

Nottinghamshire Property Portfolio Investment Opportunity



Prime Real Estate Investment

We are excited to present this exclusive property portfolio in Nottinghamshire, one of the UK's fastest-growing regions with high demand for residential and commercial properties. This portfolio offers a unique opportunity for investors to generate substantial income from well-established assets.

- Four residential properties with 15 bedrooms

- £700,00

- SALES PROCESS TIMELINE

PHASE 1

Enquiry: Initial contact or request for more information about the properties.

PHASE 2

Proof of Funds: The buyer provides evidence of their financial capability to proceed with the purchase.

PHASE 3

Best and Final Offers: Collecting the final offers from interested buyers after negotiations or viewings.

PHASE 4

Viewings: Arranging property viewings from interested buyers.

PHASE 5

Best and Final Offers: Collecting the final offers from interested buyers after negotiations or viewings.

PHASE 6

Exchange and Completion: Formal exchange of contracts and finalising the sale, with the property ownership transferred to the buyer.

PHASE 7

Solicitors: Legal representatives handle contracts and ensure all legal procedures are followed.

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Investment Overview

- **4 residential** properties with a total of 15 bedrooms (4 HMO)
- **Portfolio management:** Free for the first three months to ensure a smooth transition with an option to continue at a fee.
- **Customised Tenant Portal Website:** This portfolio comes with a tenant portal website that has an admin panel for landlords to request documents, file rental agreements, and list property-related information. It is a secure online storage solution for all documents and property-related files, making management efficient and transparent. Each tenant has access to their individual property information.
- **Master key system:** The majority of the properties have the convenience of a master key system already in place.
- **Diverse Property Mix:** A balanced blend of residential flats, houses, and commercial spaces guarantees steady income from long-term tenants and high-demand business clients.
- **Strong Rental Market:** Nottinghamshire’s rental market thrives due to its diverse economy, vibrant student life, and excellent transport links, ensuring high demand.
- **Proven Track Record:** This portfolio boasts high occupancy rates, a stable income, and well-maintained properties, ensuring a robust and reliable return on investment.
- **Growth Potential:** Nottinghamshire’s urban regeneration projects and booming tech and industrial sectors are pushing up property values and driving demand.
- **Student Hub:** With many properties close to Nottingham University and Nottingham Trent University, there's a continuous demand for student accommodation.
- **Commuter Links:** Nottinghamshire offers excellent transport links to London, Birmingham, and other major cities, making it an attractive location for businesses and commuters.
- **Finance:** Can be sourced subject to lenders' terms and conditions.

Property Schedule

Property Address	Property type	Monthly Rental	
		Income	Bedroom
55 St Anns Valley NG3 3PW	House HMO	2050	5
19 Thomas Close NG3 1PA	Flat HMO	900	2
69 Ransom Road NG3 3LH	House HMO	1200	4
112 Birrell Road NG7 6LT	House HMO	1200	4
Totals		25,070	15
Yearly		£64,200	





