HUNTERS®

SOUTHAMPTON



FREEHOLD RESIDENTIAL INVESTMENT

LAWN ROAD

Southampton | SO17 2EX

OFFERS IN EXCESS OF £1,750,000

FLEXIBLE INVESTMENT OPPORTUNITY – RETAIN AS A FULLY LET DEVELOPMENT OR SELL INDIVIDUAL APARTMENTS WHILE RETAINING OTHERS (SUBJECT TO NECESSARY CONSENTS)

Lawn Road, Southampton

Offers In Excess Of £1,750,000

SUBSTANTIAL FREEHOLD INVESTMENT OPPORTUNITY | 12 SELF-CONTAINED APARTMENTS | 17 BEDROOMS | SOUTHAMPTON

Guide Price: Offers in Excess of £1,750,000

An excellent opportunity to acquire an established residential investment comprising 12 self-contained apartments at Lawn Road, Southampton, SO17 2EX. The freehold development offers an attractive investment opportunity with an established rental income and potential for long-term capital appreciation.

PROPERTY BREAKDOWN

The development comprises 7 x One-Bedroom Apartments | 5 x Two-Bedroom Apartments | 17 Bedrooms in Total | 12 Self-Contained Residential Units | Underfloor Heating Throughout (seller advised).

The apartments are individually let, providing a diversified rental income stream across the development.

INVESTMENT OVERVIEW

Guide Price: Offers in Excess of £1,750,000 | Current Gross Annual Rental Income: £144,000 | Indicative Gross Rental Yield: 8.23% | Target Gross Annual Rental Income: £150,000 (not secured) | Indicative Gross Yield at Target Rent: 8.57% | Tenure: Freehold

The development presents investors with flexibility for continued rental investment or potential individual apartment disposals, subject to the necessary legal arrangements and consents.

Situated within Southampton's SO17 postcode, the property offers an opportunity to acquire a substantial residential asset with an established income stream.

INVESTMENT DISCLAIMER

All rental income, yields and projections are indicative and subject to verification. Figures are based on information supplied by the seller. Operating expenses, financing costs and acquisition costs have not been included in the gross yield calculations. Capital appreciation is not guaranteed. Purchasers should undertake independent legal, financial and property due diligence before proceeding.

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SUBSTANTIAL FREEHOLD INVESTMENT OPPORTUNITY

12 SELF-CONTAINED APARTMENTS



OFFERS IN EXCESS OF
£1,750,000

CURRENT GROSS ANNUAL RENTAL INCOME
£144,000

INDICATIVE GROSS YIELD
8.23% approx.

Hunters are delighted to present this exceptional opportunity to acquire an established freehold residential investment comprising 12 self-contained apartments, ideally situated on Lawn Road, Southampton, SO17 2EX.

The development comprises seven one-bedroom and five two-bedroom apartments, all individually let, providing an attractive and diversified rental investment with an established income stream.

The building has been very well maintained by its current owners and benefits from underfloor heating within the apartments.

The property further benefits from seven off-road parking spaces, communal garden areas, bicycle storage and a bin store.

OWNERSHIP STRUCTURE

The property is being offered for sale through a company structure.

INVESTMENT OPPORTUNITY

Potential to sell the 12 apartments individually for capital returns, retain the entire building as a rental investment, or adopt a hybrid strategy by selling some units and retaining others for ongoing rental income.

ATTRACTIVE INVESTMENT RETURNS

Current Gross Annual Income:	**£144,000** (£12,000 per cal. month)
Indicative Gross Rental Yield:	**8.23% approx.**
Target Gross Annual Income (from January 2027):	**£150,000** (not guaranteed)
Indicative Gross Yield at Target:	**8.57% approx.**

This opportunity is ideally suited to established landlords, portfolio investors and property investment companies seeking an income-producing residential asset with the potential for longer-term capital appreciation.

FLEXIBLE INVESTMENT & EXIT STRATEGIES

A — RETAIN THE ENTIRE PORTFOLIO
Keep all 12 apartments as a rental investment and continue receiving income, subject to tenancy, management and market conditions.

