

Lambert
Smith
Hampton

**19 RESIDENTIAL
PROPERTIES**



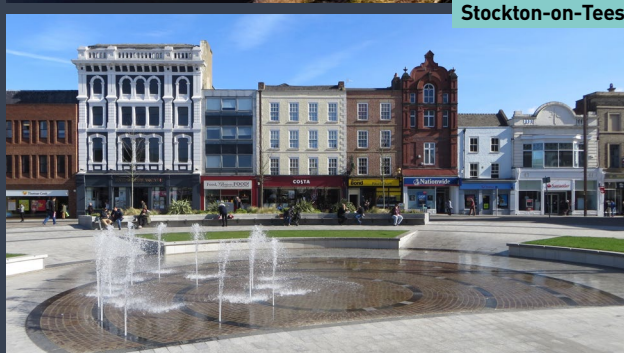
FOR
SALE

**NORTH EAST RESIDENTIAL
INVESTMENT PORTFOLIO**



Investment Summary

- ✓ **Portfolio of 19 residential properties** comprising a mix of freehold houses and long leasehold flats.
- ✓ Located across established North East residential areas within **Hartlepool, Redcar / Lazenby, Stockton-on-Tees, County Durham and Darlington.**
- ✓ Comprises a mixture of traditional two and three-bedroom terraced houses together with four flats and one semi-detached dwelling.
- ✓ **15 properties** are currently let with **4 vacant**, producing a current passing rent of approximately **£83,760 per annum.**
- ✓ Potential value-add asset management opportunities.
- ✓ We are instructed to seek offers for the collective or individual interests. Subject to contract and the existing tenancies.





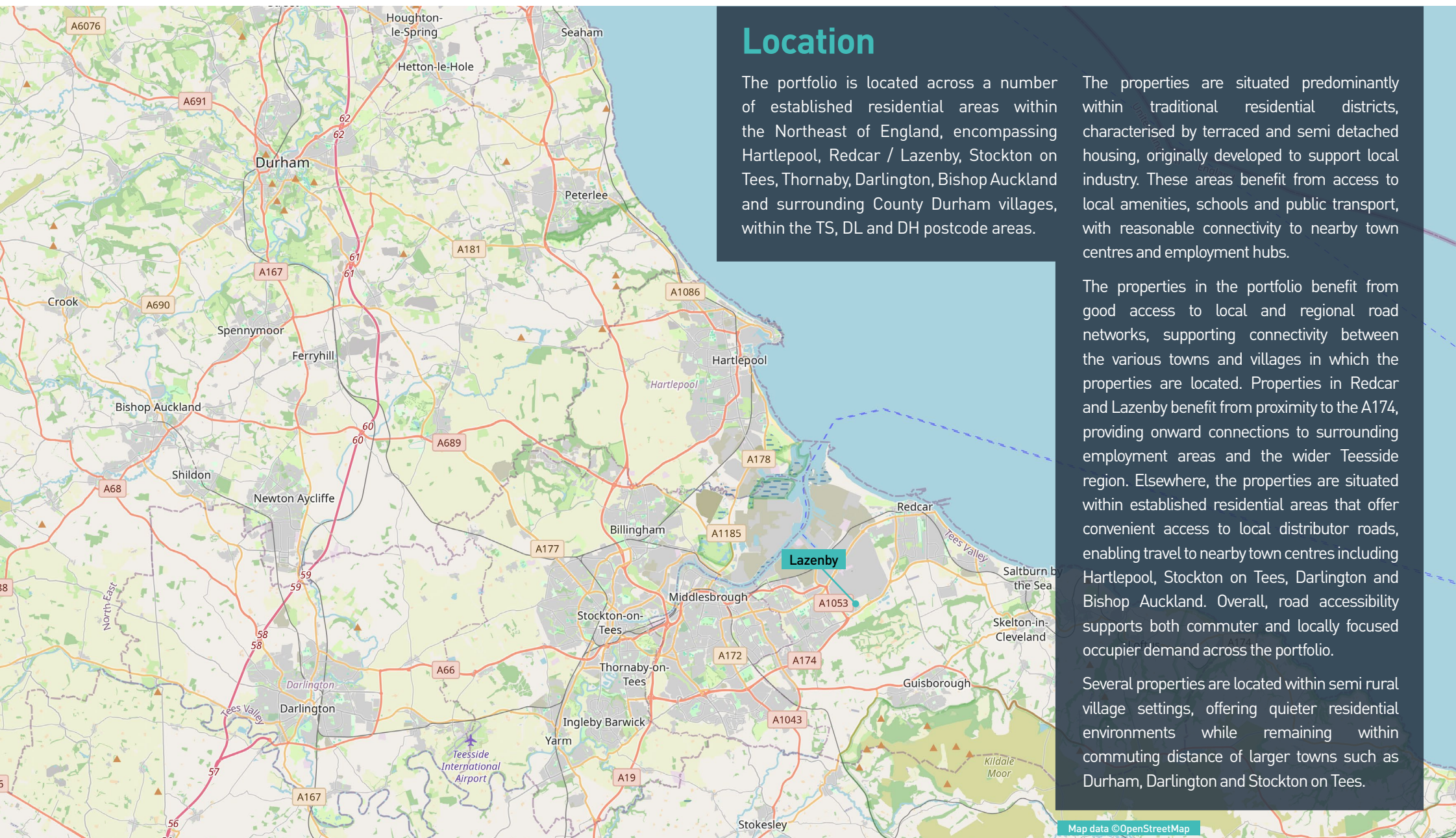
Description

A portfolio of 19 residential properties located across established residential areas within the North East of England. The portfolio predominantly comprises traditional two storey terraced houses, together with four flats and one semi detached dwelling.

