

**G&P PROPERTY SERVICES**

# Southampton

**A NEW, MODERN THREE-BEDROOM DWELLING**

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# PROPERTY OVERVIEW

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This development features a traditional two-storey building comprising a spacious 3 bedroom dwelling, with a high quality finish and generously sized rear and side garden. Situated on Conifer Road in Southampton, the site includes two allocated off-road parking spaces and is located in a prime position very close to the city centre.



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# PROPERTY KEY FEATURES

## A NEW TWO-STOREY, THREE-BEDROOM DWELLING



- Planning approved - ready to go!
- Internal Layout: The design includes a ground-floor living/dining area and kitchen, with three bedrooms and a bathroom on the first floor.
- External Features: The proposed site incorporates dedicated off-road parking spaces, a large garden to the side and rear.

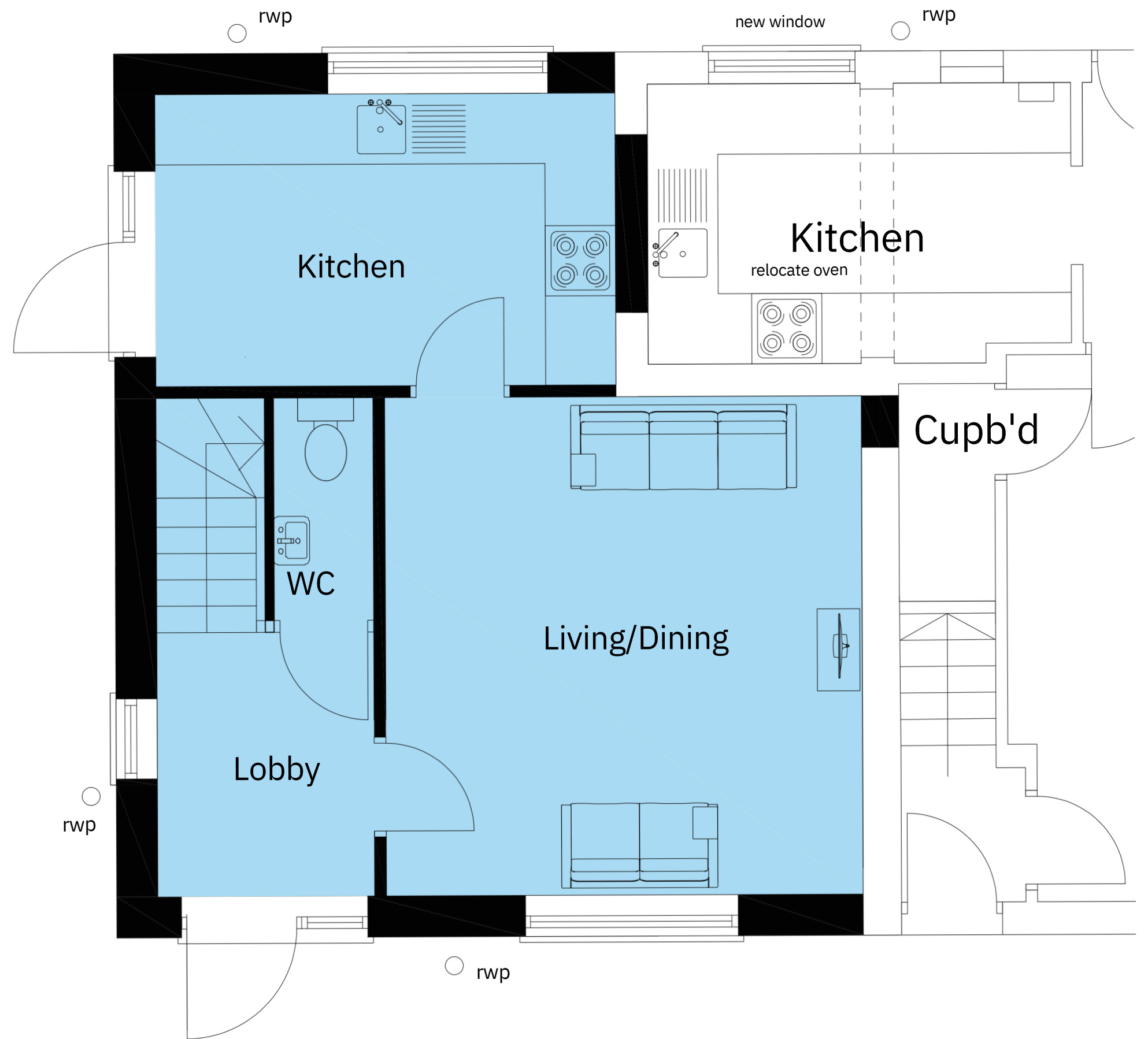


# THE GROUND FLOOR PLAN

The ground floor plan features a main entrance, open-plan living and dining area that serves as the primary social hub of the home.

Adjoining this space is a functional kitchen area equipped with modern fixtures, a downstairs WC and a staircase leading to the upper level.

The layout is designed for efficiency, providing direct access to the garden through a glazed side door.



