



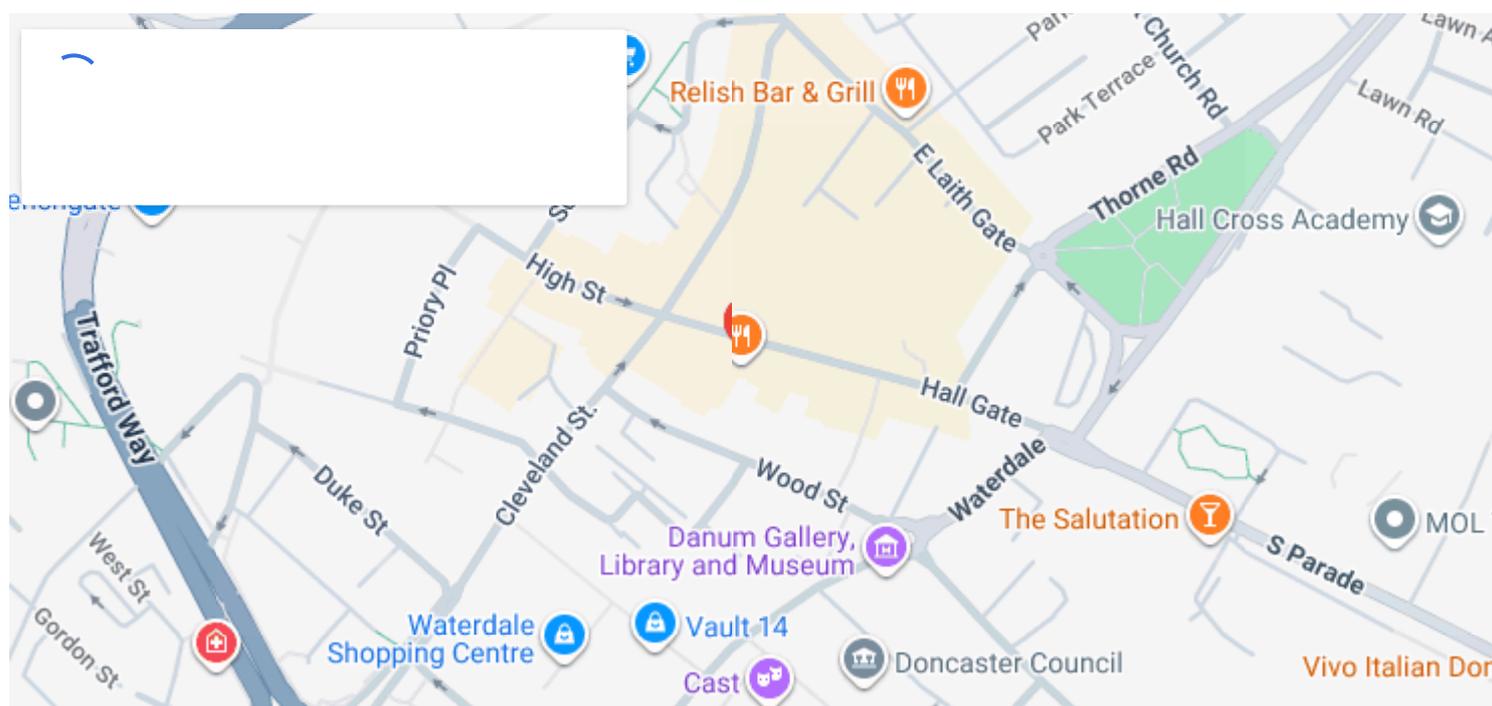
Two High Yielding Residential Investments – on behalf of Fixed Charge Receivers

 No. 4 and No. 18 South Parade, Doncaster, United Kingdom, DN1 2DJ

FOR SALE 

£ 920,000 Subject to contract

Location



Doncaster is one of the largest commercial centres in South Yorkshire, located approximately 273 km (170 miles) north of London, 56 km (35 miles) south-east of Leeds and (35 km) 22 miles north-east of Sheffield.

The town benefits from good road communications being situated approximately 4.0 km (2.5 miles) east of the A1 (M) and 4.8 km (3.0 miles) north of Junction 3 of the M18 Motorway which in turn link with the wider national motorway network.

Doncaster is connected to the national railway network with a fastest journey time to London King's Cross of 1 hour 35 minutes. There are also regular direct services to Leeds, York and Hull. Doncaster Sheffield Airport is located approximately 10 km (6 miles) to the southeast.

Summary

- For sale on behalf of Fixed Charge Receivers
- Residential Investment Opportunity
- 4 South Parade comprises 6 units
- 18 South Parade comprises 9 units
- Freehold
- £920,000, subject to contract
- 13.7% Gross Yield (based on contracted rent)
- £126 per sq ft capital value / £1,355 per sq metre

Situation

4 and 18 South Parade are both situated on South Parade, a characterful street and well-established residential area located only 0.8 km (0.5 miles) south-east of Doncaster town centre. There is convenient access to a wide range of local amenities including convenience stores, takeaways, public houses and healthcare facilities, all of which support strong demand for shared residential accommodation.

