

OFF-MARKET
LINCOLN
PROPERTY

Guide Price : £490,000

yield.








THE OVERVIEW

Yield are pleased to present this freehold mid-terrace 11 Bedroom Student HMO located on Lindum Road in Lincoln.

Located conveniently close to the university campus this fully licensed student property presents a fantastic turn-key opportunity, with it currently being let for the 25/26 academic year and pre-let for 26/27 at £62,348,00 (including bills).

KEY DETAILS

	Location: Lindum Road, Lincoln
	Asking Price: £490,000
	Current Rental Income: £62,348.00 p.a (including bills).
	Bedrooms: 11
	Bathrooms: 4

THE INVESTMENT PROPERTY

This well-maintained eleven-bedroom student HMO on Lindum Road presents a reliable, income-generating investment opportunity in one of Lincoln's established student rental locations. The property has been consistently cared for, offering comfortable and practical accommodation that continues to attract steady tenant demand.

Arranged as a eleven-bedroom house, the property provides well-proportioned bedrooms alongside functional communal living and kitchen spaces, making it ideally suited to student occupation. Its current condition allows for immediate income with minimal upfront expenditure, appealing to investors seeking a straightforward addition to their portfolio.

With an EPC rating of D, the property meets current compliance requirements and is presented in modern, turnkey condition, requiring no further works. The contemporary kitchen, bathroom, and high-quality internal finishes are already in place, ensuring strong tenant appeal and supporting optimal rental levels from the outset.

LOCATION

Positioned on Lindum Road, within close proximity to Lincoln's popular student areas, the property benefits from a highly convenient location with excellent access to the University of Lincoln. The surrounding area offers a range of local amenities including shops, takeaways, and transport links, while Lincoln city centre is within easy reach, either on foot or by public transport.

- University of Lincoln - 0.9 miles away (20 min walk)
- Bishop Grosseteste University - 1.4 miles away (30 min walk)

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£490,000
Current Monthly Rent	£5,195.67
Estimated Monthly Operating Cost	£1,619.57
Monthly Net Profit	£3,579.10
Gross Yield	12.72%
Net Yield	8.83%



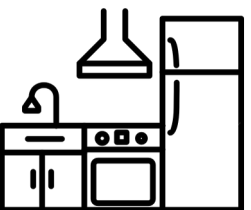
Separate Living Space



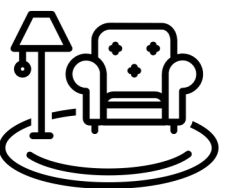
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

ASKING PRICE £490,000



Stairs House, Lincoln

THE PROPERTY



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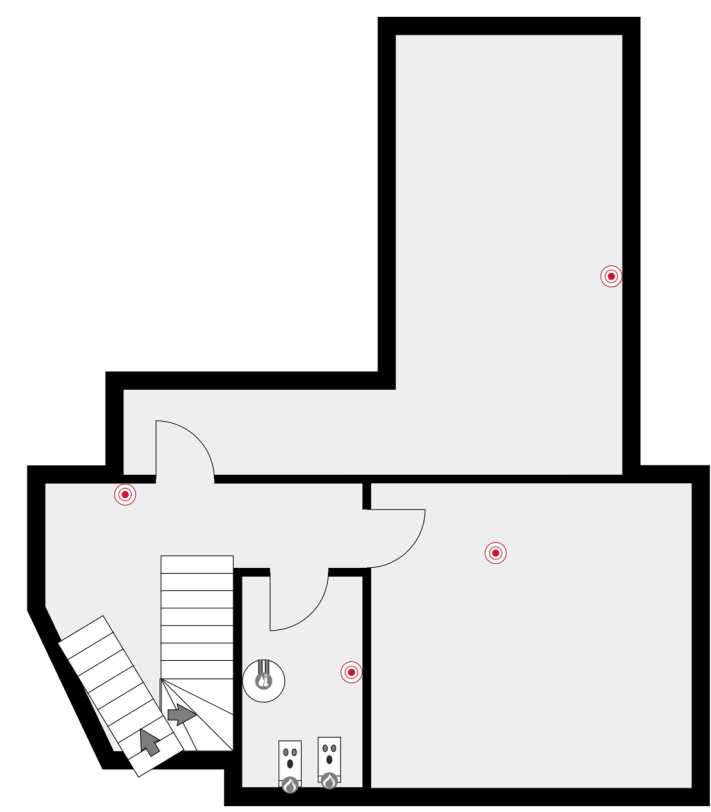


