

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Crescent, New
Rossington, Doncaster,
DN11

220976032

 www.letproperty.co.uk





Property Description

Our latest listing is in Norman Crescent, New Rossington, Doncaster, DN11 0PD

Get instant cash flow of **£550** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£721** which would provide the investor a Gross Yield of **8.4%** if the rent was increased to market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Good condition

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £721

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £103,500.00 and borrowing of £77,625.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 103,500.00

25% Deposit £25,875.00

SDLT Charge £5,175

Legal Fees £1,000.00

Total Investment £32,050.00

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 £550 per calendar month but the potential market rent is

£ 721

Returns Based on Rental Income	£550	£721
Mortgage Payments on £77,625.00 @ 5%	£323.44	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£55.00	£72.10
Total Monthly Costs	£393.44	£410.54
Monthly Net Income	£156.56	£310.46
Annual Net Income	£1,878.75	£3,725.55
Net Return	5.86%	11.62%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,283.55**
Adjusted To

Net Return **7.12%**

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

Annual Net Income **£2,173.05**
Adjusted To

Net Return **6.78%**

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.

Within area



£80,000

3 bedroom terraced house for sale

+ Add to

Edward Street, Doncaster, DN11

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Feb 2025 to 30 May 2025 (105 days) by Keller Williams Plus, Covering Nationwid

Within ¼ area



£80,000

3 bedroom terraced house for sale

+ Add to

Norman Crescent, Doncaster, DN11

CURRENTLY ADVERTISED

Marketed from 22 May 2025 by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

3 bedroom terraced house

+ Add to report

Edward Street, New Rossington, Doncaster, DN11

NO LONGER ADVERTISED

Marketed from 11 Jun 2025 to 5 Jul 2025 (23 days) by OpenRent, London



£800 pcm

3 bedroom terraced house

+ Add to report

Mcconnel Crescent, New Rossington, Doncaster, DN11

NO LONGER ADVERTISED

Marketed from 12 Aug 2025 to 15 Sep 2025 (34 days) by 3Keys Property, Doncaster

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: **3 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.



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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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