

# TOWNSEND COURT

| 294 Hucknall Road | Nottingham | NG5 1GG |

Lambert  
Smith  
Hampton



- ✓ Comprising 13 Flats in 2 Blocks
- ✓ Gross Income: £121,080 pa
- ✓ Guide Price: OIEO £1,425,000
- ✓ Gross Yield: 8.5%

## FREEHOLD RESIDENTIAL INVESTMENT OPPORTUNITY

FOR SALE BY PRIVATE TREATY

North



## Summary

- ✓ Townsend Court comprises 13 self-contained flats (7 in a converted former pub and 6 in a purpose built block) within grounds extending to circa 0.35 acres (0.14 ha)
- ✓ All 13 flats currently let to professional tenants producing a total gross income of £121,080 per annum
- ✓ Capital growth potential (Nottingham has seen 12.8% growth over the past three years) and low void risk due to buoyant rental market
- ✓ Freehold for sale subject to existing assured shorthold and statutory periodic tenancies
- ✓ Situated in Sherwood, a sought-after residential district with excellent transport links, amenities and proximity to Nottingham City Hospital

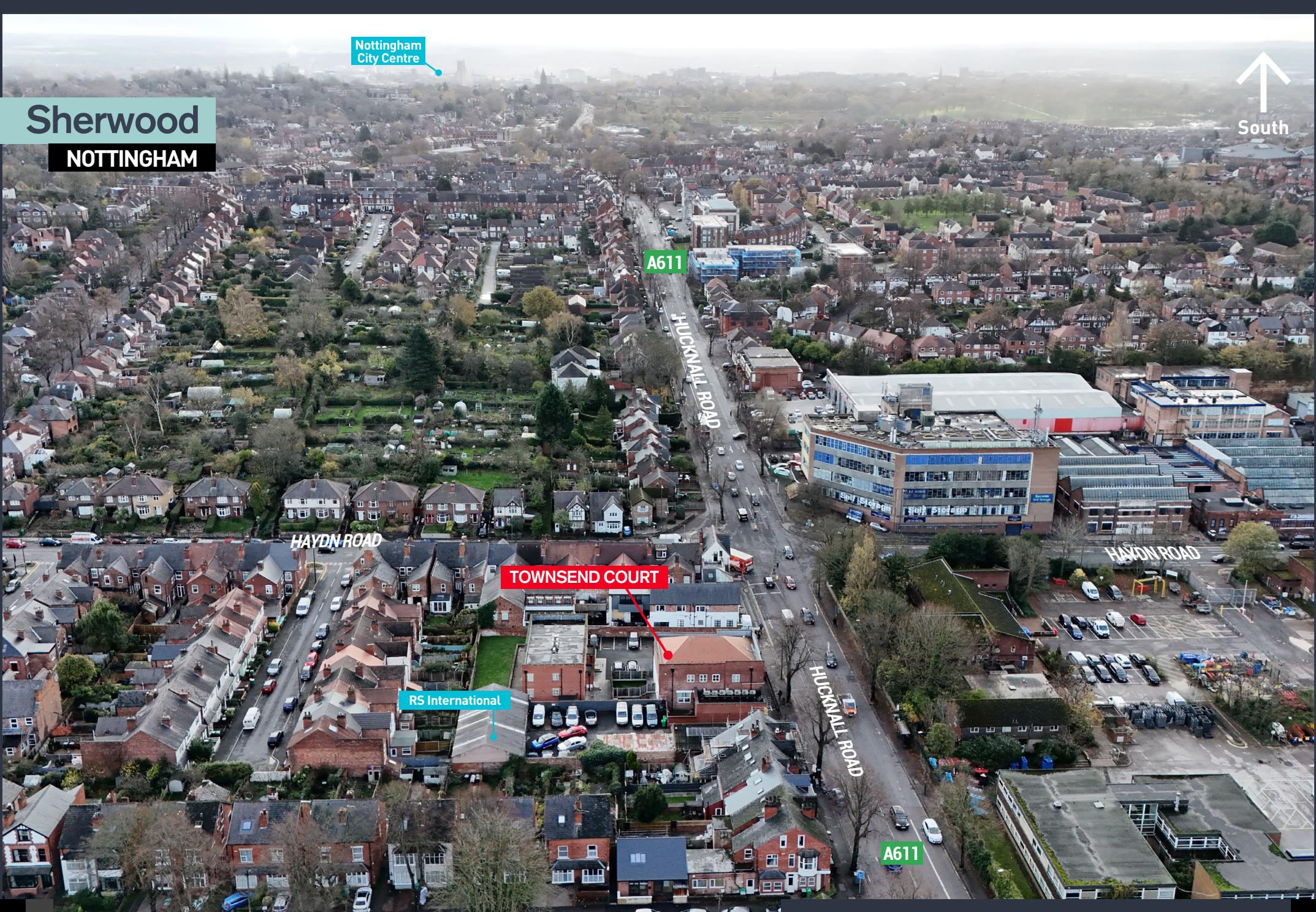
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Indicative Red line Freehold

