

LET PROPERTY PACK

INVESTMENT INFORMATION

Staindale Road, Scunthorpe, DN16

221034660











Property Description

Our latest listing is in Staindale Road, Scunthorpe, DN16

Get instant cash flow of £600 per calendar month with a 7.8% Gross Yield for investors.

This property has a potential to rent for £650 which would provide the investor a Gross Yield of 8.5% if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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





Staindale Road, Scunthorpe, DN16



1 bedroom

1 bedroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 90 years

Current Rent: £600

Market Rent: £650

221034660

Lounge









Kitchen









Bedrooms









Bathroom









Exterior









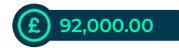
Initial Outlay





Figures based on assumed purchase price of 92,000.00 and borrowing of £69,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£23,000.00**

SDLT Charge £4,600

Legal Fees £1,000.00

Total Investment £28,600.00

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 £600 per calendar month but the potential market rent is



Returns Based on Rental Income	£600	£650
Mortgage Payments on £69,000.00 @ 5%	£287.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	ТВС	
Ground Rent	TBC	
Letting Fees	£60.00	£65.00
Total Monthly Costs	£362.50	£367.50
Monthly Net Income	£237.50	£282.50
Annual Net Income	£2,850.00	£3,390.00
Net Return	9.97%	11.85%

Return Stress Test Analysis Report





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

Annual Net Income

£2,090.00

Adjusted To

Net Return

7.31%

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

Annual Net Income

£2,010.00

Adjusted To

Net Return

7.03%

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 £110,000.



2 bedroom semi-detached bungalow for sale

+ Add to report

Manifold Road, DN16

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Sep 2022 to 26 Jan 2023 (117 days) by Louise Oliver Properties, Scunthorpe





1 bedroom apartment for sale

+ Add to report

Staindale Road, Scunthorpe, North Lincolnshire, DN16

NO LONGER ADVERTISED

SOLD STC

Marketed from 7 Jul 2022 to 16 Nov 2022 (131 days) by Lovelle Estate Agency, Scunthorpe

£80,000

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

£550 pcm

2 bedroom end of terrace house

+ Add to report

GARSDALE CLOSE, Scunthorpe,

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Feb 2015 to 12 Dec 2023 (3220 days) by DDM Residential, Scunthorpe



1 bedroom flat

+ Add to report

Staindale Road, Scunthorpe

NO LONGER ADVERTISED

Marketed from 29 Jul 2025 to 3 Sep 2025 (36 days) by Walshe's Property, Scunthorpe

Current Tenant Profile



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**



Staindale Road, Scunthorpe, DN16



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.