

LET PROPERTY PACK

INVESTMENT INFORMATION

Darlington Road, Ferryhill,
DL17 8JP

221177329

 www.letproperty.co.uk





Property Description

Our latest listing is in Darlington Road, Ferryhill, DL17 8JP

Get instant cash flow of **£400** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£549** which would provide the investor a Gross Yield of **8.78%** if the rent was increased to market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

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



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Property Key Features

3 Bedrooms

2 Bathrooms

On-Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £549

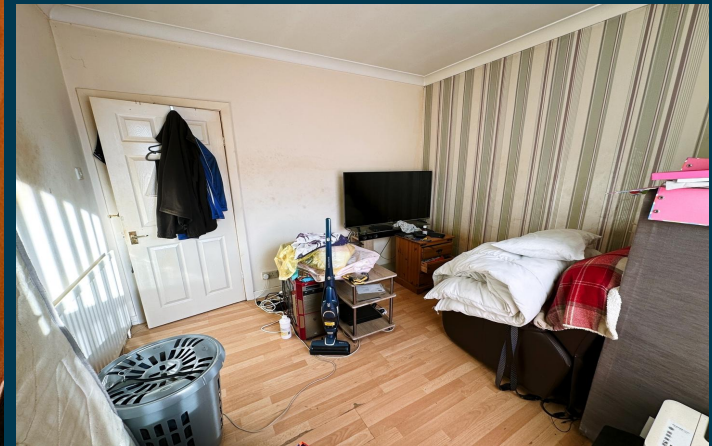
Lounge



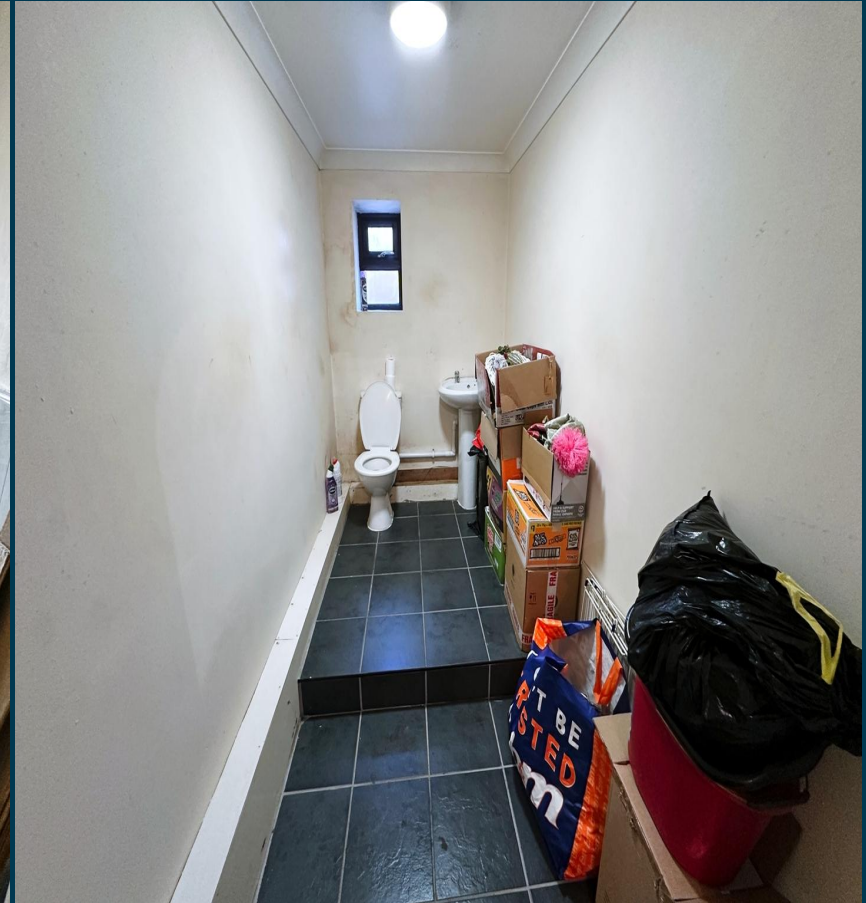
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £86,000.00 and borrowing of £64,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 86,000.00

25% Deposit	£21,500.00
SDLT Charge	£4,300
Legal Fees	£1,000.00
Total Investment	£26,800.00

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 £400 per calendar month but the potential market rent is



Returns Based on Rental Income	£400	£549
Mortgage Payments on £64,500.00 @ 5%	£268.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£54.90
Total Monthly Costs	£323.75	£338.65
Monthly Net Income	£76.25	£210.35
Annual Net Income	£915.00	£2,524.20
Net Return	3.41%	9.42%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,426.20**
Adjusted To

Net Return **5.32%**

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

Annual Net Income **£1,234.20**
Adjusted To

Net Return **4.61%**

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 £92,000.



£92,000

3 bedroom terraced house for sale

+ Add to report

Belsay Close, Ferryhill, County Durham, DL17

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 1 May 2025 by Downen, Spennymoor

SPACIOUS END TERRACE PROPERTY | THREE BEDROOMS | BATHROOM & GROUND FLOOR SHOWER ROOM | DINING KIT...



£89,950

3 bedroom terraced house for sale

+ Add to report

Raby Road, Ferryhill, County Durham, DL17

NO LONGER ADVERTISED

Marketed from 12 Jul 2025 to 26 Sep 2025 (75 days) by Downen, Spennymoor

NO ONWARD CHAIN | SPACIOUS & WELL PRESENTED SEMI-DETACHED PROPERTY | THREE BEDROOMS | TWO RECEPTION...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

3 bedroom terraced house

+ Add to report

Blandford Street, ., Ferryhill, Durham, DL17 8ND

NO LONGER ADVERTISED

Marketed from 17 Jul 2025 to 22 Jul 2025 (5 days) by Pattinson Estate Agents, Gillesgate

Three Bedrooms | Loft Bedroom | Great Location



£595 pcm

3 bedroom terraced house

+ Add to report

Surtees Terrace, Ferryhill, Durham, DL17

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Apr 2025 to 29 Jul 2025 (96 days) by Let Direct NE Ltd, Gateshead

PRE-RECORDED VIDEO TOUR AVAILABLE ON REQUEST Let Direct NE would like to present to you, this S...

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: **8 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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