# Sherwood NOTTINGHAM

Nottingham  
City Centre

↑  
South



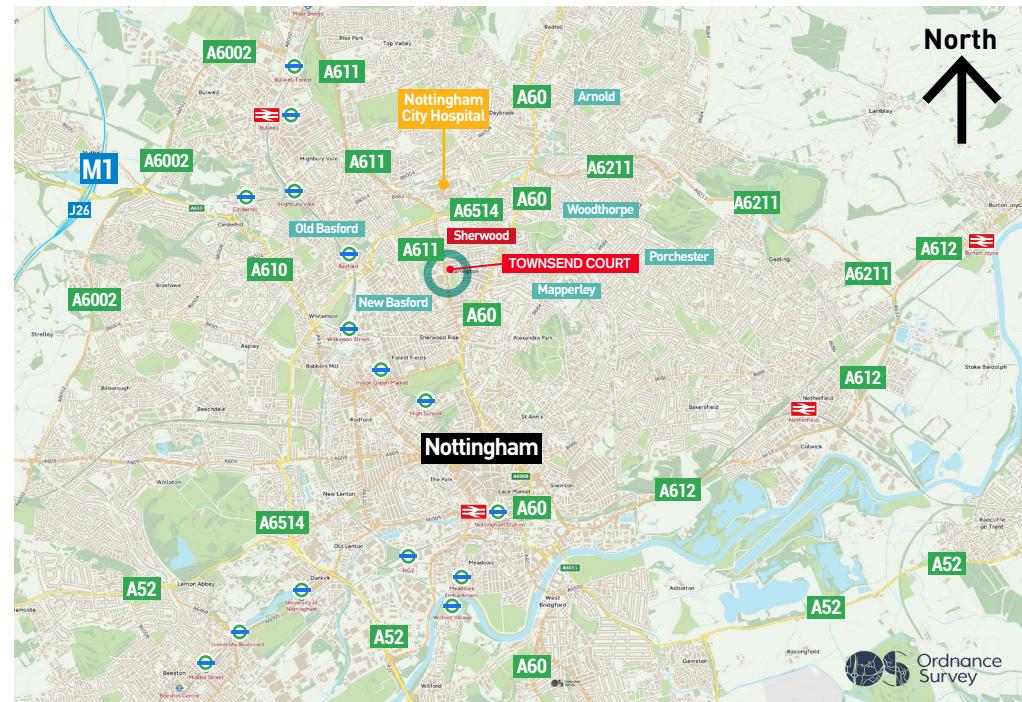
# Location



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Townsend Court is situated on Hucknall Road in the popular Sherwood area of Nottingham, approximately 2.3 miles north of Nottingham city centre. The location benefits from excellent transport links, with frequent bus services along Hucknall Road and easy access to the A60 and ring road. Nottingham City Hospital is within walking distance, and the area offers a wide range of local amenities including shops, cafés, restaurants, and leisure facilities.

