

Nottinghamshire Property Portfolio Investment Opportunity



Prime Real Estate Investment | £3.9-£4.1 Million Portfolio

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

- 15 residential properties with 52 bedrooms
- 6 commercial properties
- Scope with increasing rent by 13%,
- Company lets includes Pirelli

Investment Overview

- **15 residential** properties with a total of 52 bedrooms (11 HMO)
- **6 commercial** properties
- **High Yield:** With an impressive yield potential above 9%), this portfolio offers a higher-than-average return, making it an exceptional opportunity for investors seeking passive income.
- **Customised Tenant Portal Website:** This portfolio has a tenant portal website with 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.
- **Portfolio management:** It is free for the first three months to ensure a smooth transition, with the option to continue for a fee.
- **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, stable income, and well-maintained properties, ensuring a strong, 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
7 Leighton Street NG3 2FT	House HMO	1640	4
2 Scarborough Street NG3 1LG	House HMO	1640	4
32 Nugent Gardens NG3 3NB	House HMO	1640	5
55 St Anns Valley NG3 3PW	House HMO	2050	5
12 Hexham Gardens NG5 9PD	House Single Family Let	1000	3
19 Thomas Close NG3 1PA	Flat HMO	900	2
26 Main Road NG4 3HN	Commercial	900	0
7 & 7A Victoria Road NG4 2LA	Semi-commercial – Retail/Flat HMO	1900	3
3 & 3A Sherwood Street NG20 0JP	Semi-commercial – Retail/Flat	1300	3
4 & 4A Patchwork Row NG20 8AL	Semi-commercial – Retail/Flat HMO	1300	2
54 & 54A Marsh Street ST1 1JD	Semi-commercial – Retail/Flat	800	2
64 & 64A Gateford Road S80 1EB	Semi-commercial – Retail/Flat	1000	1
58 Lower Road NG9 2GT	House HMO	2400	4
10 Tennis Drive NG7 1AE	House HMO	6000	6
69 Ransom Road NG3 3LH	House HMO	1200	4
112 Birrell Road NG7 6LT	House HMO	1200	4
			52

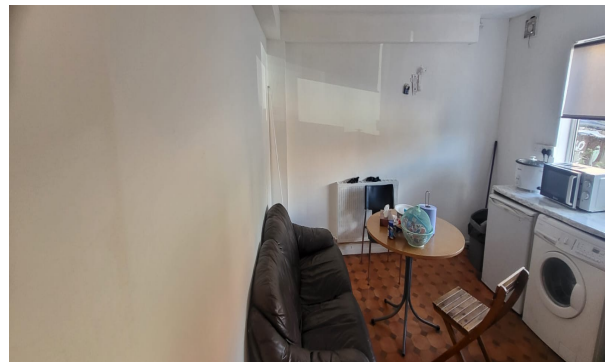
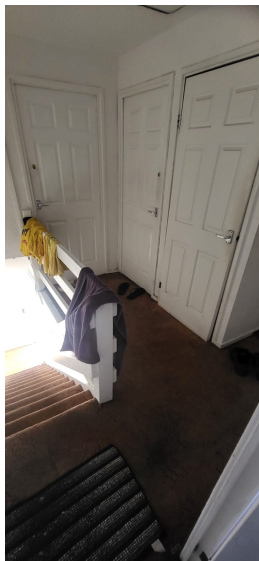
Property 1

7 Leighton Street

NG3 2FT

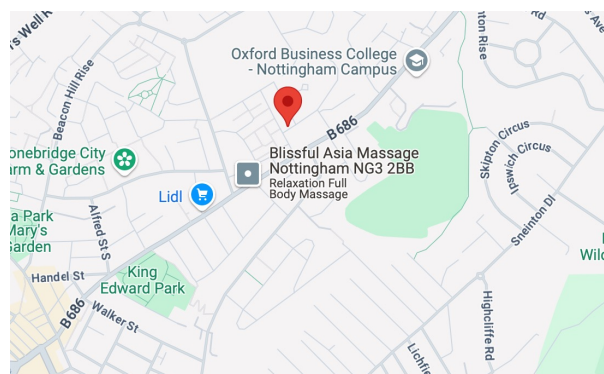


This HMO building generates a significant revenue stream. Tenants have an average stay of 7 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

The property features four bedrooms, a shared kitchen, one bathroom 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

