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DERBY
City Guide



Learn before investing UK Properties



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Bricksducate'Me DERBY



Learn before investing UK Properties



Derby is one of the UK's smaller cities. But it is one of the country's leading manufacturing centres with a healthy economy providing lots of skilled jobs. Surprising then, that it is also one of the cheaper UK cities for property investors. It also has an interesting similarity with New York! *

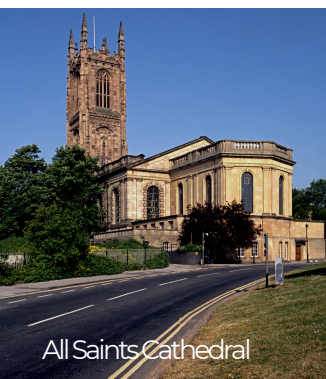
Derby is one of the UK's main manufacturing cities and a major contributor to the UK's exports. [This Report says Derby exports more goods and services per job than any other in Britain.](#) Big names in Derby include aero-engine manufacturer Rolls Royce, train manufacturers Bombardier Transportation and car manufacturers Toyota Motor Manufacturing.

*[Derby Arboretum](#) is notable not only for being the UK's first public park but for also having inspired New York's famous Central Park. It is also said the hot dog was invented in New York by Harry Stevens, a native of Derby.



Derby is a particularly well-connected city with good road and rail links and is close to the East Midlands Airport, one of the country's biggest air freight airports. There will also be an HS2 high-speed railway station near Derby at Toton.

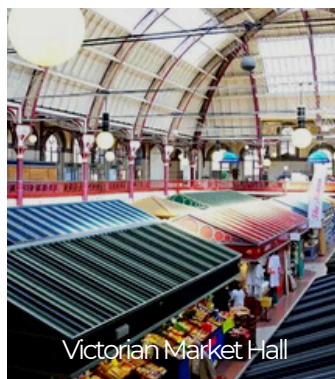
The City of Derby has a population of around 247,000 people. Official forecasts suggest the population could rise by around a quarter to 312,000 by 2037 increasing the demand for property – so good news for property investors looking to invest for the future.



All Saints Cathedral



Derby Arboretum



Victorian Market Hall

- Local economy is worth approximately £6,800m GVA.
- Economic growth of 1.4% year-on-year.
- Population is forecast to grow from 257,174 in 2018 to 269,783 in 2028.
- Jobs growth of 1% year-on-year – 148,700 jobs in total.
- Current avg. house price is £159,403 – 0.3% annual growth.
- Low property prices for a major city which are around a third cheaper than the national average.



Ranked 2nd UK Powerhouse City Growth Tracker

Property investors here might like to keep an eye on the Becketwell scheme. Becketwell is a mixed-use development planned to bring new homes, offices, retail and leisure space, along with a new public square to a run-down part of the city centre.



Town centre Regeneration Scheme



UK CITY OF CULTURE
2025 SHORTLIST



Becketwell regeneration scheme



Becketwell arena

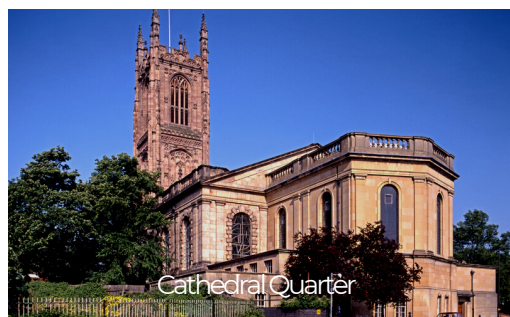
- Regeneration sites covering more than 18.5 acres, £4bn invested in past 2 years, £2bn in the pipeline
- [£25 million regeneration of Derbyshire town centre set to begin](#)
- [Building work can start on Derby's £45m Becketwell arena](#)
- [new 3,500 capacity entertainment venue forms phase two of the £200m Becketwell regeneration scheme](#)



2.1 million people within a 45-minutes radius of the city.