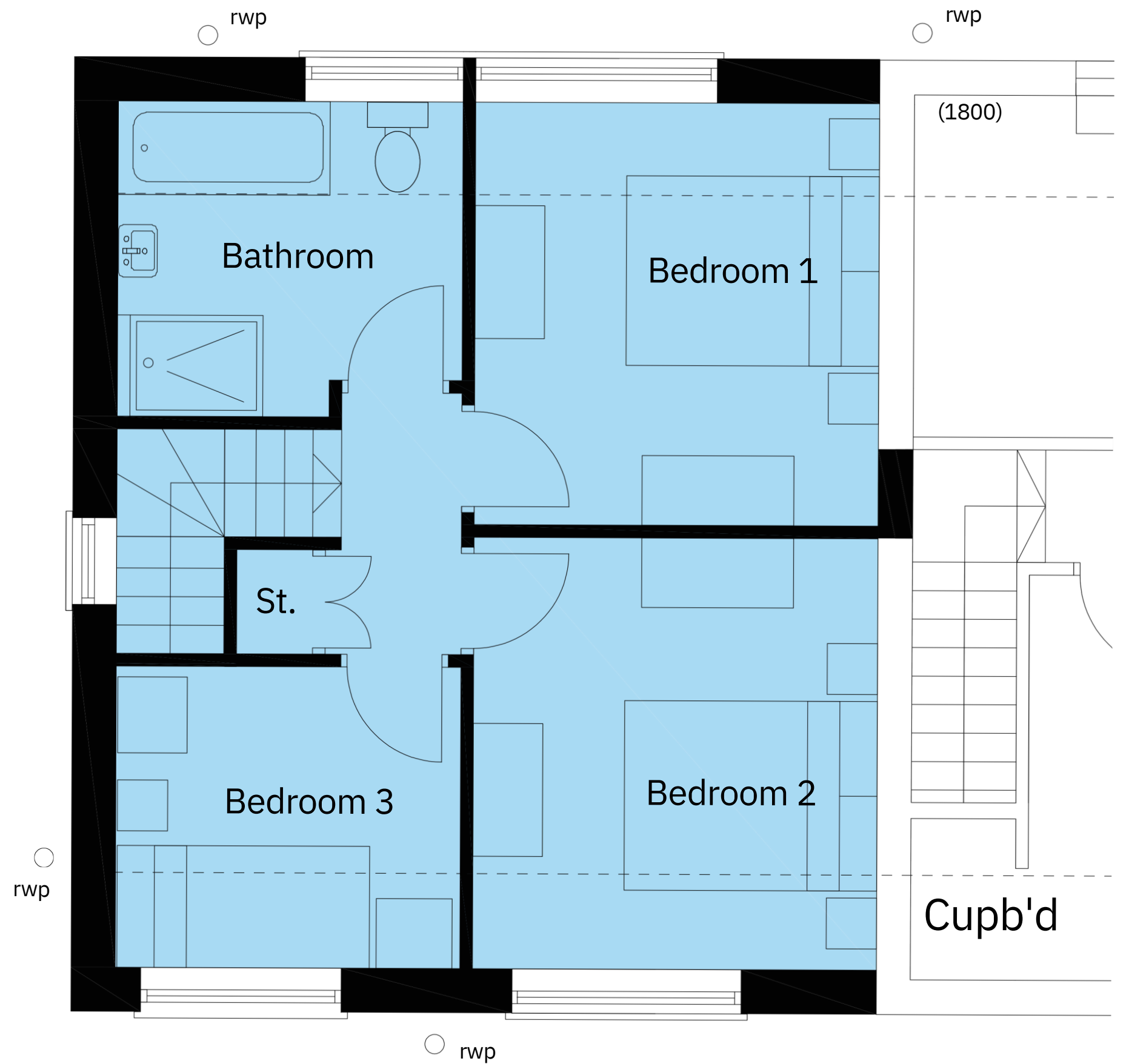
DRAWING: GREG MANN, GM ARCHITECTS

# FIRST FLOOR PLAN

The first floor layout accommodates two well-proportioned double bedrooms and a good sized single bedroom.

This layout is highly functional, featuring a main family bathroom and feature staircase.

A central landing connects these rooms and includes a dedicated linen cupboard for convenient additional storage.



## THE LOCATION

- Premier Educational Hub: The property is ideally located near the University of Southampton, which is ranked 15th in the UK, alongside Southampton Solent University, ensuring a consistent demand for high-quality rental accommodation.
- Major Employment Proximity: It is situated in the Maybush/Shirley area, placing it exceptionally close to Southampton General Hospital, one of the region's largest employers and a leading teaching hospital.
- Commuter & Retail Excellence: Residents benefit from fast direct rail links from Southampton Central to London Waterloo in as little as 68 minutes, as well as easy access to the Westquay Shopping Centre, the premier retail and leisure destination on the South Coast.



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# INVESTMENT HIGHLIGHTS

- Seeking £180k investment funding to create a new 3-bedroom dwelling
- Market Value upon completion £275k
- Return on investment within 12 months
- Refinance to Buy-to-let property
- 6.5% Rental Yield

Financial Summary - Southampton Deal	
