

Indicative Available Properties

December 2019 (v2)

Bournemouth

HMO

1. BH1 (*off-market*)
 - 2 No. freehold 5-bed houses
 - Fully licensed HMOs in good order
 - Each with 5-beds, 2 bathrooms, communal kitchen and lounge
 - £470k each
2. BH3
 - Freehold detached house with double garage and off-road parking for 4 cars
 - HMO license till 2022 / lawful use certificate
 - Non self-contained 2-bed flat with separate entrance
 - 9 flatlets with kitchenettes, 3 bathrooms
 - £675k

Turnkey

3. BH1
 - Detached leasehold house with off-road parking
 - 6 No. self-contained flats – 5 No. 1-bed, 1 No. 2 bed
 - Conversion from HMO complete Dec 2019
 - 125-year lease / £250pa ground rent
 - £870k
 - Freehold available for £25k with acquisition of complete block

Development Opportunity

4. BH8 (*off-market*)
 - Semi-detached house on 0.05ha with planning and vacant possession
 - 4 No. 1-bed flats + 1No. 2-bed house
 - Planning decision imminent
 - £325k (or £790k turnkey)
5. BH5 (*off-market*)
 - Freehold property with planning permission
 - 36 units - 24 No. 1-bed flats, 8 No. 2-bed flats, 4 No. 2-bed mews
 - Guide price £2M
 - Vendor amenable to revising design to suit HA requirements prior to planning submission subject to a conditional contract

Bournemouth continued

Development Opportunity

6. BH7
 - Freehold property being sold with planning permission
 - 5 No. Ground Floor offices, 3 No. 1-bed flats, 3 No. 2-bed flats, 1 No. 2-bed maisonette
 - 11 car parking spaces
 - £8.5k p.a. income from rooftop mobile phone mast
 - £775k

Gloucester

Turnkey

7. GL2
 - Freehold block - 2018 build
 - 10 flats over 3 floors – 1 No. studio, 1 No. 1-bed, 7 No. 2-beds, 1 No. 3-beds
 - £1.225M
8. GL2 (*off-market*)
 - 2 No. freehold new build blocks ready early 2020
 - 9 No. 2-bed flats with parking
 - Guide price £1.4M

Cheltenham

Turnkey

9. GL50 / GL52 / GL53
 - Freehold portfolio of 6 No. Grade II listed properties
 - 68 No. units – 38 No. studio, 26 No.1-beds, 4 No. 2-beds
 - Guide price £6M
 - To be sold as a complete portfolio or as concurrent separate sales

Weymouth

Turnkey

10. DT4
 - 11 of 21 flats over 4 floors – 5 No. 1-beds, 6 No. 2-beds
 - £2.28M

Development Opportunity

11. DT4
 - Former medical centre – 18 rooms – for conversion STPP
 - 12 car parking spaces
 - Guide Price £425k