



Newcastle Residential

EXCLUSIVE INVESTOR PROSPECTUS

INVESTMENT OPPORTUNITY

Student HMO Investment Opportunity

PROPERTY ADDRESS

**40 Ashleigh Grove
Jesmond, Newcastle
upon Tyne, NE2 3DJ**

PREPARED FOR

**Existing landlords,
student HMO
investors and buy-
to-let investors**

A five bedroom upper maisonette student HMO in one of Newcastle's most established student letting locations, presented for investors reviewing Jesmond and wider NE2 opportunities.

CONTACT NEWCASTLE RESIDENTIAL

PHONE

0191 691 1374

EMAIL

info@ncresidential.co.uk

OFFICE

Clavering House,
Clavering Place,
Newcastle, NE1
3NG

OPENING HOURS

Mon-Fri 9am-
5:30pm
Viewings by
arrangement

Newcastle Residential

Investor & landlord audience

www.newcastleresidential.co.uk

INVESTOR OVERVIEW

Executive Summary

40 Ashleigh Grove is presented as a five bedroom upper maisonette student HMO in Jesmond, one of Newcastle's most established student letting locations.

The property is understood to produce £3,000 pcm and is offered in the region of £475,000, giving an approximate gross yield guide of 7.6% before costs.

The five bedroom, two bathroom layout, good sized rooms, modern fitted kitchen and long rental history support the case for a proven shared student rental asset.

01

Location Strength

Jesmond remains one of Newcastle's best-known student rental neighbourhoods.

02

Format Suitability

Five bedrooms and two bathrooms align with shared student group demand.

03

Operational Support

Newcastle Residential can support marketing, lettings and HMO management.

Investor Snapshot

PROPERTY ADDRESS

40 Ashleigh Grove

Jesmond, Newcastle upon Tyne, NE2 3DJ

ASSET TYPE

5 bed upper maisonette

Licensed student HMO format suited to shared occupation.

LOCATION

Jesmond / NE2

Established student and rental district

BEDROOMS / BATHROOMS

5 / 2

Approx. 118.5 sq m / 1,275.7 sq ft

CURRENT RENT

£3,000 pcm

Annualised rent: £36,000 pa

RENTAL APPRAISAL

Available on request

Indicative gross yield at £475,000 guide: approx. 7.6%

HMO LICENCE

Licensed until February 2027

Licensed student HMO investment

TENURE

Long lease - 900 years

Further leasehold and compliance detail available on request.

INVESTMENT RATIONALE

Why This Investment

The case for this asset is driven by location, format and operational suitability rather than brochure-style lifestyle claims.



Prime Jesmond student location

Jesmond remains one of Newcastle's most recognisable student letting districts and continues to form part of many students' preferred search area.



Established rental market

The area has a long-standing student lettings profile, which supports confidence in annual re-letting demand when stock is well presented and correctly managed.



University demand base

Demand is supported by student households connected to Newcastle University and Northumbria University, particularly where group accommodation is available in a desirable neighbourhood.



Five-bedroom HMO format

A five bedroom configuration with two bathrooms can appeal to established student groups seeking practical shared accommodation with a known annual budgeting structure.



Potential occupancy resilience

The property's established rental history over the last 20 years supports the case for sustained annual letting demand within the student letting cycle.



Managed investment angle

Professional management through Newcastle Residential can support marketing, compliance oversight, rent reviews and day-to-day asset operation for an HMO already in place until February 2027.

MARKET COMMENTARY

Why Jesmond Continues to Matter

Jesmond remains one of Newcastle's strongest-known student rental areas because it offers more than simple proximity to campus. For many student households, especially second and third-year groups, the area combines recognisable student identity with a level of amenity and neighbourhood appeal that is harder to replicate elsewhere.

The wider attraction is tied to access to Newcastle University and Northumbria University, the social and retail offer around Osborne Road and Acorn Road, and the benefit of Metro links and city access. This combination helps Jesmond maintain relevance within the student lettings market even as specific streets, property conditions and price points influence competition at an individual asset level.

For private landlords and student investors, NE2 remains attractive because location quality can support stronger tenant enquiry, more decisive group bookings and clearer marketing positioning. Limited supply of well-located, well-managed student HMOs can further reinforce the appeal of compliant stock when brought to market in good time for the academic year.

