



**Fabrizio Craver**   
Invest With Knowledge - Create Financial Freedom



**WE TEACH YOU HOW TO INVEST IN**

**UK PROPERTIES**

**With Low Initial Capital  
And Without Traveling There**



# NOTTINGHAM



# NOTTINGHAM

Nottingham is a city in England, affectionately known as the "Queen of the Midlands". It is famous for its links with the world-renowned legend Robin Hood and has a wealth of history, with a settlement existing in the area since preRoman times. The districts of Nottinghamshire are Ashfield, Bassetlaw, Broxtowe, Gedling, Mansfield, Newark and Sherwood, and Rushcliffe. The total surface area in the city comes to 28.81 square miles. In 2017, the county was estimated to have a population of 785,800. Over half of the population of the county live in the Greater Nottingham conurbation (which continues into Derbyshire) Nottingham has a rich heritage dating back to pre-Roman times, meaning the city attracts over 32 million day visitors annually. The University of Nottingham is consistently ranked among the world's top 100 Universities (QS World University Rankings) and hosts over 46,000 students from 150 different countries, also contributing to the tourist economy and creating a strong demand for habitable house strategies such as buy-to-lets and Houses of multiple occupancy.



## ECONOMY, EMPLOYMENT AND REGENERATION

Nottinghamshire is the home of world-leading Engineering companies: Rolls Royce, Toyota and also trainmaker Bombardier. Rolls Royce alone employs over 14,000 people local to Nottinghamshire. The city is increasingly attracting professional services firms. Nottingham still has a strong business base including homegrown successes such as Experian, the financial data specialist, and Speedo, the swimwear brand. Fifteen miles south of Nottingham city centre is East Midlands airport, the second biggest freight hub after Heathrow, is booming driven by the strong growth in online shopping. Parcel carriers and retailers have opened large warehouses in the immediate area, creating more factory and courier professions. The East Midlands airport supports over 600 jobs and generates over £300 million annually for the region. Nottinghamshire council have major plans for regenerating areas in and around Nottingham with work due to start soon on redeveloping the town centre, bringing with it a £750 million development which will include 907 residential apartments, offices, 666 student flats as well as hotels. Other developments due to arrive in Nottingham are more office space, such as the currently developing 'Unity House' situated near Nottingham train station. This development is injecting the city with more office and workspace, creating more employment opportunities around Nottingham which is expected to cost £60 million.



# AMENITIES



## Hospitals

x 3



## Shopping

Nottingham is considered a good shopping destination in England. It's third behind London and Birmingham, but many locals say the shopping is just as good as anywhere else. ... Victoria Centre is in the northern part of the city centre and is consistently rated one of the top 15 shopping centers in all of England.



## Universities

x 5, organised into five constituent faculties, within which there are more than 50 schools, departments, institutes and research centres.



## Schools

include a number of successful state, academies and independents.



