

# Residential Investment Opportunity

For Sale



15 - 57 Linley Road  
Whittlesey PE7 1TP  
801.1238897



# 15 – 57 Linley Road

Whittlesey PE7 1TP



## Agreement

For Sale



## Detail

Residential Investment



## Price

£2,750,000 OIRO



## Size

Average individual unit  
size 51.6 sq m (556 sq ft)  
approx.



## Location

Whittlesey PE7 1TP



## Property ID

801.1238897

**For Viewing & All Other Enquiries Please Contact:**



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## Property

The estate comprises a site of around 1.48 acres accommodating 22 bungalows. 21 of these are 2 bed properties and 1 is a 3 bed. The properties are refurbished and present well. The external areas provide good levels of parking together with garages for some of the units available by separate agreement. There are communal gardens along with individual gardens for each property. The immediate surrounding area is predominantly residential.

### Accommodation

Each of the 21 two bed bungalows measures approximately 556 sq ft (51.6 sq m) or thereabouts. There is 1 three bed bungalow that has not been inspected. The bungalows sit on a self contained site of approximately 1.48 acres or thereabouts.

### Services

We understand that mains water, gas, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers. The water supply is a single supply to the estate with costs currently borne by the landlords.

### Town & Country Planning

The tenants of the properties must be of at least 55 years of age.

## Income / Tenancy Schedule

The properties are currently held in an SPV company, Linley Rental Properties Ltd. For the year ending 30th June 2025, the accounts show a gross income for the 22 units of £191,281 which equates to an average monthly income of approximately £724.50 per property, presenting the opportunity for investors to increase the income in the short to medium term.

A tenancy schedule is available to bona-fide parties. The current annual income equates to £204,540.

### SDLT

The properties are available for sale as a whole, the Company will not be sold. Our clients accountants advise that at the asking price, the SDLT liability will be £127,000

### Price

**Offers in the region of £2,750,000**

### EPC & Certificates

A full list of EPC ratings are available upon request. Up to date gas and electrical test certificates together with periodic inspection reports are also available to bona-fide parties upon request.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Investment Considerations

The investment provides a unique opportunity to acquire a group of residential properties on a self-contained site, 100% let and with waiting list. The estate is on the market for the first time in around 40 years after the properties were originally constructed by the current owners. Based on the guide price of £2,750,000 and an income stream of £204,540 we highlight the following points

- Including SDLT and allowing say 1% for legal fees the gross cost to a buyer will be c £2,904,500.
- Net initial yield on that basis will be approximately 7.04%
- Scope to get rents up to nearer £222,000 which will improve yield to 7.64%
- Unit cost equates to only £132,022 including costs which looks very good value compared to recent market sales for similar properties at around £200,000.

In addition the investment provides

- Opportunity to exit the development over time, selling individual units as and when vacated to maximise capital uplift
- Opportunity for social housing acquisition or care providers to acquire self-contained development

### Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective purchasers prior to instruction of solicitors.

## Location

Whittlesey is a market town situated approximately 8 miles to the east of Peterborough. The properties are located within a popular residential suburb of Whittlesey just off of New Road. They are roughly an 8-minute walk from the town centre.



Whittlesey



