

LET PROPERTY PACK

INVESTMENT INFORMATION

Burnley Road, Loveclough,
Rossendale, BB4 8QL

221647303

 www.letproperty.co.uk





Property Description

Our latest listing is in Burnley Road, Loveclough, Rossendale, BB4 8QL

Get instant cash flow of **£625** per calendar month with a **6.25%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With tenants 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...



Burnley Road,
Loveclough, Rossendale,
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Property Key Features

1 Bedroom

1 Bathroom

On-Street Parking

Easy Access to Local Amenities

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £625

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £138,000.00 and borrowing of £103,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 138,000.00

25% Deposit	£34,500.00
SDLT Charge	£7,160
Legal Fees	£1,000.00
Total Investment	£42,660.00

Projected Investment Return



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

£ 950



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



Returns Based on Rental Income	£625	£950
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£62.50	£95.00
Total Monthly Costs	£508.75	£541.25
Monthly Net Income	£116.25	£408.75
Annual Net Income	£1,395.00	£4,905.00
Net Return	3.27%	11.50%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,005.00**
Adjusted To

Net Return **7.04%**

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

Annual Net Income **£2,835.00**
Adjusted To

Net Return **6.65%**

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 £139,995.



£139,995

1 bedroom terraced house for sale

+ Add to report

Bury Road, Ramsbottom, Bury

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 23 Sep 2024 to 31 Jan 2025 (129 days) by Lifestyle Sales & Lettings, Bury

Open Plan Kitchen/Lounge | Converted Basement | Feature Beams | uPVC Double Glazing | Gas Central...



£139,950

1 bedroom end of terrace house for sale

+ Add to report

Dobbin Lane, Rawtenstall, Rossendale, BB4

CURRENTLY ADVERTISED

Marketed from 22 May 2025 by Slater Brooking Estate Agents, Rawtenstall

Attractive 1 Bedroom Stone-Built Terrace Cottage | Panoramic Hillside Views to Front Aspect | Hig...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

1 bedroom terraced house

Radcliffe Road, HD7

NO LONGER ADVERTISED

Marketed from 9 Apr 2025 to 14 Apr 2025 (5 days) by Harvey & Ryall, Huddersfield

Full renovation including internal wall insulation, new double glazing and composite door | Luxur...

+ Add to report



£1,050 pcm

1 bedroom terraced house

221 Commerce Lane, Ordsall Lane, Salford, M5

NO LONGER ADVERTISED

Marketed from 24 Jul 2025 to 8 Sep 2025 (45 days) by Mustafa & Co Property Management, Manchester

Fully Furnished | Gym | Shops and amenities nearby | Fitted Kitchen | Close to public transport |...

+ Add to report

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: **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.



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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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