

What Are the  
**Best Places in the UK**  
to Invest in Property?



# A Guide to UK Investment Hotspots



## GLASGOW

Avg. Property Price: £193,399  
Avg. Rental Yield: 5.18%  
5-Year Growth: 25.4%



## LEEDS

Avg. Property Price: £270,336  
Avg. Rental Yield: 5.12%  
5-Year Growth: 24.1%



## MANCHESTER

Avg. Property Price: £242,723  
Avg. Rental Yield: 5.16%  
5-Year Growth: 27.3%



## LIVERPOOL

Avg. Property Price: £182,913  
Avg. Rental Yield: 5.48%  
5-Year Growth: 27.3%



## BIRMINGHAM

Avg. Property Price: £250,165  
Avg. Rental Yield: 4.12%  
5-Year Growth: 21.7%



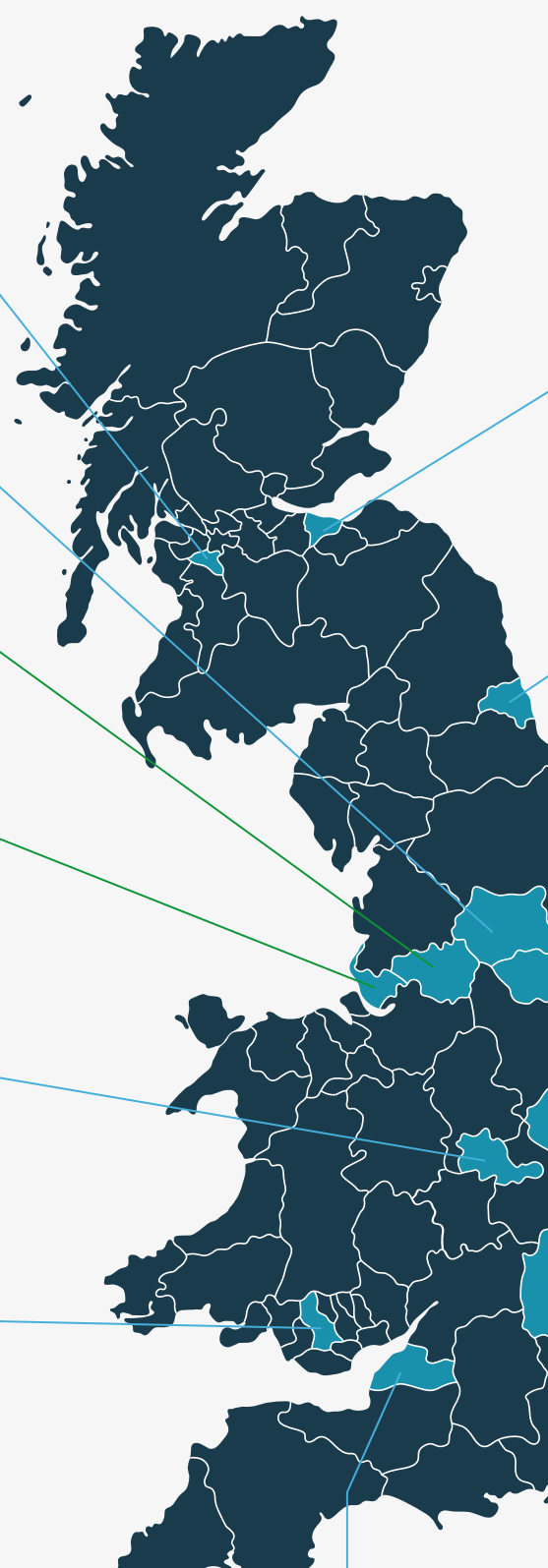
## CARDIFF

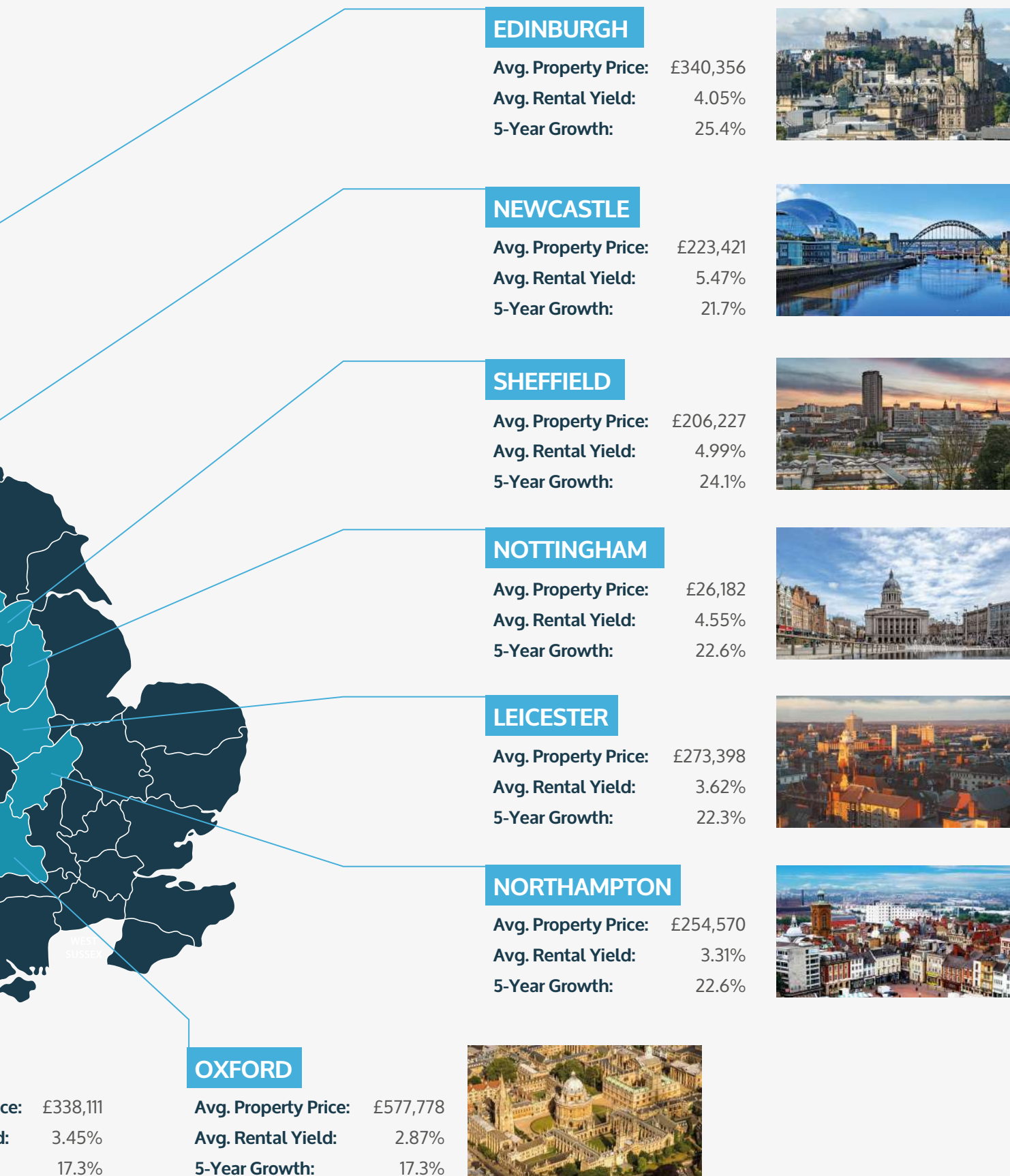
Avg. Property Price: £269,263  
Avg. Rental Yield: 3.19%  
5-Year Growth: 22.3%



## BRISTOL

Avg. Property Price: £269,263  
Avg. Rental Yield: 3.19%  
5-Year Growth: 22.3%









# Invest in Liverpool with RWinvest and earn up to 8% NET returns

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UK property is considered one of the most attractive ventures when it comes to investing your money. With a lot of potential on offer from investment opportunities in UK cities, such as strong rental returns and capital gain, investing in the UK market is a great way to build a lucrative portfolio and grow your income over time. As with any investment, however, there are certain things you need to know before you make an investment purchase, and knowing about property investment hotspots is one of them.

