



## FOR SALE

FREEHOLD RESIDENTIAL  
INVESTMENT OPPORTUNITY

28, 30-39 & 41 Saville Close,  
Hinckley, LE10 1SZ

12 properties consisting of 8 two bed  
town houses and 4 three bed town  
houses in 4 blocks

✿  
Gardens and garage en bloc to each  
dwelling

✿  
Highly sought after residential  
location

✿  
Passing rent £111,900 per annum

✿  
Estimated rental value £130,000 per  
annum



## LOCATION

The subject properties are situated on Saville Close which forms part of the favoured Stoneygate residential housing estate lying just over 1 mile to the north of Hinckley town centre. The properties occupy a sought after cul de sac position, within easy walking distance of local bus routes, local shops and also an Asda superstore.

Hinckley is a popular Leicestershire market town with a population in the order of 55,000 (Local Authority 112,000) lying approximately 13 miles to the south west of Leicester.

The town enjoys good motorway connections with junction 1 of the M69, being located on the south eastern fringe of the conurbation approximately 2 miles from the town centre.

## DESCRIPTION

This is a rare opportunity to acquire an attractive freehold residential investment portfolio which has been in the ownership of the current owners from new and is now only available due to the planned retirement of the more senior owner directors.

In brief the investment comprises 12 modern town houses in four blocks which are now available to acquire as a complete portfolio or potentially as two lots of 6 units each. Each block has 1 x 3 bedroom and 2 x 2 bedroom houses with front and rear gardens and garage en-bloc. Two blocks are situated at each end of the cul de sac.

All of the houses are constructed in cavity brickwork surmounted by pitched and tiled roofs and benefit from uPvc double glazing together with gas fired central heating (although please note that no tests have been applied).

At this time the investment is fully let generating a combined rental of £111,900 per annum with significant potential for future rental growth.

## OFFERING

The make-up of the existing portfolio and the current reserved rents in each case are detailed below.

All the existing dwellings with the exception of 36 Saville Close are let in Assured Shorthold Tenancy agreements (AST's) ... 36 Saville Close \* is a Protected Tenancy.

Otherwise, we would note that the current reserved rents (totalling £111,900 per annum) are, for the most part, at a historically low level so, as an example, the most recent 2 bed letting has been agreed at a rent of £895 per calendar month which is significantly higher than the rents currently being paid on most of the other 2 bed units which make up the portfolio and indeed higher than the rents presently being paid on a number of the 3 bedroomed units.

Copy tenancy details are available to all bona fide prospective purchasers on request.

	TYPE	BEDROOMS	RENT / PCM
28 Saville Close	End Terrace	2	£895
30 Saville Close	Mid Terrace	3	£790
31 Saville Close	End Terrace	2	£750
32 Saville Close	End Terrace	2	£895
33 Saville Close	Mid Terrace	3	£895
34 Saville Close	End Terrace	2	£750
35 Saville Close	End Terrace	2	£725
36 Saville Close	Mid Terrace	3	£541.66*
37 Saville Close	End Terrace	2	£795
38 Saville Close	End Terrace	2	£850
39 Saville Close	Mid Terrace	3	£750
41 Saville Close	End Terrace	2	£750
Total		28 Bedrooms	

## SERVICES

All mains services are connected to the subject properties. Heating is provided by way of gas fired central heating systems to each property.

## TENURE

The subject properties are available to be acquired as a complete freehold residential investment opportunity subject to the current occupational tenancies as previously detailed.

The preference of the owners is to sell this portfolio as a single lot albeit the freeholders may be prepared to entertain the sale of two separate lots, each consisting of 6 homes and 6 garages.

Purchase price upon application.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

The individual dwellings which make up this investment benefit from C or D EPC ratings with 8 of the units rated C and 4 rated D.

A full schedule of the currently lodged EPC's can be provided on request.

## FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: [info@wardsonline.co.uk](mailto:info@wardsonline.co.uk).

## VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

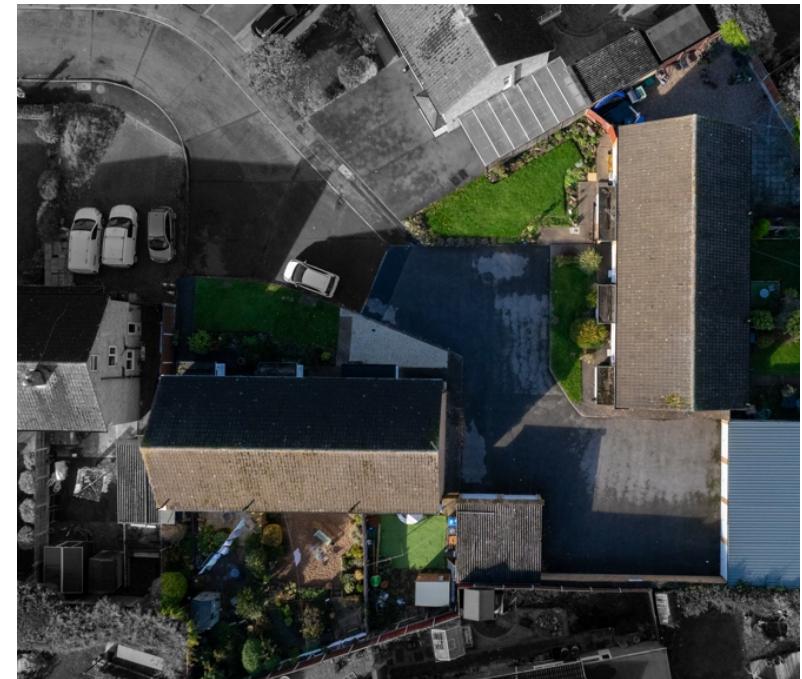
## NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