Land Acquisition Costs	£ 50,000
Build & Construction Costs	£ 114,000
Legal Fee's	£ 1,720
Professional Fee's	£ 3,250
CIL Cost	£ 8,929
	177,899
Investor's Return (Based on 10% for 12 month period)	£ 17,790
Grand Total :	£ 195,689
Market Value on Completion :	£ 275,000
Profit Margin	£ 79,311
Mortgage Refinance (25% Buy to let)	£ 68,750
Remaining left in deal	£ 10,561
Annual Rent £18,000 / Property Value £275,000 x 100 =	6.5% Rental Yield

# WHY IS THIS A GREAT OPPORTUNITY FOR INVESTORS?

Investing in this new built development in Conifer Road offers a strategic opportunity due to the high demand for quality housing in the Southampton area:

- Strong Rental Demand and Yields: Southampton currently experiences a significant rental supply-demand imbalance, with average monthly rents for three bedroom houses reaching approximately £1,500 per month.
- High-Demand Property Type: 3-bedroom houses are the "sprinters" of the current Southampton market, often finding buyers or tenants in as little as 27 to 35 days, significantly faster than larger detached homes or flats.
- Proximity to Major Employment & Transport: Demand is bolstered by its close proximity to Southampton General Hospital—a dominant regional employer—and excellent transport links, including direct rail services to London Waterloo for city commuters.





**DO YOU HAVE ANY QUESTIONS?  
ARE YOU INTERESTED IN BEING PART OF THIS PROJECT?**

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