Francis Stuart
HMOs • Lettings • Investments







Bedford Park, Plymouth, PL4 8HN

Guide Price £325,000

4 4

5 Bedford Park, North Hill, Plymouth, PL4 8HN – Freehold Multi-Unit Investment | 4 x One-Bedroom Flats

Situated close to the city centre and university , this substantial freehold property offers four self-contained one-bedroom flats, an additional room 12sqm once used as an air b&b and two roof terraces, extending to approximately 1,853 sq ft.

With three flats currently vacant and one let to a long-term tenant, this is a great opportunity for an investor looking to add to their portfolio.

The property benefits from a Certificate of Lawful Use confirming five flats (Class C3), individual electricity meters for each flat and a shared unmetered water supply, with potential for individual submeters.

The Numbers

Floor Area
1853 sq. ft.

Tenure
Freehold

Service Charge
£0 per annum

Ground Rent
£0 per annum

Guide Price: £325,000–£340,000

Estimated Fully Let Rental Income: £36,000 per annum (£3,000 pcm)

Estimated Gross Yield: 10.59%–11.08%

Potential Rental Income: Up to £39,000 per annum (£3,250 pcm)

Potential Gross Yield: 11.47%–12.00%

At the guide price of £325,000–£340,000, the property offers an estimated gross yield of between 10.59% and 11.08% once fully let, with potential to achieve between 11.47% and 12.00% based on our upper rental estimates.

Accommodation & Rental Breakdown

Flat 1 – One Bedroom
30 m² | EPC C | £775 pcm (estimated)

Flat 2 – One Bedroom
33 m² | EPC C | £775 pcm (estimated)

Room 3 – Additional Room
12 m² | EPC D | Not currently lettable

Flat 4 – One Bedroom
35 m² | EPC C | £800 pcm (estimated)

Flat 5 – One Bedroom
41 m² | EPC D | £650 pcm (actual rent)

Total Estimated Rental Income: £3,000 pcm / £36,000 per annum

Flats 1, 2 and 4 are currently vacant, with rental figures based on our estimated achievable rents. Room 3 is not suitable for independent letting.

Flat 5 has been occupied by the same tenant for over 15 years, currently paying £650 pcm, with an estimated market rental value of £750–£850 pcm.

There is potential to achieve rental income of up to £39,000 per annum based on our upper rental estimates.

Flats 1, 2 and 4 are currently vacant, with rental figures based on our estimated achievable rents. Room 3 is not suitable for independent letting.

Flat 5 has been occupied by the same tenant for over 15 years, currently paying £650 pcm, with an estimated market rental value of £750–£850 pcm.

Total estimated rental income once fully let: £36,000 per annum, with potential to increase to £39,000 per annum.

Compliance & Documentation

The property has a Certificate of Existing Lawful Development issued by Plymouth City Council on 12 March 2025, confirming its established use as five flats (Class C3).

Electrical Installation Condition Reports are available for all five flats. The reports for Flats 1, 2, 3 and 4 were completed in August 2024 and recorded satisfactory results. Flat 5 has a separate electrical report dated May 2026.

A fire risk assessment, fire alarm inspection documentation and emergency lighting inspection documentation are also available, together with the existing tenancy agreement for Flat 5.

Copies of the available documentation can be provided to interested buyers.

Flexibility for Investors

The seller is happy to keep the vacant flats available, giving a purchaser the flexibility to source their own tenants using own letting agents or explore alternative plans for the property.

Ideally, the longstanding tenant in the top-floor flat would remain in occupation, allowing the investment to continue with an established tenancy already in place.

Should a sale not be agreed in the near future, the seller intends to let the vacant flats to generate rental income in the meantime.

If this type property is of interest, please do get in touch. I'm always happy to talk through the figures, provide further information or arrange a viewing.

And if this one isn't quite what you're looking for, please let us know what type of investor you are so we can keep you in mind for future opportunities.

Kelly Dillon
Francis Stuart
kelly@francis-stuart.co.uk
07834 163395

Francis Stuart
HMOs • Lettings • Investments

- Substantial freehold multi-unit investment close to Plymouth University and city centre
- Additional 12 m² room, previously used for Airbnb accommodation
- TFF 1 x Established tenant in the top-floor flat for over 15 years
- Attractive potential gross yield of up to 12% Certificate of Lawful Use confirming five flats (Class C3)
- Individual electricity meters and potential for water submeters
- Four self-contained one-bedroom flats
- Three vacant flats offering immediate letting potential
- Estimated rental income of £36,000 - £39,000 per annum once fully let & rent increased
- Certificate of Lawful Use confirming five flats (Class C3)
- 1,853 sq ft of accommodation





40 Mannamead Road, Mutley, Plymouth, PL4 7AF
01752 710047 | www.francis-stuart.co.uk | selling@francis-stuart.co.uk