



**Residential Portfolio, 8A Lime Tree Crescent, New Rossington,
Doncaster, DN11 0BT**

Residential Investment Portfolio

Summary

Tenure	For Sale
Price	Price on application
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- 10 Houses all let on AST's
- Fully let
- Potential for rent increases
- B & C EPC Ratings

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Description

RESIDENTIAL INVESTMENT PORTFOLIO

This freehold portfolio is being sold as one lot and is not held in a Special Purchase Vehicle (SPV) or Limited Company.

Each property is let on an Assured Shorthold Tenancy (AST) agreement (copies of which are available on request) and the total current rent being paid is £87,420 per annum.

We believe all the properties have scope for rental increases of c.10% and bringing the total annual rent roll to c.£96,000 per annum (buyers should make their own market assessment as to where they believe current rental values lie for each property).

The properties are:

- 8a Limetree Crescent, Rossington, Doncaster, DN11 0BT
- 8b Limetree Crescent, Rossington, Doncaster, DN11 0BT
- 8c Limetree Crescent, Rossington, Doncaster, DN11 0BT
- 8d Limetree Crescent, Rossington, Doncaster, DN11 0BT
- 1 Walnut Avenue, Auckley, Doncaster, DN9 3EZ
- 1a Walnut Avenue, Auckley, Doncaster, DN9 3EZ
- Willow Lodge, Willow Crescent, Auckley, Doncaster, DN9 3HA
- 64a Paxton Crescent, Armthorpe, Doncaster, DN3 2AW
- 64b Paxton Crescent, Armthorpe, Doncaster, DN3 2AW
- 29b Briar Road, Armthorpe, Doncaster, DN3 2EE

We are instructed to seek offers in the region of £1,457,000 (ONE MILLION FOUR HUNDRED AND FIFTY SEVEN THOUSAND POUNDS) for the freehold interest in all ten properties and subject to the occupational tenancies.

A purchase at this level reflects a Gross Initial Yield of 6% and a Gross Reversionary Yield (based on the above assessment of where the rents could be) of 6.6%.

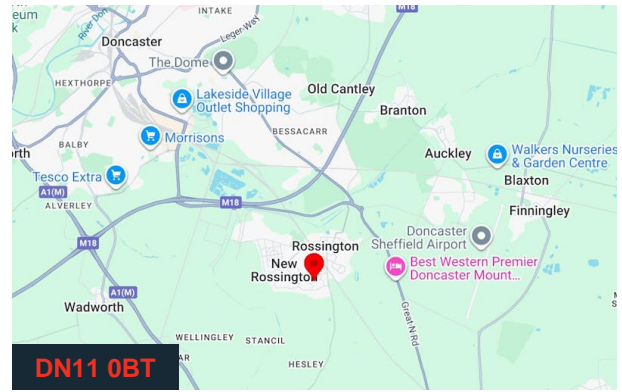
ENERGY PERFORMANCE CERTIFICATE (EPC)

- 8a Limetree Crescent - B83,
- 8b Limetree Crescent - B85,
- 8c Limetree Crescent - B85,
- 8d Limetree Crescent - B84,
- 1 Walnut Avenue - C71,
- 1a Walnut Avenue - B83 (expired),
- Willow Lodge - B83 (expired),
- 64a Paxton Crescent - B81 (expired),
- 64b Paxton Crescent - B81 (expired),
- 29b Briar Road - B84

(PLEASE NOTE WHERE THE EPC HAS EXPIRED THESE ARE BEING UPDATED AND WE ANTICIPATE THEM BEING A; 'B' OR 'C' RATING).

AML

In accordance with the Money Laundering Regulations prospective purchasers will be asked to produce identification of the intended



Viewing & Further Information



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purchaser and other documentation to support any offers submitted to the vendors.

Location

All properties are located within suburbs of Doncaster in established residential areas in Rossington, Auckley and Armthorpe.