



INVESTMENT OPPORTUNITY

BLACKETT COURT



WYLAM, NEAR NEWCASTLE

Long-term monthly income from a property
you own, structured to run without your time.



WHY I RECOMMEND THIS OPPORTUNITY

Firstly, thank you for taking the time to look through this opportunity and for your interest. I've been working with property investors for over a decade, and the same priorities come up time and again: reliable monthly income, ownership of a tangible asset, and an investment that doesn't require ongoing time.

Blackett Court near Newcastle fits that brief. It's completed, income-ready, and fully managed, which removes many of the practical challenges that come with traditional buy-to-let.

For people who want property to produce income rather than become part of their weekly workload, this type of structure tends to make sense.

It's also worth noting that opportunities like this are released in small numbers, and we typically see strong interest from those looking for long-term, hands-off income.

Tom Cooper

Sales Manager - Knight Knox



LONG-TERM RENTAL INCOME OPPORTUNITY

Now open for investment. Knight Knox is introducing a selection of fully furnished apartments within a completed Specialist Supported Housing development, structured to provide long-term monthly rental income without the day-to-day responsibilities of running a buy-to-let.

You retain full ownership of the apartment and receive the rental income, while a professional management provider oversees tenants, maintenance, and ongoing operations on your behalf.

This opportunity is being presented in a defined number of units and introduced to investors on a suitability basis. It is suited to those seeking a structured, income-focused property investment that is time-efficient, hands-off, and designed to be held over the long term.





WHO THIS OPPORTUNITY IS SUITED TO

This investment is best suited to individuals who:

Are seeking long-term, monthly rental income

Want to own property without managing tenants or maintenance

Prefer a hands-off, professionally managed approach

Have capital available for long-term investment

Are looking for a time-efficient way to invest

It is particularly relevant for:

- Busy professionals
- Overseas investors
- First-time property investors seeking a structured model
- Existing investors looking to diversify without increasing workload

THE INVESTMENT

Here's exactly what you get:

Purchase for £156,000

10% NET returns

One-bedroom apartment

Fully-furnished with fixtures & appliances

Located in Wylam, Northumberland

No set-up or refurbishment required

You retain full ownership & can keep, sell after 3 years, or pass on the asset.

No ground rent or service charges. The lease is fully repairing and insuring, so building costs are not your responsibility

Residents, maintenance, & day-to-day running are handled by the housing provider, Nurture Housing Association



Property ownership structured for long-term rental income



Annual rent increases linked to inflation, plus an extra 1% after the first year of ownership (runs April to April)



Fully furnished and set up with the lease already in place - no sourcing, refurbishing, or setup required

25 YEAR RENTAL CONTRACT

25-year contract with a housing association, who take full responsibility for managing the property - covering everything from tenant relations to ongoing maintenance and repairs with no ongoing costs for you.

For investors, this long-term agreement offers added peace of mind, ensuring the property is professionally overseen and supported by a reliable rental structure.



YOUR INVESTMENT EXPLAINED

Blackett Court delivers 10% NET returns. With rents projected to rise by 2% annually, here's how your investment could perform over 25 years.

Purchase for £156,000 (cash-only)

10% NET returns

£1,300: NET monthly income

£15,600: NET annual income

£390,000: NET return after 25 years:

2% projected annual rental increase *

Potential returns with projected increase: £499,600 *

* All financial information contained within this document is provided as a guideline and projection only, is subject to change and does not constitute a contract. As with any investment, contract be aware that your capital may go up or down. All statistics correct as of the date of publishing 31.03.2026



The estimated 2% annual uplift gives you:



