

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Fairfield Road, Deeside,  
CH5

207006851

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





## Property Description

Our latest listing is in Fairfield Road, Deeside, CH5

Get instant cash flow of **£2,800** per calendar month with a **12.2%** Gross Yield for investors.

This property has a potential to rent for **£3,100** which would provide the investor a Gross Yield of **13.5%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

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



Fairfield Road, Deeside,  
CH5

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## Property Key Features

**7 Bedrooms**

**4 Bathrooms**

**Recently Refurbished Property**

**Large Garden Space**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £2,800**

**Market Rent: £3,100**

# Lounge





# Kitchen



# Bedrooms





# Bathroom





Figures based on assumed purchase price of £276,000.00 and borrowing of £207,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 276,000.00

25% Deposit	£69,000.00
SDLT Charge	£17,600
Legal Fees	£1,000.00
Total Investment	£87,600.00



# Projected Investment Return



The monthly rent of this property is currently set at £2,800 per calendar month but the potential market rent is

£ 3,100



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	£2,800	£3,100
Mortgage Payments on £207,000.00 @ 5%	£862.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£280.00	£310.00
Total Monthly Costs	£1,157.50	£1,187.50
Monthly Net Income	£1,642.50	£1,912.50
Annual Net Income	£19,710.00	£22,950.00
Net Return	22.50%	26.20%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£16,750.00**  
Adjusted To

Net Return                      **19.12%**

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


Annual Net Income      **£18,810.00**  
Adjusted To

Net Return                      **21.47%**

# 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 £330,000.00.



**5 bedroom semi-detached house for sale**


Plymouth Street, Shotton, Deeside, Flintshire, CH5 1HZ

**NO LONGER ADVERTISED**

Marketed from 11 Oct 2023 to 30 Jan 2024 (111 days) by Keystone Property & Mortgage Centre, Connah's Quay

Extended Semi Detached House | Three Reception Rooms | Five Bedrooms | Huge Floor Area | Utilit...

**£315,000**

 [View floor plans](#)


**Sold price history:**

23/08/2013	£175,000
05/07/2002	£78,000

**EPC:**

(Approx.) Sqft: **1,475 sqft** Price (£) per sqft: **£213.61**

[+ Add to report](#)



**5 bedroom detached house for sale**

Ash Lane, Mancot CH5 2

**NO LONGER ADVERTISED** **SOLD STC**

Marketed from 6 Sep 2023 to 19 Feb 2024 (165 days) by Readles, Hewarden

SPACIOUS PERIOD DETACHED HOUSE | VIEWING STRONGLY ADVISED | AVAILABLE WITH NO ONWARD CHAIN | 5 be...

**£315,000**




[+ Add to report](#)



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,100 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£3,100 pcm</p>	<p><b>6 bedroom farm house</b></p> <p>Dodleston Lane, Pulford</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 25 Aug 2023 to 20 Oct 2023 (55 days) by Denton Clark Rentals Ltd, Chester</p> <p>Detached 6 Bedroom Farm House   Large Kitchen and Utility   Three Large Reception Rooms   Charact...</p> <p> EPC: <a href="#">View</a></p> <p>(Approx.) Sqft: <b>3,983 sq ft</b> Price (£) per sqft: <b>£0.78</b></p>
 <p>£3,000 pcm</p>	<p><b>6 bedroom detached house</b></p> <p>Wrexham Road, Chester, CH4</p> <p><b>NO LONGER ADVERTISED</b> <b>LET AGREED</b></p> <p>Marketed from 18 Nov 2024 to 2 Dec 2024 (13 days) by Humphreys of Chester Limited, Chester</p> <p>Council tax band G   EPC rating B   Holding deposit £692   Minimum tenancy 6 months   Six bedrooms</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 within the last 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**