

9 Hartington Road

LIVERPOOL L8 0SD

Student**h**ive

[Click here for link to floorplans and videos](#)



THE OVERVIEW

StudentHive are pleased to present this Block of 4 Studios with planning permission for an 8-bed, 8-en-suite HMO, located ideally in the heart of the popular student district of Wavertree, Liverpool.

The owners recently received planning permission after almost 2 years in planning for the conversion, which involves a single story rear extension & loft extension. (reference 25F/1130). The property is projected to generate an estimated rental value of £61,200 to £63,240 per annum once converted.

KEY DETAILS



Location: Wavertree, Liverpool



Asking Price: £385,000



Potential rent once refurbished c. £62,000 p.a.



Current: x4 Studio apartments



Potential: 8 bed 8 en-suite HMO



Potential Gross Income: £61,200 - £63,240 p.a.



Buyers fee 1%+VAT



Leasehold - 107 years remaining (Liverpool city council)

INVESTMENT OVERVIEW

- Offered at £385,000, the property comes with **full planning permission**, granted recently "To convert premises into an 8 bed 8 en-suite HMO" **Reference 25F/1130**.
- The property is vacant & is in need of full refurbishment, with a £150k estimated build cost based on a tender the vendors completed in which a full specification and structural calculations were drawn up.
- Located on **Hartington Road**, the property is situated within Liverpool's most popular student area off Smithdown Road, where properties achieve the strongest rents and highest demand. If done to a high-spec, it's likely the rooms will achieve between £150-£155ppw.
- With there being high demand for premium en-suite spaces, an 8 bed will typically have less competition and subsequently, with the right marketing, should rent well. It also allows **prospective investors to scale quicker** - adding 8 bedrooms with one transaction.
- **1%+VAT Buyers fee** is applicable, due upon completion
- The property is leasehold (with 107 years remaining). The freehold can be purchased - Liverpool City Council are the freeholder and normally charge between £2-£3k.

