



The Fox
& Tanner
Guide to
High-Yield
Property
Investment in
Emerging UK
Towns

How to Build Passive Income Without
Managing Tenants or Tradespeople



Welcome

Welcome to the Future of Property Investment

At Fox & Tanner, we specialise in unlocking value in high-yield properties across overlooked but fast-growing UK towns. This guide will show you how we find, develop, and manage properties that generate passive income for our partners — with none of the day-to-day hassle.



Why Emerging Towns Beat Big Cities in 2025

- Big cities are saturated and expensive.
- Towns like **Wrexham**, **Crewe**, and **Doncaster** are undergoing regeneration, offering:
 - Lower purchase prices
 - Strong rental demand (especially for young professionals)
 - Attractive yields (8–12% vs 3–5% in London)

Stat: Wrexham's average property price is 60% lower than the UK average, yet rental demand is surging due to infrastructure investment and remote work.





What is an HMO or Co-Living Investment?

HMO (House in Multiple Occupation)

- One property, multiple tenants (each paying rent per room)
- Shared kitchen and facilities
- Higher income, better cashflow

Co-Living

- Upgraded version of an HMO
- High-spec finishes, strong branding, better tenant experience

Benefits:

- Increased rental yield
- Lower vacancy risk
- Professional tenants = reliable income





Case Study – One of Our Recent Projects

- **Location:** Wrexham
- **Type:** 5-bed co-living conversion
- **Purchase Price:** £160,000
- **Refurb:** £55,000
- **Rent Roll:** £2,300/month
- **Net ROI:** 10.2% annually
- **Time to Completion:** 12 weeks

“I invested with Fox & Tanner remotely. They handled everything. Now I receive monthly income without lifting a finger.” — Investor, London





5 Red Flags to Avoid as a New Investor

1. Overpaying in overhyped areas
2. Buying without due diligence on tenant demand
3. Underestimating refurb costs
4. Choosing the wrong letting agent
5. Managing the project yourself without experience

Fox & Tanner helps you avoid all five — by doing the legwork and managing end-to-end.





How We Work With Investors

1. **Book a Discovery Call**
2. **We Source the Right Property**
3. **Our Team Delivers the Refurb**
4. **We Tenant and Manage It**
5. **You Earn Monthly Income**

Options available:

- JV Partnerships
- Hands-off investment model
- Equity-based or fixed-return arrangements





What Our Partners Say

“I never thought I’d be a landlord — but with Fox & Tanner I’m now generating income from property with total peace of mind.” — Paul, Essex


“Paul and John made the whole process seamless. I’ve already committed to a second deal.” — Angela, Manchester






Ready to Start?

Let's Have a Conversation

 Book a free 20-min call

01978 503 504

 Or email us at: invest@foxandtanner.co.uk

 www.foxandtanner.co.uk