

LET PROPERTY PACK

INVESTMENT INFORMATION

Landfall Drive, Hebburn,
NE31

214414906

 www.letproperty.co.uk





Property Description

Our latest listing is in Landfall Drive, Hebburn, NE31.

Get instant cash flow of **£750** per calendar month with a **8.3%** 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...



Landfall Drive, Hebburn,
NE31

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Lounge

Modern Kitchen

Factor Fees: £73.53 PM

Ground Rent: £8.00 PM

Lease Length: 106 years

Current Rent: £750

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

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month.



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	£750
Mortgage Payments on £81,750.00 @ 5%	£340.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£73.53 PM
Ground Rent	£8.00 PM
Letting Fees	£75.00
Total Monthly Costs	£512.49
Monthly Net Income	£237.52
Annual Net Income	£2,850.18
Net Return	8.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,350.18**
Adjusted To

Net Return **4.01%**

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

Annual Net Income **£1,315.14**
Adjusted To

Net Return **3.90%**

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 £127,250.



£127,250

2 bedroom bungalow for sale

+ Add to report

Marina View, Hebburn

NO LONGER ADVERTISED

SOLD STC

Marketed from 19 Jan 2024 to 19 Mar 2024 (60 days) by Homewise, Covering Tyne & Wear



£125,000

2 bedroom semi-detached house for sale

+ Add to report

Verdun Avenue, Hebburn, NE31

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Oct 2024 to 13 Mar 2025 (141 days) by Conway Christie, South Tyneside

Two Double Bedrooms | Stylish Kitchen w/ Breakfasting Island | Spacious Lounge w/ Media Wall | Mo...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

2 bedroom apartment

West Wing, Hebburn Hall, Hebburn

NO LONGER ADVERTISED

Marketed from 14 Jun 2023 to 30 Jan 2024 (230 days) by Andrew Craig, South Shields

Unique Furnished Two Bed First Floor Apartment | Peaceful Location | Easy Reach to Shops/Amenitie...

+ Add to report



£850 pcm

2 bedroom semi-detached house

Wordsworth Avenue, Hebburn, Tyne and Wear, NE31

CURRENTLY ADVERTISED

Marketed from 19 Feb 2025 by Insight Lettings, Scarborough

+ 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**



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.



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