



WATLING
REAL ESTATE

FOR SALE

The Liver Residential Portfolio

A RARE OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED PORTFOLIO OF **38 RESIDENTIAL BUY-TO-LET PROPERTIES** IN THE HEART OF LIVERPOOL

On Behalf of Joint Fixed Charge Receivers

STRATEGICALLY LOCATED
RESIDENTIAL INVESTMENT PORTFOLIO
COMPRISING A MIX OF **TERRACED
HOUSING AND APARTMENTS**

38 RESIDENTIAL UNIT
PORTFOLIO LOCATED IN AND
AROUND **LIVERPOOL**

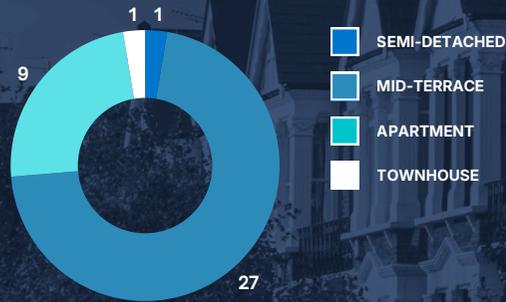
87% LET GENERATING A CURRENT
GROSS INCOME OF **£231,317 PER
ANNUM**

SIGNIFICANT REVERSIONARY
POTENTIAL WITH AN ESTIMATED
ERV OF **£390,420 PER ANNUM**

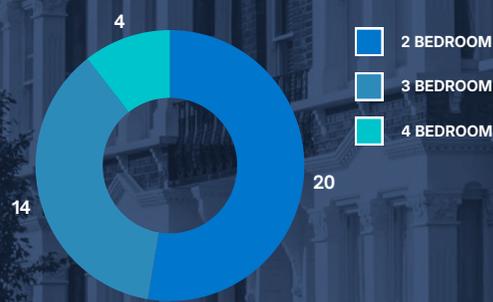
**SUBSTANTIAL OPPORTUNITY TO
ENHANCE INCOME THROUGH ACTIVE
ASSET MANAGEMENT, RENTAL AND
LEASING STRATEGY**

AVAILABLE AS A FULL
PORTFOLIO SALE

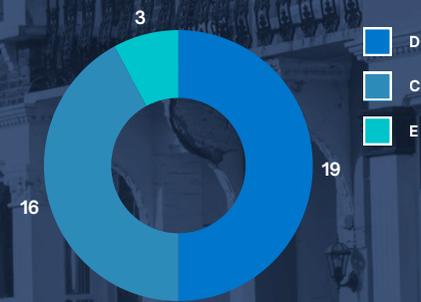
PROPERTY TYPE



BEDROOM MIX



EPC RATING



The portfolio is situated across a broad range of well-established residential districts within and around Liverpool. Liverpool is a major regional centre in the North West of England, forming part of the Liverpool City Region with a population of approximately 500,000. The city's growth is driven by sectors such as technology, logistics and creative industries which are key to attracting people to the city. Ongoing regeneration initiatives across key suburban areas continue to support housing demand and inward investment.

The portfolio postcodes span much of the North and East Liverpool, comprising a diverse mix of properties located on post-war housing estates and in established suburban neighbourhoods. These areas are well respected and popular residential locations, characterised by strong and consistent tenant demand alongside an active housing market.

The more central districts such as L4, L5 and L20 (Anfield, Kirkdale, Walton, Everton and Vauxhall) benefit from close proximity to the city centre and ongoing regeneration, while areas including L9, L10, L11 and L12 (Aintree, Fazakerley, Orrel Park, Walton, Norris Green, Clubmoor, Croxteth, Gillmoss and West Derby) provide higher rates of family accommodation with established communities and a strong demand for housing of this sort. L15 (Wavertree) offers a mixed demographic including students and young professionals, while L25 (Woolton, Gateacre, Hunts Cross, Bell Vale and Prescot) represents more suburban and owner-occupier led markets. L32 (Kirkby) continues to benefit from significant regeneration and town centre development.

