



2024

In terms of Sheffield as an area of investment, the averages are below:

6-9% RENTAL YIELD

**AVERAGE APPRECIATION
OVER THE LAST DECADE IS
AROUND 35%.**

Clearly, the longer you hold the property, the higher the rates of appreciation.

(This data is provided by Nationwide and correlates with our findings on the ground.)



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WHY INVEST IN SHEFFIELD?

- Sheffield has a thriving economy with many businesses choosing to set up offices in the city. This has led to an increase in job opportunities, making Sheffield an attractive option for young professionals.
- The city is home to several large companies, including HSBC, Aviva, and BT. In addition, the Advanced Manufacturing Research Centre (AMRC) has increased demand for skilled workers.



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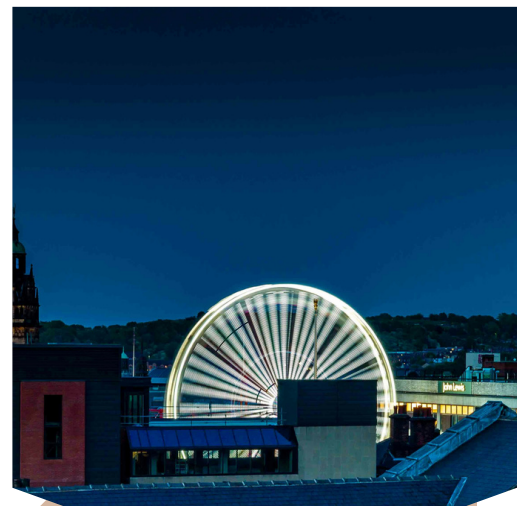
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WHY INVEST IN SHEFFIELD?

- Sheffield is a great place to invest in property. The city's growing population, excellent transport links, and thriving economy make it an attractive option for property investors.
- There are 2 exceptional universities within the City which creates a great influx of students with many of them deciding to stay within the vicinity.



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Sheffield has been nominated **The Outdoor City**, thanks to its proximity to the Peak Districts.

With such an abundance of green spaces on its doorsteps, many people appreciate the access to the great outdoors and decide to live in the city for the long term.



**IF YOU'RE CONSIDERING
INVESTING IN SHEFFIELD
PROPERTY, NOW IS A
GREAT TIME TO DO SO.**

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AVERAGE PRICES

for Sheffield in 2024

- **£110,000-120,000** for 2-bedroom property
- **£130,000** for a 3-bedroom property



RENTAL YIELDS BASED ON LOCAL HOUSING ALLOWANCE RATES

- 2-bedroom: **£619.98 pcm**
- 3 bedroom: **£679.99**

CONTACT US

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