

The background of the entire advertisement is a photograph of the Angel of the North sculpture. The sculpture is a large, dark, winged figure standing on a hill, with its wings spread wide. The wings are made of a grid of rectangular panels. The sky is a deep blue with some white clouds. The overall mood is serene and majestic.

WATLING
REAL ESTATE

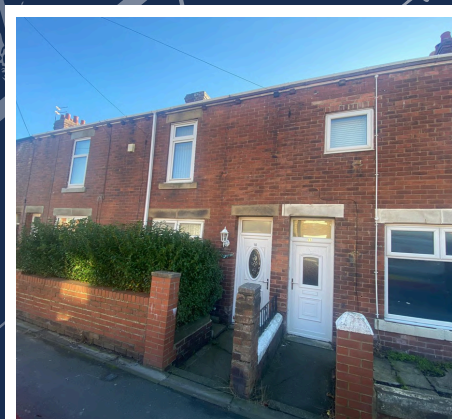
FOR SALE

A RARE OPPORTUNITY TO ACQUIRE A WELL-ESTABLISHED PORTFOLIO OF **21 RESIDENTIAL BUY-TO-LET PROPERTIES** IN THE HEART OF **WASHINGTON, TYNE AND WEAR**

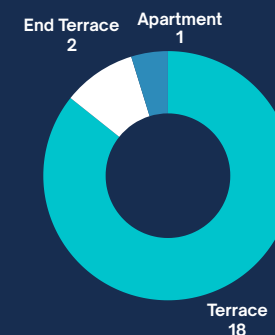
On Behalf of Joint Fixed Charge Receivers Andrew Foster and Chris Walker

PORTFOLIO SUMMARY

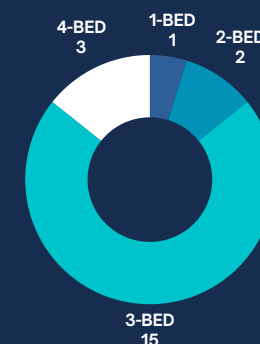
- 21 residential dwellings concentrated in Washington, Tyne and Wear.
- Tenures of 20 no. Freehold and 1 no. Long Leasehold.
- A fully tenanted portfolio let by way of Assured Shorthold Tenancy agreements.
- Generating a gross rent reserved of £142,920 per annum, with considerable reversionary potential to an ERV of approximately £157,500 per annum.
- Robust and sustainable occupational demand experienced in Washington.
- Excellent asset management opportunities including portfolio rental review, refurbishment and breakup.
- Available as an entire portfolio or in piecemeal lots.
- Seeking all expressions of interest.



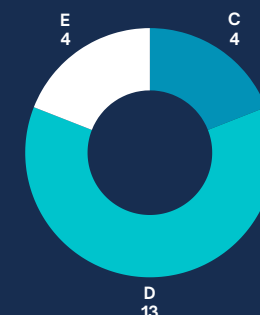
PROPERTY TYPE



BEDROOM MIX



EPC RATING



Washington is a large new-town in the Sunderland district of Tyne and Wear. With a strong and growing population of over 60,000, the town represents one of the largest settlements in the region. Its growing population is well supported by the area's robust manufacturing and logistics industries, which are anchored by the nearby Nissan UK Manufacturing facility. The plant reportedly employs 7,000 personnel and the company has recently renewed its long-term commitment to the area.