Sherwood is a vibrant residential district known for its strong rental demand, appealing to professionals, families and students. Nearby rail connections at Bulwell and Nottingham stations provide convenient access to the wider East Midlands and beyond.



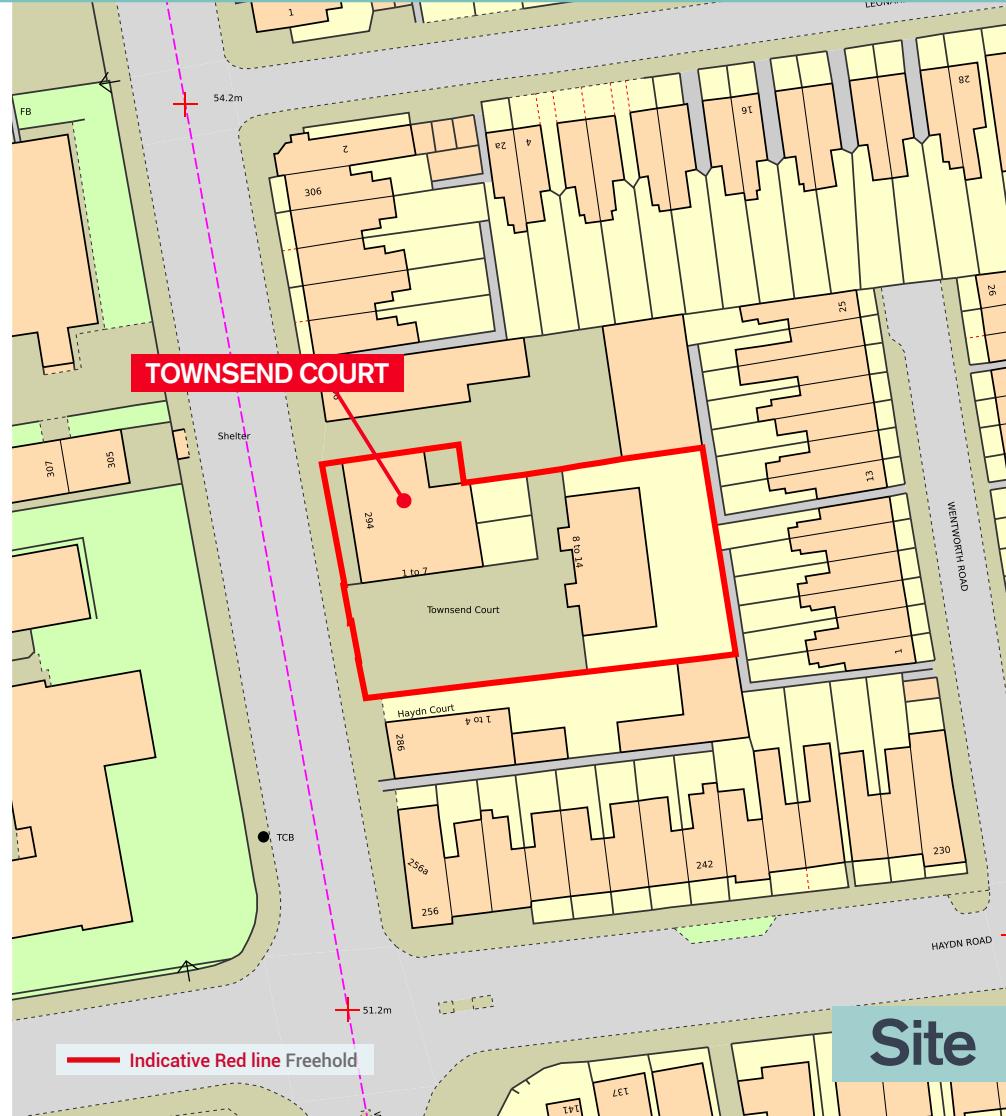
# Description

Townsend Court comprises a former public house (The Quorn Hotel), which was sympathetically converted into seven self-contained flats (completed 2015), together with a modern new-build block of six flats constructed on the former car park, (completed 2017).

