

14 Ferndale Road

LIVERPOOL
L15 3JZ

Student**h**ive



THE OVERVIEW

StudentHive are pleased to present this Freehold Mid-terrace 5 Bedroom Student HMO located on Ferndale Road, just off Smithdown Road.

Referred to as "The Dales", the location is arguably the most sought after Student area in the whole of Liverpool. This deal presents a fantastic value-add opportunity - With a cosmetic refurbishment the rents can be increased by almost 30%.

KEY DETAILS

 Location: Wavertree, Liverpool

 Asking Price: £290,000

 Current Rental Income: £26,000 p.a.

 Bedrooms: 5

 Bathrooms: 2

 Current Gross Yield: 9%

 Potential Gross Rent: £36,250

 Turn-key investment

THE INVESTMENT PROPERTY

This mid-terrace property comprises of 5 Bedrooms & 2 Bathrooms. To the ground floor is a double bedroom, a living room, a kitchen & a bathroom. To the first floor are 4 bedrooms and a bathroom.

The property is in fair condition - the bathroom and kitchen areas are relatively dated and will likely need modernising within the next couple of years but the property has a consistent track record of letting every year & will attract plenty of rental demand due to the fact there 5 bed houses are in high demand.

The property is currently let at £26,000 per annum until June 2026 - as is standard, the rent is paid across x4 instalments across the academic year.

There is a HMO licence and certificate of lawfulness for 5 people in place - presenting an excellent opportunity for prospective investors to purchase a fully compliant student HMO in a prime location.

VALUE-ADD

If the buyer was to decide to modernise and refurbish the property, in particular focusing on adding new bathrooms & a kitchen, the rents can be pushed to a higher amount.

If you was to design the HMO to the very best spec, they can achieve up to as much as £160pppw (£40,000 per annum) however a standard refurbishment to a good condition should allow you to achieve roughly £145pppw (£36,250 per annum). This is an extra £10k per annum - a sizeable difference!

ESTIMATED BILL COSTS

PRODUCT	MONTHLY COST
Gas	£150
Electricity	£150
Water	£45
Broadband	£40
TV License	£15
Council Tax	×
Total Cost	£400

KEY FIGURES

- FREEHOLD MID-TERRACE HMO
- FULLY COMPLIANT WITH CERTIFICATE OF LAWFULNESS AND HMO LICENSE
- 5 BEDROOMS 2 BATHROOM
- PRIME STUDENT LOCATION
- FAIR CONDITION
- VALUE-ADD OPPORTUNITY
- SUITABLE FOR PROFESSIONAL OR STUDENT

HEADLINE FIGURES

FIGURE	AMOUNT
Purchase Price	£290,000
Current Monthly Rent	£2,166.66
Estimated Monthly Operating Cost*	£822.50
Monthly Net Profit	£1,344.16
Gross Yield	9%
Potential Monthly Rent	£3,020.83

*I have allowed for 7.5% of rent to cover repairs/maintenance. I have included Management costs of 12%. This is included in "Estimated Monthly Operating Cost"



