



MILNERS COURT

STAMFORD PE9 2ED

13 SELF CONTAINED UNITS WITH A PARCEL OF LAND

£1,502,000



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INVESTMENT NOTICE

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SUMMARY

OPPORTUNITY TO PURCHASE A VERY ATTRACTIVE COLLECTION OF 13 APARTMENTS ACROSS 3 BUILDINGS IN THE CENTRE OF STAMFORD. . THE ASSET HAS CONSISTENTLY BEEN 100% OCCUPIED ON ASTS AND CONSISTS OF 7 x 1 BED APARTMENTS, 3 x STUDIOS AND 3 x 2 BEDROOM APARTMENTS, A CENTRAL COURTYARD AND A PIECE OF LAND AT THE REAR (LL353366) .

THE SITE IS LOCATED IN THE CENTRE OF STAMFORD, WHICH IS FREQUENTLY VOTED IN THE TOP 10 PLACES TO LIVE IN THE UK AND HAS BOTH SUPER STABLE CAPITAL GROWTH PERFORMANCE WITH AN ATTRACTIVE YIELD, OFFERING BOTH HOLDING AND POTENTIAL TRADING OPTIONS.

THIS PROPERTY IS HELD UNDER BOTH FREEHOLD & LONG LEASEHOLD UNDER MULTIPLE TITLES:

LL198448, LL84886, LL218441 & LL351132, LL218477, LL351126 & LL353366

THE LEASELENGTH REMAINING ON LEASEHOLD IS C 1816 YEARS

ALL UNITS ARE CURRENTLY TENANTED. THE CURRENT PASSING RENT IS **£94,980 PER ANNUM**

AN ACQUISITION AT THIS LEVEL ON PASSING RENT REPRESENTS A GROSS YIELD OF **6.32%**

AN ACQUISITION AT THIS LEVEL BASED ON THE ERV REPRESENT A GROSS YIELD OF **7.46 %**

PRICE

£1,502,000

LOCATION

THE GEORGIAN MARKET TOWN OF STAMFORD IS SITUATED ALONG THE BANKS OF THE RIVER WELLAND, 12 MILES NORTH OF THE CATHEDRAL CITY OF PETERBOROUGH. STAMFORD PROVIDES A WEALTH OF EXCELLENT AMENITIES, INCLUDING A RANGE OF HIGH STREET AND INDEPENDENT RETAILERS, A SELECTION OF CAFÉS, RESTAURANTS AND PUBLIC HOUSES AND A RANGE OF LEISURE FACILITIES. THERE IS ALSO A SUPERB CHOICE OF SCHOOLS CATERING FOR ALL AGES.

STAMFORD'S RAILWAY STATION IS A SHORT WALK AWAY, WITH ITS CURRENTLY HOURLY MIDLANDS CROSS COUNTRY SERVICES BETWEEN STANSTED AIRPORT AND BIRMINGHAM, SERVING PETERBOROUGH, WITH ITS EAST COAST MAINLINE SERVICES TO LONDON KINGS CROSS (FROM 46 MINS), AND CAMBRIDGE. STAMFORD CATER FOR MOST SPORTING INTERESTS, WITH FOOTBALL, RUGBY AND CRICKET CLUBS, AS WELL AS THE BURGHLEY PARK GOLF CLUB, WHILE THE GROUNDS OF BURGHLEY HOUSE ALSO PROVIDE A WONDERFUL SETTING FOR WALKS





TRANSPORT AND PROXIMITY



THE A14 PROVIDES A VITAL ROAD TRANSPORT CORRIDOR BETWEEN THE NORTH, THE MIDLANDS AND THE EAST OF ENGLAND. THE A1 IS ACCESSIBLE FROM STAMFORD AND ALLOWS EASY & EFFICIENT LINKS TO BOTH THE NORTH AND THE SOUTH.

