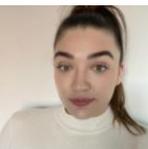




## Bristol

Church Road, Horfield BS7



"A traditional terraced property providing high yielding HMO investment in a great location!"

Naimh Brady, Bristol Property Sourcer

Mob / WA +44 7787 502445

## Statistics

Price	£500,000
Value	£540,000
Size	108 m2
Rent Yield	£3,700pcm 8%
Renovations	£54,425
End Value	£600,000
Equity	£45,575



## Accommodation

- 5 Bedrooms
- 1 Bathroom
- 1 W/C
- Kitchen Diner
- Living Room
- Private Rear Yard
- On Street Parking

The property will be fully upgraded to our Aspen spec, which combines original features, modern interiors, safety features and an environmental (EPC) upgrade.

- **Aspen interiors.** [Click here](#) to view a typical property once renovated.
- **How we help people to invest well.** [Click here](#) to find out more.

There are several things which make this a great investment.

- **Location** Horfield is a very popular location for students studying at the University of the West of England. Regular bus routes from Filton Avenue run up to the university providing easy access for tenants. Click [here](#) to go to google maps.
- **Rental** Because of its prime location, rental demand is exceptionally high. It's not uncommon to have many sets of tenants chasing each property. Rents are generally rising by c10% pa in the city.
- **University** The University of the West of England is just 27 minutes by public transport and Southmead Hospital is just 12 minutes by public transport.
- **Property** There are several things which make this amazing property stand out. A stunning Victorian terrace providing ample accommodation across 5 bedrooms with traditional high ceilings. The property also benefits from a private rear yard and on street parking.

## IMPORTANT

- Please note that we have to operate on a strictly first come basis. If the property appeals, grab it with both hands!
- Taking a fast decision also helps us enormously - even if it's a fast no. (We can quickly pass it to another client).
- If it's not quite right, tell us why, so we can refine our search.

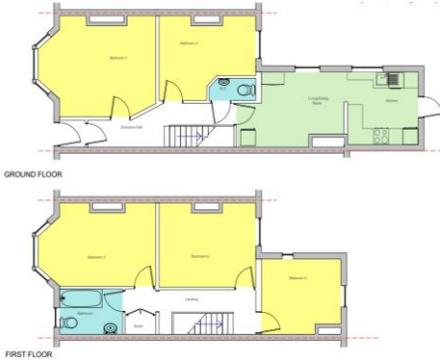
**Need an expert opinion?** Peter Grant, Anna Renton and Samantha Curran have very deep knowledge and are happy to help.

**Feel free to share this property with a friend or colleague. We grow through happy clients telling their friends.**

The property will benefit from a complete makeover, to increase rent, value, occupancy and yield.

Our Aspen spec, combines original features, modern interiors, built in safety features and environmental (EPC) upgrade.

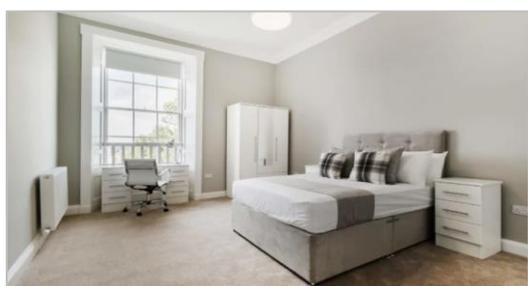
Kitchens and bathrooms are key to help drive rents and value. But we go way beyond that. It all starts with a new heating and upgraded wiring.



- New AAA rated remote access central heating.
- Upgraded wiring to comply with safety regulations.
- Environmental (EPC) upgrade and safety upgrades.
- Aspen bathroom + power shower, feature mirrors.
- Aspen Kitchen with integrated AA rated appliances.
- Complete re-decoration and flooring.
- New hotel style furnishing.

[Click here](#) to view a typical property once renovated.

[Click here](#) to find out how we help clients to invest well.



### Safety and compliance.

We upgrade or replace the electric system and install fire safety features to include fire rated doors, interlinked smoke alarms, carbon monoxide and carbon dioxide detectors. Working with your architect, our project managers ensure all relevant consents are obtained from the council, to include any planning consents, Building warrants, etc. Mandatory asbestos checks are carried out just prior to works commencing.