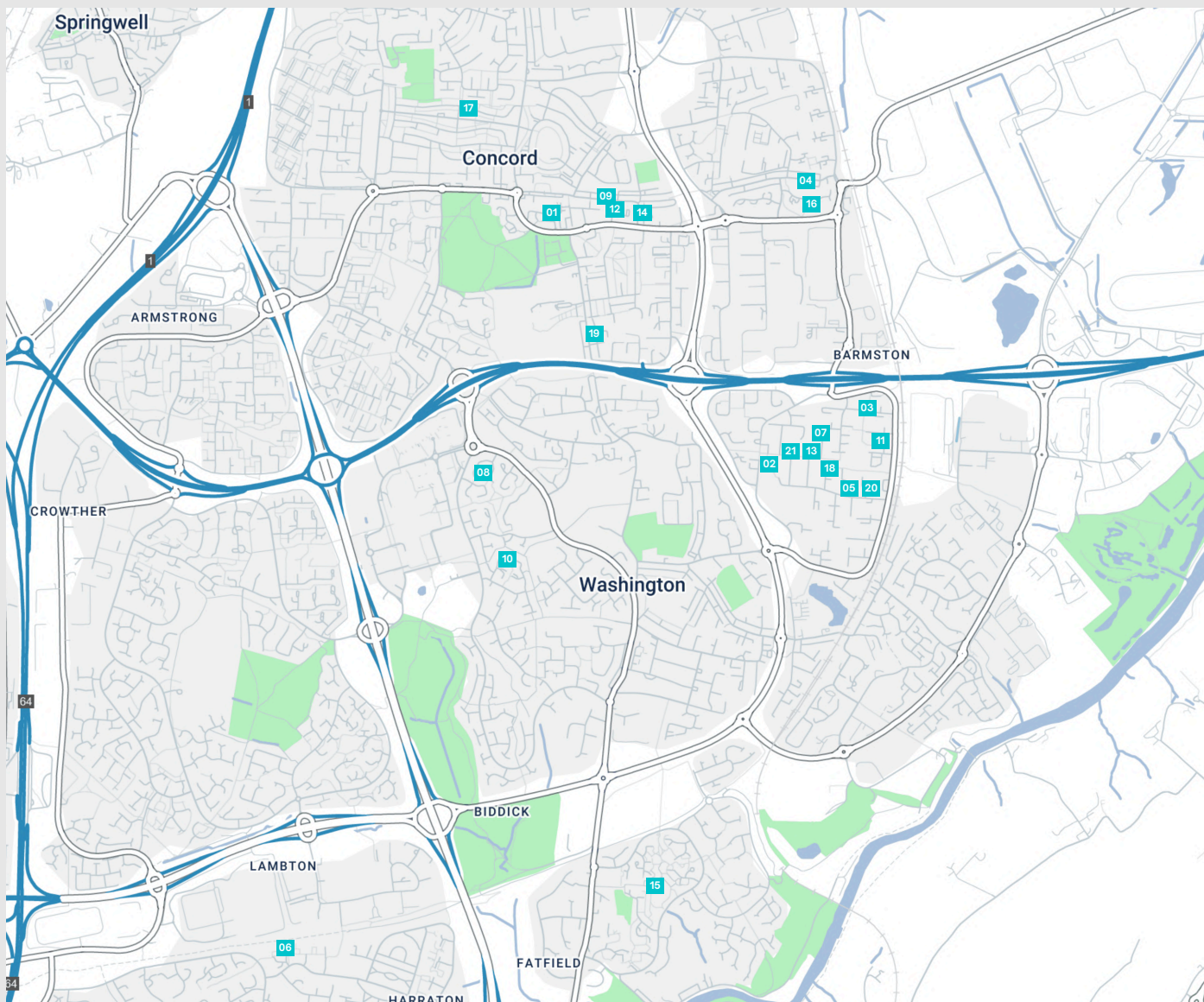
The area is serviced by a convenient range of retail and leisure amenity. Highlights include Washington's Old Village offering a mix of traditional pubs, restaurants and cafes and Washington town centre which offers a modern town centre mix of regional and national retailers. In addition, Washington Retail Park and the popular Galleries Shopping Centre offer larger format provisions.

The town is conveniently located being only 6 miles west of Sunderland, 10 miles north of Durham, and 7 miles south of Newcastle upon Tyne. The A182 and A1231 highways run conveniently along the town's northern and western edges. The A1231 connects eastward to Sunderland while the A182 links northward to Newcastle, with approximate travel times of 20 and 30 minutes respectively. Regular bus routes operate between the town and surrounding conurbations.



