

Heritage
Nest Property Ltd

**HELPING INTERNATIONAL
INVESTORS ACCESS THE UK
PROPERTY MARKET WITH
CONFIDENCE**





Your Trusted UK Property Sourcing Company

Helping International Investors access the UK Property Market with Confidence.

Investing in UK property offers strong capital growth, stable rental demand, and long-term security. However, navigating the UK market from overseas can be complex.

As a UK-based Property Sales Company, We provide end-to-end property sourcing and advisory services designed specifically for foreign and international investors.





Why Invest in UK Property?



- ✓ Stable and transparent legal system
- ✓ Strong rental yields in key cities
- ✓ High demand from tenants and professionals
- ✓ Long-term capital appreciation
- ✓ Globally recognised and resilient property market



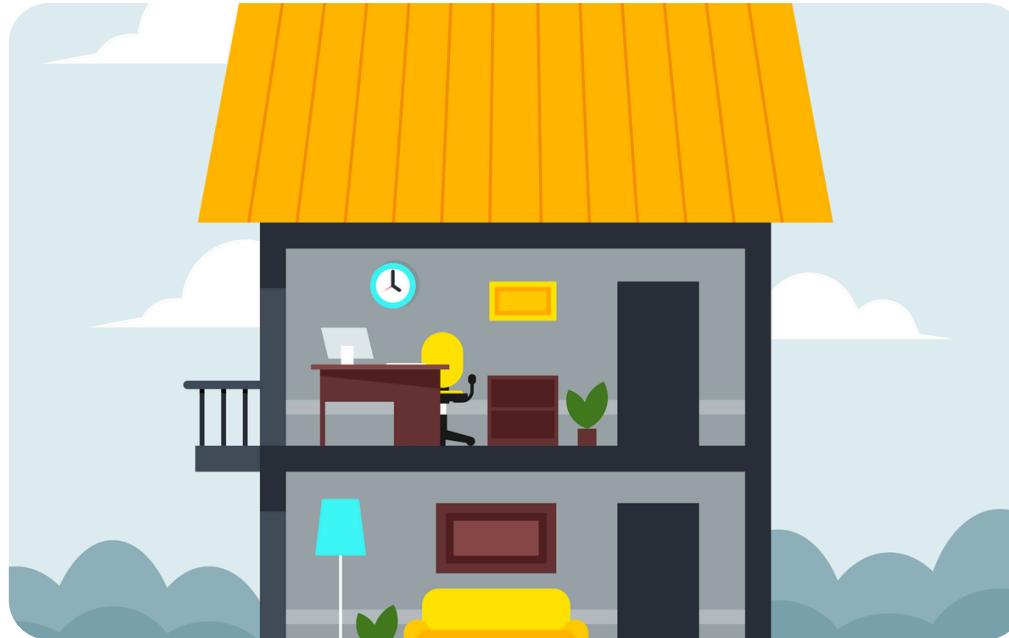


Our Services

Market Research & Investment Advice

We provide data-driven insights on:

- ✓ Rental yields and capital growth forecasts
- ✓ Area analysis and regeneration zones
- ✓ Comparable sales and market trends
- ✓ Investment suitability for overseas buyers
- ✓ My advice is independent, transparent, and investor-focused.





Property Sourcing

We identify high-quality residential and investment properties across the UK, including:



- ✓ Buy-to-let properties
- ✓ High-yield rental investments
- ✓ Off-plan developments
- ✓ Capital growth opportunities
- ✓ New-build and refurbished homes

All properties are sourced based on your investment goals, budget, and risk profile.



