

HUMPHRY DAVY HOUSE

SHEFFIELD



Humphry Davy House



Located in Wath upon Dearne, Sheffield, Humphry Davy House is a modern conversion, designed specifically for assisted living purposes.

Comprised of a collection one bed apartments, this new development is framed by stunning views of the rural landscape and directly opposite the uniquely created Adwick Memorial Park.

Spanning over 4 floors, Humphry Davy House can be found next to Sheffield University Campus for Nurses Training, making it perfectly situated for the needs of those occupying the residence.



For Investors

As Humphry Davy House is tenanted and fully operational, it's primed and ready to deliver and with occupancy levels at 100% for the sector, it's going to continue to deliver substantial, guaranteed returns of 10%.

Each apartment is designed with an open plan living area and kitchen with high spec finish and modern appliances. A large double bedroom and fully equipped bathroom complete the apartment and provide everything tenants require to be able to live as independently as possible.



Prices From
£182,000



One Bed
Apartments



10% NET
Yields



Income guaranteed
for 25 years



Parking Available
For Each Apartment







What is Assisted Living?

You may have heard the term Assisted Living used to describe retirement homes or elderly care villages. However, the term is now more broadly used to cover people of all ages and abilities that could benefit from additional support at home, through a self-contained property.

Assisted Living helps people with additional needs to be able to live on their own. As demand for this style of living continues to grow, so too has the market value - increasing by over 9% in the past five years.





What are Assisted Living Apartments?

Assisted Living apartments and rooms are specifically designed to cater to the wider needs of the tenants who will occupy them. The facilities often benefit from 24-hour on-site support to help tenants with day-to-day tasks so they're able to live as independently as possible.





Why Invest in the Assisted Living sector?

A 2022 report into the Assisted living sector valued the market at £11.5bn, an increase of 9.1% over the preceding 5 year period. It notes that, on average, 670,000 people are currently in receipt of supported services across the UK, with a significant squeeze on available services making demand outweigh supply.

With adequate assisted living apartments experiencing a short-fall of nearly 500,000, occupancy levels in available apartments remains consistently high.



The Benefits of Investing In Assisted Living

Unlike a traditional buy to let investment property, the outlook for owning an assisted living property will differ significantly.

Firstly, for most Assisted Living investors, there's a greater focus on the rental returns available and less on the location or short let flexibility. This is because tenants require access to assisted living properties through a series of extenuating circumstances. As such you will be able to be completely hands-off and leave the management of the property to those providing the service.

As many Assisted Living properties are delivered through government-funded programs, they offer added long-term security and higher rental returns than that of a standard buy to let property.

In real terms this can mean less void periods and consistent returns to meet the extensive demands on the sector.

The upward trend in demand puts the Assisted Living investment option as one of the most lucrative on the market and a financially stable alternative to other types of property investment.



How To Get Started



Invest in Assisted Living in 4 Simple Steps.

01.

Visit our online resources to learn more about Assisted living and decide if it's the right investment property type for you.

02.

Outline your initial property investment goals

03.

Give our team a call to speak with one of our specialist investment consultants who can look through our extensive portfolio to find the right assisted living property to meet your goals

04.

Secure your chosen Assisted Living unit and work through the stages to completion





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