



## 7 Redcliffe Road

Mapperley Park • Nottingham • NG3 5BW

**Freehold Investment Opportunity | Offers in the Region of £800,000**



## Stunning Freehold Investment Opportunity

Occupying a prominent corner position on one of Mapperley Park's most desirable tree-lined streets, this substantial Victorian freehold represents a rare chance to acquire an income-producing block with genuine value-add potential. The property comprises a detached three-bedroom Coach House, three self-contained apartments, a large unconverted basement and a generous private off-road car park.

The Coach House and two apartments are let and income-producing, whilst the three-bedroom ground floor apartment is now offered **vacant** – an immediate opportunity to re-let at an estimated £1,500 PCM, or to refurbish first and push both the rent and the capital value higher. Fully let, the block offers income approaching £60,000 per annum – a gross yield of circa 7.5% at the asking price – with significant further scope through rental re-alignment, cosmetic upgrades and development of the under-utilised space. In all, the accommodation extends to approximately 3,660 sq ft (GIA) on a site of circa 0.2 acres.

**£800,000**

ASKING PRICE (OIRO)

**£61,800**

RICS MARKET RENT PA

**7.7%**

GROSS YIELD AT  
MARKET RENT

**3,660**

SQ FT GIA • 0.2 ACRE  
SITE

### KEY FEATURES

- Freehold investment opportunity in a sought-after location
- Handsome period building with large apartments throughout
- Ground floor apartment now vacant – immediate rental uplift & refurbishment potential
- Large unconverted basement – prime for redevelopment (STP)
- Large off-road parking area with possible development potential (STP)
- Mix of Company Lets (Airbnb operators) and AST income streams
- Small rear communal gardens
- Clear potential for capital uplift – viewings highly recommended

### INDEPENDENTLY VALUED

The asking price is underpinned by an independent RICS Red Book valuation (March 2026), which assessed the Market Value of the freehold at £800,000 and the market rent at £61,800 per annum – a gross yield of 7.7%. The same valuation reported a value of £925,000 on the special assumption of the title being split into individual units with appropriate long leases created – demonstrating a clear route to circa 15% capital uplift through title splitting alone. Further details available upon request.

### LOCATION

Situated in Mapperley Park within easy reach of Nottingham city centre, the property benefits from excellent public transport links and lies within a highly desirable residential area, popular with professionals and families alike. With rental demand and property values continuing to rise, the block offers both secure income and strong prospects for capital growth.

## Schedule of Accommodation & Income

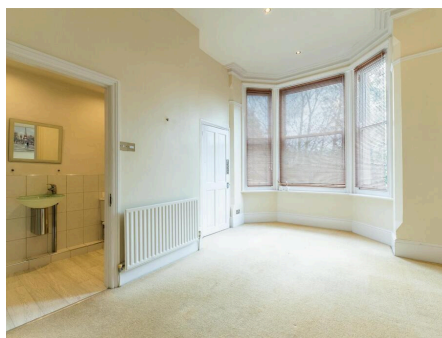
| UNIT                              | BEDS | TENANCY                       | RENT PCM          | NOTES                                                                           |
|-----------------------------------|------|-------------------------------|-------------------|---------------------------------------------------------------------------------|
| <b>Detached Coach House</b>       | 2/3  | Company Let Agreement         | £1,350            | Not an AST                                                                      |
| <b>Apartment 1</b> – Ground Floor | 3    | <b>NOW VACANT</b>             | <b>ERV £1,500</b> | Previously let at £950 PCM; scope to refurbish to increase rent & value further |
| <b>Apartment 2</b> – First Floor  | 2    | Company Let – Airbnb operator | c. £1,150         | Airbnb income exceeds AST market rent                                           |
| <b>Apartment 3</b> – Top Floor    | 1    | Company Let – Airbnb operator | c. £925           | Airbnb income exceeds AST market rent                                           |
| <b>Current passing income</b>     |      |                               | <b>£3,425</b>     | <b>c. £41,100 per annum</b>                                                     |
| <b>Fully let potential</b>        |      |                               | <b>c. £4,925</b>  | <b>Approaching £60,000 per annum</b>                                            |

Figures quoted are approximate and provided by the vendor. Estimated rental value (ERV) for Apartment 1 reflects current market evidence; further uplift achievable following refurbishment and rental re-alignment across the block.