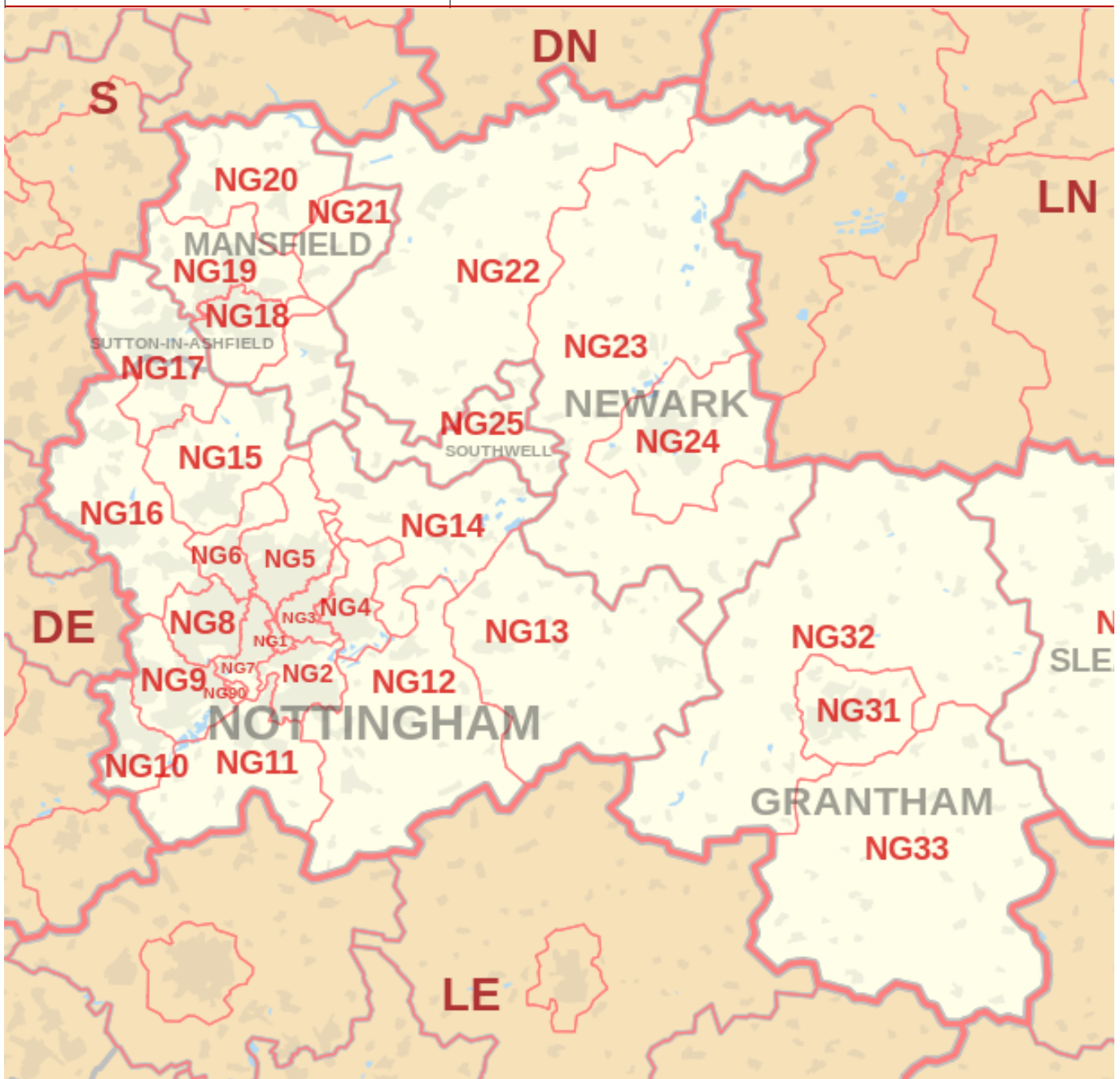
## HOUSING OVERVIEW

Due to its universities, employment opportunities and location, Nottingham is a great area for various property investment strategies. The centre is a good area for student and professional Houses of multiple occupancy. Professional HMO's can also work nearer the larger companies such as the Rolls Royce plant or near the East Midlands airport, where many of the staff work unsociable hours and require a good quality, affordable local homes. Focusing closer to the more rural but equally popular 'Sherwood Forrest', Buy to lets and Flipping properties would be a suitable strategy. This area appeals to family-oriented households with young children, as the areas surrounding Sherwood forest generally quieter with a picturesque rural location. Nottingham property prices average at around £138,440, making it lower than the average property prices in London, Cardiff, Oxford, Southampton and many other UK cities. Although Nottingham has a smaller market than most other cities in the UK, Nottingham properties can generate yields of 6% and above, depending on location and the type of investment. Some of the most desirable city centre postcodes and areas include Hockley, Derby Road and the Park. A lot of the regeneration planned for Nottingham is due to focus on the city centre. This will still contribute to the house values of properties in and around Nottingham, not just the city's properties.





# NOTTINGHAM POSTCODE MAP



# NOTTINGHAM POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
NG1	159,148	236	12.0%	11%
NG2	270,610	294	6.2%	35%
NG3	215,026	194	7.5%	48%
NG4	211,784	210	4.0%	39%
NG5	194,669	202	4.7%	33%
NG6	161,074	163	5.4%	35%
NG7	160,097	211	12.0%	35%
NG8	212,606	204	7.6%	39%
NG9	255,999	241	6.1%	39%
NG10	207,677	196	3.9%	32%
NG11	248,034	208	4.7%	38%
NG12	334,249	275	3.8%	27%
NG13	349,514	251	2.9%	28%
NG14	328,813	238	*	32%
NG15	219,900	200	3.9%	22%

\* Insufficient data

Latest update: December 2021  
Source: [PropertyData.co.uk](https://www.propertydata.co.uk)





# NOTTINGHAM POSTCODE PERFORMANCE

AREA	SALES		RENTAL	GROWTH
POSTCODE	AVERAGE PRICE	PRICE £ / SQFT	AVERAGE YIELD	PAST 5 YEARS
NG16	206,949	188	3.9%	29%
NG17	171,380	165	4.2%	24%
NG18	187,760	187	3.8%	28%
NG19	165,870	165	4.6%	27%
NG20	151,005	138	4.7%	22%
NG21	182,067	170	*	25%
NG22	245,524	180	3.4%	30%
NG23	382,641	219	*	32%
NG24	210,562	213	3.6%	33%
NG25	412,441	287	*	42%
NG31	184,382	190	4.1%	22%
NG32	389,786	213	*	5%
NG33	402,590	197	*	34%
NG34	237,716	195	3.6%	29%

\* Insufficient data

Latest update: December 2021  
Source: [PropertyData.co.uk](https://www.propertydata.co.uk)





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# **8 REASONS** **Why to invest** **in UK Properties**

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# 1

## RENTAL PRICE GROWTH 2.3% PER YEAR AVERAGE

Supply and demand pushes the rents up every single year, that guarantees a regular and stable income for the investors.



## UK TRANSPARENCY

Every information is available online, the legal system is clear and easy to understand, among the most reliable in the world.

# 2

# 3

## LOW TAXATION

Our UK Tax Consultant will organise your property business, allowing you to minimise taxes legally.



# 4

## FINANCIAL FREEDOM

The regular income from the rent will allow you to finally be free and UK Property Investment will give you the financial stability you always dreamed.



## RETIRE EARLY LEAVE A LEGACY

With a minimum investment, you will build a portfolio of properties that will guarantee you an early retirement with a comfortable life, allowing you to leave a legacy to your kids.

# 5

# 6

## PROPERTY INVESTMENT WILL ALWAYS BE SAFE

*"People will always need a roof over their head"*  
Property will always be a robust investment class, particularly for investors looking long term.



# 7

## 197% HOUSE PRICE GROWTH IN 20 YEARS

The average house price in UK in 2000 was £ 84,000 and in 2020 was £ 250,00. The massive growth is predicted to continue due to the lack of supply and the continuously increasing demand.



# WITH US IS EASY

# 8

GET EDUCATED  
BROWSE YOUR NEXT PROPERTY WITH EASE  
USE OUR UK POWER TEAM  
ONGOING SUPPORT AN GUIDANCE  
GROW YOUR PORTFOLIO AND  
ENJOY YOUR LIFE



We Teach You How To Invest In UK Properties



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# PROPERTY INVESTMENT SECRETS

Your Complete UK Property Investment Solution



Achieve The Level Of Financial Freedom You Desire

Build A Portfolio Of UK Properties Retire Early With Peace Of Mind