KEY INVESTMENT POINTS

EXCEPTIONAL ASSET STABILITY AND MID TO LONG TERM GROWTH

3 X UNBROKEN BUILDINGS

FULLY LET

VALUE ADD PROPOSITION

TOTAL NET SALEABLE AREA OF C *5586 SQ. FT (*SEE INVESTMENT NOTICE)

2 PERIOD BLOCKS AND 1 MODERN BLOCK

INVESTMENT PERFORMANCE

6.54 %

7.46%

£544k

NET RETURN ON CASH

YIELD ON ERV

CASH INVESTMENT

5 YEAR GRAND TOTAL RETURN FORECAST*

5 YEAR NET RENT AFTER FINANCE COSTS AND 5 YEAR PREDICTED CAPITAL APPRECIATION FORECAST

88% = £627,609





TENANCY & INCOME STABILITY

FROM CURRENT OTHER LOCAL INVESTMENTS, WE BELIEVE THE APARTMENTS ARE EXCEPTIONALLY POPULAR FOR THE LETTINGS MARKET DUE TO THEIR PRICE, LOCATION & IMMEDIATE PROXIMITY TO THE TOWN CENTRE. THE LOCAL MARKET IS BOTH ROBUST, HYPER INSULATED AND WELL CONNECTED FOR A VARIETY OF TENANT DEMOGRAPHICS.

INVESTMENT FORECAST

A FORECASTED CAPITAL GROWTH OF 24.6 % FROM 2025 - 2029 **

FORECASTED COMPOUNDED RENTAL INCREASE OF 17.6 % FROM 2025 - 2029 **

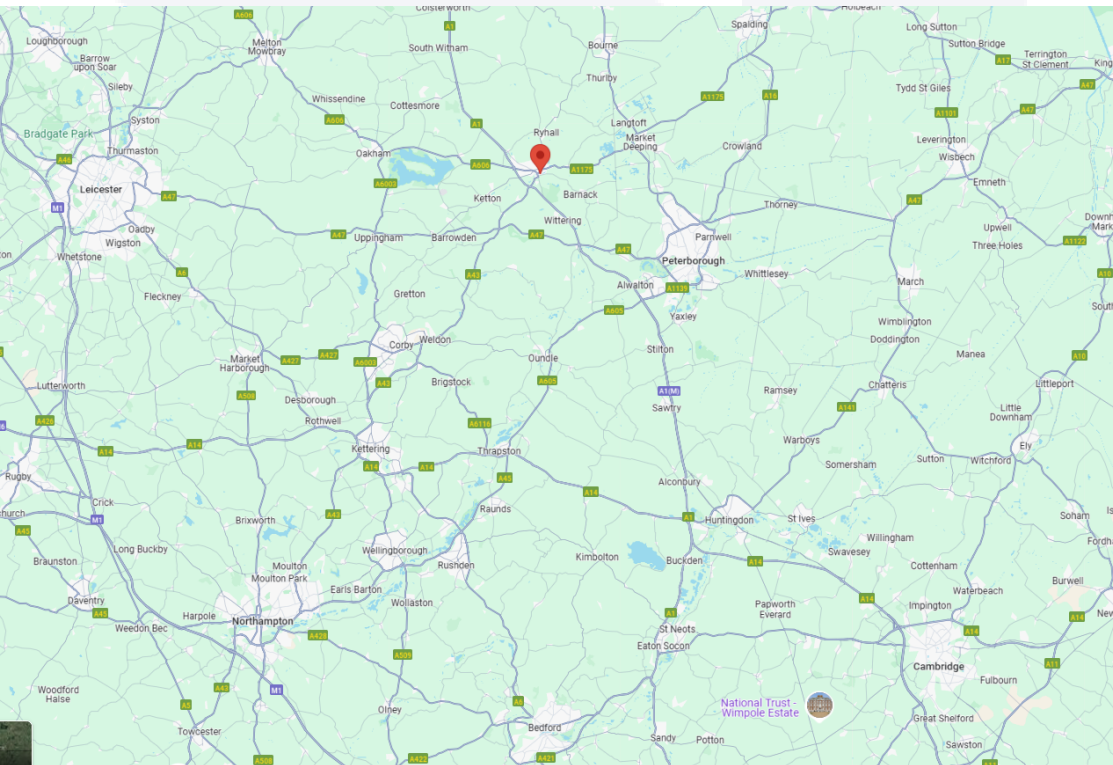
INVESTMENT RECOMMENDATION

WE SEE THE PRIMARY OPPORTUNITY AS A MID TO LONG - TERM HOLDING POSITION.