B — SELL APARTMENTS INDIVIDUALLY
Explore reselling the 12 units individually to realise capital returns potentially sooner than under a long-term hold strategy.

C — COMBINE SALES AND RENTAL INCOME
For example, sell six flats individually and retain six as rental investments. The balance can be tailored to the investor's strategy.

PROPERTY HIGHLIGHTS

- Freehold residential investment opportunity
- Twelve self-contained apartments
- Seven one-bedroom and five two-bedroom properties
- Current gross rental income of £144,000 per annum
- Indicative gross rental yield of approximately 8.23%
- Underfloor heating within the apartments
- Building very well maintained by the current owners
- Established tenancies with carefully selected occupants
- Seven off-road parking spaces
- Communal garden, bicycle storage and bin store
- Potential for future rental growth and capital appreciation

VIEWINGS & FURTHER INFORMATION

Viewing is highly recommended for serious investors.
Contact Hunters Southampton on **02380 987720.**

IMPORTANT INVESTHENT INFORMATION

The rental figures and yields quoted are gross and calculated before operating expenses, maintenance, management fees, insurance, void periods, taxation, finance costs and acquisition expenses. The proposed January 2027 rental increase is a target and is not guaranteed. Any potential capital appreciation is illustrative and should not be relied upon as a forecast. All information should be independently verified by prospective purchasers and their professional advisers.

ALL OFFERS ARE SUBJECT TO CONTRACT & SURVEY.



KEY FEATURES

- 12 Self-Contained Apartments Comprising 17 Bedrooms
- Seven One-Bedroom and Five Two-Bedroom Apartments
- Established Residential Asset with Existing Tenancies
- Established Gross Annual Rental Income of £144,000
- Potential Gross Rental Yield of 8.57% at Target Rent
- Potential for Individual Apartment Disposals, Subject to Legal Requirements
- Opportunity for Long-Term Portfolio Retention
- Flexible Investment and Exit Strategies
- Suitable for Investors Seeking a Substantial Residential Asset
- Established Residential Investment in Southampton's SO17 Postcode