Property 1

55 St Anns Valley

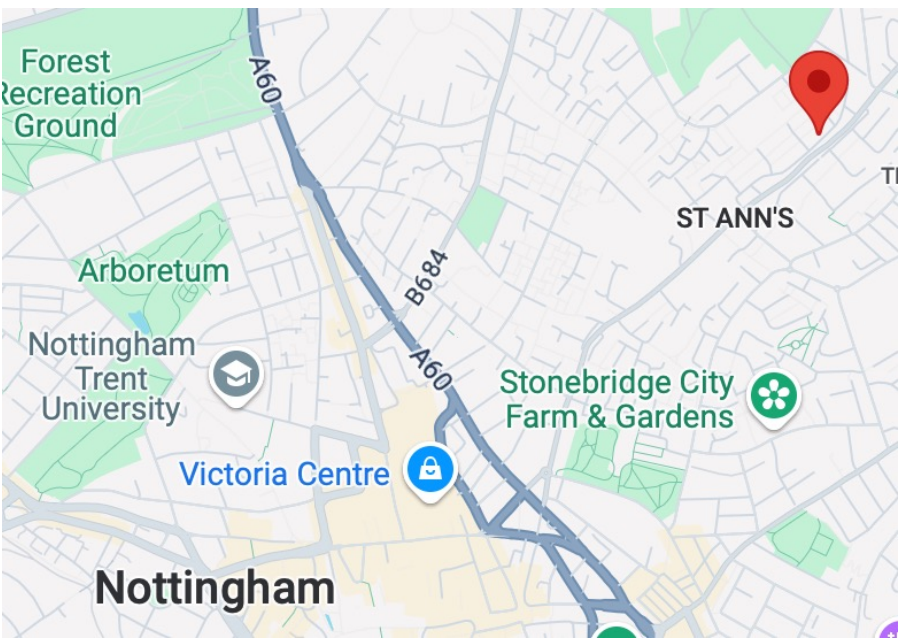
NG3 3PW

The portfolio includes an HMO building that has been generating a great revenue stream. Tenants have an average stay of 5 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

This 5 bedroom HMO has shared bathroom and kitchen facilities and a downstairs toilet. Its proximity to Nottingham city centre ensures easy access to local amenities, public transport, and universities, making it an attractive rental property with a solid income potential.



Nearby Areas: The NG3 postcode district includes parts of St Ann's and Mapperley, which offer residential properties and local amenities like schools, parks, and shops.

Transport and Accessibility

Roads: Well connected to the city's leading road network, including major routes like A60 and A610, providing links to other parts of the city and the wider region.

Public Transport: Regular bus routes operate within Nottingham, and nearby stops provide easy access to the city's public transport systems.

Train: Nottingham Station is the nearest central train station, offering services to London, Birmingham, Sheffield, and other UK cities.

Nearby Amenities

Schools: The area is served by local schools, including primary and secondary schools.

Parks & Recreation: Several parks and green spaces are nearby, such as Mapperley Park and Woodthorpe Grange Park, offering outdoor activities and relaxation spots.

Shopping: Local shopping facilities and larger retail areas, such as the Victoria Centre, are within easy reach in the city centre.

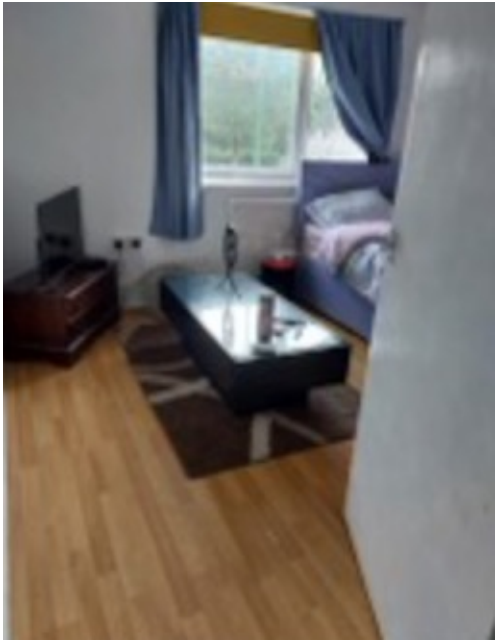
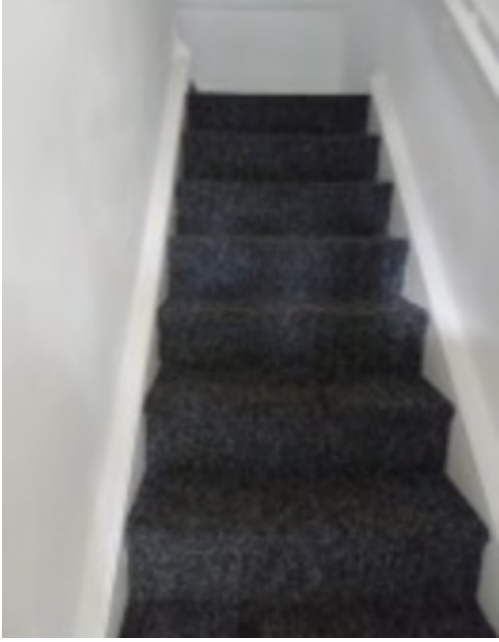
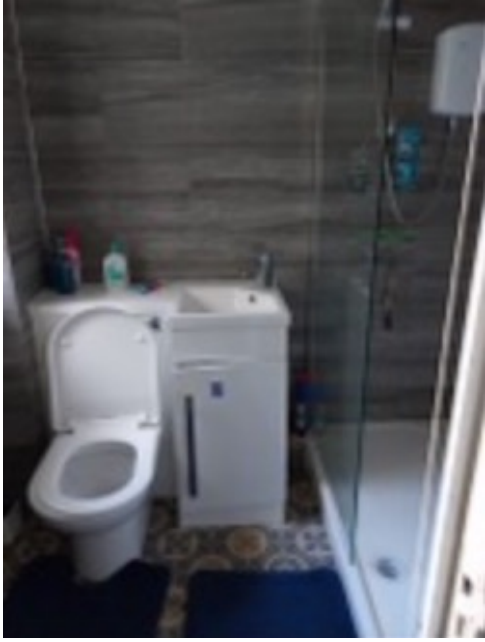


