LOCAL AREA INVESTMENT REPORT

GL1 3

Gloucester | Centred on your postcode, 0.5 mile radius, widened only where evidence is thin

What a typical home here costs, what it earns, and what could stop it.

HMO
66 / 100
Local example score

BUY TO LET
71 / 100
Local example score

FLIP
53 / 100
Local example score

24 pages: prices, rents, yields and return on cash for three typical local homes, plus the risks, rules and contacts behind them.

Template edition

Every market figure in this document is a synthetic placeholder showing layout and calculation logic. Regulatory dates on page 13 are real and were checked on 10 September 2026. Cover artwork is an AI-generated Gloucester-inspired illustration.

General information only, not financial or professional advice. Verify figures independently before acting. Full notice on page 24.

02 / AT A GLANCE

Cheaper than the city, higher yielding, and heavily rented

Private renting is 38% of households here against 20% nationally. Buy to let is the strongest local fit; HMO returns depend on room count and planning timing.

AVERAGE SOLD PRICE
£203k
All types · n=102
Gloucester £246k · England £292k

SOLD £ PER SQ FT
£221
Sales matched to EPC floor area
Gloucester £238 · England £331

GROSS YIELD, 2 BED
7.4%
Asking rent ÷ asking price
Gloucester 5.6% · England 4.9%

DOUBLE ROOM RENT
£625 pcm
Shared bath, bills included
Local LHA shared rate £450

RENTAL MARKET
Landlord's
Lets agreed in ~17 days
1.4 months of rental stock

SALES MARKET
Balanced
~58 days to agree a sale
26% of listings reduced

PRICE GROWTH, 5 YRS
+19%
2021 to 2026, nominal
Gloucester +17% · England +16%

CRIME RATE
118 / 1,000
Recorded crime, 12 months
Gloucester 96 · England 84

Strategy fit

Strategy	Local score	Best-fit home	Why
Buy to let	**71** GL1 68	2-bed flat or 3-bed terrace	4.8% net yield and 5.0% return on cash on the terrace; rents sit 22% above LHA.
HMO	**66** GL1 76	3-bed terrace, 5 rooms	Works at 5 rooms (5.9% net), marginal at 4. HMO density is 2× the city average.
Flip	**53** GL1 54	3-bed terrace	4.7% profit on cost at typical prices. Needs a purchase near £138k for a 15% margin.

Three things to know first

1. **HMO planning control starts 3 March 2027**, 174 days after this report. About 68% of homes in this radius sit in the designated wards.
2. **63% of homes with an EPC are below band C.** All rentals must reach C by 1 October 2030; typical upgrade cost here is £5k.
3. **Surface water, not the river, is the main flood risk:** 10% of homes are medium or high risk, and 4% sit inside a recorded flood outline.

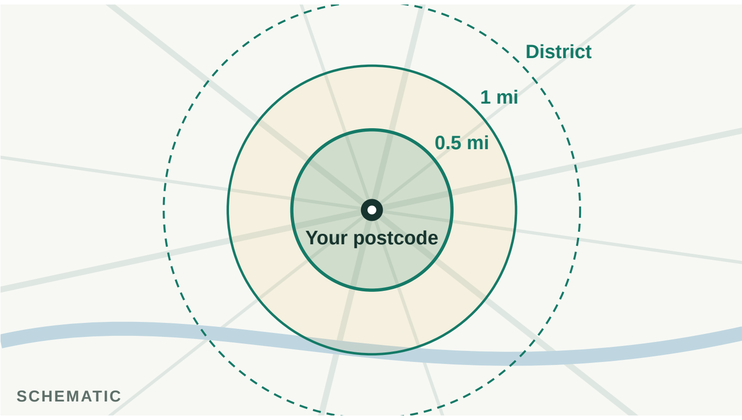
Evidence strength. 12 metrics used: 8 at 0.5 mile Good, 3 widened to 1 mile Widened, 1 shown for context only Low data. Details on page 3.

Data PropertyData /sold-prices · PropertyData /sold-prices-per-sqf · PropertyData /yields · PropertyData /rents-hmo · PropertyData /demand · PropertyData /demand-rent · PropertyData /growth · PropertyData /crime · EPC register · Environment Agency · Gloucester City Council

03 / HOW THIS REPORT IS BUILT

Local first, widened only where the evidence is thin

Each figure starts from a 0.5 mile radius around your postcode. If a metric has too few records, that metric alone widens to 1 mile, then the postcode district, and says so.



Chips on each chart show the geography and sample used, for example 0.5 mi · n=44 or 1 mi · n=19. A Low data chip means the figure is shown for context only and is not used in scores or returns.

Contents

Evidence used in this report

Metric	Geography	Sample	Status
Sold prices (flat, terraced, semi)	0.5 mi	23-44 per type	Good
Sold prices (detached)	1 mi	19	Widened
Asking rents, 1-3 bed	0.5 mi	18-27 per size	Good
Asking rents, 4 bed	1 mi	15	Widened
HMO room rents	1 mi	46 rooms	Widened
Single rooms	1 mi	6	Low data
Repeat sales (flip evidence)	1 mi, 3 yrs	23 resales	Widened
EPC certificates	0.5 mi	1,470 homes (60%)	Good

Low data in one metric

Single-room rents have only 6 listings within 1 mile, so they are excluded from the HMO model. If you want every metric on the same footing, download the GL1 district report instead.

Data PropertyData listings (Rightmove, Zoopla, OnTheMarket, SpareRoom) · HM Land Registry Price Paid · EPC register · ONS Census 2021

04 / THREE TYPICAL HOMES

The terrace is the all-rounder; the semi costs more without earning more

Three homes at local typical values, each run through buy to let, HMO and flip with the same standard costs. Scores are examples on a 0-100 scale; yields are before income tax.

HOME A

2-bed flat

Typical price	**£148,000**
Floor area	650 sq ft
£ per sq ft	£228
Asking rent	£975 pcm
Tenure	Leasehold
EPC · council tax	C · band A
Stamp duty (investor)	£7,860

HOME B

3-bed mid-terrace

Typical price	**£198,000**
Floor area	915 sq ft
£ per sq ft	£216
Asking rent	£1,195 pcm
Tenure	Freehold
EPC · council tax	D · band B
Stamp duty (investor)	£11,360

HOME C

3-bed semi

Typical price	**£252,000**
Floor area	1080 sq ft
£ per sq ft	£233
Asking rent	£1,250 pcm
Tenure	Freehold
EPC · council tax	D · band C
Stamp duty (investor)	£15,200

Example score and returns by strategy

Typical home	Buy to let	HMO (5 rooms)	Flip
A · 2-bed flat £148,000	**68** Net yield 4.8% Return on cash 4.7%	Not typical Lease terms usually restrict	**54** Profit on cost 4.0% Return on cash 16.5% pa
B · 3-bed mid-terrace £198,000	**68** Net yield 4.8% Return on cash 5.0%	**61** Net yield 5.9% Return on cash 6.4%	**54** Profit on cost 4.7% Return on cash 19.6% pa
C · 3-bed semi £252,000	**61** Net yield 4.0% Return on cash 2.2%	**55** Net yield 4.8% Return on cash 4.3%	**55** Profit on cost 5.1% Return on cash 21.7% pa

Reading the table

Net yield is income after running costs divided by the full cost to buy and set up. Return on cash assumes a 75% loan at today's average rate and divides the surplus by the cash you put in. Flip return is annualised over 6 months.

