

# Birmingham

Property Investment Guide

**RWinvest**

EST. 2004

NEW BLOCK JUST LAUNCHED



PARLIAMENT  
SQUARE

Liverpool

Prices from **£104,950**

**7% NET** Rental Return

Cherry Pick **New Units**

Find Out More



# The best Buy to Let Property Investment Areas in Birmingham

While London was once the main focus for UK property investment, spiralling property prices and disappointing returns have led many investors to look away from the capital and towards property development in other cities. The UK's second-largest city next to London, Birmingham has become more prevalent as a buy to let area, and Birmingham property investment is now a very popular option.

If you're looking to make a UK property investment, be sure to take some time to read this guide to the types of property investment Birmingham has to offer, and the best areas to buy property in Birmingham.

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NEW LAUNCH

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MERCHANT'S WHARF  
ORDSALL LANE, MANCHESTER

## Manchester

Prices from **£149,950**

**UP to 6.5%** Projected Rental Return

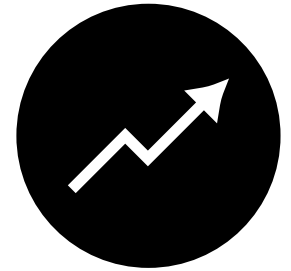
**55%** Below Market Value

Find Out More

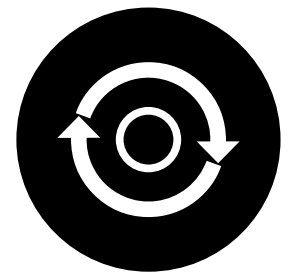




**Affordable**



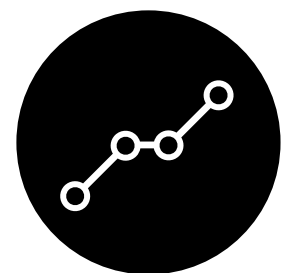
**Strong Yields**



**Consistent Demand**

# Why Invest in Birmingham?

So why is property in Birmingham considered such a good venture? There are multiple reasons why so many investors are choosing to buy property in Birmingham. Affordable properties, strong yields, consistent demand and high predicted growth are the key benefits that encourage people to get involved with Birmingham property investment.



