

STUDENT / HMO

FOR SALE

2 student accommodation properties

5 bed House of Multiple Occupation (HMO)

41 bed Purpose-Built Student Accommodation (PBSA)

Offers over £5,380,000



Excellent locations
near to campuses



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A thriving student economy

Nottingham's commercial landscape is fuelled by two world-class universities that contribute an impressive £3.8 billion annually to the UK economy, representing 14% of the local economy.

The universities attract a dynamic student population of around 48,000, including 15,000 international students from 137 countries, who alone generate a £145 million economic boost locally each year. With 52,000 additional visitors drawn to the city annually by university activities, Nottingham's student economy is a cornerstone of its prosperity.

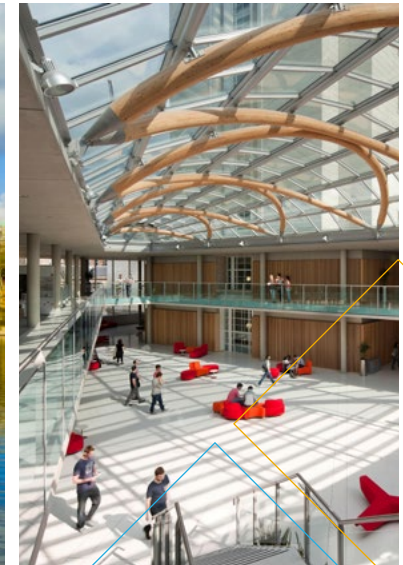
Demand for student accommodation continues to rise, driven by 2.8% annual growth in student numbers projected to 2030. A 15.5% increase in student rents between 2021/22 and 2023/24 underscores its strong investment potential, further enhanced by the high satisfaction levels of students in private Purpose-Built Student Accommodation (PBSA).



University of
Nottingham
UK | CHINA | MALAYSIA



Nottingham Trent
University



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Nottingham: the jewel of the East Midlands

The East Midlands is home to key urban centres, with Nottingham playing a major role in the region's economy, culture, and community. The city blends industry, innovation, and heritage, making it a thriving destination for students, businesses, and investors.

Nottingham is a hub of creativity, commerce, and education. Famed for the legend of Robin Hood, the city combines historic charm with a booming economy, world-class universities, and a thriving cultural scene. A vibrant night life, independent food and arts sector, and strong sporting presence

– home to Nottingham Forest, Notts County, and Trent Bridge – add to its appeal. Excellent transport links, including a modern tram network and direct rail connections, reinforce Nottingham's status as a key regional centre.





Well-connected locations

In Nottingham, **Dojo House** sits on Ilkeston Road, a prime location for student accommodation with direct access to the University of Nottingham and Nottingham Trent University. The area is a well-established student hub, benefiting from a thriving independent food and retail scene, excellent public transport links, and proximity to the city centre. Nearby, the 5-bed student HMO on **Lake Street** is ideally situated within the highly sought-after Lenton area.



Investment summary



**10 Lake Street, Nottingham
NG7 4BT**

5 bed HMO | **58.2 m²** | 626.82 ft²

Part let, part vacant

Estimated rental values	
TOTAL	£3,333

Estimated market value	£430,000
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Estimated yields	
Gross	9.8%
Net	7.8%



**Dojo House, Ilkeston Road, Nottingham
NG7 3FX**

41 bed PBSA

Part let, part vacant

Rental values 2024-25	
TOTAL	£402,000

Estimated rental values 2025-26	
TOTAL	£402,000

Estimated market value	£4,950,000
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Estimated yields	
Gross	8.12%
Net	6.9%
(based on 15% OPEX)	



Proposal

We are seeking offers for the portfolio of over £5,380,000.

Estimated rental values with all-inclusive rents achievable on a 50-week AST.