### THE OPPORTUNITY

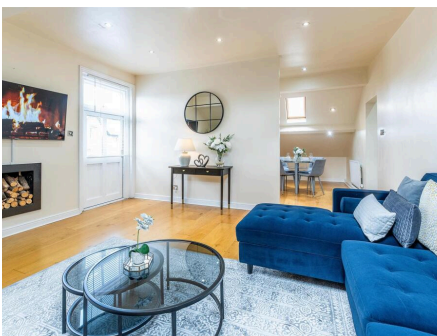
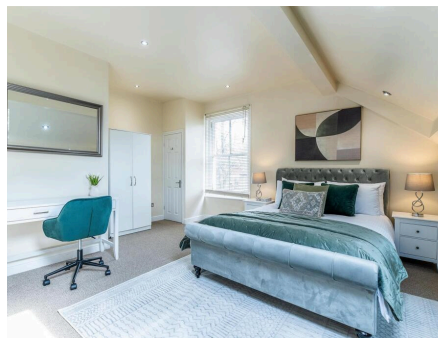
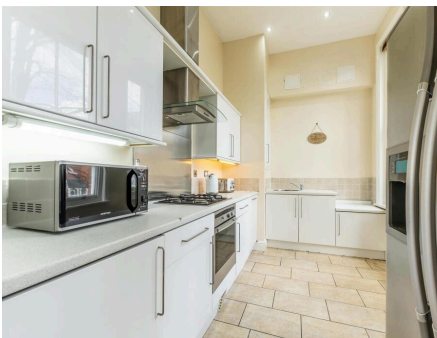
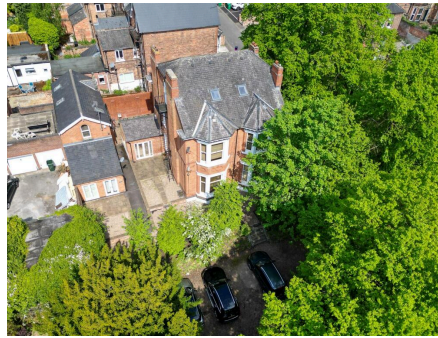
**Immediate reversion:** with vacant possession of the three-bedroom ground floor apartment, an incoming purchaser can capture an immediate uplift by re-letting at market rent – or refurbish first to maximise both income and capital value.