Separate Living Space



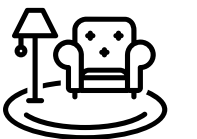
Washing Machine



Bathroom Suites



Communal Kitchen Area



Fully Furnished

THE INVESTMENT PROPERTY

FRONT OF BUILDING



FLOOR PLAN

Approximate Gross Internal Floor Area = 125.6 sq m / 1352 sq ft

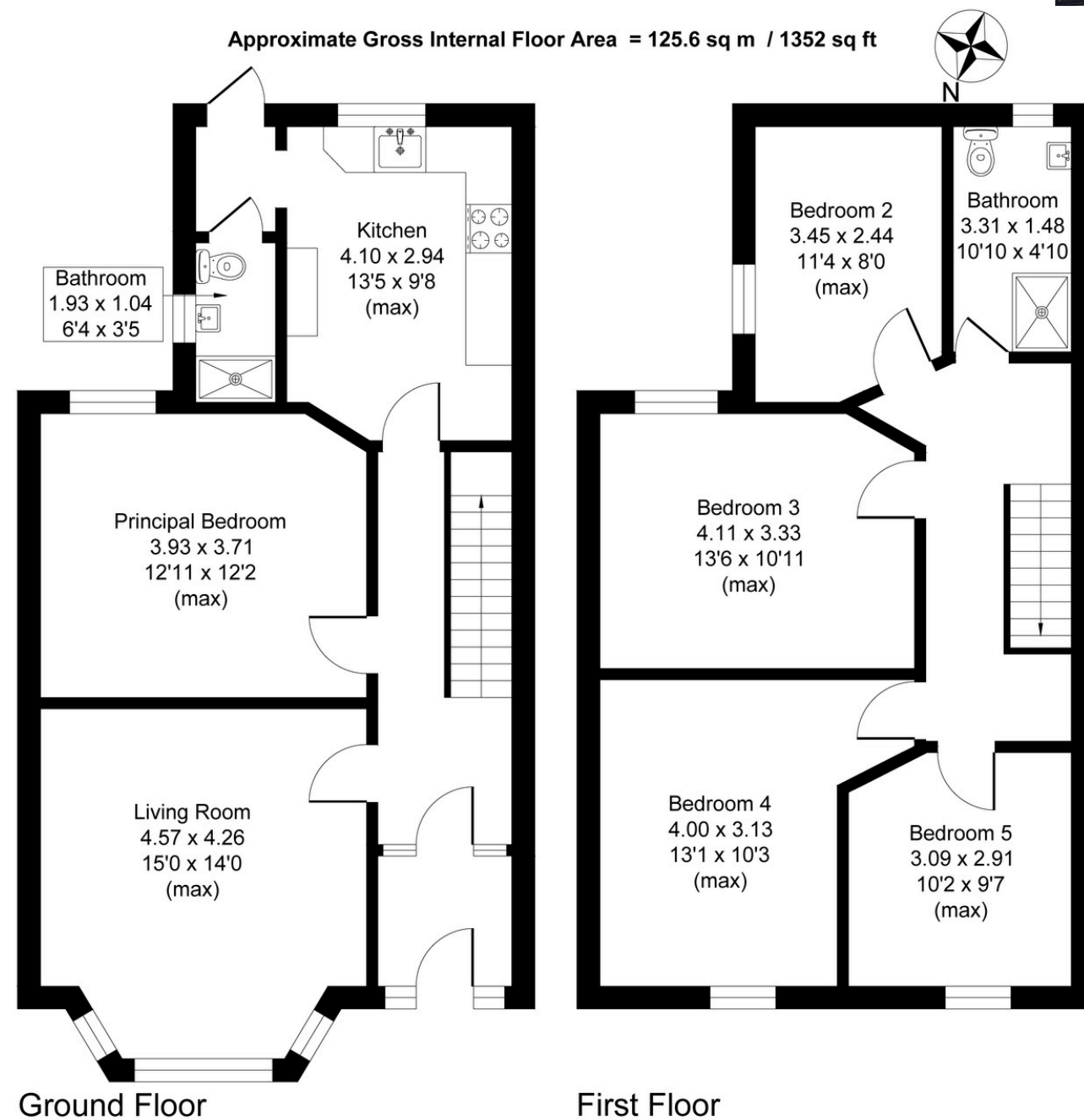
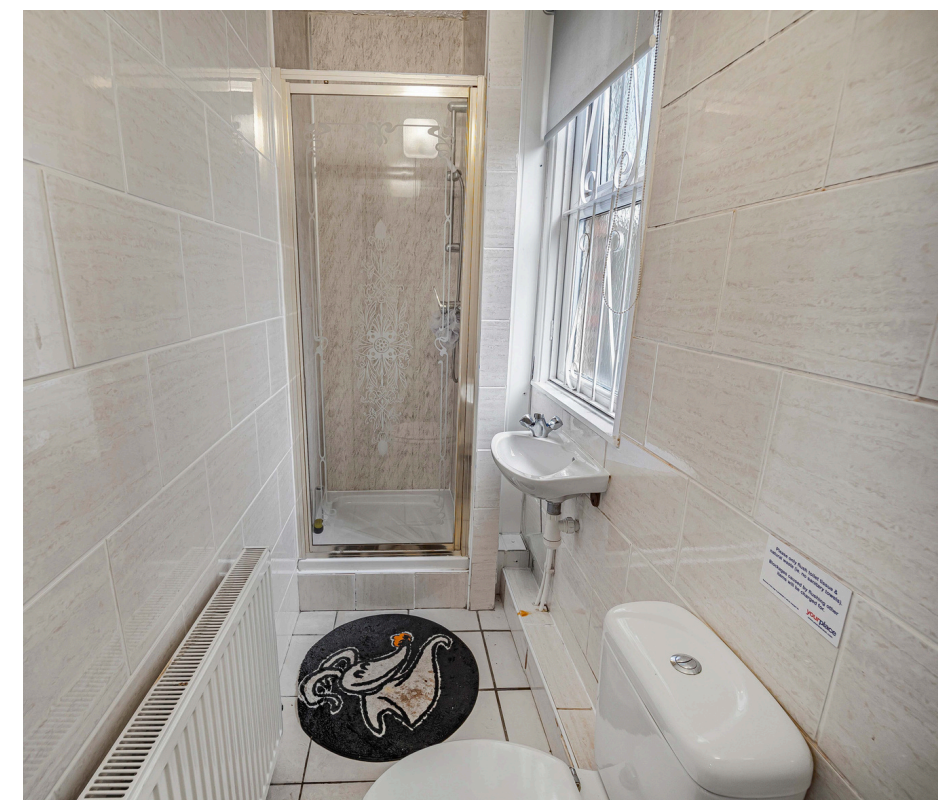