Derby has good transport links making it popular as a place for companies to locate, and with commuters who travel around the East Midlands.

Derby is also Derbyshire's main retail centre. [Derbion](#) features over 200 shops, leisure attractions and eateries. Friar Gate is a centre for the city's social life. The [Cathedral Quarter](#) is a hotspot for independent shops, cafes, restaurants and bars, and arts and cultural venues.



It is close to the M1, A50 and A38 roads. East Midlands Airport is one of the UK's busiest freight airports and a hub for the logistics industry. The future [East Midlands HS2 Hub at Toton](#) between Derby and Nottingham will be one of the most connected places in the UK.



Population expected to grow by 9.45% by 2028, 21,300 new jobs expected to be created

- International hub for aerospace, automotive and rail industries
- Second-highest income per person in the UK outside of London
- Awarded as the 2nd in the UK for millennial start-ups



Today Derby is one of the UK's main manufacturing cities, which helps support the economy here. The city exports more goods and services per job than any other in Britain. Derby is also the headquarters of the world-famous tableware manufacturer Royal Crown Derby.

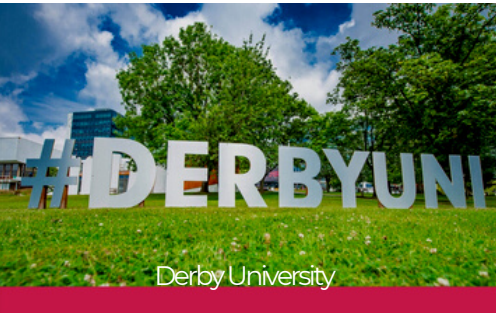
Key employers in Derby include aero-engine manufacturer Rolls Royce, train manufacturers Bombardier Transportation and car manufacturers Toyota Motor Manufacturing UK at Burnaston.



Other key employers in Derby include the University Hospitals of Derby and Burton NHS Foundation Trust, Derby City Council and the University of Derby.



Derby is also a university city, so there can be opportunities for student property investors.



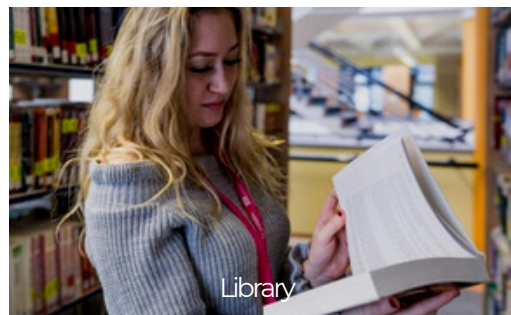
Derby University



Sport Centre



Multi-Faith Centre



Library

The [University of Derby](https://www.derby.ac.uk/) has around 11,300 students with its campus at Allestree to the north of the city centre. The University of Derby also has a small campus at Buxton. Popular areas for Derby student lets include the city centre, Ashbourne Road, Uttoxeter New Road as well as Allestree itself.



Property Values in Derby

As with much of the East Midlands, in Derby, property prices are well below the national average in most locations. Property prices are also lower in Derby itself than much of Derbyshire.



According to [HM Land Registry figures](#), the average house price in England is currently around £247,000. The average house price in Derbyshire is £180,695 but the average house price in the City of Derby is just £159,403.

According to Rightmove and Zoopla, the cheapest investment properties in Derby currently start at around £46,000.

Although it's difficult to predict what might happen in future, it's been said that house prices in Derby have risen by almost 200% in the last two decades.



Rental Demand in Derby

Demand for buy to let accommodation in Derby comes mainly from local residents, those coming to Derby to work together with students at the University of Derby.



Home.co.uk's [Derby Market Rent Summary](#) says that the average rent in Derby (DE1) is currently £1,035 per month. Landlords in Derby can expect to earn an average £554 PCM for a one-bed property, £983 PCM for a two-bed property and £1,668 PCM for a three-bed property. A four-bed property in Derby will earn an average £2,000 PCM in rent and a five-bed £2,009 PCM.

