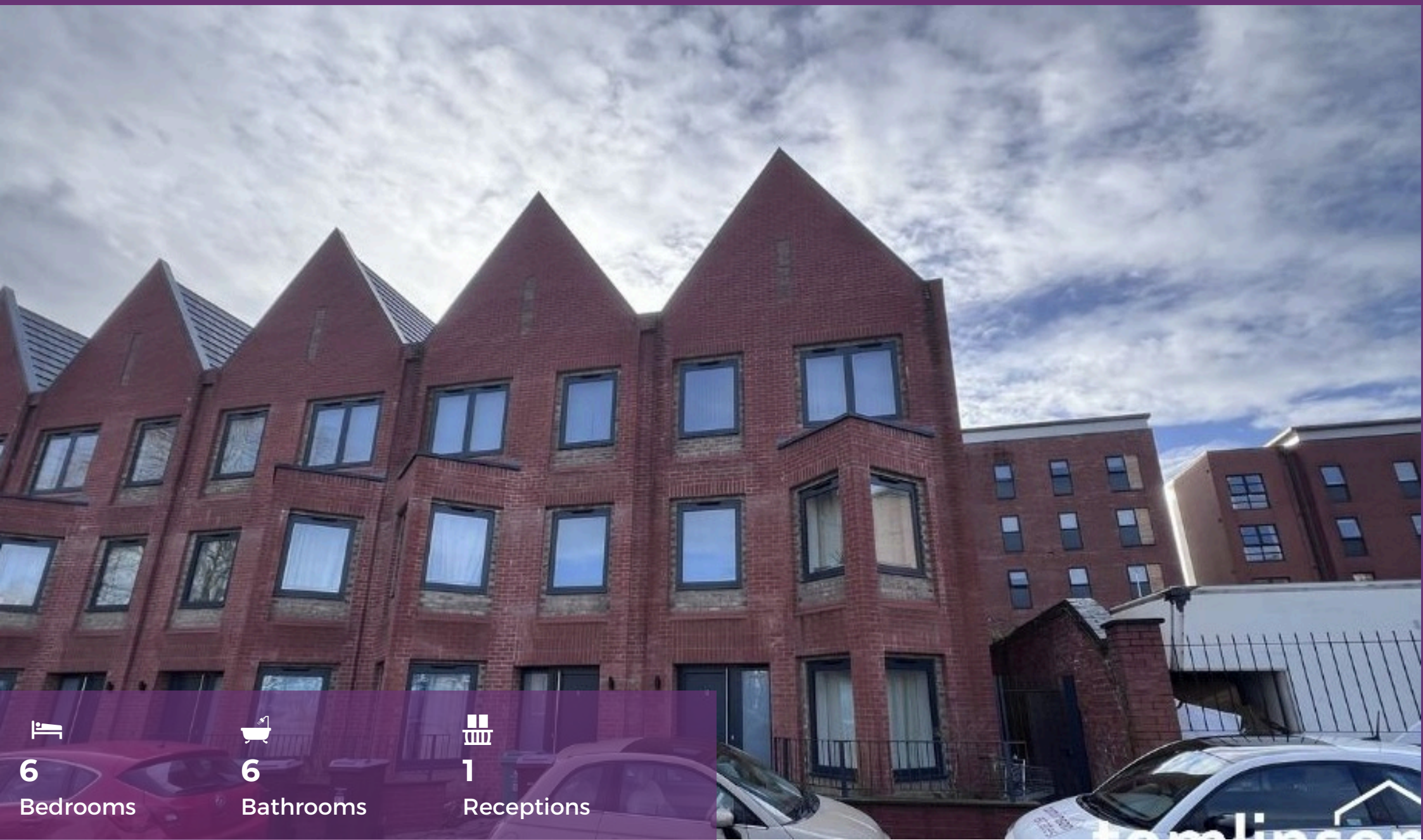


Asking Price £525,000  
Ayr Street, Nottingham, NG7 4HB



6

Bedrooms



6

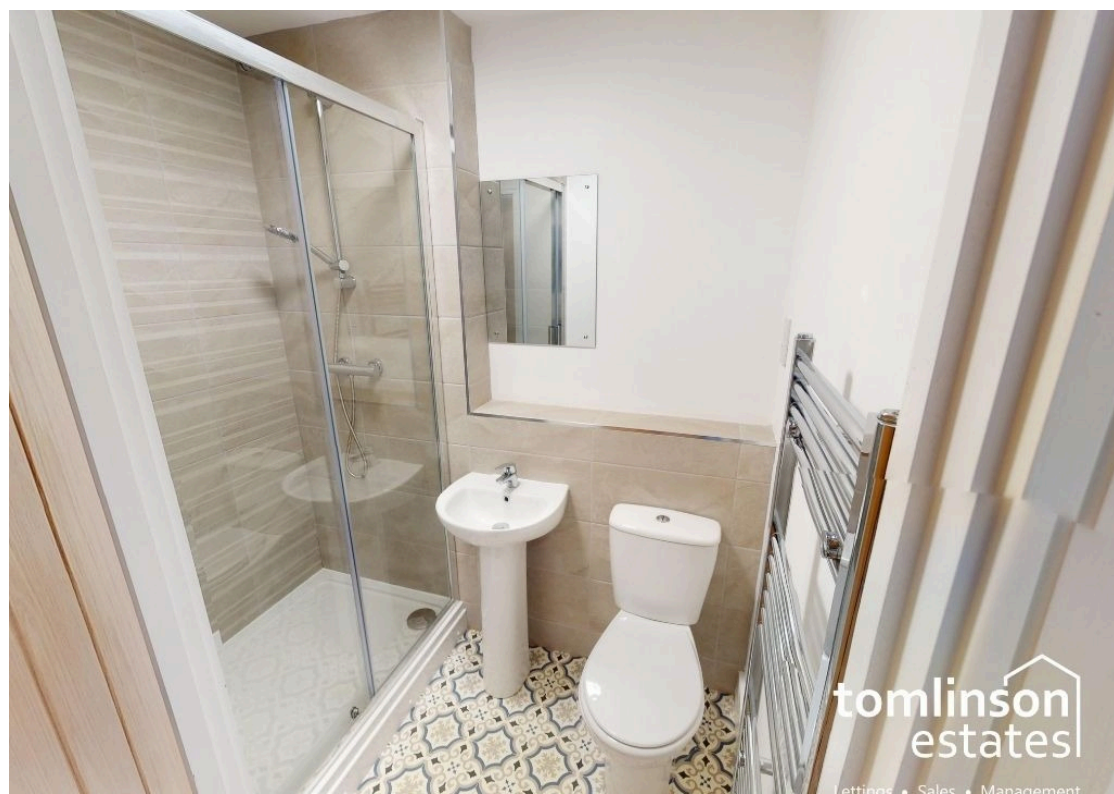
Bathrooms



1

Receptions





- C4 planning
- Fully let for 25/26 and 26/27
- New built
- Turnkey investment

Tomlinson Estates are proud to present this exceptional 6 bedroom HMO, forming a part of a purpose built student accommodation development.

The property is situated on Ayr Street in the Arboretum area of Nottingham. It lies approximately half a mile from both Nottingham Trent University's main campus and Nottingham City Centre, making it a highly convenient location for students. The surrounding area is predominantly student-focused, featuring a mixture of traditional housing and purpose-built accommodation.

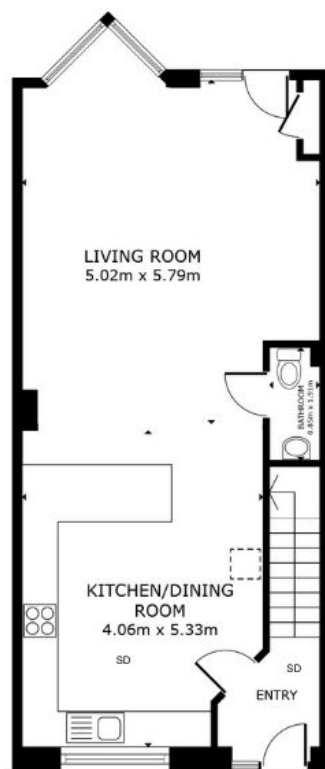
The property is arranged over three storeys. The ground floor offers an open-plan living room and kitchen, while the first and second floors each contain three bedrooms, all with en-suite bathrooms.

The property is fully let for the 2025/26 academic year at £169 per person per week on a 50-week, bills-inclusive contract.