2 Scarborough Street

NG3 1LG

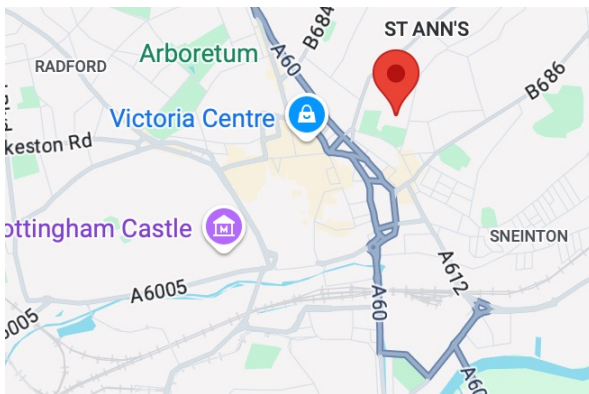
This property is an HMO building that has been generating a great revenue stream. Tenants have an average stay of 8 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

This HMO has four bedrooms, with shared kitchen and bathroom facilities and a separate downstairs toilet.

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Property 3

32 Nugent Gardens

NG3 3NB

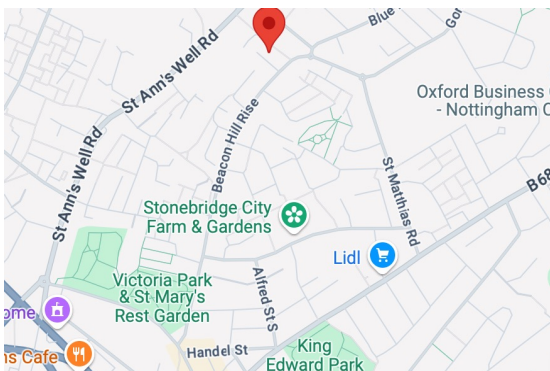
The portfolio is an HMO building that has been generating an impressive revenue stream. Tenants have an average stay of 5 years. The property does not allow short-term tenancies, ensuring stability, and offers scope to increase rents, adding potential for future income growth.



Property features

This HMO property features five bedrooms and has shared kitchen and bathroom facilities with a separate downstairs toilet.

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Property 4

55 St Anns Valley

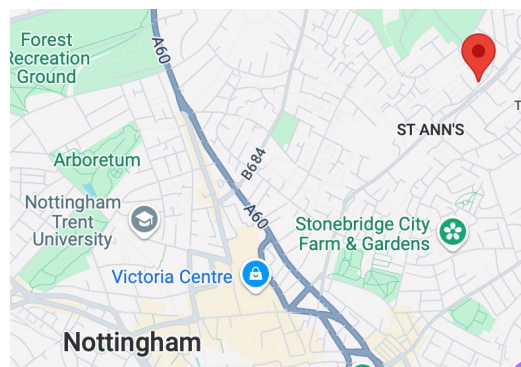
NG3 3PW

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.



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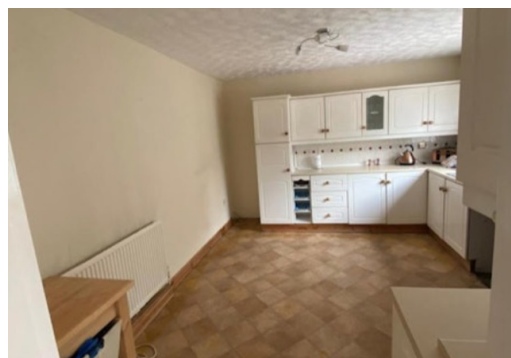


Property 5

12 Hexham Gardens

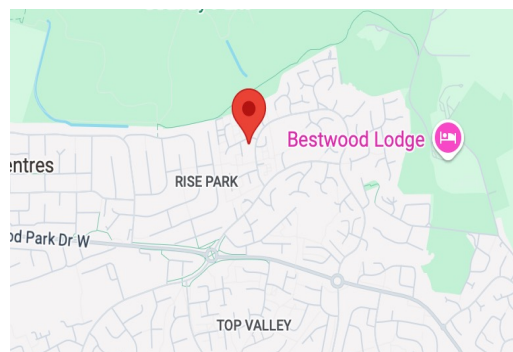
NG5 9PD

This rental property is in a popular residential suburb, in Top Valley, northern Nottingham, four miles from the city centre. It offers good transport links, local amenities, good schools, and green spaces, making it ideal for families and commuters.



