

LET PROPERTY PACK

INVESTMENT INFORMATION

The Green, Swanwick,
Alfreton, DE55

217169933

 www.letproperty.co.uk





Property Description

Our latest listing is in The Green, Swanwick, Alferton, DE55

Get instant cash flow of **£575** per calendar month with a **4.7%** Gross Yield for investors.

This property has a potential to rent for **£812** which would provide the investor a Gross Yield of **6.6%** 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...



The Green, Swanwick,
Alfreton, DE55

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Property Key Features

2 bedrooms

2 bathrooms

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £575

Market Rent: £812

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of 147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit £36,750.00

SDLT Charge £7,790

Legal Fees £1,000.00

Total Investment £45,540.00

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 £575 per calendar month but the potential market rent is

£ 812

Returns Based on Rental Income	£575	£812
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	FREEHOLD	
Letting Fees	£57.50	£81.20
Total Monthly Costs	£531.88	£555.58
Monthly Net Income	£43.13	£256.43
Annual Net Income	£517.50	£3,077.10
Net Return	1.14%	6.76%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,453.10**
Adjusted To

Net Return **3.19%**

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

Annual Net Income **£872.10**
Adjusted To

Net Return **1.92%**

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 £150,000.



£150,000

2 bedroom terraced house for sale

High Street, Swanwick

NO LONGER ADVERTISED

Marketed from 26 Oct 2024 to 22 Feb 2025 (118 days) by All Agreed, Ripley

+ Add to report

Two Bedrooms | Popular Village Location | Buy to Let Opportunity with Immediate Return | Option to...



£145,000

2 bedroom town house for sale

Ashton Close, Swanwick, DE55

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 May 2025 to 12 Sep 2025 (105 days) by Derbyshire Properties, Alfreton

+ Add to report

Great First Time Buy | Popular Village of Swanwick | Walking Distance to Schools and Parks | Walk...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom terraced house

+ Add to report

Buckfast Close, Swanwick, Alfreton, Derbyshire, DE55

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jun 2025 to 15 Oct 2025 (127 days) by Your Move, Kirkby-In-Ashfield

Heart of Swanwick location | Two cosy bedrooms | Built-in wardrobes | Convivial breakfast area | ...



£675 pcm

2 bedroom terraced house

+ Add to report

The Green, Swanwick

CURRENTLY ADVERTISED

Marketed from 30 Oct 2025 by Savidge & Brown, Alfreton

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: **2+ 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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