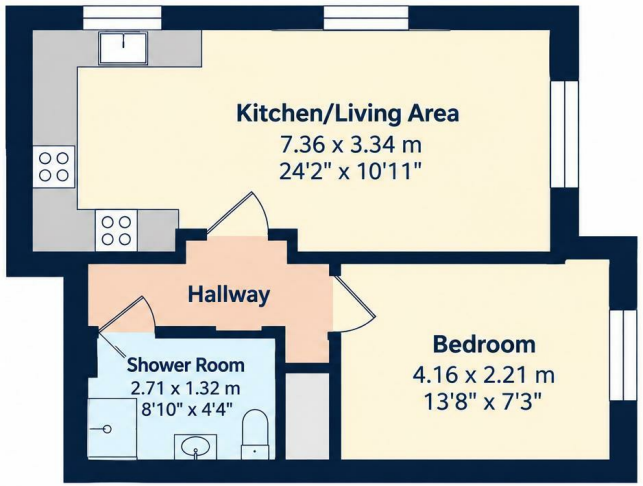




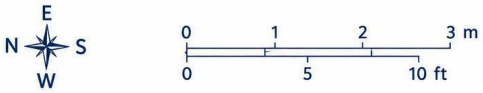
HUNTERS®
HERE TO GET *you* THERE

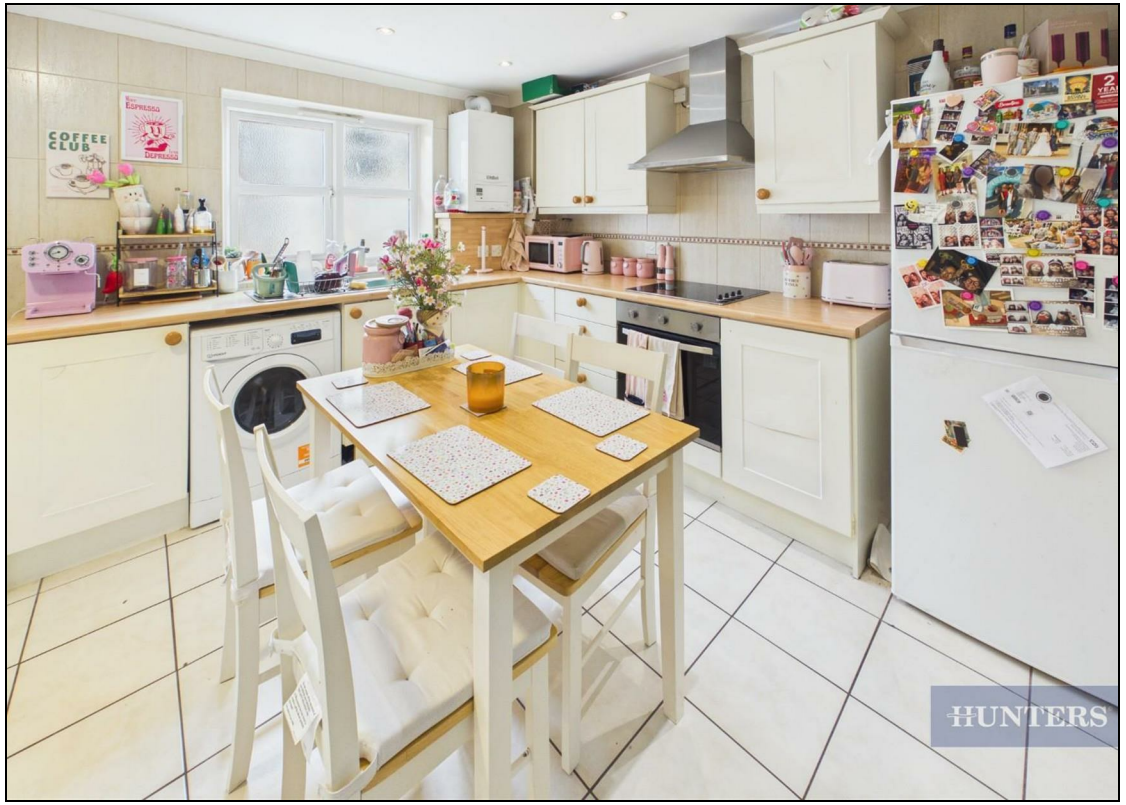
1 Bed Flat

- Open-Plan Kitchen/Living Area
- Spacious Double Bedroom
- Modern Shower Room
- Separate Hallway