Property features

This property is a 3-bedroom family home with a spacious kitchen diner, family bathroom and downstairs toilet. The current occupants have lived there for approximately four years. This property adds to the portfolio's diversity and stability with its long-term residential tenants.



Conveniently located for easy access to Nottingham City Centre.

Transport Links: Well-connected by local bus routes and road networks, with easy access to major roads like the M1 and A60.

Nottingham City Centre: Approximately 3-5 miles, depending on the route taken, a 15-25 minute bus ride, or 10-15 minutes by car.

Nottingham University: About 6-7 miles away, a 25-35 minute drive or 40-50 minutes by public transport.

Bestwood Country Park: A short distance from Hexham Gardens, located in the more rural and natural part of Bestwood, spanning over 650 acres. The environment is much more natural, with extensive woodlands, meadows, and wildlife.

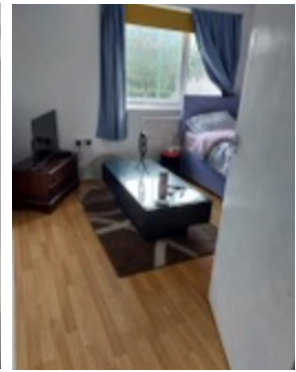
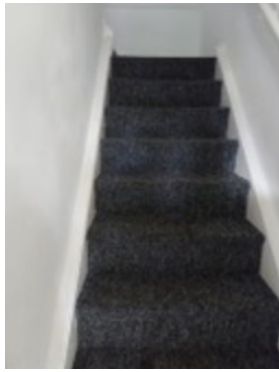
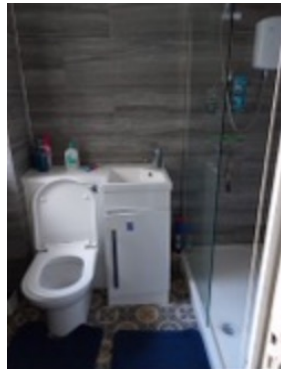


Property 6

19 Thomas Close

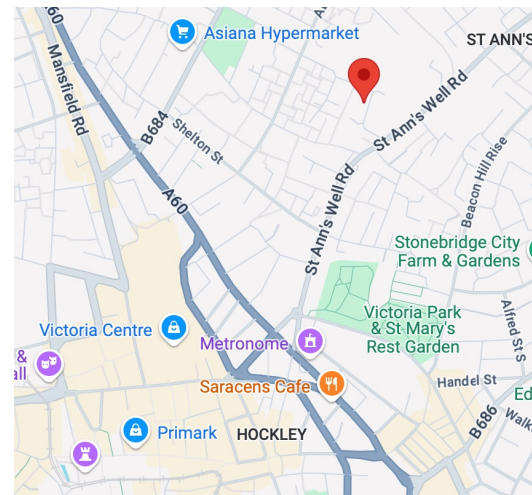
NG3 1PA

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 7

26 Main Road

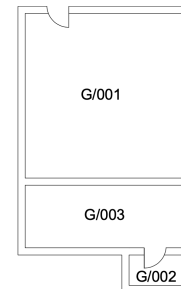
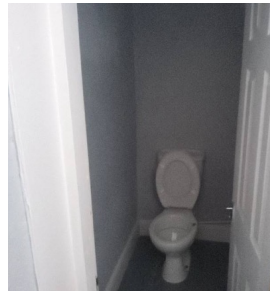
NG4 3HN

This single-storey commercial property is located on Main Road in the charming village of Gedling, on the outskirts of Nottingham. Gedling is known for its village feel while still being close to the amenities of Nottingham city.

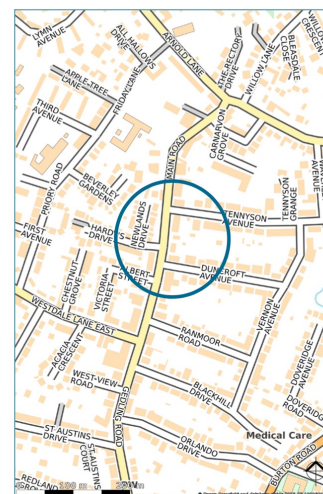


Property features

This commercial property is tertiary retail in nature. It has been home to a variety of businesses and is currently operating as a dog grooming salon. It features a primary reception room, a kitchen area and a toilet. There is also a courtyard to the rear of the property which connects to the convenient side access. To the front of the property there is room for two parking spaces.



