

FRATER PROPERTY PARTNERS
YOUR PROPERTY INVESTORS

Investment Report

Avant Homes

Hackett Grange, Radcliffe on Trent

Hackett Grange, Nottingham

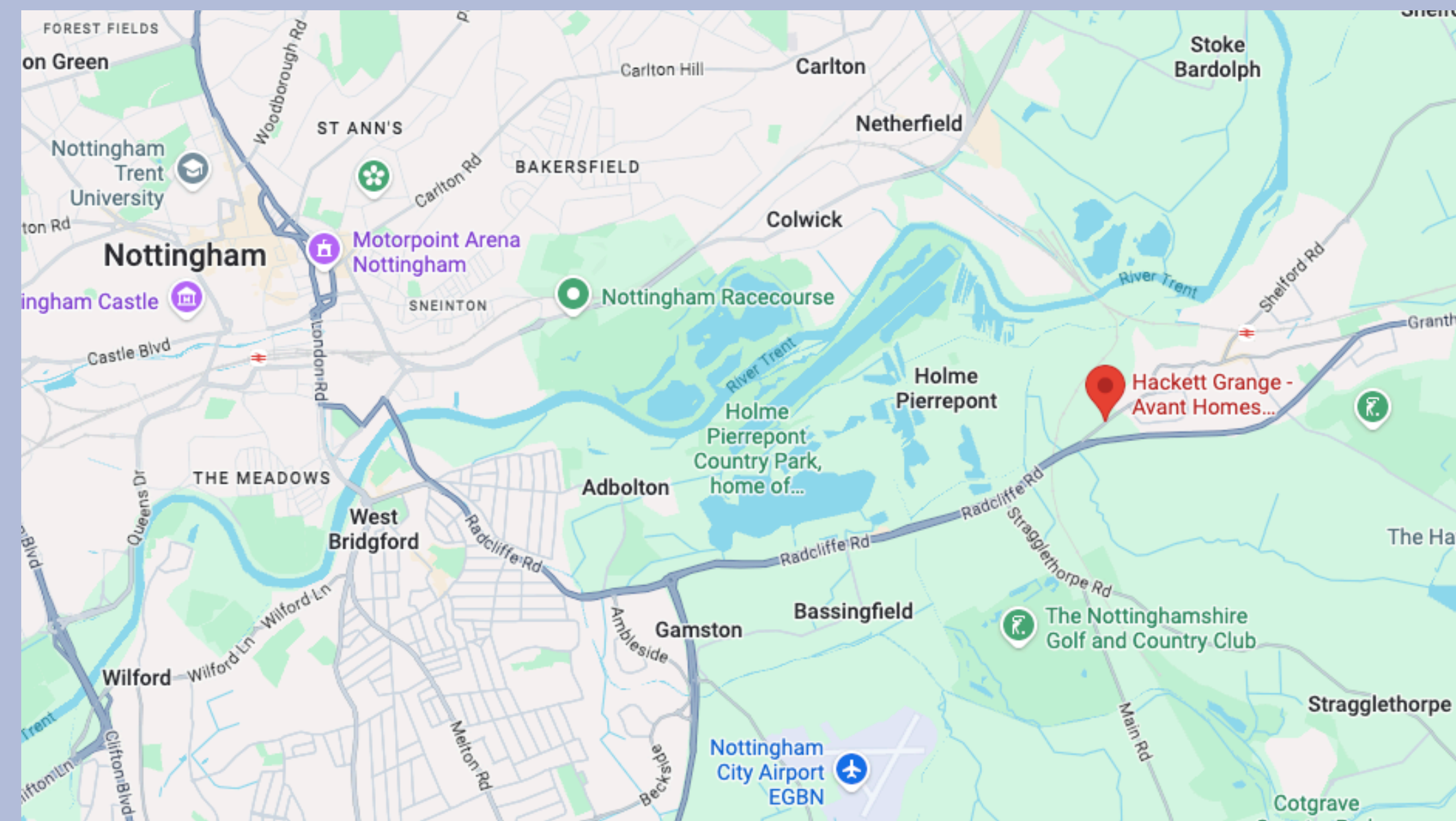
Situated in the affluent village of Radcliffe-on-Trent, Hackett Grange offers a premium collection of 2, 3, 4, and 5-bedroom homes. Designed for high-specification modern living, these properties cater to a broad demographic—from young professionals to growing families—representing a strategic opportunity for investors seeking stability and long-term quality.

