

11% NET RENTAL YIELDS ACHIEVABLE



Investment Highlights

Leasehold 999 years

Apartment Prices £120,000 to £200,000

Reservation Fee £5,000

Exchange on 25% (minus deposit) within 28 days

ASTs rental up to £1,000 PCM

STLs rental up to £120 per night

Rental Yield up to 11% NET

We are thrilled to launch one of our most exciting developments of the year, The Canal Depot. As the name suggests, this characterful waterfront development boasts everything we look for when sourcing properties that will provide both significant growth and rental income for investors.

Key Investment Highlights:

- Conversion & part-new build of the historic waterfront Canal Depot in central Doncaster
- 51 large modern apartments split over two phases
- Balconies and terraces with some overlooking the River Don
- Charismatic features of the 100 yo building, restored to keep the buildings charm & provenance
- Flexible lease allowing for Short and Long Term Lets
- 11% NET Rental Yields achievable – Over £1,500 Net per month
- Prices range from £120,000 to £195,000 in Phase 1
- 999 Year Lease – No Ground Rent
- Fully funded site by a highly experienced developer

Why Doncaster?

Doncaster is a city on the cusp of becoming the UK's leading destination for innovative digital and technology businesses to locate and grow. The City is undergoing a transformation, turning underused industrial areas into vibrant urban spaces, making it an increasingly attractive place to live, work, and invest. One of those key areas its Marina, where millions of pounds are being invested to transform it. Our flagship development sits right in the heart of those plans, making it perfect for tenants and owners occupiers alike wanting to live in what will be the heart of the City.

87% of the UK population are reachable within 4 hours drive of Doncaster. With land on the outskirts at an affordable level over the last decade, it is easy to see why large corporations have chosen this area of Yorkshire to base themselves. DFS, Amazon and the exciting new AI specialist, Automated Analytics, are all either based there now or in AA's case, will be once the new Digital Tech Hub is completed in 2026.

Reservation Process

Reservation fee £5,000. 25% on exchange (minus deposit) within 28 days. 75% balance on completion.



Why Doncaster?

The Canal Depot is everything you want with a City centre Development in terms of location:

- Waterfront
- Within a minute's walk of train station
- Overlooking the beautiful Cathedral to the rear
- Walking distance to the large College there
- A short stroll into the city centre



Reservation Process

Reservation fee £5,000. 25% on exchange (minus deposit) within 28 days.
75% balance on completion.