According to [Liveyield](#), Derby offers buy-to-let investors solid yields. They say that some areas of Derby offer around a 4.8% annual letting yield to landlords.



Why Invest in UK Property in 2022?

As one of the most popular markets in the world, property investment in the UK remains a clear opportunity to build long-term returns.

With property forecasts suggesting the UK could see prices grow by 21.5% by 2025, UK investing remains a reliable channel for maximising returns amidst low interest rates and incredible demand.



1

Positive UK House Price Growth

After the turbulence of the last two years, UK investing remains a clear opportunity as we look towards 2022. According to [Savills](#), over the next five years, UK property is expected to rise in price by 21.5%. This means the [average UK property will rise from £322,000 to £370,000.](#)

Long-Term Rental Increases for UK Investing

During 2022, [JLL predicts](#) that the average rental prices for a UK investment could rise by 2% over the year, contributing to a 8.5% increase over the next five years. This is ideal if you're looking to invest in the UK with Buy-to-Let, as it gives plenty of opportunity for the asset to maximise returns over the long-term.

2

3

Buyer Confidence Drives Activity for UK Investing

[75% of active buyers in the UK were confident that they would purchase a property within the next 3 months. 82% of sellers in the UK were confident that they would sell their property within the next 3 months](#)



4

Property Investment in the UK Driven by Undersupply

With Buy-to-Let in the UK worth over £1 trillion, research estimates that UK renters will outnumber homeowners by 2039. This only serves to highlight the power of property investment in the UK – where the market is heavily trending towards renting but can't deliver the supply to meet demand.

Reduced Stamp Duty Land Tax Until October 2021

The extension of this tax break demonstrates an incredible opportunity for landlords that are thinking of pulling the trigger on an investment. This is particularly true for foreign investors, who can currently find value through foreign exchange alongside the tax reduction.

5

6

UK Population is Rapidly Increasing

With the UK population expected to reach 74 million people in the next 20 years – we're seeing why demand is growing within the UK rental market. There is an incredible opportunity for property investment in the UK as [a record 1.13 million over-50s turn to renting](#); and young professionals continue to be the majority within the rental market



7

High Levels of Foreign Investment

Foreign Direct Investment (FDI) has steadily increased over the last few years, peaking at [£1.5 trillion in 2018](#). Since then, the UK has consistently achieved a [5% increase in inbound FDI projects](#), cementing its position as one of the leading countries in the continent. The root of the UK's success can largely be attributed to digital tech, which attracted 432 projects in 2019 alone.

Property Investment in the UK Largely Unaffected by Lockdown

8

The number of properties sold [soared by 15% during the month of February, as 96,250 homes changed hands](#), according to HMRC. [While the latest figures suggest that property transactions are 36.2% lower than March 2021, year-on-year, residential transactions have been 138% higher than 2020.](#)

9

Living Trends Point to Indefinite Renting

The concept of 'Generation Rent' is truly in full swing across the UK, directly appealing to investors that want to build a long-term portfolio and invest in the UK.

[Resolution Foundation](#) revealed that nearly 40% of 'millennials' are still privately renting at age 30, while nearly 30% of the wider generation are expected to be renting well into retirement.



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Stress free investment with us

For those wanting to buy UK property, we help fulfilling four key areas with our SERVICES:

BUY A UK PROPERTY

You can view our carefully curated high yield property listings and buy a UK house from our handpicked listing.

LEARN HOW TO INVEST

You can learn the whole process of investing in UK Property by yourself at your own pace; allow us to teach you everything we know with our UK Property eCourse in English or Cantonese.

SEARCH A LONDON PROPERTY

If you wish to find a specific type of house, flat or commercial property, let us be your UK sourcing Agent. We can guide or find you to the right investment project.

FIND A PROPERTY PROJECT

If you are looking for a reputable and experienced HK based property company to manage your existing project in the UK, our team of experts can handle the process from the pre acquisition phase all the way through to post acquisition.

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