£109,000 more income over the 25-year contract



£783 extra per month by year 25

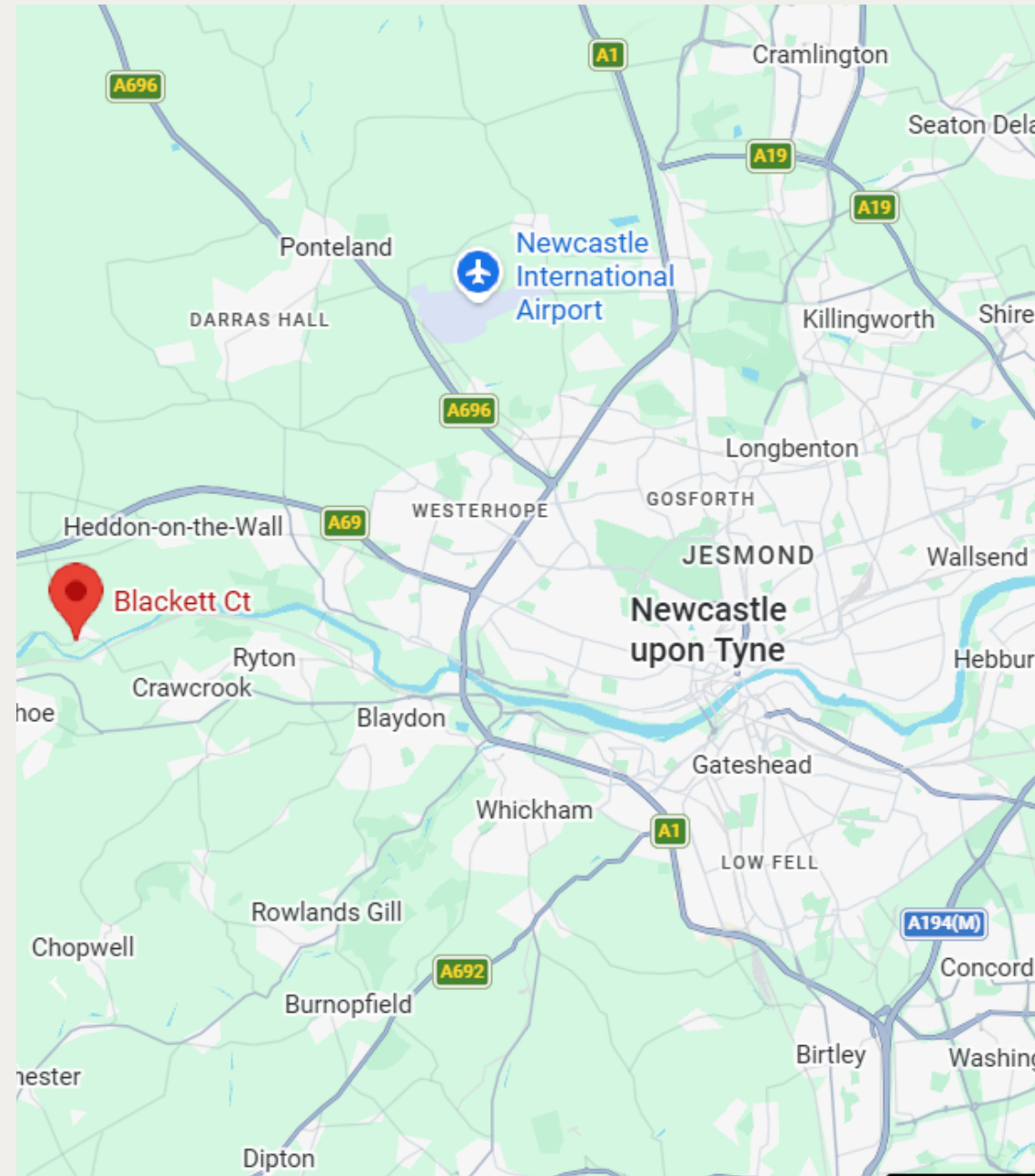


THE LOCATION

Wylam is a well-regarded residential village on the banks of the River Tyne, around 10 miles west of Newcastle upon Tyne. Originally a colliery and engineering village, it is now a commuter location with a stable, established community and strong connections into the regional employment and healthcare hubs.

With a population of just over 2,000 and around 800 households, it offers a small-village setting while remaining within easy reach of a major city

- ✓ Wylam Railway Station is within walking distance of the development.
- ✓ Newcastle International Airport: 15-20 minutes by car
- ✓ Newcastle city centre: 20-25 minutes by car
- ✓ Local convenience shops, pharmacy, and GP services in Wylam





A SECTOR THAT'S NOT JUST GROWING - IT'S VITAL

WHY SPECIALIST SUPPORTED HOUSING?

Specialist supported housing isn't just a smart investment - it's a way to create lasting impact.

Across the UK, there's a growing shortage of quality supported housing for vulnerable adults. Your investment helps bridge that gap, easing pressure on the NHS and council care services, while providing safe, modern homes where people can live with independence and dignity.

Backed by a 25-year contract with a professional care provider, specialist supported housing offers long-term stability and reliable returns - unlike more speculative property types.

With Knight Knox, you can earn consistent income while making a real social difference.

WHY KNIGHT KNOX

MAKING PROPERTY INVESTMENT SIMPLE SINCE 2004

Since 2004, Knight Knox has simplified property investment with ready-to-go, high-yield buy-to-let opportunities - perfect for busy or first-time investors.

We handle the hard work, sourcing completed and off-plan properties with higher-than average NET returns, so you can enjoy passive income without the hassle.



Investor-first approach,
only offering high-yield,
quality opportunities.