ASKING PRICE £385,000



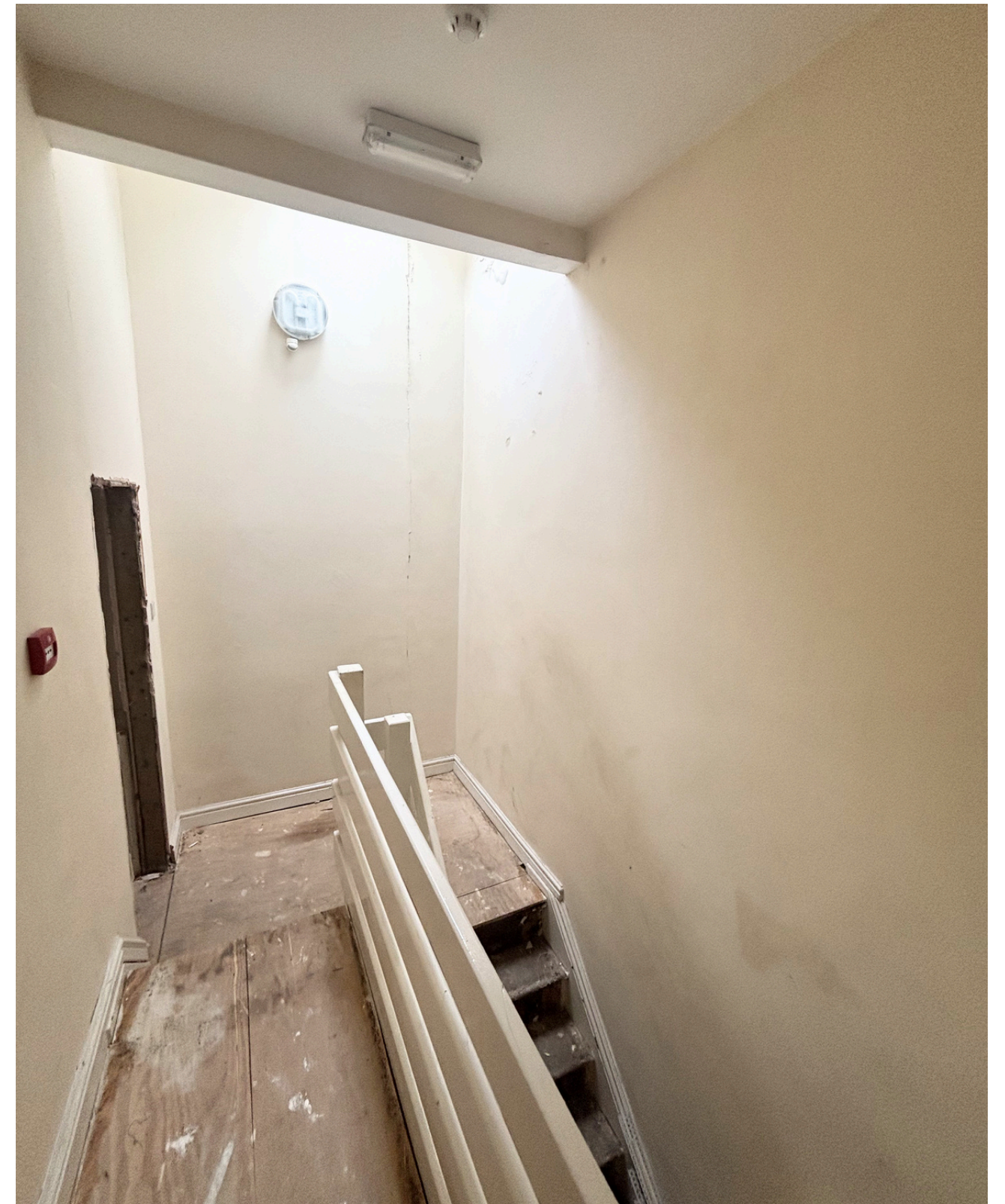
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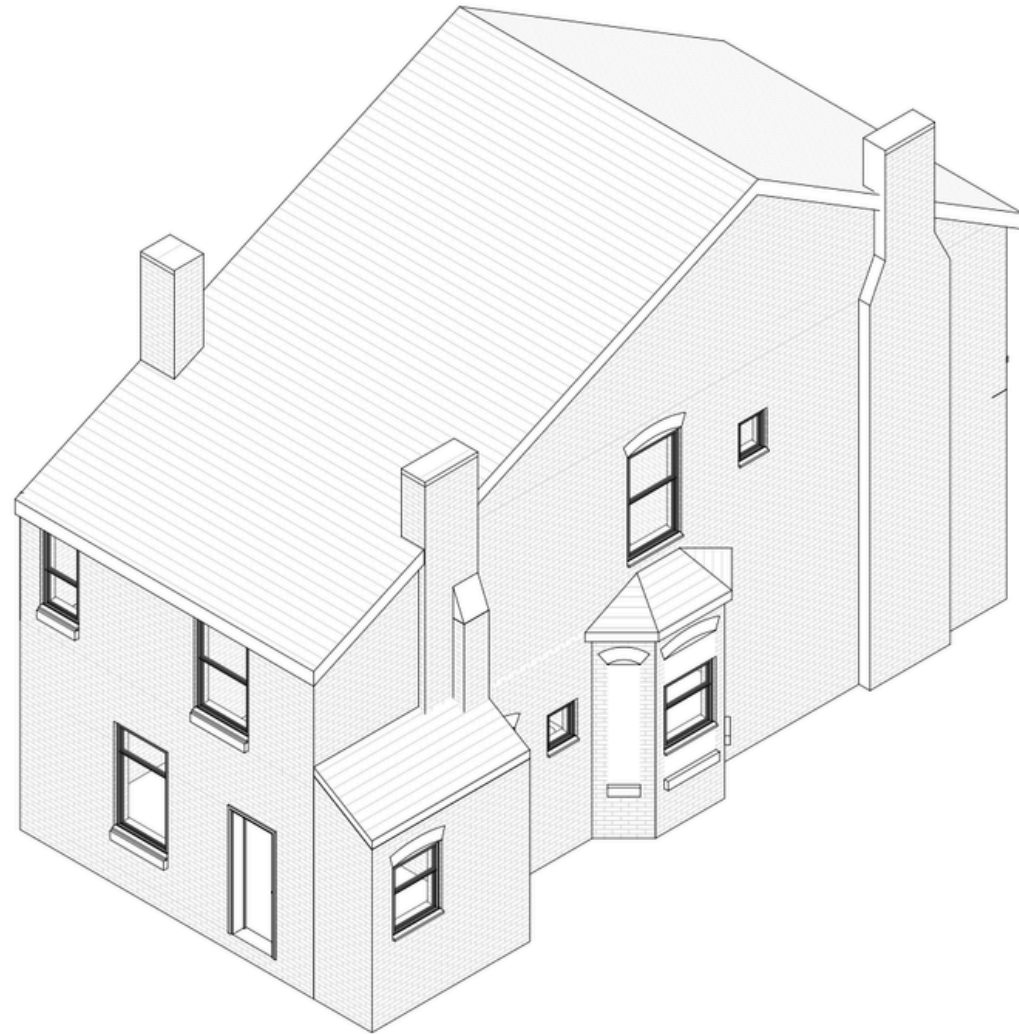