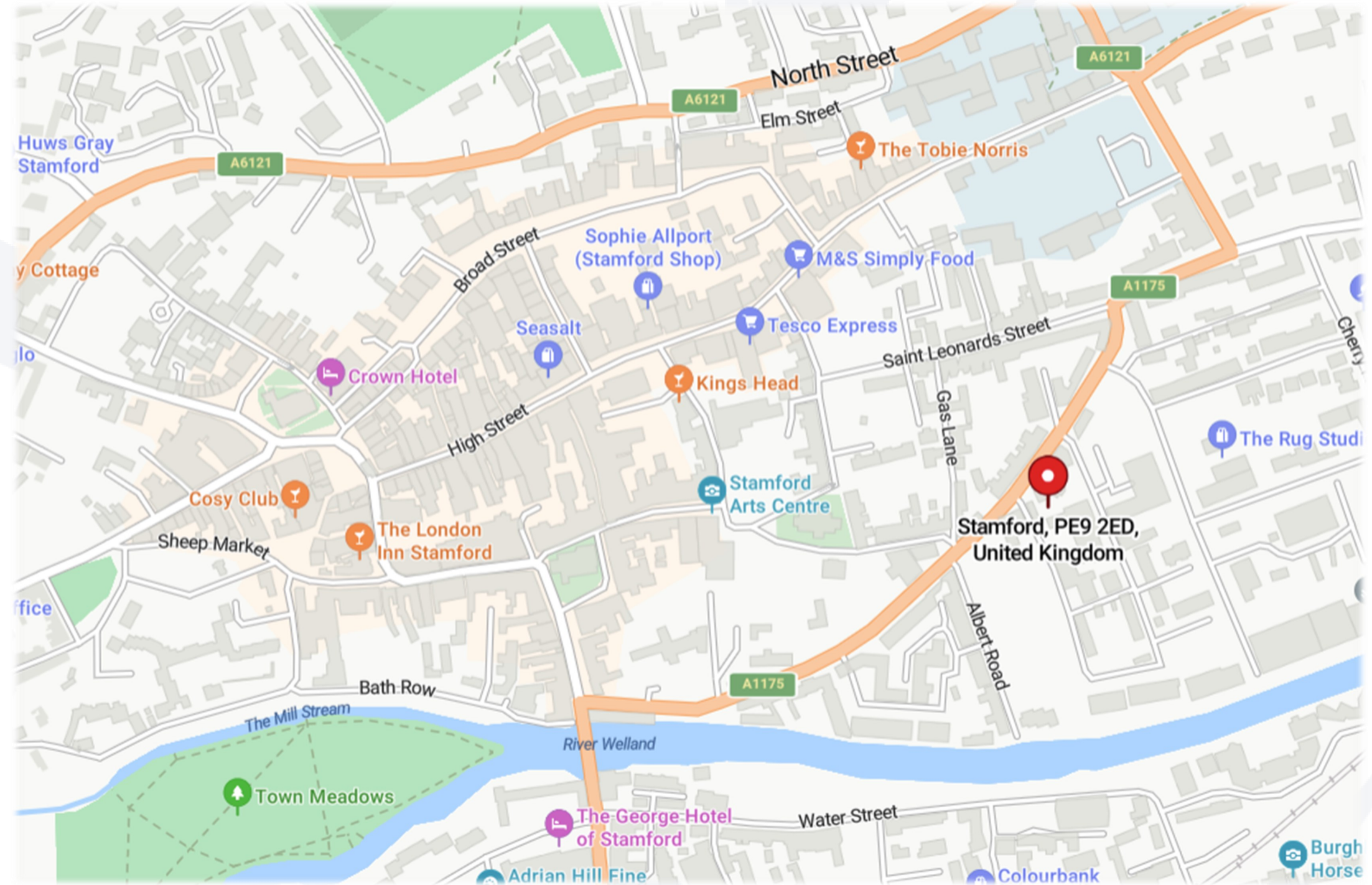
PURCHASING AT THE DESIRED LEVEL WOULD GIVE BOTH A HIGH YIELDING INVESTMENT WITH THE FORECASTED POTENTIAL OF VERY STRONG AND STABLE CAPITAL GROWTH DUE.

