



FRATER PROPERTY PARTNERS
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Investment Report

Barratt Homes,
Hollygate Green, Cotgrave

Hollygate Green, Nottingham



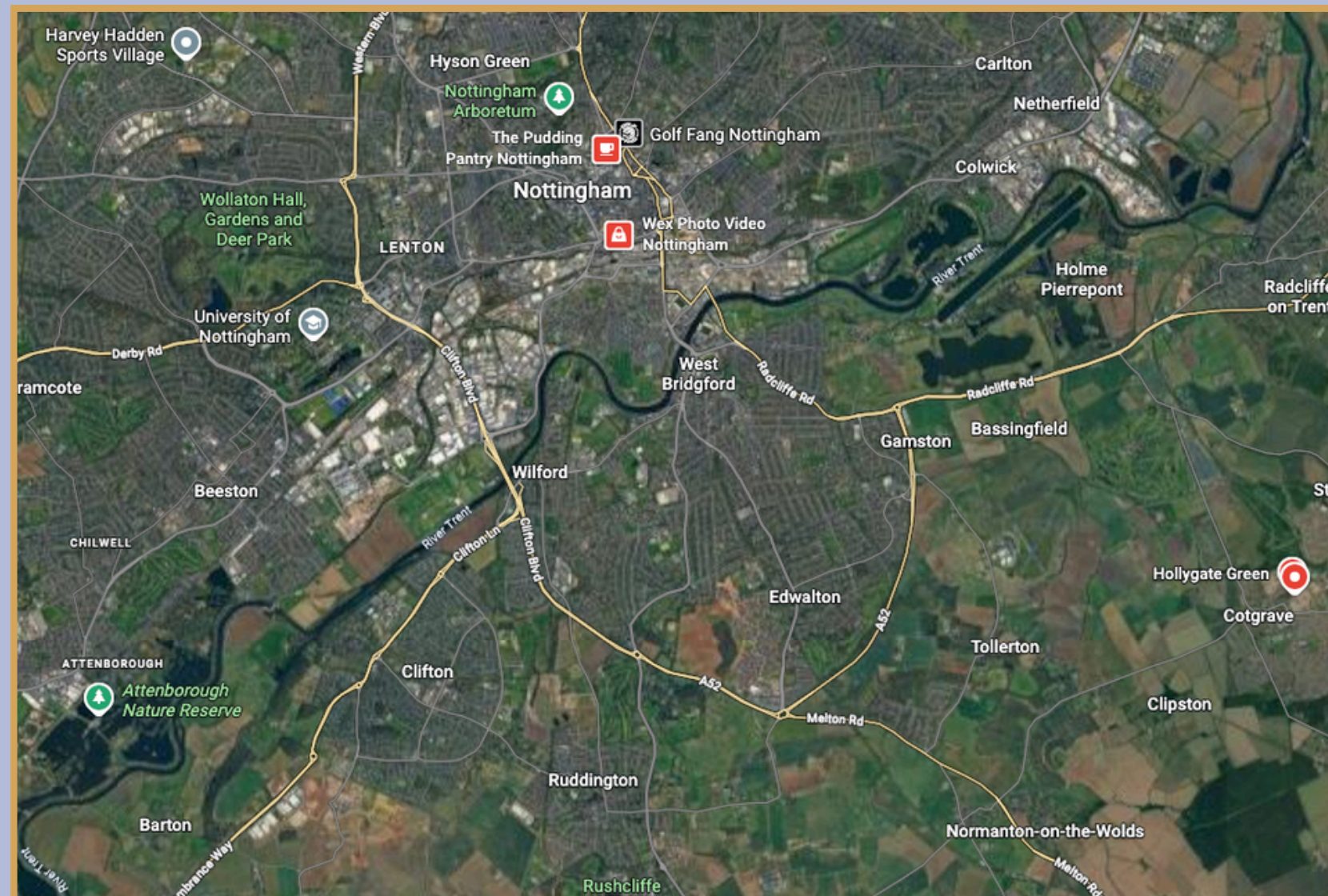
Hollygate Green is a collection of 2, 3, 4, and 5-bedroom homes by Barratt Homes, situated in Cotgrave in the Borough of Rushcliffe, just south of Nottingham. The development sits close to the popular suburb of West Bridgford and within easy reach of Nottingham city centre, with direct road links via the A606, A46, A52, and the M1 a short drive away.

