

OFF-MARKET **LOUGHBOROUGH** **PROPERTY**

Guide Price : £225,000

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THE OVERVIEW

Yield are pleased to present this freehold terraced 3-Bedroom property located on Paget Street in Loughborough.

Located conveniently close to the town centre this fully licensed student property presents a fantastic development opportunity. The property is fully let for the 26/27 academic year, and already has planning approved to turn the house from a 3-bed to a 5-bed.

KEY DETAILS



Location: Paget Street, Loughborough



Asking Price: £225,000



Current Rental Income: £18,720



Bedrooms: 3



Bathrooms: 2

THE INVESTMENT PROPERTY

This three-bedroom property on Paget Street presents an outstanding development and investment opportunity in one of Loughborough's most sought-after student locations. Benefiting from planning permission to convert into a five-bedroom HMO, it offers significant potential to increase both rental income and overall capital value.

The property currently provides well-proportioned accommodation with a practical layout, while the approved conversion creates the opportunity to maximise its full earning potential. With planning permission already secured, an incoming investor can increase the property's letting capacity and unlock substantially higher rental income, with further scope to enhance the existing rents in line with prevailing market levels.

With an EPC rating of D, the property meets current compliance standards and offers scope for future improvement, presenting an opportunity to enhance energy efficiency and long-term value.

This is a prime value-add investment with excellent development potential, strong rental growth prospects, and continued demand from Loughborough's thriving student market, making it an ideal opportunity for investors seeking to unlock significant future returns.

LOCATION

Well positioned on Paget Street, the property benefits from close proximity to Loughborough town centre and convenient access to the university.

- University of Loughborough - 0.6 miles away (12 minute walk).

The property is ideally located on Paget Street, a well-connected student area close to a range of local amenities. Loughborough town centre is just a short distance away, offering a wide selection of shops, cafés, pubs, and convenience stores, all easily accessible on foot.

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£225,000
Current Monthly Rent	£1,560
Estimated Monthly Operating Cost	£358.50
Monthly Net Profit	£1,201.50
Gross Yield	8.32%
Net Yield	5.34%



Separate Living Space



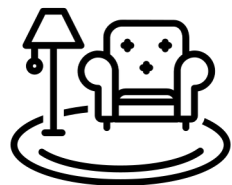
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

ASKING PRICE £225,000



131 Paget Street, Loughborough

THE PROPERTY



THE PROPERTY



Planning Drawings

1. Existing GF Plan

2. Existing FF Plan

3. Existing Front Elevation

4. Existing Rear Elevation

5. Existing Side Elevation

4. Site Location Plan 1:1250

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect. 2. Drawings may be scaled for planning purposes. 3. Drawings not supplied in paper format by Willaust Architecture may not be to the scale indicated in the title block. 4. This drawing is copyright and may not be reproduced or used for any purpose other than that intended without the prior written agreement of the Architect. 5. Any parts of the drawing based on Ordnance Survey maps are provided with the permission of the Controller of H.M. Stationery Office. Crown Copyright Reserved.

0 2M 4M 8M
1:100
0 1m 2m 4m
0 4m 8m 16m
1:50
0 25M 50M 100M
1:200
1:1250

7. Proposed Ground Floor Plan 1:50

8. Proposed First Floor Plan 1:50

9. Proposed Second Floor Plan 1:50

10. Proposed Elevations 1:100

11. Block Plan 1:200

Rev	Date	Description	By	Chk

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Client: Dansar Lettings Ltd

Project: 131 Paget Street

Drawing title: Planning Drawings

Scale(s)	Size	Print issue	Drawn
1:100	A1	27.11.23	WA

Job no:	Drawing no:	Rev:
LTD308	10	A

PLANNING

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LOUGHBOROUGH STUDENT MARKET HIGHLIGHTS

Loughborough is one of the UK's most established student towns, with a student population of approximately 18,000–20,000, driven primarily by the renowned Loughborough University.

The town's higher education offering is led by:
Loughborough University

Loughborough benefits from a strong and resilient student property market, supported by consistent demand and a reputation as a leading academic and sporting institution. Well-established student areas and wider residential locations close to the town centre and campus continue to see high occupancy levels across each academic year.

With a steady intake of students, ongoing investment in university facilities, and continued demand for well-presented accommodation, Loughborough presents a compelling opportunity for investors seeking reliable yields and long-term rental stability within the student sector.

How to Get in Touch

**LET'S TALK
ABOUT YOUR
INVESTMENT!**

**2.4% Buyers Fee Applicable
(Including VAT)**

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