

# DERBY

Derby is a world-famous engineering centre, with Rolls-Royce building aeroplane and car engines in the city, while the UK's largest train manufacturer Bombardier has been operating in the city for almost 180 years. Such prestigious industry has brought jobs and skilled workers to Derby for decades. Now, the city itself is undergoing a transformation and is becoming a modern, attractive and desirable place to live. A number of renovation projects - particularly in the city centre - have underlined Derby's forward-thinking attitude. Demand for all types of property is up and prices are rising, although the market still offers some of the best value to be found anywhere in the country.

## WHY INVEST IN DERBY?

### Professional tenants



With Rolls-Royce, Bombardier and dozens of other specialist firms based in the city, Derby is home to thousands of skilled employees. Indeed, the number of skilled workers in Derby is 2.4 times higher than the national average. Professionals are typically among the most sought-after tenants and allow landlords to benefit from long and reliable tenancies.

### Value for money



Derby's property market presents some of the best value anywhere in the UK. Spacious family homes are available for well under £200,000, while a modern apartment close to the city centre can be secured for less than £100,000. Investors looking to add to their portfolio with a relatively low initial outlay are well advised to consider Derby.

### From old to new



Hundreds of millions of pounds have been set aside for the regeneration of Derby city centre between 2015 and 2030. As new shops, leisure facilities and housing comes to the area, its popularity is likely to soar. With the potential for an increase in tenant demand, investing now to benefit from possible capital growth is a shrewd move.

## YOUR RETURN ON INVESTMENT

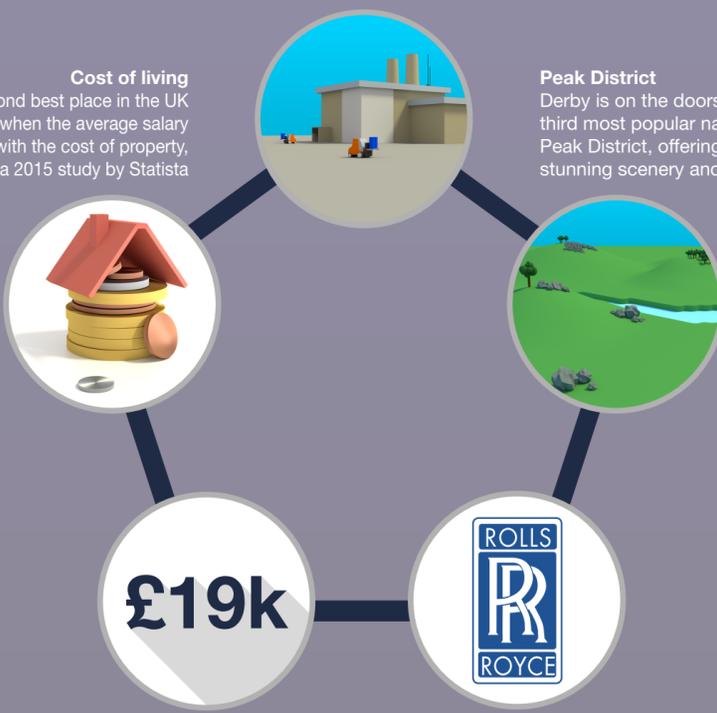


## WHY DO TENANTS LOVE DERBY?

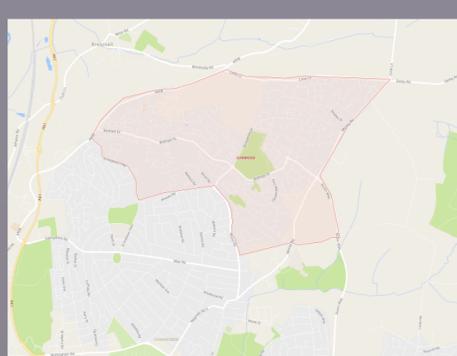
**Job opportunities**  
Almost 17 per cent of Derby's population is in advanced manufacturing or engineering compared with a national average of 4.2 per cent

**Cost of living**  
Derby is the second best place in the UK to make a living when the average salary is compared with the cost of property, according to a 2015 study by Statista

**Peak District**  
Derby is on the doorstep of the UK's third most popular national park, the Peak District, offering rural walks, stunning scenery and outdoor activities



## KEEP AN EYE ON...



### Oakwood

Oakwood, one of Europe's largest new housing estates, is found in north-east Derby. Having been built about 25 years ago, it is renowned for its modern and stylish appearance and high-quality properties. Proximity to the city centre as well as its own shopping centre, school and selection of green spaces ensure it is a hit with tenants. Landlords can rest assured that an investment property in Oakwood is likely to be subject to high demand, with our team in Derby reporting that every home to rent in this area attracts an average of ten potential applicants.

## IDEAL INVESTMENTS



**£174,950**  
**Littlelover Lane**  
**Semi-detached house**

This spacious, semi-detached family home is located in Littlelover. It is ideally situated for the city centre, Derby Royal Hospital and key public transport connections. As an investment property, we believe it would generate a yield of 4.8%.



**£129,950**  
**Shannon Close**  
**Semi-detached bungalow**

This two-bedroom bungalow in Littlelover is offered to the market in excellent decorative condition and with a modern kitchen and double glazing in place. Our experts predict it would deliver a rental return of £550pcm, helping to generate a yield of 5.1%.



**£90,000**  
**Great Northern Point**  
**Apartment**

This smart and modern top-floor apartment in Derby city centre offers high-quality living within easy reach of a range of shops, bars and restaurants. It should achieve £500pcm on the rental market, allowing an investor to enjoy a huge yield of 6.7%.