

INVESTOR GUIDE · 2026

The International Investor's Guide to *UK Property Yield*

A clear, practical introduction to investing in UK real estate from abroad — where the opportunity is, what to expect, and how Legacy guides you through every step.

WELCOME

A Trusted Guide for Global Investors

Legacy Investment Consultancy is a specialist property company with over 30 years of combined team experience and a curated portfolio of residential properties across the UK, with current developments in the North West, Yorkshire and the Midlands. Based in Dubai, we work with a growing base of clients from the Middle East, Africa, and Europe — people who want to build long-term wealth through property, without the guesswork.

We understand the goals and concerns of global investors, because it's the only market we work in. Every opportunity we present is thoroughly vetted for long-term value, and every client — first-time or seasoned — works with a team that values transparency and clarity over sales pressure.

This guide is a starting point: an honest look at why UK property continues to attract international capital, what drives returns, and how our current flagship launch, London House in Preston, fits into that picture.

30+

Years' combined
experience

£10M+

In UK property sales

500+

Clients worldwide

SECTION ONE



Why International Investors *keep choosing UK Property*

For investors based in the Middle East, Africa, and Europe, UK property has remained one of the most consistently attractive ways to diversify wealth outside their home market. A handful of qualities keep it near the top of the list:

A stable, transparent legal system

Property rights in the UK are well-established and clearly enforced, which matters enormously to investors moving capital across borders. Ownership structures are straightforward, and the purchase process — while unfamiliar at first — follows a predictable path from reservation to completion.

Consistent rental demand

The UK's regional cities — Manchester, Liverpool, Leeds, Sheffield, Birmingham, Nottingham and Preston among them — have seen sustained population growth, strong graduate retention from major universities, and ongoing housing shortages relative to demand. That combination tends to support both occupancy rates and rental growth over time.

A currency and asset class outside your home market

For many of our clients, UK property serves a specific role in a broader portfolio: an asset priced in sterling, governed by UK law, and largely uncorrelated with the economic conditions of their home country.

WHAT LEGACY ADDS TO THE EQUATION

Every opportunity we present has been through our own due-diligence process before it reaches a client. Returns come from careful market selection, developer vetting and realistic entry pricing, not from chasing the highest-risk projects or headline yields. Projections are never guarantees.



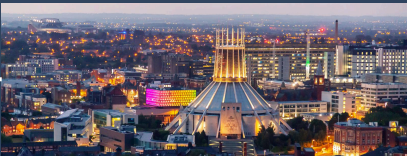
SECTION TWO

Where we're seeing the Strongest Opportunity

We source property right across the UK. These are the cities where we currently have active developments, each selected for fundamentals-driven reasons rather than short-term hype. Interested in another UK city? Tell us, and we'll find the right opportunity for you.



Preston
Major regeneration hub in the Northwest with strong transport links into Manchester and Liverpool.



Liverpool
Lower entry price points relative to rental demand, with continued waterfront and city-centre regeneration.



Leeds
A growing financial and professional services hub with rising rental demand from young professionals.



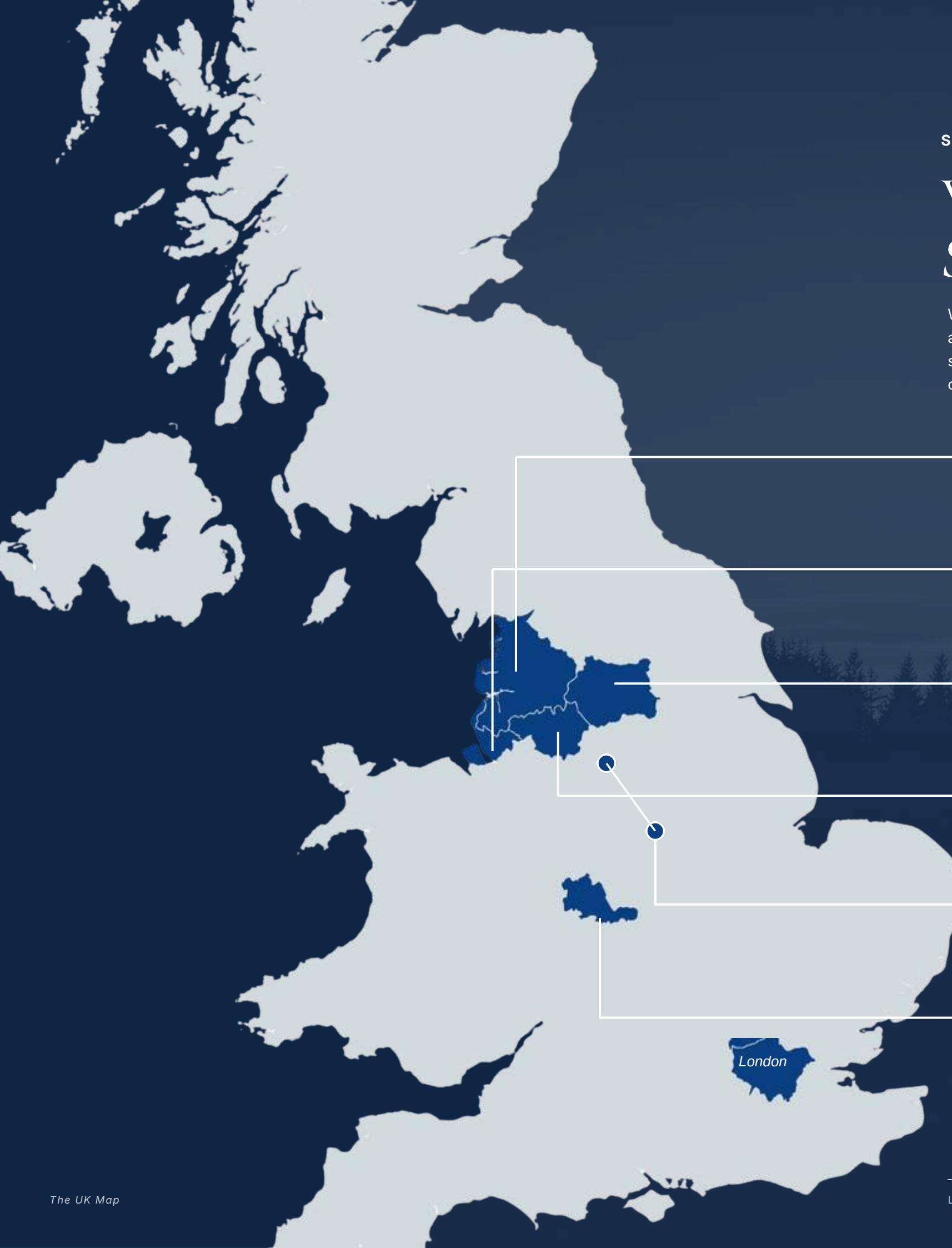
Manchester
Major regeneration investment, strong graduate retention, and one of the UK's most active regional rental markets.



