



FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Investment Report

Persimmon Homes

Bardolph View, Nottingham

Bardolph View Nottingham



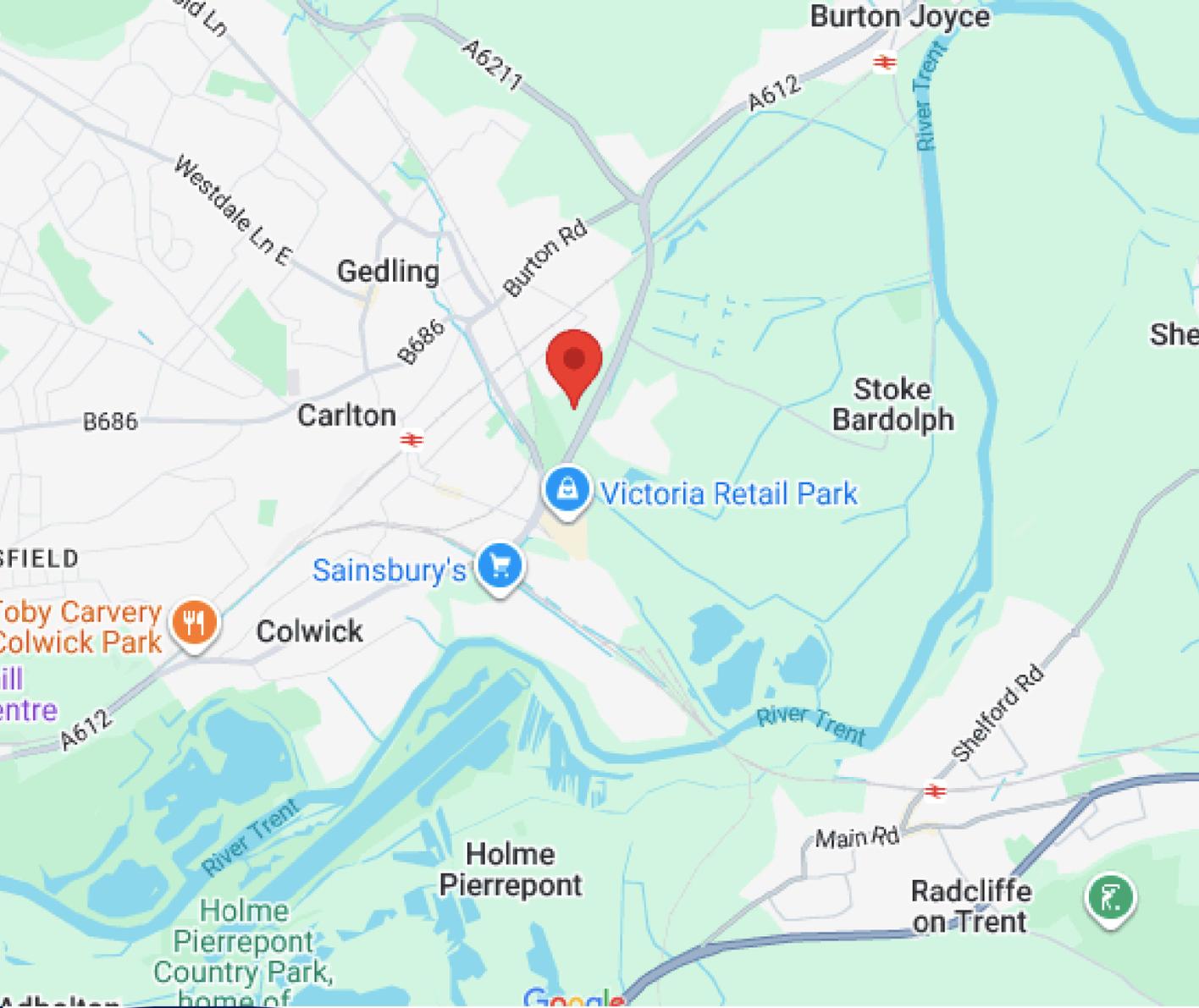
Situated in the historic city of Nottingham, Bardolph View offers a fantastic collection of 2, 3, and 4-bedroom homes. Designed with modern living in mind, these properties are ideal for a range of buyers, from individuals to growing families, making them a superb investment opportunity.

