

IBBOTSON ESTATES

FOR SALE – 7 Bedroom HMO



Ibbotson Estates Ltd,
6 Hall Street,
Derby,
DE24 8RZ

Bass Street, Derby, DE22 3BS (7-Bed Victorian HMO)

Executive Summary

Bass Street is a characterful 7-bedroom Victorian terraced HMO retaining many original features and offering investors a strong, stabilised income stream in a popular residential area of Derby. The property is well positioned for both professional and student demand and represents an excellent blend of heritage appeal and dependable cashflow.

The property currently produces **£40,140 per annum** in gross rental income and is offered to the market at £375,000, providing an attractive double-digit gross yield in a proven rental location.

Key Investment Highlights

- Asking Price: £375,000
- Property Type: 7-Bed HMO (Victorian Terrace)
- Configuration: 1 en-suite bedroom + 6 bedrooms sharing 2 bathrooms
- Gross Monthly Income: £3,345
- Gross Annual Income: £40,140
- Style: Period property retaining original features
- Location: Bass Street, Derby (DE22) – strong rental demand area

Property Overview

- 7-bedroom Victorian terraced HMO
- Retains many original character features
- 1 en-suite bedroom
- 6 further bedrooms sharing 2 bathrooms
- Spacious layout typical of large period terraces
- Well suited to professional or student tenants
- Strong and consistent rental performance

Detailed Property Description & Layout

Ground Floor:

The ground floor comprises two double bedrooms, one of which is already en-suite. The second bedroom is generously sized and suitable for conversion to an en-suite. To the rear of the property is a traditional tiled kitchen with a dining area, complemented by a separate laundry room and WC. Beyond the kitchen is a mature rear garden, providing outdoor amenity and further enhancing tenant appeal.

First Floor:

To the rear is a small double bedroom positioned next to a large Victorian family bathroom featuring a freestanding bathtub. These two rooms could be reconfigured into a single en-suite bedroom. In the centre of the first floor is a large double bedroom which is suitable for an en-suite shower room. To the front is a very large double bedroom, also well sized for an en-suite shower room.

Second (Top) Floor:

The top floor comprises two further double bedrooms and a separate shower room, along with an office. The office can be converted into an en-suite to serve one of the bedrooms, resulting in one en-suite bedroom and one off-suite bedroom on this level.

Value-Add Configuration:

By implementing the above changes, the property can be reconfigured to provide six en-suite bedrooms and one off-suite bedroom, which would materially increase rental income and enhance the property's commercial value.

Development & Upside Potential

- The property benefits from substantially sized bedrooms, providing clear scope to convert all rooms to en-suite.
- Planning permission is in place to support conversion to a 7 en-suite HMO configuration, enabling a future owner to materially increase rental income and asset value.
- A valid HMO licence is already in place, providing immediate operational continuity.
- The property is located within an Article 4 area of Derby, meaning the existing HMO use and licensing represent a significant planning advantage and barrier to entry for new competitors.

This creates a compelling value-add strategy: upgrade to full en-suite provision to drive higher rents, improve tenant demand, and enhance the property's long-term commercial valuation.

Financial Summary

Description **Monthly** **Annual**

Gross Rental Income £3,345 £40,140

Yield on Asking Price

- Purchase Price: £375,000
- Gross Annual Rent: £40,140

Gross Yield = 10.7%

This represents an excellent yield for a large, character HMO in this part of Derby.

Average Monthly Utility Charges:

Council Tax: £182.92

Water: £80.00

Wi-Fi: £36.00

Approx Electric: £220.00

Approx Gas: £250.00

TV License: £14.54

Cleaning: £100.00

Total: £883.46

Comparable Market Context

Large Victorian and Edwardian terraced properties in the DE22 area typically trade in the £300,000 – £400,000 range depending on size, condition, and configuration. As a 7-bedroom income-producing HMO, this property benefits from a strong commercial uplift versus standard single-family use, underpinned by its proven rental performance.

Market Positioning

Given the property's strong yield, established rental income, and attractive period character, Ibbotson Estates is marketing this property at £375,000, targeting HMO investors seeking:

- Strong cashflow from day one
- A proven, easy-to-let configuration
- A character property with long-term desirability

Marketing Positioning Summary

- Asking Price: £375,000
- Gross Annual Income: £40,140
- Gross Yield: 10.7%
- Turnkey Income-Producing Asset

Investment Advantages

- Excellent double-digit gross yield
- Large 7-bedroom period property with strong tenant appeal
- Proven rental income and demand
- More affordable entry price than many comparable HMOs
- Character features enhance long-term desirability
- Suitable for both professional and student markets

Contact Information

Ibbotson Estates

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 www.ibbotsonsestates.co.uk

All figures are estimates based on current information provided and typical market assumptions. Buyers should conduct their own due diligence prior to purchase.