

WARKWORTH LODGE, CAMBRIDGE, CB1 1EG



Investment Opportunity

Location

Warkworth Lodge is situated close the city of Cambridge with its combination of ancient and modern buildings, winding lanes and wide range of shopping facilities. Cambridge train station is less than a 10 minute journey by bicycle and provides services to London King's Cross and Liverpool Street in approximately 52 and 67 minutes respectively. For international travel, Stansted Airport is a 30 minute direct train journey and also easily accessed via the M11.

Description

Warkworth Lodge is a restoration project of a period property in central Cambridge which will provide a collection of 1 and 2 bedroom apartments. A total of 9 units will be created and finished to an exceptional standard.

Contact

Bidwells New Homes would welcome the opportunity to discuss potential revenues and rents further. Please contact:

Bidwells New Homes

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High Street, Trumpington, Cambridge, CB2 9LS

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These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Bidwells has no authority to make or give in writing or verbally any representations or warranties in relation to the property. Any areas, measurement or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells have not carried out a survey, nor tested the services, appliances or facilities. Tenants must satisfy themselves by inspection or otherwise. All prices are quoted exclusive of VAT unless confirmed otherwise. Bidwells LLP is a limited liability partnership registered in England & Wales (registered number OC344553). Registered head office is Bidwell House, Trumpington Road, Cambridge CB2 9LD, where a list of members is available for inspection. Bidwells is a member of and covered by the RICS Client Money Protection Scheme. Bidwells is also a member of The Property Ombudsman Redress Scheme.

Anticipated Sale and Rental Values

Flat No	Floor	Beds	Sq m	Sq ft	Guide Price £	Gross £/sq ft	Anticipated monthly rent (£)	Anticipated annual rent (£)	Yield Guide Price
1	Basement	1	48.3	520	385,000	740	1,450	17,400	4.52%
2	Basement	1	49.3	530	395,000	745	1,450	17,400	4.41%
3	Ground	1	41.9	451	395,000	876	1,500	18,000	4.56%
4	Ground	1	41.7	449	395,000	880	1,500	18,000	4.56%
5	First	1	42	452	395,000	874	1,550	18,600	4.71%
6	First	1	49.1	528	425,000	805	1,575	18,900	4.45%
7	Ground	2	64.6	695	525,000	755	1,875	22,500	4.29%
8	First	2	76.8	826	615,000	745	2,000	24,000	3.90%
9	Second	2	76.8	826	615,000	745	2,050	24,600	4.00%
Totals				5,277	£4,145,000	£785	£14,950	£179,400	4.33%

In accordance with Professional Standard 1.5 of the RICS Valuation – Global Standards (January 2020), this advice is excluded from the provisions and requirements of the Standards. The above value is provided for your own sole use and is confidential to you and your professional advisers. We accept no responsibility whatsoever to any other person. It should not be used for the purpose of raising finance or shown to any third party.

October 2023



FLAT 1
BLOCK A 48.3M² / 520⁵⁰ FT



FLAT 2
BLOCK A 49.3M² / 530⁵⁰ FT



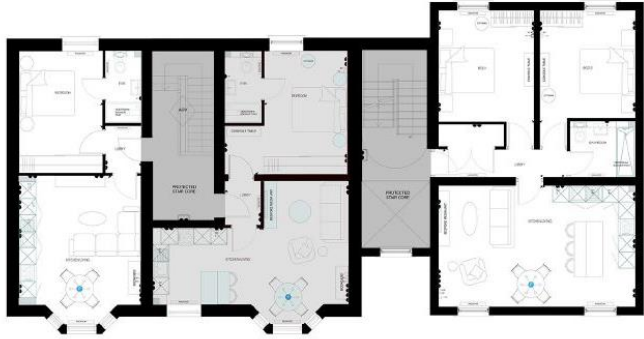
FLAT 4
BLOCK A 41.7M² / 449⁵⁰ FT



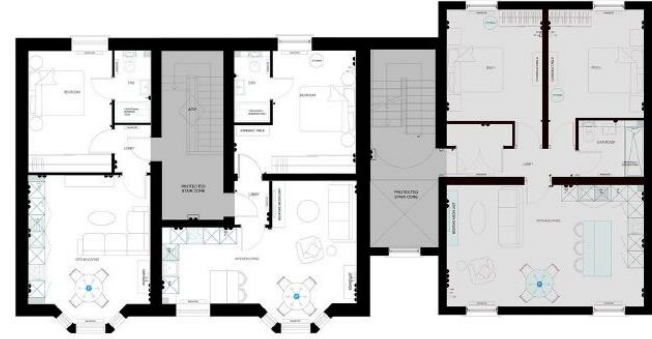
FLAT 3
BLOCK A 41.9M² / 451⁵⁰ FT



FLAT 5
BLOCK A 42.0M² / 452⁵⁰ FT



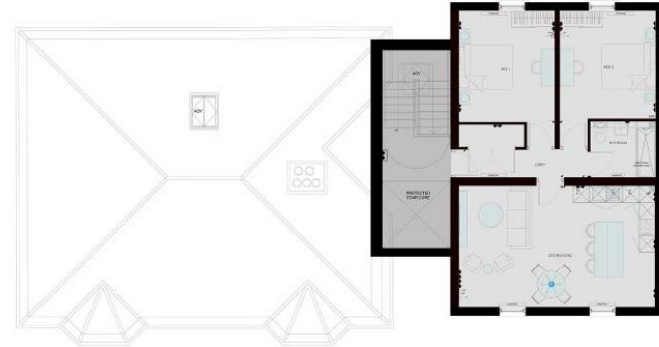
FLAT 6
BLOCK A 49.1M² / 528⁵⁰ FT



FLAT 8
BLOCK B 76.8M² / 826⁵⁰ FT



FLAT 7
BLOCK B 64.6M² / 695⁵⁰ FT



FLAT 9
BLOCK B 76.8M² / 826⁵⁰ FT