The development's prime location in the city provides residents with unparalleled convenience. It is just a short drive from the city centre, granting easy access to Nottingham's vibrant nightlife, diverse cultural attractions, and excellent shopping facilities. Bardolph View is also well-connected to major road networks, including the A612 and A46, making it perfect for commuters.

Families will benefit from a great selection of local schools, and the nearby Holme Pierrepont Country Park offers ample opportunities for outdoor activities. This blend of city connectivity and local charm ensures strong appeal for tenants and long-term capital growth for investors.

Bardolph View combines a desirable location, high-quality homes, and strong rental potential—making it a rewarding and strategic addition to any portfolio.





Investment Overview



Invest in Nottingham

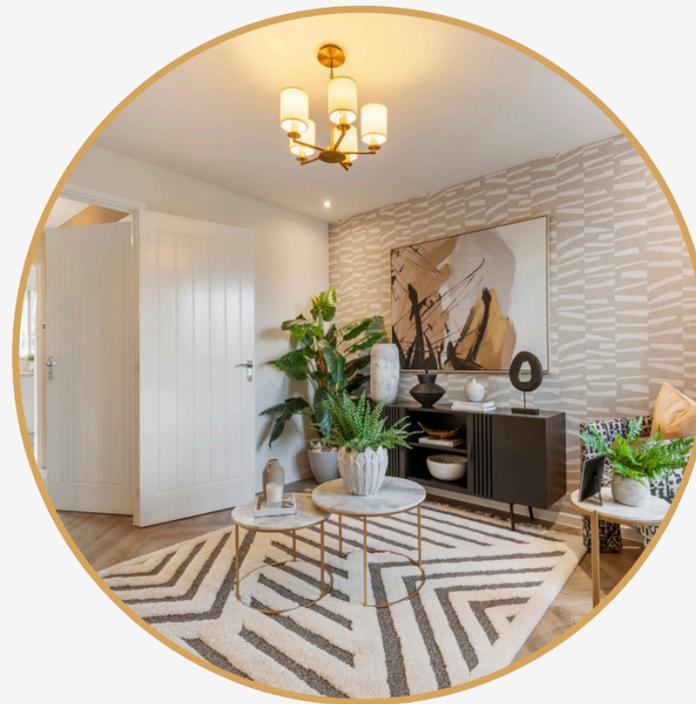
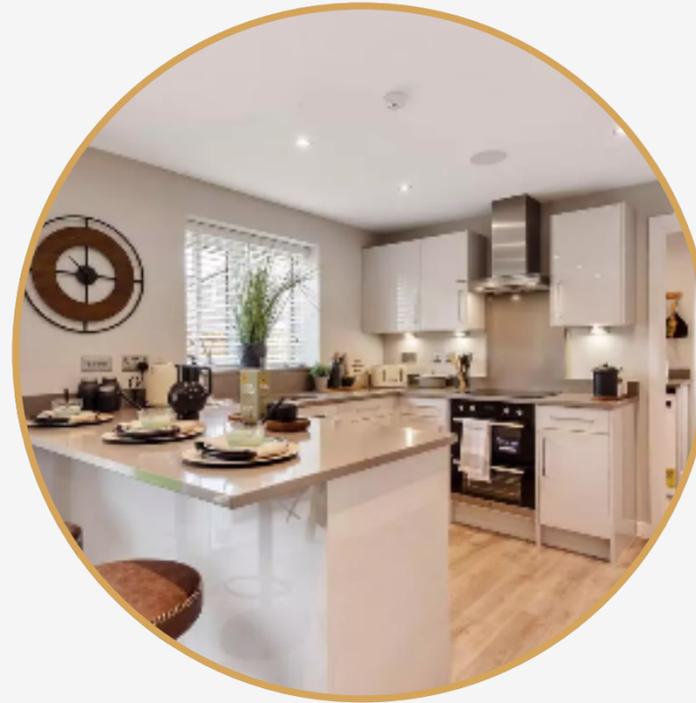
Bardolph View offers a perfect mix of city excitement and outdoor tranquility. Just a short journey from Nottingham's vibrant city centre, residents can enjoy its famous castle, museums, and arts scene. For recreation, the renowned Holme Pierrepont Country Park provides ample opportunities for walking and watersports.

