

LET PROPERTY PACK

INVESTMENT INFORMATION

Green Lane, Heywood,
OL10

217372584

 www.letproperty.co.uk





Property Description

Our latest listing is in Green Lane, Heywood, OL10

Get instant cash flow of **£750** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£1,125** which would provide the investor a Gross Yield of **9.4%** 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...



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Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Patio

Factor Fees: TBC

Ground Rent: TBC

Lease Length: TBC

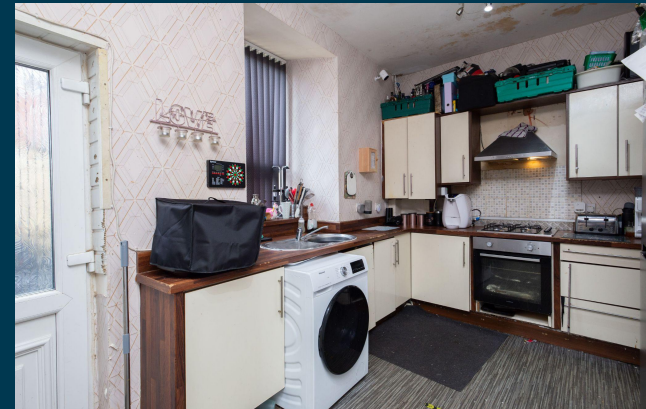
Current Rent: £750

Market Rent: £1,125

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £143,000.00 and borrowing of £107,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 143,000.00

25% Deposit	£35,750.00
SDLT Charge	£7,510
Legal Fees	£1,000.00
Total Investment	£44,260.00

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 £750 per calendar month but the potential market rent is

£ 1,125

Returns Based on Rental Income	£750	£1,125
Mortgage Payments on £107,250.00 @ 5%	£446.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£75.00	£112.50
Total Monthly Costs	£536.88	£574.38
Monthly Net Income	£213.13	£550.63
Annual Net Income	£2,557.50	£6,607.50
Net Return	5.78%	14.93%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,357.50**
Adjusted To

Net Return **9.85%**

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

Annual Net Income **£4,462.50**
Adjusted To

Net Return **10.08%**

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 £130,000.



£130,000

2 bedroom terraced house for sale

Green Lane , Heywood, OL10 1NQ

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jul 2022 to 6 Sep 2022 (39 days) by Hunters, North Manchester

+ Add to report



£110,000

3 bedroom terraced house for sale

Rochdale Road, Heywood

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Apr 2025 by eXp UK, North West

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,200 pcm

3 bedroom end of terrace house

1 Green Lane, Heywood, Greater Manchester, OL10 1NQ

CURRENTLY ADVERTISED

Marketed from 1 May 2025 by Aubrey Lee & Co, Blackley

+ Add to report



£725 pcm

3 bedroom end of terrace house

Vale Street, Heywood

NO LONGER ADVERTISED

Marketed from 25 Nov 2021 to 29 Nov 2021 (4 days) by I Am The Agent, Nationwide

+ 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: **10 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.



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