



For Sale

Upon instructions of the LPA Receivers

VIEWINGS

Strictly by appointment

Landwood Group, South Central
11 Peter Street, Manchester M2 5QR

Date of particulars – September 2016

Portfolio of 14 Residential Properties

- Properties situated in Cornwall, Devon, Gloucestershire and Somerset.
- 13 x Terraced and semi-detached houses alongside 1 x apartment.
- Current contracted rent of circa £63,540 pa with 5 vacant properties and potential to increase to circa £123,000 once fully let.
- Available as a whole and individually

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Landwood Group

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Regulated by RICS

Landwood Group is a trading name of Landwood Commercial (Manchester) Limited a company registered in the United Kingdom under company number: 06655681. Registered Office: South Central, 11 Peter Street, Manchester M2 5QR. A list of directors is available at the registered office. VAT Reg Number: 939390681

OVERVIEW

The portfolio consists of 14 residential properties situated in Cornwall, Devon, Gloucestershire and Somerset. It comprises a combination of semi-detached and terraced dwellings alongside one apartment.

A list of addresses together with the type of property is contained in the tenancy schedule enclosed.

INCOME

In total the portfolio has a contracted income of £5,995 per calendar month or £71,940 per annum.

Of the 14 properties 5 are vacant and this therefore represents a 64% occupancy rate.

MANAGEMENT

Whilst management of the portfolio is being conducted in-house, further limited information is available.

PLANNING

Interested parties are advised to make their own enquiries with the relevant local authorities.

TENURE

Please enquire for further information.

VAT

All figures quoted are exclusive of VAT which may be applicable.

LEGAL

Each Party will be responsible for their own legal costs.

VIEWINGS

External viewings of the occupied properties only. Photographs can be provided upon request.

PRICE

Offers invited for the portfolio whole.

EPC

A Full set of EPCs for the properties will be available on request.

FURTHER INFORMATION

A suite of further information regarding the properties, including tenure, photographs and tenancy agreements are available upon request.

IMPORTANT NOTICE

Landwood Commercial (Manchester) Ltd for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: 1) The information contained within these particulars has been checked and is understood to be materially correct at the date of publication; 2) All descriptions, statements, dimensions, references to condition and permissions for the use and occupation or other details are given in good faith; however, they are made without responsibility and should not be relied upon as representation of fact, intended purchasers or lessors should, by enquiry to our Manchester office, satisfy themselves as to the corrections and availability, in each case, before arrangements are made to view (if the site comprises of buildings); 3) Unless otherwise stated, all prices rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intended purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; 4) All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not, however, been tested and therefore we give absolutely no warranty as to their condition or operation; 5) These particulars do not constitute part of an offer or contract; 6) The vendors or lessors do not make or give – and neither do Landwood Commercial (Manchester) Ltd, nor any person in their employment have any authority to make or give – any representation or warranty whatsoever in relation to this property.

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Portfolio of 14 Residential Properties

Address	Type	Tenanted / Vacant	Tenure	Leasehold Term
9 Trebarwith Crescent, Newquay, TR7 1DX	5 bedroom mid-terrace	Vacant	Freehold	N/A
11 Trebarwith Crescent, Newquay, TR7 1DX	3 bedroom mid-terrace	Vacant	Freehold	N/A
1 Caprera Place, Plymouth, PL4 6AG	3 bedroom period terrace	Vacant	Freehold	N/A
5 Cornwall St, Yelverton, PL20 7BE	Mid-terrace Cottage	N/K	Freehold	N/A
17 Nutley Avenue, Tuffley, Gloucester, GL4 0QP	2 bedroom mid-terrace	Tenanted	Freehold	N/A
18A Pendarves Street, Camborne, TR14 7SQ	4 bedroom semi-detached	Tenanted	Freehold	N/A
23 Stannary Road, St Austell, TR14 8GN	3 bedroom end-terraced	Tenanted	Freehold	N/A
39 Trevarthian Road, Plymouth, PL25 4BT	3 bedroom semi-detached	Tenanted	Freehold	N/A
344 Taunton Avenue, Plymouth, PL5 4EN	2 bedroom flat	Vacant	Long Leasehold	125 years from 1 July 2002
19 North Prospect Road, Plymouth, PL2 3HY	3 bedroom semi-detached	Tenanted	Freehold	N/A

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20 Westbury Crescent, Weston-Super-Mare, BS23 4RF	Semi-detached	Tenanted	Freehold	N/A
25 Weeth Road, Camborne, TR14 7HU	3 bedroom semi-detached	Tenanted	Freehold	N/A
47 New Park, Horrabridge, Yelverton, PL20 7TF	3 bedroom terrace	Vacant	Freehold	N/A
54 Fraser Road, Exmouth, EX8 4DH	3 bedroom semi-detached	Tenanted	Freehold	N/A

*Please note that the above is correct as at September 2017 and may be subject to change.