This combination of urban convenience and natural beauty makes Bardolph View a highly desirable location for both residents and investors.



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Investment Overview



Price Range:
£260,000

Your Price:
£228,800

Unit Types:
3 Bed Houses

Gross Yield: 6.8%

**Year 1 Rental ROI (Rental
Profit): 7.4%**

Completion Date:
December 2025



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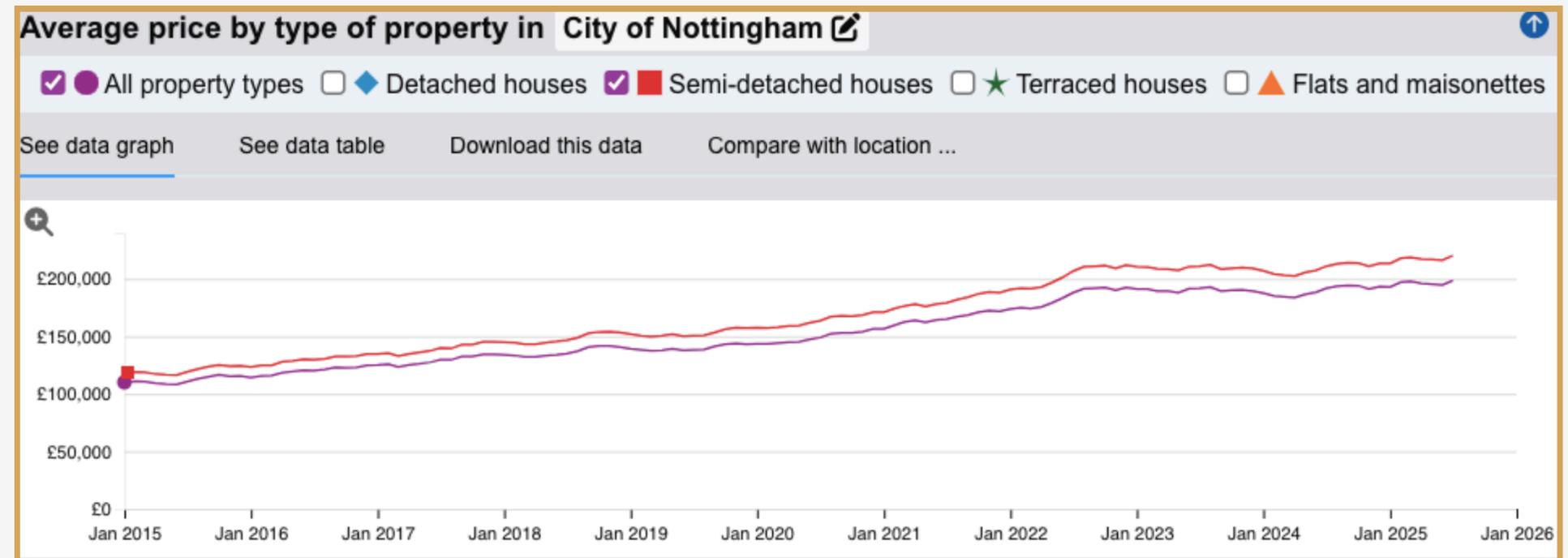
Nottingham Capital Growth



House prices in Nottingham have seen significant growth over the last decade. In January 2015, the average house price in the city was approximately £109,646.

By July 2025, that figure had risen to a provisional average of £199,000, representing a substantial increase.