It's a location that works well for a broad tenant profile, from young professionals commuting into Nottingham to families drawn by the Ofsted Outstanding schools nearby and Cotgrave Country Park on the doorstep. All homes are A or B energy rated, keeping running costs low and making them straightforward to let and hold for the long term.



Investment Overview

Invest in Nottingham



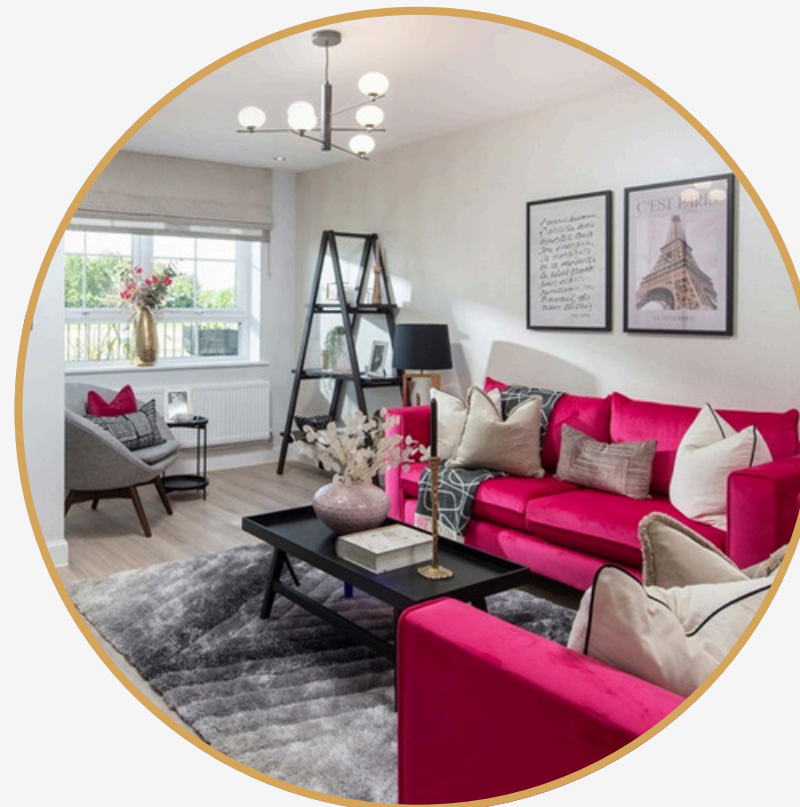
Ofsted Outstanding schools nearby and direct access to Cotgrave Country Park make this a location that attracts consistent long-term tenant demand from both professionals and families.

Rushcliffe is one of Nottinghamshire's most sought-after boroughs and that doesn't change much with market conditions, which is part of what makes it a resilient addition to a portfolio.

Of the available unit types, the three-bedroom homes offer the strongest balance of yield and capital growth potential. They appeal to the widest range of tenants, which keeps voids low and gives you more options at the point of exit, whether you're selling to another investor or an owner-occupier.



Investment Overview



Asking Price:

£249,995 - £299,995

Your Price:

£223,245 - £268,845

Unit Types:

2 & 3 Bed Houses

Gross Yield:

5.8% - 6%

Year 1 Rental ROI (Rental Profit):

4.7% - 7%

Completion Date:

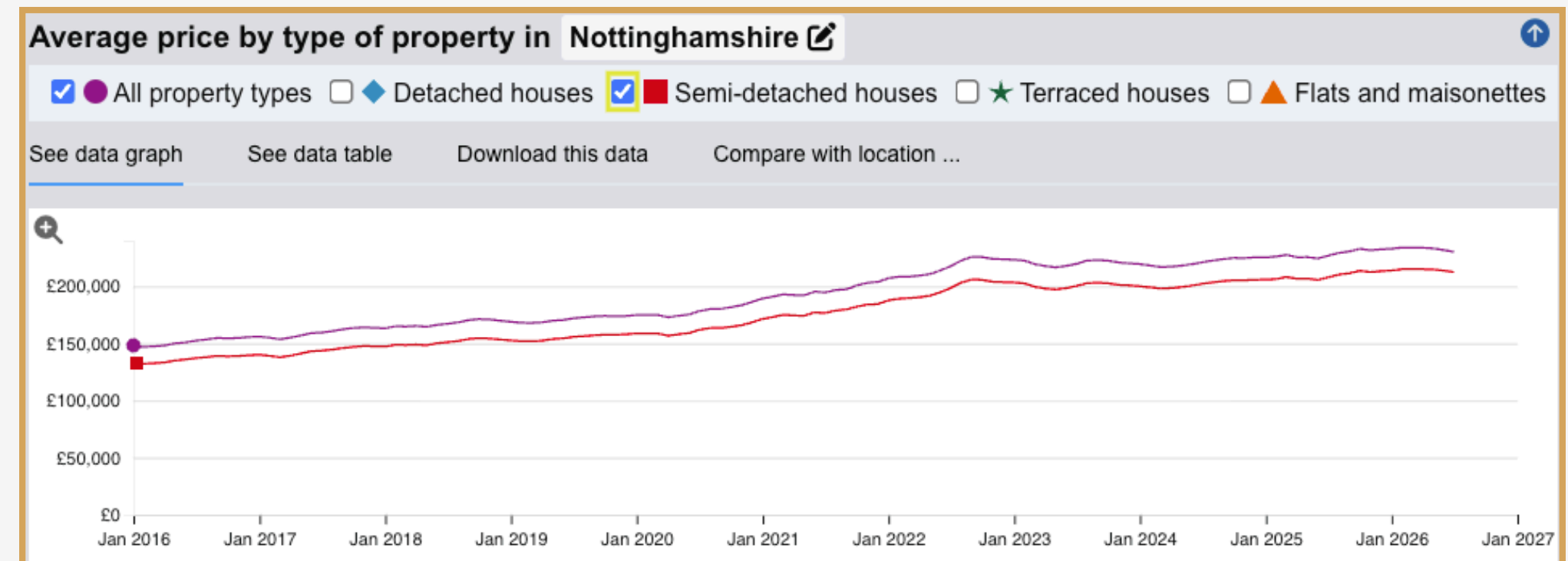
Completed

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, Nottinghamshire has hit its highest price to date, showing consistent demand.

The East Midlands has recorded annual house price growth of around 1.4% in 2026, broadly in line with the national average and notably outperforming London, which has seen prices fall by 2.4% over the same period. Private rents across the East Midlands have risen by 3.6% year on year, with Nottingham's average monthly rent now sitting at £1,011, up from £989 in July 2025.



Future Capital Growth



In the current market, capital growth is largely driven by affordability, and Nottingham sits in a strong position on that basis. Quality assets in areas where prices remain accessible to local buyers and tenants tend to hold their value more consistently and appreciate more reliably over time than markets that have already been pushed beyond what the local economy can sustain.

It's worth noting that institutional money has been moving into the East Midlands for some time. Funds and corporate investors don't make long-term commitments to a market without a clear rationale, and the rationale here is straightforward: strong rental demand, relative affordability compared to southern markets, and a supply picture that continues to favour landlords.

	2027	2028	2029	2030
UK	2.5%	5.0%	6.0%	6.0%
London	1.0%	3.5%	5.0%	5.0%
South East	1.5%	4.0%	5.5%	5.5%
East of England	2.0%	4.0%	5.5%	5.5%
South West	2.5%	5.0%	6.0%	6.0%
East Midlands	3.0%	5.5%	6.0%	6.0%



Hollygate Green

Key Features

Address: Hollygate Lane, Cotgrave, Nottingham, Nottinghamshire, NG12 3JW

Hollygate Green sits in a genuinely strong location for investors. Cotgrave offers the kind of environment that attracts long-term, quality tenants: a well-established village setting with Cotgrave Country Park on the doorstep, Ofsted Outstanding schools nearby, and straightforward access to Nottingham city centre via the A606, A46, and A52. The M1 is also a short drive away, making it practical for professionals commuting across the region.

