

LET PROPERTY PACK

INVESTMENT INFORMATION

The Green, Swanwick, Alfreton, DE55

217169933











Property Description

Our latest listing is in The Green, Swanwick, Alfreton, 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



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

217169933

Lounge









Kitchen





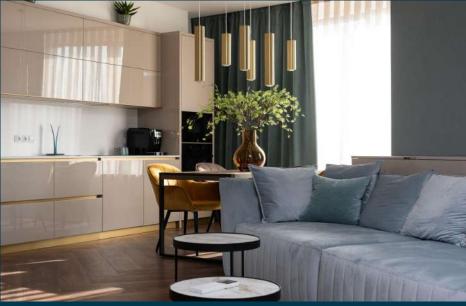




Bedrooms







Bathroom









Exterior









Initial Outlay





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



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

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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



£145,000

2 bedroom terraced house for sale

+ Add to report

High Street, Swanwick

NO LONGER ADVERTISED

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

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

2 bedroom town house for sale

+ Add to report

Ashton Close, Swanwick, DE55

NO LONGER ADVERTISED

SOLD STC

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

Crost First Time Ruy | Deputer Village of Swannick | Walking Distance to Schools and Darks | 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



£675 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 | ...

2 bedroom terraced house

+ Add to report

The Green, Swanwick

CURRENTLY ADVERTISED

Marketed from 30 Oct 2025 by Savidge & Brown, Alfreton

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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.





Interested in this property investment?

Call us on **0141 478 0985**



The Green, Swanwick, Alfreton, DE55



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.