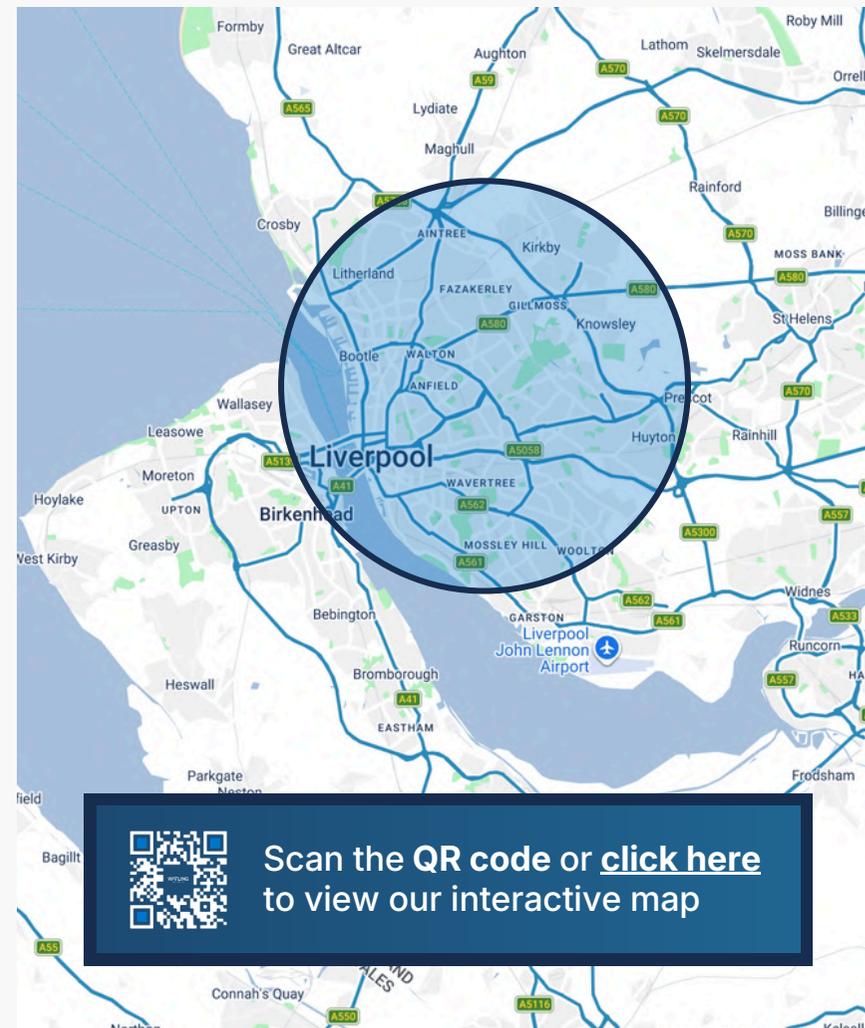
The surrounding areas are characterised by:

- Established residential communities
- Close proximity to Liverpool City centre
- Good access to local amenities including retail, education and healthcare provision
- Strong transport connectivity via major road networks and public transport links
- Proven tenant demand driven by affordability and accessibility



No.	Property	Area
01	33 Thursby Crescent, Liverpool	L32
02	3 Pennington Road, Litherland	L21
03	6 Bedford Road, Bootle	L20
04	11 Pennington Road, Litherland	L21
05	11 Tumilty Avenue, Bootle	L20
06	12 Stockbridge, Liverpool	L5
07	16 Alicia Walk, Liverpool	L10
08	26 Bedford Road, Bootle	L10
09	27 Lander Road, Liverpool	L21
10	30 Hall Lane, Walton	L9
11	35 Bowden Street, Liverpool, L21 8LL	L21
12	35 Thursby Crescent, Liverpool	L32
13	37 Thursby Crescent, Liverpool	L32
14	37a Thursby Crescent, Liverpool	L32
15	39 Thursby Crescent, Liverpool	L32
16	39a Thursby Crescent, Liverpool	L32
17	38 Aintree Road, Bootle	L20
18	54 Olivia Street, Bootle	L20
19	81 Olivia Street, Bootle	L20

No.	Property	Area
20	91 Gray Street, Bootle	L20
21	91 Makin Street, Walton	L4
22	102 Downing Road, Bootle	L20
23	136 Wadham Road, Bootle	L20
24	170 Bedford Road, Bootle	L20
25	172 Sandy Lane, Walton	L9
26	234 Gloucester Road, Bootle	L20
27	467 Hawthorne Road, Bootle	L20
28	Flat 71 Abbeygate Apartment, Wavertree	L15
29	Flat 51 Abbeygate Apartment, Wavertree	L15
30	Flat 16 Abbeygate Apartment, Wavertree	L15
31	Apartment 4, 1 Lynwood Road, Liverpool	L9
32	50a Thornside Walk, Liverpool	L25
33	22 Ronan Close, Bootle	L20
34	8b The Green, Liverpool	L13
35	2 Hodgsons, Town Row, Liverpool	L12
36	108 Baycliff Road, Liverpool	L12
37	17 South Parkside Walk, Liverpool	L12
38	40 Prestbury Road, Liverpool	L11



The portfolio comprises 38 residential units, predominantly consisting of traditional mid-terraced housing and a number of apartments, providing a balanced mix of family accommodation and smaller residential units. The portfolio offers twenty 2-beds, fourteen 3-beds and four 4 beds.