It's a location that appeals to families and working professionals alike, which is exactly the tenant profile that keeps voids low and rents stable.

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

- **Bedrooms & Bathrooms:** 3 Bed property with an ensuite to the main bedroom, a family bathroom and a downstairs WC is ideal for young families, couples, and professionals. 2 Beds are more suited for 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

Mix of Build
Complete and
February
Completions

Freehold Houses

Estimated Estate
Charge:
£21 Per month

Completion Dates:
ASAP

Parking:
2 Allocated Parking
Spaces Included with
Electric Chargers

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 within a mile of the development, showing the current market asking prices and previous sold prices



Maygreen Avenue, Cotgrave, NG12

Semi-Detached 3 1

0.48 miles

****GUIDE PRICE £270,000 to £280,000****Thomas James are delighted to offer this semi detached family home to the market.The property provides accommodation arranged over tw...

SOLD STC

Reduced on 07/11/2025 by Thomas James Estate Agents, Cotgrave

 0115 647 1698
Local call rate

 Contact  Save

£270,000

Guide Price

3, Morkinshire Crescent, Nottingham NG12 3HL

 Semi-Detached  3  Freehold

Today  [See today's value](#)

5 Feb 2026  £292,500

21 Dec 2020  £254,000

No other historical records.





Heron Crescent, Cotgrave, NG12

Semi-Detached 3 2

0.58 miles

NO ONWARD CHAIN - This three bedroom semi detached house is located at Hollygate Park within the village of Cotgrave and is in excellent condition throughout. The gardens are well maintained...

SOLD STC

Added on 30/09/2025 by Yopa, East Midlands & Yorkshire

 024 7542 9233
Local call rate

 Contact  Save

£300,000

Offers in Region of

PREMIUM LISTING

40, Harvest Drive, Nottingham NG12 3SJ

 Semi-Detached  3  Freehold

Today  [See today's value](#)

28 Nov 2025  £295,000

24 Jun 2016  £216,995





Manns Leys, Cotgrave, NG12

Semi-Detached 3 1

0.60 miles

Stylish extended three bedroom semi detached home with open plan kitchen diner, modern decor, garden, garage, off road parking, and easy access to schools, amenities, and transport links.

Added on 24/07/2026 by Thomas James Estate Agents, Cotgrave

 0115 647 1698
Local call rate

 Contact  Save

£285,000

Offers Over

PREMIUM LISTING



Harvest Drive, Cotgrave, NG12

Semi-Detached 3 2

0.54 miles

Modern three bedroom semi detached home with park views, open plan living, ensuite, EV charger, off road parking and great location near schools, amenities and transport links.

SOLD STC

Added on 29/07/2026 by Thomas James Estate Agents, Cotgrave

 0115 647 1698
Local call rate

 Contact  Save

£280,000

Rental Income Research

Local agent Richard Watkinson has indicated these three-bedroom homes could achieve up to £1,300 per month in rent, based on comparable properties they've worked on in the area.

Rental comparables around Cotgrave are limited, which actually tells its own story. There are very few quality homes available to rent locally, and even fewer new builds of this size. That lack of supply, combined with consistent demand from families and professionals in the area, is what supports both the rental income projection and the expectation of low void periods.

Wider research shows two-bedroom semis nearby are achieving up to £1,150 per month, with three-bedroom semis commanding more. Newer properties consistently attract the upper end of the rental range, which is where these units should sit.



Hollygate Green Estimated Rental Values

House style	Bedrooms	Type	Bathrooms	ERV
Bedale	2	semi-bungalow	1	£1,000
Denford	2	terrace	1	£1050 - 1100
Kenley	2	terrace	1	£1050 - 1100
Maidstone	3	terrace	2	£1250 - 1300
Ellerton	3	terrace / semi	2	£1250 - 1300

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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