What would change the answer

Buying £10,000 below typical price lifts terrace BTL return on cash to 5.8%. A 1 point higher mortgage rate cuts it to 2.7%.

Cash you need to start, and what it earns each month

Typical home	Buy to let: cash in	Monthly surplus	HMO (5 rooms): cash in	Monthly surplus	Flip: cash in	Profit
A · 2-bed flat	£50k	£198	-	-	£77k	£6k
B · 3-bed mid-terrace	£66k	£274	£165k	£878	£106k	£10k
C · 3-bed semi	£84k	£150	£188k	£676	£124k	£13k

Cash in covers deposit, stamp duty, fees and set-up costs with a 75% loan. Monthly surplus is rent after running costs and interest, before tax.

Data PropertyData /sold-prices · PropertyData /sold-prices-per-sqf · PropertyData /rents · PropertyData /rents-hmo · PropertyData /build-cost · PropertyData /stamp-duty-calculator · PropertyData /mortgage-rates · PropertyData /council-tax · EPC register

05 / PRICES AND VALUES

A typical terrace sells for about £198,000, 20% under the city average

Completed sales from the last 12 months. Averages are interquartile means, which ignore the top and bottom quarter of sales so one unusual sale cannot skew them.

Property type	Average sold	Middle 80%	£ / sq ft	Avg sq ft	Evidence
Flat	£148,000	£112k - £185k	£228	650	0.5 mi · n=29
Terraced	£198,000	£158k - £245k	£216	915	0.5 mi · n=44
Semi-detached	£252,000	£205k - £300k	£233	1,080	0.5 mi · n=23
Detached	£365,000	£290k - £450k	£262	1,395	1 mi · n=19

Where most sales sit

Sold versus asking

Average sold price against current average asking price, same type.

Asking prices run 28% above what terraces actually sell for. Use sold £ per sq ft, not asking price, to judge an offer.

Recent sales in the radius

Completed	Type	Beds	Sq ft	Price	£ / sq ft	EPC
Jun 2026	Terraced	3	930	£205,000	£220	D
Jun 2026	Flat	2	640	£146,000	£228	C
May 2026	Terraced	3	880	£186,500	£212	E
May 2026	Semi-detached	3	1,060	£249,000	£235	D
Apr 2026	Terraced	2	720	£168,000	£233	D
Apr 2026	Terraced	4	1,180	£238,000	£202	C
Mar 2026	Flat	1	480	£112,500	£234	C

Street names and full records appear in live reports. Showing the 7 most recent of 102 sales.

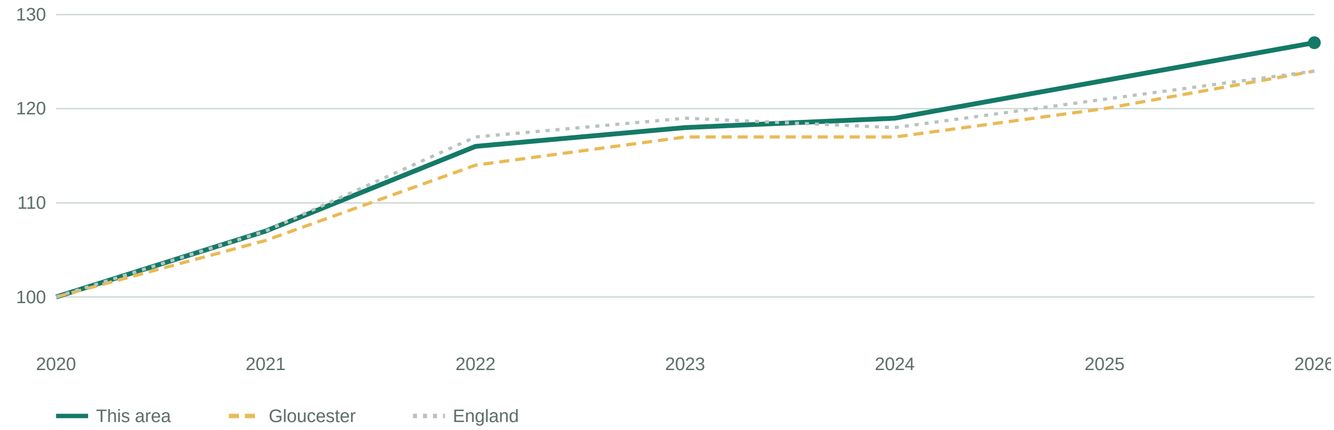
Data **PropertyData /sold-prices** · **PropertyData /sold-prices-per-sqf** · **PropertyData /prices** · HM Land Registry Price Paid (to June 2026) · EPC floor areas

05 / PRICES AND VALUES

Prices up 19% in five years, slightly ahead of the city

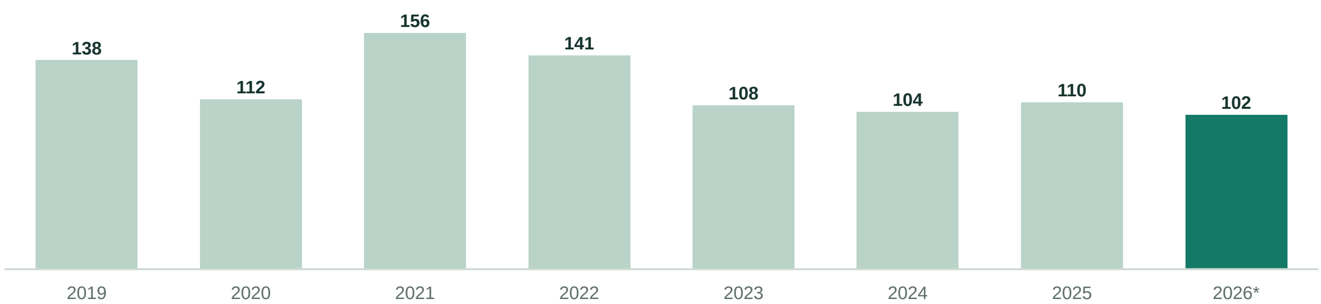
Nominal sold-price index for this radius against Gloucester and England, with the number of sales each year so you can see how much evidence sits behind each point.