Investor Reading

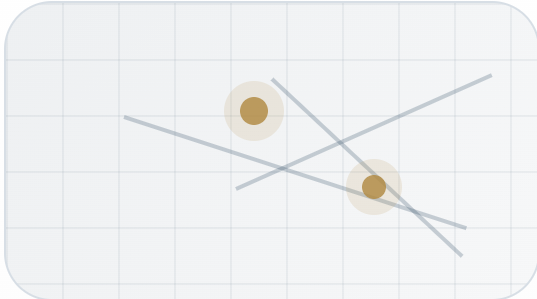
- **Student preference:** Jesmond is widely associated with shared student living, particularly among groups moving beyond first-year accommodation.
- **Neighbourhood appeal:** Osborne Road, Acorn Road, cafes, bars, restaurants and day-to-day retail strengthen the local living proposition.
- **Transport and access:** Metro connectivity and relative ease of reaching the city help broaden the area's practical appeal.
- **Stock selectivity:** In a mature market, property condition, compliance and presentation become increasingly important differentiators.
- **Lettings discipline:** Well-timed marketing remains important because student demand is strongest when listings align with the annual booking cycle.

BALANCED CONCLUSION

Jesmond's appeal does not remove normal investment risk, but it does mean location quality can remain a meaningful defensive factor when pricing, compliance and management are handled well.

LOCATION ANALYSIS

Jesmond / NE2 Positioning



Jesmond can be read as both a premium student and professional rental suburb, with student demand typically concentrated around the area's recognisable streets, social offer and connections into the universities and city centre.

Location Drivers

Jesmond

Metro and local amenity access.

Osborne Road

Recognisable food, drink and social hub.

Acorn Road

Day-to-day retail for shared households.

City Centre

Convenient access to Newcastle amenities.

Universities: Access

Strong student catchment demand.

Practical city and campus connections.

RENTAL ANALYSIS

Student Rental Market Analysis

5 Bedroom HMO Lettings

For a five bedroom HMO in Jesmond, demand is typically driven by student groups looking to secure accommodation together for the next academic cycle. Location, room quality, clear presentation and compliant operation are all important factors in this market.

The property benefits from good sized bedrooms, two bathrooms and a modern fitted kitchen, which supports practical appeal within the shared-student market.

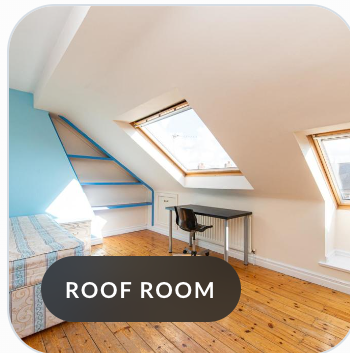
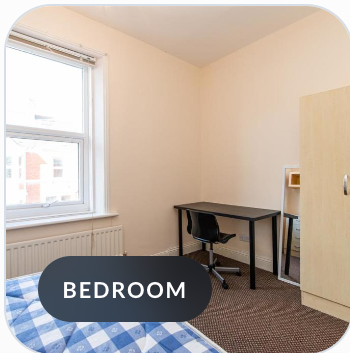
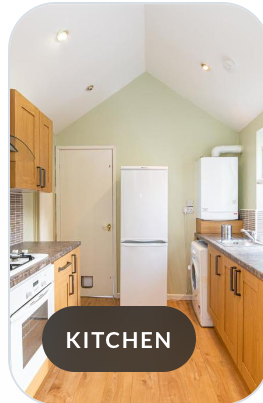
Current rent is stated as £3,000 pcm, equivalent to £36,000 per annum.

Operational Levers

- **Early marketing:** visibility ahead of the main booking window helps secure complete student groups.
- **Room quality:** good bedrooms, two bathrooms and a modern kitchen support tenant appeal.
- **Digital presentation:** professional photos, floor plan and clear copy improve enquiry quality.
- **Compliance:** licensing and certification help reduce friction at application stage.
- **Management:** responsive communication supports tenant confidence and renewals.

MARKETING MATERIALS

Supplied Photography



Property Highlights

- **Room mix:** lounge, kitchen, bedrooms and bathrooms shown.
- **Presentation:** supports the supplied description of good sized rooms and modern fitted kitchen.
- **Format:** upper maisonette and rooms-in-roof accommodation evidenced.

8 PROPERTY PHOTOGRAPHS

MODERN KITCHEN SHOWN

2 BATHROOMS SHOWN

FINANCIAL

Guide price: OIRO £475,000. Current rent: £3,000 pcm.

COMPLIANCE

HMO in place until February 2027.

DUE DILIGENCE



FLOOR PLAN SUMMARY

The supplied plan shows five bedrooms across the first floor and rooms in roof, together with a lounge, fitted kitchen, shower room, bathroom and study area.

APPROXIMATE AREA

Approx. 118.5 sq. metres (1275.7 sq. feet) as shown on the supplied floor plan.



HMO VERIFICATION

HMO in place until February 2027.

RENTERS' RIGHTS ACT

Regulatory Update - New Rules

What Matters For Student HMO Investors

The Renters' Rights Act changes the private rented sector by moving away from assured shorthold tenancies and removing section 21. Future rent increases are expected to follow the statutory section 13 route rather than informal alternatives.