Sheffield & Nottingham
Large university cities in South Yorkshire and the East Midlands, with regenerating city centres and entry prices below the bigger regional cities.



Birmingham
The UK's second city, benefiting from major infrastructure investment and a large, diverse rental base.



London

Figures and market conditions shift regularly. Speak with a Legacy consultant for current, opportunity-specific yield and pricing data.

FEATURED OPPORTUNITY

LONDON HOUSE, PRESTON

Our current flagship UK launch is London House: a classic Preston building redeveloped into 70 contemporary one- and two-bedroom apartments, in the Stoneygate regeneration district, with strong transport links into Manchester and Liverpool.



London House exterior CGIs

£139,750

1-bed from

Q2 2027

Completion Date

Preston

Northwest England,
strong transport links

6.9–7.5%*

Projected gross yield

Why this development, why now

- ✓ An accessible entry price point for a first UK acquisition or a portfolio addition.
- ✓ Positioned in a city undergoing active regeneration, not one that has already peaked.
- ✓ Backed by the same due-diligence process Legacy applies to every opportunity we bring to clients.



London House interior CGIs

London House is available now: 1-bed from £139,750 and 2-bed from £173,000 (prices as at October 2026), £5,000 reservation, 20% on exchange and 80% on completion. Lease 115 years + 990-year extension right, £0 ground rent, £2.30/sq ft service charge. Unit availability moves as reservations are made, so the most useful next step is a short call with our team.
*Projected gross yield based on the Addressed Long Let Forecast. Gross figure before service charges and costs. Rent will vary by floor, layout, size, and aspect. Speak to your representative for a unit-specific projection. Not guaranteed.

How Legacy vets every Opportunity

Every development we bring to a client has been through the same process. This is what gives our clients — many of whom are investing in the UK for the first time — confidence in moving forward.

- 01 *Developer track record*
We assess the developer's history of completed projects, financial standing, and build quality before considering a partnership.
- 02 *Location fundamentals*
We look at regeneration investment, transport connectivity, employment trends, and existing rental demand — not just current pricing.
- 03 *Realistic return modelling*
We build conservative, evidence-based projections rather than headline numbers designed to attract attention.
- 04 *Legal and structural review*
We ensure ownership structures, contracts, and payment schedules are clear and appropriate for an international buyer before anything is presented to a client.

This process is the same whether an opportunity is a £139,750 apartment at London House or a larger city-centre acquisition. It sits behind more than £10m of UK property sales for our clients.

NEXT STEPS

Let's Talk About *What Fits Your Goals*

Every investor's situation is different — your budget, your timeline, and what you want the investment to do for you. The most useful next step is a short, no-obligation conversation with our team.

Get your property shortlist

legacyinvestmentconsultancy.com/start

Call us

+971 55 175 1088

Email

info@legacyinvestmentconsultancy.com



LEGACY

UK INVESTMENT CONSULTANCY

This guide is for general informational purposes only and does not constitute financial, legal, or investment advice. Property investment is not regulated by the Financial Conduct Authority. Property values and rental income can go down as well as up, and past performance is not a guarantee of future results.

Yields shown are projections, not guarantees. Prospective investors should seek independent financial advice before making any investment decision.

Information and pricing correct as at October 2026 and subject to change.

Follow us in all our Socials