**High Predicted Growth**



# High Yields, Capital Growth & Future Potential

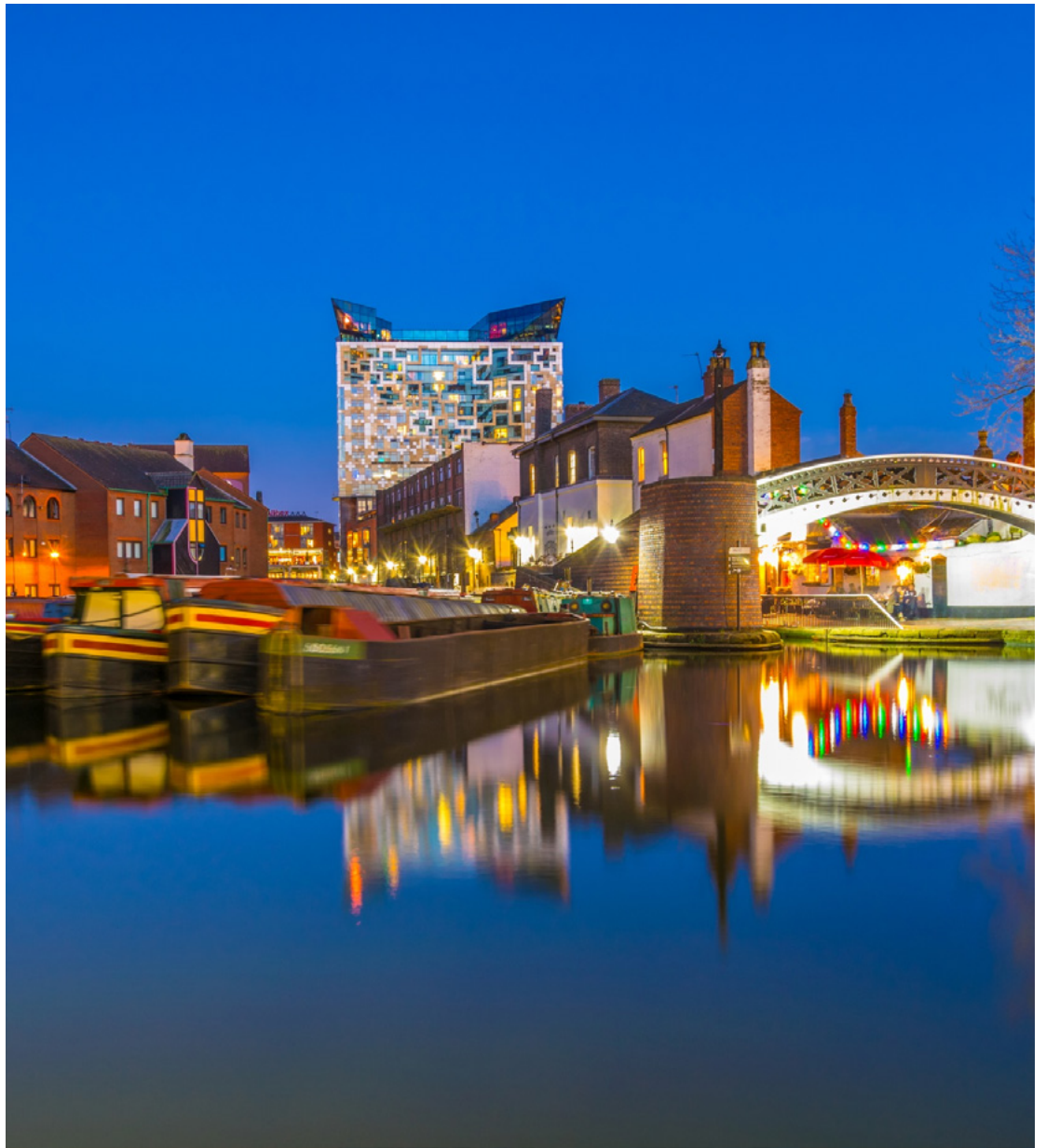


*Some of the best areas of Birmingham when it comes to high rental returns are often those popular with student tenants...*

The Birmingham property market is known for being more affordable than some other cities in the UK. The average house price in Birmingham is £205,134, which is highly affordable when compared to cities in the south such as Brighton with an average of £433,293, and London which has a staggering £790,065 average according to Rightmove. Those who purchase buy to let Birmingham property can get more for their money with their investments than they would when buying properties elsewhere.

While properties are priced low in Birmingham, rental costs have been increasing as of late.

There's recently been an increase of 3.8 per cent for rental growth compared to 2019, leading to an average rent in Birmingham of around £733 per calendar month according to Homelet. This is the reason behind the average rental yields of 4.2 per cent in the city as of December 2020. Although this is a little lower than some other cities such as Manchester which boasts averages of 5.16 per cent, it's still higher than London's dismal 2.4 per cent average. Some of the best areas of Birmingham when it comes to high rental returns are often those popular with student tenants, and can bring in yields exceeding 10% in spots like the B4 postcode.



# Invest in Birmingham for Capital Growth



Birmingham's economy is worth £23.2 billion, having grown at a rate of 16.3 per cent since 2009. This makes Birmingham's economy one of the fastest-growing in the UK. Like many other UK cities popular with investments, Birmingham has a range of ongoing regeneration schemes in place that are helping to grow the economy and increase the appeal of Birmingham property investment.

Some of the most notable regeneration projects in recent years were the Bull Ring development and the creation of New Street Station. The Bull

Ring has long been one of Birmingham's most famous features, undergoing previous regeneration back in the 1960s when it was turned into a shopping centre. In 2003, a project was introduced to transform the existing shopping centre, and today, it's one of the UK's busiest shopping centres, with a footfall of around 36.9 million per year. New Street Station is a major development that introduced a new railway station to the city, now standing as the sixth busiest railway station in Great Britain.