This growth has positioned Nottingham as one of the best-performing property markets in the UK, particularly in the East Midlands.



Future Capital Growth



While growth in the East Midlands has been forecast to have a slight decrease this year, this has been a nationwide event, largely due to increases in stamp duty and global economic instability.

The picture is looking more positive from 2026 onward, with steady growth throughout the East Midlands region predicted.

	2025	2026	2027	2028	2029	5 years total
East Midlands	☁️ -1.0%	☁️ 3.5%	☀️ 5.5%	☀️ 6.0%	☀️ 5.0%	20.3%
East of England	☁️ -1.0%	☁️ 3.0%	☀️ 5.5%	☀️ 5.5%	☀️ 5.0%	19.2%
London	☁️ 0.0%	☁️ 2.5%	☁️ 4.5%	☁️ 4.0%	☁️ 3.5%	15.3%



Bardolph View

Address: At Bardolph View, Magenta Way, Stoke Bardolph, Burton Joyce, Nottinghamshire, NG14 5HH

Options: 3 Bed Houses available for Investor Opportunity.

Bardolph View offers a perfect mix of affordability, lifestyle, and connectivity. With the areas of Gedling and Carlton on your doorstep, residents benefit from beautiful green spaces, top-rated schools, and great local amenities.

Thanks to excellent transport links, Nottingham city centre is easily accessible, making it a hotspot for families and professionals. This blend of community charm and urban connectivity makes it a prime area for long-term property growth.

Key Features

Layout & Living Space: Bright, open-plan kitchen/dining area with direct garden access, front-aspect living room, multiple storage cupboards.

- **Bedrooms & Bathrooms:** 3 Bed, 2 bath property ideal for families and professionals
- **Parking:** Allocated parking included with 2 spaces
- **Efficiency:** Designed to be energy-efficient.



The Development



Additional Details:



Builder Warranty:
10 Year NHBC Build
Warranty

Build Complete -
simultaneous
exchange and
completion by Dec
19th

Freehold Houses

Estimated Estate
Charge:
£13 Per month

Completion Dates:
Q4 2025

Parking:
2 Allocated Parking
Spaces Included

Ground Rent
N/A

Furniture Pack:
N/A

Start your research: Market Value

It's essential when looking at this that we compare like for like properties. Here are some similar 3 Bed Houses with a mile of the development. On Rightmove, similar 3 Bed semi Deatched houses are priced up to £300,000 with lots of sold prices for similar sized properties below

Brooklands Drive, Gedling, Nottingham
Semi-Detached 3 1
0.81 miles
Delightful semi-detached family home near Gedling's amenities, schools and buses. Includes 2 reception rooms, kitchen, 3 bedrooms and a 4-piece bathroom suite alongside a generous...
SOLD STC
Added on 11/03/2025 by David James Estate Agents, Carlton
0115 647 1168 Local call rate
VIEWING ADVISED

Blackhill Drive, Carlton, Nottingham
Semi-Detached 3 1
0.96 miles
This delightful semi-detached house on Blackhill Drive offers a perfect blend of comfort and style. This spacious property offers a generous lounge, perfect for relaxing and entertaining, which flo...
SOLD STC
Added on 24/06/2025 by Emma Terry, Nottingham
Emma Terry Homes 0115 647 6927 Local call rate

Stanhope Crescent, Stoke Bardolph, Burton Joyce, Nottingham
Semi-Detached 3 1
0.70 miles
Three Bedrooms | Quiet Village Setting | Views Across Open Fields | Kitchen and Utility Room | Popular Location | Close to Local Amenities | Beautiful Riverside Walks | Viewings Recommended |...
SOLD STC
Reduced on 29/04/2025 by Johnsons and Partners, Burton Joyce
0115 931 2020 Local call rate

