

**RWinvest**

EST. 2004



# Liverpool Property Investment 2023

[www.rwinvest.com](http://www.rwinvest.com)

In the world of property investment, all good investors will appreciate that one of the most important things you can do is invest in the right area.

For the past few years, one city has topped the scoreboards for property investment hotspots – and that's Liverpool.

In this guide, you'll find information on the benefits of Liverpool property investment, statistics on house price growth and rental yields, and details about the best places to invest in this top city.

You can also find out about some of our latest Liverpool investment opportunities that are not to be missed.

Let's dive right in!







## Why Invest in Liverpool?

Investors from around the world regularly take advantage of Liverpool's property investment opportunities. But why is that?

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***The main benefits to investing in Liverpool property are:***

- High rental yields.
- High rental demand.
- Affordable prices.
- Strong capital growth.

Let's look at the facts behind each of these reasons to consider Liverpool property investment.



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MILL

Rice Works

Prices From

**£159,950**

*7% Assured*  
**NET Rental Return**



*L1 Liverpool*  
**Baltic Triangle**



**Serviced**  
*Apartments*

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## Rental Yields in Liverpool

Liverpool boasts some of the best rental yields in the country, and this is what attracts a lot of buyers to the Liverpool market.

With an average rental yield of around 7.15%, investors can generate some impressive rental returns from their buy to let purchases.

### Potential Rental Yields in Liverpool Postcodes

Postcode	Yields
L1	10%
L11	8.67%
L6	8.12%
L2	7.56%
L3	7.40%
L4	7.13%

\*Data from TotallyMoney.com

## High Rental Demand in Liverpool

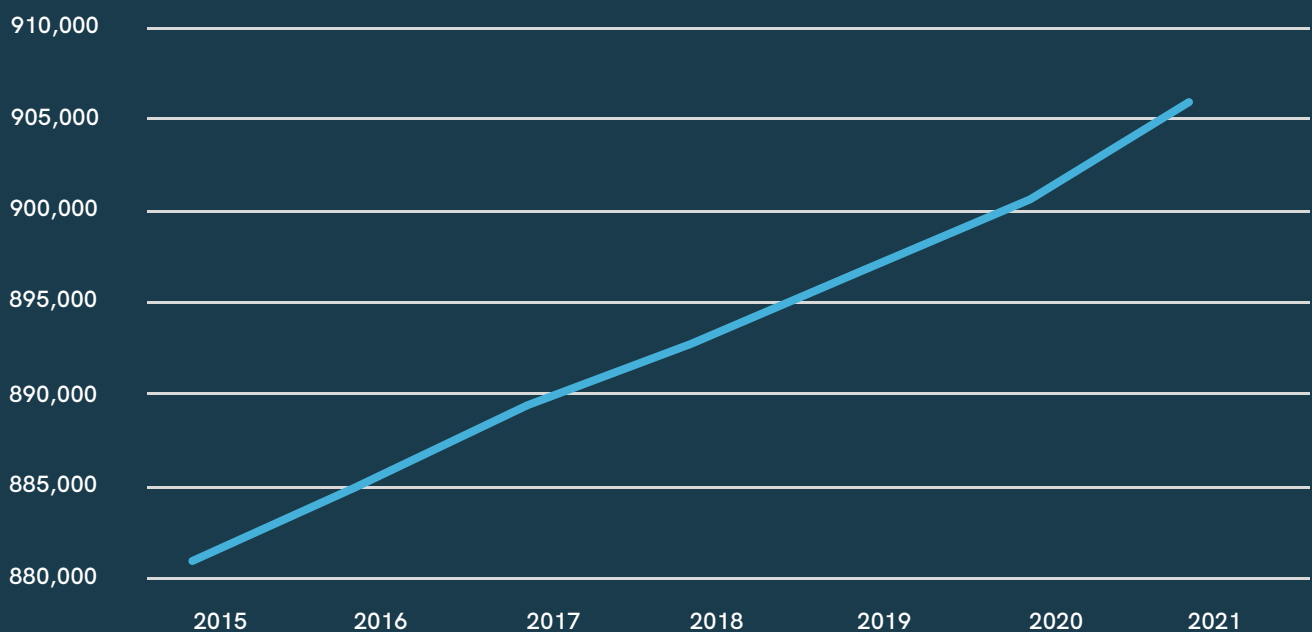
Liverpool is filled with those looking for quality properties to rent, and this makes Liverpool property investment an attractive venture for those hoping to appeal to a range of different tenant groups.