Gedling is well connected by road, with the A612 providing easy access to Nottingham city centre and nearby suburbs. Public transport, including buses, offers convenient links to Nottingham and surrounding areas via the B686 Burton Road/Carlton Hill, which provides access to Carlton Centre, located within a quarter-mile of the property. The B686 also links directly with Nottingham City Centre, which is located approximately four miles southwest of the property.



Ground Floor	m ²	ft ²
Office	29.81	321
Kitchen	5.92	64
W/C	-	-
Total Ground Floor Area	35.73 m²	385 ft²



Property 8

7 Victoria Road

NG4 2LA

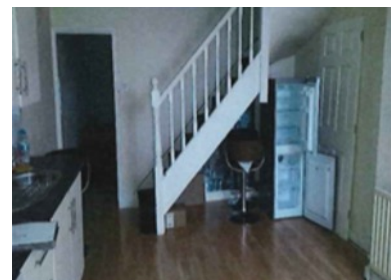
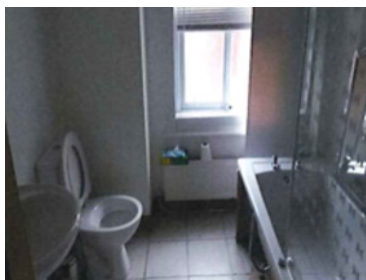
This semi-commercial property has a ground floor shop frontage to Victoria Road and a three-bedroom HMO flat above, in the centre of Netherfield, both with new long-term leases and both generating separate incomes.



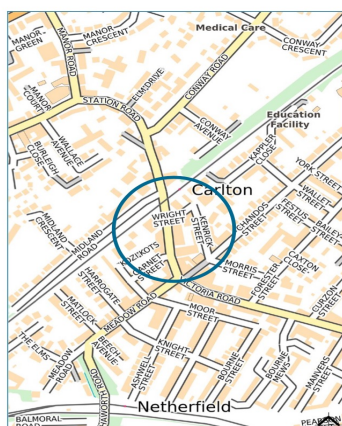
Property features

The commercial property has been operating as a beauty salon since 2018 and has a reception area, three treatment rooms, a kitchen, W/C and separate storage room.

The upstairs flat comprises of three generously sized double bedrooms, kitchen-diner, bathroom and a separate W/C. The flat roof has just been upgraded and comes with a 10-year guarantee. Limited on-street parking is available along Victoria Road. Two-hour, free local authority car parking is also available directly across the road.



Netherfield is situated off the A612, considered one of the main arterial routes from Nottingham to the east. It is approximately 5 miles from Nottingham City Centre. Over the years, Netherfield has undergone significant improvements, with new paving and a part one-way road system through the town.



Ground Floor	m ²	ft ²
Retail	43.98	473
Kitchen, store and office	9.72	105
W/C	-	-
Total Ground Floor Area	53.70	578
First Floor	m ²	ft ²
1F Hallway	13.70	147
1F Bedroom	16.90	182
1F Kitchen	6.45	69
1F Bathroom	4.39	47
2F Bedroom	15.40	166
2F Landing	6.30	68
2F Bedroom	10.41	112
Total Residential	73.55 m²	791 ft²
Total Floor Area	127.25 m²	1,369 ft²
Residential Floor Areas as a % of the whole	57.78%	

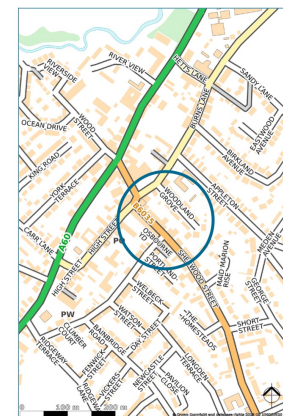
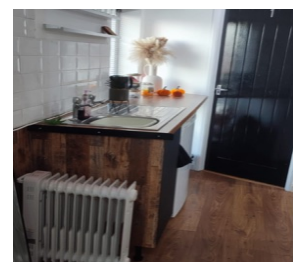


Property 9

3 & 3A Sherwood Street

NG20 0JP

This commercial property is situated on Sherwood Street in Warsop, a small town within the Mansfield district of Nottinghamshire. Warsop is close to Mansfield Woodhouse and has a strong community feel with a blend of residential and commercial areas.