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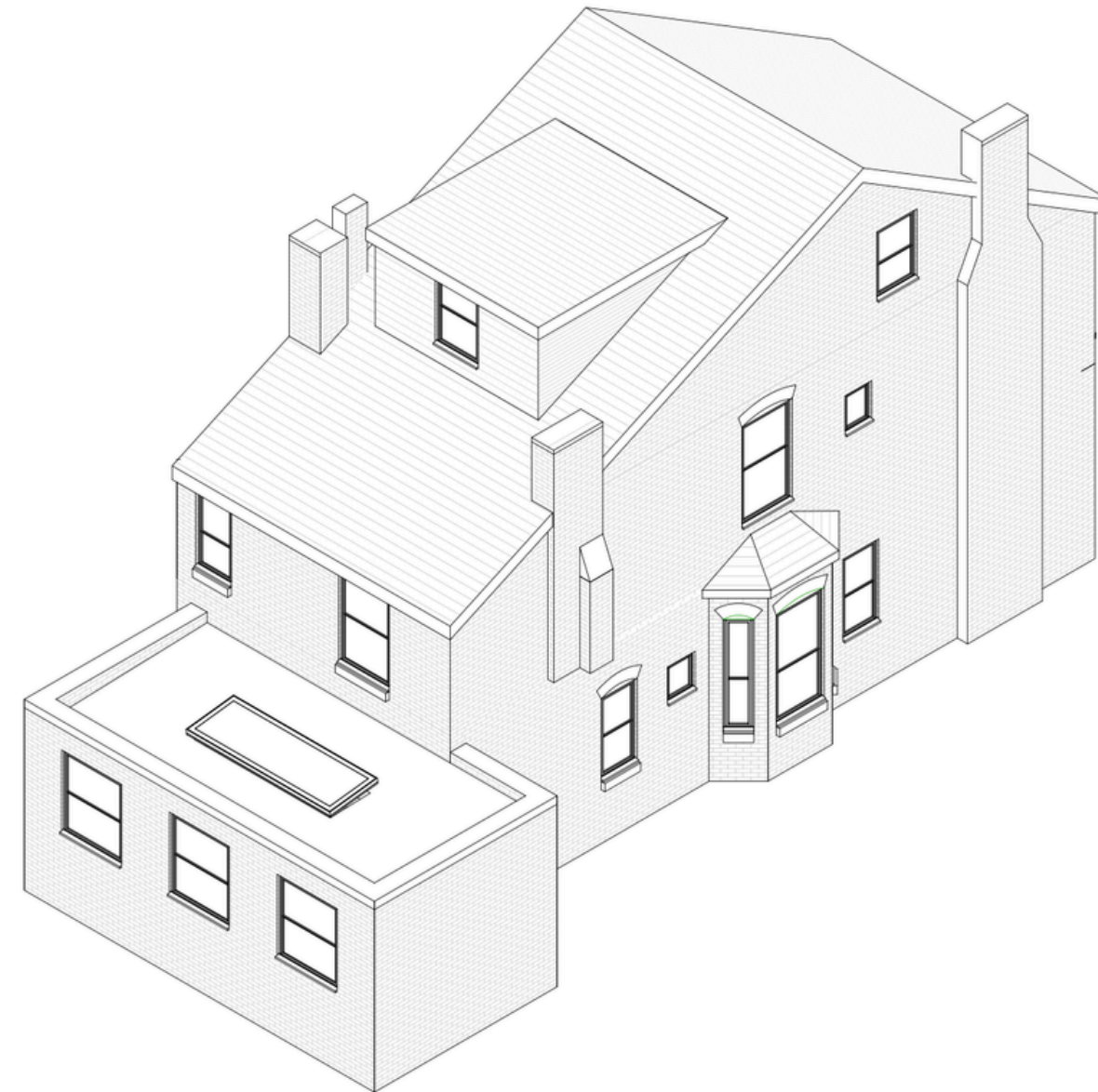
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EXISTING & PROPOSED VIEWS