Sold-price index, 2020 = 100



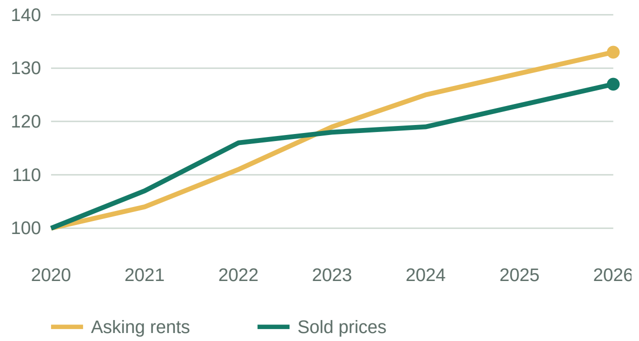
2023	2024	2025	2026
+1.7%	+0.8%	+3.4%	+3.3%
Year on year	Year on year	Year on year	Year on year

Sales per year in this radius



*2026 is the 12 months to June. Sales volumes fell about a third after 2021, so fewer homes change hands and exits can take longer.

Rents against prices, 2020 = 100



What it means

Rents have risen 33% since 2020 against 27% for prices, which is why gross yields have widened. With rent rises now limited to once a year, future growth depends more on re-letting than on in-tenancy increases.

Data PropertyData /growth · HM Land Registry Price Paid · ONS UK House Price Index (benchmarks)

05 / PRICES AND VALUES

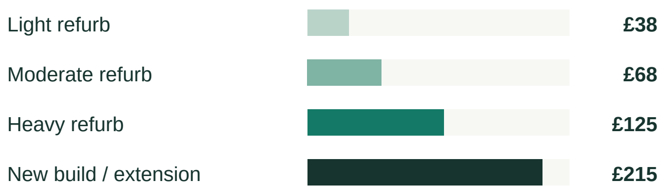
Adding space costs about what it is worth here

Sold £ per sq ft compared with local build costs. This is the quickest test of whether an extension, loft or refurbishment can add more value than it costs.

Sold £ per sq ft by type

Local build cost, £ per sq ft

Medium finish at this postcode.



Sold £ per sq ft by EPC band

Homes rated A-C sell for 22% more per sq ft than E-G. Part of that gap is age and type, not the rating alone.

Test	£ / sq ft
Terrace resale value	£216
Cost to add space (extension)	£215
Margin per sq ft added	**£1**

What it means

A 150 sq ft rear extension on a terrace costs about £32,250 and adds about £32,400 on a £ per sq ft basis. It pays only if it adds a bedroom or unlocks an extra HMO room, which buyers and tenants price separately.

How floor area translates into HMO rooms

Internal area	Habitable rooms	Likely lettable rooms	Notes
Under 750 sq ft	3-4	3	Small HMO only if both receptions are kept
750-950 sq ft	5	4 (5 with loft)	Typical 3-bed terrace; home B
950-1,150 sq ft	5-6	5	Larger terraces and semis
Over 1,150 sq ft	6-7	6	Licensing and planning scrutiny rise

From EPC floor area and habitable-room counts for homes in the radius, tested against the council's minimum room sizes. Measure the actual layout before relying on a room count.

Data PropertyData /sold-prices-per-sqf · PropertyData /build-cost · PropertyData /energy-efficiency · EPC register

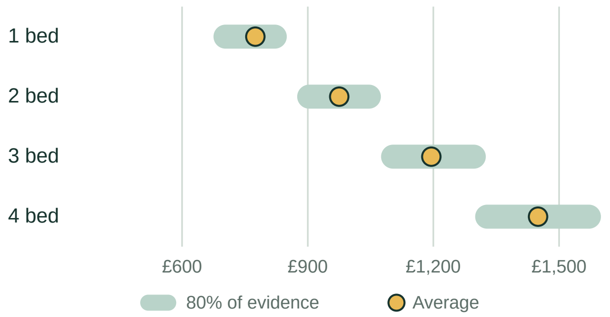
06 / RENTS AND YIELDS

Two-bed homes let for about £975 a month and yield 7.4% gross

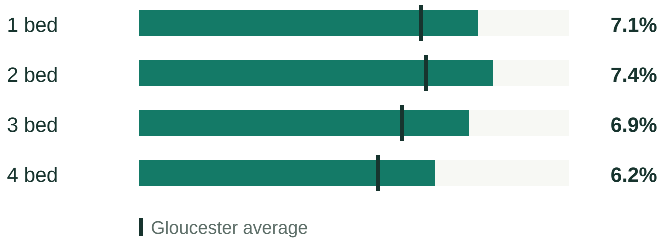
Current asking rents for whole homes, with the Local Housing Allowance for comparison. Yields compare asking rent with asking price for the same bedroom count.

Size	Average rent	Middle 80%	LHA rate	Above LHA	Evidence
1 bed	£775	£675 - £850	£650	+19%	0.5 mi · n=18
2 bed	£975	£875 - £1,075	£800	+22%	0.5 mi · n=27
3 bed	£1,195	£1,075 - £1,325	£925	+29%	0.5 mi · n=20
4 bed	£1,450	£1,300 - £1,600	£1,195	+21%	1 mi · n=15

Rent ranges, £ per month



Gross yield by bedrooms



Gross yield ignores costs. Net yields for three typical homes are on pages 4 and 16.

Benefit-funded tenants

Rents here run 22-29% above LHA, so a tenant on housing support would need to top up £175-£270 a month. Landlords can no longer refuse tenants because they receive benefits, so price for the whole local market.

What an extra bedroom is worth

Step	Extra rent a month	Extra asking value	Loft or extension cost	Rent return on the works
1 to 2 bed	+£200	+£38k	£54k	4.5%
2 to 3 bed	+£220	+£41k	£54k	4.9%
3 to 4 bed	+£255	+£47k	£54k	5.7%

Works cost assumes about 250 sq ft of new space at the local extension rate. The value added is below the cost in every case, so an extra bedroom pays through rent, not resale.

Data PropertyData /rents · PropertyData /yields · PropertyData /lha-rate · Valuation Office Agency LHA rates

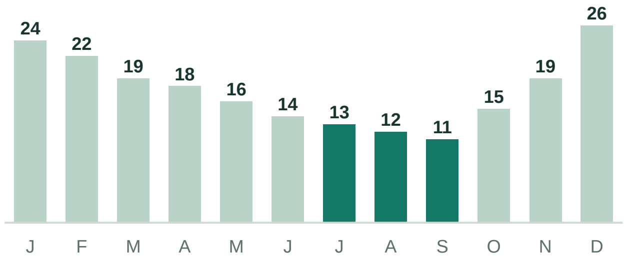
07 / MARKET SPEED

Rentals let in about 17 days; sales take closer to two months

How quickly homes are agreed, how much stock is waiting, and who is doing the marketing. This is where exit risk shows up first.

