



WEST PORTFOLIO

36 YEAR INCOME PORTFOLIO OF THREE SUPPORTED LIVING ASSETS
LOCATED ACROSS THE SOUTH WEST



Jacame, Bath Road, Eastington, Stonehouse GL10 3AX



37 Manor Road, Pawlett TA6 4SN



13 Grove Park Road, Weston-Super-Mare BS23 2LW

PORTFOLIO

Executive Summary

- Opportunity to acquire a residential portfolio of three properties providing specialist supported accommodation in the South West.
- Ideally located in attractive areas of Pawlett, Weston-Super-Mare, and Eastington.
- Comprising 8,568 SQ FT (795 SQ M) GIA.
- All three properties are let on an identical 20-year FRI lease to **Westmoreland Supported Housing Limited**, with annual CPI-based rent reviews on 1 April each year, capped at 4%.
- Rent received £184,817 per annum. (Based on January 2026 topped-up rent).
- All leases expire December 2041 (16 years unexpired) with a landlord option for the tenant to take a new 20 year lease at expiry (36 years unexpired term).
- Fully underpinned by vacant possession values.

Proposal

Guide Price £2,317,000 (Two Million Three Hundred and Seventeen Thousand Pounds) subject to contract excluding VAT. A purchase at this level would reflect a Net Initial Yield of 7.5% and the following yield profiles over the term of the lease:

Review Date	Reversionary Yield
2026	7.65%
2027	7.80%
2028	7.96%
2029	8.12%
2030	8.28%
2031*	8.91%
2036*	10.25%

*Please note that there are annual reviews, but for indicative basis we have only shown years 1-5 and 10, based on assumed 2% CPI increases.



13 Grove Park Road
Weston-Super-Mare BS23 2LW



37 Manor Road
Pawlett TA6 4SN



Jacame, Bath Road
Eastington, Stonehouse GL10 3AX

13 GROVE PARK ROAD WESTON-SUPER-MARE BS23 2LW

Executive Summary

- Comprising 5,963 SQ FT (554 SQ M) GIA.
- Current Passing Rent £111,596 per annum.
- Attractive detached house on a quiet road north of Grove Park. Modern extension to the rear, comprising a total of 9 flats.
- EPC ratings are C and D, except Flat 2 (E) and Flat 4 (F).
- [Click here to View VIDEO WALKTHROUGH.](#)

Accommodation Schedule

UNIT	BEDROOMS	FLOOR AREA (SQ M)	FLOOR AREA (SQ FT)	EPC RATING
FLAT 1	1	48	516	D
FLAT 2	1	32	344	E
FLAT 3	2	48	516	D
FLAT 4	1	56	602	F
FLAT 5	2	69	742	C
FLAT 6	1	39	419	D
FLAT 7	1	40	430	C
FLAT 8	1	49	527	C
FLAT 9	1	34	365	C
COMMUNAL AREAS		139	1,502	
TOTAL		554	5,963	



Situation

The property is located north of the town centre on a quiet residential road comprising detached Victorian houses and apartment buildings, with Worlebury Woods to the north and Marine Lake Beach to the west. The Grand Pier and Weston-Super-Mare's leisure and retail quarter are a short walk to the south of the property, as is the A370, providing immediate access to Junction 21 of the M5, approximately one mile to the east.





37 MANOR ROAD, PAWLETT BRIDGWATER TA6 4SN

Executive Summary

- Comprising 1,132 SQ FT (105 SQ M) GIA.
- Current Passing Rent £23,671 per annum.
- Self-contained three-bedroom detached bungalow in a quiet Somerset village north of Bridgwater.
- EPC rating E.
- [Click here to View VIDEO WALKTHROUGH.](#)

Situation

Pawlett is an attractive village located between Bridgwater to the South and Highbridge to the North. The village sits on the main A38 with junction 23 of the M5 motorway a short distance to the South. Manor Road, is the main road running through the village, linking with Bristol Road to the north and south east. The property sits in a residential area, predominantly comprising detached houses backing on to fields.





JACAME, BATH ROAD, EASTINGTON, STONEHOUSE GL10 3AX

Executive Summary

- Comprising 1,473 SQ FT (136 SQ M) GIA.
- Current Passing Rent £49,550 per annum.
- Detached 4 bedroom house.
- EPC rating C.

Situation

The village of Eastington is situated to the West of Stonehouse, on the edge of the Cotswolds. It lies a short distance from junction 13 of the M5 motorway to the north, at its junction with the A419. The property is situated on Bath Road, the main road running through the village from the south. Bath Road sits in a residential area comprising predominantly detached houses.





Lease Summary

All properties are held on identical 20 year full repairing and insuring leases expiring 31st December 2041. The tenant is **Westmoreland Supported Housing Limited**, and incorporates annual rent reviews on 1st April each year, reviewed to CPI with a cap of 4%. User clause is C2, C3, C4, providing residential accommodation, care to people in need, original secure residential accommodation and use as a dwelling house. The three properties generate a gross annual rent of £184,817 per annum based on the topped up rent from January 2026. This is reflective, as per the lease, of 91% of the contracted rent which increases to 96% of the rent in 2031 and 100% of the rent in 2036.

Tenancy Schedule

ADDRESS	RENT PER ANNUM
13 GROVE PARK ROAD, WESTON SUPER MARE, BS23 2LW	£111,596
37 MANOR ROAD, PAWLETT, TA6 4SN	£23,671
JACAME, BATH ROAD, GLOUCESTER GL10 3AX	£49,550
PORTFOLIO TOTAL	£184,817

Tenant Information

All three properties are occupied by **Westmoreland Supported Housing Limited**.

Established over 23 years ago, **Westmoreland Supported Housing Limited** is a Registered Social Housing Provider and a Community Benefit Society (not for profit charity) providing specific social housing and advice for vulnerable people in society in need of long-term care and support. It is regulated by the Regulator of Social Housing and the Financial Conduct Authority. **Westmoreland Supported Housing Limited** has recently agreed to merge with Bespoke Supportive Tenancies (BeST) with the combined entity managing over 2,300 homes across the UK. For the year ending 31st March 2024 **Westmoreland Supported Housing Limited** posted rent and income of £15.3 million, a net profit of £1.3 million and surplus reserves of £1.14 million.

More information can be found on their website
www.westmorelandsha.co.uk



Tenure

Freehold.

EPC

EPC ratings are available on request.

Further Information

Further information is available on request.

Proposal

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