If you're interested in investing in the UK, it's important to find out about the best places to buy property before committing to a buy to let purchase. In this detailed guide, we'll discuss the different benefits of each property investment hotspot, helping you select the best places to invest in property in the UK. Here, you'll find information on the UK cities with the most affordable property prices, the highest rental yields, and the strongest capital growth potential. We also include an FAQ's section which covers some commonly asked questions about investing in the UK and the UK property market overall, including a timeline on how the UK property market has changed from 2018 to 2020 and information on the effect that Brexit and Covid-19 will have on UK property investment in 2020 and beyond. If this sounds useful to you, scroll down to read our guide to the best areas for buy to let.

# Where is the Best Place to Buy Property for Affordability?

Click below to jump to a section



LIVERPOOL



MANCHESTER



NEWCASTLE



SHEFFIELD



## Liverpool

Average Property Price:  
**£182,913**



## Newcastle

Average Property Price:  
**£223,421**



## Manchester

Average Property Price:  
**£242,723**



## Top 5 UK Cities for Affordability



## Sheffield

Average Property Price:  
**£206,227**



## Glasgow

Average Property Price:  
**£193,999**



# Liverpool

*Liverpool comes out on top as one of the UK's most affordable investment cities. With an average property price of £182,913 according to Zoopla, this Northern gem is a favourite for those seeking the best places in the UK to buy property if you're looking to keep costs low while reaping the full benefits of your investment.*



Liverpool has always been considered one of the UK's most affordable cities for buying rental property, especially when compared to property prices in the South. When you compare the average value of a one-bedroom flat in Liverpool - which currently stands at £107,308 - with the London average of £453,999 for the same property type, Liverpool investment is the clear choice for those looking to spend less. Certain areas within Liverpool are more affordable than others, so it's important to identify this so that you know where to look. For instance, savvy investors should avoid some of the more expensive neighbourhoods of the city such as Mossley Hill and Formby, and focus on areas where they'll get more for their money.

Some of the most affordable buy to let postcodes in Liverpool include L1, L2, and L6. In these postcodes, average property prices are lower than the overall average for the city, and investment prospects are very strong. The average property price currently stands at £119,936 in L1, £148,462 in L6, and £153,589 in L2. If you have a budget of £100k to spend on your Liverpool investment, it's possible to purchase a property in one of these postcodes for around £100,000. A good example of this is our Parliament Square development, which has prices starting at just £104,950.

## LIVERPOOL ECO APARTMENTS

The **Quarter** 

Liverpool

Prices from **£92,950**

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

**City Centre Location**

**Find Out More**







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# Sheffield

*Another of the most up and coming areas in the UK for buy to let, Sheffield is a fantastic city to consider if you want to invest in low-priced property. With an average house price of £206,227 according to Zoopla, Sheffield comes just after Liverpool on the affordability scale.*

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As with other average house price rates, the price of properties in Sheffield gets lower depending on the property type you look at. For instance, the average cost of a one-bedroom flat in Sheffield stands at just £104,255 while the average for a two-bedroom house is £146,165. Again, the average costs of property in Sheffield highlight how the North of the country boasts some of the best places to buy in the UK.

In Sheffield city centre, the average property price is just £135,570, while properties in the East of the city are also highly affordable. In the S2 postcode, for example, you can buy a one-bedroom flat for only £71,944. Investors looking into Sheffield property investment should avoid more suburban areas such as those in the S11 postcode, where the average house price is currently £329,365.