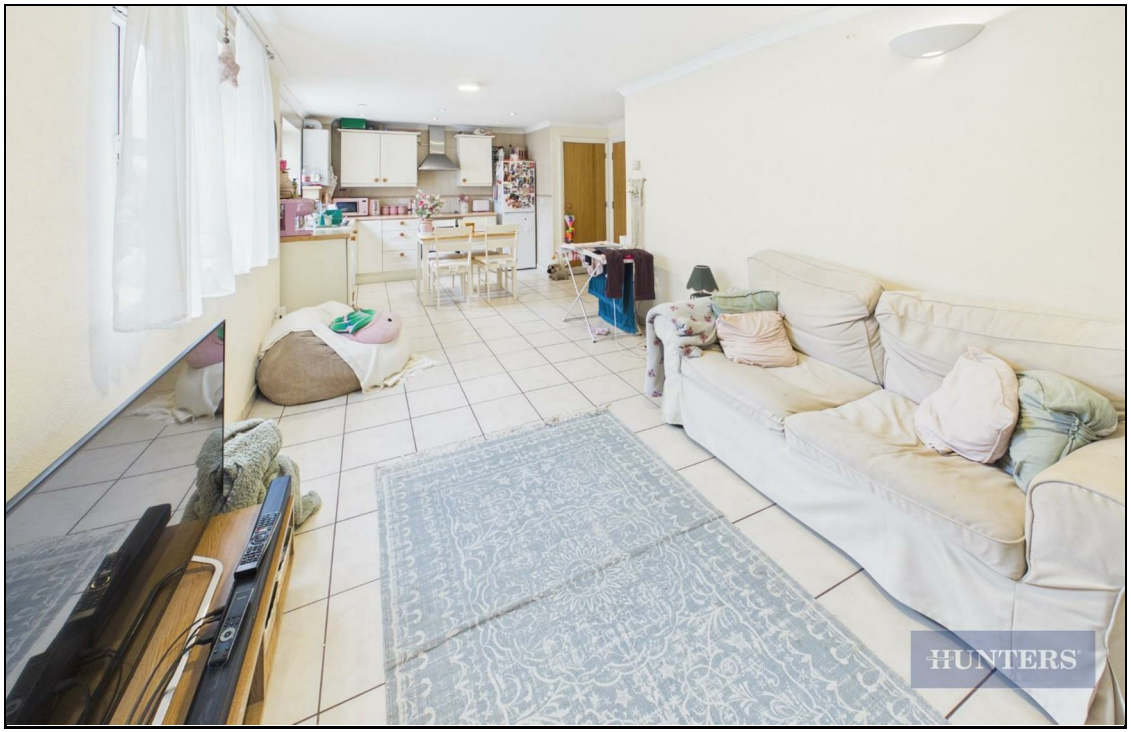


Room Sizes:
Kitchen/Living Area: 7.36m x 3.34m (24'2" x 10'11")
Bedroom: 4.16m x 2.21m (13'8" x 7'3")









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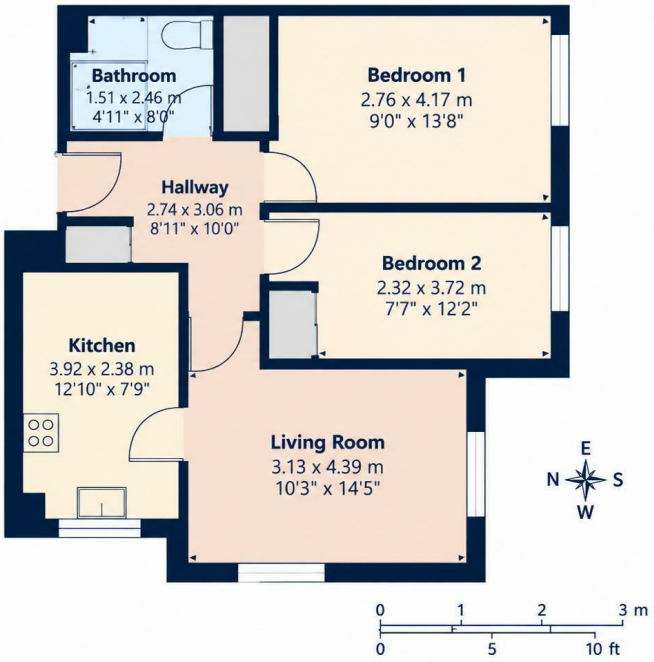
2 Bed Flat

- Spacious Living Room with Natural Light
- Separate Fitted Kitchen
- Two Double Bedrooms
- Two Bathrooms
- Private Hallway

Room Sizes:

Living Room: 3.13m x 4.39m (10'3" x 14'5")
Kitchen: 3.92m x 2.38m (12'10" x 7'9")
Bedroom 1: 2.76m x 4.17m (9'0" x 13'8")
Bedroom 2: 2.32m x 3.72m (7'7" x 12'2")