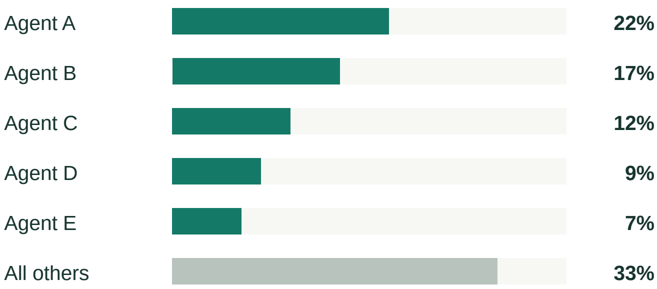
HOMES FOR SALE	MONTHS OF SALE STOCK	HOMES TO RENT	MONTHS OF RENTAL STOCK
52	6.1	31	1.4
8.5 sales agreed a month	Balanced market	22 lets agreed a month	Landlord's market

Days to let, by month listed



Summer listings let fastest, helped by hospital rotations and the student year. Winter voids run about twice as long.

Share of local listings by agent



The top three agents handle over half of local stock. Start comparable requests with them.

Exit check

26% of homes for sale have cut their price. At 6.1 months of stock, a flip or resale should budget for a 118-148 day sale including conveyancing.

Against the wider market

Measure	This area	Gloucester	England
Days to agree a sale	58	64	71
Months of sale stock	6.1	6.8	7.4
Listings with a price cut	26%	29%	31%
Days to let	17	21	24
Months of rental stock	1.4	1.9	2.3

Data PropertyData /demand · PropertyData /demand-rent · PropertyData /agents · PropertyData listings history

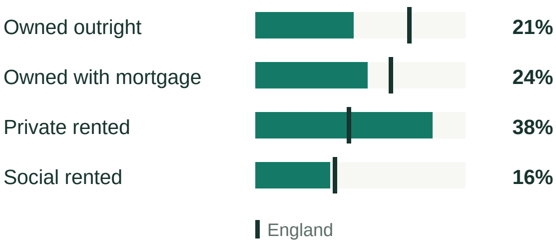
08 / WHO RENTS HERE

Young renters near a major hospital: 38% of households rent privately

Who lives nearby, what they earn and what draws them here. This is the demand behind the rents on page 8.

POPULATION	AGED 18-29	HOUSEHOLD INCOME	RENT TO INCOME
5,850	**27%**	**£34k**	**34%**
2,480 households	England 16%	Gloucester £40k	2-bed rent ÷ average income

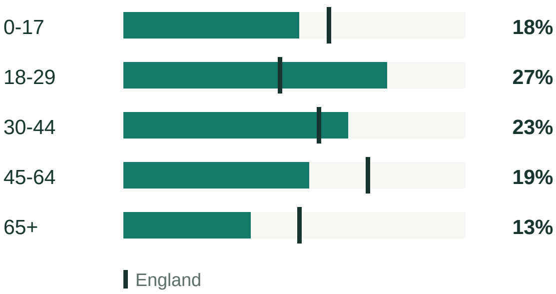
Housing tenure



What brings tenants here

Demand anchor	Distance	Time	Who it brings
Gloucestershire Royal Hospital	0.3 mi	6 min walk	Largest local employer; staff and rotations
Gloucester rail station	0.6 mi	12 min walk	Commuters to Cheltenham, Bristol, Birmingham
City centre (Eastgate)	0.8 mi	15 min walk	Retail, leisure and office jobs
University city campus	1.0 mi	20 min walk	Student and graduate demand

Age profile



Household types

Reading the demand

A large, young renting population and a hospital within walking distance support steady letting. At 34% of average income, rents are already stretched, so expect resistance to increases above inflation.

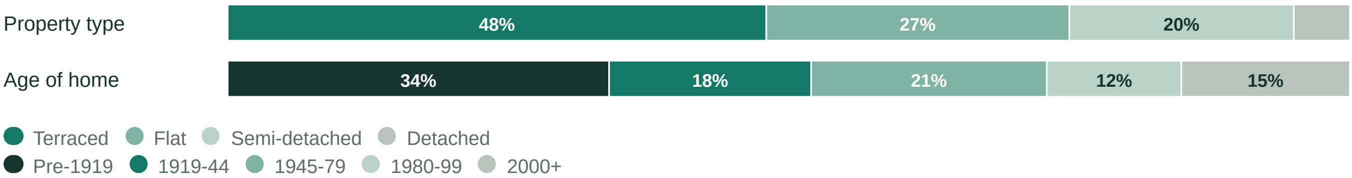
Data PropertyData /tenure-types · PropertyData /population · PropertyData /demographics · PropertyData /household-income · ONS Census 2021 · OpenStreetMap / NaPTAN travel times

09 / HOMES AND ENERGY

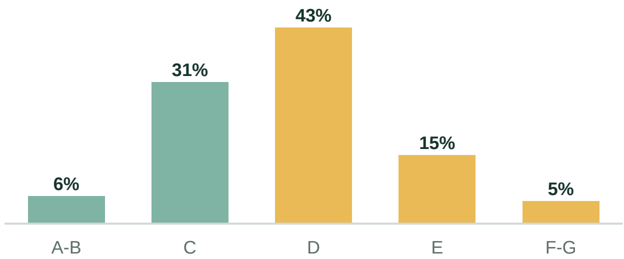
63% of homes are below EPC C, but most can get there

What the stock looks like and how much work it needs to meet the 2030 energy standard for rented homes.

Local stock



Current EPC band



Latest certificate per home. Gold bars are below band C.

COULD REACH C
81%
Of homes below C, per certificate

TYPICAL COST TO C
£5k
Range £2k - £10k

SOLID WALLS
41%
Harder and dearer to insulate

OVER £10K CAP
12%
Likely exemption cases

For landlords

Rented homes must reach band C by 1 October 2030, with required spend capped at £10,000 per property. Work done since October 2025 counts towards the cap. Budget about £5k for a typical D-rated terrace, and more for solid-wall pre-1919 homes.

Most common upgrade recommendations

Measure	Recommended on	Typical cost on certificate
Solar panels	44% of certificates	£3,500 - £5,500
Loft insulation top-up	38% of certificates	£100 - £350
Heating controls	33% of certificates	£350 - £450
Solid wall insulation	29% of certificates	£4,000 - £14,000
Boiler upgrade	21% of certificates	£2,200 - £3,000
Cavity wall insulation	14% of certificates	£500 - £1,500

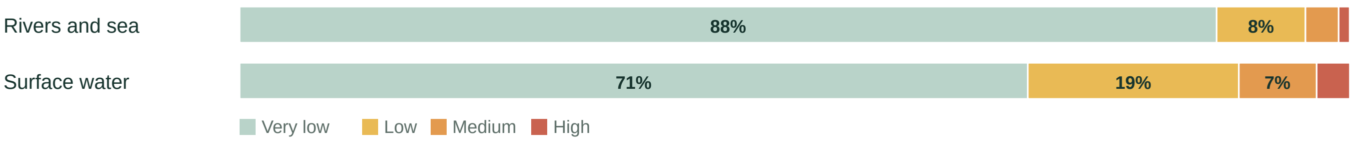
Data PropertyData /property-types · PropertyData /energy-efficiency · EPC register (current and potential rating, recommendation costs) · ONS Census 2021

10 / RISK CHECK

Low river risk, but check surface water on any street you buy

Physical and planning risks that affect insurance, works and resale. Figures are shares of homes in the radius; the address itself still needs checking.

