

# Katherine Ilett

BA (Hons) PgDip MRICS

Associate, Commercial

07776 769962

katherine.ilett@bidwells.co.uk



**A true asset to our Capital Markets team, Kat specialises in student accommodation, Build to Rent, development and strategic consultancy.**

With extensive knowledge of the student accommodation and Build to Rent markets, it is clear Kat has an impressive collection of skills. She is fully equipped to value your property, source sites for development and advise on interesting investment opportunities to help realise your vision.

Not only will Kat advise you on financial returns, she will guide you through to project completion, whether that be securing a funding partner or assisting throughout the legal process.

Kat has a successful track record in asset disposal, having sold student accommodation assets in Edinburgh, Selly Oak and Dundee on behalf of Maven Capital Partners and a portfolio of a hundred PRS properties in Suffolk.

Her diligent work on the purchase of Grosvenor House in Covent Garden for Aberdeen Standard and the forward funding purchase of Mount Pleasant Halls in Cambridge for Legal & General, demonstrates why her team were Highly Commended in the 'Agency of the Year' category at the Student Accommodation Awards 2019.

## Key relevant project experience

### Mount Pleasant Halls, Cambridge

Income strip forward funding acquisition of 277 student beds on behalf of Legal & General Pensions Ltd. Accommodation to be let to St Edmund's College on a 47-year income strip lease. Purchase price £72m.

### Saxon Court, MK Gateway

Acquisition of Milton Keynes Council's former office HQ for mixed-use redevelopment. Acting on behalf of First Base and Patron Capital, the proposed scheme will consist of 185,000 sq ft Grade A offices with co-working provision and 250 BTR units with a GDV of £190m. Site purchase price of £14m.

### Grosvenor House, Covent Garden

Acquisition of 169 bed flagship student accommodation in central London. Let to the LSE with a break in 2021. Advised Standard Life Assurance Ltd on the purchase and then managed the tender process for a new operator when the property reverted to direct let. Purchase price of £68.8m.

### BED Portfolio – Birmingham, Edinburgh, Dundee

Sale of three newly developed and stabilised student assets comprising 476 beds. Acting on behalf of Maven Capital Partners the properties were sold to overseas funds based in Malaysia and Kuwait. Total sale price of £49.25m.

### Murieston Crescent, Edinburgh

Acquisition of consented student site in Edinburgh city centre. Planning for 120 studio units which will be built out by the client, due for completion in 2022. Advised Maven Capital Partners.

**“Aberdeen Standard Investments were extremely impressed with Bidwells' unique knowledge of the sector. Kat is a delight to work with.”**

**Hugh Leggat, Portfolio Manager  
Aberdeen Standard Investmentsca**