



WATLING
REAL ESTATE

FOR SALE

Sheffield Residential Investment Portfolio

A RARE OPPORTUNITY TO ACQUIRE A PORTFOLIO OF **FOUR RESIDENTIAL APARTMENTS** LOCATED WITHIN **THREE ESTABLISHED APARTMENT BLOCKS** IN THE DESIRABLE SANDYGATE DISTRICT OF **SHEFFIELD**

On Behalf of Joint Fixed Charge Receivers

The portfolio is situated within the leafy suburb of Sandygate, approximately 3 miles west of Sheffield city centre. Sandygate is widely considered one of Sheffield's most desirable residential areas, known for its attractive leafy surroundings, strong educational provision and proximity to Sheffield city centre.

The surrounding area benefits from a wide range of local amenities including cafés, restaurants, pubs, supermarkets and leisure facilities. The properties also benefit from close proximity to Ecclesall Road and Fulwood Road, both of which provide a wide range of retail and hospitality offerings.

The location is particularly popular with professionals, academics and healthcare workers due to its accessibility to the University of Sheffield and the city's principal hospitals including the Royal Hallamshire Hospital.

Excellent transport links are available via the A57 and Sheffield Parkway, providing connectivity to Sheffield city centre and the wider South Yorkshire region. Regular bus services also operate throughout the area.

The surrounding areas are characterised by:

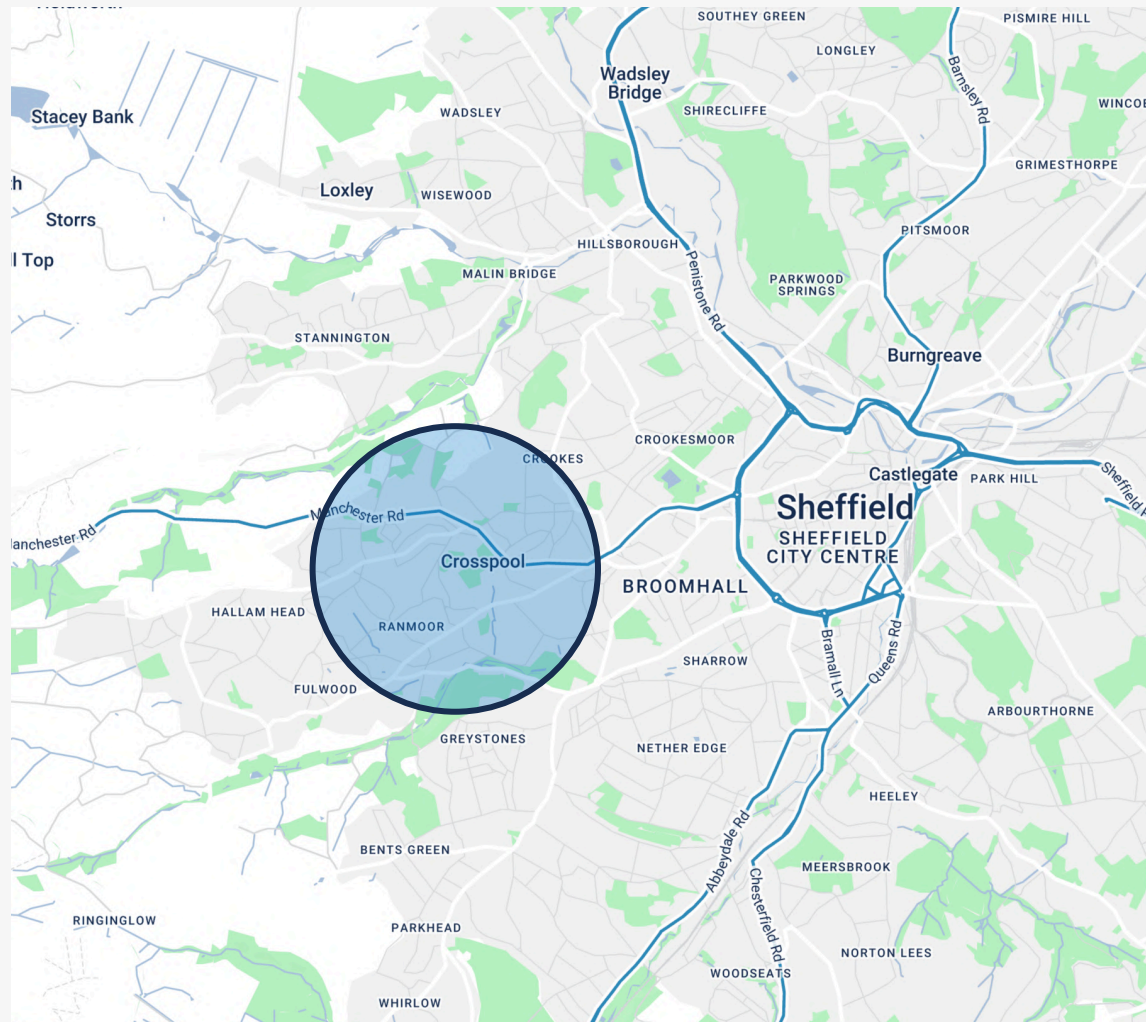
- Affluent established residential neighbourhoods
- Strong owner-occupier and rental demand
- Proximity to universities and healthcare facilities
- Attractive landscaped apartment developments
- Strong long-term residential appeal



