

ABLE PROPERTY TRUST

WHY INVEST IN NOTTINGHAM?



www.ablepropertytrust.co.uk





WELCOME TO NOTTINGHAM



If you're looking for the ideal location in the UK to invest in property then Nottingham is the place.

Located on the River Trent, Nottingham is the largest city in the East Midlands region and one of Britain's fastest growing cities. It's also been named as the top city for small business growth and the biggest business centre in the East Midlands.

According to the latest figures from the Office of National Statistics (2019), more than 332,000 people currently call Nottingham City their home. Many more live in the surrounding urban areas. Approximately 65,000 of those people are students at one of the two major universities.

Many people decide to settle in Nottingham thanks to its central location and excellent transport links. Whether you're travelling by road, rail or air, Nottingham is within easy reach of many of the UK's major cities.

The city is famed for its nightlife, retail and leisure opportunities and has been dubbed as England's 'Home of Sport' thanks to its two football grounds (Nottingham Forest and Notts County), Trent Bridge cricket ground, the National Ice Centre (where Torvill and Dean trained and the Nottingham Panthers play), the National Water Sports Centre and many other facilities.

Nottingham is surrounded by beautiful countryside and has a rich heritage. Robin Hood, Sherwood Forest and Nottingham Castle are just a few of the attractions.

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NOTTINGHAM AT A GLANCE



A fantastic location in close proximity to Derby, Leicester, Loughborough and Birmingham, and less than two hours from London by road or rail.



A growing population of 332,000+ with a 29% graduate retention rate and one of the UK's youngest cities (more than 50% of the population are under 30 years old).



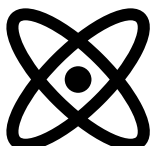
Nottingham's economy has a Gross Valued Added (GVA) of £12.1 billion, which will expand further through a committed investment of more than £3 billion over the next three years.



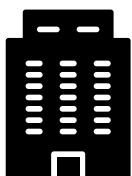
Award-winning transport links make for congestion-free commuting. More than 18.7 million individual journeys are taken on Nottingham's trams every year, while the thriving bus network is one of the greenest in the UK.



The city is home to two of the UK's most popular universities. The University of Nottingham is one of the Russell Group universities, while Nottingham Trent University was The Guardian's University of the Year 2019.



Nottingham is seeking to become the UK's Centre for Innovation in Life Sciences, Medical Research, Health, Beauty and Wellness. It is already home to multiple centres of innovation, research and enterprise.



Over 50 regional and national headquarters are already based within the city including Boots, Experian, Capital One, Speedo and E.ON.

THE CITY LANDSCAPE

Nottingham has a small city boundary with most of what officially constitutes the 'city centre' being within convenient walking distance. The city comprises an exciting mix of architecture, from the Galleries of Justice dating back to the 1400s or the Victorian buildings of the Lace Market Creative Quarter to the ultra-modern Nottingham Contemporary.

The wider Nottingham Urban Area has a population estimated at 733,000, which makes it the ninth largest urban area in the United Kingdom.

Beautiful countryside surrounds the wider Nottingham Urban Area in all directions. The Peak District National Park, for example, is just 30 miles away.

Nottingham's location, size, growth and popularity mean that there's demand for a wide range of housing. In fact, the city now stands first in the UK for property price growth in the last 12 months (as of July 2020). Nottingham prices rose by 4.3 per cent over the last year.



THE CITY OF GROWTH

INVESTMENT IN NOTTINGHAM

Nottingham is going through an exciting period of investment and regeneration.

Current projects include the £650 million development of 'Boots Island', a 40-acre space in the heart of the city that will include new homes, a grade A office space, a five-star hotel, retail units and student accommodation.

The Intu Victoria Centre recently underwent a £40 million regeneration and has been promised up to £30 million further investment, if needed.

Planning permission has been granted for a 13-storey, £120 million project that aims to restore Nottingham's Guildhall to its former glory, as well as building a large new block behind it.

These are just a few of the exciting projects happening in Nottingham right now. The city is clearly in demand with investors.

ECONOMY

The East Midlands as a whole had the UK's fastest growing economy in 2019 and, individually, Nottingham is one of the UK's fastest growing cities.

