

LET PROPERTY PACK

INVESTMENT INFORMATION

Coach Lane, Newcastle Upon Tyne, NE13

222576447











Property Description

Our latest listing is in Coach Lane, Newcastle Upon Tyne, NE13

This property has a potential to rent for £993 which would provide the investor a Gross Yield of 8.0% if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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







Coach Lane, Newcastle Upon Tyne, NE13



3 bedroom

1 bathroom

Spacious Kitchen

Well Maintained Property

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £993

222576447

Lounge









Kitchen









Bedrooms









Bathroom







Exterior







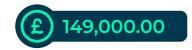
Initial Outlay





Figures based on assumed purchase price of £149,000.00 and borrowing of £111,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE



25% Deposit **£37,250.00**

SDLT Charge £7,930

Legal Fees £1,000.00

Total Investment £46,180.00

Projected Investment Return





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

Returns Based on Rental Income	£993
Mortgage Payments on £111,750.00 @ 5%	£465.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£99.30
Total Monthly Costs	£579.93
Monthly Net Income	£413.08
Annual Net Income	£4,956.90
Net Return	10.73%

Return Stress Test Analysis Report





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

Annual Net Income

£2,970.90

Adjusted To

Net Return

6.43%

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

Annual Net Income

£2,721.90

Adjusted To

Net Return

5.89%

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 £299,950.



+ Add to report

Collier Gardens, Havannah Park, NE13

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 May 2025 to 24 Sep 2025 (143 days) by Brunton Residential, Great Park





3 bedroom detached house for sale

+ Add to report

Norham Close, Wideopen, NE13

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Jan 2024 to 8 Apr 2024 (97 days) by Alexander Hudson Estates, Newcastle

£275,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom detached house

+ Add to report

+ Add to report

3 Corver Crescent, Hazlerigg, Newcastle Upon Tyne

NO LONGER ADVERTISED

Marketed from 25 Sep 2024 to 26 Sep 2024 (1 days) by Easiliving, Jesmond

£1,400 pcm



Corver Crescent, Havannah Park

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2024 to 4 Jun 2024 (69 days) by Bridgfords Lettings, Gosforth

3 bedroom house

£1,250 pcm

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: N/A



Current term of tenancy: N/A



Standard Tenancy Agreement In Place: **N/A**



Payment history: N/A



Fully compliant tenancy: N/A

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.





Interested in this property investment?

Call us on **0141 478 0985**

Coach Lane, Newcastle Upon Tyne, NE13



