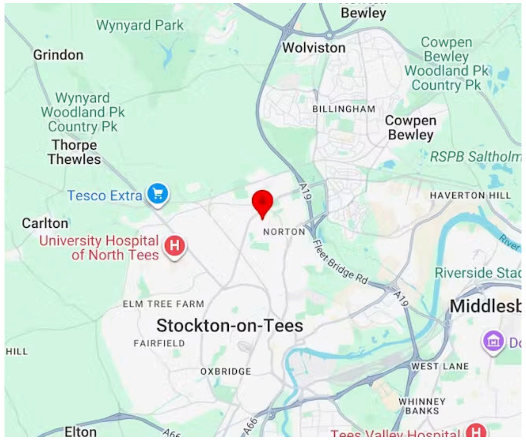
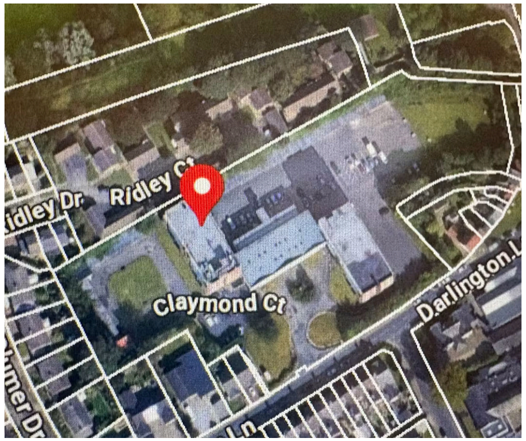
Freehold Investment Opportunity, Norton, Stockton-on-Tees, TS20 1HS

Investment, Land, Residential For Sale | 3.15 Acres

Freehold Investment Opportunity





Description

This freehold site including Robertson House which is attached to Gilpin House and Anstey House, represents a rare opportunity to acquire a substantial freehold residential investment portfolio within the established and highly regarded Norton Village area of Teesside.

The investment comprises 20 self-contained apartments (Robertson House) generating a strong and diversified income stream together with additional revenue from a telecommunications mast lease, ground rent income and an electricity substation lease. The portfolio benefits from a long-standing tenant base, providing stable occupancy whilst presenting opportunities for future rental growth through proactive asset management.

In addition to the immediate income-producing assets, the freehold ownership includes valuable long-term reversionary interests relating to 98 leasehold flats within the adjoining residential blocks. With approximately 78 years remaining on many leases, the portfolio offers the potential for future lease extension premiums and associated capital value enhancement.

The wider estate extends to approximately 3.5 acres and includes controlled parking areas, workshop and storage accommodation together with areas of land which may offer future development potential, subject to planning consent.

The combination of secure income, future rental growth prospects, reversionary interests and development opportunities creates a compelling investment proposition for private investors, property companies, family offices and institutional purchasers seeking long-term income and capital growth.

Location

The property is situated within the popular residential area of Norton Village, one of Teesside's most established and sought-after suburban locations.

Norton Village offers a range of local amenities including independent retailers, restaurants, public houses and professional services, whilst benefiting from excellent connectivity to Stockton-on-Tees, Middlesbrough, Darlington and the wider Tees Valley region.

The property is conveniently located for access to the A19 and A66 trunk roads, providing excellent regional transport links and supporting sustained occupational demand from both tenants and owner occupiers.

Investment Highlights

The portfolio offers a strong residential freehold investment opportunity generating a current income of approximately £145,560 per annum, with potential to increase to around £167,100 per annum through asset management initiatives. The investment comprises 20 self-contained apartments, together with income from a telecommunications mast lease, ground rents and an electricity substation lease, providing a diverse income stream. The freehold extends across a substantial 3.5-acre site and includes long-term reversionary interests over 98 leasehold flats, offering future lease extension and capital growth potential. Additional upside exists through the optimisation of workshop, storage and parking assets, together with potential development opportunities, subject to planning. Overall, the portfolio combines secure income with significant asset management and growth prospects in an established Teesside location.

Summary

Contact & Viewings

Julie Anderson
01609 797 330 | 07968 799 734
julie.anderson@alignpropertypartners.co.uk