

8 Sherwood Rise | Nottingham | NG7 6JF

Residential Investment For Sale together with adjacent Building Plot – PP granted for 3 x 3-Bed Apartments and Parking

338m²
(3,638ft²)

- 6 self-contained 2-bedroom apartments, fully let and income producing
- Current income £73,872 pa gross
- Potential reversionary income £75,672 pa gross.
- PP granted for 3 x 3-bed apartments totalling 296m² (3,186ft²)
- Offers are invited at £1,100,000
- Freehold for sale



FOR SALE



Location



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Location



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Location

Nottingham is a major provincial city in the East Midlands with substantial interests in retail, manufacturing, education, call centres, offices, warehousing and distribution. Nottingham City has a population of circa 275,000 persons, 90,000 students, a leisure catchment of 750,000 and a shopping population of approximately 2,000,000.

Sherwood Rise is located about 1½ miles due north of Nottingham City Centre and runs north-westerly from its junction with Mansfield Road and Gregory Boulevard to connect with Nottingham Road and eventually Western Boulevard, part of the outer Nottingham ring road.

This property is situated approximately one-third of a mile north of the junction with Mansfield Road, and a return frontage to Alexandra Street and a southern boundary to Hamilton Road.

In the main the surrounding properties are occupied predominantly for residential use, although in previous years a number of properties along Hamilton Road were occupied for office purposes. Some still remain occupied for that use, but in a number of instances the sites/buildings have been redeveloped for residential purposes.

This is a very good residential location, conveniently situated for Nottingham City Centre and the other local amenities on Mansfield Road, a short 5 minutes walk.





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Property

The property comprises a period building which has been renovated and extended by the current owners 6 years ago and now provides 6 self-contained 2-bedroom apartments. All 3 apartments on the ground floor have the benefit of a self-contained garden. In addition there is also a communal garden for the other 3 first floor flats. All the flats are fully let and income producing.

All flats are in excellent condition and have the benefit of electric space heating. They have fully fitted kitchens and quality bathrooms.

EPCs

Each flat has a current EPC rating of E, expiring 19th February 2030.

Planning

Planning Consent was granted on 5th May 2026 (Application No: 26/00177/PFUL3 (PP-14651900)) for the development of the land to the rear of 8 Sherwood Rise for 3 no. 3-bedroom apartments with access road and parking.

A copy of the full Planning Consent is available upon request.





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Accommodation and Rents

Address	Tenancy	M ²	FT ²	Rent pcm	Rent pa
Flat 1 – Ground Floor	6 months from 28 th August 2025, expiring 27 th February 2026	51	549	£950	£11,400
Flat 2 – Ground Floor	6 months from 1 st September 2025 expiring 3 rd August 2026	67	721	£1,300	£15,600
Flat 3 – Ground Floor	6 months from 25 th April 2026 expiring 24 th October 2026	50	538	£850	£10,200
Flat 4 – First Floor	6 months from 1 st September 2025 expiring 3 rd August 2026	55	592	£1,256	£15,072
Flat 5 – First Floor	2 months from 1 st July 2026	56	602	£950	£11,400
Flat 6 – First Floor	6 months from 4 th September 2025 expiring 3 rd March 2026	59	635	£850	£10,200
Total		338	3,638	£6,156	£73,872

(This information is given for guidance purposes only)

We are of the opinion that the market rent for Flat 3 is £900 pcm (£10,800 per annum, and for Flat 6 £950 pcm (£11,400 per annum). The gross potential reversionary income is £75,672 per annum. Please note that this could be increased if the purchasers moved back to student rentals. Flat 2 is currently let as a student rental.

Tenure

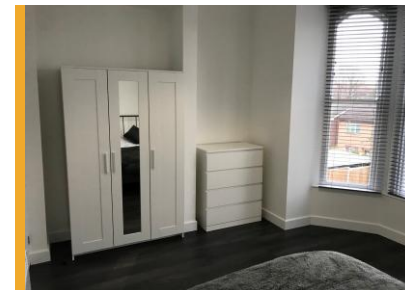
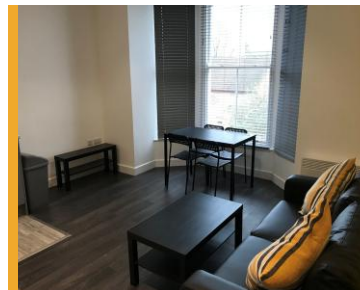
Freehold.

VAT

VAT is not payable.

Price

Offers are invited at £1,100,000 with the benefit of the current income of £73,872 per annum and the potential reversionary income of £75,672 per annum.





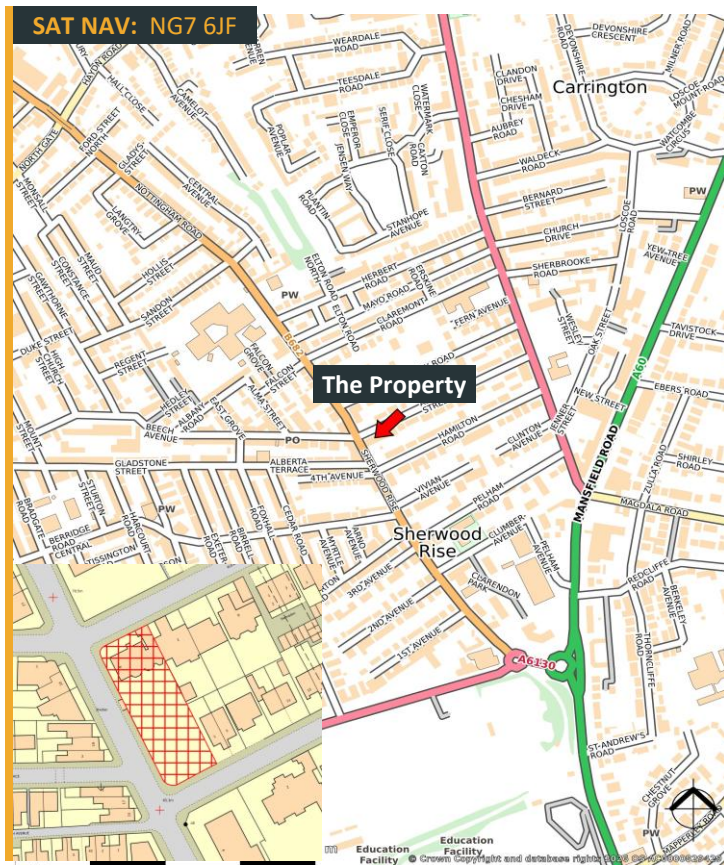
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ASTs

Copies of the ASTs are available upon request.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each side to be responsible for their own legal costs.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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25/06/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.