Share of homes by flood risk



Risk	In this radius	Level	What to do
Flooding, rivers and sea	4% medium or high	Low	Check the address on the EA map
Flooding, surface water	10% medium or high	Watch	Ask for insurance quotes early
Recorded past flooding	4% of homes inside an outline	Watch	Ask sellers and neighbours about 2007
Conservation area	11% of homes	Watch	Limits windows, doors, dormers
Listed buildings	14 within 0.5 mi	Low	Consent needed for any listed home
Road and rail noise	9% of homes above 65 dB	Low	Affects front bedrooms on main roads
Radon	Below 1% band	Low	No action expected

Why surface water matters here

River and sea risk is the figure most people check, but 10% of homes here carry medium or high surface water risk. It affects insurance premiums, basement and ground-floor rooms and lender appetite, and it varies street by street.

Other location checks at your postcode

Check	Result
Green belt	No
National park or AONB	No
Area type	Urban city and town
Coal mining area	No
Tree preservation orders	3 within 0.5 mi

Data PropertyData /flood-risk · PropertyData /conservation-area · PropertyData /listed-buildings · Environment Agency risk of flooding (rivers, sea, surface water) · EA recorded flood outlines · Defra noise maps · UKHSA radon

11 / RULES THAT CHANGE RETURNS

From 3 March 2027, new HMOs here need planning permission

That is 174 days after this report. Gloucester City Council's Article 4 direction covers Kingsholm and Wotton, Elmbridge, Westgate, Barton and Tredworth, Moreland and Kingsway. Small HMOs in lawful use before it takes effect keep that use.

Article 4 timeline

2 Mar 2026	9 Jun 2026	10 Sep 2026	3 Mar 2027
Made	Confirmed	This report	In force

HOMES IN THIS RADIUS INSIDE DESIGNATED WARDS

68%

Your search point: inside (example)

Keep evidence of lawful HMO use from before 3 March 2027

Rule	What it does	Affects	Action
HMO planning (Article 4)	Change from family home to small HMO needs planning permission in 6 wards from 3 Mar 2027	HMO	Confirm ward before offering
HMO licensing	City-wide licensing of all HMOs agreed June 2026, with a new HMO standards guide	HMO	Check start date, fee, room sizes
Renters' Rights Act	Since 1 May 2026: periodic tenancies, no section 21, one rent rise a year, max 1 month rent upfront	BTL · HMO	Budget for longer arrears cases
Landlord database and ombudsman	Registration and membership required from late 2026, with annual fees	BTL · HMO	Add fees to running costs
EPC band C	All rentals by 1 Oct 2030; spend capped at £10,000; HMOs let by the room need a whole-house EPC	BTL · HMO	See page 11 for cost
Property income tax	Rates on rental profit rise 2 points from April 2027 for individual landlords	BTL · HMO	Yields here are pre-tax

Check the address, not the postcode

Ward boundaries cut through postcodes. Use the council's designation map for the exact property, and confirm licensing fees and minimum room sizes in the council HMO standards guide before modelling rooms.

What Article 4 means for each strategy

HMO

Convert and occupy before 3 March 2027 and keep evidence of use, or budget for a planning application with an uncertain outcome.

Buy to let

No direct change. Fewer new HMOs may leave more family homes to let and ease competition for whole-house tenants.

Flip

Fewer investors can buy to convert, which narrows the buyer pool for unmodernised houses in the designated wards.

Data Gloucester City Council Article 4 confirmation notice (9 June 2026) · Council HMO licensing announcement (June 2026) · MHCLG Renters' Rights Act roadmap · DESNZ private rented EPC response (Jan 2026) · HMRC

12 / HMO

Rooms let well, but HMO density is already three times the city average

Room rents, existing licensed HMOs and recent HMO planning decisions within the radius.

LICENSED HMOS	HMOS PER 1,000 HOMES	DOUBLE ROOM	ROOM PREMIUM OVER LHA
64	**26**	**£625**	**+£175**
Within 0.5 mile	Gloucester 9	Shared bath, bills included	Shared rate £450 pcm

Room type	Average rent	Middle 80%	Evidence
Double, shared bath	£625 pcm	£575 - £675	1 mi · n=26
Double, ensuite	£695 pcm	£650 - £750	1 mi · n=14
Single, shared bath	£525 pcm	£480 - £560	1 mi · n=6 · low data

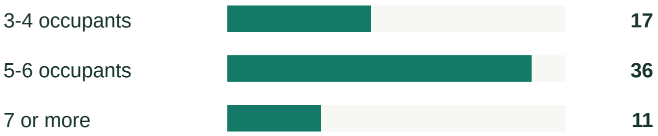
Room rent ranges

HMO planning, last 3 years

Applications	Approved	Refused	Pending	Approval
18	11	5	2	69%

Refusals cited concentration and parking. Expect scrutiny to rise once Article 4 applies.

Licensed HMOs by size



ROOMS ADVERTISED	ROOMS PER LICENSED HMO
58	**0.9**
Within 1 mile, today	Vacancy pressure proxy

What it means

Demand for rooms is healthy, but supply is dense and planning is tightening. That favours well-finished rooms with ensuites over another standard shared house.

Data PropertyData /rents-hmo (SpareRoom listings) · PropertyData /national-hmo-register · PropertyData /planning-applications · PropertyData /lha-rate

12 / HMO

A terrace only beats buy to let as a 5-room HMO

Home B, the £198,000 3-bed terrace, converted to an HMO. Five habitable rooms support four lettable rooms with a shared kitchen-diner; a loft ensuite adds a fifth.

GROSS YIELD	NET YIELD	RETURN ON CASH	VALUE VS COST
19.4%	**5.9%**	**6.4%**	**-20%**
5 rooms, on purchase price	4 rooms: 5.1%	4 rooms: 4.9%	Est. value £250k

Annual running	4 rooms	5 rooms	Basis
Rent at full occupancy	£30,000	£38,340	£625 standard, £695 ensuite
Voids	-£1,800	-£2,300	6% of rent
Bills: council tax, energy, water, broadband	-£6,175	-£7,025	Band B council tax; energy from EPC
Management	-£4,230	-£5,406	15% incl VAT
Repairs, cleaning, furniture	-£2,800	-£3,350	Per-room allowances
Insurance, safety checks, licence	-£1,790	-£1,850	Fire alarm, EICR, gas, licence fee
Net operating income	**£13,205**	**£18,409**	**Before finance and tax**

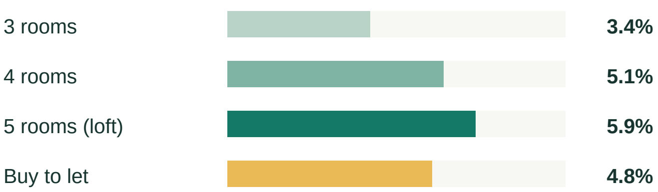
Cost to set up	4 rooms	5 rooms
Purchase	£198,000	£198,000
Stamp duty and fees	£14,360	£14,360
Conversion and fire safety	£40,770	£40,770
Loft ensuite room	-	£53,750
Furnishing	£5,000	£6,250
Total cost	**£258,130**	**£313,130**

Where the money sits

The converted house is estimated at £250k against £313k spent, so about £63k of cash stays in the property until values move. Room count, not rent per room, drives the result: each extra room adds about £5,204 a year.

