

# IBBOTSON ESTATES

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**FOR SALE - 46 Kedleston Road**



Ibbotson Estates Ltd,  
6 Hall Street,  
Derby,  
DE24 8RZ

**46 Kedleston Road – Derby (7 Bed Licensed HMO)**

**Executive Summary**

This exceptional 7-bedroom, high-end HMO property on Kedleston Road, Derby represents a rare opportunity for investors to acquire a fully stabilised, income-generating asset in one of the city's most desirable locations.

Positioned within walking distance of Derby University and the city centre, this property benefits from strong tenant demand from both professionals and mature students, ensuring reliable occupancy and consistent returns.

**Key Investment Highlights**

- Asking Price: £560,000
- Property Type: 7-Bed Licensed HMO (All En-Suite)
- Gross Monthly Income: £4,540
- Gross Annual Income: £54,480
- Occupancy: Fully Let
- Refurbishment Spend: £120,000 (High Specification)
- Location: Kedleston Road – Prime City & University Corridor

**Property Overview**

- Fully compliant 7-bedroom HMO licenced
- All en-suite bedrooms finished to a professional standard
- Large communal kitchen with integrated appliances
- Utility area and conservatory communal lounge
- Retains attractive period features including Minton tiled flooring
- Strong rental history with minimal voids

## Financial Summary

Description	Monthly Annual	
Gross Rental Income	£4,540	£54,480
Total Running Costs	£1,092	£13,110
Management Fee (12%)	£545	£6,538
Net Operating Income (Before Mortgage)	£2,903	£34,832

Mortgage Assumption: 75% LTV @ 5% Interest-Only

Monthly Mortgage: £1,718.75

Metric	Value
Net Profit After Mortgage	£1,183.95/month
Annual Net Profit	£14,207.40
True ROI (Including Fees & SDLT)	8.2%
Yield on Purchase Price	9.7%

## Comparable Market Evidence

Address	Type	Sale Price	Notes
Bank View Rd, Darley Abbey	Semi-Detached	£495,000	Sold May 2025
Kedleston Rd, Derby	5-Bed Victorian	£475,000	Same road location
Bank View Rd, Darley Abbey	Semi-Detached	£430,000	Sold Nov 2024
Otter Street, Strutts Park	Terraced	£400,000	Sold Feb 2025
Duffield Road	Townhouse	£399,950	Current Listing

These comparables establish a brick-and-mortar ceiling value of approximately £475,000–£500,000, with the property’s commercial income position supporting a valuation uplift to £560,000–£575,000.

## **Market Positioning**

Given the property's strong rental yield, desirable location, and high specification, Ibbotson Estates is actively marketing this property at OIRO £560,000, targeting the professional investor market.

### **Marketing Positioning Summary:**

- Asking Price: £560,000
- Investor ROI (at £560k): 8.2%
- Fully Passive Income Stream

This pricing balances the property's commercial yield value with realistic buyer expectations and supports a strong, evidence-based market position.

## **Investment Advantages**


- Prime location with long-term rental stability
- Fully compliant, turnkey HMO investment
- Low maintenance due to high-quality refurb
- Achieves strong occupancy and minimal voids
- Ready-made income stream from day one
- Excellent yield for Derby's upper HMO market

## **Contact Information**

Ibbotson Estates

Specialists in Investment Property, HMO Sales & Valuations

 Derbyshire, United Kingdom

 Enquiries: 01332 439 060

 [www.ibbotsonsestates.co.uk](http://www.ibbotsonsestates.co.uk)

*All figures are estimates based on current market data and typical assumptions. Buyers should conduct their own due diligence prior to purchase.*