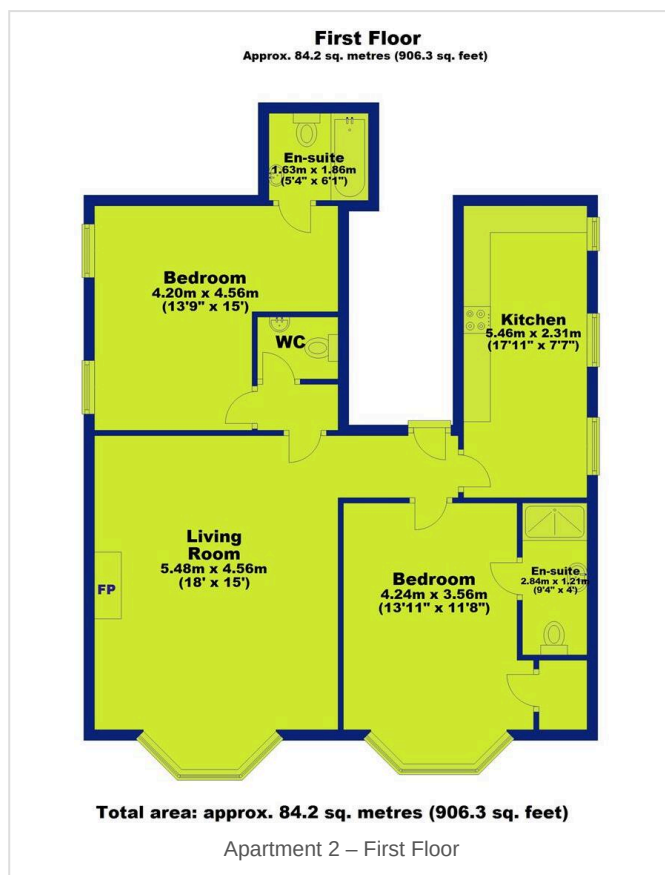
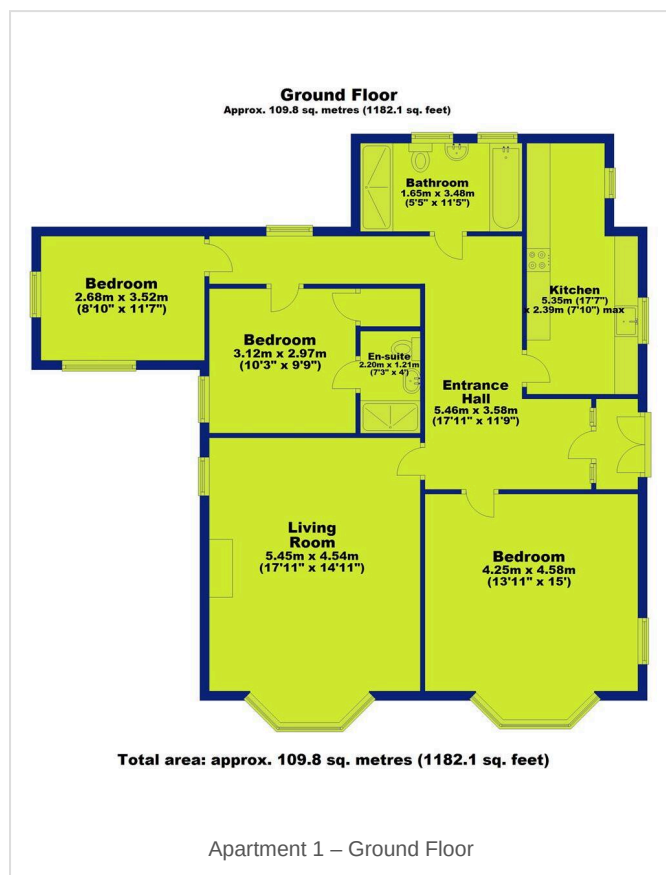
**Development upside:** the large unconverted basement is prime for redevelopment, with architect's drawings prepared illustrating conversion to additional self-contained accommodation (subject to planning). The generous front car park may also offer longer-term development potential (STP), and the single freehold title lends itself to title splitting – independently valued at £925,000 as individual units (March 2026). Copies of the existing and proposed scheme drawings are included at the rear of these particulars.



Apartment 1 – the vacant ground floor apartment, ready to refurbish and re-let







Floorplans are indicative and for identification purposes only. Not to scale.