LOCATION

WATLING
REAL ESTATE



No.	Property	Area
01	3 Burgoyne Court, Washington	NE37
02	6 Barmston Centre, Washington	NE38
03	9 Horsley Road, Washington	NE38
04	10 Ellen Terrace, Washington	NE37
05	11 Wakerley Road, Washington	NE38
06	14 Laburnum Avenue, Washington	NE38
07	21 Stockley Road, Washington	NE38
08	26 Byland Court, Washington	NE38
09	27 Laurens Court, Washington	NE37
10	41 Roche Court, Washington	NE38
11	43 Horsley Road, Washington	NE38
12	51 Laurens Court, Washington	NE37
13	58 Stockley Road, Washington	NE38
14	62 Laurens Court, Washington	NE37
15	63 Broadmeadows, Washington	NE38
16	66 Cherwell, Washington	NE37
17	78 The Drive, Washington	NE37
18	90 Stockley Road, Washington	NE38
19	107 Spout Lane, Washington	NE37
20	148 Horsley Road, Washington	NE38
21	196 Wakerley Road, Washington	NE38

LOCATION MAP

WATLING
REAL ESTATE

The portfolio comprises 20 terrace / end-terrace dwelling houses and one ground floor apartment. The majority of these properties offer 3 bedrooms with the addition of one 1-bed, two 2-beds and three 4- bed homes.

All dwelling houses are compliant with current MEES regulations with the majority of the portfolio holding an EPC rating of D. Internally, we understand all properties are in a tenatable condition, with fitted kitchens and bathrooms. Please note, the vendor is understood to let all properties without the benefit of furniture.

All 21 units are conveniently concentrated around a relatively small geographical area which proves convenient from a management perspective.

The portfolio is fully tenanted by way of Assured Shorthold Tenancy agreements, and currently offers a gross rent reserved of £142,920 per annum. Historically, the portfolio has maintained an occupancy rate above 95%.

Considerable asset management opportunities exist, with potential to increase the rental income to approximately £157,500 per annum.



PORFOLIO OVERVIEW

WATLING
REAL ESTATE



01

**3 BURGOYNE COURT,
WASHINGTON, NE37 2EG**

3 BED MID-TERRACE

- Floor Area: 1,066 sq. ft.
- EPC Rating: D (67)
- Rental Income: £550 pcm
- ERV: £600 pcm



02

**6 BARMSTON CENTRE,
WASHINGTON, NE38 8DQ**

3 BED MID-TERRACE

- Floor Area: 904 sq. ft.
- EPC Rating: C (70)
- Rental Income: £575 pcm
- ERV: £600 pcm



03

**9 HORSLEY ROAD,
WASHINGTON, NE38 8HE**

3 BED MID-TERRACE

- Floor Area: 1,023 sq. ft.
- EPC Rating: E (52)
- Rental Income: £575 pcm
- ERV: £625 pcm



04

**10 ELLEN TERRACE,
WASHINGTON, NE37 3AS**

2 BED MID-TERRACE

- Floor Area: 883 sq. ft.
- EPC Rating: D (60)
- Rental Income: £600 pcm
- ERV: £600 pcm

ASSET SUMMARY

WATLING
REAL ESTATE



05

**11 WASKERLEY ROAD,
WASHINGTON, NE38 8EN**

3 BED MID-TERRACE

- Floor Area: 926 sq. ft.
- EPC Rating: C (72)
- Rental Income: £525 pcm
- ERV: £625 pcm



06

**14 LABURNUM AVENUE,
WASHINGTON, NE38 9BU**

3 BED END-TERRACE

- Floor Area: 915 sq. ft.
- EPC Rating: D (65)
- Rental Income: £585 pcm
- ERV: £675 pcm



07

**21 STOCKLEY ROAD,
WASHINGTON, NE38 8EF**

4 BED MID-TERRACE

- Floor Area: 1,108 sq. ft.
- EPC Rating: C (78)
- Rental Income: £625 pcm
- ERV: £695 pcm



08

**26 BYLAND COURT,
WASHINGTON, NE38 7QQ**

3 BED MID-TERRACE

- Floor Area: 850 sq. ft.
- EPC Rating: D (67)
- Rental Income: £575 pcm
- ERV: £625 pcm