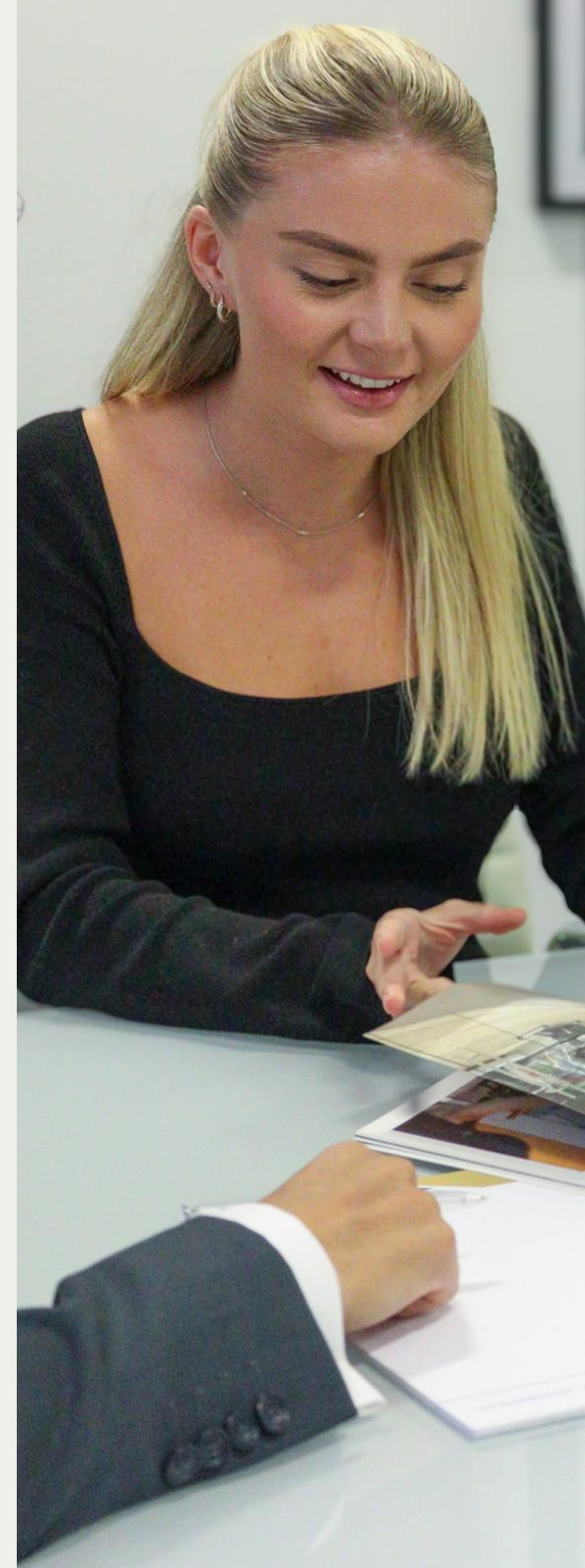
Over 20 years of
expertise



Over £1.4 billion
in property
transactions



Global community of
over 6,800 investors
in 113 countries



WHAT OUR CLIENTS SAY

SOME OF OUR LATEST CLIENT TESTIMONIALS



Jon

GB • 30 reviews

Dec 10, 2025



Easy property investment process!

I was a first time investor with Knight Knox and found my purchase experience very good from my consultant Kyle through to Michelle in after sales which enabled me to complete the purchase in just 12 days!

If you are looking to invest in property with a high yield, Knight Knox are a proven source with specialist knowledge.



Shireen Ahmed

GB • 2 reviews

Dec 14, 2025



They were easily accessible

They were easily accessible.

The response to queries was pretty quick.

They liaised between the solicitors and sellers and buyers to make the experience smooth and hitch free.



hind osman

GB • 6 reviews

Feb 4, 2026



[I have just completed a property...](#)

I have just completed a property purchase, the process went smoothly, thank you Janet. Everyone was being helpful and supportive.

2 February 2026 Unprompted review



Lloyd smith

GB • 3 reviews

Feb 3, 2026



Good investment

This was my first experience with knight Knox.

I have been following them for over a year .

I just wanted to make sure it was right for me .

my only regret is not doing it earlier .

very friendly ,very professional .

at the last moment I did change my mind on a property I had chosen but this was moved on to another property very smoothly with no hassle at all.

I hope to do some more business with them in the future.

30 December 2025

Unprompted review



steve

GB • 10 reviews

Dec 9, 2025



Great experience from start to finish

Great experience from start to finish, highly recommended

YOUR NEXT STEPS...

01

Reserve your property

Secure your property with a £5,000 reservation fee. This removes it from the market and starts the legal process. The fee is deducted from the final purchase price.

02

Appoint a Solicitor

We can recommend trusted solicitors experienced in buy-to-let property purchases - or you're welcome to use your own. We'll provide all the documentation and introduce you to the legal team.

03

Conduct due diligence

You'll receive a full legal pack, property documentation, and answers to any outstanding questions so you can invest with confidence.

04

Exchange contracts

Once you're happy to proceed, contracts are exchanged. The balance of the purchase price is paid and you officially become the legal owner.

05

Start earning

The property is already tenanted and generating income - so you'll begin receiving your monthly NET rental payments from day one.



LET'S CONNECT

If you're keen to discuss this investment opportunity in more detail, you can contact the Knight Knox team today.



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Connect with us on social media



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