The properties are of conventional construction and are typical of the surrounding housing stock within their respective locations. Accommodation is generally arranged to provide two- or three-bedroom layouts, the flats at Grange Estate, Lazenby comprise a mix of ground floor and first floor units.

A number of properties benefit from rear yards or garden areas, with selected properties providing on street or allocated parking.





Property Schedule

	Address	Property Type	No. of Bedrooms	Rent PCM	Rent PA	Sq Metres	Sq Feet	EPC Rating
1	17 Cameron Road, Hartlepool	Mid Terrace	2	Vacant	-	71.63	771	D(67)
2	71 Dent Street, Hartlepool	Mid Terrace	2	£400	£4,800	65.82	708	C(74)
3	54 Oxford Road, Hartlepool	Mid Terrace	3	Vacant	-	72.62	782	D(68)
4	76 Victoria Rd, Thornaby, Stockton-on-Tees	Mid Terrace	3	Vacant	-	78	840	D (56)
5	19 Grange Estate, Redcar	Ground Floor flat	2	£425	£5,100	58.17	626	E (54)
6	53 Grange Estate, Redcar	Ground floor flat	2	£425	£5,100	55.05	593	D(79)
7	56 Grange Estate, Redcar	First floor flat	2	£425	£5,100	61.19	659	D (59)
8	11 Southport Close, Stockton-on-Tees	Mid Terrace	2	£500	£6,000	80.58	867	C(69)
9	217 Park Lane, Darlington	Semi-detached	3	£530	£6,360	90.00	969	D(63)
10	28 Hawthorn Terrace, Durham	Mid Terrace	2	Vacant	-	70.95	764	C (70)
11	9 Braeside, Burnhope, Durham	Mid Terrace	3	£500	£6,000	105.00	1,130	C(73)
12	54 Grange Estate, Redcar	First floor flat	2	£425	£5,100	62.00	667	D (61)
13	19 Farncombe Terrace, Bishop Auckland	End terrace	3	£400	£4,800	90.77	977	D(61)
14	32 Gordon Lane, Bishop Auckland	Mid Terrace	3	£550	£6,600	84.20	906	C (76)
15	8 Dorset Street, Hartlepool	Mid Terrace	3	£500	£6,000	80.00	861	D (64)
16	24 Mapleton Road, Hartlepool	Mid Terrace	2	£500	£6,000	67.00	721	C (69)
17	23 Marlborough Street, Hartlepool	Mid Terrace	2	£425	£5,100	69.00	743	C (71)
18	13 Wordsworth Avenue, Hartlepool	Mid Terrace	3	£550	£6,600	92.00	1,001	C(70)
19	64 Cobden Street, Stockton-on-Tees	Mid Terrace	2	£425	£5,100	71.00	764	C (69)
Total:					£83,760			

Tenancies

We understand that **15** of the properties are currently let, with the remaining **4** properties vacant.

The occupied units are let on a combination of Assured Shorthold Tenancies and periodic agreements, with a number of tenants having been in occupation for several years.

We consider the properties to offer scope for rental growth at re letting, subject to market conditions.

Council tax

All of the properties in the portfolio fall in the Council Tax Bands **A** with the exception of 217 Park Lane, Darlington, DL12 5AQ, which is band **B**.



Stock Condition

LSH has undertaken a sample inspection of the properties in April 2026 to assess the current condition. Further information is available within the data room.

Management

The portfolio has been in the same ownership for circa 20 years. The current owner has been retained to manage the properties on behalf of the LPA Receivers.

Data Room

A full suite of documents are available to view and download from the data room via the link below:

['North East Residential Investment Portfolio Data Room Access'](#)

New users must register an account to access LSH Data Rooms.

Tenure

The portfolio comprises of **15 freehold and 4 long leasehold interests**.

- The majority of the houses are held freehold, with the flats at Grange Estate held on long leasehold titles of 99 years from 1989.
- Title numbers and tenure details are available within the legal documentation and data room.

VAT

VAT may be payable at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Viewing and Further Information

Interested parties should be aware that external viewings can only be undertaken at this stage, under no circumstance are tenants to be approached directly:

Lila Tiwana

Surveyor - Asset Advisory

M: 07843 814 771

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Will Beanland

Graduate Surveyor - Asset Advisory

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lsh.co.uk



SALE ON BEHALF OF THE JOINT LPA RECEIVERS

This property is being marketed for sale on behalf of the Joint LPA Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The information in these particulars has been provided by the Joint LPA Receivers to the best of their knowledge but the purchaser must rely solely upon their own enquiries. The Joint LPA Receivers are not bound to accept the highest or any offer and are acting in respect of this sale without personal liability.

Proposal

We are instructed to seek offers for the collective or individual interests . Subject to contract and the existing tenancies. Price on Application.