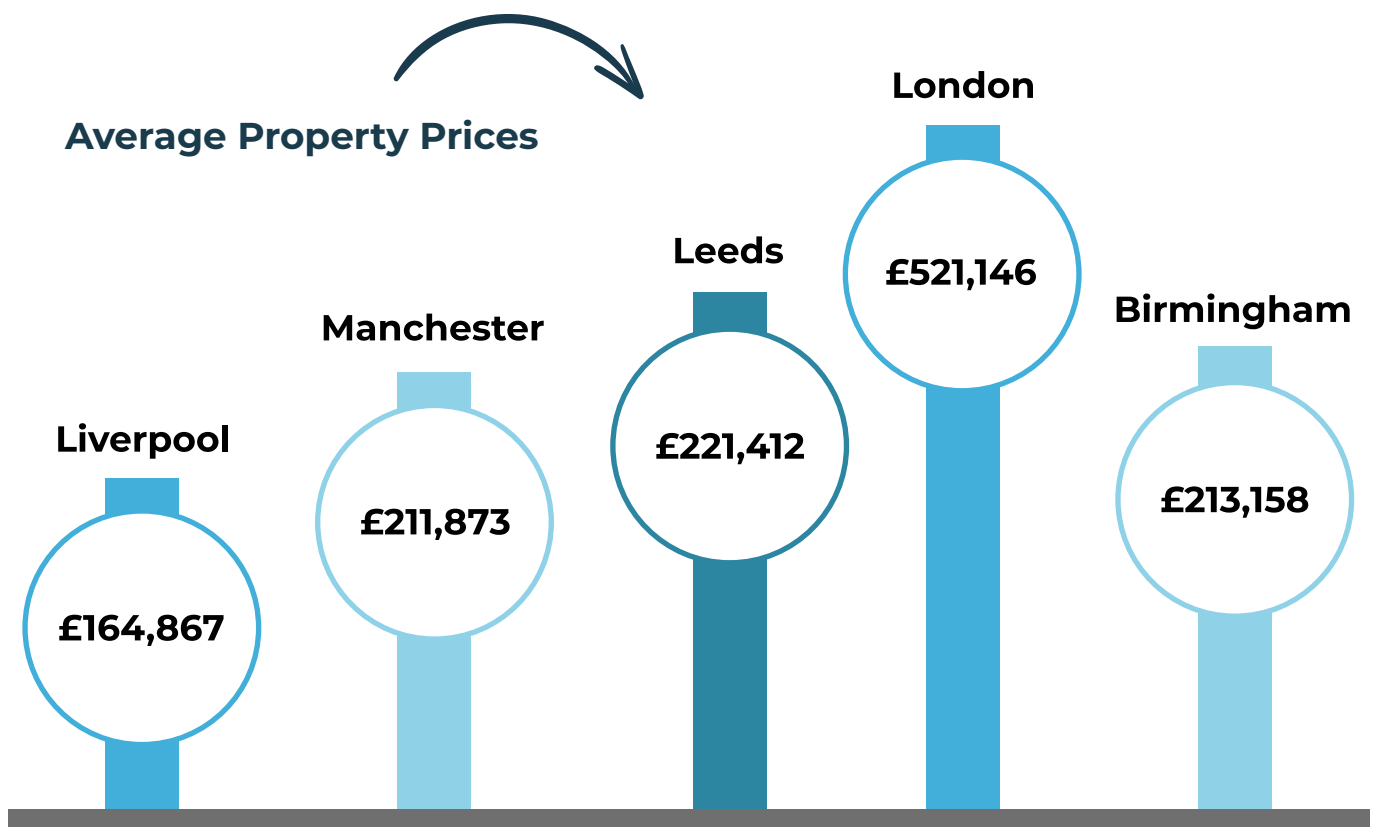
Students and young professionals make up a large portion of people seeking quality rental properties in the city.

With a student population of over 70,000, students in Liverpool provide a reliable stream of demand.

Liverpool's buzzing business scene, lively nightlife, and endless attractions have made the city popular with young professionals, and the city's population is constantly expanding. Between 2017 and 2021 alone, the population in the city increased by 1.4%.

### Liverpool Population Growth 2015 - 2021





## Affordable Property Prices

One of the reasons that so many people look to buy investment properties in Liverpool is the affordability of the city's property prices.

On average, Liverpool property prices are a lot lower than house prices in other UK cities.

As of December 2021, average property asking prices in Liverpool stood at £164,867, according to the Land Registry's House Price Index. This is significantly lower than the average property price in many other top UK cities.