The development perfectly balances village charm with city convenience. Residents enjoy easy access to Nottingham city centre via a short drive or train journey, while commuters benefit from direct links to Leicester and Derby via the A52 and A46.



Investment Overview

Invest in Nottingham

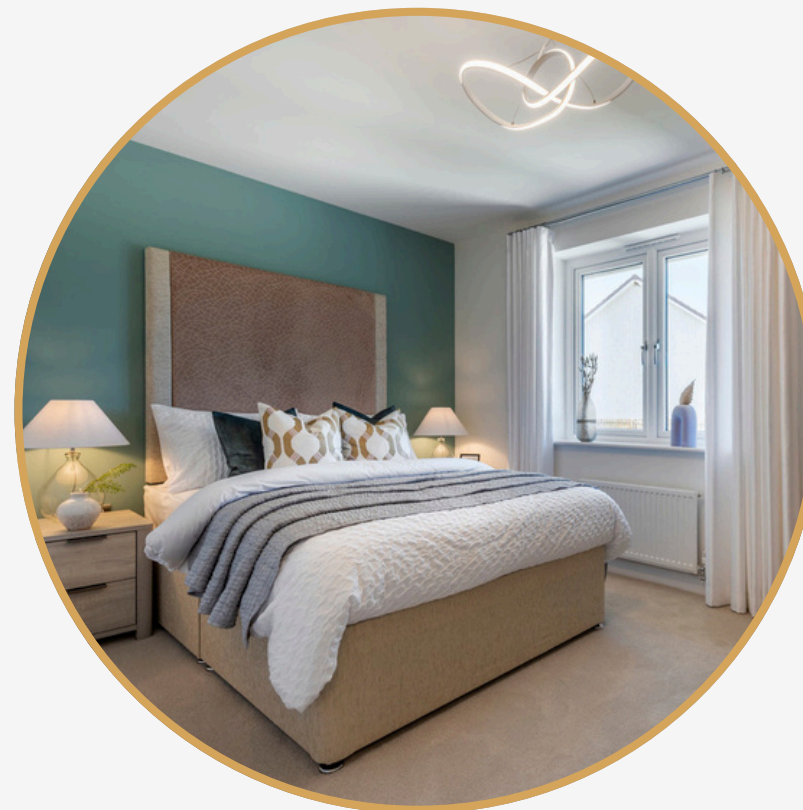


With high-performing local schools and the scenic Holme Pierrepont Country Park nearby, the area attracts consistent tenant demand. This combination of suburban tranquility and regional connectivity ensures Hackett Grange is a rewarding addition to any portfolio looking to capture the "smart money" in Nottinghamshire's most resilient suburbs.

Although there are a variety of units available, the 2 beds find the best balance for yield and opportunity for capital growth due to them being the most affordable



