:

-  Prime city centre location
-  Strong student demand fundamentals
-  Modern purpose-built accommodation
-  Two world-class universities
-  Long-term sector growth
-  Limited local supply
-  Attractive investment credentials.

These factors contribute to its robust economy and reinforce Nottingham’s position as a leading destination for students, businesses and investors alike.

INVEST IN A CITY. INVEST IN DEMAND. INVEST IN THE FUTURE OF STUDENT LIVING.

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Exclusive to Knight Knox

Knight Knox is proud to have exclusivity on Antibo House. For over 21 years, we have worked with thousands of investors pursuing a wide range of financial goals, from planning for retirement and building long-term income to diversifying their investment portfolios.

With decades of experience and a proven track record, we provide investors with access to carefully selected opportunities, supported by expert guidance throughout every stage of the investment journey.



£1.4bn

Total value
transacted



6,800+

Global
investors



49%

Repeat investor
rate



What our clients say

SOME OF OUR LATEST CLIENT TESTIMONIALS

EL Elnazeer
SA • 1 review

Feb 27, 2026

★★★★★ ✓ Verified

I've been looking for an investment in...

I've been looking for an investment in a project that serves good purpose. This what I feel I have found in Knight Know group. Great communication and a clear roadmap even for investment naive like myself.

February 27, 2026

HO hind osman
GB • 6 reviews

Feb 4, 2026

★★★★★

I have just completed a property...

I have just completed a property purchase, the process went smoothly, thank you Janet. Everyone was being helpful and supportive.

2 February 2026

Unprompted review

SA Shireen Ahmed
GB • 2 reviews

Dec 14, 2025

★★★★★ ✓ Verified

They were easily accessible

They were easily accessible.

The response to queries was pretty quick.

They liaised between the solicitors and sellers and buyers to make the experience smooth and hitch free.

AA Ahmed Abdalla
GB • 8 reviews

7 days ago

★★★★★

Excited to get my purchase completed

I'm very excited to get my recent property purchase completed today. It excellent service from Knight Knox International team, mainly Sarah Bourne for their support. They actively involved in sale, communities and the leg process. I have been with Knight Knox since 2013, and I strongly recommend them to anyone who wants to achieve a successful property business to join. Well done!

May 15, 2026

Unprompted review

DP Dr Patrick Adebola
US • 4 reviews

May 7, 2026

★★★★★ ✓ Verified

Excellent service

The application process was seamless. The sales team were helpful and satisfactorily answered my questions.

April 30, 2026

Let's connect

If you're keen to discuss this investment opportunity in more detail, you can contact the Knight Knox team today.



Knight Knox, Quay West at MediaCityUK, Trafford
Wharf Road, Manchester, M17 1HH



www.knightknox.com



+44 (0)161 772 1370



info@knightknox.com

Connect with us on social media



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Full [Terms & Conditions](#) can be found on our website

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