



SUPPORTED HOUSING INVESTMENT OPPORTUNITY

CAMBRIDGESHIRE & BEDFORDSHIRE, UK



 **Portolio**
THE LANDLORD'S ESTATE AGENT

BENEFITS OF A SUPPORTED HOUSING INVESTMENT	SUPPORTED HOUSING	PRIVATE LET
Guaranteed Rent By Established Provider	✓	✗
Minimal Repair Costs - Structural & Compliance only	✓	✗
Zero Arrears	✓	✗
Zero Voids	✓	✗
Zero Management Costs/ Time	✓	✗
Stable Sector	✓	✗
Stable Return On Investment	✓	✗
Benefit From Capital Growth	✓	✓



MARCH, CAMBRIDGESHIRE



- 5 year lease with established housing trust (trading for 27 years)
- Comprising 1 x 4 bed apartment, 2 x 3 bed apartments, 6 bedroom townhouse plus office (16 bed spaces all together)
- High quality development
- No voids or arrears
- No management duties or management fees
- No repairs or maintenance (excluding boiler & property structure)
- No responsibility for tenants
- Lease subject to CPI indexed increase annually

MARCH, CAMBRIDGESHIRE

AREA INFORMATION

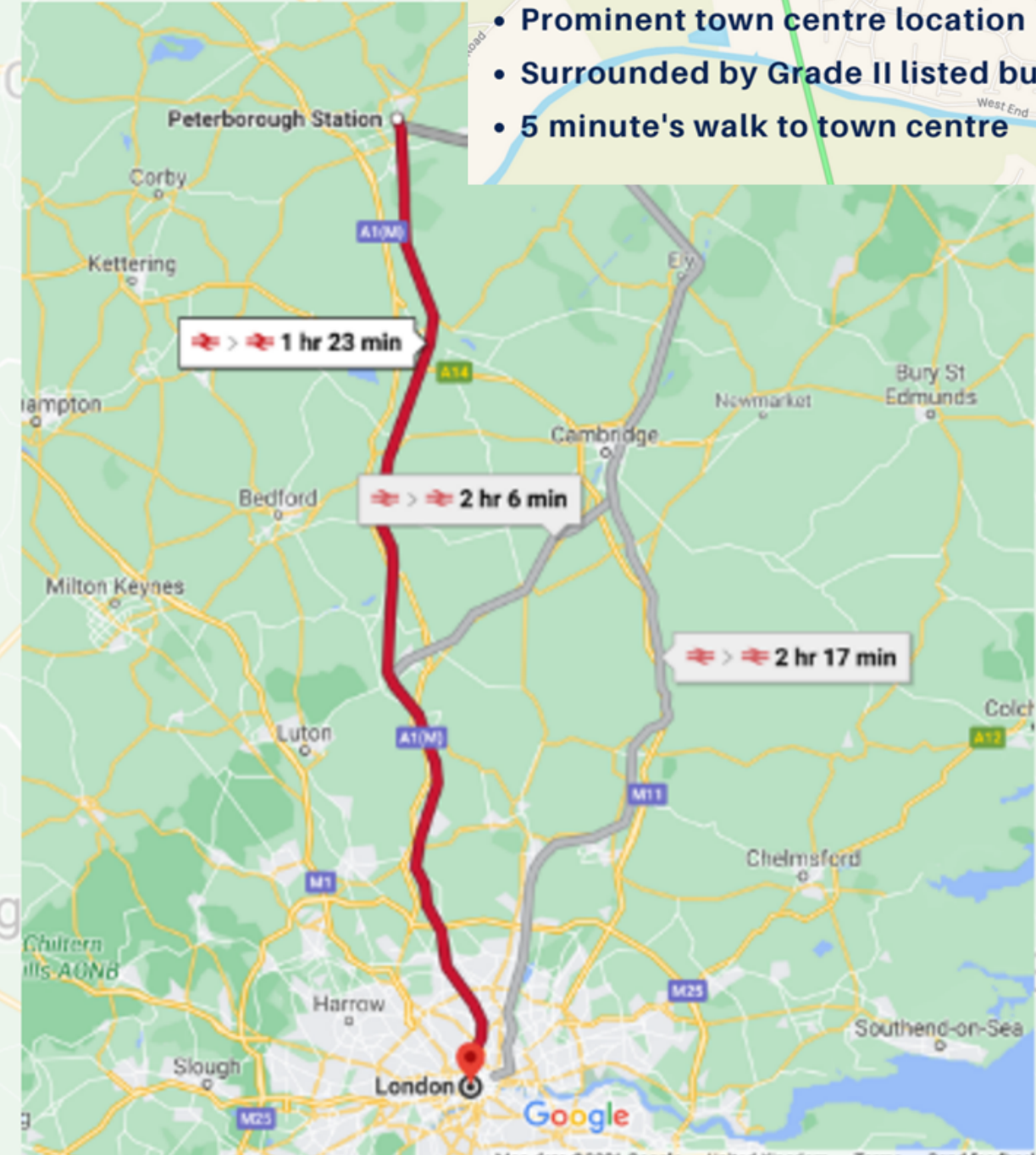
March

March is an **attractive market town** surrounded by fertile agricultural land. It is now the administrative centre of **Fenland District Council**. March is situated in the East of England having **excellent access** to Cambridge, Peterborough, London and the Midlands via the A1, M11 and A14 and direct rail. It is 30 miles north of Cambridge and 70 miles north of the M25.

