



ONE WATERSIDE

BATH | BA2

A BULK INVESTMENT OPPORTUNITY

DESIGNED FOR RETURNS

Bath's waterside, acquired in bulk. Unlocking substantial stamp duty savings and stronger long-term returns.

THE BULK ADVANTAGE

£110,321

Stamp duty saved by buying the six units in bulk

£1,243,094

Total profit after all tax, modelled over ten years

MODELLLED · INDICATIVE

11.40%*

After-tax IRR* as UK SPV, versus 7.40% as non-UK resident individual

*IRR (internal rate of return) is the annualised, after-tax return on cash invested over the ten-year hold, including exit proceeds.



FUELLED BY HISTORY, DRIVEN BY THE FUTURE

RIVERSIDE HOMES · MINUTES FROM BATH CITY CENTRE

One Waterside offers the rare opportunity to acquire a collection of high-quality riverside homes in Bath, a UNESCO World Heritage city where strict planning controls continue to constrain new supply. Limited prime stock, resilient demand and sustained heritage-led capital appreciation create a compelling investment case for a single bulk acquisition.

BATH RENTAL MARKET

£1,494

Average rent pcm — up
7% in 12 months

47.3%

Rental growth for
apartments over the last
five years

7–14 DAYS

Typical time to let · 10–20
enquiries each

95–98%

New-build occupancy, at a
5–10% premium

TENANT & STUDENT DEMAND

Students across the city 38,600+

Reliant on the PRS by 2029 ~11,500

International · 152 nationalities 27%

Core demand from young professionals (25–34), single occupants and couples, plus corporate and lifestyle renters — against a chronic undersupply of purpose-built homes.

CONNECTIVITY BY RAIL

From Bath Spa & Oldfield Park stations

Bristol Temple Meads 15 MIN
2 stops

Bristol Parkway 35 MIN
4 stops

Oxford 1 HR 2 MIN
4 stops · changeover

London Paddington 1 HR 16 MIN
5 stops

THE WATERSIDE CLUB · RESIDENT AMENITIES

CONCIERGE

On-hand for residents and
guests

GYM

Fully equipped, on site

CO-WORKING STUDIO

Dedicated space to work
from home

RESIDENTS' LOUNGE

A shared space to relax
and socialise

ON-SITE, FOR RESIDENTS

WHY BUY IN BULK

SIMPLIFIED ACQUISITION

One transaction, one completion, one set
of legals.

EFFICIENT MANAGEMENT

Single-scheme cost ~8–12% vs 10–15% for
dispersed assets.

FAVOURABLE SDLT

Non-residential rates apply on six or
more units.

FAVOURABLE DISCOUNTS

Improved discount for purchases of 6 or
more homes.

SIX OR MORE DWELLINGS

STREAMLINED COMPLETION

A single programme through to exchange
and completion.

TURNKEY & FURNISHED

Furniture packs available for an
immediate let.



A RIVERSIDE COLLECTION, ACQUIRED IN BULK



THE COLLECTION

PLOT	TYPE	LIST PRICE	DISC.	NET PRICE	RENT PCM	SVC/YR	SDLT IF SEPARATE
P0001	1 bed	£335,000	7.0%	£311,550	£1,750	£1,474	£27,386
P0002	2 bed	£485,000	7.0%	£451,050	£2,650	£2,350	£44,126
P0004	1 bed	£335,000	7.0%	£311,550	£1,750	£1,474	£27,386
P0010	1 bed	£325,000	7.0%	£302,250	£1,750	£1,474	£26,270
P0012	2 bed	£485,000	7.0%	£451,050	£2,650	£2,350	£44,126
P0020	2 bed	£490,000	7.0%	£455,700	£2,650	£2,350	£44,684
TOTALS · 6 HOMES		£2,455,000	—	£2,283,150	£13,200	£11,472	£213,978

SAVED BY BUYING THE SIX IN BULK

£110,321

51.56% of the duty on six separate purchases — the effective rate falls from 9.37% to 4.54%.

SIX SEPARATE PURCHASES

Residential rates, unit by unit, + 5% & 2% surcharges

£213,978

ONE BULK TRANSACTION

Non-residential rates on the aggregate — no surcharges

£103,658



Rent per calendar month; service charge per annum. Where six or more dwellings are bought in a single transaction the purchaser may elect for non-residential SDLT rates (0% to £150k, 2% to £250k, 5% above £250k) on the total consideration, with no additional-dwelling or non-resident surcharge. The election is not automatic — it requires a valid claim and a genuine single, or properly linked, transaction. Multiple Dwellings Relief was abolished on 1 June 2024 and is not modelled. Indicative only; not tax advice.



HELD TEN YEARS, MODELLED TO THE EXIT.

Interest-only debt held throughout. Rents and costs grow 6% p.a.; portfolio grows 3.5% p.a. Held as a UK SPV, taxed at 25% corporation tax with interest fully deductible; disposal taxed at corporation tax on the gain.

6.94% Gross yield	5.67% Net yield	11.40% IRR — UK SPV	7.40% IRR — non-UK resident
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£830,603 Cash invested · deposit, SDLT, furnishing & costs	£680,897 Cumulative after-tax cash over ten years	£1,243,094 Total profit after all tax, incl. disposal
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CASH-FLOW PROJECTION · UK SPV

YR	GROSS RENT	OP. COSTS	NET INCOME	DEBT COST	TAX	AFTER-TAX CASH	PORTFOLIO VALUE
1	£158,400	-£28,896	£129,504	-£79,910	-£12,398	£37,195	£2,363,060
2	£167,904	-£30,630	£137,274	-£79,910	-£14,341	£43,023	£2,445,767
3	£177,978	-£32,468	£145,511	-£79,910	-£16,400	£49,200	£2,531,369
4	£188,657	-£34,416	£154,241	-£79,910	-£18,583	£55,748	£2,619,967
5	£199,976	-£36,481	£163,496	-£79,910	-£20,896	£62,689	£2,711,666
6	£211,975	-£38,669	£173,306	-£79,910	-£23,349	£70,046	£2,806,574
7	£224,693	-£40,990	£183,704	-£79,910	-£25,948	£77,845	£2,904,804
8	£238,175	-£43,449	£194,726	-£79,910	-£28,704	£86,112	£3,006,473
9	£252,466	-£46,056	£206,410	-£79,910	-£31,625	£94,875	£3,111,699
10	£267,613	-£48,819	£218,794	-£79,910	-£34,721	£104,163	£3,220,609
EXIT · CORPORATION TAX AT 25% ON GAIN OF £789,595 · MORTGAGE REPAYED £1,598,205						Net proceeds	£1,425,005

Illustrative only; not tax or financial advice. Cash invested = 30% deposit (£684,945) + bulk SDLT (£103,658) + furnishing packs (£42,000). Rents and op. costs grow 6% p.a.; portfolio value 3.5% p.a. Held as a UK SPV, taxed at 25% corporation tax with interest fully deductible. Disposal taxed at corporation tax on the gain. Interest-only mortgage £1,598,205 at 5% throughout. Forecasts are not a guarantee of future performance.