

LET PROPERTY PACK

INVESTMENT INFORMATION

Stephenson Way, Newton
Aycliffe, DL5

218551611

 www.letproperty.co.uk





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

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Property Key Features

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

£ 103,000.00

25% Deposit	£25,750.00
SDLT Charge	£5,150
Legal Fees	£1,000.00
Total Investment	£31,900.00

Projected Investment Return



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

£ 850

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%	16.11%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£3,437.50**
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.



£120,000

2 bedroom semi-detached house for sale

Butler Road, Newton Aycliffe, Durham, DL5

NO LONGER ADVERTISED

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

+ Add to report



£120,000

2 bedroom semi-detached house for sale

Lilburne Crescent, Newton Aycliffe

NO LONGER ADVERTISED

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

+ Add to report

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 semi-detached house

Pemberton Road, Newton Aycliffe

NO LONGER ADVERTISED

LET AGREED

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

+ Add to report



£795 pcm

2 bedroom terraced house

Heild Close, Newton Aycliffe, DL5

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 May 2025 by ElliotLee, Rayners Lane

+ 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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