

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Woodlands Road, Bishop  
Auckland, DL14 7LY

214580484

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





## Property Description

Our latest listing is in Woodlands Road, Bishop Auckland, DL14 7LY

Get instant cash flow of **£475** per calendar month with a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£529** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



Woodlands Road, Bishop  
Auckland, DL14 7LY

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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Well Maintained Property**

**Likely to attract enquiries from  
Serious Investors & Developers**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £475**

**Market Rent: £529**

# Lounge



# Kitchen



# Bedrooms

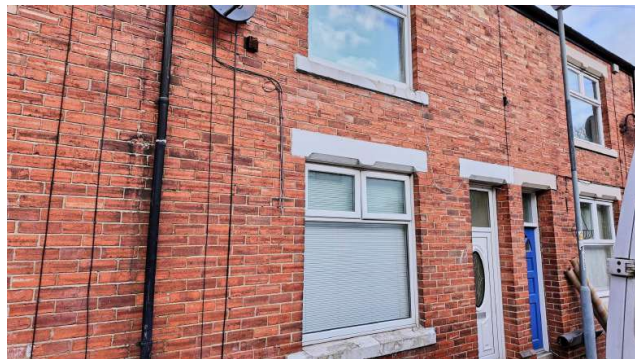


# Bathroom



# Exterior





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

# Projected Investment Return



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

£ 529



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	£529
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£47.50	£52.90
Total Monthly Costs	£312.50	£317.90
Monthly Net Income	£162.50	£211.10
Annual Net Income	£1,950.00	£2,533.20
Net Return	7.80%	10.13%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,475.20**  
Adjusted To

Net Return                      **5.90%**

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

Annual Net Income      **£1,333.20**  
Adjusted To

Net Return                      **5.33%**

# 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 £85,000.



**£85,000**

### 3 bedroom terraced house for sale


Grange View, Coundon Gate, Bishop Auckland

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

Marketed from 17 Feb 2024 to 6 Dec 2024 (293 days) by Venture Properties, Crook

Two/Three Bedroom Mid Terrace | Double Glazed | Gas Central Heating | EPC Grade D | Two Good Size...

[+ Add to report](#)



**£84,950**

### 3 bedroom terraced house for sale

Percy Street, Bishop Auckland, Durham, DL14

**CURRENTLY ADVERTISED** **UNDER OFFER**

Marketed from 12 Nov 2024 by REA Estates, Bishop Auckland - Sales

3 Bed Mid Terrace | Popular Location | Close To Town Centre | Within Walking Distance of Local Sc...

[+ Add to report](#)

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

### 3 bedroom terraced house


Bell Street , Bishop Auckland

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 21 Feb 2024 to 16 Apr 2024 (55 days) by My Property Box, Darlington

Three Bedrooms | Gas Central Heating | Yard to rear | Close to schools and local and shops | Newl...

+ Add to report



£550 pcm

### 3 bedroom terraced house

Craddock Street, Bishop Auckland,, DL14 6HA

**NO LONGER ADVERTISED** **LET AGREED**

Marketed from 31 Jan 2024 to 2 Mar 2024 (30 days) by Hunters, Bishop Auckland

THREE BEDROOMS | TERRACED | UNFURNISHED | GAS CENTRAL HEATING | TOWN CENTRE LOCATION |

+ Add to report

# 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: **2 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.



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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**