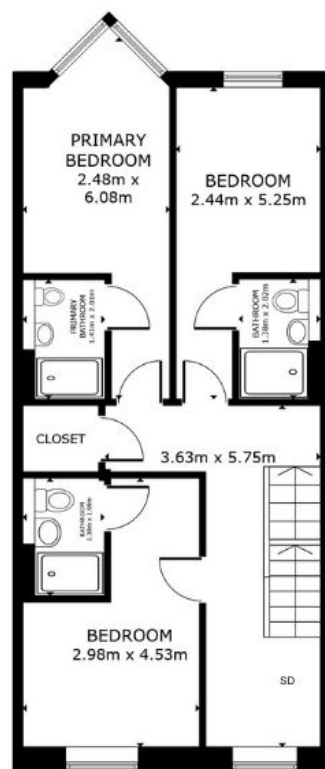
The property is also pre-let for the 2026/27 academic year at £175 per person per week, 50-week, bills-inclusive.

The property benefits from planning consent for C4 (Small HMO) use.

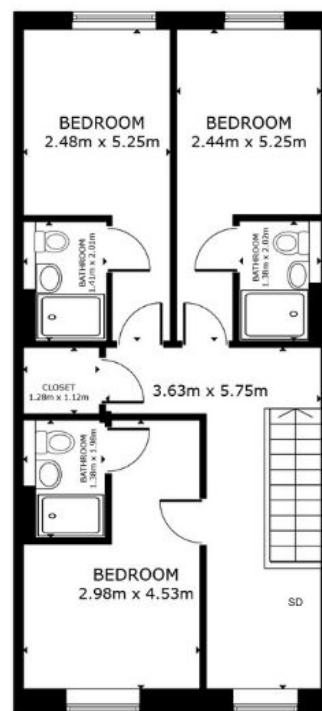
For further information or to arrange a viewing, please contact Tomlinson Estates.



GROUND FLOOR



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
GROUND FLOOR 57.3 sq.m. FLOOR 1 57.4 sq.m. FLOOR 2 56.6 sq.m.  
TOTAL : 171.3 sq.m.  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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# Energy performance certificate (EPC)

11 Ayr Street  
NOTTINGHAM  
NG7 4HB

Energy rating

**B**

Valid until:

**16 August 2033**

Certificate number:

**9600-4235-0432-1090-3873**

Property type

End-terrace house

Total floor area

166 square metres

## Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Breakdown of property's energy performance

### Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.24 W/m²K	Very good
Roof	Average thermal transmittance 0.10 W/m²K	Very good
Floor	Average thermal transmittance 0.11 W/m²K	Very good
Windows	High performance glazing	Very good
Main heating	Boiler and radiators, mains gas	Good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 5.5 m³/h.m² (as tested)	Good
Secondary heating	None	N/A

### Primary energy use

The primary energy use for this property per year is 74 kilowatt hours per square metre (kWh/m²).

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## How this affects your energy bills

An average household would need to spend **£1,207 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £120 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2023** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

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### Heating this property

Estimated energy needed in this property is:

- 5,079 kWh per year for heating
- 2,481 kWh per year for hot water

## Impact on the environment

This property's environmental impact rating is B. It has the potential to be A.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO<sub>2</sub>) they produce each year.

## Carbon emissions

An average household produces 6 tonnes of CO<sub>2</sub>

This property produces 2.2 tonnes of CO<sub>2</sub>

This property's potential production 1.0 tonnes of CO<sub>2</sub>

You could improve this property's CO<sub>2</sub> emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

## Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Solar water heating	£4,000 - £6,000	£120
2. Solar photovoltaic panels	£3,500 - £5,500	£640

## Advice on making energy saving improvements

[Get detailed recommendations and cost estimates \(www.gov.uk/improve-energy-efficiency\)](https://www.gov.uk/improve-energy-efficiency)

## Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Heat pumps and biomass boilers: [Boiler Upgrade Scheme \(www.gov.uk/apply-boiler-upgrade-scheme\)](https://www.gov.uk/apply-boiler-upgrade-scheme)

## Who to contact about this certificate

### Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Daniel Towns
Telephone	0115 7270599
Email	<a href="mailto:info@epsgroup.co.uk">info@epsgroup.co.uk</a>

### Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/024536
Telephone	01455 883 250
Email	<a href="mailto:enquiries@elmhurstenergy.co.uk">enquiries@elmhurstenergy.co.uk</a>

### About this assessment

Assessor's declaration	No related party
Date of assessment	17 August 2023
Date of certificate	17 August 2023
Type of assessment	<a href="#">SAP</a>