

LET PROPERTY PACK

INVESTMENT INFORMATION

Rose Cottage, Byrness
Village, Newcastle Upon
Tyne, NE19 1TR

222498814

 www.letproperty.co.uk





Property Description

Our latest listing is in Rose Cottage, Byrness Village, Newcastle Upon Tyne, NE19 1TR

Get instant cash flow of **£506** per calendar month with a **5.52%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **10.36%** 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...



Rose Cottage, Byrness
Village, Newcastle Upon
Tyne, NE19 1TR

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Property Key Features

2 Bedrooms

1 Bathroom

Private Driveway Parking

Private Front and Rear Gardens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £506

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £127,000.00 and borrowing of £95,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 127,000.00

25% Deposit £31,750.00

SDLT Charge £6,390

Legal Fees £1,000.00

Total Investment £39,140.00

Projected Investment Return



The monthly rent of this property is currently set at £506 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	£506	£950
Mortgage Payments on £95,250.00 @ 5%	£396.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.60	£95.00
Total Monthly Costs	£462.48	£506.88
Monthly Net Income	£43.53	£443.13
Annual Net Income	£522.30	£5,317.50
Net Return	1.33%	13.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,417.50**
Adjusted To

Net Return **8.73%**

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

Annual Net Income **£3,412.50**
Adjusted To

Net Return **8.72%**

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 £145,000.



£145,000

2 bedroom detached bungalow for sale

+ Add to report

59 Miller Street, Innerleithen, EH44 6QR

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Jan 2025 to 23 Sep 2025 (243 days) by JBM Estate Agents Limited, Peebles

An extensive plot totalling approximately 565 square meters, currently home to a single-story, tw...



£139,000

2 bedroom detached bungalow for sale

+ Add to report

Sunningdale, Consett, DH8

CURRENTLY ADVERTISED

UNDER OFFER

Marketed from 16 Jun 2025 by Purplebricks, covering Durham

Two Bedrooms | Utility Room | Plenty Of On Street Parking | Chain Free | Cash Buyers Only

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £995 based on the analysis carried out by our letting team at **Let Property Management**.



£995 pcm

2 bedroom detached bungalow

+ Add to report

Corby Hill, Carlisle

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Aug 2024 to 2 Dec 2024 (114 days) by Homesearch Direct, Carlisle

A Beautifully Appointed & Recently Decorated Detached Bungalow | Situated In The Sought After Vil...



£975 pcm

2 bedroom detached bungalow

+ Add to report

May cottage

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Oct 2024 to 10 Dec 2024 (55 days) by Suzanne Graham, Whickham and North East

Detached Bungalow | single garage | Gardens | Gas central heating | Double Glazing | Sought a...

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: **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

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Upon Tyne, NE19 1TR

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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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