

INVESTMENT GUIDE

Your Guide To Handsfree Property Success



INVEST WITH **CONFIDENCE.**

INVESTMENT GUIDE

About Us

 matthew@hapropertygroup.co.uk

 www.hapropertygroup.co.uk

 @hapropertygroup

We are Matt and Hannah, a husband-and-wife team helping investors make the most of the South Yorkshire property market. With extensive local knowledge and a personal approach, we're here to find great opportunities and help you achieve your property goals with our hands-free property portfolio building service.



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Mission Statement


“We provide a seamless hands free property investment and sourcing service with integrity, transparency and care. Promising to deliver tailored solutions that help clients build their long term wealth and achieve their goals while building trust and value.”



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Get to know us

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Founder
Matt Allen

As a proud father of four, I've spent over 20 years immersed in the building industry, including running a successful construction company for over 16 years. I've developed a wealth of knowledge and hands-on experience in property investment in South Yorkshire. I'm passionate about what I do, committed to hard work, and focused on helping you achieve your property goals through trusted advice and expertise.



Director
Hannah Allen

As a hardworking mother of four, I am highly driven, exceptionally organized, and love learning and retaining stats & facts. With a background in the beauty industry, I bring a unique perspective and strong attention to detail. Over time, I have developed a deep understanding of property investments in South Yorkshire, combining my skills and experience to help you navigate the property market with confidence.



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What we do?

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INVEST WITH **CONFIDENCE.**



Find Great Opportunities

We identify below-market-value properties designed to maximise your returns. Each deal is carefully tailored to align with your unique investment goals. Our hands-free service provides peace of mind, ensuring your money works smarter for you.



Take Care of the Details

From search to purchase to rental, we handle every detail to ensure each deal is carefully calculated and delivers results.



Offer Expert Advice

With our in-depth knowledge and understanding of the local market and area, we excel at finding the ideal property to match your specific requirements.



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Why **INVEST** with us?

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INSIGHT

Research thoroughly to understand the market, locations, and trends before investing

NETWORK

Build connections with agents, investors, and experts to access valuable opportunities.

VALUE

Focus on properties with strong potential for capital growth and great rental returns.

EQUITY

Leverage your property's value over time to reinvest and grow your portfolio.

STRATEGY

Have a clear investment plan, whether it's through buy-to-lets, flips, or serviced accommodation.

TRUST

We collaborate with trusted partners to ensure every deal aligns with your goals. Integrity is at the core of everything we do.



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South Yorkshire

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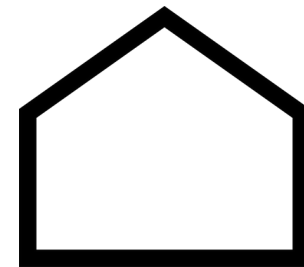
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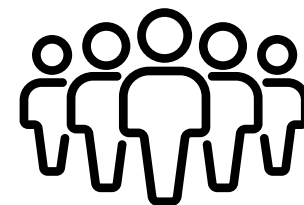


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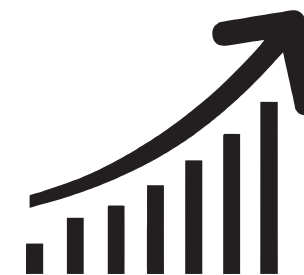
South Yorkshire is renowned for its industrial heritage, thriving manufacturing sector, and scenic landscapes. Once a hub for steel and coal production, it now blends innovation with urban regeneration, **offering vibrant cities, modern developments, and rich cultural history.**



Average house price **£197k** (plumplot.co.uk)



Population **1,375,00** (office for national statistics)



£1.2 Billion investment as part of Englands first advanced manufacturing zone.
Creating 8,000 jobs by 2030 (Rotherham Council)



Unity project in Doncaster is one of the **UK's largest regeneration schemes**, spanning 618 acres. Featuring residential, commercial and industrial spaces (unity-Yorkshire.com)

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Case Studies

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Freeman Street, Barnsley

Purchase Price **£98,000**

Cash employed **£36,750**

Monthly rent **£800**

Gross Yield **9.79%**

Return on cash employed **10.49%**



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INVEST WITH **CONFIDENCE.**



Birklands Drive, Sheffield

Purchase Price **£122,000**

Cash employed **£49,950**

Monthly rent **£895**

Gross Yield **7.87%**

Return on cash employed **9.91%**



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