Property features

Currently operating as two separate beauty salons over two floors, which have been trading for the last 5 years. The downstairs features a spacious reception area and two treatment rooms, a kitchen, a W/C and a storage room. Upstairs has its own separate entrance and has three treatment rooms, a kitchen area and a W/C.

The town centre of Market Warsop is situated approximately 1/4 mile to the northwest of the property, with Mansfield town centre located approximately 5 miles to the south and Worksop located approximately 11 miles to the north. Junction 29 of the M1 Motorway is within 8 miles distance via the A617. The A617 provides access to the A60, linking with Nottingham City.

Ground Floor	m ²	ft ²
Retail	51.84	558
Kitchen	3.82	41
W/C	-	-
Storage	5.65	61
Total Ground Floor Area	61.31 m²	660 ft²
First Floor	m ²	ft ²
Entrance to Ground Floor	11.63	125
Kitchen	43.81	471
Bathroom		
Bedroom x 2		
Total Residential	55.44 m²	596 ft²
Total Overall Floor Area	116.75 m²	1,256 ft²



Property 10

4 Patchwork Row

NG20 8AL

Situated in Shirebrook, a former mining town located in the Bolsover district of Derbyshire, close to the Nottinghamshire border. This property comprises of a ground floor retail space and a two storey 2 bed flat.

Property features

On the ground floor the front of the property is a spacious ground floor retail space with a kitchen area and W/C. To the rear of the property the two storey flat has its own separate entrance and has a kitchen-diner, two double bedrooms each with its own ensuite.



Shirebrook is a former mining town that has transformed in recent years. It has a mix of residential areas and industrial developments. It's located in the Bolsover district of Derbyshire and lies close to the Nottinghamshire border. Shirebrook has several amenities, including local shops, schools, and community services. Patchwork Row is one of the main streets in Shirebrook. It is centrally located, making it accessible to various services within the town. Local shops, cafes, and other small businesses serve both residents and visitors. Close by are the Sports Direct and Amazon warehouses, making this area ideal for renters.



Shirebrook benefits from good transport connections. The A616 and A60 roads are nearby, providing easy access to Mansfield and the surrounding areas. Shirebrook also has a train station offering services to Mansfield and Worksop.

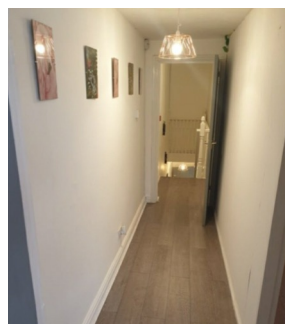
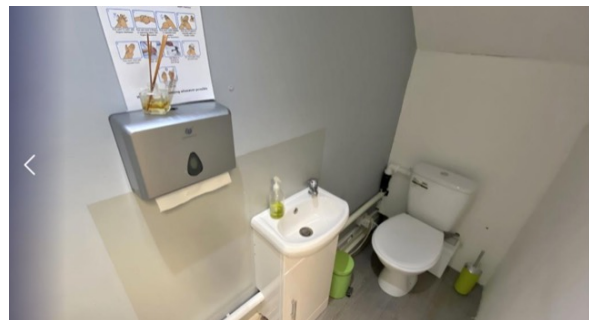


Property 11

54 Marsh Street South

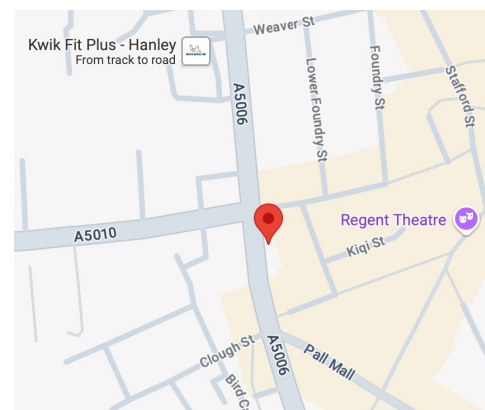
ST1 1JD

This property, located on Marsh Street South in the city centre of Stoke-on-Trent, Staffordshire, includes a ground floor shop and a separate 2 bed flat, both generating two separate income streams. These properties have new leases in place, with long terms remaining, ensuring continued rental income stability for the future.