LIMITED UNITS REMAINING

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poet's place



POET'S PLACE

### Liverpool Student Investment

Prices from **£78,950**

**8% NET** Rental Return

**£7bn** Regeneration Zone

Find Out More



# Invest in Birmingham for Future Plans & Regeneration

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*Birmingham house prices have reportedly been rising at three times the national average, with an increase of 5.6 per cent between October 2017 to October 2018.*

Future plans in place for the city include the £1 billion infrastructural development, HS2. This will transform Curzon St Station and improve connectivity for those travelling between London and Birmingham, enabling a commute time of just 49 minutes. Along with improving quality of life for Birmingham and London residents that need to commute between the two cities, HS2 will also create around 36,000 new jobs, 4,000 new homes, and 600,00 square metres of commercial development.

Regeneration is so important for a city when it comes to investments, as it suggests further market growth is on the horizon. Cities with extensive re-development

help local properties to grow in value, in line with the growing appeal of the area. The property investment Birmingham offers is likely to experience capital growth due to rising house costs. Birmingham house prices have reportedly been rising at three times the national average, with an increase of 5.6 per cent between October 2017 to October 2018. Predictions from Savills have suggested that the West Midlands will see new growth of 21.7 per cent by 2024, hinting at a bright future for property investment in Birmingham. In fact, some are predicting Birmingham will rise faster than anywhere else in the country, with prices and rent value increasing by 4% and 3.5% by 2022 respectively.





# Young Professional & Student Demand



*Under 25s make up 40% of Birmingham and one-third of the city's inhabitants are from an ethnic minority, creating one of the most ethnically diverse cities across the whole of the UK.*

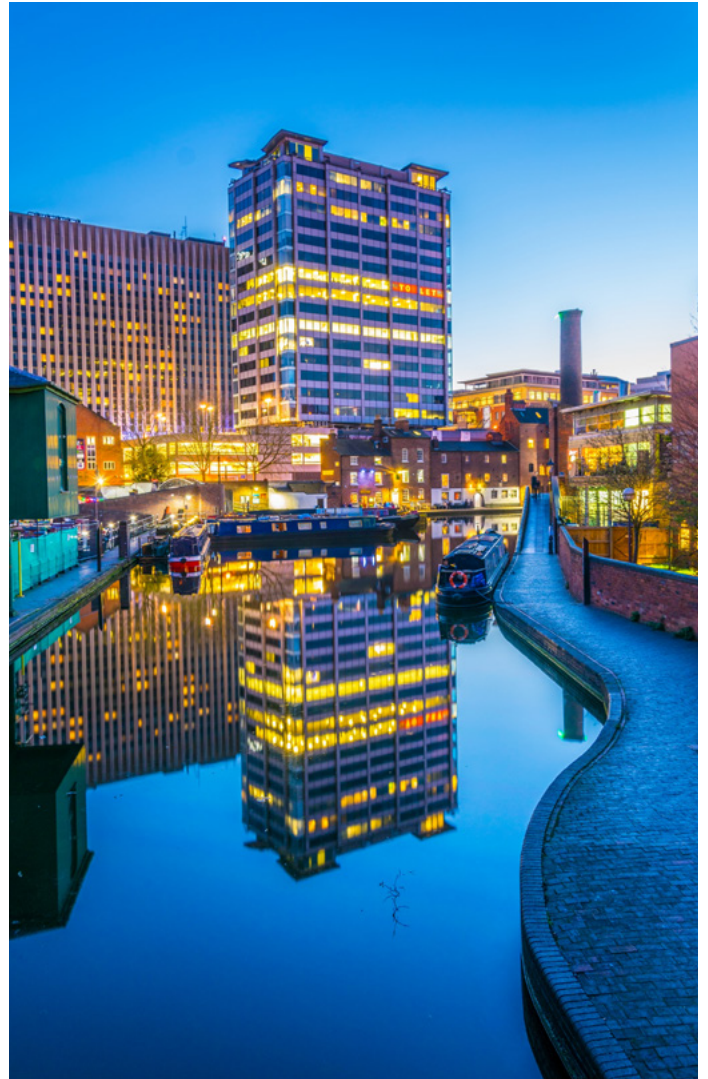
Demand is a key indicator of a solid investment, which is why Birmingham buy to let is so promising. Birmingham boasts one of the largest populations in the UK, home to approximately 2.6 million people according to the World Population Review.