Test first: room sizes against council standards, and whether the address is inside the Article 4 area.

Net yield by room count



ROOM RENT NEEDED AT 4 ROOMS

£630 pcm

To match the terrace's 5.0% buy-to-let return on cash

Local double room today £625

Data PropertyData /rents-hmo · PropertyData /build-cost (light refurb) · PropertyData /council-tax · PropertyData /valuation-hmo · PropertyData /stamp-duty-calculator · PropertyData /mortgage-rates · EPC energy costs

13 / BUY TO LET

The flat and terrace return about 5% on cash; the semi half that

Three typical homes let as whole properties, using the same standard costs. Return on cash assumes a 75% interest-only loan at today's average 2-year fixed rate.

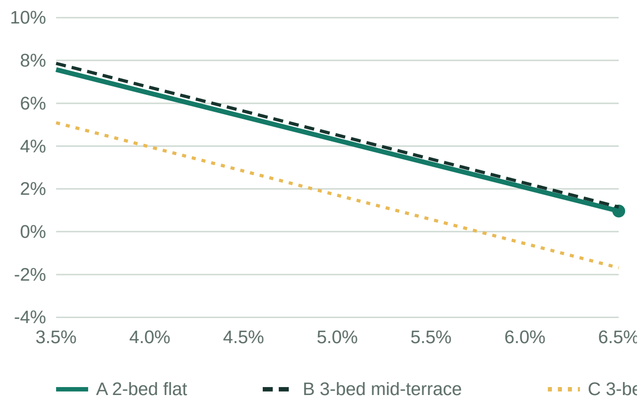
A · 2-BED FLAT
£198 pcm
Surplus before tax · cash in £50k

B · 3-BED MID-TERRACE
£274 pcm
Surplus before tax · cash in £66k

C · 3-BED SEMI
£150 pcm
Surplus before tax · cash in £84k

Typical home	Price	Rent pcm	Gross	Net income	Net yield	Return on cash
A · 2-bed flat	£148,000	£975	7.9%	£7,699	4.8%	4.7%
B · 3-bed mid-terrace	£198,000	£1,195	7.2%	£10,417	4.8%	5.0%
C · 3-bed semi	£252,000	£1,250	6.0%	£10,872	4.0%	2.2%

Return on cash as rates move



At today's 4.8% the terrace returns 5.0%. Above 7.0% it turns negative before tax.

Standard assumptions

Standard cost	Flat	Houses
Voids	4% of rent	4% of rent
Management	12% incl VAT	12% incl VAT
Repairs	5% of rent	8% of rent
Insurance and safety checks	£300	£550-600
Service charge and ground rent	£1,300	-
Initial refresh	£2,500	£2,500

Stamp duty at investor rates is included in the cost base: £7,860, £11,360 and £15,200 for homes A, B and C.

What it means

Cheaper homes earn more per pound here. The semi's rent is only £55 a month above the terrace but it costs £54,000 more. For the flat, check lease length, service charge history and the building's fire safety status.

Data PropertyData /rents · PropertyData /sold-prices · PropertyData /yields · PropertyData /mortgage-rates · PropertyData /stamp-duty-calculator · PropertyData /council-tax

14 / FLIP

Refurbished terraces sell for about 50% more per sq ft than tired ones

Evidence from homes bought and resold within 24 months, matched to their EPC records to separate refurbishments from quick resales.

RESALES FOUND	MEDIAN UPLIFT	MEDIAN HOLD	FLIP ACTIVITY
23	**+44%**	**9 months**	**4.1%**
1 mile, last 3 years	Middle half +30% to +58%	Purchase to resale	Of all local sales

Price uplift on resale

Uplift is before costs. Resales where the EPC improved by at least one band are counted as refurbishments.

Terrace £ per sq ft by condition

Unmodernised: lowest quarter of sales with EPC E-G. Refurbished: top quarter with EPC C or better.

Reading the evidence

Other investors are active here, and a nine-month median hold is longer than most flip plans assume. The biggest uplifts come from buying unmodernised homes at the bottom of the range, not from spending more on works.

Price ceilings: the top of the local market

Type	Top 10% of sales starts at	Top £ per sq ft	Sales above ceiling, 12 months
Flat	£185,000	£262	4
Terraced	£245,000	£268	5
Semi-detached	£300,000	£281	3

Plan exits below the ceiling. A refurbished terrace priced above £245k competes with larger or better-located homes.

Recent refurbish-and-resell examples

Bought	Price	Resold	Price	Uplift	EPC change	Months
Sep 2024	£158,000	Jun 2025	£229,000	+45%	E to C	9
Nov 2024	£171,000	Aug 2025	£236,500	+38%	D to C	9
Jan 2025	£149,500	Feb 2026	£219,000	+46%	F to C	13
Mar 2025	£176,000	Dec 2025	£214,000	+22%	D to C	9
Jun 2025	£162,000	Mar 2026	£225,000	+39%	E to C	9

Data PropertyData /sold-prices-per-sqf · HM Land Registry repeat sales · EPC register (band change between sales) · PropertyData /demand

14 / FLIP

On a typical terrace the margin is thin; the price you pay decides it

Home B bought unmodernised, given a light refurbishment and sold at refurbished values, over 6 months.

PROFIT ON COST	RETURN ON CASH	CASH NEEDED	MAX PRICE FOR 15%
4.7%	**9.8%**	**£106k**	**£138k**
Before tax	19.6% annualised	25% deposit plus costs	12% below unmodernised value

Project	Amount	Basis
Purchase (unmodernised)	£155,500	915 sq ft × £170
Stamp duty and fees	£11,385	Investor rate SDLT
Works and contingency	£41,547	Light refurb £38/sq ft + kitchen, 10% contingency
Finance and holding	£10,080	75% bridge, 6 months
Selling costs	£4,562	Agent 1.2% + VAT, legal
Total cost	£223,075	
Resale (refurbished)	£233,500	915 sq ft × £255
Profit before tax	£10,425	4.7% on cost

Profit if the sale price or works change

	Sale -5%	As planned	Sale +5%
Works -15%	£4,300	£16,200	£27,500
Works as planned	-£1,400	£10,400	£21,800
Works +15%	-£7,100	£4,700	£16,000

Contingency and finance held fixed. Break-even sale price: £223,075.