PROPERTY LOCATION

March

- Prominent town centre location
- Surrounded by Grade II listed buildings
- 5 minute's walk to town centre



BIGGLESWADE, BEDFORDSHIRE



- 5 year lease with established housing trust (trading for 27 years)
- 3x 3-bed apartments totalling 9 bedspaces
- 3x leaseholds. Freehold for block also available at additional £10,000
- High quality development
- No voids or arrears
- No management or management fees
- No repairs or maintenance (excluding boiler & property structure)
- No responsibility for tenants
- Lease subject to CPI indexed increase annually

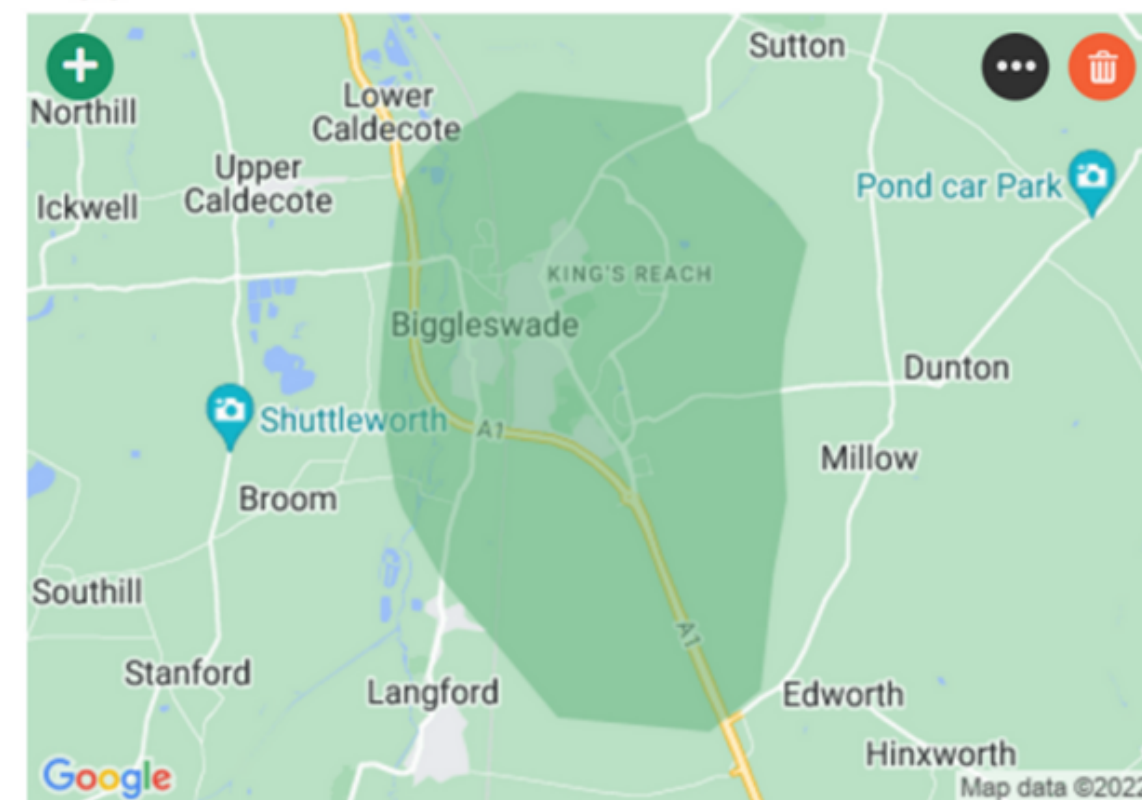
BIGGLESWADE, BEDFORDSHIRE

Biggleswade is an attractive market town in Central Bedfordshire. Recently voted the best value commuter town to London with an average travel time of **44 minutes into Kings Cross**.

Located adjacent to the A1 with Stevenage and London to the south and Peterborough to the north. London King Cross is only 43 minutes away & **Luton airport** is just over 30 minutes drive away.



Biggleswade, Bedfordshire



£358k average £375 per sqft +1% in 3yrs 3.4% yield

BEST VALUE COMMUTER TOWNS INTO LONDON

Rank	Town	Average house price	Travel time to London	Annual season ticket price
1	Biggleswade	£300,903	44 minutes	£4,792
2	Huntingdon	£269,481	63	£5,604
3	Benfleet	£327,807	44	£3,612
4	Wickford	£313,250	39	
5	Grays	£266,333	38	
6	Peterborough	£177,741	53	
7	Milton Keynes	£268,255	36	

PROPERTY LOCATION

Biggleswade

- Prominent town centre location
- Surrounded by Grade II listed buildings
- 5 minute's walk to train station



CAMBRIDGESHIRE & BEDFORDSHIRE

SECURE, STABLE, SUPPORTED HOUSING INVESTMENT

INVESTMENT OPPORTUNITY ANALYSIS

- Lease in place with established housing trust (established for 27 years)
- Dunn & Bradstreet risk analysis of the housing trust is the lowest possible risk rating (1 out of 100)
- The properties are available as a portfolio or as a Limited company purchase (0.5% stamp duty on 100% share purchase)
- High quality, refurbished properties in key commuter locations
- RICS valuation (Jan 2023) of £1.55million
- Sale Price : £1.48 million
- Rental Income £121,690 (Subject to annual CPI increase)
- Calculated Gross Portfolio Yield of 9.45% (for comparison with private rented sector investments)
- Approximate Net Yield Of 8.2%
- High level of property price growth potential
- A secure, stable 'hands off' property investment





JOHN FORTH

SALES AGENT



ABOUT JOHN

John has been buying, selling, and investing in UK property for 25 years. He is a senior representative of the National Residential Landlords Association and is also a member of the Chartered Institute of Housing. John can help you to reach your property goals.

GET IN TOUCH

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