Because Liverpool properties are cheaper to buy, property investors can build buy to let portfolios more quickly than they would elsewhere.

## Strong Growth Prospects

Liverpool is viewed as one of the best cities to live and work in, which has led to high demand for property and subsequently increased property price growth.

Because there's so much property market demand, Liverpool house prices have experienced a considerable surge over recent years and are expected to grow further over the coming years.

In the most recent Savills Residential Property Market Forecast, the North West region is predicted to see the highest house price growth rates alongside Yorkshire and the Humber, of 18.8% by 2026.

Region	2022	5-Year
North West	4.5%	18.8%
Yorkshire and The Humber	4.5%	18.8%
Wales	4.0%	18.2%
North East	4.0%	17.6%
East Midlands	4.0%	15.9%
West Midlands	4.0%	15.9%
Scotland	4.0%	15.9%
South West	3.5%	13.1%
South East	3.0%	10.4%
East of England	3.0%	10.4%
London	2.0%	5.6%
UK	3.5%	13.1%

\*Data from Savills.co.uk





THE PRESTIGE  
LIVERPOOL

# Completed & Tenanted

Luxury Liverpool Apartments

**L1**

Liverpool 1  
Location

**£153,950**

Prices from  
£153,950

**6%**

6% Assured NET  
Rental Income

ENQUIRE NOW



## Who Can Invest in Liverpool?

Liverpool welcomes investment from investors based around the globe, and as a result, levels of overseas investment in the Liverpool property market are high.

From 2017 to 2018, there was a 160% year-on-year increase in Chinese buyer enquiries into Liverpool buy to let investment.

In 2019, Liverpool was recorded as one of the biggest UK recipients of foreign direct investment, with growth in overseas investment levels for Merseyside areas such as Knowsley, St Helens, and Haydock. This FDI across the region led to the creation of 3,389 jobs.





# The Best Places to Invest in Liverpool

If you're thinking about apartments for sale in Liverpool and you're wondering where to look for your investment, here are some of the best places to invest in Liverpool for 2023 and beyond.





## Liverpool City Centre

**Average Property Asking Price:** £171,805 (Zoopla, February 2022)

**Population:** Approx 36,000

This area is one of the best places to focus on when investing in buy to let due to the city centre's mix of high rental yields, capital growth, regeneration, and demand.

Liverpool city centre is an ideal location for both student and young professional tenants who want to be close to the hustle and bustle of city life.

Home to some of the top regeneration zones like Ropewalks, the Baltic Triangle, and more, make sure you check out the choices of property for sale in Liverpool city centre.





## Toxteth/Dingle

**Average Property Asking Price:** £175,036 (Zoopla, February 2022)

**Population:** 13,246 (Dingle)

Based in the South Liverpool district, these neighbourhoods span some of the best postcodes in Liverpool, including L8.

Because of the proximity to the Baltic Triangle, these areas are attracting high demand from young professionals and student renters looking for a slightly more affordable alternative to the Liverpool city centre.





## Crosby

**Average Property Asking Price:** £373,667 (Zoopla, February 2022)

**Population:** 51,789

Nestled away in the Liverpool suburbs, you'll find Crosby. Crosby is a primarily residential area based in Sefton, and recently, Crosby has gained attention for its potential when it comes to Liverpool investments.

Past developments in the area, such as the stunning Crosby Gardens, have proven an attractive buy to let opportunity, with yields of 7%.

Capital growth is high in the area. While the overall property price average may be more expensive than other Liverpool postcodes, the potential returns are not to be missed.





## **Birkenhead**

**Average Property Asking Price:** £144,987 (Zoopla, February 2022)

**Population:** 88,818

Located in Merseyside's Wirral area, Birkenhead is another up-and-coming Liverpool hotspot.

