

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Stephenson Way, Newton Aycliffe, DL5

218551611











### **Property Description**

Our latest listing is in Stephenson Way, Newton Aycliffe, DL5

Get instant cash flow of £650 per calendar month with a 7.6% Gross Yield for investors.

This property has a potential to rent for £850 which would provide the investor a Gross Yield of 9.9% 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...







Stephenson Way, Newton Aycliffe, DL5



2 bedroom

1 bathroom

**Good Condition** 

**Garden Ground Space** 

Factor Fees: £0

**Ground Rent: Freehold** 

Lease Length: Freehold

Current Rent: £650

Market Rent: £850

# Lounge





# Kitchen









## **Bedrooms**









# Bathroom





# **Exterior**









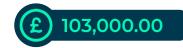
## **Initial Outlay**





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£25,750.00** 

SDLT Charge £5,150

Legal Fees £1,000.00

Total Investment £31,900.00

### **Projected Investment Return**





Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.

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



Returns Based on Rental Income	£650	£850
Mortgage Payments on £77,250.00 @ 5%	£321.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£85.00
Total Monthly Costs	£401.88	£421.88
Monthly Net Income	£248.13	£428.13
Annual Net Income	£2,977.50	£5,137.50
Net Return	9.33%	<mark>16.11%</mark>

### Return Stress Test Analysis Report





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

£3,437.50

Annual Net Income

Adjusted To

Net Return

10.78%

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

Annual Net Income

£3,592.50

Adjusted To

Net Return

11.26%

### 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 £120,000.



2 bedroom semi-detached house for sale

2 bedroom semi-detached house for sale

+ Add to report

Butler Road, Newton Aycliffe, Durham, DL5

NO LONGER ADVERTISED

Marketed from 19 Jul 2024 to 26 Jul 2024 (6 days) by Your Move, Darlington

£120,000



.....

+ Add to report

Lilburne Crescent, Newton Aycliffe

NO LONGER ADVERTISED

Marketed from 31 Jan 2023 to 18 Apr 2023 (76 days) by NGU HOMES, Gateshead

£120,000

## 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.



2 bedroom semi-detached house

Add to report

+ Add to report

Pemberton Road, Newton Aycliffe

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Sep 2023 to 23 Oct 2023 (46 days) by Carver Residential, Darlington



£795 pcm



2 bedroom terraced house

CURRENTLY ADVERTISED LET AGREED

Marketed from 21 May 2025 by ElliotLee, Rayners Lane

Heild Close, Newton Aycliffe, DL5

#### **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: **Moved in** within the last 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.





# Interested in this property investment?

Call us on **0141 478 0985** 

Stephenson Way, Newton Aycliffe, DL5



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.