### Renovations Guarantee

In order to guarantee the cost of renovations, the property must hit its planned Date Of Entry. If the scheduled date slips, we may have to find new contractors and obtain new quotes. We will slot the renovations in as quickly as we can, but clearly can't guarantee the 10-week timescale or the cost. It's important that you urge the lawyer and Bank, to hit the scheduled date.

### Important Safety Notices

To comply with current UK Law + EU Regulations, we will install all safety and compliance features for only £3,945 (inc VAT). As this is done at the time of renovation, it minimises the cost and maximises the yield. A bespoke Letting Strategy will be confirmed at time of securing the property.



Since 2006 we've upgraded properties to reduce CO2 emissions by 30%

This reduces utility costs. It has now become a legal requirement for rented properties. (More info overleaf).

# Useful info

- With the help of EY, we recently compiled our investment data over the past 27 years, together with updated city statistics. As we focus on prime locations, we typically outperform the market as a whole.
- Rents over recent years have increased to c 10% pa, well above the long term average.
- It's now possible to invest personally or via our Residential REIT.

## Key Stats



**Manage assets in 10 cities**



**c.£500m AUM**



**£235k Average Purchase Cost** from 2019-23, including renovation



**Secure revenue with low payment default rate**



**95% Average Occupancy**



**424 days Average Tenancy** in Scotland



**7.2% Average Rental Growth** p.a.



**Min EPC C Target Rating**



**7.5% Average Valuation Uplift** p.a.\*



**96% Client Satisfaction**

\*Based on 194 recently revalued properties

**Glasgow**

- Population: 596,000
- Student no: 54,000
- Target price range: £170k-320k

**Edinburgh**

- Population: 604,000
- Student no: 55,000
- Target price range: £230k-450k

**Coventry**

- Population: 350,000
- Student no: 33,000
- Target price range: £135k-230k

**Dundee**

- Population: 148,000
- Student no: 7,800
- Target price range: £100k-150k

**Birmingham**

- Population: 1,300,000
- Student no: 89,000
- Target price range: £180k-250k

**Nottingham**

- Population: 324,000
- Student no: 46,000
- Target price range: £160k-290k

**Manchester**

- Population: 552,000
- Student no: 100,000
- Target price range: £135k-280k

**Bristol**

- Population: 472,000
- Student no: 54,000
- Target price range: £180k-400k

**Salford**

- Population: 270,000
- Student no: 8,100
- Target price range: £135k-280k

**Newcastle**

- Population: 300,000
- Student no: 42,000
- Target price range: £80k-250k

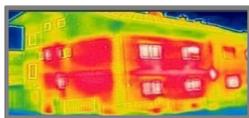


Legend: Person icon = Population, Graduation cap icon = Student no., Pound sign icon = Target price range

## ESG – Sandstone 4 Point Plan to go “Carbon Neutral”

### 1 Cut Emissions

- Since 2006, Sandstone have reduced property emissions by 30% through better window installation, energy efficient boilers, insulation and reflective panels



### 2 Green Energy

- Sandstone promote green energy providers to their tenants and use them as the default option where possible



### 2 Tree Planting

- Global Trees is a charity Sandstone set up in 2006
- They have planted over 650,000 trees both in the UK and abroad



### 3 Green Transport

- All Sandstone company cars are Tesla models



## Sandstone Refurbishments

- After sourcing and acquiring a property, Sandstone will typically refurbish the asset to a high standard to maximise both the value and potential rent, as well as maximising its energy efficiency
- A study by Rightmove in 2021 revealed that out of 15m homes analysed across England and Wales, 1.7m properties currently between EPC band D and G could not be improved to a C rating - Sandstone always seek to improve the EPC of the property to its maximum economic potential with a minimum target of C

### Example Sandstone case studies

Location	Type of Property	At Acquisition	After Renovation	Est. Energy Cost Saving (for 3 years)
Nottingham	Mid-floor Flat	E	↑ C	n/a
Glasgow	Mid-floor Flat	D	↑ C	681
Edinburgh	Mid-floor Flat	D	↑ C	1,494
Dundee	Top-floor Flat	D	↑ C	330

## Contact



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For over 25 years, we've been helping clients to invest  
... and creating safe and affordable **green** homes to rent.