Investment Overview



Asking Price:
£250,000

Your Price:
£225,000

Unit Types:
2 Bed Semi Detached Houses

Gross Yield: 5.9%

**Year 1 Rental ROI (Rental
Profit): 5.6%**

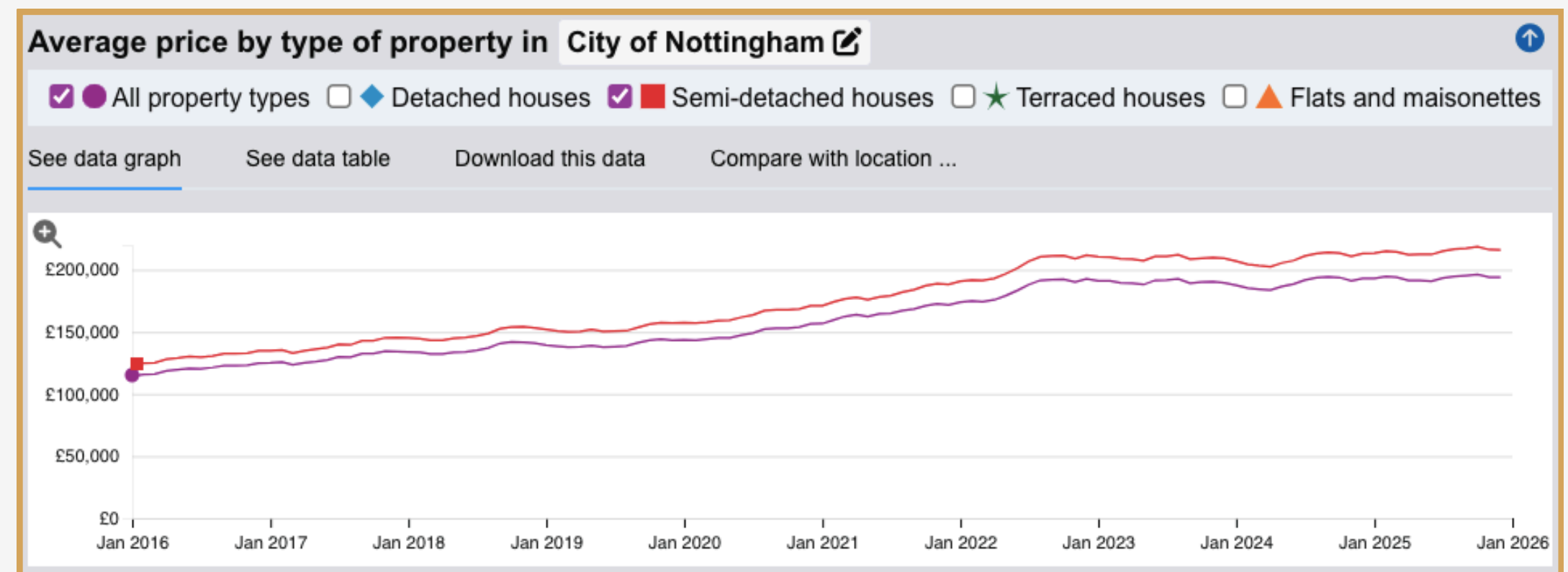
Completion Date:
June 2026



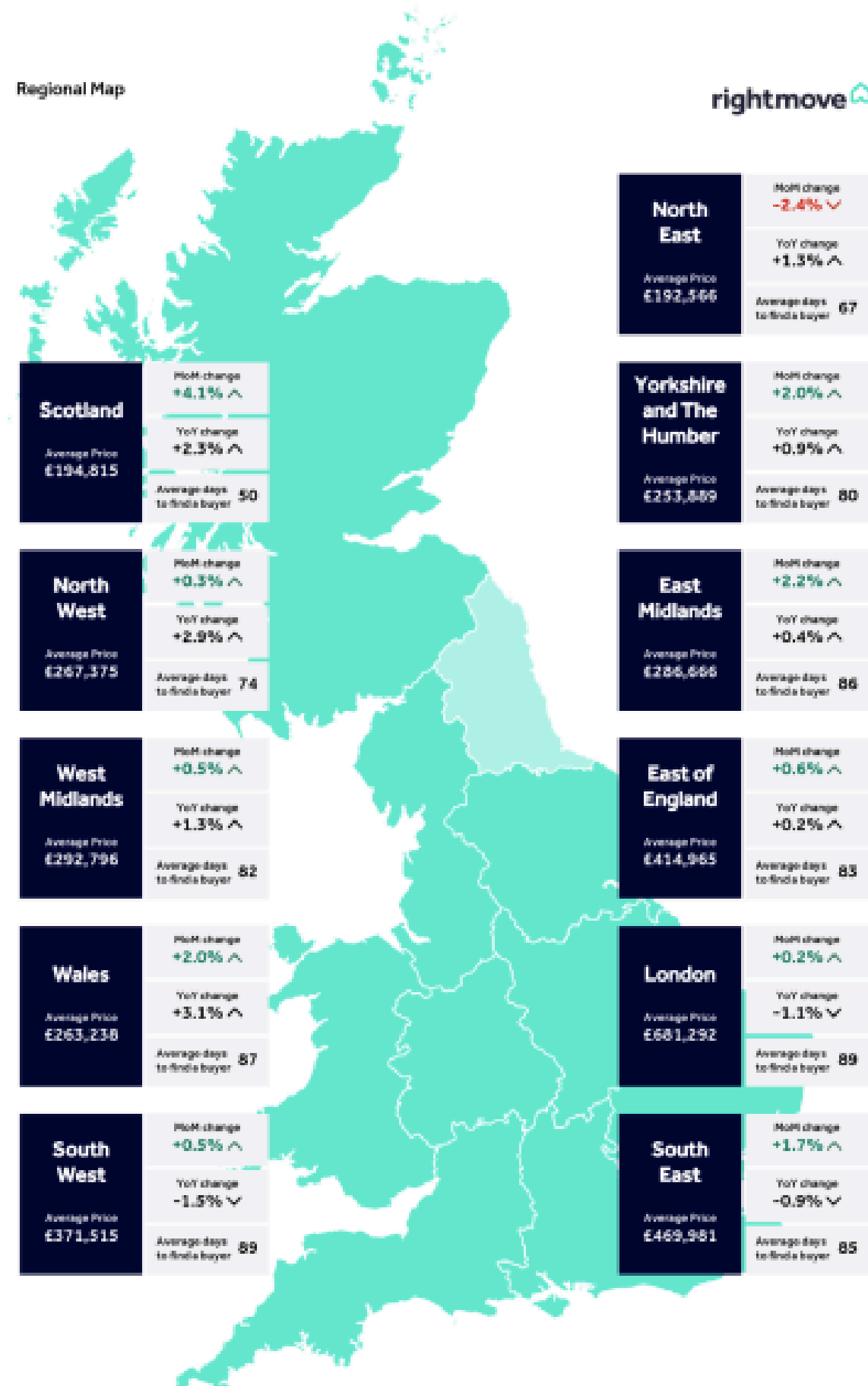
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Nottingham Capital Growth