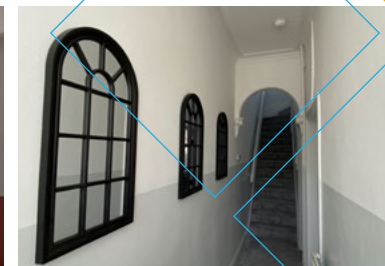
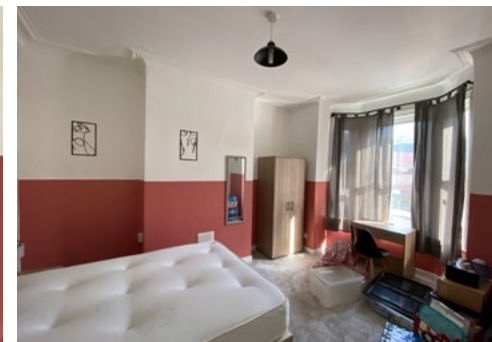
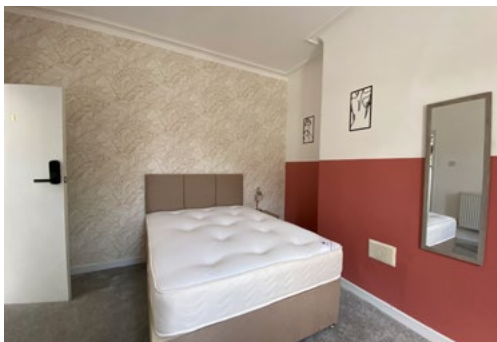
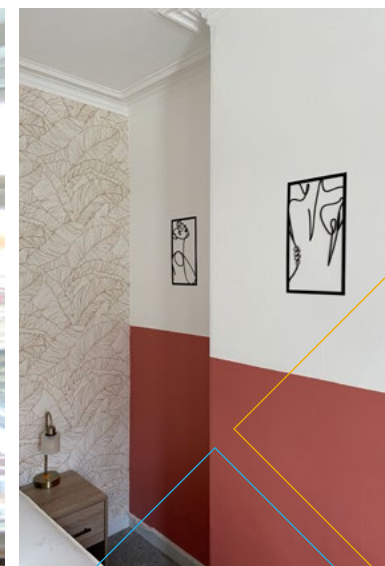
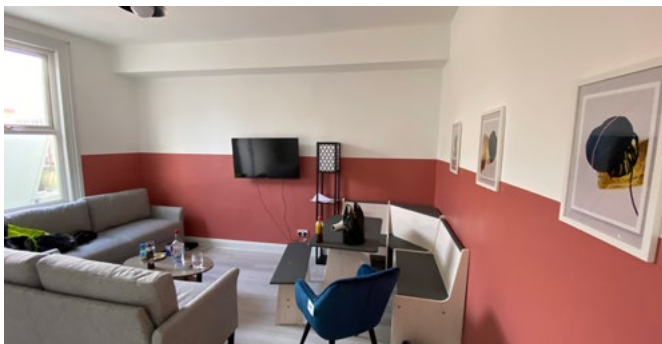
10 Lake Street

Nottingham
NG7 4BT

A Victorian mid-terrace property renovated in 2022 to a high standard, offering a well-designed layout ideal for student living.

The ground floor features a modern kitchen leading off a spacious lounge, providing a comfortable communal area. Upstairs, two separate shower rooms and toilets serve the five bedrooms, with the loft space thoughtfully converted into two additional bedrooms.

Located near the Forest Recreation Ground and Canning Circus, the property benefits from excellent transport links, offering quick access to Nottingham Trent University's city campus and the University of Nottingham.



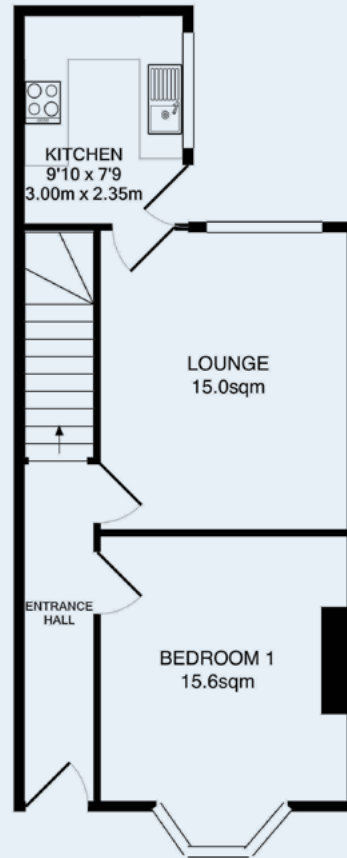


10 Lake Street
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NG7 4BT

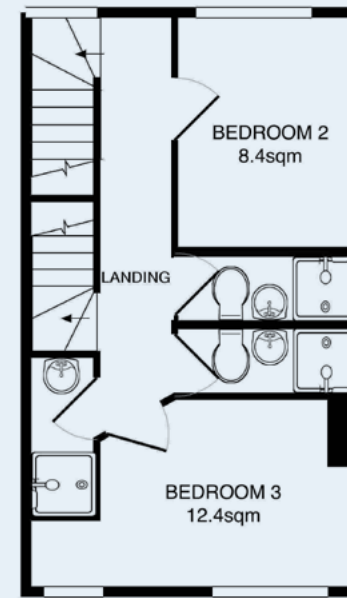
Accommodation

The property offers the following gross internal areas:

