

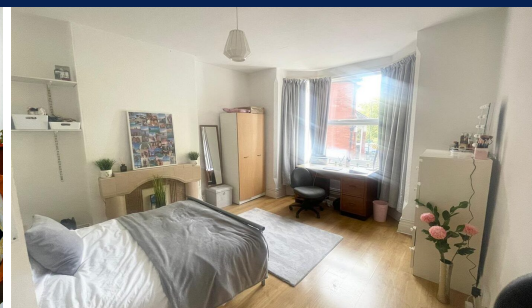
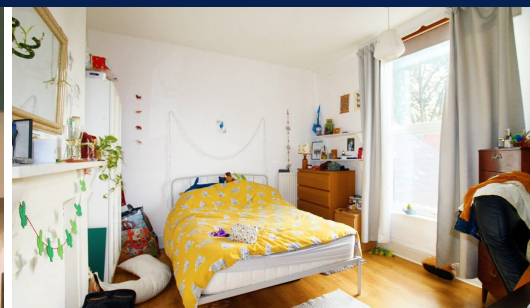


FULLY LET STUDENT INVESTMENT

259 DERBY ROAD · NOTTINGHAM · NG7 2DP

A seven-bedroom student HMO in the heart of Lenton, fully let for 2026/27, with off-street parking for eight vehicles and lapsed consent for an eighth bedroom.

Asking Price £490,000



£490,000

ASKING PRICE

£60,344

GROSS INCOME PA

12.32%

GROSS YIELD

8th bed

CONSENTED, LAPSED

THE PROPERTY

SEVEN BEDS, EIGHT SPACES — WITH ROOM TO GROW

259 Derby Road directly adjoins 115 Lenton Boulevard on its own separate legal title, in the same established Lenton student pitch. The accommodation extends to approximately 1,975 sq ft (183.5 sq m) over three floors, arranged as seven double bedrooms, two shower rooms, a kitchen and a communal lounge, with off-street parking for up to eight vehicles – an unusually generous provision for the street.

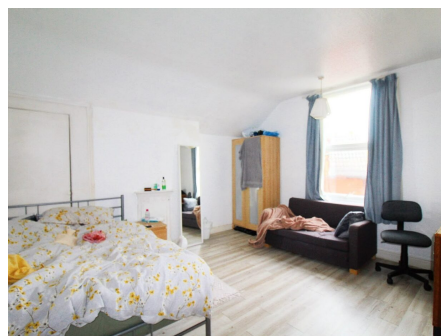
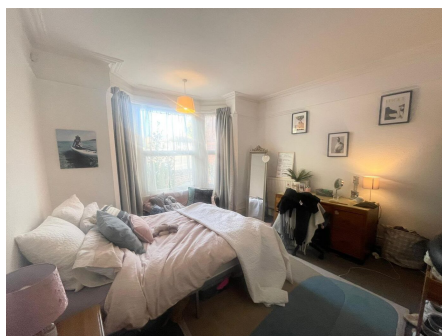
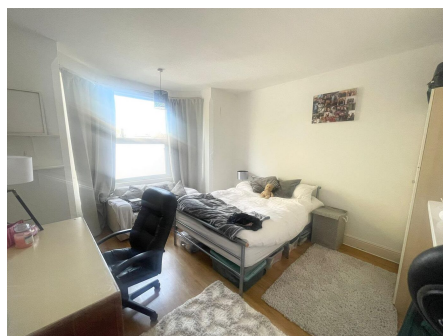
The property is sold fully let on a bills-inclusive tenancy to seven tenants for the 2026/27 academic year, producing £60,344 per annum gross – a gross yield of 12.32% at the asking price. It was jointly voted a Top 10 student home in Lenton.

The clearest value-add on either of the two houses sits here. Planning permission was previously granted – now lapsed – for a ground-floor kitchen extension into the car park, together with an additional bathroom, converting the existing lounge into an eighth double bedroom. Subject to fresh consent, that would take the property to eight beds on the same footprint.

KEY FEATURES

- Seven double bedrooms · two shower rooms · three floors
- Off-street parking for up to eight vehicles
- Fully let for 2026/27 on a bills-inclusive tenancy
- Lapsed consent for an eighth bedroom – renewable (STP)
- Certificate of lawful use for seven occupants
- EPC C, valid to 29 August 2033
- Dormer roof replaced within the last year
- Adjoins 115 Lenton Boulevard – separate title, same management

The upside, plainly stated. An eighth bedroom at the rate the house already achieves would add circa £8,600 per annum to the gross income before any re-basing of the remaining rooms. That is a materially different asset from the one being sold today, and the consent has lapsed – any purchaser should satisfy themselves as to the prospects of a fresh application.