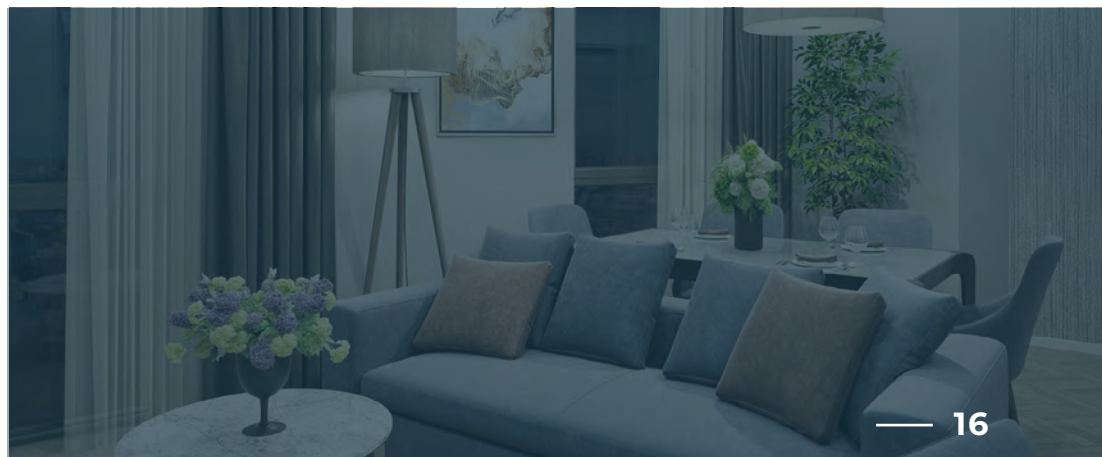
Here, properties are affordable, and regeneration is on the horizon, which is why more and more savvy investors are exploring the choice of apartments for sale in the area.

With high potential yields, affordable prices, and proximity to Liverpool city centre, Birkenhead is one of the best areas to buy in Liverpool and Merseyside, whether you're an investor or a first-time buyer.





# Liverpool Buy to Let Properties For Sale in 2023





*The Prestige is one of the most exciting investment opportunities in the UK for property investors. Those looking for high returns and security should act fast so they don't miss out!*

**- Michael Gledhill, Director of RWinvest**

## The Prestige

The Prestige has already set the benchmark for most desirable addresses in the whole city of Liverpool. Superior apartment living and the finest quality finish mingle with five-star onsite facilities including a gym, resident lounge and stunning roof terrace.

## Reasons to Invest



**Prices from £144,950**



**6% Assured NET Rental Income**



**Completed and Tenanted Project**



## Central Park

Situated in the Baltic Triangle, Central Park is a residential development focusing on health and wellbeing of tenants through its use of eco-friendly technologies and outdoor amenities. Luxury 1 and 2-bedroom apartments combine with a rooftop terrace, landscaped gardens and outdoor gym.



## Reasons to Invest



**Prices from £164,950**



**6% NET Rental Return**



**Secure a Unit With  
Just £32,990**

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*Central Park is at the heart of major regeneration efforts in Liverpool, and is sure to be a hit with young professional tenants. Savvy property investors should be looking at this as one of the most exciting opportunities in the North-West!*

**- Michael Gledhill, Director of RWinvest**



*Invest in One Park Lane with just a 25% deposit and take advantage of amazing rental yields, high demand, and strong predicted growth!*

**- Michael Gledhill, Director of RWinvest**

## One Park Lane

Part of the Heaps Mill project, One Park Lane is a new development in Liverpool that boasts a central location, sustainable eco-technology, and fantastic investment potential.

### Reasons to Invest



**Prices from £129,950**



**6% Assured NET rental returns**



**25% Deposit needed**

## Heaps Mill

Heaps Mill is an exciting new development in Liverpool city centre. Facilities include an onsite gym and spa, and the building features sustainable eco qualities.



### Reasons to Invest



Prices from **£124,950**



**7% Assured NET rental returns**



**Made up of five unmissable developments**

*Heaps Mill is one of our most exciting new developments, and units are selling fast. The premium location and fantastic facilities make this an ideal investment opportunity for Liverpool buyers.*

