

Buy It Now Opportunity

[Offmarket Sales](#)

Portfolio in Sheffield and Doncaster, S2 1NU



[Print Property Detail](#)

33 Bedroom Other



Estate Agents' Value £4,500,000 \*

**Buy It Now £3,800,000**

### Offmarket Opportunity

Our clients want a fast, secure sale. This is a privileged opportunity to buy property below market value without competing in an auction.

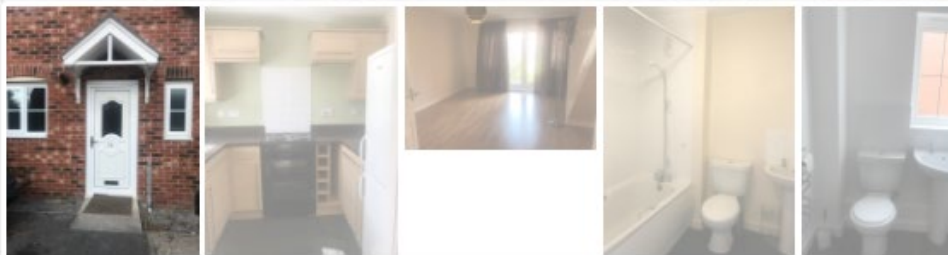
Once you have registered your interest, we will contact you to discuss this property and finance arrangements.

NB. A nonrefundable deposit is due immediately a sale is agreed. We will normally allow 24hrs to arrange the transfer of funds if required. Please ensure you agree to this and all other [Terms & Conditions](#) BEFORE you make an offer.

Name

Email

Mobile



## Property Details

Description

How It Works

National Residential are delighted to offer this portfolio of 41 properties for sale consisting of: 20 Houses and 21 Apartments.

The properties are currently generating an income of £292,280 per annum in rental income.

The portfolio has been valued at £4,500,000 in current condition and is available to buy now at £3,800,000. This gives the potential purchaser an immediate discount of £700,000.

8 of the properties are located in Doncaster while the other 33 are all located in Sheffield. The Sheffield properties are located down 8 different roads. While all the Doncaster properties are located down the same road.

### Financials

- Agent Valuation £4,500,000
- Purchase Price = £3,800,000
- Discount for portfolio sale/immediate profit: £700,000

### Annual Rents

- Current Annual Rent = £292,280 per annum
- Service Charges - £13,016 per annum
- Ground Rent - £5,383 per annum
- Annual income accounting for s/c & g/r - £273,881 per annum
- Rental Yield (accounting for s/c & g/r = 7.4% 5 Year Profit
- Savills 5 Year Growth 18.8% = £846,000
- Profit over 5 years = £1,546,000 (£700,000 Purchase Discount + £846,000 Growth) Buyers Fee of 1% + VAT of the purchase price applies.

\* Estate agent's valuation provided by seller, based on independent valuations.

### Details

- Bedrooms: 33

Your best offer

Make offer

or call **01244 341066**

If unsold, this property will be sold by public auction on 15/04/2022

Time left (22 days)

22 : 09 : 17 : 59

Days Hours Minutes Seconds



Example Purchasers Agreement



Online Bidding Terms & Conditions

The Online National Residential Estate Agency  
1 Hunters Walk  
Canal Street  
Chester CH1 4EB