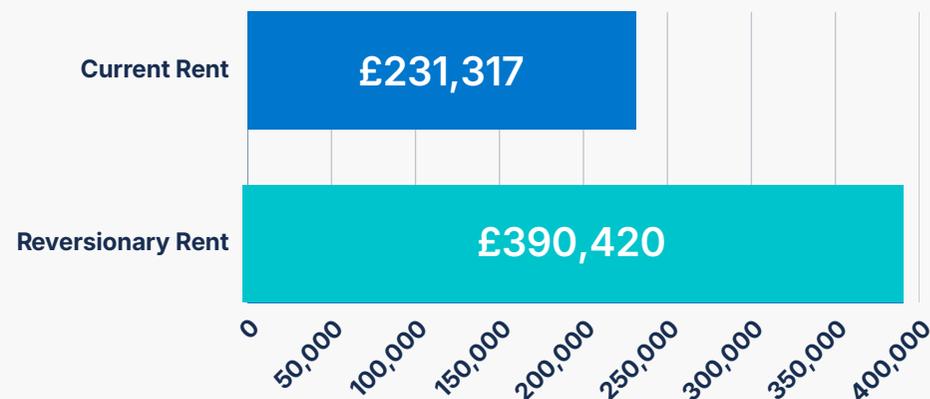
All of the properties are compliant with the current Minimum Energy Efficiency Standards (MEES) with the majority holding EPC rating of C or D. Internally, properties are generally in good condition.

The portfolio is 87% tenanted with only 5 of the 38 properties currently vacant. The tenanted properties are leased subject to Assured Shorthold Tenancy agreements and collectively produce an income stream of £231,317 per annum. The portfolio demonstrates strong occupancy levels, underpinned by sustained rental demand across Liverpool's established residential districts.

Attractive asset management opportunities exist to enhance income through rent reviews and re-letting at market levels. The Estimated Rental Value (ERV) of the portfolio is considered to be in the region of £390,420 per annum, representing a material reversionary uplift.

The geographical spread of the assets provides management diversification whilst remaining within a single metropolitan region, allowing for operational efficiency.

Overall, the portfolio presents an opportunity to acquire an established income-producing residential investment with clear and measurable potential to enhance rental performance through active asset management.





1

33 Thursby Crescent

Liverpool, L32 8TT

4 BED SEMI-DETACHED

- Floor Area: 1,268 sq. ft.
- EPC Rating: E
- Rental Income: £749.70 pcm
- ERV: £950 pcm



2

3 Pennington Road

Litherland, Liverpool, L21 8HY

2 BED MID-TERRACE

- Floor Area: 775 sq. ft.
- EPC Rating: D
- Rental Income: £590.60 pcm
- ERV: £800 pcm



3

6 Bedford Road

Bootle, L20 7DL

2 BED MID-TERRACE

- Floor Area: 828 sq. ft.
- EPC Rating: D
- Rental Income: £562.67 pcm
- ERV: £775 pcm



4

11 Pennington Road

Litherland, Liverpool, L21 8HY

2 BED MID-TERRACE

- Floor Area: 441 sq. ft.
- EPC Rating: C
- Rental Income: £450 pcm
- ERV: £800 pcm



5

11 Tumility Avenue

Bootle, L20 9HU

2 BED MID-TERRACE

- Floor Area: 689 sq. ft.
- EPC Rating: D
- Rental Income: £567 pcm
- ERV: £895 pcm



6

12 Stockbridge

Liverpool, L5 6PB

3 BED MID-TERRACE

- Floor Area: 947 sq. ft.
- EPC Rating: D
- Rental Income: £693 pcm
- ERV: £900 pcm



7

16 Alicia Walk

Liverpool, L10 4YX

3 BED MID-TERRACE

- Floor Area: 721 sq. ft.
- EPC Rating: C
- Rental Income: £636 pcm
- ERV: £875 pcm



8

26 Bedford Road

Bootle, L20 7DW

2 BED MID-TERRACE

- Floor Area: 1313 sq. ft.
- EPC Rating: E
- Rental Income: £630 pcm
- ERV: £850 pcm



