


LET PROPERTY PACK

INVESTMENT INFORMATION

Arnccliffe Place, Newton
Aycliffe, DL5 7EE

217063803

 www.letproperty.co.uk





Property Description

Our latest listing is in Arncliffe Place, Newton Aycliffe, DL5 7EE

Get instant cash flow of **£650** per calendar month with a **8.0%** Gross Yield for investors.

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected 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...



Arncliffe Place, Newton
Aycliffe, DL5 7EE

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Property Key Features

4 Bedrooms

1 Bathroom and 1 WC

Expansive Lounge

**Spacious, privately enclosed
rear garden**

**Contemporary bathroom fitted
with PVC wall cladding**

On-street parking

Easy Access to Local Amenities

Factor Fees: TBC

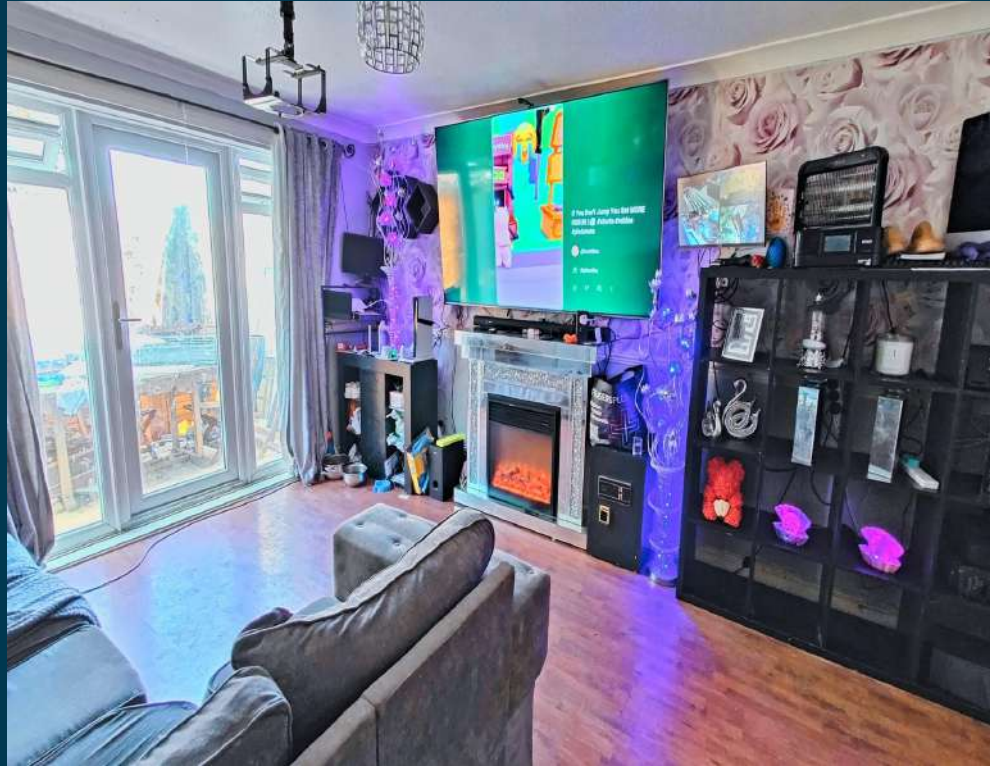
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £98,000.00 and borrowing of £73,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 98,000.00

25% Deposit	£24,500.00
SDLT Charge	£4,900
Legal Fees	£1,000.00
Total Investment	£30,400.00

Projected Investment Return



The monthly rent of this property is currently set at £650 per calendar month but the potential market rent is

£ 700



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	£650	£700
Mortgage Payments on £73,500.00 @ 5%	£306.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£65.00	£70.00
Total Monthly Costs	£386.25	£391.25
Monthly Net Income	£263.75	£308.75
Annual Net Income	£3,165.00	£3,705.00
Net Return	10.41%	12.19%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,305.00**
Adjusted To

Net Return **7.58%**

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

Annual Net Income **£2,235.00**
Adjusted To

Net Return **7.35%**

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 £109,950.



£109,950

4 bedroom semi-detached house for sale

+ Add to report

Chestnut Avenue, Spennymoor

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Sep 2024 to 3 Dec 2024 (71 days) by Robinsons, Spennymoor

Four Bedroom Semi Detached Property | Popular Location | Conveniently Located | Local Amenities |...



£105,000

4 bedroom semi-detached house for sale

+ Add to report

Stobb Cross Road, West Cornforth,

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Apr 2024 to 12 Sep 2024 (135 days) by Robinsons, Sedgefield

SEMI DETACHED HOUSE | FOUR DOUBLE BEDROOMS | IDEAL FAMILY PROPERTY | POPULAR FAMILY ORIENTATED LO...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £780 based on the analysis carried out by our letting team at **Let Property Management**.



£780 pcm

4 bedroom semi-detached house

+ Add to report

Wallington Drive, Darlington, County Durham, DL1

NO LONGER ADVERTISED

Marketed from 22 Aug 2022 to 30 Jan 2025 (891 days) by Karbon Homes, Karbon Homes

Rent to Buy Scheme | Four Bedroom Property | Detached | Garage | Coming Soon



£750 pcm

4 bedroom semi-detached house

+ Add to report

Yarm Road, Darlington

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jan 2025 to 18 Mar 2025 (74 days) by Carver Residential, Darlington

A newly refurbished family home situated on Yarm Road, Darlington. The property has recently unde...

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

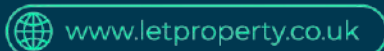


Current term of tenancy: **Moved in within the last 2 years**



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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