



- Established freehold portfolio of 24 properties in West Moor, Newcastle
- Four landlocked freehold land parcels located behind residential properties
- Mixed property types including houses, flats and retail units
- Long secure leases with unexpired terms ranging from 19 to 121 years
- Current annual gross ground rent income totalling £971.86
- Low-risk passive investment with minimal management requirements
- Potential future income from lease extensions as terms shorten over time
- Some leases include periodic rent reviews offering possible future rental growth



**Freehold Ground Rent Investment
Portfolio of 24 Properties &
Four Landlocked Freehold Land Parcels**

Offers Over £25,000

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Description

This sale comprises a well-established freehold ground rent portfolio of 24 properties located across West Moor (NE12). The portfolio includes 19 x semi-detached houses, 2 x retail units, 2 x flats and a retail unit/flat, each held on long leases with approximate unexpired terms ranging from 19 years to 121 years with periodic rent reviews offering possible rental growth.

The investment generates a combined annual ground rent income of £971.86, with individual rents ranging from £5.00 to £124.37 per annum. Some leases benefit from recently granted longer terms (those commencing in 2010). This is a secure long leasehold investment with minimal management.

The properties are situated within established residential streets including Armstrong Drive, Harriot Drive, Killingworth Drive, Northfield Drive, Parkside, Reynolds Avenue, and Whitecroft Road.

This portfolio offers a low-risk, passive investment with long-term income security, diversified across multiple properties and lease lengths. It is well suited to investors seeking a stable, hands-off freehold interest with future potential for lease extensions, variations, or enfranchisement claims under the relevant legislation.

Rental Income

The annual rental income for all 24 properties is £971.86

Tenure

Freehold

Price

Offers in excess of £25,000

				Lease Term	Annual Rent	Approx Unexpired Term
5	Armstrong Drive	West Moor	NE12 7EB	99 years from 1 August 1958	£12.50	31 years remaining
6	Armstrong Drive	West Moor	NE12 7EB	99 years (less 1 day) from 1 August 1958	£12.50	31 years remaining
7	Armstrong Drive	West Moor	NE12 7EB	99 Years from 1 August 1958	£12.50	31 years remaining
8	Armstrong Drive	West Moor	NE12 7EB	189 Years (less 10 days) from 1 August 1958	£12.50	121 years remaining
9 & 10	Armstrong Drive	West Moor	NE12 7EB	125 Years from 01/01/2010	£117.37	109 years remaining
15	Armstrong Drive	West Moor	NE12 7EB	99 Years from 01/08/1958	£8.00	31 years remaining
22	Armstrong Drive	West Moor	NE12 7EB	125 Years from 01/01/2010	£111.67	109 years remaining
4	Harriot Drive	West Moor	NE12 7EU	125 Years from 01/01/2010	£124.37	109 years remaining
17	Killingworth Drive	West Moor	NE12 7ER	99 Years from 01/08/1958	£8.00	31 years remaining
26	Killingworth Drive	West Moor	NE12 7ER	99 Years from 01/08/2008	£8.00	81 years remaining
6	Northfield Drive	West Moor	NE12 7ED	99 Years from 01/08/1958	£8.00	31 years remaining
12	Northfield Drive	West Moor	NE12 7ED	125 Years from 01/01/2010	£121.68	109 years remaining
18	Northfield Drive	West Moor	NE12 7ED	149 Years from 01/08/1958	£8.00	81 years remaining
24	Northfield Drive	West Moor	NE12 7ED	99 Years from 01/08/1958	£8.00	31 years remaining
60	Northfield Drive	West Moor	NE12 7ED	125 Years from 01/01/2010	£112.27	109 years remaining
64	Northfield Drive	West Moor	NE12 7ED	99 Years from 01/08/1958	£8.00	31 years remaining
90	Northfield Drive	West Moor	NE12 7ED	99 Years from 01/08/1958	£8.00	31 years remaining
16	Parkside	West Moor	NE12 7EQ	99 Years from 01/02/1957	£6.00	30 years remaining
17	Parkside	West Moor	NE12 7EQ	99 Years from 01/02/1957	£6.00	30 years remaining
16	Reynolds Avenue	West Moor	NE12 7ET	23/10/2009 until 01/02/2102	£5.00	76 years remaining
28	Reynolds Avenue	West Moor	NE12 7ET	125 Years from 01/01/2010	£117.89	109 years remaining
34	Reynolds Avenue	West Moor	NE12 7ET	125 Years from 01/01/2010	£124.37	109 years remaining
54	Whitcroft Road	West Moor	NE12 7EY	99 Years from 01/08/1955	£5.50	28 years remaining
25	Harriot Drive	West Moor	NE12 7EU	99 Years from 11/11/1946	£5.74	19 years remaining

Land

There are also four freehold parcels of land located to the rear of residential properties. Each parcel is landlocked and has no direct access to the public highway.

- Land to the rear of 27 Whitecroft Road, West Moor NE12 7EY – Site Area 131.36 sq. m. (1,413.94 sq. ft.)
- Land to the rear of 35 Whitecroft Road, West Moor NE12 7EY – Site Area 182.09 sq. m. (1,960. sq. ft.)
- Land to the rear of 41 Whitecroft Road, West Moor NE12 7EY – Site Area 39.94 sq. m. (429.91. sq. ft.)
- Land to the rear of 2 Dene Avenue, West Moor NE12 7EX – Site Area 211.63 sq. m. (2,277.96 sq. ft.)

Information Notice

1. Particulars above are not a contract or offer or part of one. You should not rely on statements by Rook Matthews Sayer in the particulars or by word of mouth or in writing as being factually accurate about the property/business, its condition or its value.

Rook Matthews Sayer has no authority to make any representations about the property, and accordingly any information given is entirely without responsibility.

Any reference to alterations to, or use any part of the

property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

2. The photographs show only parts of the property as they appeared at the time taken.
3. Any areas, measurements and distances given are approximate only.

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