



Swindon Residential Portfolios

Lot 1: 26 no. flats across two modern blocks

Lot 2: 12 no. dwellings

BK

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est. 1862

Investment Summary

Bromford Housing Group, Swindon– Offered For Sale Freehold/Leasehold and Tenanted

We are pleased to bring to the market on behalf of the Bromford Housing Group a portfolio of 26 no. flats as a single lot and, as a separate lot, a mixture of 12 no. individual dwellings.

LOCATION

Swindon is a large town in Wiltshire which lies equidistant between Bristol and Reading.

The town is strategically placed between Junctions 15 and 16 of the M4 motorway, providing direct access to Bristol and London. The area is also well served with public transport and rail services providing regular services to London Paddington within an hour.

The Old Town and Town Centre in Swindon provide a variety of amenities including shops, schools, supermarkets, leisure facilities and major employers. The borough of Swindon has a large number of primary schools, 12 secondary schools and two specifically purposed sixth form colleges, in addition to one independent school. The large Great Western Hospital serves approximately 300,000 people and is well placed to the south east of the town near Junction 15 of the M4.

PORTFOLIOS

Lot 1: The portfolio comprises 2 no. apartment blocks (Fosseway Court and Thorley Court) comprising 26 no. flats (20 no. and 6 no. respectively).

Lot 2: The portfolio comprises 12 no. two, three and four bedroom dwellings predominantly in the Linden and Eldene areas of Swindon. The mix includes an apartment, terraces and semi-detached dwellings.

FULLY OCCUPIED RENTAL PER ANNUM

LOT 1:	Rental Per Annum
Fosseway Court	£163,212
Thorley Court	£50,640
Total Rental Income Per Annum	£213,852

LOT 2	Rental Per Annum
531 Queens Drive Park South	£10,500
61 Burford Avenue	£11,700
18 Kennedy Drive	£10,200
78 Kennedy Drive	£10,500
9 Mundy Avenue	£11,400
67 Bowleymead	£11,700
125 Overbrook	£11,700
15 Austen Crescent	£11,100
36 Boldrewood	£10,500
163 Ridge Nether Moor	£10,500
3 Forester Close	£9,300
14 Pioneer Road	£8,100
Total Rental Income Per Annum	£127,200

TENURE

Lot 1: The Freehold interest of Fosseway Court and the (Long) Leasehold interest of Thorley Court, subject to tenancies.

Lot 2: The Freehold interest of all dwellings, apart from Pioneer Road, which is long leasehold, subject to tenancies.

All dwellings where let are on Assured Shorthold Tenancy agreements. An example agreement is available within the data room.

ENERGY PERFORMANCE CERTIFICATES

Please see the data room for copies of all EPCs.

SALE TERMS

Offers are invited, by way of Informal Tender, for the freehold/leasehold of the open market dwellings in the lots as packaged.

Offers should be received prior to **Noon on Friday 20th August 2021** and should be submitted in accordance with the 'Financial Proposal Form' and forwarded to both robert.anthony@brutonknowles.co.uk & jack.moulds@brutonknowles.co.uk

The sale will not be subject to VAT.