Property 2

19 Thomas Close

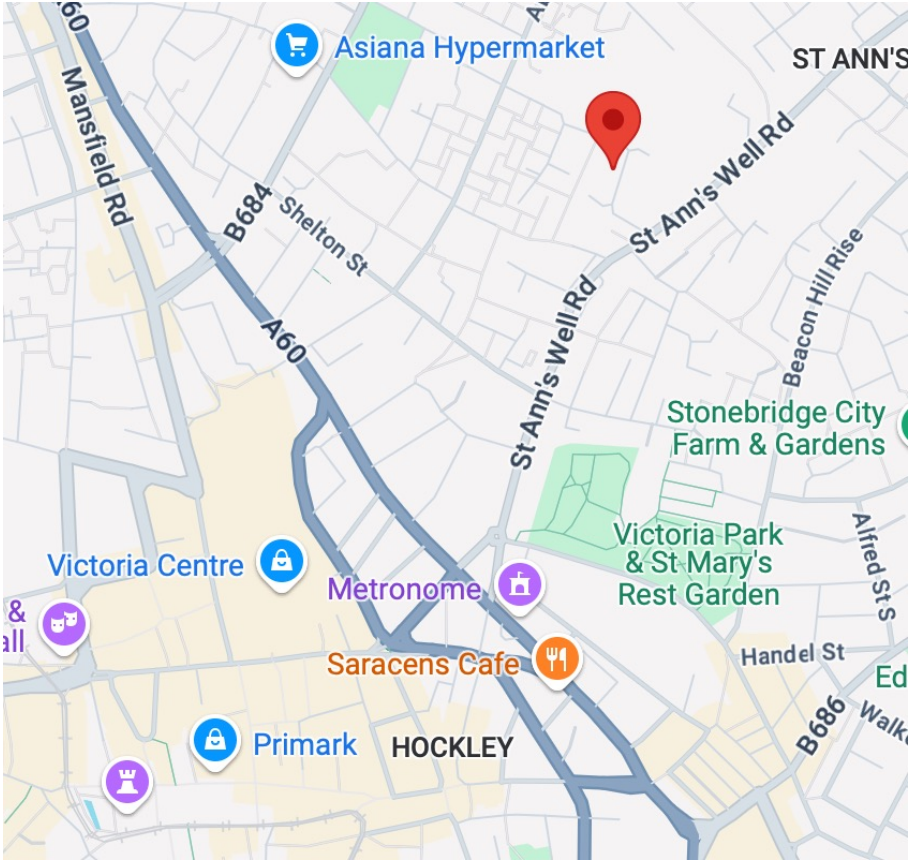
NG3 1PA

The property is a two-bedroom flat north of Victoria Park and is perfectly positioned to offer the best of urban living. It is situated within easy reach of many eateries, shops, and local schools and is just a short walk to the city centre.