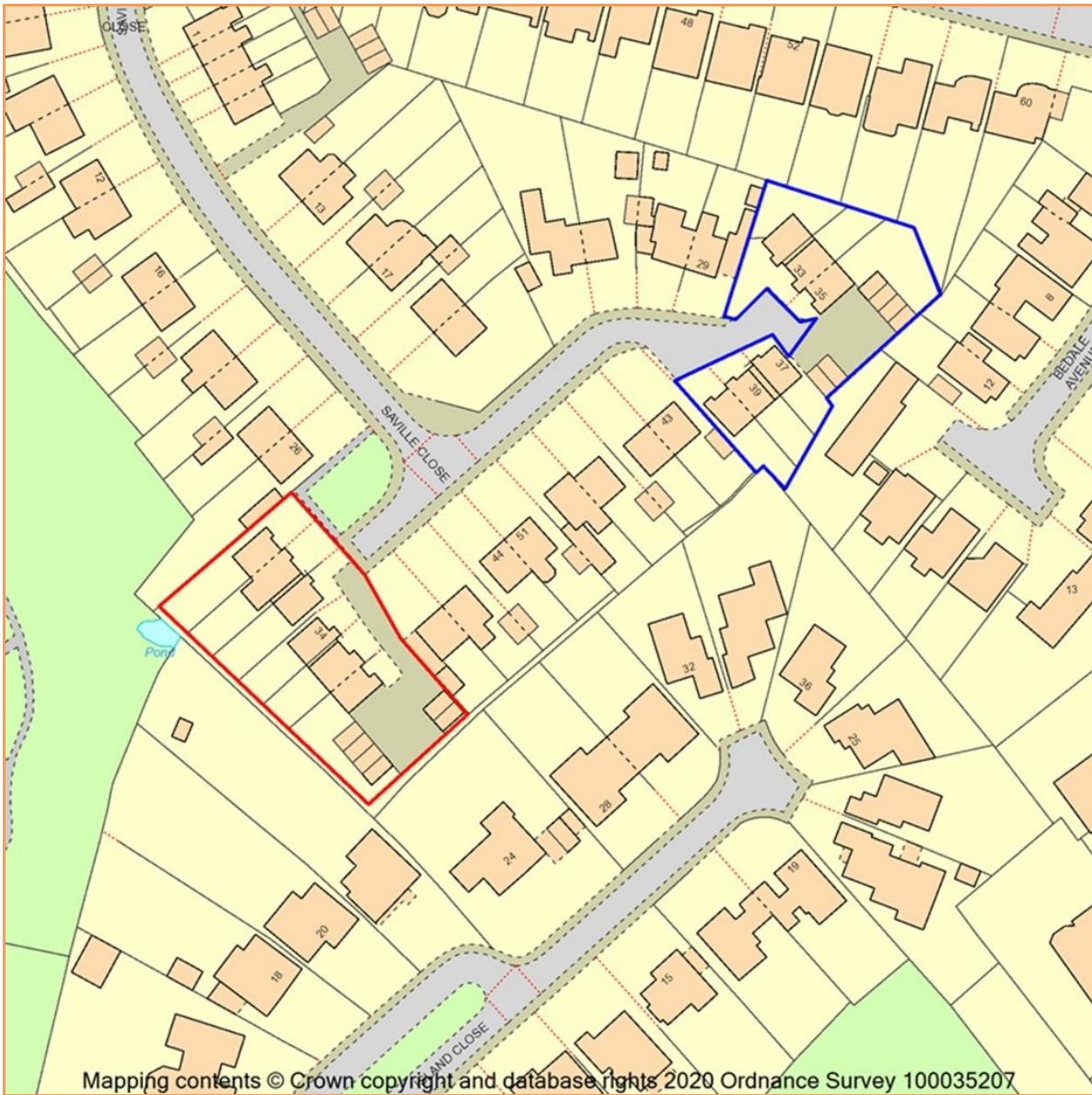
None of these items have been tested. We would recommend that any interested parties checks these items to their satisfaction.

## SUBJECT TO CONTRACT

## NOTE RE: MEASUREMENTS

Please note the measurements contained within these particulars are only approximate and no reliance





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