

COOPER
CONSTRUCTION

HILL STREET

Grade II Listed | Project Spotlight

Client:

Dragon Property Developments





PROJECT OVERVIEW

A Grade II listed building formerly a hair salon, this property has been fully redeveloped into a high-quality HMO designed for strong rental demand.

Purchased at **£310,000** with a build cost of **£325,000** and **completed within just 6 months**, the project demonstrates our ability to deliver complex redevelopments on time and to a high standard.

Now generating an **annual rental income of £94,080**, this property highlights the value we create by transforming underutilised buildings into profitable investment assets.

Purchase Price	£310,000
Build Cost	£325,000
Annual Rental Income	£94,080





KEY FEATURES

£60k Heat Recovery Ventilation System:

Installed to comply with building regulations, reduce heating bills, and minimise excess moisture.

Grade II Listed Property:

An 18-month journey to gain planning permission, with a meticulous conversion process due to its listed status.

Fully Re-Wired and Re-Plumbed:

Modern infrastructure for enhanced safety and functionality.

Improved Soundproofing:

Ensuring a peaceful living environment throughout the property.

Refurbished Wooden Sash Windows:

New secondary glazing installed internally to maintain character and improve insulation.



KEY FEATURES

Intercom System:

Installed for all units, enhancing security and convenience.

Prime Location:

Bus station directly behind the property for easy tenant transportation.

Preserved Original Features:

Retaining the building's historical charm

Bespoke Fitted Furniture:

Brand new and customised for all HMO units

Individual Consumer Units:

Each unit equipped for easy future sub-metering if required.



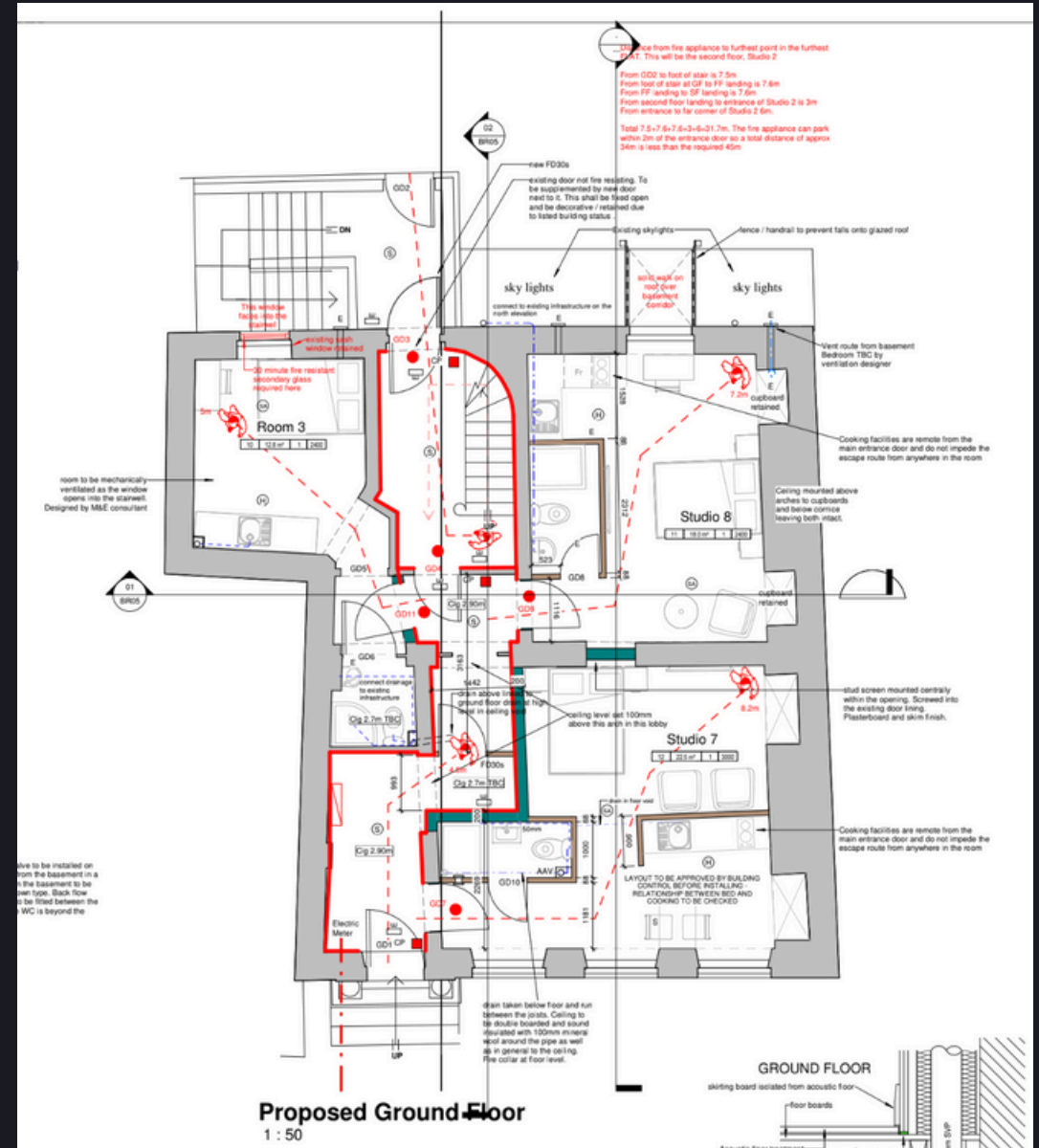


Before & After



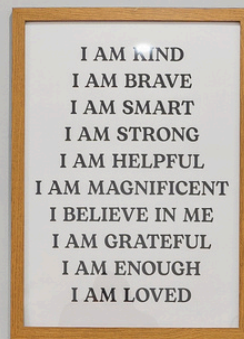
Before & After











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Book a FREE Discovery Call Today

Kickstart your HMO project with a no-obligation consultation from a member of the Cooper Construction team.

Book A Call >

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