# Manchester

*Considered one of the best places to invest in property in the UK for 2019 and 2020, Manchester remains a firm favourite for buy to let investment. One of the reasons that Manchester stands out for its investment potential is the affordability of property prices in the city. While Manchester's average of £242,723 is a little higher than the average property price in the city's Northern neighbour, Liverpool, the city still offers great prices for such a prominent UK hotspot.*



Merchant's Wharf, Manchester

In Manchester city centre, the average price for a one-bedroom flat comes to around £177,328 according to Zoopla. However, with the city centre generating such high and ongoing levels of rental demand from desirable tenant groups, along with offering a range of fantastic developments, paying a slightly higher amount than you would in other Northern cities is justifiable. The Local Blackfriars development located in the city centre is a great example of this, priced from £180,000 but offering such a striking blend of grade listed architecture and modern designs.

In Salford, another of Manchester's top areas for investments, the average price for a one-bedroom flat is £158,097, highlighting better affordability outside of the city centre. Areas in Manchester where prices are typically lower are those in more suburban areas. As with any property investment, however, you need to weigh up the benefits of low property prices with the risk of not getting the most out of your investment by attracting less demand.

**Invest in  
Manchester  
from only  
£149,950**

[VIEW PROPERTY](#)







# Newcastle

*The vibrant and historic city of Newcastle is another of the best areas for buy to let in the UK, and a great choice if you want to know where to invest in property without breaking your budget. Zoopla area guide statistics for Newcastle reveal that the city's average property price stands at £223,421 – just over the average in Liverpool and Sheffield.*

Newcastle is rising in reputation as a top property investment city due to its popularity with a young population of tenants. Both students and young professionals are seeking properties in Newcastle, which is why the area has attracted more investment over recent years. One downside, however, is that property prices in Newcastle city centre aren't as low as those in the city centre of other UK cities, where the average price for a two-bedroom flat is £185,609.

Property investors who want to know where to invest in property in Newcastle for lower prices should look to postcodes such as NE4 in the West of the city. Here, one-bedroom flats have an average of just £87,750. It's important to keep in mind, however, that you may be likely to benefit from higher levels of rental demand in the city centre, despite the higher prices.



# Where is the Best Place to Buy Property for Capital Growth?

[Click below to jump to a section](#)



LIVERPOOL



MANCHESTER



BIRMINGHAM



NOTTINGHAM





## Liverpool

Five-Year Forecast: **27.1%**

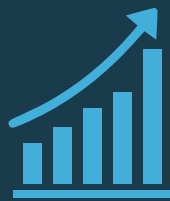
When researching property price growth over the last five years, statistics from Zoopla reveal that Liverpool has seen an 8.45% growth in property value.



## Manchester

Five-Year Forecast: **27.1%**

With a five-year growth rate of 15.76% and long-term regional growth of 27.1% by 2024, Manchester is a great area to look into.



## Top 4 UK Cities for Capital Growth

(Data from Savills Five-Year Forecast)



## Birmingham

Five-Year Forecast: **21.7%**

Like all cities considered the best places to buy property, Birmingham has attracted attention from UK investors due to ongoing regeneration



## Nottingham

Five-Year Forecast: **22.6%**

Nottingham is a city located in the East Midlands region, which means that potential future growth is also relatively strong.



# Liverpool

When researching property price growth over the last five years, statistics from Zoopla reveal that Liverpool has seen an 8.45% growth in property value. While this is lower than the increase seen in some other cities, prospects for future growth exceed almost all other UK areas. With Liverpool's reputation as one of the most up and coming areas in the UK, increases in property value come as no surprise. Liverpool's property market has been growing for several years, with house prices boasting an increase of 21.19% over a ten year period.