## Development Drawings

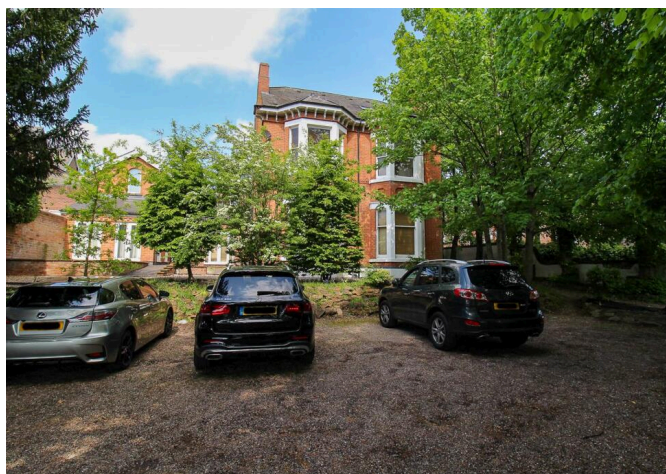
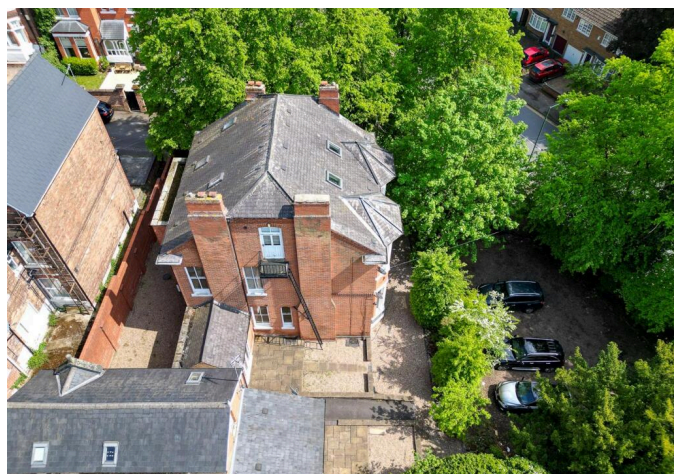
Architect's drawings have previously been prepared illustrating the potential of the buildings, including conversion of the unutilised basement to additional self-contained accommodation and reconfiguration of the main house and Coach House (subject to obtaining the necessary consents). The existing floor plans and elevations, together with the proposed basement, ground floor & Coach House scheme and proposed elevations, are appended to the rear of these particulars.

### TENURE

Freehold, sold subject to and with the benefit of the existing tenancies and occupational agreements.

### VIEWINGS

Viewings are highly recommended and strictly by prior appointment. The property is offered by joint appointment between J.P. Hargreaves Property Consultants and FHP Living; all viewings are conducted by J.P. Hargreaves.