**- Michael Gledhill, Director of RWinvest**





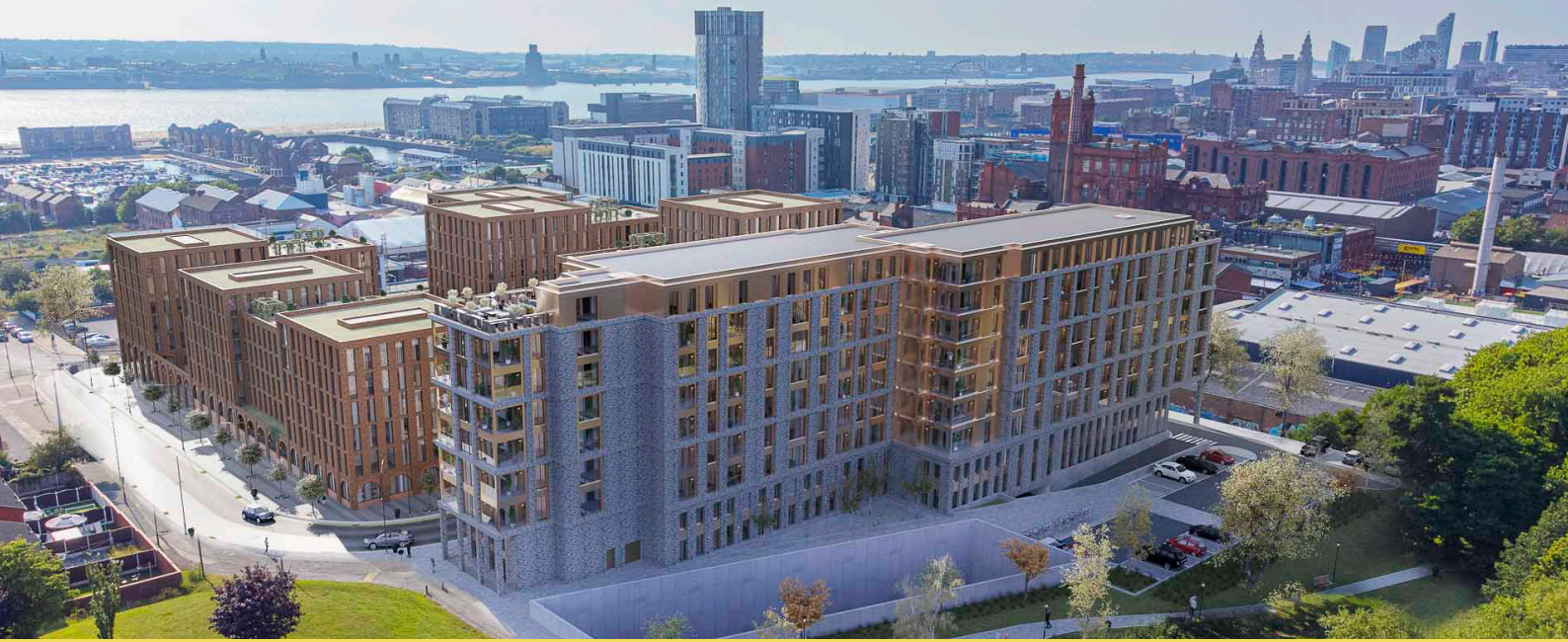
# Want to Invest in Liverpool Property?

If you'd like to invest in Liverpool in 2023, get in touch with our team of property consultants today. We can connect you with the best Liverpool investment opportunities that are perfectly aligned with your budget and buy to let goals.

[FIND OUT MORE](#)



# LIVERPOOL'S MOST POPULAR RESIDENTIAL HUB

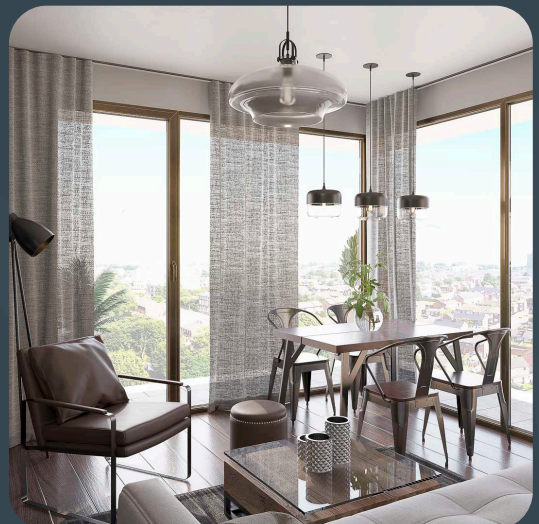
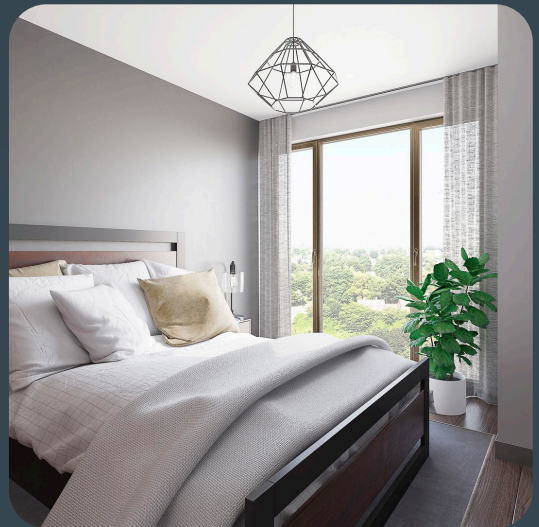


## Residential Apartments in Liverpool



- **Baltic Triangle** Location
- Prices from **£187,950**
- **6% NET** Rental Income

**ENQUIRE NOW**



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