

LET PROPERTY PACK

INVESTMENT INFORMATION

Norman Crescent, New Rossington, Doncaster, DN11

220976032











Property Description

Our latest listing is in Norman Crescent, New Rossington, Doncaster, DNII OPD

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...







Norman Crescent, New Rossington, Doncaster, DN11 OPD

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

220976032

Lounge





Kitchen

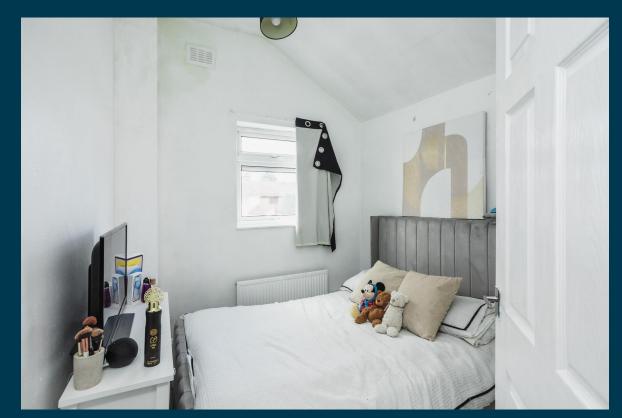






Bedrooms









Bathroom









Exterior









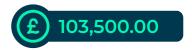
Initial Outlay





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



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

	E 01
(た)	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	ТВС	
Ground Rent	ТВС	
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

Edward Street, Doncaster, DN11

NO LONGER ADVERTISED SO

SOLD STC

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

Within 1/4 area



3 bedroom terraced house for sale

Norman Crescent, Doncaster, DN11

CURRENTLY ADVERTISED

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

+ Add to re

+ Add to

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**.



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

£950 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

£800 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: 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.





Interested in this property investment?

Call us on **0141 478 0985**



Norman Crescent, New Rossington, Doncaster, DN11 0PD

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.