Employment in the city is expected to grow at a rate of 0.9% a year between 2020 and 2023, which is higher than the UK's average rate of 0.7%.

Nottingham aims to be the UK's first carbon neutral city by 2028, and to grow and develop the economy in a sustainable way that benefits local people, building an even better place to live, work and enjoy.

A recent Northern Powerhouse report shows that the city's economy is expected to grow by 14.8% over the next ten years.

This can only be good news for property investors.



EDUCATION & STUDENT HOUSING

Nottingham is home to two of the UK's most popular and successful universities. Both The University of Nottingham (part of the original Russell Group) and Nottingham Trent University regularly sit at or near the top of university league tables and have impressive graduate employment records.

Nottingham is also home to the Nottingham University Hospitals NHS Trust. As part of the Trust, the Queen's Medical Centre is a renowned teaching hospital and the second-largest hospital in the UK. It employs more than 6,000 people. Nottingham City Hospital is also located just minutes from city centre and a dedicated Medilink bus service links the two sites.

There are currently more than 65,000 students living in Nottingham and this number looks set to increase.

As a result, the student housing market is thriving. Figures from October 2019 show that one in 14 properties in the city is a student home. This is the second-highest proportion of student housing in the whole country. Housing investment is welcomed to keep up with the demand for high quality student and family residences.

Beeston, Lenton, Dunkirk and the city centre are all popular student areas but student housing can be found in many parts of Nottingham.



TRANSPORT & CONNECTIONS

Nottingham is within easy reach of many of the UK's major cities, thanks to its excellent transport links. In fact, approximately 90% of the UK is accessible within a four-hour drive. It's this convenient location that makes Nottingham so attractive to both national and international businesses and students.

Nottingham is within easy reach of multiple junctions of the M1. There are more than 70 trains running between Nottingham and London every day and the capital is less than two hours' away. Current plans are for the East Midlands' hub of the high-speed HS2 rail line to be located in Toton, approximately five miles from Nottingham city centre; this will cut travel times to London to under an hour.

East Midlands Airport is a 30-minute drive from the city centre and offers daily flights to destinations in Europe and beyond. This airport is also the UK's busiest 'pure' cargo airport, second only to London Heathrow in terms of total cargo.

Public transport within the city is second to none. There is an award-winning tram system and the UK's greenest bus service. Over the next five years, a whopping £1 billion investment is planned to create two more tram lines, a redeveloped railway station and a new transport hub.





PROPERTY INVESTMENT

According to the UK Cities House Price Index (April 2020), Nottingham is ranked as the seventh most affordable city to live in the UK.

With property prices falling well below the national average, it's safe to say that you get a lot more house for your money when you buy in Nottingham. The average property price is just £158,000. At the same time, wages in Nottingham sit above the national average.

Data from www.home.co.uk breaks down current average property prices in Nottingham as:

Detached home - £379,585

Semi-detached home - £215,548

Terraced home - £159,402

Flat - £152,284

Average rental costs range from **£661 to £1,550 pcm**. Currently, average rental yields in Nottingham are the second highest in the country at 5.6%.

The good news for anyone looking to invest in the property market now is that Nottingham's average property prices are predicted to increase by 160% in the period between 2017 and 2027.

Affordability is an essential consideration when purchasing an investment property. Nottingham offers high rental yields for affordable purchase prices.

WHY CHOOSE ABLE PROPERTY TRUST?

Able Property Trust is a Nottingham-based property company that was founded by Director Mr Jez Tribe in 1997.

Since then, Jez has built up a large personal portfolio of rental properties in Nottingham and also manages more than 200 properties for private landlords in the region. His extensive experience makes him a safe pair of hands when it comes to finding the perfect investment properties.

Jez is well-respected for his fair and transparent approach to tenants, landlords and investors alike. He is committed to providing an honest, reliable and trustworthy service in all aspects of his business.

Having sourced many investment properties in Nottingham for landlords located throughout the UK, Jez combines local knowledge with a wider world view. With more than 20 years' experience, he has built up a trusted network of property professionals who can help to ensure the smooth purchase - or subsequent sale - of your chosen investment properties.

Call Jez on 0115 9207788 to discuss your property investment goals.





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