**Joe Hargreaves**

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Existing Front Elevation



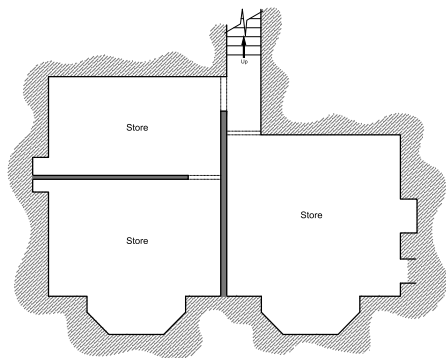
Existing Side Elevation



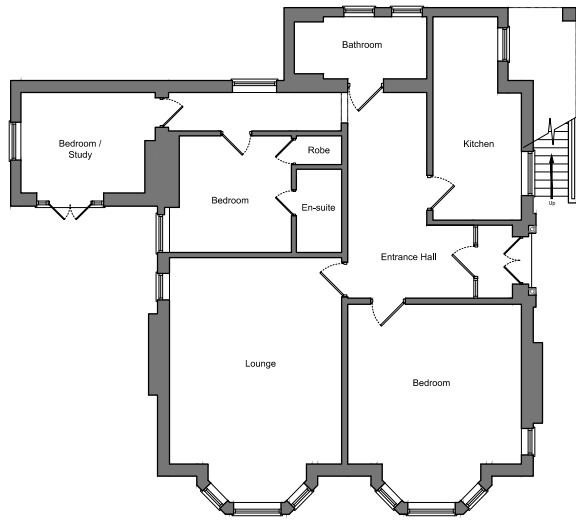
Existing Rear Elevation



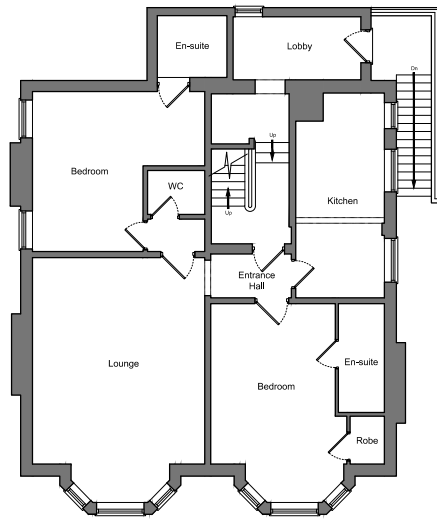
Existing Side Elevation



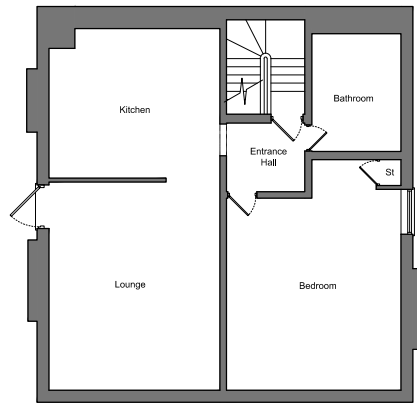
Existing Basement Floor Plan



Existing Ground Floor Plan



Existing First Floor Plan

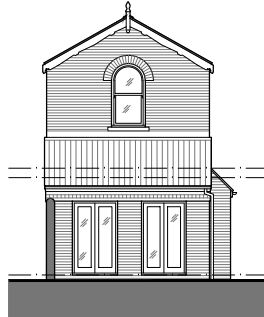


Existing Second Floor Plan



Block Plan 1:500

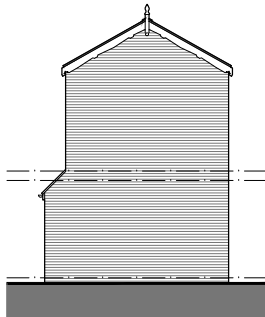
OS Plan 1:1250



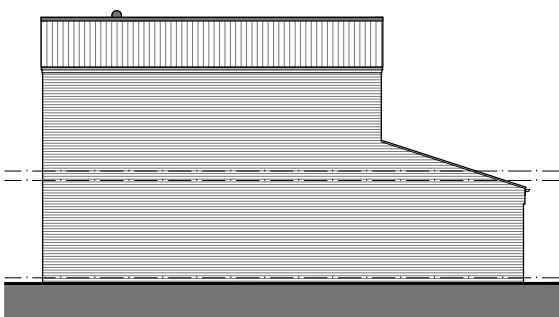
Existing Side Elevation 'Coach House'



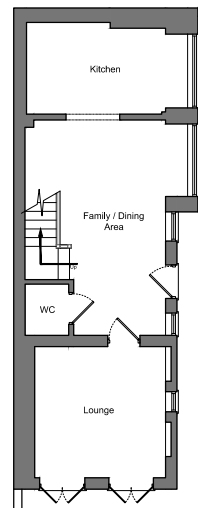
Existing Front Elevation 'Coach House'



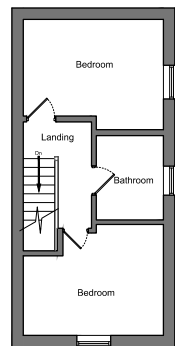
Existing Side Elevation 'Coach House'



Existing Rear Elevation 'Coach House'



Existing Ground Floor



Existing First Floor  
Plan 'Coach House'

- Important Notes
1. Prior to the commencement of work, the contractor and client are to check on-site all exterior dimensions, boundary positions and details to verify and agree upon. Any errors, omissions or design changes should be reported immediately to enable amended plans to be prepared and submitted for approval.
  2. The contractor will be responsible for locating all hidden services that may be affected by the proposal and stopping off or diverting as necessary. Drainage runs shown are assumed and must be checked on site before work commences.
  3. The requirements of the "Party Wall Act 1996" will apply to certain schemes. The "Building Owner" will in writing inform and agree with the "Adjoining owner(s)" if the proposed work affects the Party Wall or is within 3 meters of the foundations of the nearby building. If an agreement cannot be made then professional advice should be sought prior to commencement of work on site, by a Party Wall Surveyor. SWISH Architecture Ltd take no responsibility for this.