Existing 3D View



Proposed 3D View

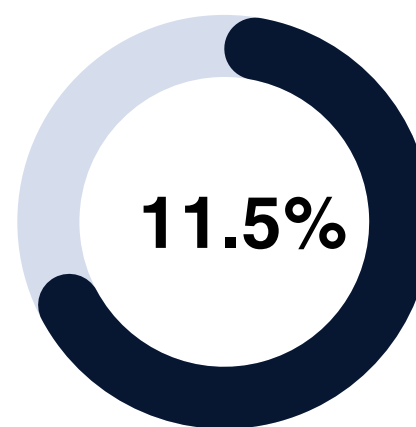


LIVERPOOL STUDENT MARKET HIGHLIGHTS

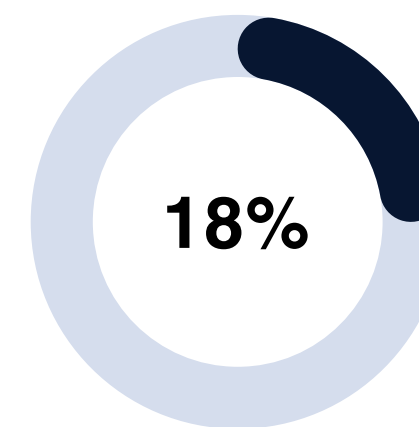
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

- University of Liverpool**
- Liverpool John Moores University (LJMU)**
- Liverpool Hope University**
- Liverpool Institute of Performing Arts (LIPA)**

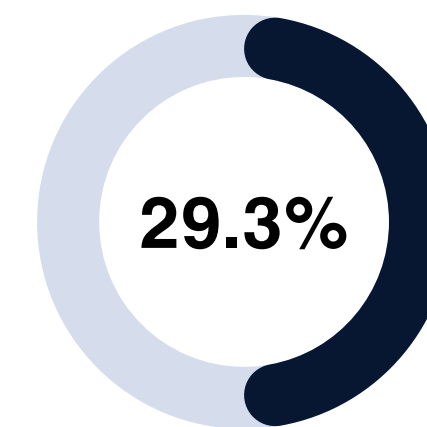
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably, the city ranks among the top 12 in the UK for the most challenging places to secure student accommodation, underscoring the urgency for investment in this sector.



The average gross yield for student property in Liverpool is around 11.5%.



The Liverpool student market has seen an 18% increase in demand year on year.



Demand outstrips supply by 29.3%. There are 30,814 beds available but 39,860 students needing housing (as of 2025)

WAVERTREE

Wavertree, particularly around the Smithdown Road area, is one of the most popular neighbourhoods for students in Liverpool. Known for its cafes, bars and new restaurants, the area has seen huge investment & boasts some of the highest rents in the city due to its popularity.