The property offers a mix of well-presented one and two bedroom flats, finished to a high standard and benefiting from secure parking and energy-efficient features. Some of the flats benefit from private gardens/courtyards with the remainder benefitting from use of the communal garden.

The property is shown on the site plan edged red for identification purposes only. The total site area extends to approximately 0.35 acres (0.142 hectares).

This is a rare opportunity to acquire a fully let income-producing residential investment in a sought-after Nottingham location. The combination of historic character and contemporary design, coupled with strong local rental demand and proximity to major employment hubs, makes Townsend Court an attractive proposition for investors seeking stable returns and long-term capital growth.



# Specification

Each flat has been designed for modern living with high quality finishes and energy efficient features:

- Heating & Cooling: MEHL multi-split air source heat pump.
- Flooring: Wooden flooring throughout living areas.
- Kitchen Diner: Open plan with integrated and free standing appliances.
- Bathroom: Stylish shower room with chrome towel radiator and modern sanitary ware.
- Lighting: Recessed LED downlights in living spaces and bathrooms.
- Security: Intercom entry system and secure allocated parking for residents.
- Energy Efficiency: Designed with sustainability in mind, incorporating modern insulation and efficient heating technology.

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# Accommodation Schedule

Townsend Court, 294 Hucknall Road,  
Nottingham NG5 1GG



#	Type	Floor	Garden	Beds	GIA		EPC	CT
					sq ft	m2		
1	Bungalow	Ground	Private	1	521	48.4	C	A
2	Flat	Ground	Communal	2	579	53.8	C	A
3	Flat	Ground	Private	1	420	39.0	C	A
4	Flat	Ground	Private	1	408	37.9	C	A
5	Flat	First	Communal	2	587	54.5	C	A
6	Flat	First	Communal	2	530	49.2	B	A
7	Flat	First	Communal	1	407	37.8	C	A
8	Flat	Ground	Communal	1	442	41.1	C	A
9	Flat	Ground	Communal	1	442	41.1	C	A
10	Flat	Ground	Communal	2	674	62.6	C	A
11	Flat	First	Communal	1	442	41.1	C	A
12	Flat	First	Communal	1	442	41.1	C	A
14	Flat	First	Communal	2	733	68.1	C	A
N/A	LL Storage	Cellar	N/A	N/A	648	60.2	N/A	N/A
				18	7,275	675.9		

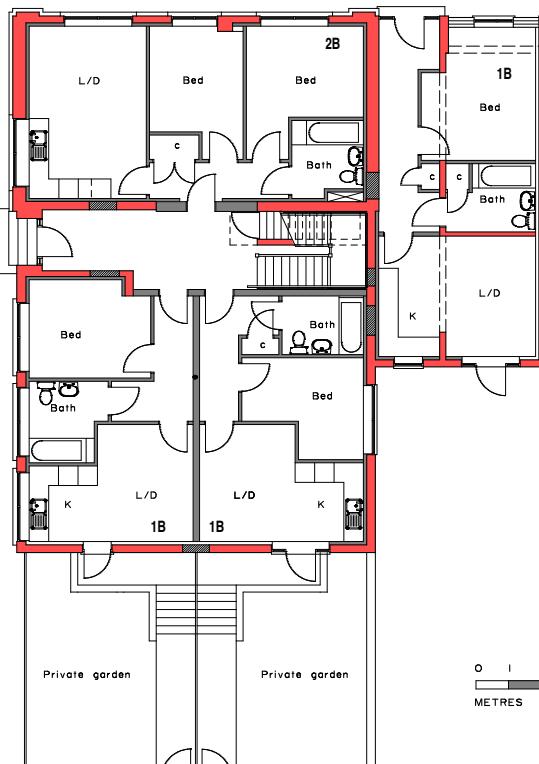
## Tenancies

All 13 flats are let on assured shorthold and statutory periodic tenancies currently producing a **total gross income of £121,080 per annum**. A detailed tenancy schedule is available to interested parties upon request.