PRICING & TERMS

SCHEDULE OF ACCOMMODATION & INCOME

ITEM	DETAIL	BASIS	INCOME
Residential letting	7 double bedrooms	Circa £166 per person per week, bills included	£5,028.66 PCM
Car park	Up to 8 vehicles	Included within the residential letting	—
Contracted gross income 2026/27	7 beds		£60,344 per annum

ILLUSTRATIVE – SUBJECT TO FRESH PLANNING CONSENT

Eighth bedroom	Lounge converted; kitchen extended into car park; additional bathroom	At the rate currently achieved	Circa £8,600 PA
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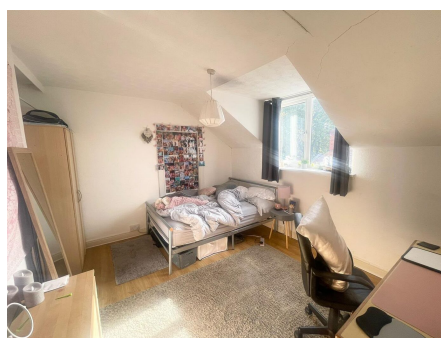
Let on a bills-inclusive tenancy to seven tenants for a twelve-month term, 4 July 2026 to 3 July 2027. Deposit held: £2,590. The landlord's unlimited utilities package currently costs £563.31 per calendar month. The latest licensing documentation is a draft HMO licence in the name of RMV Holdings Limited for seven occupants, with a proposed expiry of 2 February 2031, subject to the final licence being issued. Planning consent for the eighth bedroom has lapsed and the illustrative income above is not contracted. Areas are taken from indicative floorplans and are not to scale.

THE OPPORTUNITY

Contracted income with a defined route to more. The house is let and producing £60,344 for 2026/27. The lapsed consent for an eighth bedroom is the specific, evidenced upside – a scheme that has already been through the planning process once.

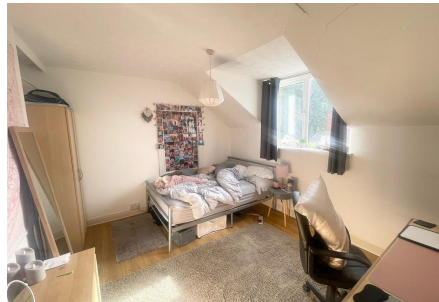
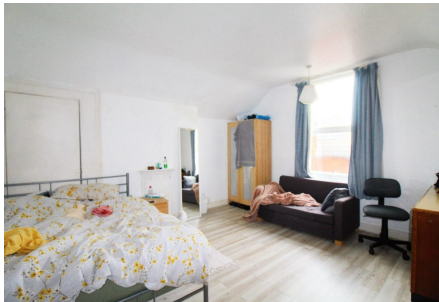
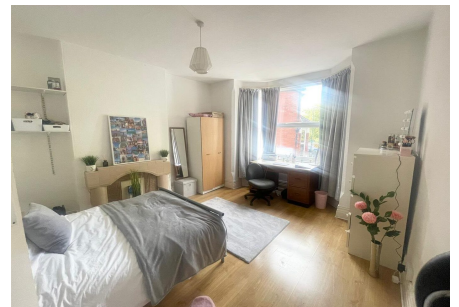
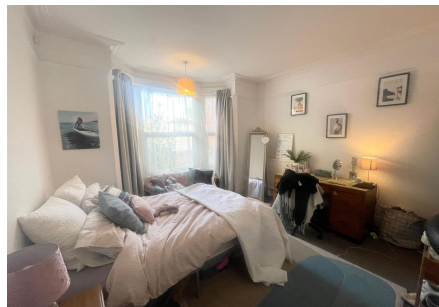
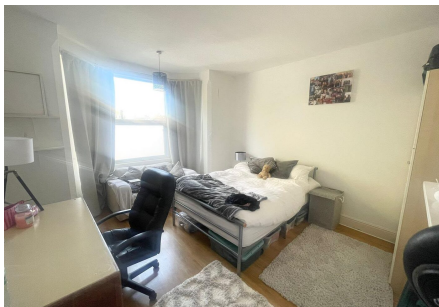
Parking that works harder than the street's. Eight off-street spaces on a road where most houses have none is both an amenity and, if the extension proceeds, the land the kitchen extends into. A purchaser will want to weigh one against the other.

Better bought with its neighbour. 259 adjoins 115 Lenton Boulevard on a separate title under common ownership and management. The two are offered together at £1,040,000 – exactly the sum of the two individual prices – producing £130,688 gross across fifteen beds.



THE PROPERTY

PHOTOGRAPHY



LAYOUT

FLOORPLANS



259 Derby Road – ground, first & second floors · approx. 1,975 sq ft (183.5 sq m) · not to scale, indicative only

Floorplans are indicative and produced for identification purposes only. Areas are approximate and taken from indicative floorplans; they should not be relied upon and any intending purchaser must satisfy themselves by inspection or otherwise.

259 DERBY ROAD · NOTTINGHAM

VIEWINGS & FURTHER INFORMATION

Viewings are strictly by appointment. Further information including the full photographic library, floorplans, tenancy documentation, the draft HMO licence, the lapsed planning consent for the eighth bedroom, EPC and compliance records is available to seriously interested parties on request.

The property is held within a limited company alongside one other asset; the proposed transaction is an asset sale, not a share sale. Sold subject to and with the benefit of the existing tenancy.

Also available: 115 Lenton Boulevard NG7 2FQ, which adjoins on a separate title, and the two together as a single lot at £1,040,000.

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