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MATERIAL INFORMATION

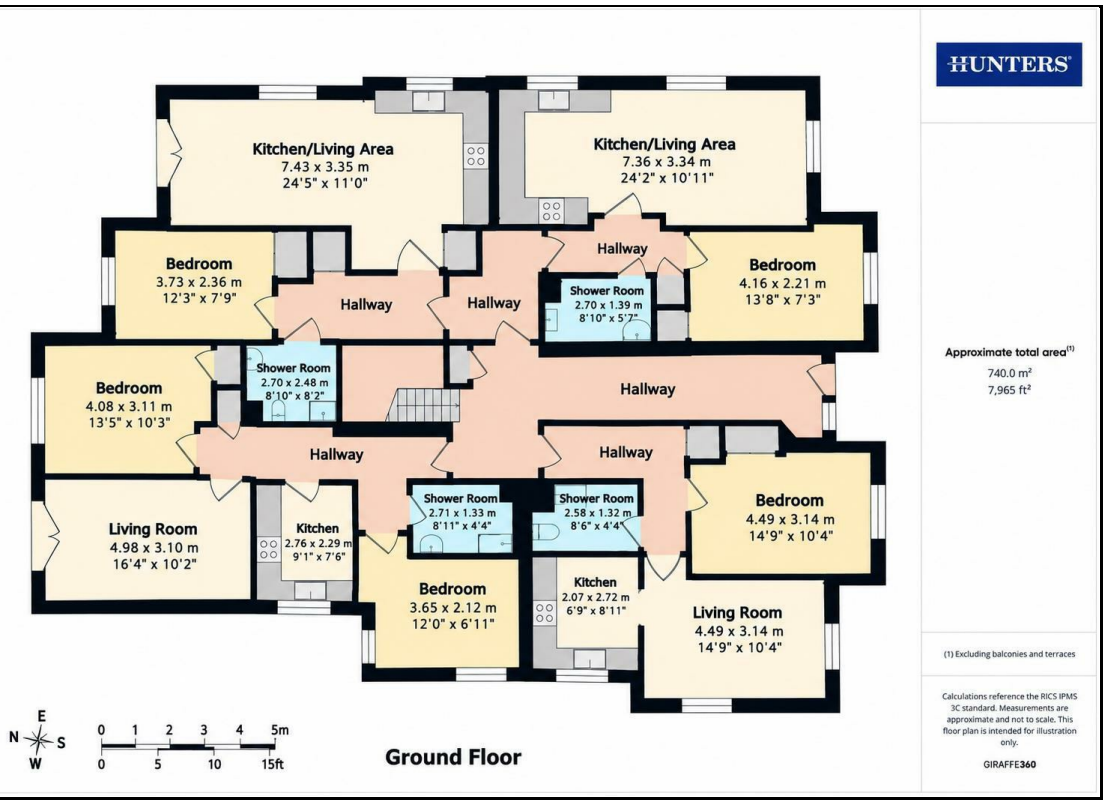
Council Tax Bands & EPC Ratings

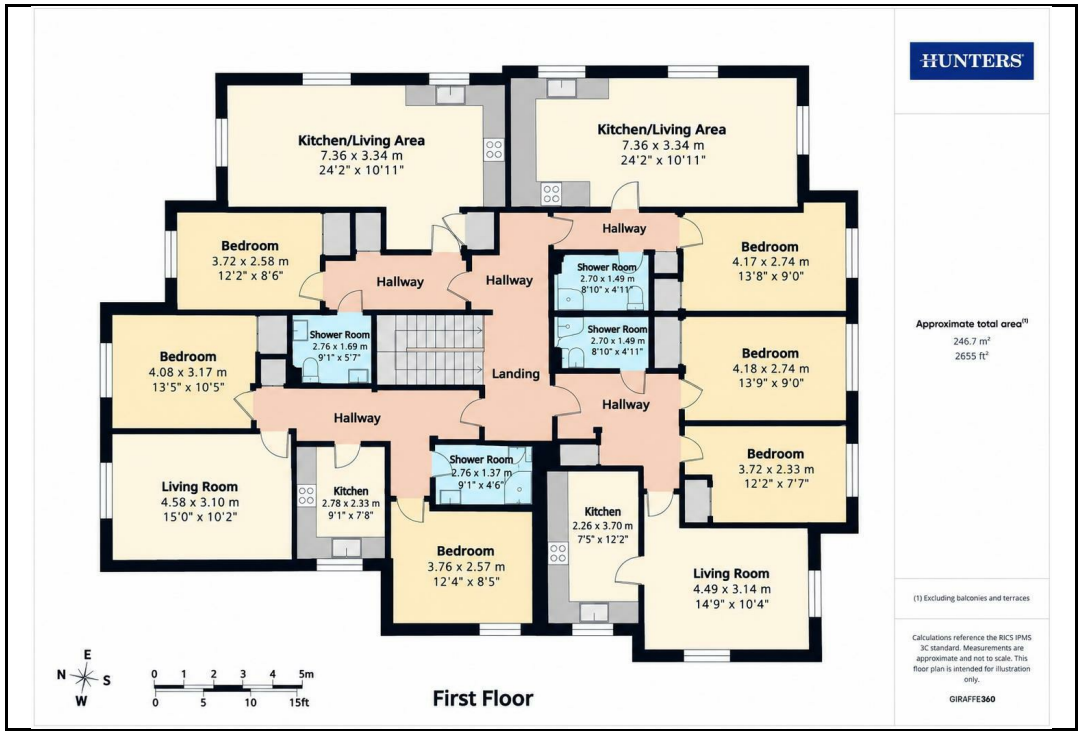
COUNCIL TAX BANDS

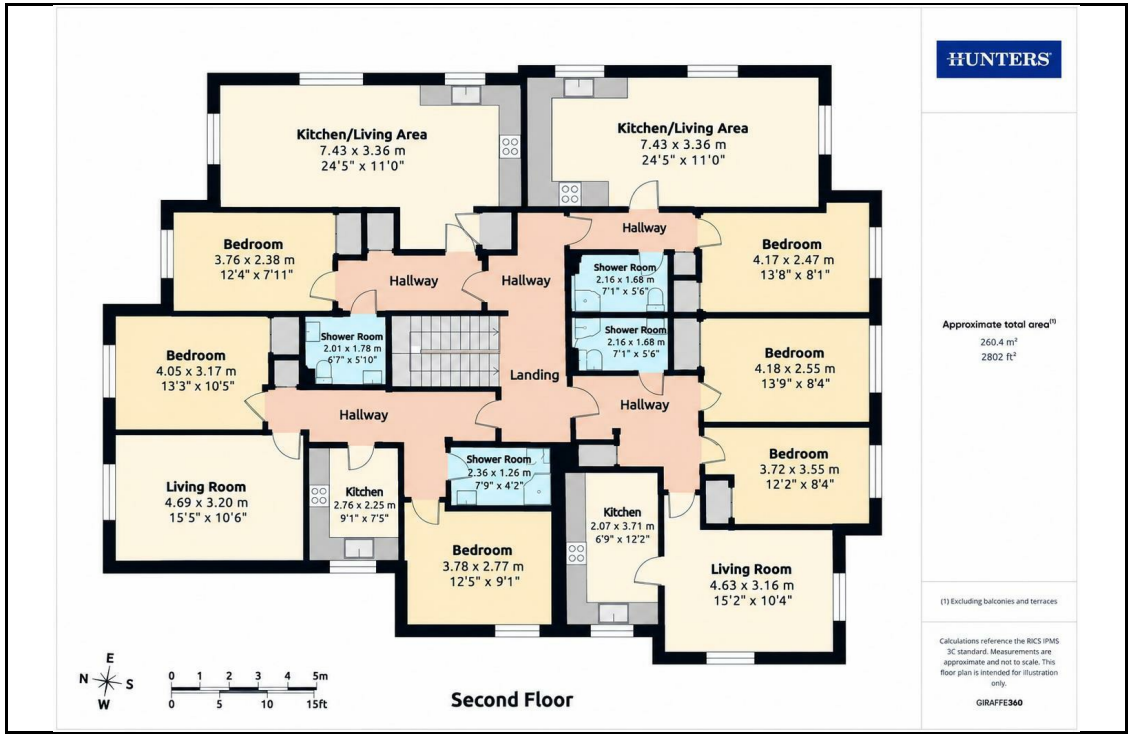
Flat	Council Tax Band
Flat 1	C
Flat 2	C
Flat 3	C
Flat 4	C
Flat 5	B
Flat 6	B
Flat 7	C
Flat 8	C
Flat 9	C
Flat 10	B
Flat 11	C
Flat 12	C

EPC RATINGS

Flat	EPC Rating
Flat 1	C
Flat 2	C
Flat 3	C
Flat 4	C
Flat 5	B
Flat 6	B
Flat 7	C
Flat 8	C
Flat 9	C
Flat 10	B
Flat 11	C
Flat 12	C







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INVESTMENT RETURNS

Illustrative gross and net yield model | November 2026

PROPERTY / FINANCE INPUTS

Purchase price (£)	£1,750,000
Current gross annual rent (£)	£144,000
Target gross annual rent (£) – NOT SECURED	£150,000
Annual non-recoverable operating expenses (£)	£0
Annual noid / bad debt allowance (%)	5%
Purchase costs incl. tax/legal (£) – enter actual	£0
Annual property growth assumption (%)	3%
Annual rent growth assumption (%)	2%
Holding period (years)	10