Nottingham continues to be a standout performer for the "smart money," following a decade of aggressive capital growth. Since January 2015, when the average house price sat at approximately £109,646, the city has seen a sustained upward trajectory, reaching a provisional average of £199,000 by mid-2025. As we move through 2026, this robust momentum cements Nottingham's position as one of the UK's most resilient and high-performing property markets, particularly within the high-growth East Midlands corridor.



Regional trends



Nottingham Capital Growth

Following a challenging year for the wider UK market in 2025, the start of 2026 has marked a decisive turning point. The East Midlands has already recorded a 2.2% increase in property values since December, outperforming many southern regions.

This early momentum signals a shift towards a more positive outlook, with buyer confidence returning as the market stabilises. For investors, this rebound validates the regional strength of Nottinghamshire,

Future Capital Growth



In the current market, capital growth is fundamentally driven by affordability. By targeting high-quality assets in areas of intense local demand where prices remain sustainable, investors maximise their potential for significant appreciation. Nottingham is a primary target for this strategy.

With regional infrastructure nearing completion and the 'ripple effect' from the South continuing to push professional tenants North, the window to secure entry-level value in these high-demand pockets is narrowing. For those looking to capitalise on this cycle, Nottingham represents a 'last chance' opportunity—investing now is critical to avoid missing the boat on the next wave of capital growth.

	2026	2027	2028	2029
East Midlands	3.5%	5.5%	6.0%	5.0%
East of England	3.0%	5.5%	5.5%	5.0%
London	2.5%	4.5%	4.0%	3.5%



Hackett Grange

Address: Nottingham Road, Radcliffe on Trent,
Nottinghamshire, NG12 2DW

Hackett Grange offers a strategic intersection of high-end lifestyle, community prestige, and regional connectivity. Set within the affluent village of Radcliffe-on-Trent, residents benefit from a 'best of both worlds' environment—combining the scenic beauty of the River Trent and top-rated local schools with the sophisticated amenities of an established village core. Thanks to excellent rail and road links (A52/A46),

Nottingham city centre remains easily accessible, making this area a primary hotspot for high-income families and upwardly mobile professionals. This specific blend of village charm and urban connectivity ensures the area remains a prime target for sustained, long-term capital appreciation.

Key Features

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

- **Bedrooms & Bathrooms:** 2 Bed property with bathroom and downstairs WC is ideal for young families, couples, and professionals

- **Parking:** Allocated parking included with 2 spaces

- **Efficiency:** Designed to be energy-efficient and in line with modern legislation and build standards.



The Development



Additional Details:



Builder Warranty:
10 Year NHBC Build
Warranty

Build Complete -
simultaneous
exchange and
completion by June

Freehold Houses

Estimated Estate
Charge:
£13 Per month

Completion Dates:
Q2 2026


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 2 Bed Houses within a mile of the development, showing the current market and previous sold prices



Water Lane, Radcliffe-On-Trent, Nottingham
House 2 2
0.29 miles
This charming two-bedroom, two-bathroom period home offers a wealth of character alongside stylish, modern living. Boasting two reception rooms, a well-appointed kitchen, and a delightful...
Reduced on 22/01/2026 by Digby & Finch, Nottingham

£275,000
Guide Price

0115 950 5444
Local call rate

Contact Save

8, Lincoln Grove, Radcliffe-on-trent, Radcliffe On Trent NG12 2FN

Semi-Detached 2 Freehold

Today [See what it's worth now](#)

15 Nov 2024 £248,000

No other historical records.