9

27 Lander Road
Liverpool, L21 8JB

2 BED MID-TERRACE

- Floor Area: 925 sq. ft.
- EPC Rating: D
- Rental Income: £590.54 pcm
- ERV: £900 pcm



10

30 Hall Lane
Walton, Liverpool, L9 0EX

3 BED MID-TERRACE

- Floor Area: 947 sq. ft.
- EPC Rating: D
- Rental Income: £693 pcm
- ERV: £900 pcm



11

35 Bowden Street
Liverpool, L21 8LL

3 BED MID-TERRACE

- Floor Area: 839 sq. ft.
- EPC Rating: D
- Rental Income: £250 pcm
- ERV: £875 pcm



12

35 Thursby Crescent
Liverpool, L32 8TT

4 BED TOWN HOUSE

- Floor Area: 1216 sq. ft.
- EPC Rating: D
- Rental Income: £749.70 pcm
- ERV: £975 pcm



13

37 Thursby Crescent

Liverpool, L32 8TT

2 BED FLAT

- **Floor Area:** 699 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £567 pcm
- **ERV:** £675 pcm



14

37a Thursby Crescent

Liverpool, L32 8TT

2 BED FLAT

- **Floor Area:** 764 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £519 pcm
- **ERV:** £675 pcm



15

39 Thursby Crescent

Liverpool, L32 8TT

2 BED FLAT

- **Floor Area:** 764 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £567 pcm
- **ERV:** £675 pcm



16

39a Thursby Crescent

Liverpool, L32 8TT

2 BED FLAT

- **Floor Area:** 699 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £567 pcm
- **ERV:** £675 pcm



17

38 Aintree Road

Bootle, L20 9DN

3 BED MID-TERRACE

- Floor Area: 753 sq. ft.
- EPC Rating: D
- Rental Income: £700 pcm
- ERV: £895 pcm



18

54 Olivia Street

Bootle, L20 2ES

3 BED MID-TERRACE

- Floor Area: 839 sq. ft.
- EPC Rating: D
- Rental Income: £720 pcm
- ERV: £800 pcm



19

81 Olivia Street

Bootle, L20 2ER

2 BED MID-TERRACE

- Floor Area: 807 sq. ft.
- EPC Rating: D
- Rental Income: Vacant
- ERV: £800 pcm



20

91 Gray Street

Bootle, L20 4RY

4 BED MID-TERRACE

- Floor Area: 1,087 sq. ft.
- EPC Rating: D
- Rental Income: Vacant
- ERV: £900 pcm



21

91 Makin Street

Walton, Liverpool, L4 5QF

2 BED MID-TERRACE

- Floor Area: 785 sq. ft.
- EPC Rating: D
- Rental Income: £590.54 pcm
- ERV: £675 pcm



22

102 Downing Road

Bootle, L20 9LX

3 BED MID-TERRACE

- Floor Area: 1,022 sq. ft.
- EPC Rating: C
- Rental Income: £567 pcm
- ERV: £850 pcm



23

136 Wadham Road

Bootle, L20 2DE

4 BED MID-TERRACE

- Floor Area: 1,679 sq. ft.
- EPC Rating: D
- Rental Income: £661.50 pcm
- ERV: £1200 pcm



24

170 Bedford Road

Bootle, L20 2DT

3 BED MID-TERRACE

- Floor Area: 1,173 sq. ft.
- EPC Rating: E
- Rental Income: £819 pcm
- ERV: £900 pcm



25

172 Sandy Lane

Walton, Liverpool, L9 9BB

2 BED MID-TERRACE

- Floor Area: 592 sq. ft.
- EPC Rating: D
- Rental Income: £623 pcm
- ERV: £850 pcm



26

234 Gloucester Road

Bootle, L20 9AP

3 BED MID-TERRACE

- Floor Area: 1,001 sq. ft.
- EPC Rating: D
- Rental Income: Vacant
- ERV: £900 pcm



27

467 Hawthorne Road

Bootle, L20 9AT

2 BED MID-TERRACE

- Floor Area: 1,001 sq. ft.
- EPC Rating: D
- Rental Income: £819 pcm
- ERV: £900 pcm



28

Flat 71 Abbeygate Apartment

Wavertree, Liverpool, L15 8HB

3 BED APARTMENT

- Floor Area: 601 sq. ft.
- EPC Rating: D
- Rental Income: Vacant (Let Agreed)
- ERV: £900 pcm