THE PROPERTY

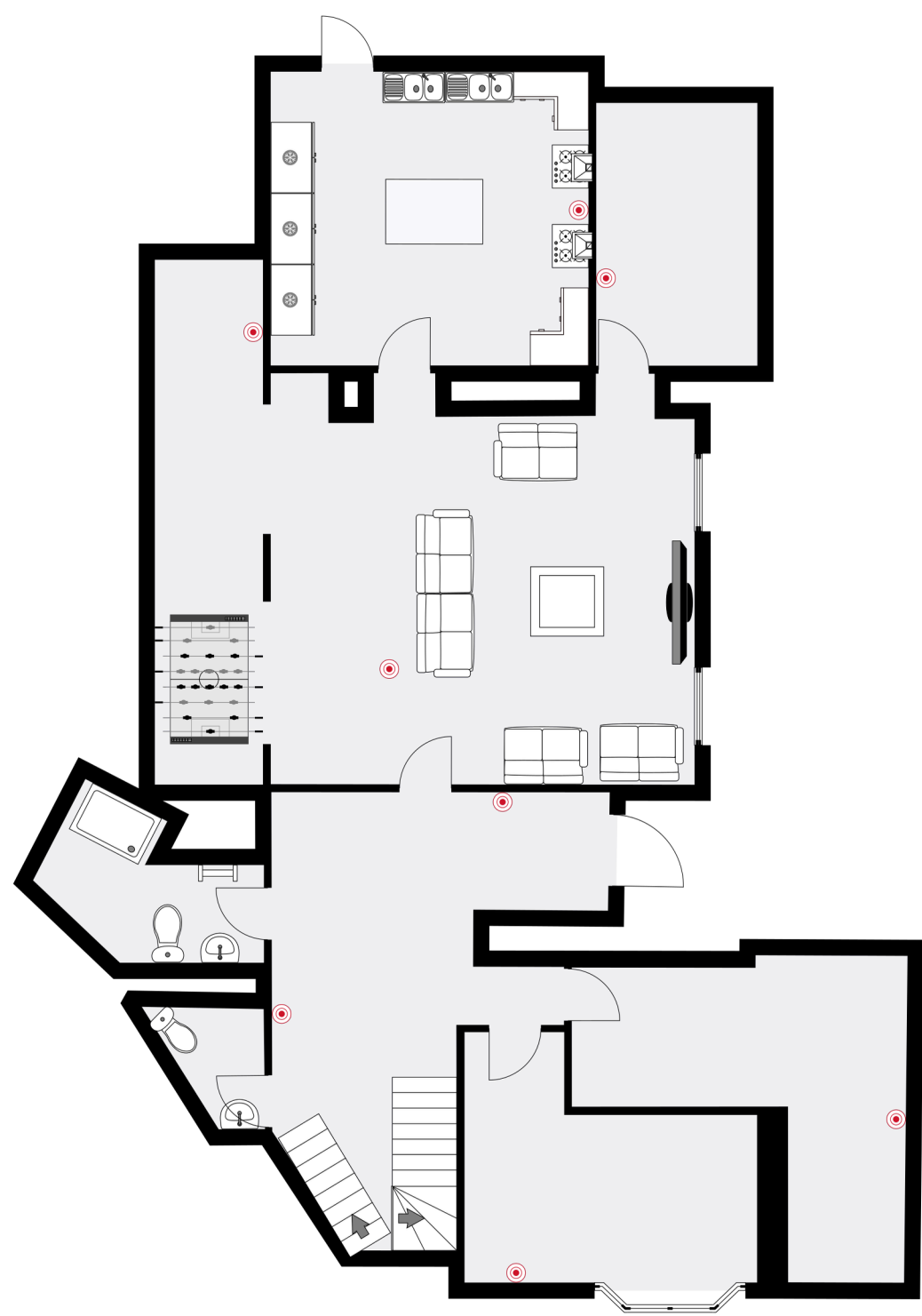


FLOORPLAN

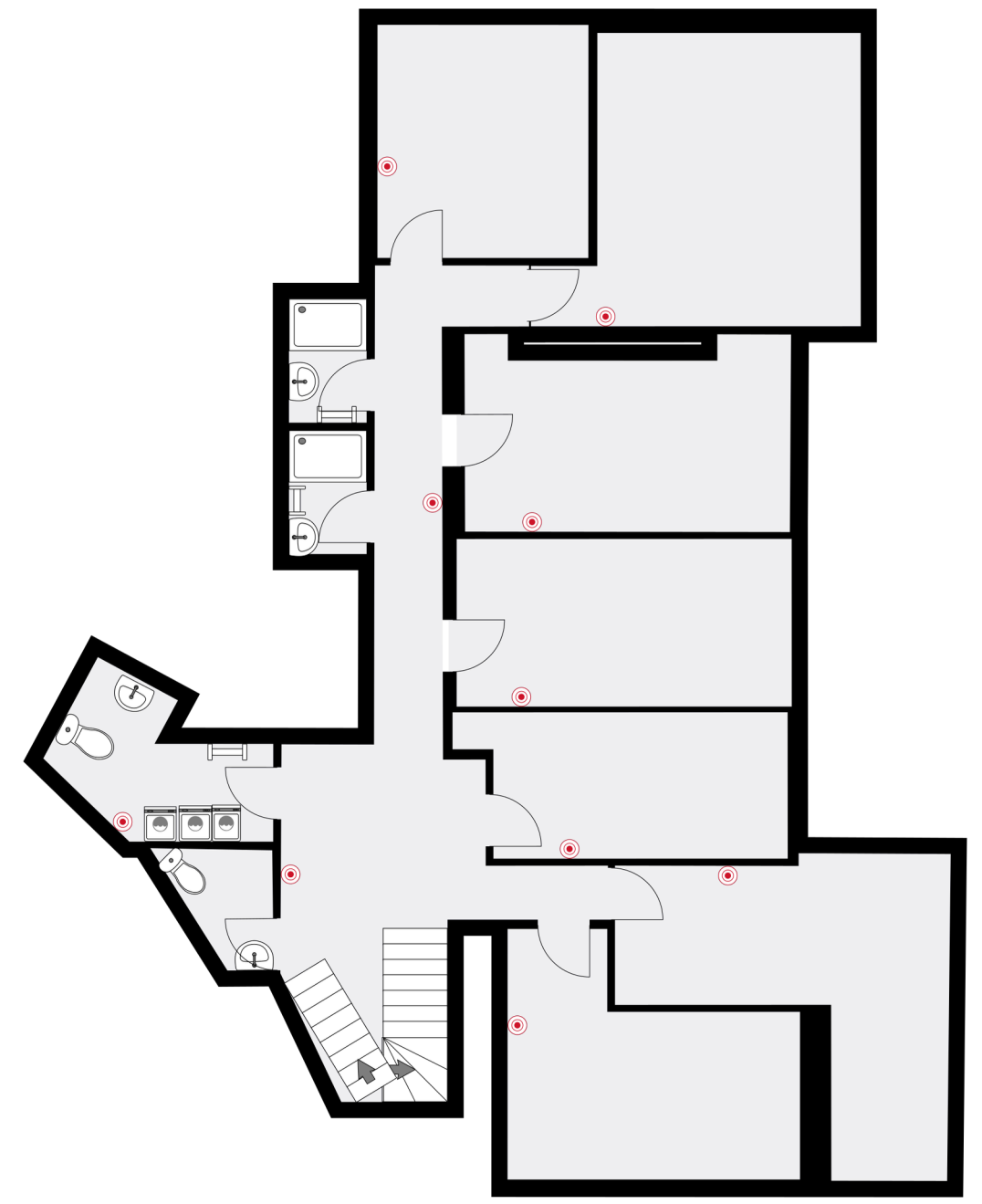
Ground Floor



1st Floor



2nd Floor





LINCOLN STUDENT MARKET HIGHLIGHTS

Lincoln is a growing student city in the UK, home to two universities and a student population of around 18,000–20,000.

The city's higher education institutions include:

- University of Lincoln
- Bishop Grosseteste University

Lincoln offers an attractive student property market due to its affordable property prices and strong rental demand. Popular student areas such as West End, Monks Road, and Carholme Road are well established for HMOs and student lets, with high occupancy levels each academic year.

With consistent student intake, ongoing university investment, and demand for quality accommodation regularly exceeding supply, Lincoln presents a compelling opportunity for student property investors seeking strong yields and long-term rental stability.

How to Get in Touch

**LET'S TALK
ABOUT YOUR
INVESTMENT!**

**2.4% Buyers Fee Applicable
(Including VAT)**

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yield.