

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakley Grn, West
Auckland, Bishop
Auckland DL14 9JE

203674354

 www.letproperty.co.uk





Property Description

Our latest listing is in Oakley Grn, West Auckland, Bishop Auckland DL14 9JE

Get instant cash flow of **£475** per calendar month with a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **11.1%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedroom

1 bathroom

Garden Grounds

**Close proximity to valuable
amenities**

Factor Fees: £0.00

Ground Rent: TBC

Lease Length: TBC

Current Rent: £475

Market Rent: £600

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£1,950
Legal Fees	£1,000.00
Total Investment	£19,200.00

Projected Investment Return



The monthly rent of this property is currently set at £475 per calendar month but the potential market rent is

 

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



Returns Based on Rental Income	£475	£600
Mortgage Payments on £48,750.00 @ 5%	£203.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	TBC	
Letting Fees	£47.50	£60.00
Total Monthly Costs	£265.63	£278.13
Monthly Net Income	£209.38	£321.88
Annual Net Income	£2,512.50	£3,862.50
Net Return	13.09%	20.12%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,662.50**
Adjusted To

Net Return **13.87%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£2,887.50**
Adjusted To

Net Return **15.04%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £75,000.



£75,000

3 bedroom terraced house for sale

Oakley Green, Bishop Auckland, County Durham, DL14

+ Add to report

CURRENTLY ADVERTISED

Tenants in situ- Attention investors. Readysteadysold are proud to present this 3 bed terraced pr...

SOLD PRICE HISTORY

29 Jan 2008	£85,000
7 Sep 2007	£67,000

Marketed from 17 Jan 2024 by Readysteadysold, Leeds



£71,000

3 bedroom semi-detached house for sale

Oakley Green, Bishop Auckland, County Durham, DL14

+ Add to report

NO LONGER ADVERTISED **SOLD STC**

Great Investment Opportunity. | Excellent Transport Links. | 3 Bed. | Great Location. | Close To ...

SOLD PRICE HISTORY

6 Mar 2023	£71,000
22 Jun 2007	£71,000
23 Dec 2002	£24,000

Marketed from 23 Jun 2023 to 23 Jun 2023 by My House Auction, Chester le Street

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm



3 bedroom house

Northbridge Park, St. Helen Auckland, Bishop Auckland, County Durham, DL14

+ Add to report

NO LONGER ADVERTISED LET AGREED

POPULAR RESIDENTIAL DEVELOPMENT | WELL PLACED FOR SCHOOLS AND AMENITIES | ENCLOSED REAR GARDEN | ...

SOLD PRICE HISTORY

28 Sep 2007

£134,950



£600 pcm

3 bedroom end of terrace house

Oakley Green, West Aukland, Bishop Auckland, DL14

+ Add to report

NO LONGER ADVERTISED

Terraced | 3 Beds | Energy Rating : D | Council Tax Band A | Unfurnished | Pets Allowed | Gas Cen...

SOLD PRICE HISTORY

22 Apr 2008

£62,000

Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



 www.letproperty.co.uk

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PROPERTY ID: 12345678

Interested in this
property investment?

Make an offer or
book a viewing

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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