Illustration for identification purposes only, measurements are approximate, not to scale.

14 FERNDALE ROAD, LIVERPOOL

THE PROPERTY



THE PROPERTY



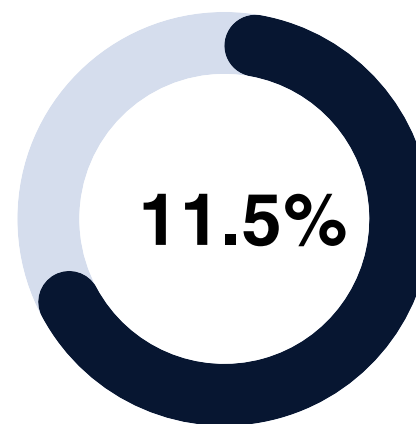


LIVERPOOL STUDENT MARKET HIGHLIGHTS

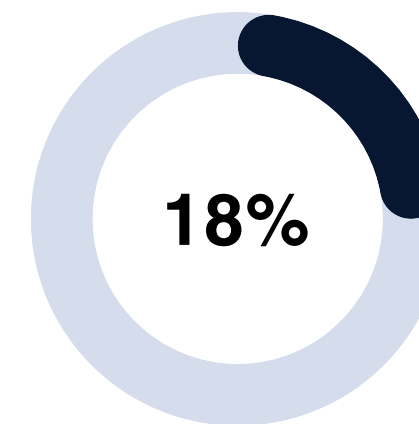
Liverpool is a prominent student city in the UK, home to four universities and a vibrant student population of around 70,000. Among these institutions, one is part of the prestigious Russell Group:

- University of Liverpool**
- Liverpool John Moores University (LJMU)**
- Liverpool Hope University**
- Liverpool Institute of Performing Arts (LIPA)**

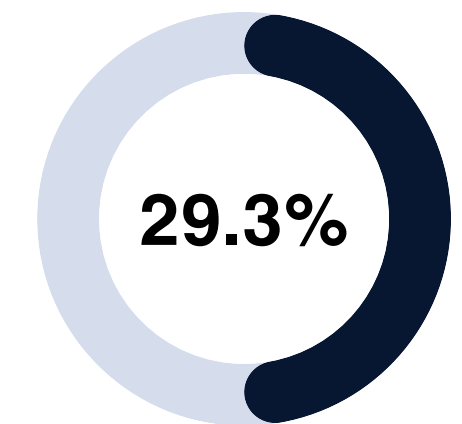
Liverpool stands out with its below-average property prices, making it one of the highest-yielding university cities in the UK. With universities frequently over-subscribed and demand for student accommodation consistently outpacing supply, it presents a compelling opportunity for investment. Notably, the city ranks among the top 12 in the UK for the most challenging places to secure student accommodation, underscoring the urgency for investment in this sector.



The average gross yield for student property in Liverpool is around 11.5%.



The Liverpool student market has seen an 18% increase in demand year on year.



Demand outstrips supply by 29.3%. There are 30,814 beds available but 39,860 students needing housing (as of 2025)

WAVERTREE

Wavertree, particularly around the Smithdown Road area, is one of the most popular neighbourhoods for students in Liverpool. Known for its cafes, bars and new restaurants, the area has seen huge investment & boasts some of the highest rents in the city due to its demand.