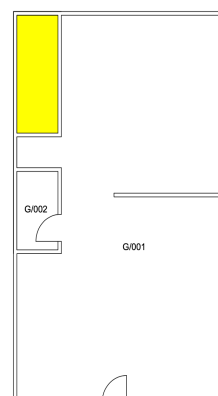
Property features

The ground-floor retail space has a large reception area, kitchen, and W/C. A separate entrance leads to the first-floor flat, which has a kitchen, dining area, two bedrooms, and a bathroom.



Stoke-on-Trent is known for its rich industrial heritage, particularly in pottery, and has since developed into a key city with growing commercial and residential sectors.

The area benefits from excellent transport links. Stoke-on-Trent Railway Station is nearby, offering Manchester, Birmingham, Nottingham and London services. The city also has easy access to the M6 and A50, making it ideal for commuters.



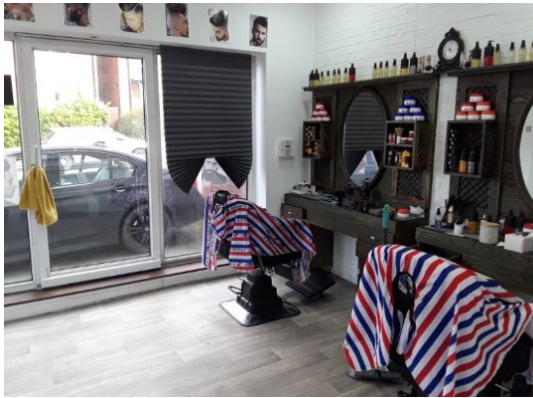


Property 12

64 & 64A Gateford Road

S80 1EB

Located in Workson, a market town in the Bassetlaw district of Nottinghamshire, this property comprises of a ground floor retail space and a separate first floor studio flat.

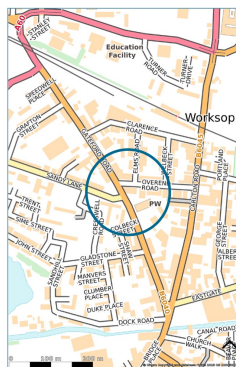


Property features

The ground floor barber shop has been trading successfully since 2021. It has built a solid reputation for quality grooming services in the local community, attracting a loyal customer base. The shop benefits from a large reception area, a kitchen area and a W/C. A separate entrance leads to the well-equipped studio flat with spacious kitchen and bathroom.



Gateford Road is just north of the main centre of Workson and is near the A60 Workson Bypass. Workson is approximately 30 miles north of Nottingham City Centre, and access to junction 30 of the M1 motorway is approximately 6 miles west of Workson town centre. It lies on the A57 with links to the A1, M1, and A60, allowing goods to be easily transported into and out of the area, closely situated to Sheffield and Doncaster. The town also has a train station connecting Sheffield, Lincoln, and Retford, providing convenient rail links.



Ground Floor	m ²	ft ²
Retail	29.01	312
First Floor – Flat 62A	m ²	ft ²
Living Room	23.74	255
Kitchen		
Shower Room		
Bedroom		
Total Overall Floor Area	52.75 m²	567 ft²
Residential Floor Areas as a % of the whole	44.97%	

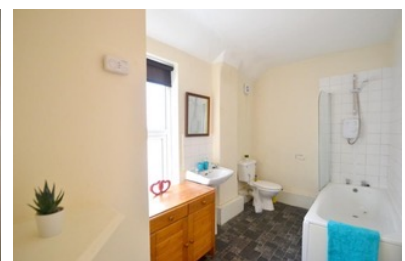
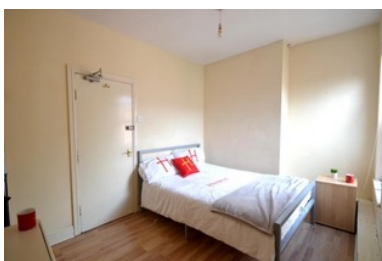
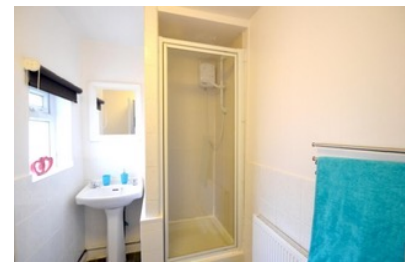
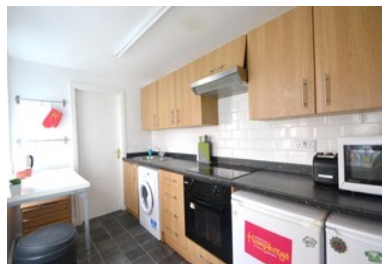