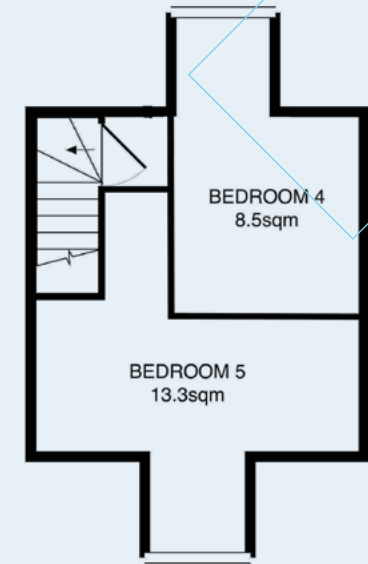
Room	m ²	ft ²
Bedroom 1	15.6	167.90
Bedroom 2	8.4	90.42
Bedroom 3 with en-suite	12.4	133.85
Bedroom 4	8.5	91.49
Bedroom 5	13.3	143.16
Total floor space	58.2	626.82



Ground floor



First floor



Second floor



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Dojo House

Ilkeston Road, Nottingham,
NG7 3FX

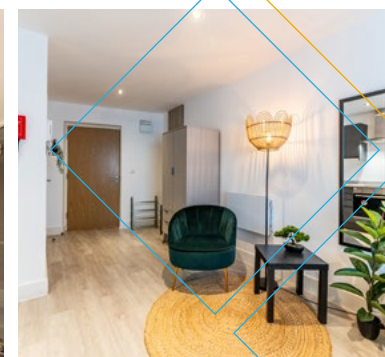
Dojo House is a high-spec, purpose-built student accommodation (PBSA) asset comprising 41 premium studio apartments.

Situated in Lenton, Nottingham's prime student district, it is ideally positioned to attract both University of Nottingham and Nottingham Trent University students. The University of Nottingham's Jubilee Campus is just a short walk away, while excellent transport links along Ilkeston Road provide quick and easy access to Nottingham Trent University and the city centre.

Dojo House offers modern, self-contained studios complemented by outstanding communal facilities. All are modern and

in very good condition. The property benefits from a spacious shared social area and a private gym, features that enhance both tenant experience and long-term retention, ensuring consistently high occupancy levels.

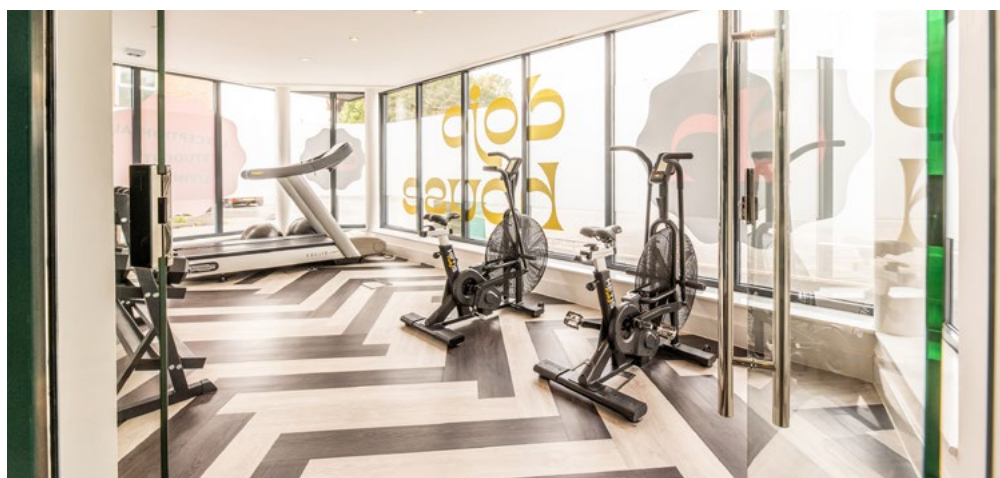
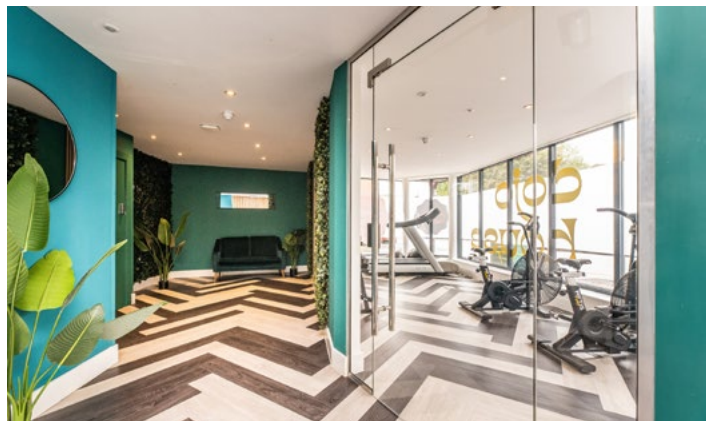
The combination of prime location, strong transport connectivity, and premium living standards makes Dojo House a compelling investment opportunity, delivering robust rental income and long-term capital appreciation.