| Revision | Date | Description | By |
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Client

**MR PAUL DAVEY**

Status **Planning Permission**

Project  
PROPOSED CONVERSION OF THE EXISTING BUILDING/S  
INTO SELF CONTAINED STUDIO FLATS @ REDCLIFFE LODGE,  
7 REDCLIFFE ROAD, MAPPERLEY PARK, NOTTM, NG3 5BW.

Drawing

EXISTING FLOOR PLANS,  
ELEVATIONS, BLOCK & OS PLAN.

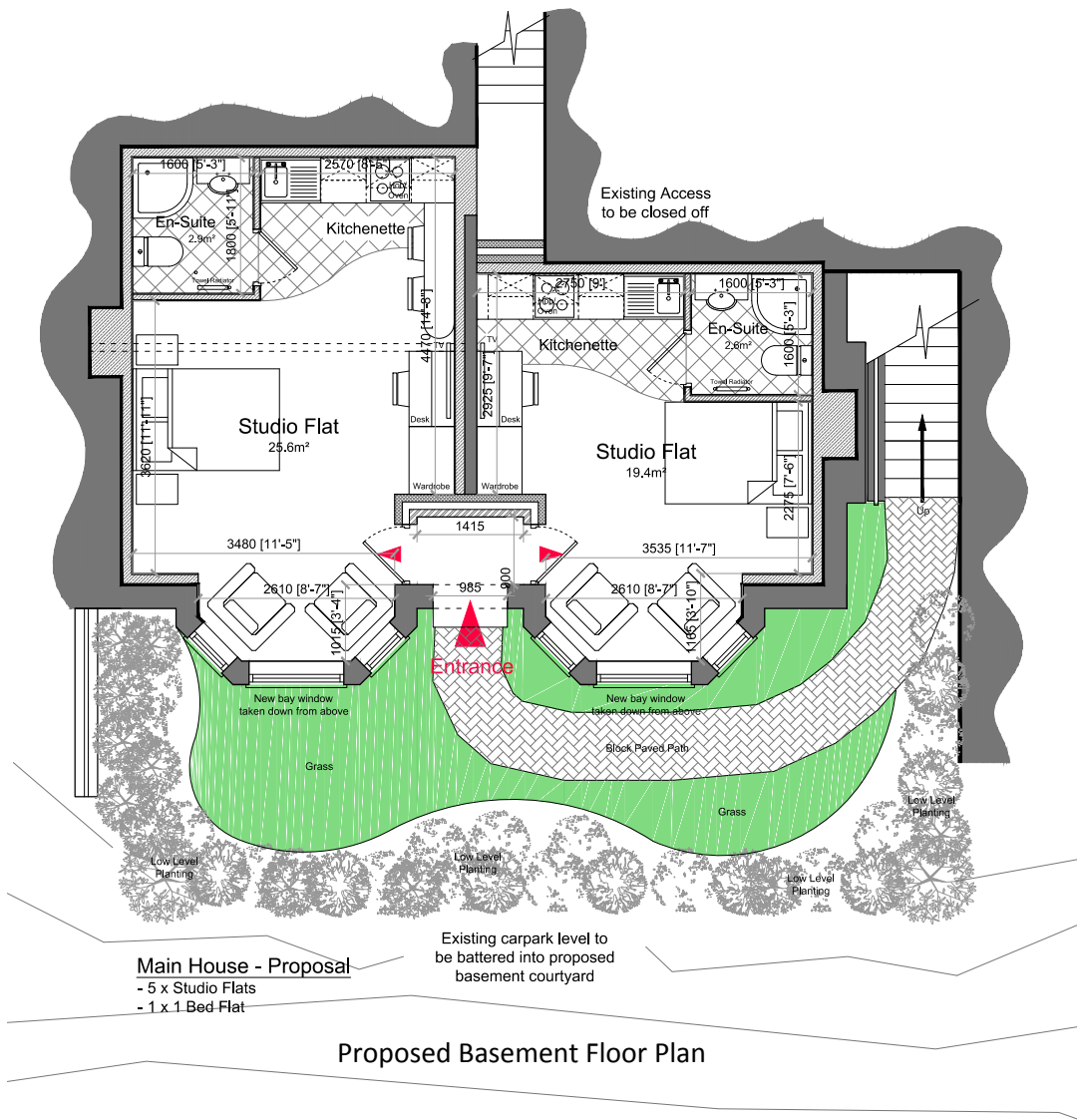
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Project No. Drawing No. Revision

