

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Boxwood Place, Newcastle  
ST5 7BH

210230272

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Boxwood Place,  
Newcastle ST5 7BH

Get instant cash flow of **£700** per calendar  
month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£798**  
which would provide the investor a Gross Yield  
of **7.3%** if the rent was increased to market  
rate.

**With great potential returns and located  
within a prime rental location in New Castle  
, it will make for a reliable long term  
investment for an investor.**

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



Boxwood Place,  
Newcastle ST5 7BH

210230272



## Property Key Features

**3 Bedroom**

**1 Bathroom**

**Spacious Backyard**

**Spacious Room**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £700**

**Market Rent: £798**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £132,000.00 and borrowing of £99,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 132,000.00

25% Deposit	£33,000.00
SDLT Charge	£3,960
Legal Fees	£1,000.00
Total Investment	£37,960.00

# Projected Investment Return



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.



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 798

Returns Based on Rental Income	£700	£798
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0	
Ground Rent	Freehold	
Letting Fees	£70.00	£79.80
Total Monthly Costs	£497.50	£507.30

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,892.40**  
Adjusted To

Net Return                      **4.99%**

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


Annual Net Income      **£1,508.40**  
Adjusted To

Net Return                      **3.97%**

# 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 £130,000.



**£130,000**

Whitebeam Close, Newcastle, Staffs

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 14 Sep 2024 by Bob Gutteridge, Newcastle Under Lyme

A Non Traditional Semi Detached Home Situated On A Corner Plot | Upvc Double Glazing & Gas Centra...


**Sold price history:**

31/03/2021	£95,000
19/08/1996	£15,000

**EPC:**

(Approx.) Sqft: **904 sq ft** Price (£) per sqft: **£143.78**

[View floor plan](#)



**£130,000**

Chestnut Grove, Chesterton, Newcastle

**CURRENTLY ADVERTISED** **SOLD STC**


Marketed from 21 Mar 2024 by Bob Gutteridge, Newcastle Under Lyme


A Spacious Cussin's Style Semi Detached Home In A Cul De Sac Position | Double Glazing & Gas Cent...

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.

	<b>3 bedroom semi-detached house</b> <div>+ Add to report</div>
£800 pcm	<p>Red Lion Square, Chesterton, Newcastle, Staffordshire, ST5</p> <div>CURRENTLY ADVERTISED</div> <p>Marketed from 28 Sep 2024 by Reeds Rains, Newcastle under Lyne</p>
	<p>Refurbished three bedroom semi detached house to let! Available now! This immaculate semi-detache...</p>
	<div><div>Sold price history:</div><div>View</div><div>19/07/2002</div><div>£50,000</div></div>
	<div><div>EPC:</div><div>View</div></div>
	<div>(Approx.) Sqft: 646 sq ft    Price (£) per sqft: £1.24</div>

	<b>3 bedroom semi-detached house</b> <div>+ Add to report</div>
£800 pcm	<p>Beasley Avenue; Chesterton; ST5</p> <div>NO LONGER ADVERTISED LET AGREED</div> <p>Marketed from 10 Sep 2024 to 2 Oct 2024 (21 days) by Leaders Lettings, Hartshill</p>

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in more than 2 years**



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

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.



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Interested in this  
**property investment?**

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.



**LETPROPERTY**