

# FOR SALE

RESIDENTIAL INVESTMENT OPPORTUNITY

14 FLATS

**£750,000**

Gross Yield  
**10.12%**

**7,341 sq.ft**  
(682 sq.m)



**M NEWTON HALL**

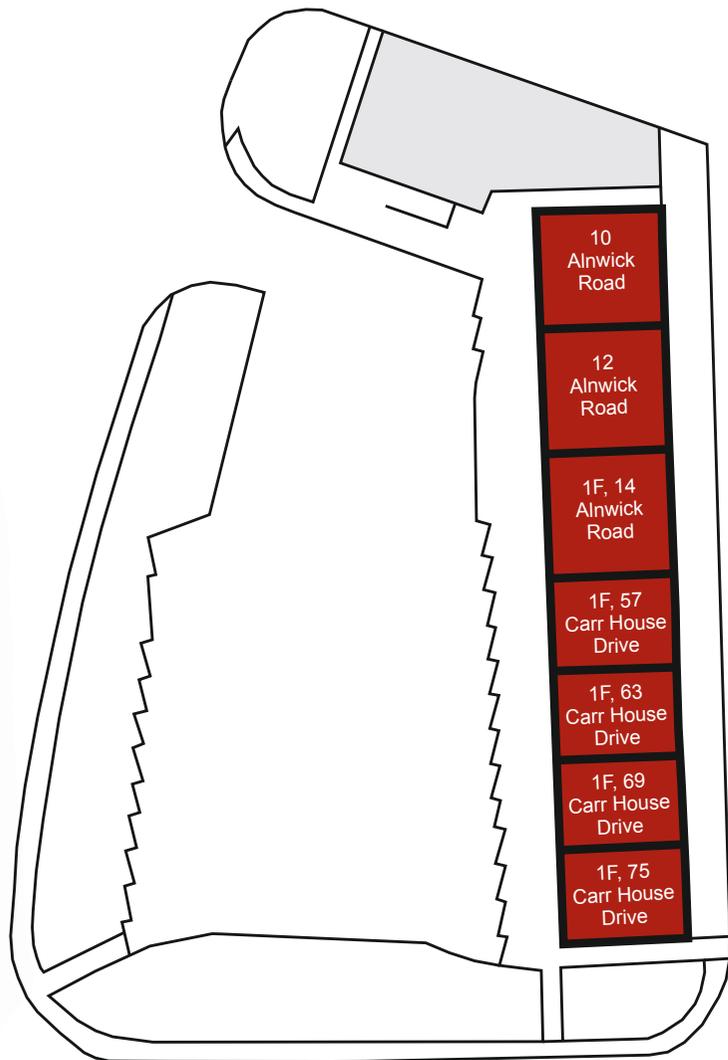
Alwick Road  
Newton Hall  
Durham, DH1 5LX



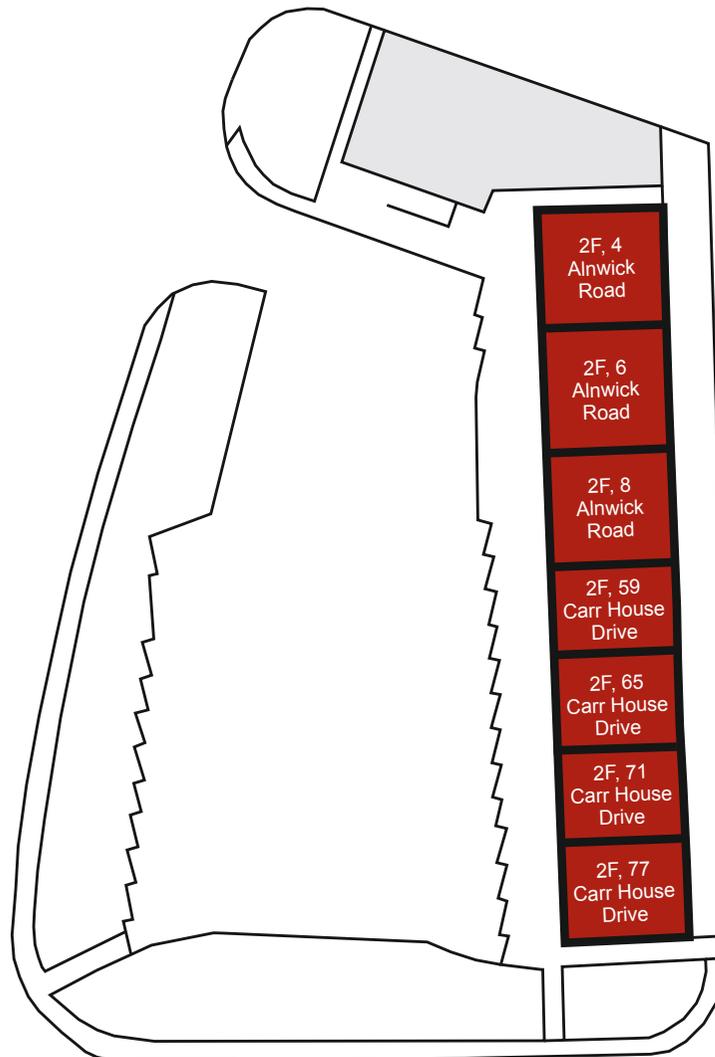
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[lcpgroup.co.uk](http://lcpgroup.co.uk)





