

LET PROPERTY PACK

INVESTMENT INFORMATION

High Fair, Wooler, NE71

219636054











Property Description

Our latest listing is in High Fair, Wooler, NE71

Get instant cash flow of £650 per calendar month with a 5.6% Gross Yield for investors.

This property has a potential to rent for £695 which would provide the investor a Gross Yield of 6.0% 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...







High Fair, Wooler, NE71



3 Bedrooms

2 Bathrooms

Good Condition

Rear Garden Space

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £650

Market Rent: £695

Lounge







Kitchen







Bedrooms









Bathroom





Exterior









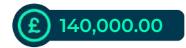
Initial Outlay





Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£35,000.00**

SDLT Charge £7,300

Legal Fees £1,000.00

Total Investment £43,300.00

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	£695
Mortgage Payments on £105,000.00 @ 5%	£437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£65.00	£69.50
Total Monthly Costs	£517.50	£522.00
Monthly Net Income	£132.50	£173.00
Annual Net Income	£1,590.00	£2,076.00
Net Return	3.67%	4.79 %

Return Stress Test Analysis Report





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

Annual Net Income

£686.00

Adjusted To

Net Return

1.58%

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

Annual Net Income

-£24.00

Adjusted To

Net Return

-0.06%

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 £140,000.



3 bedroom semi-detached house for sale

+ Add to report

Oliver Road, Northumberland

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Sep 2021 to 4 Oct 2021 (12 days) by Property Ladder Group, Colchester



2 bedroom semi-detached house for sale

+ Add to report

High Fair, Wooler, Northumberland, NE71

NO LONGER ADVERTISED

(SOLD STC)

Marketed from 20 Oct 2021 to 20 Jan 2022 (91 days) by Aitchisons Property Centre, Wooler

£125,000

£150,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £695 based on the analysis carried out by our letting team at **Let Property Management**.



£695 pcm

3 bedroom semi-detached house

+ Add to report

Oliver Road, Wooler, Northumberland, NE71

NO LONGER ADVERTISED

Marketed from 22 Mar 2023 to 3 Apr 2023 (11 days) by George F.White, Alnwick



£550 pcm

2 bedroom semi-detached house

+ Add to report

Wooler

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Dec 2021 to 11 Jan 2022 (25 days) by Aitchisons Property Centre, BERWICK-UPON-TWEED

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: 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**



High Fair, Wooler, NE71



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.