WE WOULD ENVISAGE MINIMAL YIELD COMPRESSION DUE TO THE CONSTRUCTION AND TENANT DEMOGRAPHIC. THERE ARE ALSO OPTIONS TO TRADE SOME OF THE STOCK AFTER REFURBISHING TO BOOST HOLDING YIELD. THE EAST MIDLANDS HAS PROVEN TO BE A VERY ATTRACTIVE BLENDED INVESTMENT, WITH A STABLE YIELD AND STRONG HISTORIC PERFORMANCE ON CAPITAL APPRECIATION.

AFTER CAREFUL ASSET MANAGEMENT TO MAXIMISE INCOME PRODUCTION, AND ENSURE OPTIMAL RUNNING COSTS, WE WOULD ADVISE A LONG-TERM HOLD WITH OPTIONS OF TRADING OUT C 30% OF THE STOCK IF REQUIRED.



SITE LOCATION



TENANCY SCHEDULE

Property Address	Block	Unit Type	Type	Floor	Sq Footage	EPC	Current Rental PA	ERV PA	Gross Yield on Current	Gross Yield on ERV	Title	Lease Length Remaining
1 Milners Court	C	Split Level Apt	1 Bedroom	1 & 2	495	E - 47	£5,940	£8,340	5.03%	7.07%	LL198448	1818 Years
2 Milners Court	C	Apartment	1 Bedroom	Ground	366	E - 48	£5,400	£8,100	4.82%	7.23%	LL198448	1818 Years
3 Milners Court	C	Apartment	1 Bedroom	1st	323	C - 69	£6,000	£8,100	6.12%	8.27%	LL198448	1818 Years
4 Milners Court	C	Apartment	1 Bedroom	1st	291	E - 42	£7,500	£7,800	8.82%	9.18%	LL198448	1818 Years
5 Milners Court	C	Apartment	1 Bedroom	Ground	237	E - 50	£5,100	£7,500	6.38%	9.38%	LL198448	1818 Years
6 Milners Court	A	Apartment	1 Bedroom	Ground	366	E - 49	£8,100	£8,340	7.79%	8.02%	LL84886	1816 Years
7 Milners Court	A	Apartment	Studio	Ground	291	E - 40	£6,600	£7,200	7.95%	8.67%	LL84886	1816 Years
8 Milners Court	A	Apartment	Studio	1st	592	E - 51	£8,100	£8,100	8.80%	8.80%	LL84886	1816 Years
9 Milners Court	A	Apartment	Studio	1st	344	E - 39	£6,240	£7,800	7.34%	9.18%	LL84886	1816 Years
10 Milners Court	B	Apartment	2 Bedroom	Ground	581	C - 78	£8,220	£9,900	4.70%	5.66%	Various	Freehold & L/Hold
11 Milners Court	B	Apartment	1 Bedroom	1st	398	D - 66	£7,800	£9,000	5.78%	6.67%	Various	Freehold & L/Hold
12 Milners Court	B	Duplex Apartment	2 Bedroom	1st	818	C - 72	£9,300	£10,740	5.03%	5.81%	Various	Freehold & L/Hold
14 Milners Court	B	Apartment	2 Bedroom	Ground	484	C - 78	£9,000	£9,300	6.00%	6.20%	Various	Freehold & L/Hold
Land at Rear	n/a	Land	n/a	n/a	n/a	n/a	£1,680	£1,800			LL353366	1816 Years
13 Units	3 Blocks	Apartments	7x1, 3x5, 3x2	~	5586	~	£94,980	£112,020	6.32%	7.46%		

