

LET PROPERTY PACK

INVESTMENT INFORMATION

Oaklands Place, Prudhoe,
NE42

222165351

 www.letproperty.co.uk





Property Description

Our latest listing is in Oaklands Place, Prudhoe, NE42

Get instant cash flow of **£1,200** per calendar month with a **10.4%** Gross Yield for investors.

This property has a potential to rent for **£1,600** which would provide the investor a Gross Yield of **13.9%** 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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Property Key Features

3 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEOLD

Current Rent: £1,200

Market Rent: £1,600

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



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 £1,200 per calendar month but the potential market rent is

£ 1,600

Returns Based on Rental Income	£1,200	£1,600
Mortgage Payments on £103,500.00 @ 5%	£431.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£120.00	£160.00
Total Monthly Costs	£566.25	£606.25
Monthly Net Income	£633.75	£993.75
Annual Net Income	£7,605.00	£11,925.00
Net Return	17.83%	27.95%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,725.00**
Adjusted To

Net Return **20.45%**

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

Annual Net Income **£9,855.00**
Adjusted To

Net Return **23.10%**

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 £139,950.



£139,950

3 bedroom semi-detached house for sale

+ Add to report

Cheviot View, Prudhoe

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Aug 2024 to 2 Jan 2025 (149 days) by Jan Forster Estates, Gateshead

Popular Location | Semi-Detached Home | Three Bedrooms | Cosmetic Updating Required | Driveway an...



£135,000

3 bedroom semi-detached house for sale

+ Add to report

Hillcrest, Prudhoe, NE42 5LE

CURRENTLY ADVERTISED

Marketed from 14 Aug 2025 by Kirsty Hodgson, Powered by eXp UK, Prudhoe

**FOR SALE BY MODERN METHOD OF AUCTION ** | DRIVEWAY | INTEGRAL GARAGE | STORE

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,600 based on the analysis carried out by our letting team at **Let Property Management**.



£1,600 pcm

3 bedroom semi-detached house

+ Add to report

Hexham Road, Heddon-On-The-Wall, Nr Ponteland, Newcastle Upon Tyne, NE15

CURRENTLY ADVERTISED

Marketed from 19 Jul 2025 by Dobsons Estate Agents, Darras Hall

Semi-Detached Family Home with Countryside Views | Three Bedrooms | Three Reception Rooms | Famil...



£1,250 pcm

3 bedroom house

+ Add to report

Aquila Drive, Heddon-on-the-Wall, Newcastle upon Tyne, Northumberland, NE15

NO LONGER ADVERTISED

Marketed from 21 May 2025 to 11 Jun 2025 (21 days) by YOUR MOVE Chris Stonock Lettings, West Denton

Three bedroom semi-detached house | Fantastic position in village | Large garden | Floor Area: 1,200 sq ft

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

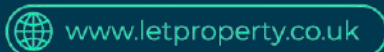


Current term of tenancy: **Moved in within 2 years**



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.



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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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