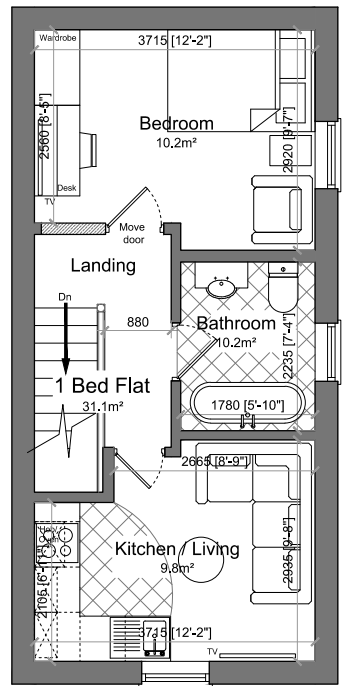
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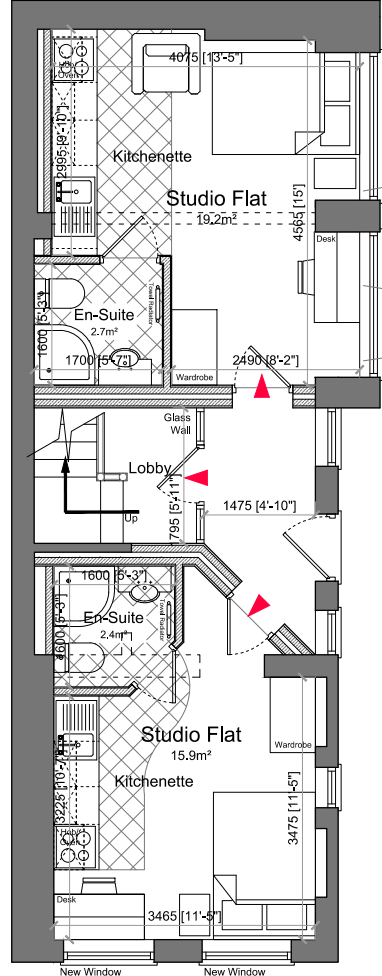