INVESTMENT NOTICE

ANY AREAS, MEASUREMENTS OR DISTANCES ARE APPROXIMATE. THE TEXT, PHOTOGRAPHS AND PLANS ARE FOR GUIDANCE ONLY AND ARE NOT NECESSARILY COMPREHENSIVE. IT SHOULD NOT BE ASSUMED THAT THE PROPERTY HAS ALL NECESSARY PLANNING, BUILDING REGULATION OR OTHER CONSENTS AND OSPREY PROPERTY INVESTMENTS HAVE NOT EVALUATED OR TESTED ANY SERVICES, EQUIPMENT OR FACILITIES. PURCHASERS MUST SATISFY THEMSELVES BY INSPECTION OR OTHERWISE. OSPREY PROPERTY INVESTMENTS, RPG, OSPREY SALES & LETTINGS, OR ANY AFFILIATED COMPANY MAKES NO WARRANTIES OF ANY KIND ON ITS ADVICE ON AN INVESTMENT PURCHASE OR DISPOSAL, EXPRESS OR IMPLIED ABOUT THE COMPLETENESS, ACCURACY, RELIABILITY, SUITABILITY OF THE INVESTMENT OR THE INFORMATION, PRODUCTS, SERVICES, OR RELATED GRAPHICS CONTAINED IN THIS BROCHURE FOR ANY PURPOSE. ANY RELIANCE YOU PLACE ON SUCH MATERIAL IS THEREFORE STRICTLY AT YOUR OWN RISK.

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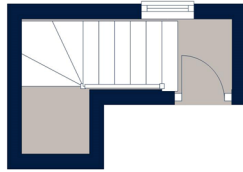