Doncaster Railway Station is located approximately 0.96 km (0.6 miles) to the north. Frenchgate Shopping Centre, Doncaster's premier shopping and leisure destination, is a mere 0.8 km (0.5 miles) to the east. The centre has over 120 stores including Next, TK Maxx, New Look, Sainsbury's and Boots.

The property also benefits from being in close proximity to a number of parks and open space areas, with Doncaster Racecourse less than 1.6 km (1 mile) to the east.

Description

The property comprises two Grade II listed mid-terraced buildings constructed in the early 19th century, 4 South Parade and 18 South Parade, which have been internally converted to provide a total of 15 flats.

4 South Parade is arranged over ground and two upper floors, whilst 18 South Parade is a three-storey building with dormer attic. Each property benefits from car parking at the rear of the premises.

4 South Parade provides six x 1-bedroom flats as follows;

Lower Ground Floor

Flat 1 – bedroom, lounge & kitchen, shower & WC

Flat 2 – bedroom, kitchen, shower & WC

Ground Floor

Flat 3 – bedroom, lounge & kitchen, shower & WC

Flat 4 – Bedroom, bathroom, kitchen

First Floor

Flat 5 – Bedroom, lounge & Kitchen, shower & WC

Second Floor

Flat 6 – Bedroom, lounge, kitchen, shower & WC

18 South Parade provides six x 1-bedroom flats and three x studios as follows:

Ground Floor

Flat 1 – Bedroom, lounge, kitchen, shower & WC

Flat 2 – Bedroom, kitchen, shower & WC

First Floor

Flat 3 – Studio (Bedroom/lounge/kitchen, shower & WC)

Flat 4 – Studio (Bedroom, kitchen)

Flat 5 – Bedrooms, kitchen, shower & WC

Second Floor

Flat 6 – Bedroom, kitchen, shower & WC

Flat 7 – Studio (Bedroom, shower& WC)

Flat 8 – Bedroom, kitchen, shower & WC

Lower Ground Floor

Flat 9 – Bedroom, kitchen, shower & WC

The following certificates are available to download via the data room:

- Emergency Lighting Inspection & Test Certificate
- Fire detection and alarm system inspection report
- Electrical Installation Condition Reports (EICR's)
- Asbestos survey for Flat 6, 4 South Parade

Accommodation

The property has been measured by BKR Floor Plans and provides the following accommodation:

4 South Parade

Gross Internal Area – Floor By Floor

Lower Ground Floor	82.12 sq m	884 sq ft
Ground Floor	82.96 sq m	893 sq ft
First Floor	51.37 sq m	553 sq ft
Second Floor	48.77 sq m	525 sq ft
Third Floor	5.57 sq m	60 sq ft
Total	270.80 sq m	2,915 sq ft

Gross Internal Area – Flats

Flat 1	28.52 sq m	307 sq ft
Flat 2	43.85 sq m	472 sq ft
Flat 3	37.07 sq m	399 sq ft
Flat 4	31.31 sq m	337 sq ft
Flat 5	41.25 sq m	444 sq ft
Flat 6	31.21 sq m	336 sq ft
Total	213.21 sq m	2,295 sq ft

18 South Parade

Gross Internal Area – Floor By Floor

Lower Ground Floor	105.63 sq m	1,137 sq ft
Ground Floor	136.75 sq m	1,472 sq ft
Ground Floor Half Landing	32.14 sq m	346 sq ft
First Floor	101.82 sq m	1,096 sq ft
Second Floor	98.38 sq m	1,059 sq ft
Third Floor	56.30 sq m	606 sq ft
Total	531.02 sq m	5,716 sq ft

Gross Internal Area – Flats

Flat 1	69.68 sq m	750 sq ft
Flat 2	31.68 sq m	341 sq ft
Flat 3	50.35 sq m	542 sq ft
Flat 4	29.73 sq m	320 sq ft
Flat 5	37.35 sq m	402 sq ft
Flat 6	40.04 sq m	431 sq ft
Flat 7	40.41 sq m	435 sq ft
Flat 8	57.23 sq m	616 sq ft
Flat 9	109.25 sq m	1,176 sq ft
Total	465.71 sq m	5,013 sq ft

A set of floor plans is available to download, and the measured survey will be re-addressed to a purchaser at a cost of £985.00 + VAT.

EPC's

Flat Number	EPC Rating	Expiry
18 South Parade		
1	E	03/2030
2	E	11/2029
3	D	09/2034
4	E	12/2029
5	E	11/2029
6	D	11/2029
7	D	11/2029
8	E	11/2029
9	D	09/2034
4 South Parade		
1	E	12/2029
2	E	11/2029
3	E	12/2029
4	E	01/2030
5	D	11/2029
6	E	12/2029

Planning

We understand that both properties are Listed Buildings and situated within a Conservation Area.

Council Tax

We understand that all the flats have been assessed as having a Council Tax Band A. The tenants are responsible for paying their own Council Tax.

Tenure

Freehold.

