

LET PROPERTY PACK

INVESTMENT INFORMATION

Clowes Terrace, Stanley,
DH9

218771331

 www.letproperty.co.uk





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

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Property Key Features

3 Bedrooms

1 Bathroom

Good Condition

Garden Space

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £550

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

£ 80,000.00

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	TBC
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

Annual Net Income **£1,660.00**
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.



£80,000

3 bedroom end of terrace house for sale

Hamsterley Gardens, Stanley, Durham, DH9

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 May 2025 by Reeds Rains, Stanley

+ Add to report



£70,000

2 bedroom terraced house for sale

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

+ Add to report

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**.



£650 pcm

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



£495 pcm

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



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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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