Regeneration has played a major part in Liverpool's strong capital growth. The city has experienced ongoing regeneration in many areas, with major projects such as the Liverpool Knowledge Quarter, Project Jennifer, the Anfield Project and the upcoming Liverpool Waters scheme helping to revitalise the city. Not only has Liverpool displayed signs of high growth over previous years, but the city also boasts some of the highest capital growth predictions in the UK. According to Savills, property prices in the North West region are expected to grow by 27.1% from 2020 to 2024. This is a higher increase than any other UK region, including the predicted growth level of the country as a whole which is 20.4%. This is why if you're looking for top property growth areas, UK investments in Liverpool are definitely worth your while.





# Manchester

*'Perhaps the most notable project in recent years is MediaCityUK - a billion-pound scheme which saw Salford Quays Docks be transformed into a vibrant hub for business and leisure.'*

Manchester offers similar, yet slightly higher, capital growth potential to Liverpool. With a five-year growth rate of 15.76% and long-term regional growth of 27.1% by 2024, Manchester is a great area to look into if you want to find the best place to invest in property in the UK. While Manchester does share similar growth rates with Liverpool, The city's rate of growth over the last ten years massively exceeds Liverpool's at 35.03%.

Manchester is another key player in the UK's regeneration scene, with a number of expansive past and current redevelopment projects. Perhaps the most notable project in recent years is MediaCityUK - a billion-pound scheme which saw Salford Quays Docks be transformed into a vibrant hub for business and leisure. Home to a number of huge business names like the BBC and ITV, MediaCityUK has attracted a lot of interest to Manchester over recent years, boosting the demand for property and thus aiding house price growth. Future regeneration plans in store for the city include a new city centre neighbourhood, St Johns, which is expected to bring even further growth to Manchester as a whole. It's clear that those seeking the best place to buy an investment property should not hesitate to explore Manchester investments further.

**NEW LAUNCH**



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**





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# Birmingham

*'Birmingham has attracted attention from UK investors due to ongoing regeneration and demand from both students and young professionals.'*

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A city that's definitely becoming one of the most prevalent property growth areas, UK investors should consider Birmingham as a hotspot for capital appreciation. If you want to know where to invest in property for high growth, but you don't want to focus on the North of England for your investment, Birmingham is a good choice. Based in the West Midlands region, Birmingham has displayed property price growth of 14.17% over a period of five years.

Like all cities considered the best places to buy property, Birmingham has attracted attention from UK investors due to ongoing regeneration and demand from both students and young professionals. Birmingham also boasts high evidence of growth across the last ten years with a value increase of 31.67%, which is higher than the growth seen in other property investment hotspots. In regards to property price predictions, however, the West Midlands region is expected to grow by 21.7%, which is still a high amount but not as impressive as the North West's capital growth prediction.







# Nottingham

When analysing recent Zoopla house price statistics, Nottingham comes out on top as one of the best places to buy property if your focus lies with capital growth. The average property price in Nottingham has increased by 16.92% in the last five years, which highlights the appeal of Nottingham as one of the top destinations for property investments.

Nottingham is a city located in the East Midlands region, which means that potential future growth is also relatively strong. With average property price growth predictions from Savills revealing a 22.6% increase, Nottingham house prices are likely to continue seeing significant growth into 2024, although a smaller increase is expecting in this area compared to property investment hotspots like the North West.

# Where is the Best Place to Buy Property for Rental Yields?

Click below to jump to a section



LIVERPOOL



MANCHESTER



SHEFFIELD



EDINBURGH





## Liverpool

Avg. Rental Yield: **5.48%**



## Manchester

Avg. Rental Yield: **5.16%**

# Top 4 UK Cities for Rental Yields



## Edinburgh

Avg. Rental Yield: **4.05%**



## Newcastle

Avg. Rental Yield: **5.47%**



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# Liverpool

*Coming out on top for affordability and being one of the best property growth areas in the UK, Liverpool is also considered one of the best places to buy property for high yields. Liverpool's average rental yield is 5.48%, which makes Liverpool the best investment area if you're looking for a high yield rental property in the UK.*

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Thanks to Totally Money's buy to let yield map, Liverpool has been considered one of the best places in the UK to invest in property for 2018, 2019, and 2020. The city has been featured on both the 2018/19 and 2019/20 list. Currently, Liverpool's L1 postcode ranks number one out of a list of 25 areas, boasting yields of 10%. A total of six Liverpool postcodes appear in the Totally Money list, which is more than any other city. So why are rental yields in Liverpool so high?