VIEWING & FURTHER INFORMATION

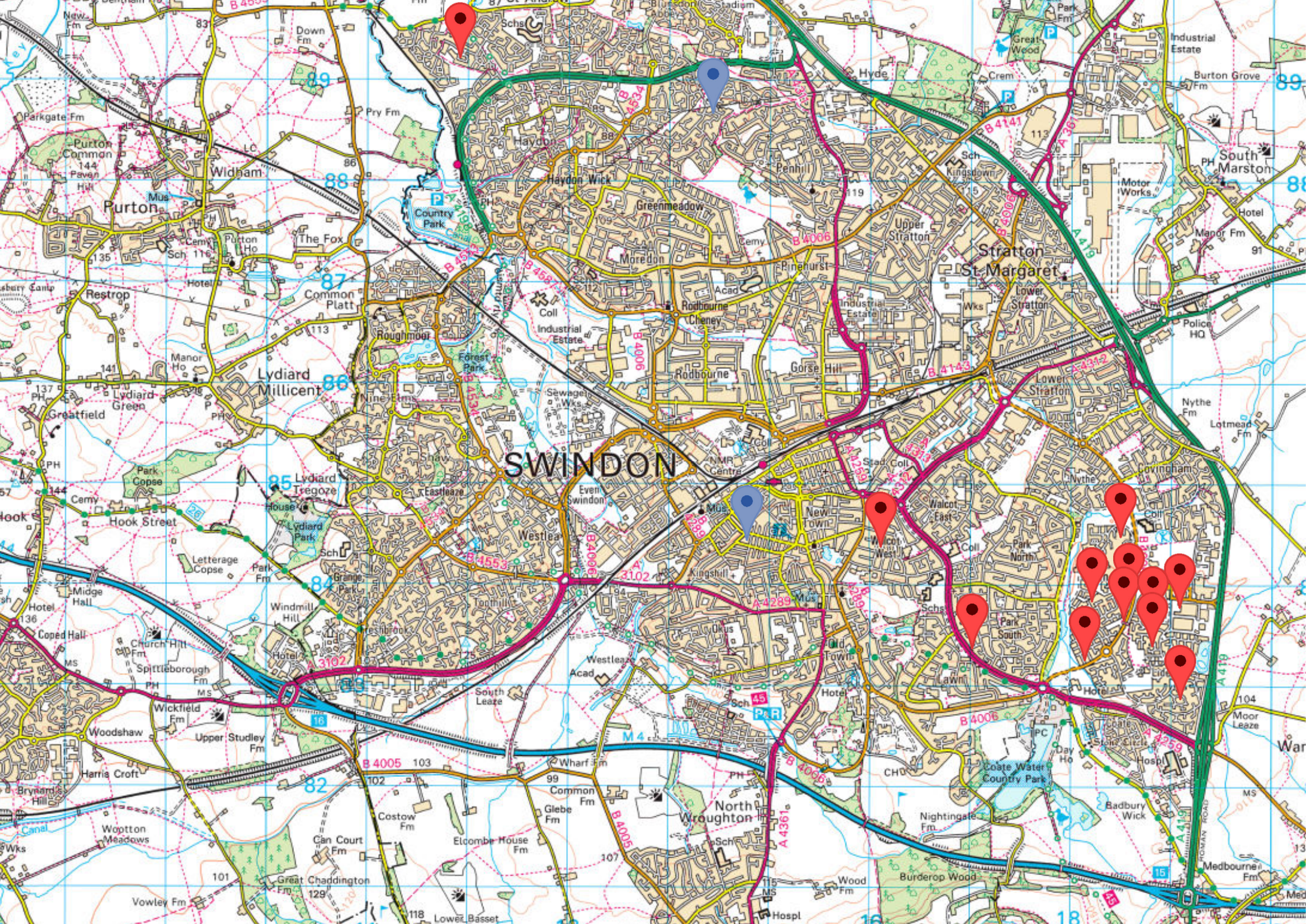
Viewings of void flats within Lot 1 can be viewed, by prior arrangement, on the 4th August and 11th August between 10am and 1pm, subject to prior booking.

An online information pack has been prepared which includes video tours, EPCs, building certification and floor plans.

Please email jack.moulds@brutonknowles.co.uk for access to the online information pack.

SUBJECT TO CONTRACT

JULY 2021





Lot 1: Fosseway Court, Curtis Street, Swindon, SN1 5SJ

20 Apartments and Gated Parking

LOCATION

Located off Curtis Street in central Swindon, Fosseway Court immediately adjacent to the town centre and approximately ½ a mile from the railway station.

DESCRIPTION

The property comprises a modern purpose built 20 no. apartment block with an unbroken freehold. Vehicular access is into a secure gated parking courtyard off an unnamed road running between Curtis Street and Deacon Street.

Accommodation is arranged over three storeys with the flats grouped off 4 no. communal hallways/stairwells.

Some flats have outlook onto courtyard gardens.

Parking is for approximately 13 vehicles.

All flats are individually metered for gas and electricity and have hot water and central heating powered by individual gas combi boilers.

