

LINCOLN PROPERTY

Guide Price : £310,000

yield.



THE OVERVIEW

Yield are pleased to present this freehold terraced 6-Bedroom Student HMO located on Richmond Road in Lincoln.

Located conveniently close to the University of Lincoln campus, this fully licensed six-bedroom HMO presents a fantastic turn-key investment opportunity, currently generating a gross annual income of £33,000 per annum (including bills), with continued strong demand from the student rental market and excellent future letting prospects.

KEY DETAILS



Location: Richmond Road, Lincoln



Asking Price: £310,000



Current Rental Income: £33,000 p.a (including bills).



Bedrooms: 6



Bathrooms: 2

THE INVESTMENT PROPERTY

This well-maintained 6-bedroom student HMO on Richmond Road presents an excellent investment opportunity in one of Lincoln's most popular student rental locations. Benefiting from a strong and proven rental history, the property is fully let for both the 2025/26 and 2026/27 academic years, providing investors with immediate and secure income from day one.

Arranged as a six-bedroom house, the property offers spacious and practical accommodation ideally suited to student living, with well-proportioned bedrooms and functional communal areas. Having been consistently maintained to a high standard, the property is presented in excellent condition and continues to attract strong tenant demand year after year.

With an EPC rating of D, the property meets current compliance requirements and is offered as a true turnkey investment. Its strong occupancy record, established rental income, and desirable location close to the University of Lincoln make it a compelling addition to any investor's portfolio.

LOCATION

Positioned on Richmond Road, one of Lincoln's most sought-after student streets, the property benefits from a prime location with excellent access to the University of Lincoln and the city's key student amenities. The surrounding area offers a wide range of shops, supermarkets, takeaways, and transport links, while Lincoln city centre is within easy reach on foot.

University of Lincoln – 0.8 miles away (approximately 15-minute walk)

Bishop Grosseteste University – 2.0 miles away (approximately 10-minute drive or 25-minute bus journey)

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£310,000
Current Monthly Rent	£2,750.00
Estimated Monthly Operating Cost	£500.00
Monthly Net Profit	£2,250.00
Gross Yield	10.6%
Net Yield	7.2%



Separate Living Space



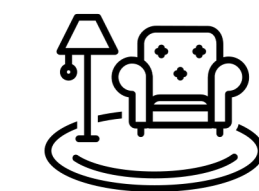
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

ASKING PRICE £310,000

yield.



7 Richmond Road, Lincoln

THE PROPERTY



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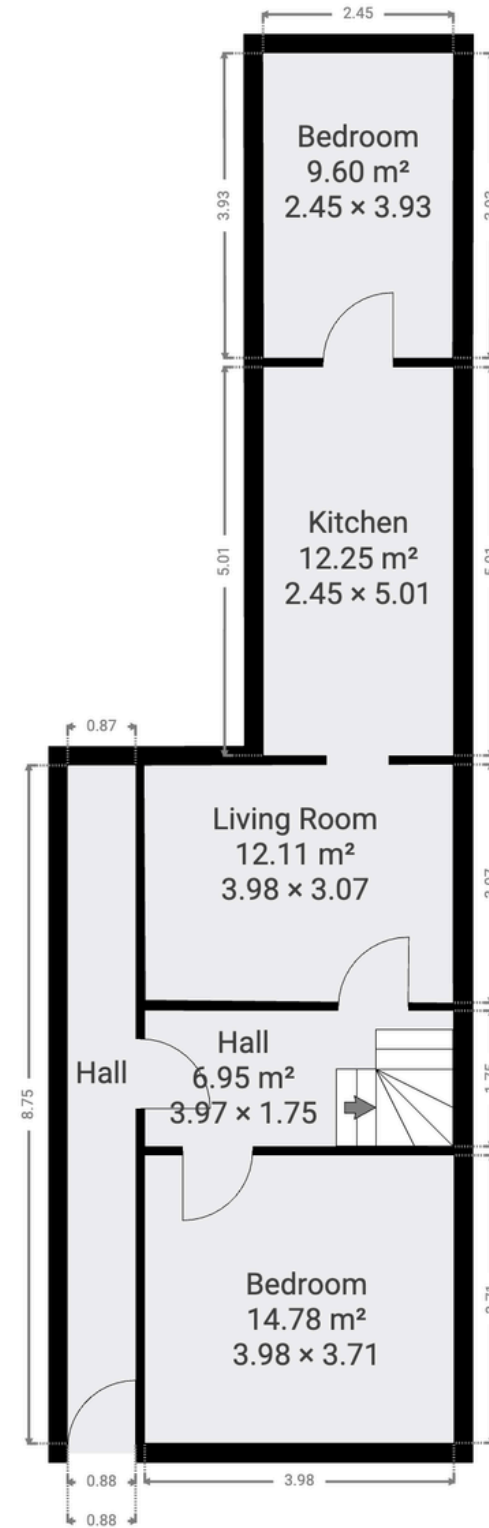


