

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Front Street, Wolsingham,  
Bishop Auckland DL13

214692754

 [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 **£575** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£600** which would provide the investor a Gross Yield of **5.5%** if the rent was increased to market rate.

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

214692754



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge and Kitchen**

**Rear Garden Space**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: 970 years**

**Current Rent: £575**

**Market Rent: £600**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





# Initial Outlay



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

25% Deposit	£33,000.00
SDLT Charge	3960
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 £575 per calendar month but the potential market rent is

£ 600

Returns Based on Rental Income	£575	£600
Mortgage Payments on £99,000.00 @ 5%	£412.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£60.00
Total Monthly Costs	£485.00	£487.50
Monthly Net Income	£90	£113
Annual Net Income	£1,080	£1,350
Net Return	2.85%	3.56%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£150**  
Adjusted To

Net Return                      **0.40%**

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

Annual Net Income      **-£630**  
Adjusted To

Net Return                      **-1.66%**

# 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 £150,000.



**£150,000**

## 2 bedroom terraced house for sale

The Causeway, Wolsingham, DL13

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Nov 2024 by Weardale Property Agency, Wolsingham

+ Add to report



**£105,000**

## 2 bedroom end of terrace house for sale

Silver Street, Wolsingham, Weardale

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Dec 2023 to 19 Feb 2024 (69 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 £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

## 2 bedroom semi-detached house

East End, Wolsingham, Bishop Auckland

CURRENTLY ADVERTISED

Marketed from 8 Aug 2024 by My Property Box, Darlington

+ Add to report



£600 pcm

## 2 bedroom apartment

Convent Gardens, Wolsingham, DL13

NO LONGER ADVERTISED

LET AGREED

Marketed from 8 Nov 2023 to 20 Dec 2023 (42 days) by Weardale Property Agency, Wolsingham

+ 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**