


# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chevington Green  
Hadston, Morpeth, NE65  
9AX

189241270

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





## Property Description

Our latest listing is in Chevington Green  
Hadston, Morpeth, NE65 9AX

This property has a potential to rent for **£850**  
which would provide the investor a Gross Yield  
of **7.6%** 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...**



Chevington Green  
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## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Ideal for First Time Buyers**

**Private front garden, along with  
a small, low-maintenance yard  
to the rear**

**On-street Parking**

**Easy Access to Local Amenities**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £0**

**Market Rent: £850**

# Lounge



# Kitchen





# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £135,000.00 and borrowing of £101,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 135,000.00

25% Deposit	£33,750.00
SDLT Charge	£6,950
Legal Fees	£1,000.00
Total Investment	£41,700.00

# 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	£850
Mortgage Payments on £101,250.00 @ 5%	£421.88
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£85.00
Total Monthly Costs	£521.88
Monthly Net Income	£328.13
Annual Net Income	£3,937.50
Net Return	9.44%

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£2,237.50**  
Adjusted To

Net Return                      **5.37%**

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

Annual Net Income      **£1,912.50**  
Adjusted To

Net Return                      **4.59%**

# 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 £140,000.



£140,000

## 3 bedroom end of terrace house for sale

+ Add to report

Swarland Terrace, Morpeth, NE61

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Nov 2023 to 28 Jun 2024 (217 days) by Yopa, Scotland & The North

ABSOLUTE MUST VIEW FAMILY/FIRST TIME BUYER/ SECOND HOME | WALK TO THE BEACH | NEW ROOF | NEW KITC...



£138,000

## 3 bedroom end of terrace house for sale

+ Add to report

Straffen Court, Amble

CURRENTLY ADVERTISED

Marketed from 27 Feb 2025 by Rook Matthews Sayer, Amble

Neatly Presented Three Bedroom Modern End of Terrace | Great Location - Walking Distance to the T...



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our letting team at **Let Property Management**.



£925 pcm

## 3 bedroom end of terrace house

+ Add to report

Sea View, Longframlington, Morpeth, Northumberland, NE65

NO LONGER ADVERTISED

Marketed from 3 Jan 2024 to 22 Jan 2024 (19 days) by George F.White, Alnwick

Three Bedrooms | Dining Kitchen with White Goods | Living Room with Wood Burner | Downstairs wc | ...



£895 pcm

## 3 bedroom end of terrace house

+ Add to report

Springhill Walk, Morpeth

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Feb 2025 to 17 Apr 2025 (54 days) by Rook Matthews Sayer, Morpeth

Three Bedroom Family Home | Bright and airy with floods of natural light | Rear Garden | Private...

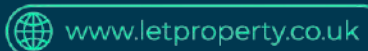
# Current Tenant Profile



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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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NE65 9AX

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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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