

Langham House, 2a Elm
Bank Drive

Mapperley Park
Nottingham
NG3 5AL

Asking Price Of £950,000



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0115 841 1155



- Substantial licensed 10-bedroom HMO, currently configured as 8 student lettings
- Fully let to Nottingham Trent University students until June 2026
- Producing £68,640 per annum (£165pppw) with strong historical performance
- Previously achieved £81,000 per annum when fully occupied
- Extending to approximately 4,000 sq ft across four floors

- Accommodation includes 10 double bedrooms and 4 shared bathrooms
- Existing planning consent in place to convert into two houses (status to be confirmed)
- Professionally managed and consistently well maintained with long-term occupancy history
- Prime student location close to Nottingham city centre and both universities
- Excellent income-producing investment with future redevelopment potential



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Key Features

Langham House presents a substantial and well-established 10-bedroom licensed HMO, currently configured as 8 student lettings and fully let to Nottingham Trent University students until June 2026, generating £68,640 per annum (£165pppw).

The property extends to approximately 4,000 sq ft across four floors and provides 10 double bedrooms, 4 bathrooms, a large communal kitchen, utility, and spacious lounge. Professionally managed and consistently well maintained, Langham House has a long-standing record of strong occupancy and reliable rental performance, typically achieving around £81,000 per annum when fully occupied.

The property also benefits from existing planning consent to convert the building into two houses, subject to confirmation that the consent remains live. This presents an excellent value-add or redevelopment opportunity alongside the stable income stream.

Located within easy reach of Nottingham city centre and both universities, the property sits in a proven student catchment with enduring demand and strong rental resilience.

Key Features

Licensed 10-bed HMO, currently operated as 8 lettings

Fully let to Nottingham Trent University students until June 2026

£68,640 p.a. rental income (£165pppw × 8)

Historically achieved £81,000 p.a. when fully occupied

Approx. 4,000 sq ft of accommodation over four floors

4 bathrooms, no en-suites

Existing planning permission for conversion into two houses (to be confirmed)





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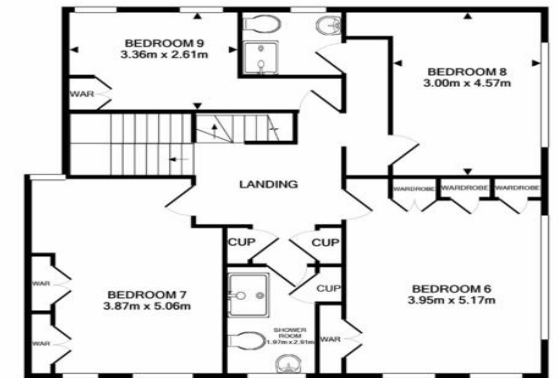
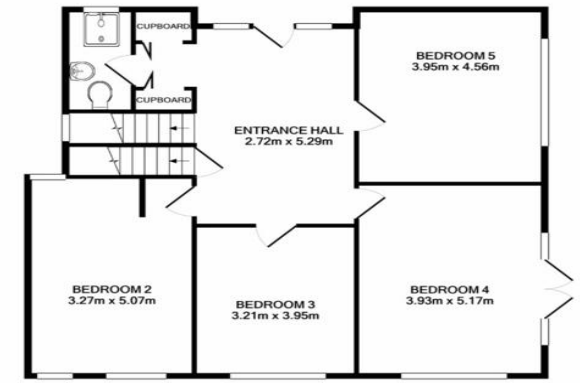
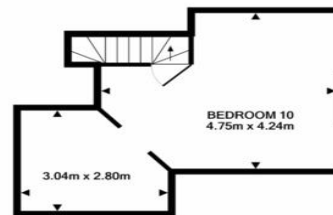
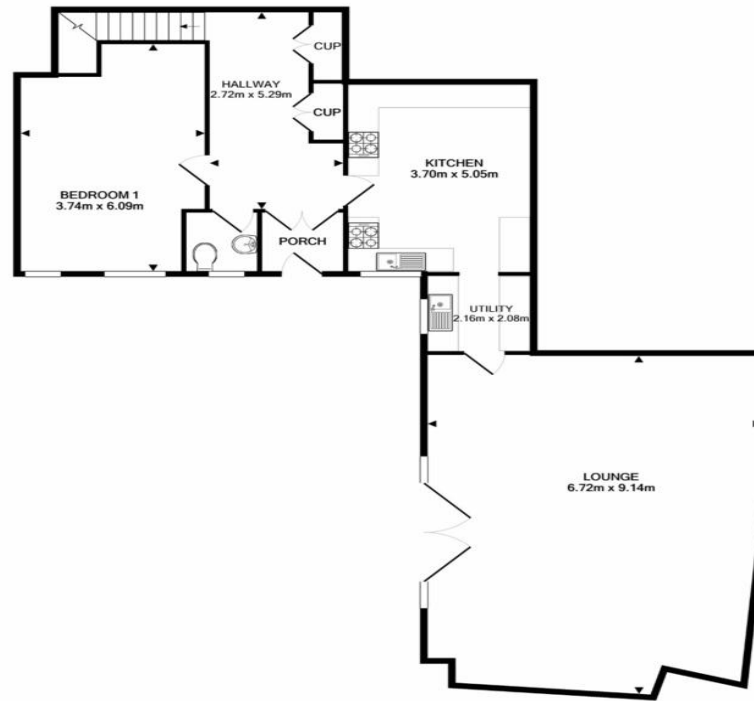


Video



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Nottingham
NG2 6AU

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Nottingham
NG1 2GB

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