What it means

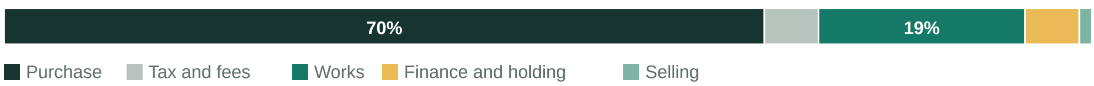
A 5% lower sale price wipes out the profit. Treat this as a buying test: only proceed where you can buy close to £138k, which usually means probate, auction or a chain-free seller.

The same flip on each typical home

Typical home	Buy	Sell	Profit	On cost	Return on cash pa	Max price for 15%
A · 2-bed flat	£110k	£166k	£6k	4.0%	16.5%	£96k
B · 3-bed mid-terrace	£156k	£234k	£10k	4.7%	19.6%	£138k
C · 3-bed semi	£184k	£276k	£13k	5.1%	21.7%	£164k

Where the money goes

Share of total cost



Data PropertyData /sold-prices-per-sqf · PropertyData /build-cost (light refurb) · PropertyData /stamp-duty-calculator · PropertyData /demand · HM Land Registry repeat sales

15 / HOW THE SCORES WORK

Scores rank areas; they do not replace the returns

Each strategy score combines six components weighted for that strategy. The local score here uses the 0.5 mile evidence, so it can differ from the free district score on propnugget.com.

HMO · 66

Component	Score	Weight	Points
Economics	58	35%	20.3
Relevant demand	82	25%	20.5
Resale liquidity	62	10%	6.2
Momentum	64	5%	3.2
Amenities	86	15%	12.9
Rules and stock	30	10%	3.0
Total		**100%**	**66**

GL1 district: 76. Lower here because of HMO density and Article 4.

Buy to let · 71

Component	Score	Weight	Points
Economics	66	35%	23.1
Relevant demand	84	25%	21.0
Resale liquidity	62	15%	9.3
Momentum	64	10%	6.4
Amenities	86	10%	8.6
Rules and stock	48	5%	2.4
Total		**100%**	**71**

GL1 district: 68. Higher here on yield and letting speed.

Flip · 53

Component	Score	Weight	Points
Economics	34	30%	10.2
Relevant demand	55	10%	5.5
Resale liquidity	62	30%	18.6
Momentum	64	15%	9.6
Amenities	86	5%	4.3
Rules and stock	48	10%	4.8
Total		**100%**	**53**

GL1 district: 54. Thin margins at typical prices.

Component	What it measures	Main data
Economics	Net yield or profit on cost for typical local homes	/sold-prices, /rents, /rents-hmo, /build-cost
Relevant demand	Letting or selling speed and stock levels	/demand, /demand-rent
Resale liquidity	Sales volume and days to sell	Land Registry, /demand
Momentum	Price and rent growth against Gloucester	/growth, /growth-psf
Amenities	Travel time to jobs, shops, schools, broadband	/schools, /internet-speed, OpenStreetMap
Rules and stock	Article 4, licensing, EPC gap, flood, HMO density	Council, /national-hmo-register, EPC, EA

> Example scores for each typical home on page 4 swap the area's economics component for that home's own returns. A strong score with a weak appraisal is still a weak deal.

Data PropNugget methodology v3.0

16 / EVERYDAY LIFE

Good schools and fast broadband; crime is above the city average

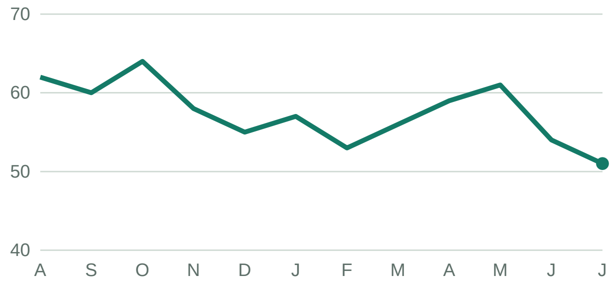
The things tenants and buyers check before they view: safety, schools, connectivity and local services.

CRIME RATING	PRIMARY SCHOOLS	FULL FIBRE	GP PRACTICES
High crime	**5 of 6**	**72%**	**3**
-5% on last year	Good or outstanding, 1 mile	Average 85 Mbps download	Within 1 mile
118 per 1,000 · Gloucester 96	4 grammar schools within 2 miles	Superfast available 98%	2,150 patients per GP

Crime by type

Violence and sexual offences	**36%**
Anti-social behaviour	**21%**
Criminal damage and arson	**9%**
Other theft	**8%**
Vehicle crime	**7%**
Burglary	**6%**
Public order	**6%**
Other	**7%**

Monthly trend, Aug 2025 - Jul 2026



Rates include the hospital and a main road corridor, which raise counts relative to residents.

Full fibre at 72% is a letting point for HMO tenants and home workers; check the exact address before advertising it. 38 restaurants and cafés within half a mile support demand from younger renters.

Nearest schools

School	Phase	Ofsted	Distance
Primary school A	Primary	Good	0.3 mi
Primary school B	Primary	Outstanding	0.6 mi
Primary school C	Primary	Good	0.7 mi
Secondary school A	Secondary	Good	0.9 mi
Grammar school A	Selective	Outstanding	1.4 mi

School names appear in live reports. A nearby school does not guarantee a place; check admission criteria.

Data PropertyData /crime (police.uk) · PropertyData /schools (DfE, Ofsted) · PropertyData /internet-speed (Ofcom) · PropertyData /restaurants · NHS GP list sizes

17 / PLANNING ACTIVITY

Extensions and lofts are routinely approved; HMOs are not

Planning applications within 0.5 mile over the last three years. Approval rates show what the council accepts in practice.

Category	Applications	Approved	Refused	Pending	Approval rate
Change of use to HMO	18	11	5	2	69%
Extensions and lofts	96	85	7	4	92%
New dwellings	7	5	1	1	83%

Approval rate by category

Change of use to HMO	**69%**
Extensions and lofts	**92%**
New dwellings	**83%**

NEW HOMES APPROVED NEARBY

164

7 schemes, incl. one 120-bed student block

Competes with HMO rooms and small flats

What it means

Loft and rear extensions are low-risk planning routes to an extra bedroom. A 120-bed student block adds room supply close by; check its opening date before relying on student demand.