Reasons Wavertree is Popular with Students:

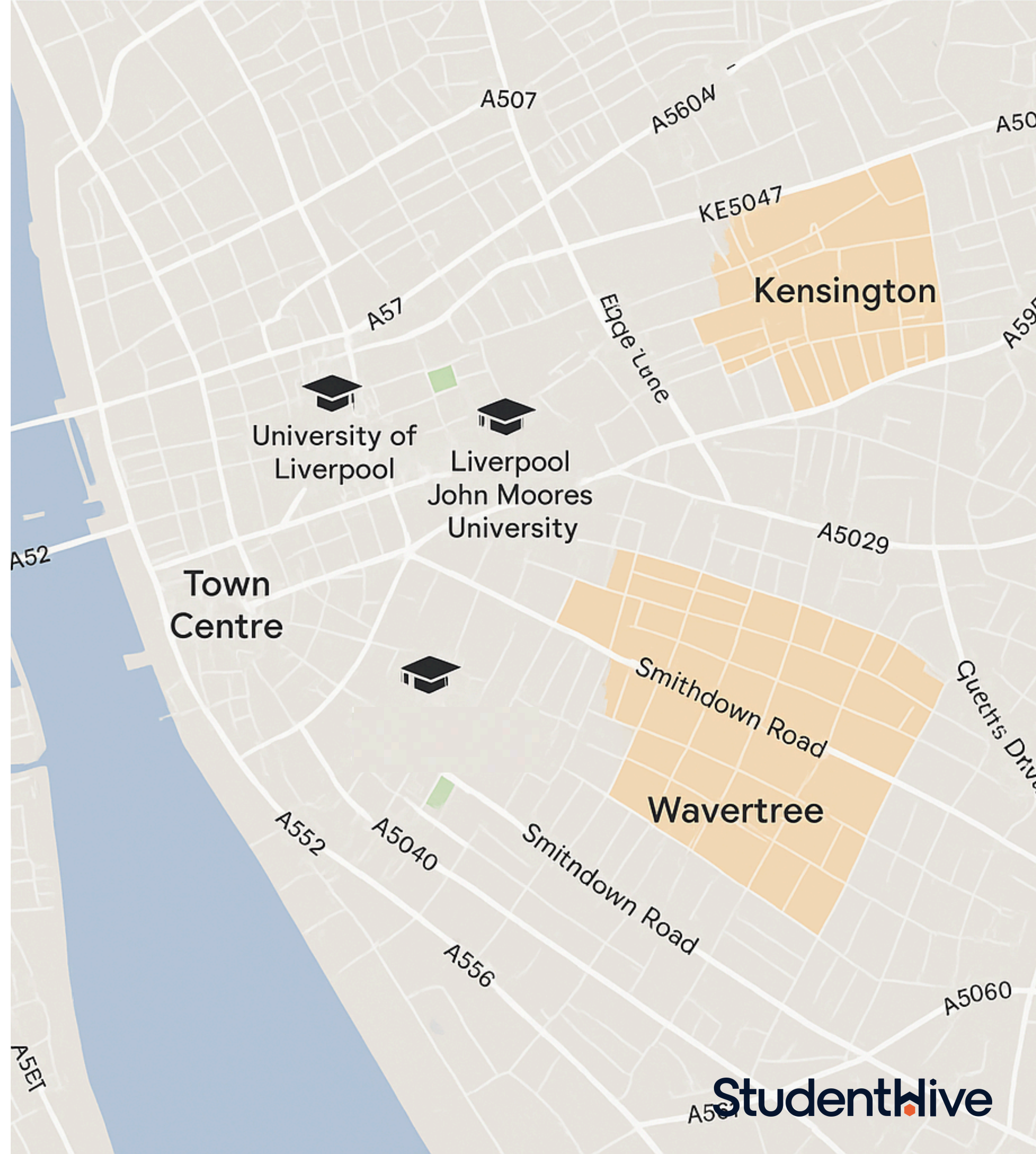
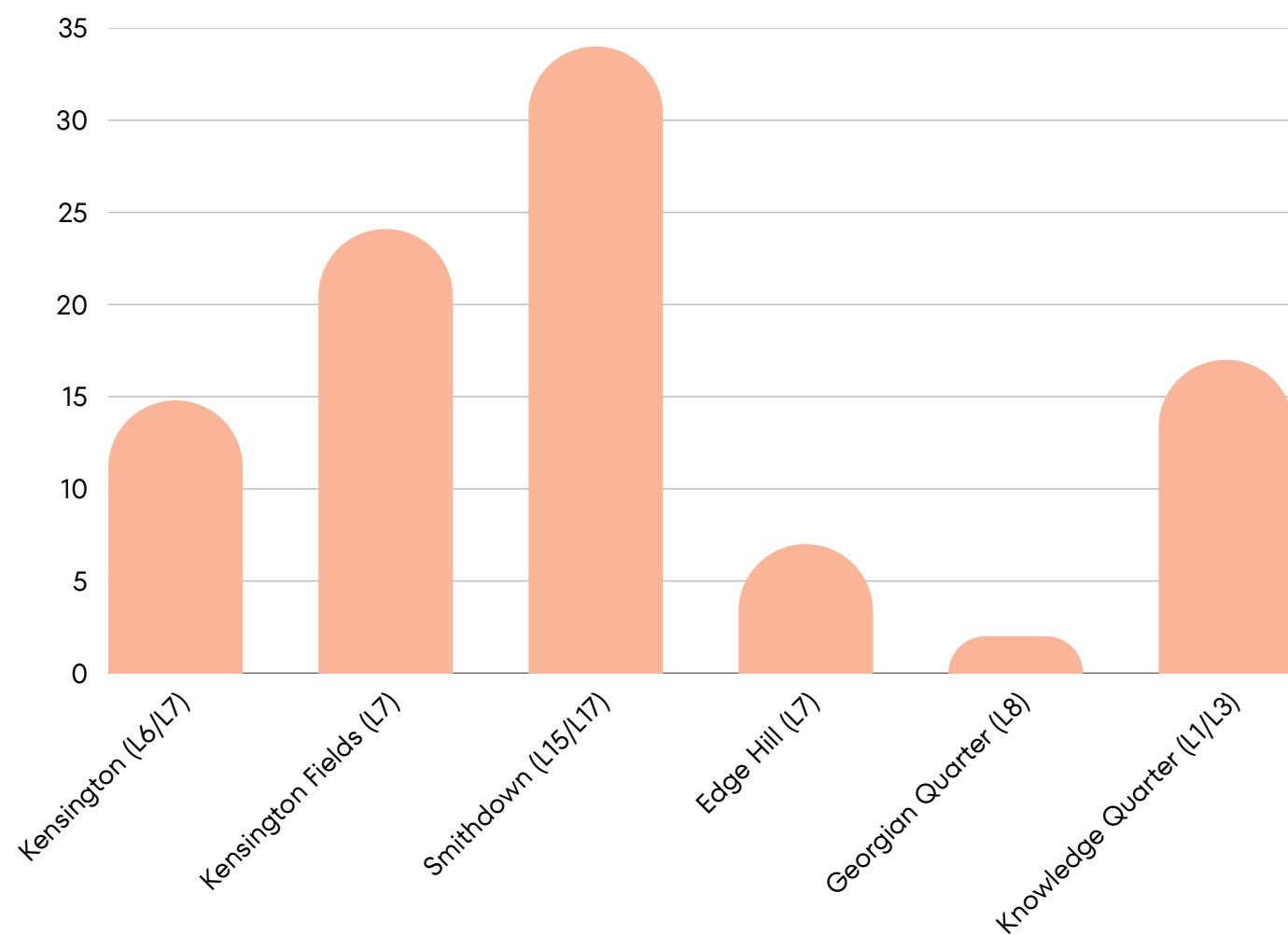
1. Proximity to Universities:

- Wavertree is just a short 15-20 minute bus ride or a 25-minute walk from the University of Liverpool.
- The area is also well-connected to LJMU with easy access to transport

2. Amenities on hand

- Smithdown Road has bars, restaurants & cafes that are a huge hit with students

Percentage of student rooms for rent
(According to Studentpad, as of March 2025)



How to Get in Touch

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

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