

LET PROPERTY PACK

INVESTMENT INFORMATION

Willow Crescent, Consett,
DH8

222512745

 www.letproperty.co.uk





Property Description

Our latest listing is in Willow Crescent, Consett, DH8

Get instant cash flow of **£400** per calendar month with a **5.5%** Gross Yield for investors.

This property has a potential to rent for **£682** which would provide the investor a Gross Yield of **9.3%** 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...



Willow Crescent, Consett,
DH8

222512745



Property Key Features

2 Bedrooms

1 Bathroom

Bright and Airy Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £400

Market Rent: £682

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £88,000.00 and borrowing of £66,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 88,000.00

25% Deposit £22,000.00

SDLT Charge £4,400

Legal Fees £1,000.00

Total Investment £27,400.00

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

£ 682

Returns Based on Rental Income	£400	£682
Mortgage Payments on £66,000.00 @ 5%	£275.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£40.00	£68.20
Total Monthly Costs	£330.00	£358.20
Monthly Net Income	£70.00	£323.80
Annual Net Income	£840.00	£3,885.60
Net Return	3.07%	14.18%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,521.60**
Adjusted To

Net Return **9.20%**

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

Annual Net Income **£2,565.60**
Adjusted To

Net Return **9.36%**

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 semi-detached house for sale

+ A

Ponthead Mews, Leadgate, Consett, Durham, DH8

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 May 2025 to 11 Nov 2025 (171 days) by YOUR MOVE Chris Stonock, Con



£140,000

2 bedroom semi-detached house for sale

+

Ponthead Mews, Leadgate, Consett, Durham, DH8

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Sep 2024 to 17 Jan 2025 (125 days) by YOUR MOVE Chris Stonock, Co

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £675 based on the analysis carried out by our letting team at **Let Property Management**.



£675 pcm

2 bedroom house

+ Add

Willow Crescent, Consett, DH8 7RQ

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Jul 2025 to 14 Aug 2025 (27 days) by Bridgfords Lettings, Durham



£550 pcm

2 bedroom semi-detached house

+ Ad

Willow Crescent, Leadgate, Consett, Durham, DH8 7RQ

NO LONGER ADVERTISED

Marketed from 21 Mar 2025 to 24 Mar 2025 (3 days) by Pattinson Estate Agents, Consett

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: **6 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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