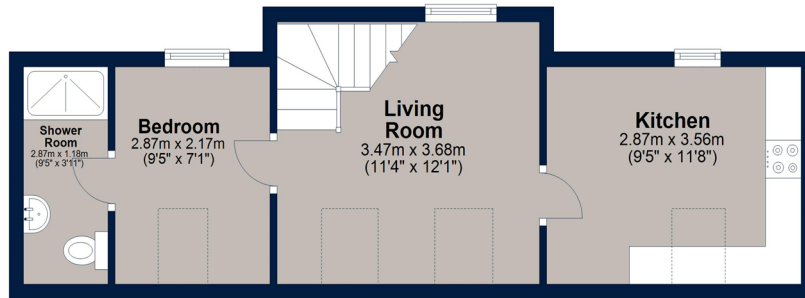


APARTMENT 1

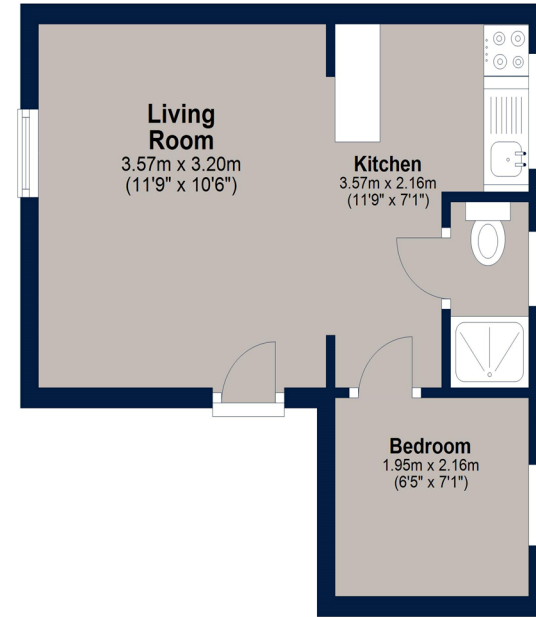
First Floor



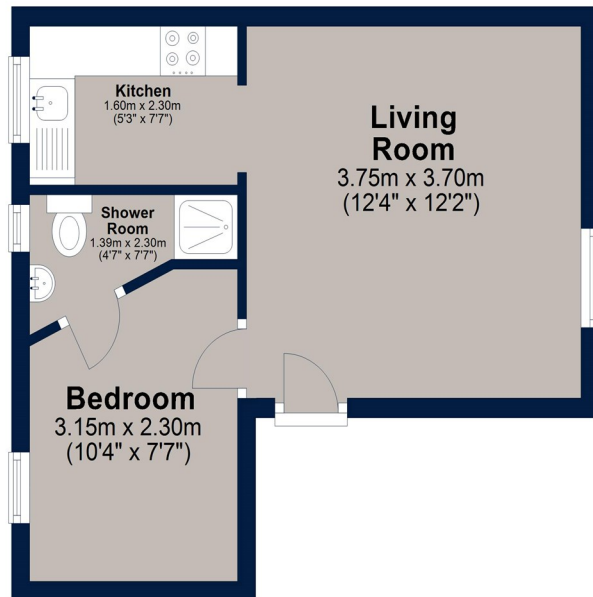
Second Floor



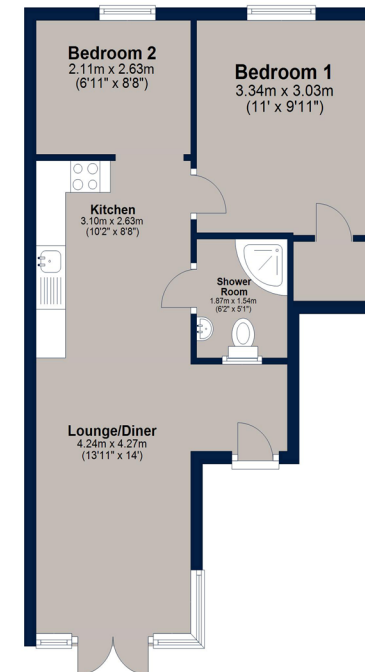
APARTMENT 3



APARTMENT 4

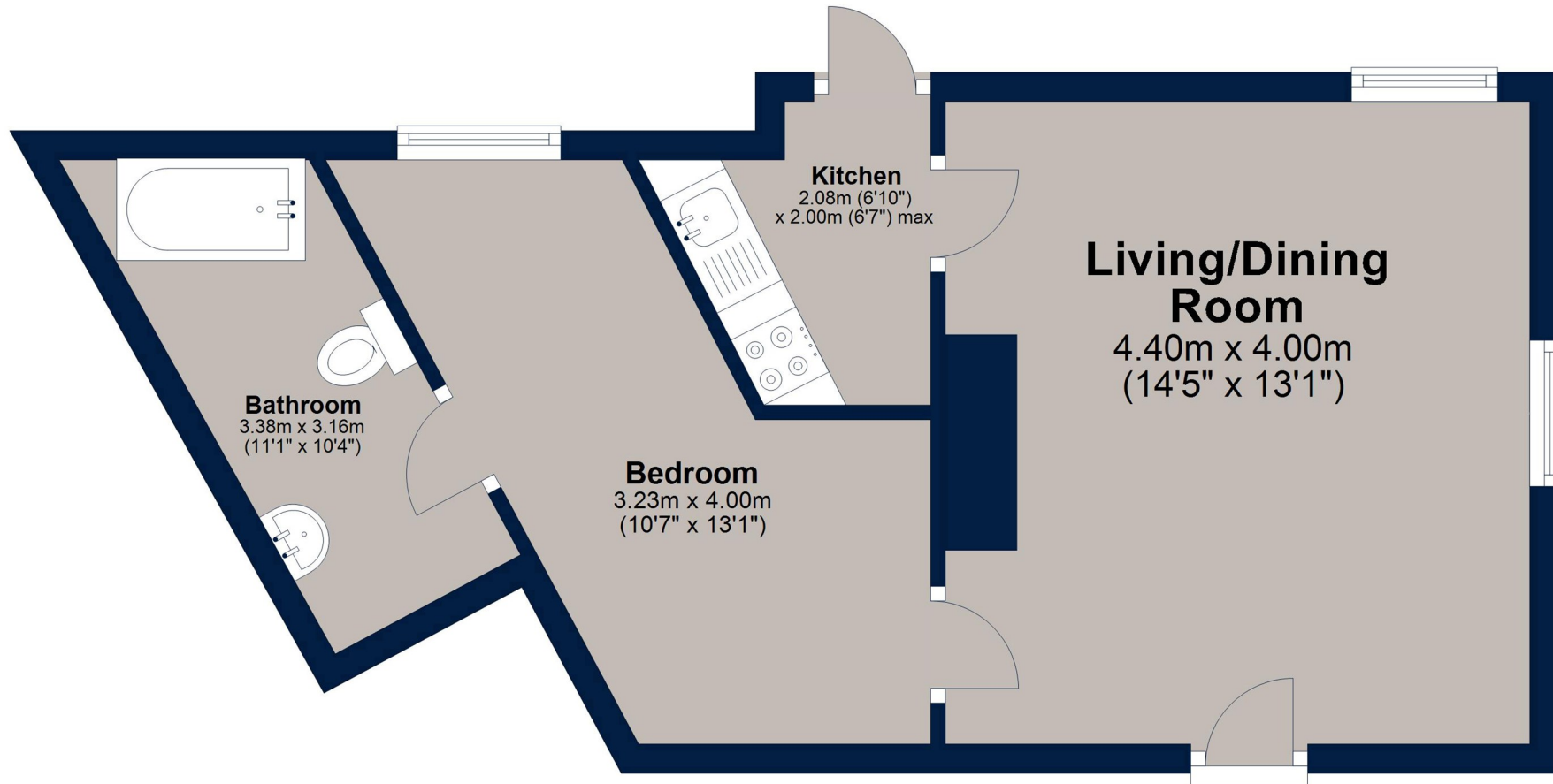


APARTMENT 14



APARTMENT 6

Ground Floor







WHY STAMFORD ?

£777,909

AVERAGE PRICE OF THE AVERAGE DETACHED HOMES

One of the Best Places to Live

THE SUNDAY TIMES VOTED, AGAIN, IN MARCH 2024

600 Listed Buildings

STUNNING GEORGIAN ARCHITECTURE

STAMFORD IS AN AREA THAT HAS STARRED IN *PRIDE & PREJUDICE*, *ELIZABETH: THE GOLDEN AGE*, *MIDDLEMARCH*, *BLECK HOUSE ETC.*

THERE IS AN ABUNDANCE OF HERITAGE ATTRACTIONS, AND THE TOWN IS FULL OF 16TH AND 17TH CENTURY BUILDINGS WITH EVERYTHING FROM BRASS DOOR KNOCKERS TO THE NEARBY HAMBLETON HALL, WHICH IS THE LONGEST STANDING RESTAURANT IN THE COUNTRY TO HOLD A MICHELIN STAR.