Property 13

58 Lower Road

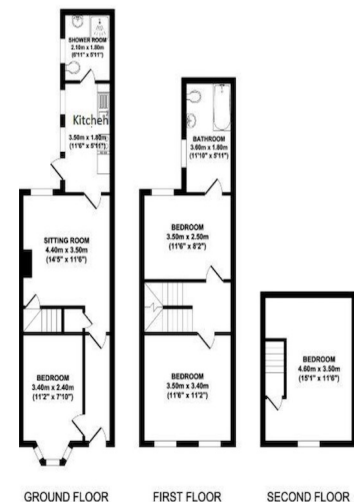
NG9 2GT

This property is a 4-bedroom HMO house located opposite the University of Nottingham. This prime location offers strong rental potential, particularly appealing to students and university staff, making it an excellent investment opportunity.



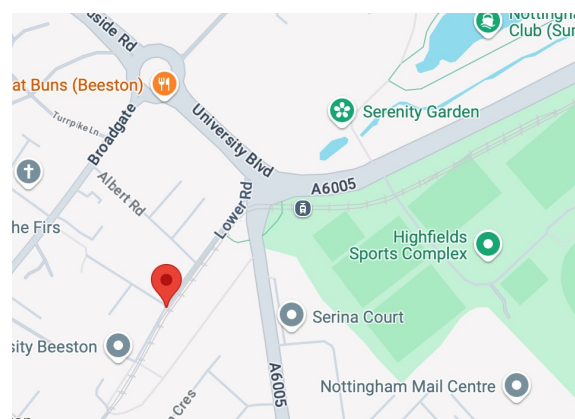
Property features

The ground floor features a spacious lounge/dining area, kitchen, bathroom and bedroom. The first floor hosts two further bedrooms, one featuring it's own bathroom. The second floor has a spacious fourth bedroom. There is an enclosed garden to the rear of the property .



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services systems and appliance shown have not been tested and no guarantee as to their operability or efficiency can be given.

Beeston is a highly desirable area just a few miles southwest of Nottingham city centre. It is known for its vibrant community and proximity to the University of Nottingham and Beeston town centre. Beeston has excellent connections, including regular tram and bus services to Nottingham city centre. It also has a train station offering links to cities such as London and Derby. The area is well-connected to the A52 and M1 motorway.





Property 14

10 Tennis Drive

NG7 1AE

This property is located in Nottingham's prestigious Park Estate, one of the city's most coveted residential areas. Known for its historical significance and exclusivity, the Park Estate is famed for its leafy surroundings, elegant Victorian architecture.

Within close proximity to Nottingham's key cultural and commercial centres, such as the castle, train station, vibrant city life, and both universities, it is a sought-after area for both students and professionals.



Property features

This 6-bedroom, stylish HMO townhouse has three floors. The ground floor features a double bedroom, bathroom, garage and storage cupboard. The first floor hosts the spacious open plan lounge, kitchen and dining area, along with two further bedrooms, one which has a private outside garden area and the other with its own private balcony. The second floor has another bathroom and three double bedrooms.





Property 15

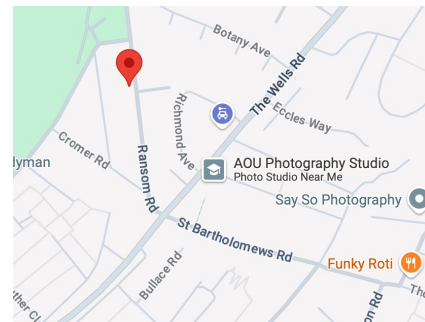
69 Ransom Road

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 16

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.