Tenancies

We understand that, in accordance with the original tenancy agreements, the properties are let as per the below schedules, with a total contracted gross income of:

18 South Parade	£6,350 pcm	£76,200 per annum
4 South Parade	£4,150 pcm	£49,800 per annum
Total	£10,500 pcm	£126,000 per annum

However, the borrower has claimed that, rather than the tenants paying rent monthly, certain tenants have paid their rents in advance at the following total discounted rates:

18 South Parade	£5,460 pcm	£65,520 per annum
4 South Parade	£3,560 pcm	£42,720 per annum
Total	£9,020 pcm	£108,240 per annum

Due to this being a receivership sale, we do not have a payment history or evidence from the borrower or tenants that the rents have been paid in advance at these levels. Various 'Rent upfront – letter to tenants' are provided in the data room, but we are unable to confirm the validity of these letters. Interested parties must draw their own conclusions.

18 South Parade

Flat No.	Monthly Rent (Original Agreement)	Annual Rent	Monthly Rent (Advised paid in advance)	Annual Rent (Advised paid in advance)	Term
1	£850.00	£10,200	£680.00	£8,160	Fixed term of 24 months from 04 Apr 2025
2	£600.00	£7,200	£600.00	£7,200	Fixed term of 12 months from 09 June 2025
3	£850.00	£10,200	£680.00	£8,160	Fixed term of 24 months from 06 May 2025

4	£650.00	£7,800	£520.00	£6,240	Fixed term of 12 months from 29 Jun 2025
5	£650.00	£7,800	£520.00	£6,240	Fixed term of 12 months from 22 Oct 2025
6	£700.00	£8,400	£560.00	£6,720	Fixed term of 24 months from 01 Jan 2025
7	£650.00	£7,800	£650.00	£7,800	Fixed term of 24 months from 02 Jun 2025
8	£750.00	£9,000	£600.00	£7,200	Fixed term of 24 months from 04 Jul 2025
9	£650.00	£7,800	£650.00	£7,800	Fixed term of 24 months from 03 Apr 2025
	£6,350.00	£76,200	£5,460.00	£65,520	

4 South Parade

Flat No.	Monthly Rent (Original Agreement)	Annual Rent	Monthly Rent (Claimed to be paid in advance)	Annual Rent (Claimed to be paid in advance)	Term
1	£700.00	£8,400	£560.00	£6,720	Fixed term of 24 months from 3 Feb 2025
2	£750.00	£9,000	£600.00	£7,200	Fixed term of 24 months from 25 Jan 2025
3	£750.00	£9,000	£600.00	£7,200	Fixed term of 24 months from 29 April 2025

4	£600.00	£7,200	£600.00	£7,200	Fixed term of 12 months from 1st April 2024
5	£750.00	£9,000	£600.00	£7,200	Fixed term of 24 months from 22 Oct 2025
6	£600.00	£7,200	£600.00	£7,200	Fixed term of 12 months from 18 July 2024
	£4,150.00	£49,800	£3,560.00	£42,720	

As this is a receivership sale, we do not have an extensive recent rent payment history. We are advised that the following rents has been received since the Receivers were appointed:

Flat 1, 4 South Parade £1,950.00

(3 x monthly instalments of £650.00, commencing 08/12/25)

Flat 7, 18 South Parade £2,250.00

(15 x weekly instalments of £150,00, commencing 28/11/25)

As at 9th March 2026, the rent arrears since the Receivers were appointed are as follows:

18 South Parade

Flat 1	£4,250
Flat 2	£2,400
Flat 3	£4,250
Flat 4	£3,250
Flat 5	£2,600
Flat 6	£3,500
Flat 7	£1,000
Flat 8	£3,750
Flat 9	£3,250
Total	£28,250

4 South Parade

Flat 1	£1,550
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Flat 2	£3,750
Flat 3	£3,000
Flat 4	£2,400
Flat 5	£2,400
Flat 6	£2,400
Total	£15,500

We have had sight of a Management Agreement between the Borrower and Doncaster Property Services for a period of 5 years from 1st January 2024, which states a Letting and Management Service fee of 18% of the monthly rental income. A copy of the agreement is provided in the data room.

Due to this being a receivership sale, we do not have any record of the running costs or Landlord expenditure.

VAT

A letter from HMRC is available in the data room confirming that they have not been notified of an option to tax.

Please refer to the treatment of this point in the sales contract.

Proposal

We are instructed to seek a figure of **£920,000**, subject to contract, reflecting a Gross Yield of **13.7%** based on the contracted rent.

Please note that a purchaser will be re-charged the costs of the measured survey (£985+ VAT) and the searches (£2,100) which are provided in the data room.

Investment Considerations

1. An opportunity to acquire two residential investment opportunities;
2. Located in a well-established residential area;
3. Comprises 15 units in total;
4. Freehold;
5. A purchase at the asking price reflects an attractive yield;
6. Attractive lot size for an investor.

Disclaimer

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A full data room is available for this property.

Click the button below to access the data room, or navigate to the area titled “clicktopurchase®”, where you can view the data room and commence the online purchase process.

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