



Residential Portfolio in SR4

Langton Close, Sunderland, Tyne and Wear, SR4 7AS

£750,000 Starting Bid

Tenure

Freehold

Property features

- ✓ Investment opportunity
- ✓ 5 individual neighbouring houses
- ✓ Desirable location
- ✓ Rare opportunity

Key Information

- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

Arrange a viewing

Commercial North East

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

Pattinson Estate Agents are delighted to welcome to the market this exceptional multi-unit residential investment portfolio located Millfield, Sunderland.

An incredibly rare opportunity to acquire five neighbouring residential assets under common ownership, creating a secure, courtyard-style investment block.

Comprising a mix of multi-bedroom residences and self-contained flats, the portfolio totals 21 units of accommodation.

Property 1 - 5 bedroom house

Property 2 - 3 self contained flats

Property 3 - 5 bedroom house

Property 4 - 3 self contained flats

Property 5 - 5 bedroom house

The portfolio offers an immediate income stream with 6 units currently let to tenants in situ, generating £3,090 per calendar month, presenting a massive asset-management upside to let the remaining 15 vacant units.

Having recently undergone significant investment, including comprehensive compliance and electrical upgrades, the entire portfolio proudly boasts a consistent EPC Rating of C across all five properties.

Situated in a highly accessible Sunderland location, this asset benefits from robust, year-round tenant demand driven by close proximity to Sunderland Royal Hospital, the University of Sunderland, and the vibrant city centre. This is a blue-chip addition for any serious investor looking to tap into a high-yielding, regeneration-led North East market.

Key Investment Features

Asset Management Potential: Scope for future reconfiguration, extension, or specialist supported-housing partnerships (STPP).

Immediate Income Stream: 6 units currently occupied, producing £3,090 PCM (£37,080 per annum) out of the gate.

Substantial Value-Add Potential: 15 vacant units remaining, offering an investor massive rental growth and immediate asset-management upside.

Substantial 21-Unit Portfolio: Five distinct, neighbouring properties within a controlled courtyard environment.

Turn-Key Compliance: Recent significant investment into upgraded electrical installations, fire detection, alarms, and emergency lighting.

Excellent Energy Efficiency: All 5 properties achieve an EPC Rating of C, safeguarding against future legislative changes.

Diverse Asset Mix: Comprises 3x large multi-bedroom properties and 6x self-contained 1-bedroom apartments.

Premium Location: Minutes from major healthcare, university, employment, and transport (Metro) hubs.

Location & Tenant Demand

Sunderland continues to offer a compelling income profile with highly affordable entry points relative to the south of the UK, paired with a steadily rising private rental market.

The Langton Close portfolio enjoys a highly resilient tenant base. It appeals directly to medical professionals and agency staff from the nearby Sunderland Royal Hospital, domestic and international students from the University of Sunderland, and commuters utilising the nearby Metro services and major road networks to Newcastle and Durham.

Planning

All 5 properties were previously licensed as 5-bedroom HMOs. However, due to Article 4 regulations, HMO licensing cannot be guaranteed for future use, and any retrospective planning permissions required will be the responsibility of the buyer.

Please contact us directly to arrange a viewing

Price: Starting Bid £750,000

Property Type: Residential Portfolio

Business Type: Other/Unspecified

Internal Size: 4855 Square Feet

External Size: 4855 Square Feet

Parking: Communal

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

Location

This portfolio of properties is located on Langton Close, in Sunderland City Centre. It is located within close proximity to transport links and local amenities, with a 15 minute walk to the Bridges Shopping Centre and Sunderland centre.

Accommodation

- 1 Langton Close: 5-bedroom layout, perfectly configured for professionals or students. Features a spacious communal kitchen and sociable shared lounge.
 - 2 Langton Close: Subdivided into three self-contained 1-bedroom apartments, each complete with a private kitchen, bathroom, and living space.
 - 3 Langton Close: 5-bedroom layout with a large shared kitchen and comfortable communal lounge, ideal for high-density rental income.
 - 4 Langton Close: Subdivided into three self-contained 1-bedroom apartments, catering perfectly to working professionals and couples.
 - 5 Langton Close: 5-bedroom layout boasting spacious communal areas and highly functional tenant living spaces.
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Tenure

- 1, Langton Close, Sunderland, SR4 7AS - TY419108 - Freehold
 - 2, Langton Close, Sunderland, SR4 7AS - TY419058 - Leasehold
 - 3, Langton Close, Sunderland, SR4 7AS - TY421402 - Leasehold
 - 4, Langton Close, Sunderland, SR4 7AS - TY421405 - Leasehold
 - 5, Langton Close, Sunderland, SR4 7AS - TY552946 - Leasehold
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EPC

Available upon request.

- (1 rating C)
 - (2 rating C)
 - (3 rating C)
 - (4 rating C)
 - (5 rating C)
-

Council Tax

Council tax band B for all properties.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial.ne@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Langton Close, Sunderland, Tyne and Wear, SR4 7AS

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, Tel: 0191 737 1230, commercial@pattinson.co.uk , www.pattinson.co.uk

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