Duncroft Avenue, Gedling, Nottingham
Semi-Detached 3 1
0.97 miles
Guide Price £265,000 to £275,000 * Good Location * Three Bedrooms * Lounge/Diner * Downstairs WC * Driveway * Close To Amenities
Added on 12/09/2025 by Lesley Greaves Estate Agents, Nottingham
0115 647 1068 Local call rate

Burton Close, Carlton, Nottingham, NG4 3GT
Semi-Detached 3 1
0.78 miles
New to the market is this extended and well presented three bedroomed family home, with front driveway and secluded rear garden. Property reference number JN1023.
SOLD STC
Added on 31/07/2025 by eXp UK, East Midlands
03304 609968 Local call rate

Rental Income Research



There are some properties up for rent on site now, with 3 beds ranging from £1225 -£1385 on the site. The semi-detached houses fetch a higher rental income. As ours do not have a garage, they are likely to be slightly less each month than the semi-detached house below, but should comfortably achieve £1300 a month.



Bardolph View, Nottingham, NG14
Semi-Detached 3 1
0.24 miles

* INCLUDES FIRST MONTH RENT FREE - LIMITED TIME OFFER *
RECEIVE A £250 VOUCHER OF YOUR CHOICE from any online retailer after moving into your new home! ABOUT YOUR...

BUILT FOR RENTERS

Added today by Ascend, Covering the UK, Bardolph View

Ascend 01902 956379
Local call rate

£1,385 pcm
£320 pw

BUILT FOR RENTERS

ONE MONTH FREE RENT | £250 VOUCHER OF YOUR CHOICE | Deposit free OPTIONS AVAILABLE



Orlando Drive, Carlton, NG4
House 3 1
0.89 miles

** Zero Deposit Guarantee Available ** *AVAILABLE NOW*
RECENTLY REFURBISHED Come and see this very smartly presented, three double bedroom house located in the very...

Added on 25/09/2025 by Bairstow Eves Lettings, Nottingham

Bairstow eves 0115 647 0379
Local call rate

£1,375 pcm
£317 pw

BUILT FOR RENTERS



Magenta Way, Stoke Bardolph NG14
Town House 3 2
0.09 miles

A BRAND NEW, three bedroom, three storey end of terrace home; occupying an enviable position within this new development, with an unrivalled, open aspect to the front. The property is well place...

LET AGREED

Added on 01/09/2025 by Johnsons and Partners, Burton Joyce

JOHNSONS & PARTNERS 0115 647 6149
Local call rate

Contact Save



Coningswath Road, Carlton
Semi-Detached 3 1
1.90 miles

This property offers a spacious living room with laminate wood flooring, gas fire with stone effect surround and bay front window. The Kitchen is light and airy with plenty of eye and base level unit...

Added on 11/09/2025 by Tristrams Sales & Lettings, Nottingham

Tristram's 0115 647 4877
Local call rate

Contact Save



Magenta Way, Bardolph View, NG14
Terraced 3 1
0.09 miles

Special Offer: One Month Rent Free, £250 Voucher and Deposit Free Option Available This exceptional incentive lets you enjoy significant savings while settling into your dream home. ABOUT...

LET AGREED **BUILT FOR RENTERS**

Added on 18/06/2025 by Ascend, Covering the UK, Bardolph View

Ascend 01902 956379
Local call rate

Contact Save

£1,275 pcm
£294 pw

BUILT FOR RENTERS

ONE MONTH FREE RENT | £250 VOUCHER OF YOUR CHOICE | Deposit free OPTIONS AVAILABLE

How can we help?



If you have any questions about the opportunity, we'd be delighted to help. Feel free to contact your representative or reach out to our sales team using the details below.

 James@fraterpropertypartners.com

 (+44) 0161 5330 441

Disclaimer: the details contained in this document are for guidance purposes only. Any photographs, figures, plans and illustrations are to give you a general indication of the proposed development. Mortgage applications are subject to status and no guarantee can be made that an applicant will obtain a mortgage. Frater Property Partners is not and will not provide financial advice under the regulations of the financial services authority and we recommend that before making any decisions based on the information provided, that you should seek specialist advice.

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