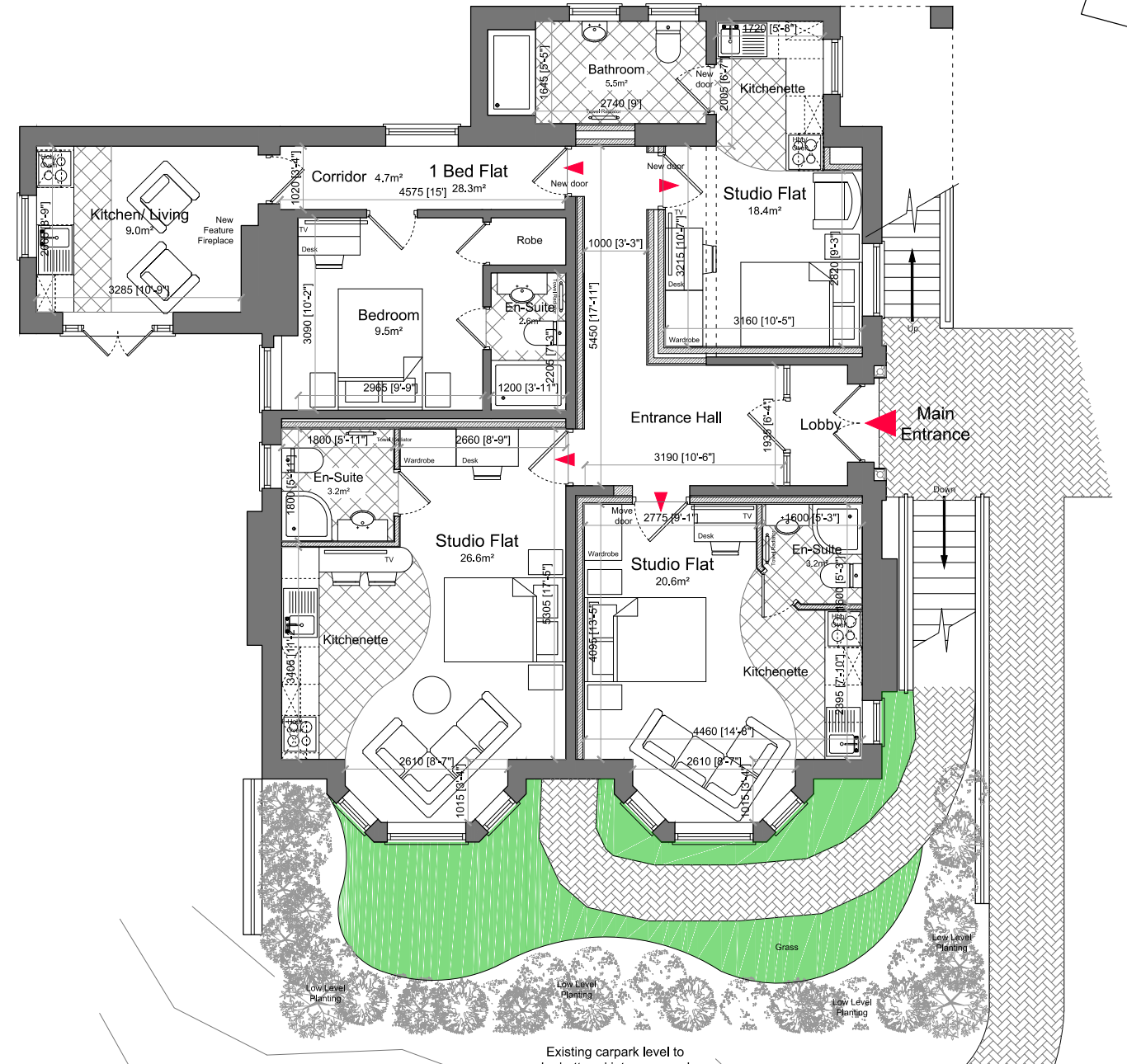
Notes



Coach House - Proposal  
- 2 x Studio Flats  
- 1 x 1 Bed Flat  
Proposed First Floor Plan 'Coach House'



Proposed Ground Floor Plan 'Coach House'



Main House - Proposal  
- 5 x Studio Flats  
- 1 x 1 Bed Flat  
Proposed Ground Floor Plan

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Drawing

PROPOSED FLOOR PLANS, BLOCK & OS PLAN.

Scale 1:50, etc Sheet Size A1 Drawn By DL Date Jan 2014

Project No. Drawing No.

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Proposed Front Elevation



Proposed Side Elevation



Proposed Rear Elevation



Proposed Side Elevation



Proposed Block Plan 1:500



OS Plan 1:1250

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Drawing

**PROPOSED ELEVATIONS,  
BLOCK & OS PLAN.**

Scale 1:100, etc Sheet Size A1 Drawn By DL Date Jan 2014

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