

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Front Street, Wolsingham,  
Bishop Auckland DL13

214692964

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





## Property Description

Our latest listing is in Front Street, Wolsingham, Bishop Auckland DL13

Get instant cash flow of **£525** per calendar month with a **5.8%** Gross Yield for investors.

For investors that are looking for a reliable long term investment, this property is perfect as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Front Street,  
Wolsingham, Bishop  
Auckland DL13

214692964



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Lounge**

**Good Condition**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £525**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000

25% Deposit	£27,250.00
SDLT Charge	3270
Legal Fees	£1,000.00
Total Investment	£31,520.00

# 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.



Returns Based on Rental Income	£525
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£52.50
Total Monthly Costs	£408.13
Monthly Net Income	£117
Annual Net Income	£1,403
Net Return	4.45%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£353**  
Adjusted To

Net Return                      **1.12%**

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

Annual Net Income      **-£233**  
Adjusted To

Net Return                      **-0.74%**

# 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 £100,000.



£100,000

## 1 bedroom apartment for sale

Front Street, Wolsingham, DL13

CURRENTLY ADVERTISED

Marketed from 17 Dec 2024 by Weardale Property Agency, Wolsingham

+ Add to report



£70,000

## 1 bedroom apartment for sale

Angate Street, Wolsingham, Weardale

NO LONGER ADVERTISED

Marketed from 22 Nov 2024 to 24 Feb 2025 (94 days) by Venture Properties, Crook

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £500 based on the analysis carried out by our letting team at **Let Property Management**.



£500 pcm

## 1 bedroom apartment

Angate Street, Wolsingham, Weardale

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Nov 2024 to 22 Feb 2025 (85 days) by Venture Properties, Crook

+ Add to report



£400 pcm

## 1 bedroom flat

Angate Street, Wolsingham, Bishop Auckland, DL13

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Oct 2021 to 15 Mar 2022 (161 days) by YOUR MOVE Chris Stonock Lettings, Durham

+ 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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Auckland DL13

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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**