THE AVERAGE DETACHED HOME IN STAMFORD IS C £777,909 WITH THE MORE DESIRABLE LARGER HOUSES OFTEN COSTING IN EXCESS OF £2 MILLION. THE AVERAGE SEMI DETACHED HOMES HOVER AROUND THE £330K MARK. IT IS A QUICK 15 MIN TRAIN JOURNEY OR 20 MIN DRIVE TO PETERBOROUGH, WHERE THE STATION HAS SERVICES TO LONDON KING'S CROSS , CAMBRIDGE AND BIRMINGHAM. DIRECT TRAINS FROM STAMFORD STATION TO STANSTED AIRPORT TAKE ABOUT 1 HR 40 MINS

STAMFORD IS ONLY C 13 MILES FROM THE CITY OF PETERBOROUGH , WHICH IS A COMMUTER HAVEN WITH THE CENTRAL RAILWAY STATION OFFERING FAST AND DIRECT ROUTES TO LONDON WITH A SOON-TO-BE 38 MINUTE TRAIN JOURNEY TO LONDON KING'S CROSS STATION. THE LOCAL INFRASTRUCTURE AND AMENITIES IN PETERBOROUGH IS EXCELLENT, WITH A HOST OF RESTAURANTS AND EATERIES. PETERBOROUGH IS THE UK'S FIRST GIGABIT CITY, AND IS CONSIDERED TO BE ONE OF THE TOP 5 TECH HUBS IN THE UK WITH ITS CITY-WIDE, FULL-FIBRE GIGABIT NETWORK OFFERING ULTRAFAST CONNECTIVITY. A £12M INVESTMENT HAS TRANSFORMED CATHEDRAL SQUARE AT THE HEART OF THE CITY INTO A VIBRANT RESTAURANT QUARTER WITH SEVERAL MORE MULTI-MILLION POUND REGENERATION PLANS ALREADY IN THE PIPELINE .