ASSET SUMMARY

WATLING
REAL ESTATE



09

**27 LAURENS COURT,
WASHINGTON, NE37 2EE**

3 BED MID-TERRACE

- Floor Area: 871 sq. ft.
- EPC Rating: D (58)
- Rental Income: £575 pcm
- ERV: £595 pcm



10

**41 ROCHE COURT,
WASHINGTON, NE38 7PJ**

3 BED MID-TERRACE

- Floor Area: 915 sq. ft.
- EPC Rating: D (57)
- Rental Income: £550 pcm
- ERV: £625 pcm



11

**43 HORSLEY ROAD,
WASHINGTON, NE38 8HF**

4 BED END-TERRACE

- Floor Area: 1,023 sq. ft.
- EPC Rating: E (44)
- Rental Income: £525 pcm
- ERV: £695 pcm



12

**51 LAURENS COURT,
WASHINGTON, NE37 2EF**

3 BED MID-TERRACE

- Floor Area: 915 sq. ft.
- EPC Rating: D (68)
- Rental Income: £625 pcm
- ERV: £625 pcm

ASSET SUMMARY

WATLING
REAL ESTATE



13

**58 STOCKLEY ROAD,
WASHINGTON, NE38 8DW**

3 BED MID-TERRACE

- Floor Area: 904 sq. ft.
- EPC Rating: D (68)
- Rental Income: £550 pcm
- ERV: £650 pcm



14

**62 LAURENS COURT,
WASHINGTON, NE37 2EF**

3 BED MID-TERRACE

- Floor Area: 936 sq. ft.
- EPC Rating: D (62)
- Rental Income: £525 pcm
- ERV: £595 pcm



15

**63 BROADMEADOWS,
WASHINGTON, NE38 8RH**

3 BED MID-TERRACE

- Floor Area: 1,066 sq. ft.
- EPC Rating: D (65)
- Rental Income: £625 pcm
- ERV: £695 pcm



16

**66 CHERWELL,
WASHINGTON, NE37 3LD**

4 BED MID-TERRACE

- Floor Area: 1,023 sq. ft.
- EPC Rating: C (75)
- Rental Income: £650 pcm
- ERV: £725 pcm

ASSET SUMMARY

WATLING
REAL ESTATE



17

**78 THE DRIVE,
WASHINGTON, NE37 2LQ**

2 BED MID-TERRACE

- Floor Area: 743 sq. ft.
- EPC Rating: D (65)
- Rental Income: £500 pcm
- ERV: £595 pcm



18

**90 STOCKLEY ROAD,
WASHINGTON, NE38 8DR**

3 BED MID-TERRACE

- Floor Area: 915 sq. ft.
- EPC Rating: E (52)
- Rental Income: £600 pcm
- ERV: £600 pcm



19

**107 SPOUT LANE,
WASHINGTON, NE37 2UD**

GROUND FLOOR APARTMENT

- Floor Area: 764 sq. ft.
- EPC Rating: D (68)
- Rental Income: £475 pcm
- ERV: £500 pcm



20

**148 HORSLEY ROAD,
WASHINGTON, NE38 8HJ**

3 BED MID-TERRACE

- Floor Area: 1,055 sq. ft.
- EPC Rating: D (58)
- Rental Income: £550 pcm
- ERV: £595 pcm

ASSET SUMMARY

WATLING
REAL ESTATE



21

196 WASKERLEY ROAD,
WASHINGTON, NE38 8DH

3 BED MID-TERRACE

- Floor Area: 915 sq. ft.
- EPC Rating: E (45)
- Rental Income: £550 pcm
- ERV: £575 pcm

ASSET SUMMARY

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PROPOSALS

All offers are invited subject to contract and exclusive of VAT. Offers will be considered for both the entire portfolio or individual lots.

VAT

We understand that these properties are not elected for VAT purposes.

DATA ROOM

Further details are to be made available within a dedicated data room. Please get in touch for access details.

VIEWINGS

Strictly by prior appointment with Watling Real Estate acting as sole agent.



FURTHER INFORMATION

WATLING
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