

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadow Road, Whitehaven, CA28

220211423









Property Description

Our latest listing is in Meadow Road, Whitehaven, CA28

Get instant cash flow of £850 per calendar month with a 7.5% Gross Yield for investors.

This property has a potential to rent for £1,000 which would provide the investor a Gross Yield of 8.8% 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...







Meadow Road, Whitehaven, CA28



3 bedroom

1 bathroom

Garden Ground Space

Driveway

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £850

Market Rent: £1,000

Lounge









Kitchen









Bedrooms









Bathroom







Exterior









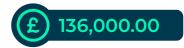
Initial Outlay





Figures based on assumed purchase price of £136,000.00 and borrowing of £102,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£34,000.00**

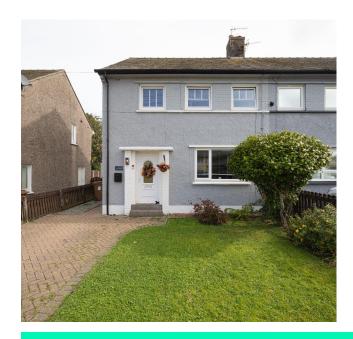
SDLT Charge £7,020

Legal Fees £1,000.00

Total Investment £42,020.00

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 £850 per calendar month but the potential market rent is

	1.000
(エ)	1,000

Returns Based on Rental Income	£850	£1,000
Mortgage Payments on £102,000.00 @ 5%	£425.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£85.00	£100.00
Total Monthly Costs	£525.00	£540.00
Monthly Net Income	£325.00	£460.00
Annual Net Income	£3,900.00	£5,520.00
Net Return	9.28%	13.14%

Return Stress Test Analysis Report





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

Annual Net Income

£3,520.00

Adjusted To

Net Return

8.38%

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

Annual Net Income

£3,480.00

Adjusted To

Net Return

8.28%

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 re

Melbreak Close, Whitehaven, CA28

CURRENTLY ADVERTISED

SOLD STC

Marketed from 12 Jun 2025 by Lillingtons Estate Agents, Whitehaven





3 bedroom semi-detached house for sale

Wilson Pit Road, Whitehaven, Cumbria, CA28 9UB

NO LONGER ADVERTISED

Marketed from 17 Oct 2024 to 19 Oct 2024 (1 days) by Story Homes - Cumbria & Scot

£136,500

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom terraced house

+ Add to report

Clarendon Drive, Whitehaven

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Feb 2024 to 28 Mar 2024 (51 days) by Grisdales Estate Agents, Whitehaven



3 bedroom semi-detached house

+ Add to report

Kirkstone Road, Whitehaven, CA28

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2024 to 8 May 2025 (196 days) by Lillingtons Estate Agents, Whitehaven

£995 pcm

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**

Meadow Road, Whitehaven, CA28



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.