No.	Property	Area
01	Flat 4, 46 Sale Hill Sheffield S10 5BX	S10
02	Flat 4 Redholme, 397 Sandygate Road Sheffield S10 5UA	S10
03	Flat 7 Redholme, 397 Sandygate Road Sheffield S10 5UA	S10
04	Flat 5, 16 Moorbank Road Sheffield S10 5TR	S10



Scan the QR code
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our interactive map



Location Map

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The portfolio comprises four long-leasehold residential apartments situated across three separate apartment blocks within the affluent and well-established suburb of Sandygate, Sheffield. Two of the apartments are located within the same block at Sandygate Road, with the remaining two apartments situated within nearby developments on Sale Hill and Moorbank Road respectively.

The portfolio consists entirely of 2-bedroom apartments, each benefitting from allocated parking or garage provision and located within mature landscaped developments. The properties are currently income-producing and provide an attractive opportunity to acquire a well-located residential investment portfolio within one of Sheffield's most desirable residential districts.

The apartments are all positioned within approximately one mile of each other, allowing for operational and management efficiencies whilst still providing diversification across multiple developments.

Current passing rents across the portfolio total approximately £39,240 per annum, with further scope for rental growth through future asset management initiatives and reversionary uplift.

The portfolio benefits from:

- Established residential locations
- Strong local rental demand
- Close proximity to Sheffield city centre and universities
- Good transport connectivity and local amenities
- Consistent tenant appeal from professionals and academics





1

Flat 4, 46 Sale Hill

Sheffield S10 5BX

2 BEDROOM APARTMENT

- Top floor position within a 3-storey block
- Allocated parking space
- **Floor Area:** 603 sq. ft.
- **EPC Rating:** C
- **Current Passing Rent:** £10,500 p.a.



2

Flat 4 Redholme

397 Sandygate Road, Sheffield S10 5UA

2 BEDROOM APARTMENT

- Ground floor position within a landscaped development
- Allocated parking space
- **Floor Area:** 646 sq. ft.
- **EPC Rating:** C
- **Current Passing Rent:** £9,540 p.a.



3

Flat 7 Redholme

397 Sandygate Road, Sheffield S10 5UA

2 BEDROOM APARTMENT

- Second floor apartment
- Allocated parking space
- **Floor Area:** 646 sq. ft.
- **EPC Rating:** C
- **Current Passing Rent:** £9,000 p.a.



4

Flat 5, 16 Moorbank Road

Sheffield S10 5TR

2 BEDROOM APARTMENT

- Top floor apartment within a mature residential development
- Garage provision
- **Floor Area:** 646 sq. ft.
- **EPC Rating:** E
- **Current Passing Rent:** £10,200 p.a.

Tenure

We understand the properties are held on long-leasehold interests.

Tenancies

The properties are currently income-producing and held subject to Assured Shorthold Tenancy agreements.

VAT

We understand the properties are not elected for VAT.

Property Reference

223160

Data Room

A data room is available providing:

- Tenancy information
- Title documentation
- Rental schedule
- EPC certificates
- Lease information

Viewings

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

Proposal

Offers are invited for the portfolio either as a whole or on an individual property basis, subject to contract.



Further Information

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