

LET PROPERTY PACK

INVESTMENT INFORMATION

Murton Lane, Houghton Le
Spring, DH5 0NB

215180450

 www.letproperty.co.uk





Property Description

Our latest listing is in Murton Lane, Houghton Le Spring, DH5 0NB

Get instant cash flow of **£350** per calendar month with a **7.5%** Gross Yield for investors.

This property has a potential to rent for **£500** which would provide the investor a Gross Yield of **10.7%** 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...



Murton Lane, Houghton
Le Spring, DH5 0NB

215180450



Property Key Features

2 Bedrooms

1 Bathroom

Good Condition

Easy Access to Local Amenities

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

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £350

Market Rent: £500

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £56,000.00 and borrowing of £42,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 56,000.00

25% Deposit	£14,000.00
SDLT Charge	£2,800
Legal Fees	£1,000.00
Total Investment	£17,800.00

Projected Investment Return



The monthly rent of this property is currently set at £350 per calendar month but the potential market rent is

£ 500



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	£350	£500
Mortgage Payments on £42,000.00 @ 5%	£175.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£35.00	£50.00
Total Monthly Costs	£225.00	£240.00
Monthly Net Income	£125.00	£260.00
Annual Net Income	£1,500.00	£3,120.00
Net Return	8.43%	17.53%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,120.00**
Adjusted To

Net Return **11.91%**

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

Annual Net Income **£2,280.00**
Adjusted To

Net Return **12.81%**

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 £58,000.



£58,000

2 bedroom terraced house for sale

+ Add to report

South Hetton Road, Easington Lane, Houghton Le Spring, Tyne and Wear, DH5 0LG

CURRENTLY ADVERTISED

Marketed from 4 Feb 2025 by Pattinson Estate Agents, Houghton Le Spring

Spacious Family Home | Two Bedrooms | Modern Kitchen | Two Reception Rooms | Front Garden & Rear ...



£57,500

2 bedroom terraced house for sale

+ Add to report

Elmore Lane, Easington Lane, Houghton Le Spring

NO LONGER ADVERTISED


Marketed from 14 Aug 2024 to 12 Dec 2024 (120 days) by Moovd, Durham

Offered For Sale via Option A - Unconditional Online Auction | Two bedroom mid terrace cottage | ...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £550 based on the analysis carried out by our letting team at **Let Property Management**.



£550 pcm

2 bedroom terraced house

Urwin Street, Hetton le Hole, DH5

NO LONGER ADVERTISED **LET AGREED**

Marketed from 13 Mar 2024 to 6 Jun 2024 (85 days) by Hegartys Estate Agents, Houghton le Spring

3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Terraced | Unfurnished | EPC Rating: E

+ Add to report



£525 pcm

2 bedroom terraced house

Nidderdale Avenue, Hetton Le Hole

CURRENTLY ADVERTISED

Marketed from 28 Jan 2025 by KDM Estates, Peterlee

Terraced | 2 Beds | 1 Reception | 1 Bathroom | Unfurnished | Shower | Parking | Gas Central Heating

+ 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.



www.letproperty.co.uk

Murton Lane, Houghton Le Spring, DH5
ONB

215180450

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.



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