The city has experienced significant growth over the years. The 2011 census found that the population in the area had reached over 1.1 million. Under 25s make up 40% of Birmingham and one-third of the city's inhabitants are from an ethnic minority, creating one of the most ethnically diverse cities across the whole of the UK. By 2035, it's predicted that the population of people living in Birmingham will reach 2.9 million.

# Business & its Effect on the Population

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*...looking for residential property for sale in Birmingham city centre is a good venture to consider due to the high levels of demand your property will experience.*



One area in which Birmingham thrives in is its business scene. World-renowned businesses such as HSBC and Deutsche Bank have opened new headquarter offices in Birmingham. HSBC's new Birmingham headquarters development is part of a £200 million investment in the area, with around 2,500 jobs on site. This stance of Birmingham as a business city plays a part in the city's growing population and significance as a buy-to-let hotspot. Young

professionals are one of the most desirable tenants for buy to let properties, as they'll often be more willing to pay larger amounts for their accommodation.

In cities with a lot of business opportunities, the demand from this type of tenant becomes higher. That's why looking for residential property for sale in Birmingham city centre is a good venture to consider due to the high levels of demand your property will experience.



# Invest in Birmingham for high Levels of Student Demand

Along with boasting a lot of demand from young professionals, Birmingham also has a large population of students seeking accommodation. With a student population of around 80,000, Birmingham is one of the biggest student hubs in the country. The city boasts five popular universities – Aston, Birmingham City University, University of Birmingham, Newman, and University College Birmingham- while there are also twenty universities within an hour of Greater Birmingham. The University of Birmingham is one of the most popular in the country, ranking at number six with over 33,000 students.

# LIVERPOOL ECO APARTMENTS

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The **Quarter** 

Liverpool

Prices from **£92,950**

**8% Assured NET** Rental Return for 1 Year

**City Centre Location**

**Find Out More**



# Investment Property for sale Birmingham – Where to Look

When finding a property to let in Birmingham, it's important to know about the best areas in Birmingham for demand, rental yields, and capital growth potential. Here are five top buy to let Birmingham hotspots for you to consider.

1 City Centre

2 Erdington

3 Solihull

4 Digbeth

5 Moseley & Kings Heath



The West Midlands



# Birmingham City Centre



Population: **25,800**

Average House price: **£222,634**

At the heart of the city is Birmingham city centre. Property in Birmingham city centre generates rental yields of around 5 per cent on average, with a 6 per cent growth in property value over the last year alone, currently sitting at an average price of £222,634. Birmingham city centre attracts huge levels of demand from people who want to live within the hustle and bustle of the city. That's why when it comes to

property in Birmingham, city centre apartments make a lucrative solution, catering to demand from young professional tenants who want to be close to their workplace. With a number of regeneration projects in store for the area, including the new £700 million paradise development, it's likely that property growth will continue in the city centre.



# Erdington

**i**

Population: **20,388**

Average House price: **£171,556**

Erdington is located to the north of the city centre, and is considered one of the best areas in Birmingham for affordable housing. The low prices in this suburb make it a good area to target for buy to let investment, especially student accommodation. With affordable prices, yields stand at around 5 to 6 per cent, which makes Erdington a good option to consider when

looking for property for sale in Birmingham. Property price growth in Erdington reached 2% compared to 2019, and with regeneration schemes in place for the coming years, it's possible property prices will increase even further. Regeneration for this area includes the re-development of Central Square Shopping Centre and a remodelling of Wilton Indoor Market.