SOLD



Victoria Street, Radcliffe-On-Trent, Nottingham
End of Terrace 2 2
0.72 miles
* A SUPERBLY APPOINTED END-TERRACED PERIOD HOME * NO UPWARD CHAIN * TASTEFULLY PRESENTED ACCOMMODATION * APPROXIMATELY 900 SQ FT * ENTRANCE HALL * BEAUTIFUL...
Added on 21/01/2026 by Richard Watkinson & Partners, Radcliffe-o...

£270,000
Guide Price

0115 647 1908
Local call rate

Contact Save

6, Albert Street, Nottingham NG12 2FL


Semi-Detached 2 Freehold

Today [See what it's worth now](#)

3 Jul 2025 £265,000

13 Nov 2015 £185,000

SOLD




Victoria Street, Radcliffe-On-Trent, Nottingham
Terraced 2 1
0.72 miles
* ATTRACTIVE PERIOD HOME * NO CHAIN * POPULAR AND CONVENIENT LOCATION * WELL-APPOINTED THROUGHOUT OPPORTUNITY TO MAKE FURTHER IMPROVEMENTS *...
Added on 04/11/2025 by Richard Watkinson & Partners, Radcliffe

£265,000
Guide Price

0115 647 1908
Local call rate

Contact Save



Station Terrace, Radcliffe-On-Trent, Nottingham
Semi-Detached 2 1
0.63 miles
* IMMACULATELY APPOINTED SEMI-DETACHED HOME * LOCATED IN THE HEART OF THE VILLAGE * DECEPTIVELY SPACIOUS AND THOUGHTFULLY DESIGNED * THREE STOR
SOLD STC
Added on 08/09/2025 by Richard Watkinson & Partners, Radclif

£245,000
Guide Price


0115 647 1908

Rental Income Research

Local Agent Frank Innes has suggested these will be able to rent out for up to £1150 per month based on similar properties they have worked on in the local area.

There are only a few 2-bed semi-detached houses currently up for rent around Radcliffe on Trent and even fewer of quality new homes. This demonstrates a need for quality homes and should mean we secure a high rental income.

Wider research demonstrates that the core comparable for 2-bed semis near NG12 2DW goes up to £1,170/month, with newer properties demanding higher rental incomes.




Victoria Street, Radcliffe-on-Trent, NG12
Semi-Detached 2 1
** Zero Deposit Guarantee Available ** *Available February* Frank Innes are delighted to present this victorian semi detached house. offered on an unfurnished basis. Two double bedrooms both with...

Added on 23/01/2026 by Frank Innes Lettings, West Bridgford

£975 pcm
£225 pw

Frank Innes 0115 647 4696 Local call rate [Contact](#) [Save](#)




£1,000 pcm (£230.77 pw)
2 beds • 2 baths • 1 reception
Ullswater Close, Nottingham NG2
Two bedroom house in a highly sought after residential area with great transport links. Available straight away!

Reduced

Frank Innes

[Call](#) [Email](#)

NEW 1 Bed



Grantham Road, Radcliffe-on-Trent, NG12
Flat 1 1
Offered to the market is this contemporary light and bright first floor apartment. Located within the popular town of Radcliffe-on-Trent this desirable Spitfire Home has accommodation comprisin...

Added on 04/02/2026 by Newton Fallowell, Bingham

£950 pcm
£219 pw

NEWTON FALLOWELL 01949 480479 Local call rate [Contact](#) [Save](#)



Draper Close, Radcliffe-on-Trent, Nottingham, Nottinghamshire, NG12
House 3 1
We are delighted to present this well-maintained three-bedroc semi-detached home, ideally situated in the sought-after villaq Radcliffe-on-Trent. This popular location offers an excellent ra

Added yesterday by John Shepherd Lettings, Nottingham

£1,295 pcm
£299 pw

PREMIUM LISTING

John Shepherd 0115 647 4641 Local call rate [Contact](#) [Save](#)

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

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