INDICATIVE RETURNS

Current gross yield (%)	8.23%
Target gross yield (%) – not secured	8.57%
Allowance for voids (£/year)	£7,200
Current net income (£/year)	£136,800
Current net yield on price (%)	7.82%
Current net yield on total cost (%)	7.82%
Year-10 estimated property value (£)	£2,351,854
Year-10 estimated rent (£/year)	£175,535
Indicative capital gain over holding period (£)	£601,854

PRICE SENSITIVITY

Price	Gross Yield	Net Yield	Gross annual rent
£1,750,000	8.23%	7.82%	£144,000
£1,800,000	8.00%	7.60%	£144,000
£1,850,000	7.78%	7.39%	£144,000
£1,900,000	7.58%	7.20%	£144,000
£1,950,000	7.38%	7.01%	£144,000

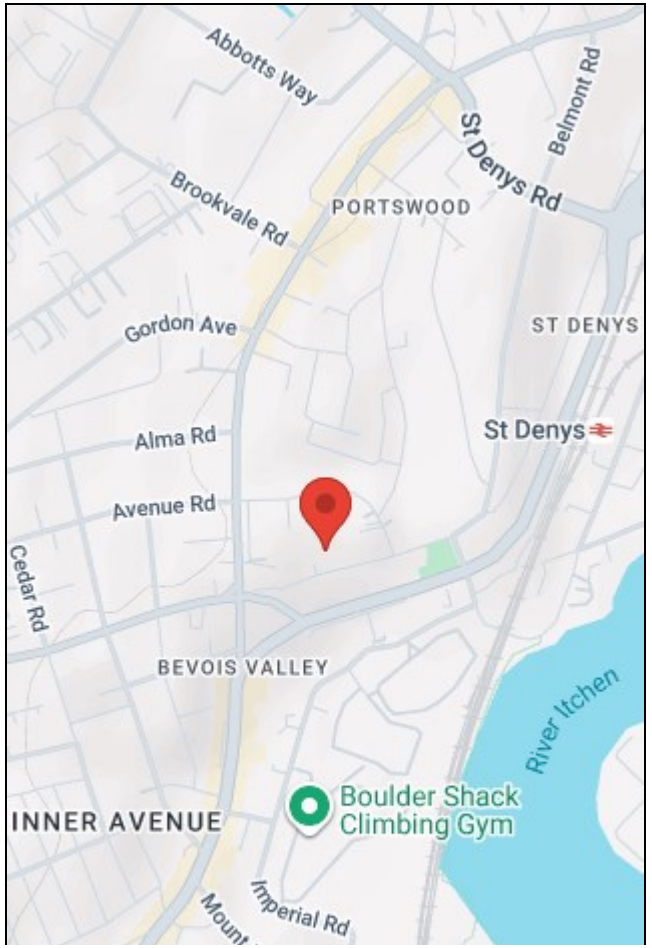
ILLUSTRATIVE GROWTH

Scenario	Year 5	Year 10
0% property growth	£1,750,000	£1,750,000
2% property growth	£1,932,141	£2,133,240
4% property growth	£2,129,143	£2,590,427
6% property growth	£2,341,895	£3,133,983

IMPORTANT QUALIFICATIONS

- Source: supplied Hunters October 2026 comparables/disposal appraisal: current rent £144,000 pa; target rent £150,000 pa.
- Operating expenses and acquisition costs have NOT been provided. Figures above assume £0; enter actual amounts to update net returns.
- Default annual void allowance of 5% and 2% rent growth, 3% property growth are hypothetical modelling assumptions, NOT historic performance or forecasts.
- Net returns exclude financing, tax, stamp duty unless added in acquisition costs, capital expenditure, disposal fees and inflation.
- Property appreciation is not assumed: values can rise or fall. Verify tenancy schedule, floor areas, EPCs, legal title and fire-safety documents.

As Build drawings avalible on request



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