

LET PROPERTY PACK

INVESTMENT INFORMATION

Manor Road, Haydock, St.
Helens, WA11

222490310

 www.letproperty.co.uk





Property Description

Our latest listing is in Manor Road, Haydock, St. Helens, WA11

Get instant cash flow of **£700** per calendar month with a **5.0%** Gross Yield for investors.

This property has a potential to rent for **£1,104** which would provide the investor a Gross Yield of **7.9%** 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...



Manor Road, Haydock, St.
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Property Key Features

3 bedrooms

1 bathroom

Spacious rooms

Good condition

Factor Fees: TBC

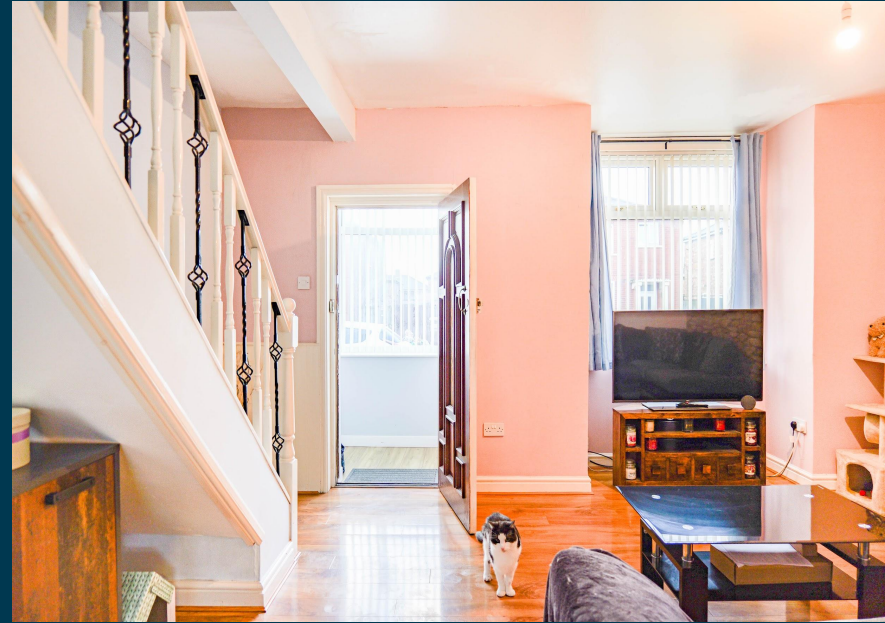
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £700

Market Rent: £1,104

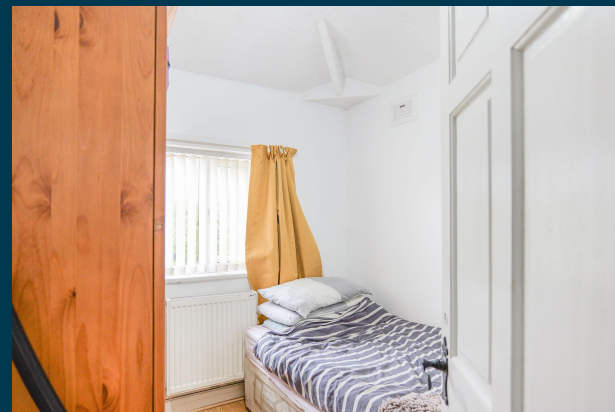
Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £167,000.00 and borrowing of £125,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 167,000.00

25% Deposit	£41,750.00
SDLT Charge	£9,190
Legal Fees	£1,000.00
Total Investment	£51,940.00

Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 1,104



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



Returns Based on Rental Income	£700	£1,104
Mortgage Payments on £125,250.00 @ 5%	£521.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£70.00	£110.40
Total Monthly Costs	£606.88	£647.28
Monthly Net Income	£93.13	£456.73
Annual Net Income	£1,117.50	£5,480.70
Net Return	2.15%	10.55%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,272.70**
Adjusted To

Net Return **6.30%**

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

Annual Net Income **£2,975.70**
Adjusted To

Net Return **5.73%**

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 £165,000.



£165,000

3 bedroom semi-detached house for sale

Taylor Road, Haydock, St. Helens

NO LONGER ADVERTISED

Marketed from 21 Jan 2021 to 26 Feb 2021 (36 days) by Belvoir Sales, St Helens



£165,000

3 bedroom semi-detached house for sale

James Road, Haydock, WA11

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Jun 2022 to 10 Dec 2022 (164 days) by Belvoir, Haydock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom semi-detached house

Church Road, Haydock, St. Helens, WA11

NO LONGER ADVERTISED

Marketed from 22 Sep 2025 to 2 Oct 2025 (9 days) by OpenRent, London



£980 pcm

3 bedroom semi-detached house

Station Road, WA11

CURRENTLY ADVERTISED

Marketed from 20 Oct 2025 by HAVIVA ESTATE AGENTS LTD, London

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: **1 year+**



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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