First Floor



Second Floor

### EXECUTIVE SUMMARY

- 14 flats available but way of a 999 year long leasehold at a peppercorn ground rent.
- 10 two beds, 2 one beds and 2 studios.
- Fully occupied.
- Producing an annual income of £75,900.
- Break up potential.
- Rental growth to be capitalised on.
- Offers in the region of £750,000 (seven hundred and fifty thousand pounds) are invited for the long leasehold interests. This represents a low capital value of £102 psf, which is lower than replacement cost.

### PRICE

£750,000 for all 14 flats.

### SERVICE CHARGE

Further information provided upon application.

### TENURE

Long Leasehold.

### ENERGY PERFORMANCE

Further information available upon request.

### LEGAL COSTS

Each party is responsible for their own legal costs.



# M NEWTON HALL

## LOCATION

Newton Hall lies around three miles north of Durham city centre in County Durham, England. It sits close to Framwellgate Moor, Pity Me and Brasside, with easy road links into the city and towards the A167 and A1 routes. Residents benefit from nearby schools, green spaces and regular bus connections, which makes Newton Hall a popular and practical place to live for people working in Durham and surrounding areas.



## TENANCY SCHEDULE

Rental Space	Start Date	Expiry Date	Flat Type	Rent (£)	PCM	ERV	ERV PCM	Area (Sq.ft)
2F - 4 Alwick Road	25/07/2025	24/07/2026	2-beds	£6,300	£525	£6,300	£525	581
2F - 6 Alwick Road	04/03/2020	03/09/2026	2-beds	£4,800	£400	£6,300	£525	592
2F - 8 Alwick Road	30/05/2025	29/05/2026	2-beds	£6,300	£525	£6,300	£525	603
1F - 10 Alwick Road	03/02/2025	02/08/2025	2-beds	£6,180	£515	£6,300	£525	603
12 Alnwick Road	09/06/2023	08/06/2024	2-beds	£6,180	£515	£6,300	£525	581
1F, 14 Alnwick Road	15/09/2025	14/09/2026	2-beds	£6,300	£525	£6,300	£525	592
1F, 57 Carr House Drive	06/06/2025	05/06/2026	2-beds	£6,300	£525	£6,300	£525	527
2F, 59 Carr House Drive	12/07/2024	11/07/2025	2-beds	£6,060	£505	£6,300	£525	581
1F, 63 Carr House Drive	27/03/2024	26/03/2025	Studio	£4,380	£365	£4,380	£365	291
2F, 65 Carr House Drive	10/02/2024	10/02/2025	1-bed	£4,980	£415	£5,400	£450	291
1F, 69 Carr House Drive	17/09/2021	16/09/2022	Studio	£3,900	£325	£4,380	£365	280
2F, 71 Carr House Drive	01/02/2025	31/07/2025	1-bed	£5,400	£450	£5,400	£450	581
1F, 75 Carr House Drive	22/06/2020	21/06/2021	2-beds	£4,200	£350	£6,300	£525	624
2F, 77 Carr House Drive	01/12/2020	31/05/2022	2-beds	£4,620	£385	£6,300	£525	614
<b>TOTAL</b>				<b>£75,900</b>		<b>£82,560</b>		<b>7,341</b>



**Will Helm**

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**Viewing**  
Strictly via prior appointment