

4 – 8 Burns

Avenue

Nottingham

NG7 4DR

Asking Price Of £800,000



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Location



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- Three adjoining 4-bedroom HMOs – sold as a single freehold portfolio

- Combined annual rent: £61,920 (excluding bills)

- Gross yield: 7.7% based on discounted £800,000 price

- Priced £64,950 below individual guide values

- Let for the full 2025/26 academic year with August retainers

- 5-minute walk to Nottingham Trent University and tram links

- Each property has full-height unconverted basements – ideal for cinema/social rooms

- Scope to increase rents through cosmetic upgrades and reconfiguration

- All units fully HMO licensed under Additional Licensing Scheme



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Burns Avenue, Nottingham, NG7 4DR

Key Features

4-8 Burns Avenue, The Arboretum, Nottingham NG7

12-Bed Licensed HMO Portfolio | £61,920pa Rent | 7.7% Gross Yield |
Guide Price: £800,000

FHP Student Living are pleased to offer a rare opportunity to acquire a fully let, freehold portfolio of three adjoining 4-bedroom licensed HMOs, situated on the highly sought-after Burns Avenue in The Arboretum – one of Nottingham's strongest and most proven student rental areas. Just a 5-minute walk from Nottingham Trent University, these properties are ideally located for long-term returns, tenant demand, and capital growth.

Let for the full 2025–26 academic year, each property is occupied on 48-week ASTs at £100–£110pppw plus £200 per person in August, generating a combined annual rent of £61,920, with no utilities included.

Each property benefits from a full-height, unconverted basement offering scope for additional communal or recreational space. No. 8, which occupies a corner plot with a large rear garden, offers strong potential for a rear extension or internal reconfiguration, subject to planning.

Individually, the properties are priced at:

4 Burns Avenue: £280,000

6 Burns Avenue: £285,000

8 Burns Avenue: £299,950

The combined individual value totals £864,950, but the portfolio is offered at a reduced guide price of £800,000, reflecting a £64,950 discount for a bulk purchaser.

Total Annual Rent: £61,920 | Portfolio Yield: 7.7% | HMO Licensed |
Article 4 Area

Article 4 protected area with strong historic rental demand





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Burns Avenue, Nottingham, NG7 4DR



Total area: approx. 110.6 sq. metres (1190.3 sq. feet)



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Burns Avenue, Nottingham, NG7 4DR



Interested in this home?

Contact the FHP Living Team on 0115 841 1155

23 Bridgford Road
West Bridgford
Nottingham
NG2 6AU

1 Weekday Cross
The Lace Market
Nottingham
NG1 2GB

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

These sales particulars have been prepared by FHP Living on the instruction of the vendor. Services, equipment and fittings mentioned in these particulars have NOT been tested, and as such, no warranties can be given. Prospective purchasers are advised to make their own enquiries regarding such matters. These sales particulars are produced in good faith and are not intended to form part of a contract. Whilst FHP Living have taken care in obtaining internal measurements, they should only be regarded as approximate.

Purchaser information - Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, FHP Living require any successful purchasers proceeding with a purchase to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill. This evidence will be required prior to FHP Living instructing solicitors in the purchase or the sale of a property.