Our Services

End-to-End Purchase Support

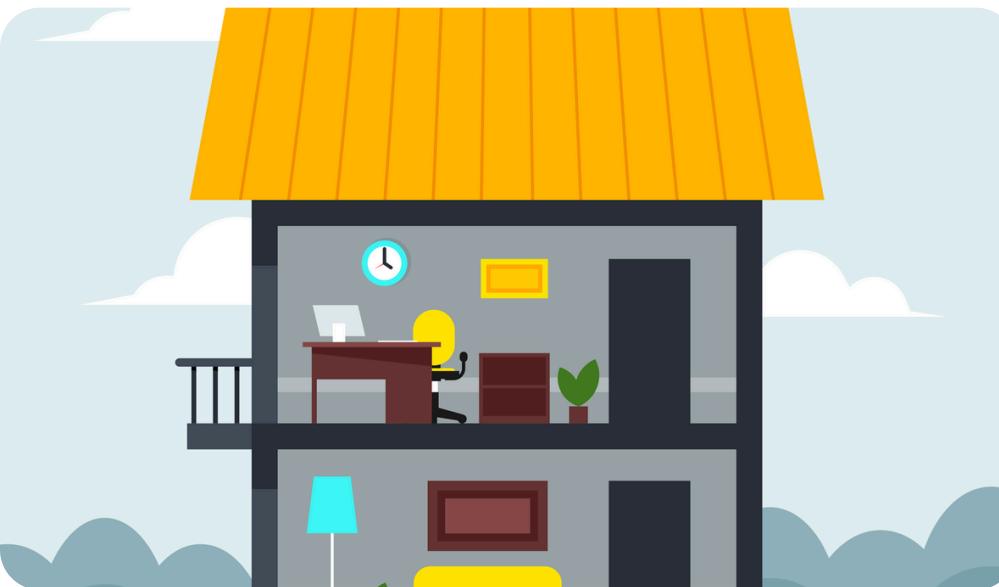
We guide you through the entire buying process,
including:

- ✓ Property selection and negotiation
- ✓ Introduction to solicitors and accountants
- ✓ Liaison with developers, agents, and legal teams
- ✓ Guidance on UK legal and purchasing procedures
- ✓ Support through exchange and completion
- ✓ You benefit from a single point of contact in the UK.





Foreign Investor Support



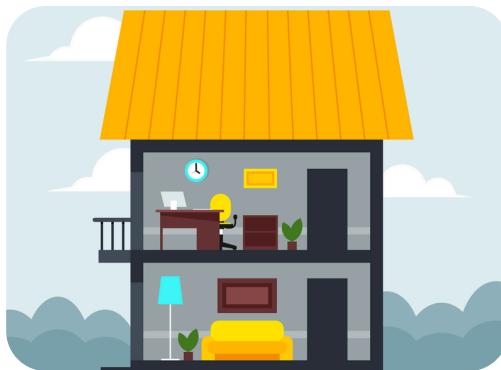
We specialise in working with international clients and provide:

- ✓ Clear explanations of UK property laws
- ✓ Guidance on ownership structures
- ✓ Assistance with UK bank introductions
(where applicable)
- ✓ Dedicated support for non-resident buyers





After-Sales & Lettings Support



Our service doesn't end at completion. I assist with

- ✓ Property management introductions
- ✓ Tenant sourcing
- ✓ Rental setup and handover
- ✓ Ongoing investment strategy reviews



Who We Work With



- ✓ **First-time UK property buyers**
- ✓ **Overseas individual investors**
- ✓ **International professionals**
- ✓ **Portfolio investors**
- ✓ **Expatriates and non-resident buyers**





Why Choose Us?

*Local expertise.
Global investors.
Smarter UK property
decisions.*



- UK-based local expertise
- Access to off-market and exclusive opportunities
- Transparent fees with no hidden costs
- Investor-focused, not sales-driven
- Personalised one-to-one service

We act in your best interests, ensuring every property aligns with your investment objectives.

Whether you are purchasing your first UK investment property or expanding an existing portfolio, We provide the knowledge, access, and support you need to invest with confidence.





Your UK Property Investment Journey

Step 1 – Initial Consultation

Define your budget, preferred locations, and investment goals.

Step 2 – Property Selection

Receive a curated shortlist of suitable investment opportunities.

Step 3 – Due Diligence

Comprehensive financial and legal review.

Step 4 – Acquisition

Offer submission, negotiation, and completion support.



Step 5 – Management & Reporting (Optional)

Ongoing support to optimise long-term investment performance.





Investment Property Examples



Standard Studio Central House, Glasgow

- Property Type: Studio apartment
- Tenure: Freehold
- 9.88% net rental yield
- Currently tenanted at £195.00 per week
- Fully managed student property
- Estimated rental income of 46 weeks x £195.00 – £8,970.00 gross rental income per annum
- Lettings and management fee of 10.8% plus VAT – £914.94 per annum.
- Service charge per annum – £4,104 per annum
- Estimated total net annual income – £3,951.00 per annum/£329.25 per month



Price
£39,995





Investment Property Examples

3 Bed Terrace, Lynemouth, Northumberland

- Property Type: 3-bedroom terraced property
- Tenure: Freehold
- 8.6% net rental yield
- Currently tenanted at £575 per calendar month – £6,900 per annum
- Tenant Status: Current tenant up to date on rent and has been living in property since May 2024.
- Tenancy Term: Currently on a rolling contract
- Mortgageable

Price
£80,000





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For More Information



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