Property features

Upon entering, you are greeted by a spacious reception room. The fitted kitchen has everything you need to whip up meals quickly. The flat comprises two generously sized double bedrooms, providing plenty of space. The accommodation is completed by a two-piece bathroom suite and a separate W/C, adding convenience to everyday living. Outside, the property benefits from both on-street and off-street parking.



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Property 3

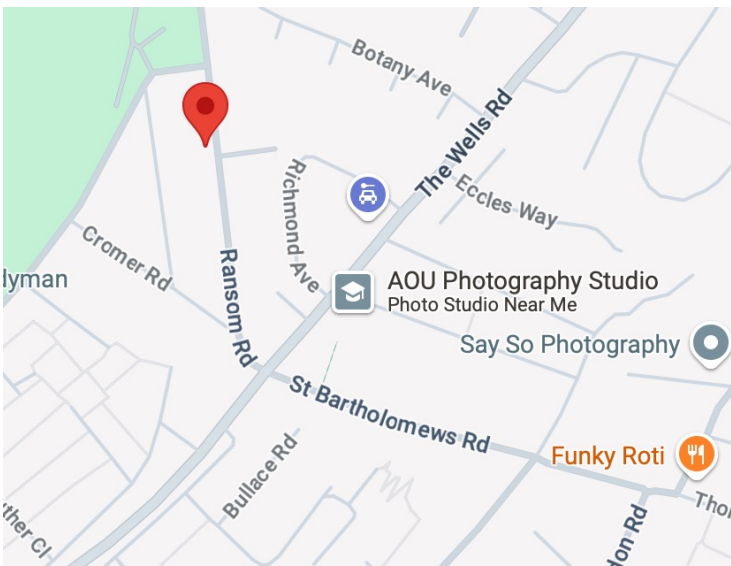
69 Ransom Road

NG3 3LH

This 4-bedroom HMO property, located close to Nottingham, offers spacious student and professional accommodation. The property features four double bedrooms, and shared kitchen and bathroom facilities.

Located in the Mapperley area, its close proximity to Nottingham city centre ensures easy access to local amenities, public transport, and universities, making it an attractive rental property with a solid income potential. It is only a 5-10 minute drive into the city, or a 20 minute walk.

In terms of amenities, the area is well-served with local schools, including Walter Halls Primary and Early Years School (0.57 miles away) and Nottingham College (1.34 miles). Healthcare services nearby include The Priory Hospital Nottingham, just 0.08 miles from Ransom Road, and Woodthorpe Hospital, approximately 2.22 miles away. Various shops and recreational facilities are also located within short distances



Property 4

112 Birrell Road

NG7 6LT

The portfolio also features a 4-bedroom HMO house opposite the Forest Recreation ground. This prime location offers strong rental potential, particularly appealing to students and university staff, making it an excellent investment opportunity.

Transport and Accessibility:

Roads: Forest Fields is well connected by road, with easy access to the A610, A60, and other major routes around Nottingham. The Nottingham Tram network also passes nearby, providing convenient access to various parts of the city.

Train: Nottingham Station is the nearest central train station, offering services to various destinations across the UK.

Parks & Recreation: The area is close to Forest Recreation Ground, a popular spot for outdoor activities, sports, and relaxation.

Shopping: Forest Fields is near Hyson Green, which has a variety of local shops, supermarkets, and restaurants. The Victoria Centre in the city centre is also easily accessible for more extensive shopping options.