For student HMOs, Ground 4A may remain relevant where the statutory student-let conditions are satisfied. This increases the importance of proper notices, accurate paperwork and organised management.

The practical investor takeaway is straightforward: compliant records, current certification and specialist management are now more important parts of the investment case.

Investor Commentary

- **Tenancy structure:** assured periodic tenancy rules increase the need for correct documents.
- **Section 21:** no-fault section 21 possession has been removed.
- **Student HMO route:** Ground 4A may remain relevant where statutory conditions are met.
- **Rent increases:** section 13 process and notice requirements become more important.
- **Management impact:** record keeping, HMO licensing and compliance oversight carry greater weight.

OPPORTUNITY FROM COMPLIANCE

Why Better Organised Landlords May Benefit

Regulation As A Filter

The new rules do not remove the appeal of student HMO investment in strong locations, but they do increase the premium on organisation. Higher compliance standards, stricter documentary discipline and greater importance of correct process can create stronger barriers to entry for inexperienced or lightly managed landlords.

In practice, that may favour investors who understand the student cycle, maintain good records, keep certification current and work with competent local managers. Better-managed HMOs are more likely to stand out to student groups, reduce operational friction and preserve optionality when regulatory processes become more formal.

Balanced Opportunity Points

- **Higher standards:** stronger compliance expectations may reward landlords with robust systems rather than informal practices.
- **Management value:** local specialists can help reduce avoidable errors around notices, marketing timing and tenancy administration.
- **Tenant confidence:** organised, well-presented HMOs can compare favourably where students and guarantors scrutinise professionalism more closely.
- **Barrier to entry:** inexperienced landlords may find the student HMO model harder to run effectively under a more regulated regime.
- **No guarantee:** none of this removes pricing risk, void risk or asset-specific due diligence.

RISK ANALYSIS

Investment Risks & Considerations

REGULATORY
CHANGE

01

Keep notices and tenancy documents aligned with current guidance.

HMO
LICENSING

02

Verify licence position and any local authority requirements early.

STUDENT
DEMAND
SHIFTS

03

Protect demand through location, presentation and early marketing.

MAINTENANCE
COSTS

04

Build sensible reserves and assess condition carefully.

Operational Risks

- **Voids:** late marketing or weak presentation can make group bookings harder to secure.
- **Interest rates:** debt costs can pressure net returns.
- **Compliance:** missing certification can delay letting progress.
- **Condition:** capital expenditure should be checked before relying on headline yield.

Management Quality

- **Communication:** slow maintenance handling can damage tenant confidence.
- **Local expertise:** use a manager with student letting knowledge and compliance systems.
- **Assumptions:** rent, yield, condition and licensing should be checked carefully.

LOCAL INVESTMENT PARTNER

Why Newcastle Residential

Positioned as a trusted local partner for investors in student and HMO-led opportunities across Jesmond and the wider Newcastle market.



Student letting expertise

Experience in the local student rental cycle, marketing timing and shared-household expectations.



Jesmond / NE2 knowledge

Market familiarity across neighbourhood positioning, tenant preferences and street-by-street demand differences.



HMO management

Operational support across tenant sourcing, communication, contractor coordination and day-to-day management.



Compliance support

Process-led support around tenancy paperwork, certification oversight and management administration.



Professional marketing

Photography direction, floor plan presentation, listing optimisation and rent review support.



Investor advice

Local viewpoint on rental potential, management options, portfolio support and future off-market opportunities.

PROCESS

From Enquiry To Managed Operation



NEXT STEPS

What An Investor Should Request Next

Tenancy Schedule

Current occupancy, tenancy dates, rent roll and any renewal assumptions.

HMO Licence Evidence

Licence position, expiry date and any local authority correspondence.

Compliance Pack

EPC, gas, EICR, fire safety and any other current certification.

Ownership Detail

Tenure, lease length, service charge and ground rent if leasehold.

Rental Appraisal

Updated market opinion from Newcastle Residential once property inspection and data review are complete.

Condition Review

Confirmation of repair standard, furnishing quality and any capital expenditure requirements.

Practical Investor Actions

Request financial breakdown

Arrange viewing

Review management options

Register for future opportunities

INVESTOR ENQUIRIES

Arrange A Viewing Or Request Financial Breakdown

INVESTOR ENQUIRY

Discuss rental
potential,
viewings and
management
options



Newcastle Residential

Interested investors can contact Newcastle Residential to request the financial breakdown, arrange a viewing, discuss rental potential or review management options.

Request financial breakdown

Arrange a viewing

Discuss rental and
management options

Newcastle Residential

Investor enquiries

www.newcastleresidential.co.uk