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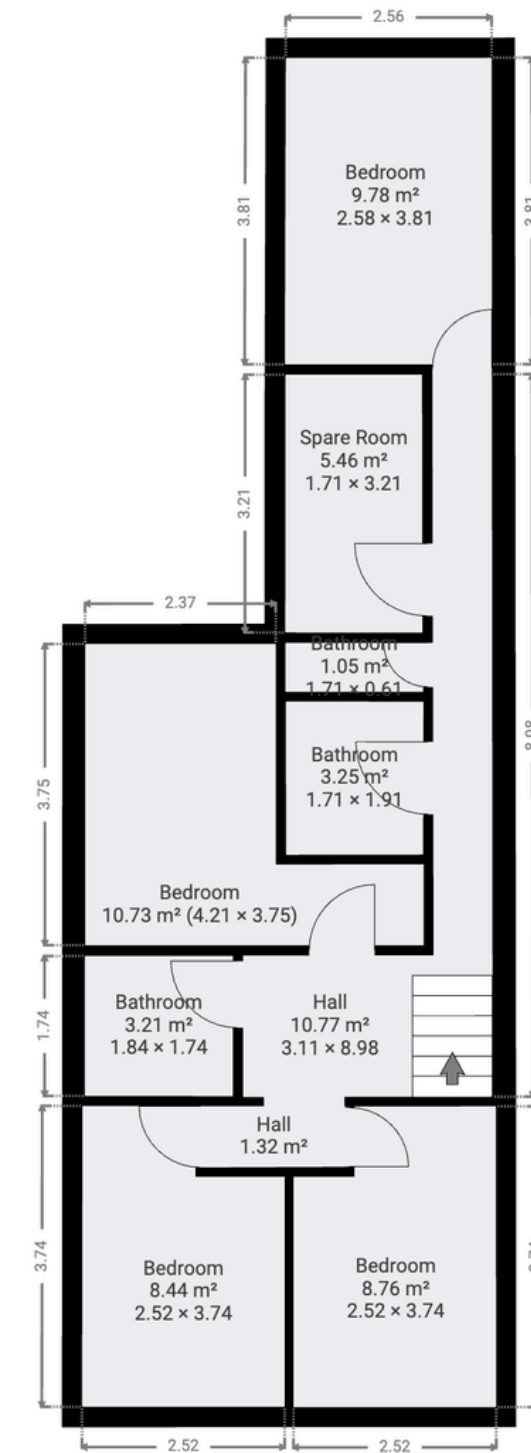


FLOORPLAN

Ground Floor



1st Floor





yield.

LINCOLN STUDENT MARKET HIGHLIGHTS

Lincoln is a growing student city in the UK, home to two universities and a student population of around 18,000–20,000.

The city's higher education institutions include:

- University of Lincoln
- Bishop Grosseteste University

Lincoln offers an attractive student property market due to its affordable property prices and strong rental demand. Popular student areas such as West End, Monks Road, and Carholme Road are well established for HMOs and student lets, with high occupancy levels each academic year.

With consistent student intake, ongoing university investment, and demand for quality accommodation regularly exceeding supply, Lincoln presents a compelling opportunity for student property investors seeking strong yields and long-term rental stability.

How to Get in Touch

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

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

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