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END-TO-END RESIDENTIAL PROPERTY INVESTMENT SERVICES

OSPREY PROPERTY INVESTMENTS HAVE BEEN ACTIVELY FINDING AND MANAGING PROPERTIES FOR INVESTORS SINCE 2001 AND WE HAVE A PROVEN TRACK RECORD IN THE SOURCING OF RESIDENTIAL INVESTMENT OPPORTUNITIES FOR INDIVIDUAL BTL INVESTORS, HNW CLIENTS AND CORPORATES. WE ARE RETAINED AS EXTERNAL ADVISORS TO INSTITUTIONS, FAMILY TRUSTS AND HNW INDIVIDUALS ON THEIR RESIDENTIAL PROPERTY INVESTMENT STRATEGIES

WHAT WE DO

WE PROVIDE CLIENTS WITH A SINGLE POINT OF CONTACT, FULLY MANAGED, END-TO-END RESIDENTIAL PROPERTY INVESTMENT SERVICE

LONG TERM INVESTMENT PROPERTY PORTFOLIO MANAGEMENT AND ADVICE

ANNUAL PROPERTY AND PORTFOLIO PERFORMANCE UPDATES WILL BE PROVIDED AT NO ADDITIONAL COST WHERE OSPREY PROPERTY INVESTMENTS MANAGES A CLIENT'S PROPERTIES INCLUDING: ANNUAL RENT REVIEWS AND RECOMMENDATIONS, RENTAL YIELD PERFORMANCE REVIEWS, CAPITAL APPRECIATION PERFORMANCE REVIEWS, PORTFOLIO MANAGEMENT ACCOUNTS (ONCE WE ARE MANAGING A CERTAIN NUMBER OF PROPERTIES) & ADVICE ON GEOGRAPHICAL AND PROPERTY TYPE DIVERSIFICATION AND EXPANSION AS MARKETS CHANGE

EXISTING PROPERTY PORTFOLIO REVIEW, APPRAISAL AND MANAGEMENT

IN ADDITION TO NEW AND EXPERIENCED INVESTORS, WE OFTEN START WORKING WITH CLIENTS WHO HAVE A DISPARATE COLLECTION OF PROPERTIES, EITHER BEING MANAGED DIRECTLY OR BY MULTIPLE PROPERTY MANAGEMENT COMPANIES. DEPENDING ON GEOGRAPHICAL LOCATION WE CAN CONSOLIDATE A CLIENT'S EXISTING PROPERTY PORTFOLIO TO PROVIDE A SINGLE POINT OF CONTACT AND MANAGEMENT, IN ADDITION TO ADVISE AND GUIDE ON IMPROVING LONG TERM PROPERTY PORTFOLIO PERFORMANCE

COUNTRY WIDE DIVERSIFICATION

WE HAVE OVER 20 YEARS' EXPERIENCE IN SOURCING AND MANAGING PROPERTIES THROUGHOUT ENGLAND THAT ACHIEVE HIGHER THAN AVERAGE RENTAL YIELDS AND CAPITAL APPRECIATION, ENABLING CLIENTS TO DIVERSIFY THEIR PROPERTY INVESTMENTS WHILE REDUCING THE TIME INVOLVED TO DO SO

MARKET KNOWLEDGE & CONTACTS

OUR LOCAL MARKET KNOWLEDGE AND STRONG RELATIONSHIPS WITH ESTATE AGENTS, DEVELOPERS AND BUILDERS ACROSS ENGLAND, PROVIDES BOTH ON AND OFF MARKET OPPORTUNITIES. IN ADDITION OUR CLIENTS ARE ABLE TO RECEIVE A BESPOKE PROPERTY SOURCING SERVICE BASED ON THEIR SPECIFIC INVESTMENT REQUIREMENTS

ESTABLISHED

WE HAVE BEEN ACTIVELY SOURCING AND MANAGING RESIDENTIAL INVESTMENT PROPERTIES FOR CLIENTS SINCE 2001.

RELIABLE

WE ARE RETAINED BY OVER 400 CLIENTS AS ADVISORS AND PROPERTY ASSET MANAGERS, FROM INITIAL SINGLE PROPERTY INVESTMENTS TO MULTIMILLION POUND PORTFOLIOS, WITH A STRONG AND PROVEN TRACK RECORD



CONTACT

TO ARRANGE A MEETING OR DISCUSS YOUR INVESTMENT REQUIREMENTS ;

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