The fact that Liverpool property is so affordable while rental demand is so high is the reason behind these attractive yields. High tenant demand in Liverpool has led to an increase in rental costs. According to Zoopla, the average rent in Liverpool city centre is £861 per month. By purchasing a Liverpool property for a low price while focusing on areas which attract a lot of tenant interest, you can maximise your rental income massively.

NEW BLOCK JUST LAUNCHED



PARLIAMENT  
SQUARE

Liverpool

Prices from **£104,950**

**7% NET** Rental Return

Cherry Pick **New Units**



Find Out More







## Manchester

When looking for the best place to invest, property in the UK's second city is one to watch for rental yields as well as affordability and capital growth. The average rental yield for Manchester is just below that of Liverpool at 5.16%. In research by Property Data, it was revealed that certain Manchester postcodes are capable of generating yields that exceed this overall average for the city. The M14 postcode, for example, has an average yield of 8.4%, while the M50 postcode which is home to Salford Quays and MediaCityUK offers rental yields of 6.8% on average. This is highlighted with the Salford Quays development, Bridgewater Wharf, which comes with 6% projected net yields.

Manchester is much like Liverpool in the fact that the city generates such a high demand for rental properties from both students and young professionals taking advantage of the fantastic business opportunities. Overall, this Northern city is certainly a prime contender in the hunt for the best place in the UK to invest in property.



# Edinburgh

*'While the overall average rental yield of 4.05% for the Scottish capital may not be as impressive as those in other locations, the potential is still there when you explore certain parts of the city.'*



With one of the lowest average yields within our top picks for UK investment areas, you might not automatically consider Edinburgh as a good choice for the best places in the UK to invest in property for rental returns. While the overall average rental yield of 4.05% for the Scottish capital may not be as impressive as those in other locations, the potential is still there when you explore certain parts of the city.

In Edinburgh city centre, Zoopla states the average purchase price of a one-bedroom flat as £193,017, while the average rent costs £821 pcm. This would mean that average yields for Edinburgh city centre come to around 5.10%. Evidence also suggests that rental costs in Edinburgh are rising rapidly, with a reported growth of 46.3% between 2010 and 2019. This could mean that property investments in Edinburgh will become more and more lucrative as time goes by, especially with the city's popularity as a top student city. If you're prepared to research certain locations and spend a little more than you typically would in more affordable cities like Liverpool, Edinburgh can make one of the best places to invest in property in the UK in 2020.



# Sheffield

*'Sheffield has been gaining attention as one of the best places to invest in property in the UK in 2018, 2019 and 2020, and this is partly thanks to the growing rental yields in the city.'*

With average rental yields of 4.99% Sheffield offers a lot of potential for investors wondering where to invest in property. Sheffield has been gaining attention as one of the best places to invest in property in the UK in 2018, 2019 and 2020, and this is partly thanks to the growing rental yields in the city. Sheffield's S1 postcode made the most recent Totally Money buy to let yields list due to its 7.83% yield. Covering parts of the city centre and inner-city Sheffield districts, S2 is a popular spot for renters, attracting demand from plenty of young professional tenants and boosting average rental costs for the area.

While Sheffield does have some high yields, however, there are certain areas that should be avoided. The S7 postcode in Sheffield made the Totally Money list of the 10 worst buy to let postcodes in the UK due to yields of just 2.19%. This highlights the importance of doing research when looking into the best places in UK to buy property, as even high-performing areas can have some negative attributes.



**RWinvest**

EST. 2004

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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)

**Find Out More**





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EST. 2004