

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Bensfield Drive, Larbert,  
FK2 8SU

222053920

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Bensfield Drive, Larbert, FK2 8SU

Get instant cash flow of **£925** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£968** which would provide the investor a Gross Yield of **6.8%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Bensfield Drive, Larbert,  
FK2 8SU

222053920



## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Lounge**

**Well Equipped Kitchen**

**Factor Fees: £10 PM**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £925**

**Market Rent: £968**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £170,000.00 and borrowing of £127,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 170,000.00

|                     |            |
|---------------------|------------|
| 25% Deposit         | £42,500.00 |
| Stamp Duty ADS @ 8% | £13,600.00 |
| LBTT Charge         | £500       |
| Legal Fees          | £1,000.00  |
| Total Investment    | £57,600.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £925 per calendar month but the potential market rent is

£ 968

| Returns Based on Rental Income        | £925      | £968      |
|---------------------------------------|-----------|-----------|
| Mortgage Payments on £127,500.00 @ 5% | £531.25   |           |
| Est. Building Cover (Insurance)       | £15.00    |           |
| Approx. Factor Fees                   | £10.00    |           |
| Ground Rent                           | FREEHOLD  |           |
| Letting Fees                          | £92.50    | £96.80    |
| Total Monthly Costs                   | £648.75   | £653.05   |
| Monthly Net Income                    | £276.25   | £314.95   |
| Annual Net Income                     | £3,315.00 | £3,779.40 |
| Net Return                            | 5.76%     | 6.56%     |

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,843.40**  
Adjusted To

Net Return                      **3.20%**

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

Annual Net Income      **£1,229.40**  
Adjusted To

Net Return                      **2.13%**

# 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 £175,000.



**£175,000**

## 3 bedroom terraced house for sale

21 Crookston Court, Larbert FK5 4XE

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Nov 2023 to 10 Jul 2024 (246 days) by NEST Estate Agents, Falkirk

+ Add to report



**£175,000**

## 3 bedroom semi-detached house for sale

Bellsdyke Road, Larbert, FK5

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 May 2025 to 30 Jul 2025 (78 days) by Homes For You, Larbert

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



**£1,150 pcm**

## 3 bedroom semi-detached house

+ Add to report

MacDonald Court, Larbert

NO LONGER ADVERTISED

LET AGREED

Marketed from 16 Jul 2025 to 26 Aug 2025 (41 days) by Castlebrae Sales and Letting Ltd, Bathgate



**£1,100 pcm**

## 3 bedroom terraced house

+ Add to report

Gowkhill Place, Larbert, Stirling, FK5 4US

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Mar 2024 to 19 Apr 2024 (47 days) by Clyde Property, Stirling

# 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**



Standard Tenancy Agreement In Place: **Yes**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order



Current term of tenancy: **Moved in within the last 2 years**



Payment history: **On time for 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.



[www.letproperty.co.uk](http://www.letproperty.co.uk)

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PROPERTY ID: 222053920

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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