Dojo House

Ilkeston Road, Nottingham,
NG7 3FX



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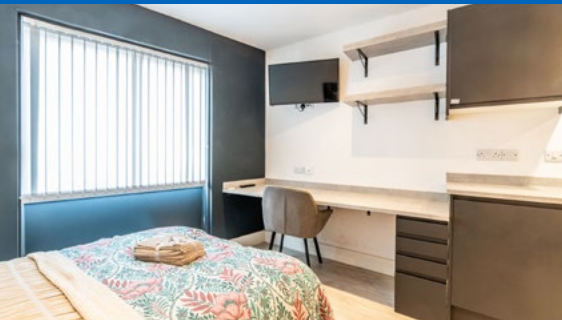


Dojo House

Ilkeston Road, Nottingham,
NG7 3FX

Accommodation

The property offers the following:



Room
1 Large Scenic Studio
2 Large Scenic Studio
3 Standard Studio
4 Standard Studio
5 Luxury Studio
6 Large Scenic Studio
7 Large Scenic Studio
8 Luxury Studio
9 Luxury Studio
10 Luxury Studio
11 Large Scenic Studio
12 Luxury Studio
13 Luxury Studio
14 Luxury Studio
15 Luxury Studio
16 Large Suite
17 Large Scenic Studio
18 Large Scenic Studio
19 Luxury Studio
20 Standard Studio
21 Luxury Studio

Room
22 Luxury Studio
23 Luxury Studio
24 Luxury Studio
25 Large Scenic Studio
26 Large Scenic Studio
27 Luxury Studio
28 Luxury Studio
29 Large Scenic Studio
30 Large Scenic Studio
31 Large Scenic Studio
32 Large Scenic Studio
33 Luxury Studio
34 Standard Studio
35 Sky View Studio
36 Sky View Studio
37 Sky View Studio
38 Sky View Studio
39 Sky View Studio
40 Sky View Studio
41 Sky View Studio



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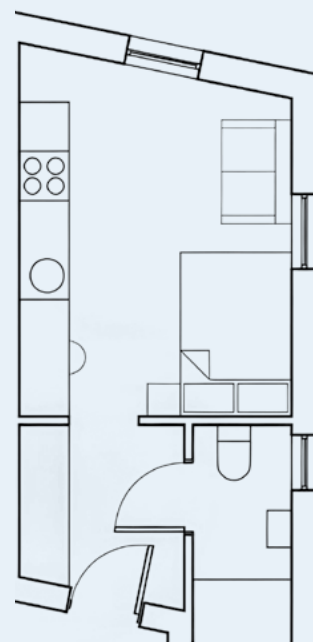
Dojo House

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Large
Scenic



Luxury
Suite



Studio
& Sky
Studio



Ground Floor



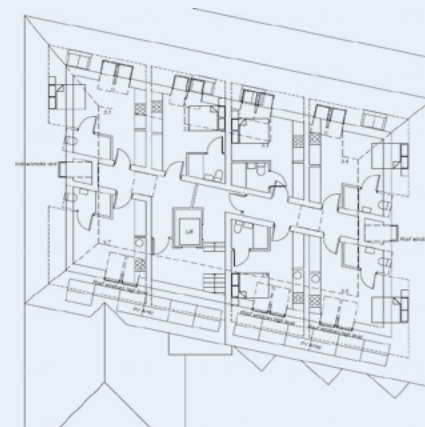
First Floor



Second Floor



Third Floor



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Excellent locations
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Further information

For further information or to arrange a
viewing please contact the agents below:

David Hargreaves

FHP

07876 396003

davidh@fhp.co.uk

Joe Hargreaves

FHP Living

07876 396008

joe.hargreaves@fhpliving.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street | Nottingham

NG1 5BG

fhp.co.uk



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FHP Living Ltd.

23 Bridgford Rd | West Bridgford

Nottingham | NG2 6AU

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