

LET PROPERTY PACK

INVESTMENT INFORMATION

Durham Road, Stanley,
DH9

221082283

 www.letproperty.co.uk





Property Description

Our latest listing is in Durham Road, Stanley, DH9

Get instant cash flow of **£625** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£850** 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...



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DH9

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Property Key Features

4 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £625

Market Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 850

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£625	£850
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£62.50	£85.00
Total Monthly Costs	£452.50	£475.00
Monthly Net Income	£172.50	£375.00
Annual Net Income	£2,070.00	£4,500.00
Net Return	5.59%	12.16%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,800.00**
Adjusted To

Net Return **7.57%**

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

Annual Net Income **£2,700.00**
Adjusted To

Net Return **7.30%**

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 £150,000.



£150,000

4 bedroom detached house for sale

+ Add to report

Cloverhill Court, Craghead, Stanley, County Durham, DH9

NO LONGER ADVERTISED

Marketed from 24 Jan 2025 to 25 Sep 2025 (244 days) by Sylvester Properties, Stanley



£110,000

4 bedroom terraced house for sale

+ Add to report

Potter Place, Stanley, County Durham, DH9

CURRENTLY ADVERTISED SOLD STC

Marketed from 17 Jan 2025 by Pro Investment Properties Ltd, Redcar

4 Bedrooms | Immaculate Condition | New Kitchen & Bathroom | Sold with Tenant in Situ | 7% Yield +

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

4 bedroom terraced house

+ Add to report

Station Road, Stanley

NO LONGER ADVERTISED

LET AGREED

Marketed from 5 Dec 2024 to 30 Apr 2025 (145 days) by David Bailes, Stanley



£700 pcm

4 bedroom terraced house

+ Add to report

Mitchell Street, South Moor, Stanley

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Apr 2025 to 7 May 2025 (33 days) by David Bailes, Stanley

4 Bedroom Mid Terrace House | Fully Refurbished | Modern Fitted Kitchen/diner With Cooking

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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

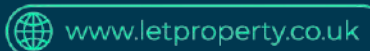


Current term of tenancy: **5+ years**



Payment history: **On time for the length of tenancy**

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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