# Solihull



Population: **209,900**

Average House price: **£321,162**

Often thought of as the best place to live in Birmingham, UK crowds of higher-paying homeowners and tenants flock to Solihull. With an average rent of £975, tenants can expect to pay a lot more than they would compared to the average rent in Birmingham as a whole. Just a 30-minute drive to Birmingham, Solihull is a borough in its own but still considered part of the Birmingham area. The number of residents in Solihull

comes to around 213,993, suggesting demand for rental property is high. Therefore, although rental yields come to around 3 to 4 per cent on average, property investors should take advantage of the possibility of capital growth. According to Rightmove, house prices increase by 2% from 2019. And, with Savills predicting house prices to increase by over 21% in the West Midlands by 2024, there is plenty of scope for serious capital growth.



# Moseley & Kings Heath



Population: **25,669**

Average House price: **£257,766**

Moseley and Kings Heath are two suburbs located to the south of Birmingham. The two suburbs have separate average property prices, with an average of £229,465 in Kings Heath and £286,068 in Moseley. Moseley has a relatively new reputation as a fashionable Birmingham spot and is considered the best place to live in Birmingham for UK city living with a 'village' feel. Both areas have seen sizeable growth, with Zoopla finding a mammoth 8.21% increase in value for Moseley, and a 3% in Kings Heath according to Rightmove.