Reasons Wavertree is Popular with Students:

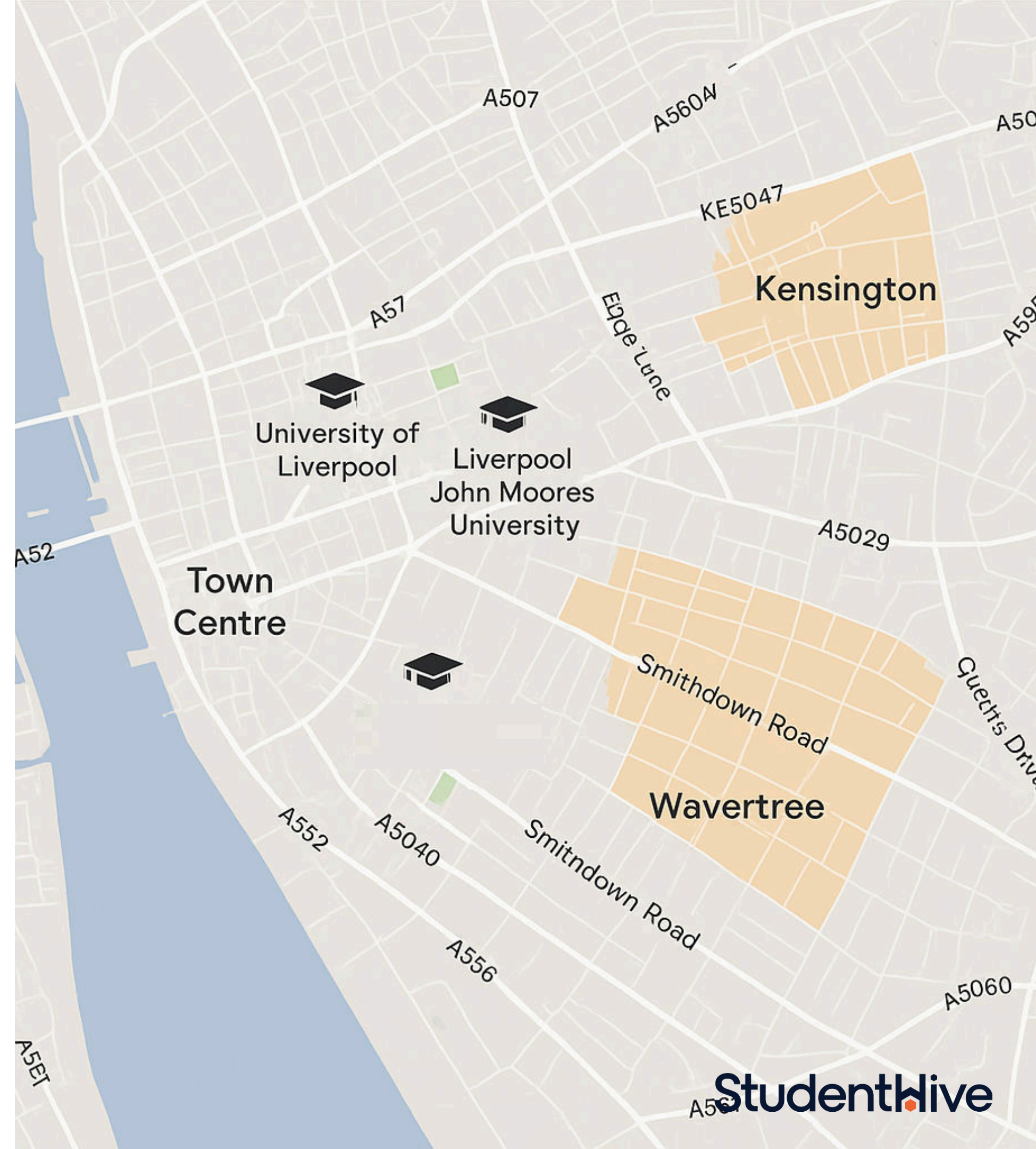
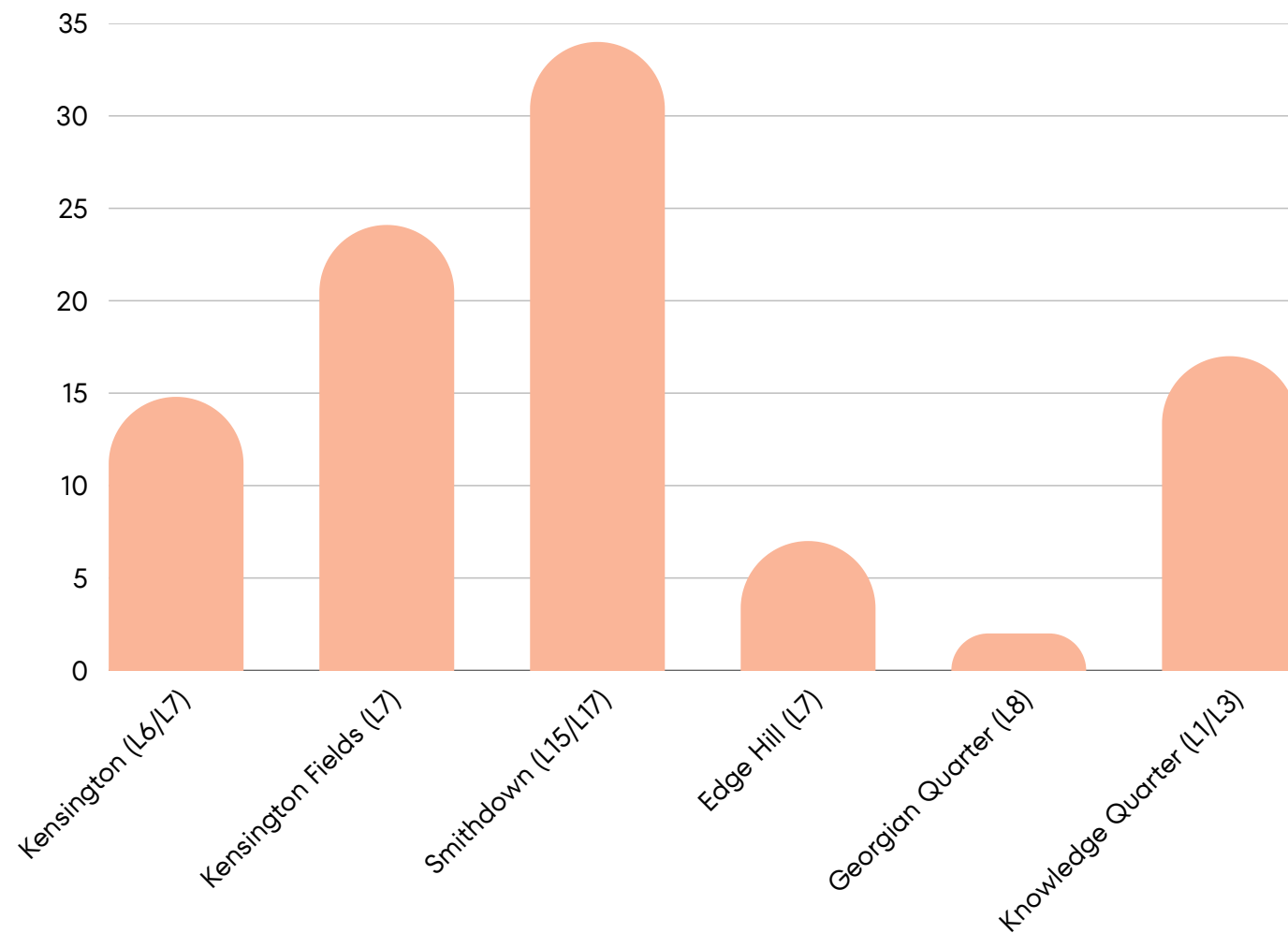
1. Proximity to Universities:

- Wavertree is just a short 15-20 minute bus ride or a 25-minute walk from the University of Liverpool.
- The area is also well-connected to LJMU with easy access to transport

2. Amenities on hand

- Smithdown Road has bars, restaurants & cafes that are a huge hit with students

Percentage of student rooms for rent
(According to Studentpad, as of March 2025)



How to Get in Touch

**LET'S TALK
ABOUT YOUR
INVESTMENT!**

PHONE:

0161 7062 127

EMAIL:

callum@student-hive.com

SOCIAL MEDIA:

[@studenthive_](#)