# Floor Plans

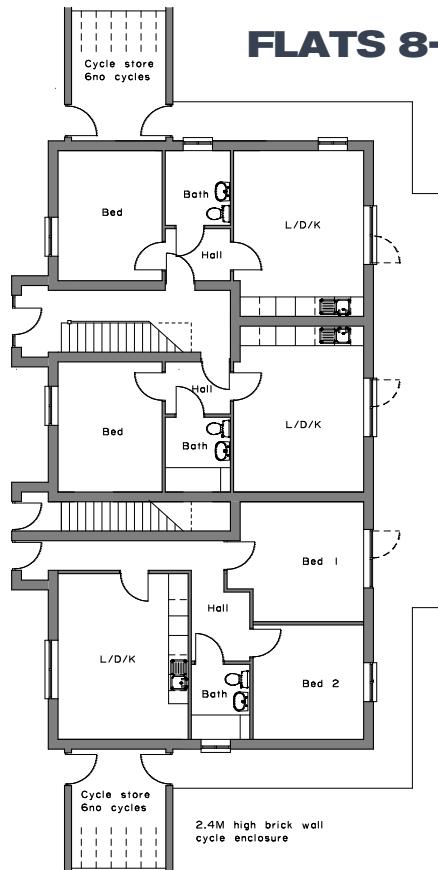
## FLATS 1-7 (CONVERSION)



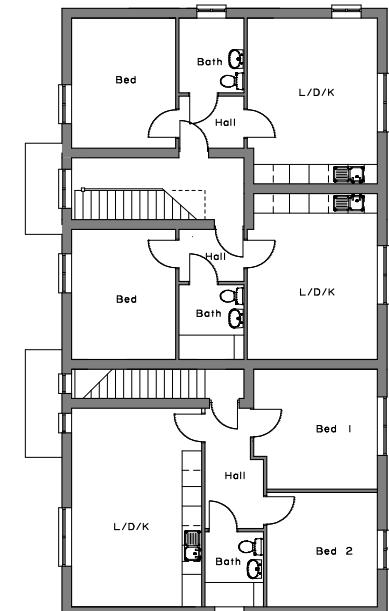
GROUND FLOOR PLAN



## FLATS 8-14 (PURPOSE BUILT)



GROUND  
FLOOR PLAN



FIRST FLOOR PLAN



# Planning History

Nottingham City Council:

Application	Description	Date of Decision	Decision
14/00850/PFUL3	Conversion of former pub to 7 flats and erection of 6 flats in car park	22/08/2014	Granted conditional permission
15/00403/PDS4	Details submitted to discharge conditions 2a (external materials), 2b (hard surfacing), 2c - 2e (means of enclosure), 3 (drainage), 4 (construction plan), 5 (landscaping) and 6 (solar panels) of planning permission reference 14/00850/PFUL3.	24/07/2015	Approved

## Services

Each flat is connected to mains electricity, water and drainage. Tenants are currently responsible directly for their own utility bills. The vendor is responsible for common area electricity.

We have not tested any of the services and all interested parties should rely on their own enquiries with the relevant utility companies in connection with the availability and capacity of all services serving the property.



## Viewing and Further Information

Strictly by prior appointment through the Vendor's sole selling agent:

**Andrew France** BSc (Hons) MRICS

M: 07548 706 333

E: AFrance@lsh.co.uk

**Lambert Smith Hampton**

**lsh.co.uk**



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**Lambert Smith Hampton**

East West Building  
Tollhouse Hill  
Nottingham  
NG1 5FS

**Office: 0115 950 1414**

## EPC

Copies are available upon request.

## Legal Costs

Each party is to be responsible for their own legal and professional costs.

## Tenure

**Freehold (NT252122)** subject to existing assured shorthold and statutory periodic tenancies.

## Guide Price

Offers in excess of **£1,425,000** are invited for consideration. A purchase at this level would reflect a **gross initial yield of 8.5%** after standard purchaser costs of 5.76%.