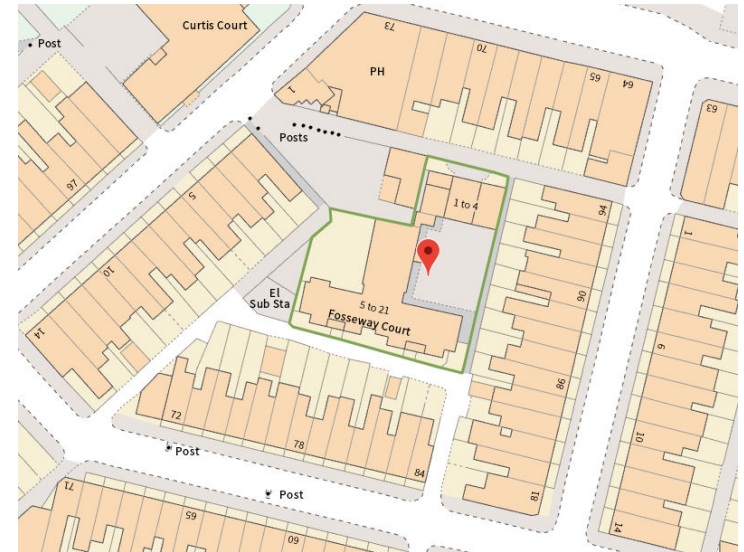


ACCOMMODATION

	QTY
One Bedroom Flats	8
Two Bedroom Flats	12
Total	20
Gross Internal Area of Flats (Approx.)	11,828 sqft

RENTAL INCOME

During the Covid pandemic to date, the vendor has not actively sought to re-let vacant flats and there are currently 6 no. vacant. Based on current or most recent rents achieved, the annual rent, fully occupied, is **£163,212** or **£13,601** per calendar month.



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise



Lot 1: Thorley Court, Abbey Meads, Swindon, SN25 4FA

6 no. Apartments and Parking

LOCATION

Located in the modern Abbey Meads suburb of Swindon, to the north of the town centre, the block is located on a cul de sac car park shared with two similar purpose built flat blocks. It's location is a short distance from the A4198/Thamesdown Drive ring road and is close to the Abbey Meads Village Centre (Tesco, pub, takeaways etc).

DESCRIPTION

The property comprises a modern purpose built block of 6 no. flats arranged over three storeys off a central communal hallway and stairwell.

The property includes 6 no. adjacent allocated parking spaces to the parking courtyard shared with the other two blocks comprising Thorley Court to the rear.

Each flat is separately metered for electricity and all hot water and heating is electric.



ACCOMMODATION

	QTY
One Bedroom Flats	1
Two Bedroom Flats	5
Total	6
Gross Internal Area of Flats (Approx.)	3,585 sq.ft

RENTAL INCOME

During the Covid pandemic to date, the vendor has not actively sought to re-let vacant flats and there are currently 2 no. vacant. Based on current or most recent rents achieved, the annual rent, fully occupied, is £50,640 or £4,220 per calendar month.



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Lot 2: Various Dwellings – Liden, Eldene and Oakhurst, Swindon

11no. Houses and 1no. Flat

LOCATION

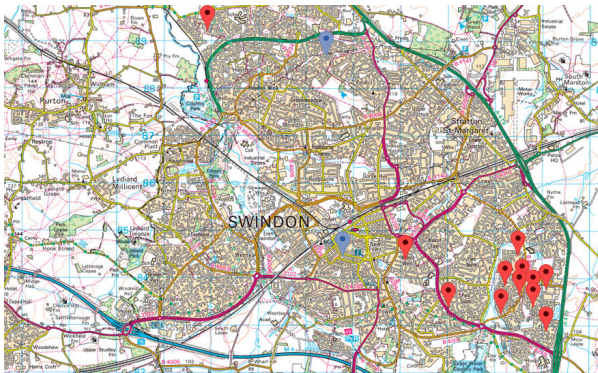
Spread across (predominantly) the Liden and Eldene suburbs of the town are 12 no. houses (one flat) which are also identified for disposal as a single lot. The houses vary in accommodation, age and condition.

DESCRIPTION

The properties comprise a range of 2, 3 and 4 bedroom homes which includes a flat, terraces, end terraces and semi-detached dwellings. Four of the properties are currently void and present in reasonable internal condition.

RENTAL INCOME

The schedule contained within the data room confirms individual addresses and the current or most recent rents achieved, which guide an annual rent of £127,200, or £10,600pcm when fully occupied. During the Covid pandemic the vendor has not actively sought to re-let vacant dwellings and there are currently 4 no. vacant.



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67 Bowleymead



9 Mundy Avenue



125 Overbrook



15 Austen Crescent



36 Boldrewood



163 Ridge Nether Moor



3 Forester Close



14 Pioneer Road

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