

# LET PROPERTY PACK

#### **INVESTMENT INFORMATION**

Clowes Terrace, Stanley, DH9

21877133











#### **Property Description**

Our latest listing is in Clowes Terrace, Stanley, DH9

This property has a potential to rent for £550 which would provide the investor a Gross Yield of 8.3% 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...







Clowes Terrace, Stanley, DH9



# **Property Key Features**

3 Bedrooms

1 Bathroom

**Good Condition** 

**Garden Space** 

**Factor Fees: TBC** 

**Ground Rent: Freehold** 

Lease Length: Freehold

Market Rent: £550

218771331

# Lounge









# Kitchen









# **Bedrooms**









# **Bathroom**







# **Exterior**









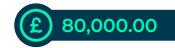
## **Initial Outlay**





Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£20,000.00** 

SDLT Charge £4,000

Legal Fees £1,000.00

Total Investment £25,000.00

## **Projected Investment Return**





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

Returns Based on Rental Income	£550
Mortgage Payments on £60,000.00 @ 5%	£250.00
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	ТВС
Ground Rent	Freehold
Letting Fees	£55.00
Total Monthly Costs	£320.00
Monthly Net Income	£230.00
Annual Net Income	£2,760.00
Net Return	11.04%

## Return Stress Test Analysis Report





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

£1,660.00

Annual Net Income

**Adjusted To** 

Net Return

6.64%

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

Annual Net Income

£1,560.00

Adjusted To

Net Return

6.24%

#### 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 £80,000.



3 bedroom end of terrace house for sale

+ Add to report

Hamsterley Gardens, Stanley, Durham, DH9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 May 2025 by Reeds Rains, Stanley

£80,000

2 bedroom terraced house for sale

+ Add to report

£70,000

Clowes Terrace, Annfield Plain, Stanley

( NO LONGER ADVERTISED )

SOLD STC

Marketed from 22 Dec 2021 to 10 Oct 2022 (292 days) by David Bailes, Stanley

## Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at Let Property Management.



#### 3 bedroom semi-detached house

+ Add to report

Hutton Court, Annfield Plain

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Aug 2024 to 20 Sep 2024 (28 days) by David Bailes, Stanley



#### 2 bedroom terraced house

+ Add to report

Windsor Drive, Catchgate, Stanley

NO LONGER ADVERTISED LET AGREED

Marketed from 14 Aug 2022 to 5 Sep 2022 (21 days) by David Bailes, Stanley

£495 pcm

£650 pcm





# Interested in this property investment?

Call us on **0141 478 0985** 

Clowes Terrace, Stanley, DH9



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.