# Digbeth

*i*

Population: **28,194**

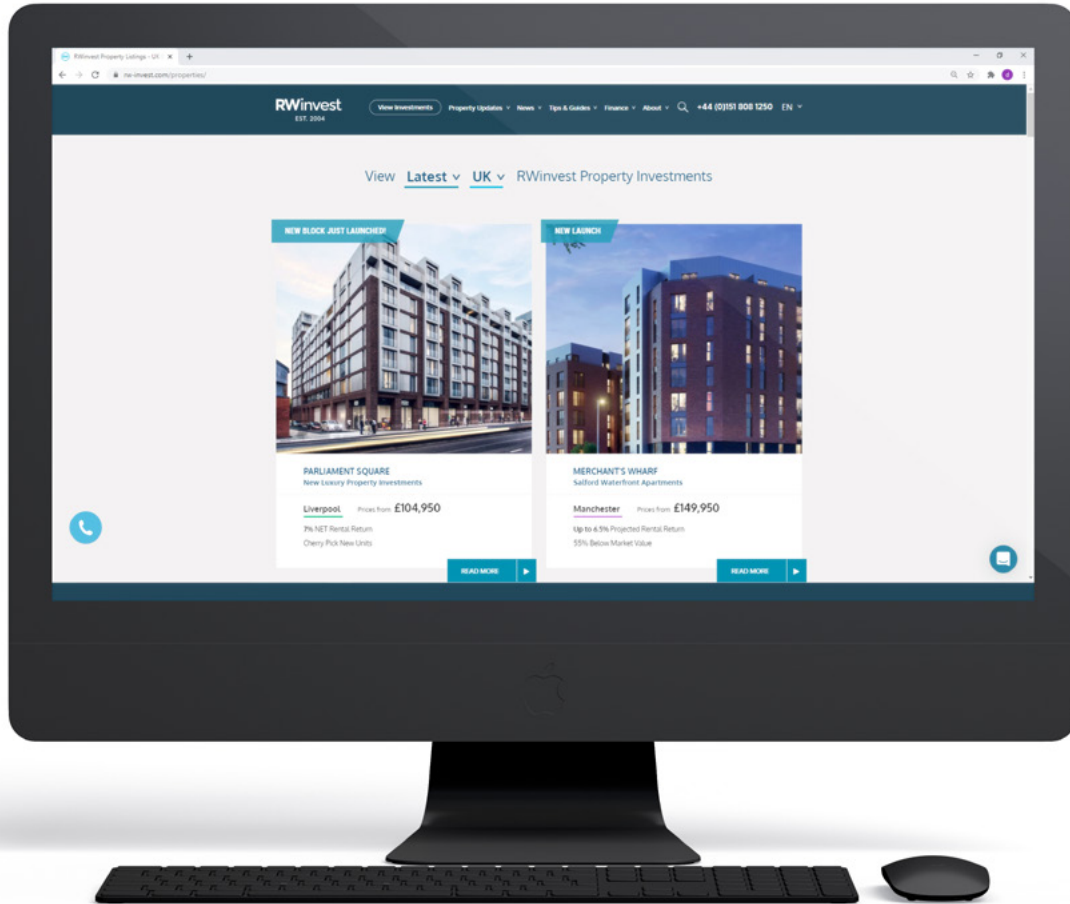
Average House price: **£177,272**

Digbeth is one of Birmingham's most coveted hotspots, with the Sunday Times naming it one of the coolest places to live in the UK. Located to the East of the city, Digbeth is home to many businesses in the creative and media industries, making it a popular location for young professionals. Rental yields in Digbeth have risen in the last five

years, now standing at between 5 to 6 per cent on average. Digbeth is part of the Eastside regeneration scheme in the city, wherein a new cultural quarter and public area will be created. Property prices in Digbeth have increased by a mammoth 9% since 2019. The future looks bright in terms of capital appreciation over the coming years.



# Start your search today.



## RWinvest

EST. 2004

Click the button below to view our latest investments.  
Start your investment journey today.

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# Commonly asked Questions on Birmingham Investments



## Is Birmingham better than other UK Cities for Property Investment?

While property investments in Birmingham can be highly lucrative, you should still explore other UK investment options. Areas in the north-west like Manchester and Liverpool outrank Birmingham when it comes to buy to let, with higher average rental yields, stronger property price growth, and more extensive regeneration.

Due to large student populations, these cities are also some of the best places to invest in student accommodation. If you're serious about making attractive returns from your property venture, don't ignore Liverpool and Manchester property investments.

## How Large is Birmingham?

Birmingham is the second-largest city in the UK, with a size of 267.8km<sup>2</sup> and a population of approximately 2.6 million people according to the World Population Review. The West Midlands region comes after Greater London which holds the top spot and is followed by Greater Manchester and West Yorkshire.

## Is Birmingham good for Property Investment?

Birmingham is undoubtedly a good place to invest in property, often hailed one of the UK's top buy to let areas. Birmingham property investment definitely makes a good option for investors seeking affordable property in an area with a large community of young people, increasing the demand from young professionals and student renters.

## Where did we find our data?

The information used in our Birmingham property market guide was taken from external sources. Population statistics were found on the Birmingham City Council website, Centre for Cities, City Metric, and the World Population Review. Rightmove, Zoopla and Totally Money were used for details on average Birmingham property prices.



# Consider RWinvest for Your Buy to Let Investment

Since 2004, we have helped 25,000 investors make the investment of their dreams. With over 16 years in the buy to let market, there are few companies who can offer our vast levels of expertise. Our efforts to get the absolute best deals for investors has led us to the North West. The area is a prime location for residential and student property and features the best yields you will find anywhere in the country.

If you want to start your investment journey with a trusted company, why not consider us? Contact our sales team today to learn about the latest opportunities on the market and access exclusive discounts and deals. Act today and cherry pick the best units available.

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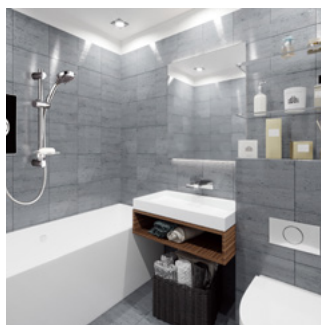
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# Over 140 Projects Launched

View our **£1bn portfolio** today with projects launched in 16 major cities.

City Terraces, Liverpool



## View Our Track Record

When we founded RWinvest in 2004, our mission was to help investors like you succeed, matching you with carefully vetted opportunities that offer excellent growth prospects. Our focus has always been on transparency, reliability and quality, bringing investors together with the best developers and management companies in the UK.

[rw-invest.com](http://rw-invest.com)

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#### DISCLAIMER

The information in our Manchester property investment guide was last updated in December 2020. Depending on the date you're reading this content, certain statistics and details may have changed in line with property market fluctuations.