29

Flat 51 Abbeygate Apartments
Wavertree, Liverpool, L15 8HB

3 BED APARTMENT

- **Floor Area:** 602 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £500 pcm
- **ERV:** £850 pcm



30

Flat 16 Abbeygate Apartments
Wavertree, Liverpool, L15 8HB

3 BED APARTMENT

- **Floor Area:** 828 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £661.50 pcm
- **ERV:** £850 pcm



31

Apartment 4, 1 Lynwood Road
Liverpool, L9 3DN

2 BED APARTMENT

- **Floor Area:** 1,001 sq. ft.
- **EPC Rating:** D
- **Rental Income:** £724.50 pcm
- **ERV:** £850 pcm



32

50a Thornside Walk
Liverpool, L25 5PL

3 BED APARTMENT

- **Floor Area:** 882 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £659.66 pcm
- **ERV:** £800 pcm



33

22 Ronan Close

Bootle, L20 4UH

2 BED MID-TERRACE

- **Floor Area:** 548 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £250 pcm
- **ERV:** £800 pcm



34

8b The Green

Liverpool, L13 4BX

3 BED MID-TERRACE

- **Floor Area:** 764 sq. ft.
- **EPC Rating:** C
- **Rental Income:** Vacant
- **ERV:** £850 pcm



35

2 Hodgsons, Town Row

Liverpool, L12 8SW

2 BED MID-TERRACE

- **Floor Area:** 667 sq. ft.
- **EPC Rating:** C
- **Rental Income:** Vacant
- **ERV:** £925 pcm



36

108 Baycliff Road

Liverpool, L12 6QX

3 BED MID-TERRACE

- **Floor Area:** 925 sq. ft.
- **EPC Rating:** D
- **Rental Income:** £660 pcm
- **ERV:** £900 pcm



37

17 South Parkside Walk

Liverpool, L12 5ES

2 BED MID-TERRACE

- **Floor Area:** 756 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £420 pcm
- **ERV:** £995 pcm



38

40 Prestbury Road

Liverpool, L11 3EA

3 BED MID-TERRACE

- **Floor Area:** 947 sq. ft.
- **EPC Rating:** C
- **Rental Income:** £661.50 pcm
- **ERV:** £950 pcm

Viewings

Strictly by prior appointment with Watling Real Estate acting as sole agents.

Property Reference

223142

Guide Price

We are seeking offers in the region of £2.75m, subject to contract and exclusive of VAT. An acquisition at this level reflects a Net Initial Yield of 7.93% (based on current gross income) and a Revisionary Yield of 13.34%.

This represents a low average capital value of £72,400 per property.

Data Room

A data room is available providing:

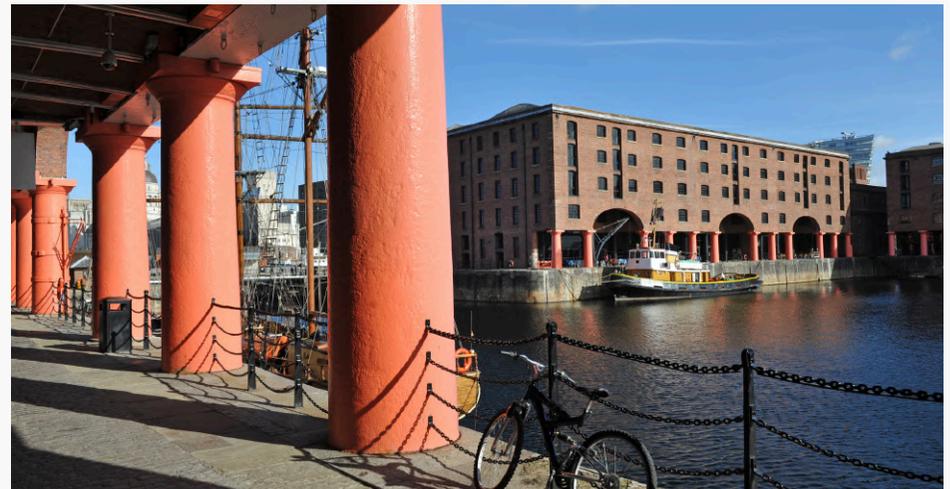
- Tenancy schedule
- Title documentation
- Rent schedule
- EPC certificates
- Lease information

Tenure

There are a mixture of Freehold and Leasehold properties.

VAT

We understand the properties are not elected for VAT.



Further Information

WATLING
REAL ESTATE

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