Recent decisions worth knowing

Proposal	Decision	Date
Rear dormer loft conversion, 3-bed terrace	Approved	May 2026
Change of use to 5-bed HMO	Refused: concentration, parking	Apr 2026
Single-storey rear extension	Approved	Mar 2026
Change of use to 4-bed HMO	Approved with conditions	Jan 2026
120-bed student accommodation block	Approved	Nov 2025

Data **PropertyData /planning-applications** · Gloucester City Council planning register

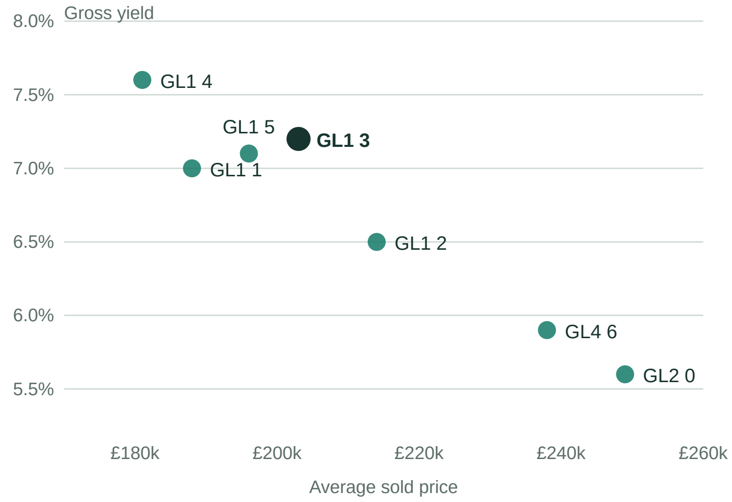
18 / NEARBY AREAS

GL1 4 is cheapest; GL4 6 scores best for flips

Headline figures for neighbouring postcode sectors on the same basis, to help decide where a second report is worth running.

Area	Avg sold	£/sq ft	Gross yield	Room	HMO	BTL	Flip	Distance
GL1 3 · this report	£203k	£221	7.2%	£625	66	71	53	
GL1 1	£188k	£243	7.0%	£640	70	66	49	0.8 mi
GL1 2	£214k	£236	6.5%	£610	58	64	57	1.1 mi
GL1 4	£181k	£205	7.6%	£600	61	71	55	0.9 mi
GL1 5	£196k	£212	7.1%	£605	63	69	52	1.6 mi
GL2 0	£249k	£229	5.6%	£590	49	60	58	1.8 mi
GL4 6	£238k	£224	5.9%	£585	47	62	60	1.4 mi

Entry price against gross yield



Best nearby area on each measure

Measure	Area	Value
Lowest entry price	GL1 4	£181k
Highest gross yield	GL1 4	7.6%
Highest room rent	GL1 1	£640
Highest HMO score	GL1 1	70
Highest BTL score	GL1 4	71
Highest flip score	GL4 6	60

Where to look next

GL1 4 for lower entry prices and the highest yield. **GL4 6** for flips, with more owner-occupier buyers. Each has its own full report on propnugget.com.

Data PropNugget area scores · **PropertyData /sold-prices** · **PropertyData /yields** · **PropertyData /rents-hmo**

19 / LOCAL CONTACTS

Who to call before you make an offer

Official teams and local firms to test the numbers in this report. Listing does not imply endorsement.

Type	Organisation	Contact	Ask about
Council	Gloucester City Council, HMO licensing	HMO.Licensing@gloucester.gov.uk · 01452 396046	Licence scope, fees, room standards, Article 4 map
Council	Gloucester City Council, planning	gloucester.gov.uk/planning	Lawful use evidence, pre-application advice
Estate and letting agent	Martin & Co Gloucester	13-15 Worcester Street, GL1 3AJ	Achieved rents, comparable sales, management
Estate agent	Naylor Powell Gloucester	Barge Arm East, Gloucester Docks, GL1 2DQ	Completed sales and realistic marketing periods
Lettings	Naylor Powell lettings	Spinnaker House, GL2 5FD	Tenant enquiry levels, void periods

Questions to ask local agents

Achieved, not asking. What did the last three similar homes let or sell for, and how long did they take?

Condition premium. How much more does a refurbished home achieve than a tired one on the same street?

Tenant profile. Who is enquiring now: hospital staff, students, families or sharers?

Room demand. For HMOs, how many enquiries per room, and are ensuites now expected?

Streets to avoid. Where do voids, arrears or parking complaints cluster?

Specialists worth finding

Specialist	Why
HMO mortgage broker	Lender appetite for HMOs in Article 4 wards
Fire risk assessor	HMO fire doors, alarms and escape routes
Planning consultant	Certificates of lawful use before 3 March 2027
Retrofit assessor	Cheapest route to EPC C for your home
Landlord association (NRLA)	Renters' Rights Act templates and guidance

Documents to ask the seller or agent for

Document	Why it matters
EPC, gas safety and electrical (EICR) certificates	Upgrade cost and whether the home can be let straight away
HMO licence and planning history	Existing HMO use is worth more once Article 4 applies
Lease, service charge accounts, building safety information	Flats: lease length, charges and any remediation costs
Insurance and flood claims history	Surface water risk shows up here first
Current tenancy and rent schedule	Periodic tenancies transfer with the sale

Data **PropertyData /agents** · Gloucester City Council · Organisation websites checked 9 September 2026

20 / NEXT STEPS AND DATA

Turn the area view into a property decision

Five checks that move you from a typical home to a specific one, and the sources behind every figure in this report.

1. **Check the exact address.** Article 4 ward, conservation area, surface water flood risk and EPC on the address itself. HMO: do this before 3 March 2027.
2. **Get dated comparables.** Ask two of the busiest agents for sold prices and achieved rents for your property type in the last six months.
3. **Price the works.** Get a written scope and two quotes. Compare against the local build cost of £38-£68 per sq ft for refurbishment.
4. **Rerun the numbers.** Replace the typical-home figures with the real price, rent, works and your own mortgage offer. Test a lower rent and a higher rate together.
5. **Set your walk-away price.** For a flip, the maximum price for a 15% margin on a typical terrace is about £138k.

Source	Used for	Freshness
PropertyData	Sold prices, £/sq ft, asking prices and rents, room rents, yields, demand, growth, agents, build costs, HMO register, planning, flood, council tax, LHA, schools, crime, broadband	Live / monthly
HM Land Registry	Price paid, repeat sales	Monthly, to June 2026
EPC register	Floor area, band, potential band, upgrade costs, wall type	Monthly
ONS Census 2021	Tenure, age, households	2021
Environment Agency	Flood risk (rivers, sea, surface water), recorded outlines	2025 national assessment
Gloucester City Council	Article 4 notice, HMO licensing	Checked 10 Sep 2026
Government guidance	Renters' Rights Act, EPC 2030, property tax rates	Checked 10 Sep 2026

Standard assumptions used in every report

Item	Assumption
Loan	75% of purchase price, interest only, at the average 2-year fixed rate (4.8%; HMO +0.5%)
Purchase costs	Stamp duty at investor rates, plus £3,000 legal, survey and lender fees
Averages	Interquartile mean with the middle 80% of evidence shown as the range
Flip	75% bridge at 0.85% a month plus 2% fee, 6-month project

Important. This report is general information about an area, produced by PropNugget from third-party data (including PropertyData, HM Land Registry and government sources) combined with our own analysis. It is not financial, legal, tax or professional advice, and it is not a valuation or survey. Figures may contain errors or be out of date: verify them independently and take professional advice before making any decision. Yields and returns are before income tax and use standard costs.