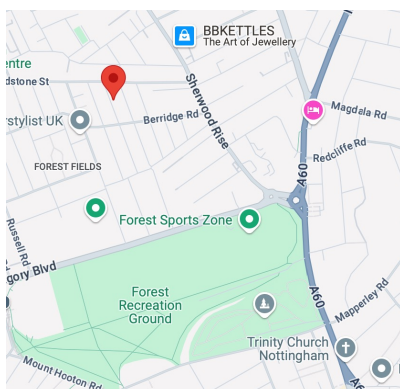
Transport and Accessibility:

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.



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 are involved in handling contracts and ensuring all legal procedures are followed.

<p>7, Leighton Street NOTTINGHAM NG3 2FT</p>  <p>Energy rating C</p> <p>Valid until 11 December 2026</p> <p>Certificate number 8536-7922-4849-0810-6992</p>	<p>54a Marsh Street South STOKE-ON-TRENT ST1 1JD</p>  <p>Energy rating E</p> <p>Valid until 6 March 2030</p> <p>Certificate number 0738-8093-7267-6590-5284</p>	<p>3 Sherwood Street Warsop MANSFIELD NG20 0JP</p>  <p>Energy rating D</p> <p>Valid until 24 August 2027</p> <p>Certificate number 0940-0533-1139-4328-0006</p>
<p>55, St. Anns Valley NOTTINGHAM NG3 3PW</p>  <p>Energy rating C</p> <p>Valid until 11 December 2026</p> <p>Certificate number 8690-1904-8829-1997-3263</p>	<p>7A VICTORIA ROAD NETHERFIELD NG4 2LA</p>  <p>Energy rating D</p> <p>Valid until 12 April 2031</p> <p>Certificate number 0120-2412-3040-2299-6345</p>	<p>7, Victoria Road Netherfield NOTTINGHAM NG4 2LA</p>  <p>Energy rating D</p> <p>Valid until 16 March 2033</p> <p>Certificate number 4458-9073-6935-9550-6000</p>
<p>12, Hexham Gardens NOTTINGHAM NG3 9PD</p>  <p>Energy rating C</p> <p>Valid until 22 November 2025</p> <p>Certificate number 9363-2837-6195-9625-6271</p>	<p>3a Sherwood Street Warsop MANSFIELD NG20 0JP</p>  <p>Energy rating E</p> <p>Valid until 4 March 2030</p> <p>Certificate number 0858-0007-7277-6190-4284</p>	<p>4, Patchwork Row Shirebrook MANSFIELD NG20 8AL</p>  <p>Energy rating E</p> <p>Valid until 29 July 2030</p> <p>Certificate number 2370-3003-0706-0100-0875</p>
<p>19, Thomas Close NOTTINGHAM NG3 1PA</p>  <p>Energy rating D</p> <p>Valid until 11 December 2026</p> <p>Certificate number 9408-6996-7232-4186-9904</p>	<p>4A Patchwork Row Shirebrook MANSFIELD NG20 8AL</p>  <p>Energy rating E</p> <p>Valid until 21 January 2031</p> <p>Certificate number 4959-3529-5000-0271-0292</p>	<p>26, Main Road Gedling NOTTINGHAM NG4 3HN</p>  <p>Energy rating E</p> <p>Valid until 11 January 2027</p> <p>Certificate number 0950-0833-0359-0099-2002</p>
<p>62a, Gateford Road WORKSOP S80 1EB</p>  <p>Energy rating D</p> <p>Valid until 15 October 2029</p> <p>Certificate number 9969-2875-7303-9291-8155</p>	<p>58, Lower Road Beeston NOTTINGHAM NG9 2GT</p>  <p>Energy rating E</p> <p>Valid until 27 November 2028</p> <p>Certificate number 9657-2822-6196-9728-5841</p>	<p>10, Tennis Drive NOTTINGHAM NG7 1AE</p>  <p>Energy rating C</p> <p>Valid until 21 January 2029</p> <p>Certificate number 8801-9025-7629-8426-7913</p>
<p>69, Ransom Road NOTTINGHAM NG3 3LH</p>  <p>Energy rating E</p> <p>Valid until 11 December 2026</p> <p>Certificate number 8746-7822-3639-5250-9996</p>	<p>112, Birrell Road Forest Fields NOTTINGHAM NG7 6LT</p>  <p>Energy rating D</p> <p>Valid until 11 December 2026</p> <p>Certificate number 9208-3976-7202-4486-9974</p>	