

SELL YOUR TENANTED  
PROPERTY.COM



# PROPERTY INVESTMENT SCHEDULE

8 Farnham Road, South  
Shields  
NE34 0JR

# PROPERTY DETAILS

8 Farnham Road, South Shields,  
Newcastle  
NE34 0JR

---

OFFERS OVER  
£73,500

Sell Your Tenanted Property are delighted to bring to market this 2- bedroom flat situated in the sought after area of South Shields

## Type Of Home

Flat

## Tenure

Leasehold

## Rent

£500/PCM

## Returns

£6,000

## Yeild

8.2%

## Bedrooms

2

## Bathrooms

1

## Reception

1

## Area Sqft

700



# PROPERTY IMAGES





# PROPERTY IMAGES





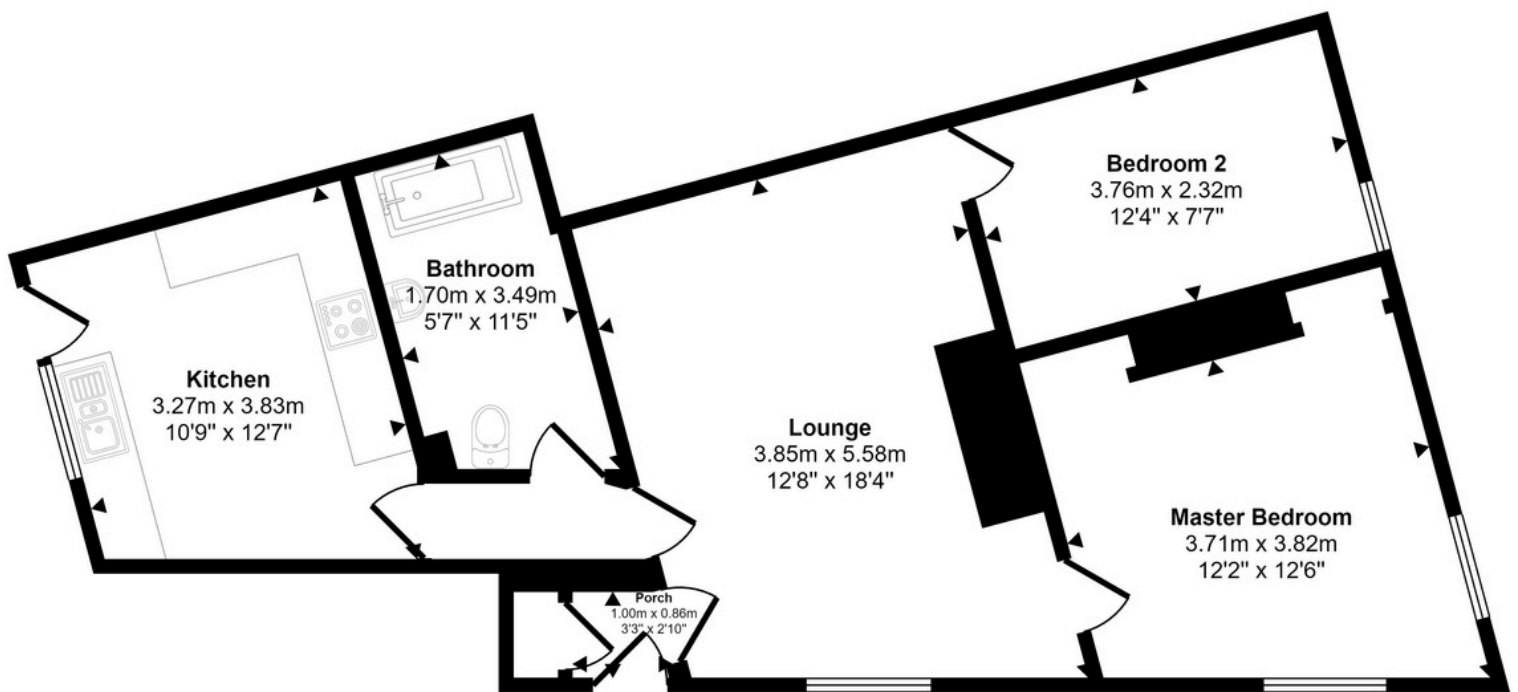
# PROPERTY IMAGES





# FLOOR PLAN

Approx Gross Internal Area  
65 sq m / 701 sq ft



## Floorplan

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

# INVESTMENT SUMMARY

The next 4 pages are a projection of the potential return on your investment

We have looked at the potential returns in 4 different scenarios.  
First at the current rent. Secondly at the potential rent.

For each of those 2 rental figures, we then looked at the return if:

1. You purchased with cash outright.
2. You put down a 25% deposit & borrowed 75% (75% LTV)

We also looked at the historic increase in value of property in the area.  
We then used the historic performance to show the potential future increase over the next 5 years based on the current market value.

- Page 8 – Current annual rent returns for a cash purchase.
- Page 9 - Potential annual rent returns for a cash purchase & for 75% LTV purchase.
- Page 10 – Historic increase in value & potential future increase in value. Within the area.
- Page 11 – Combined potential rental & potential increase in value: to give a Total Potential Return - over 5 years

# RETURN AT CURRENT RENT £500/PCM

Cash Purchase Investment/ Current Return = **8.2% Yeild**

## Investment

House Purchase Price	73,500
LBTT	£2,205
Legal Fees	£1000
Total Investment	£76,705

## Income

Annual Income	£6,000
Less Mortgage Int	£0
Factor Fees	£0
Net Annual Income	£6,000



# RETURN AT POTENTIAL RENT £535/PCM

Cash Purchase Investment/ Current Return = **8.7% Yeild**

## Investment

House Purchase Price	£73,500
LBTT	£2,205
Legal Fees	£1000
Total Investment	£76,705

## Income

Annual Income	£6,420
Less Mortgage	£0
Factor Fees	£0
Net Annual Income	£6,420

BTL Mortgage Investment/ Current Return = **17% Yeild**

## Investment

25% Of Purchase Price	£18,375
LBTT	£2,205
Legal Fees	£1000
Total Investment	£21,580

## Income

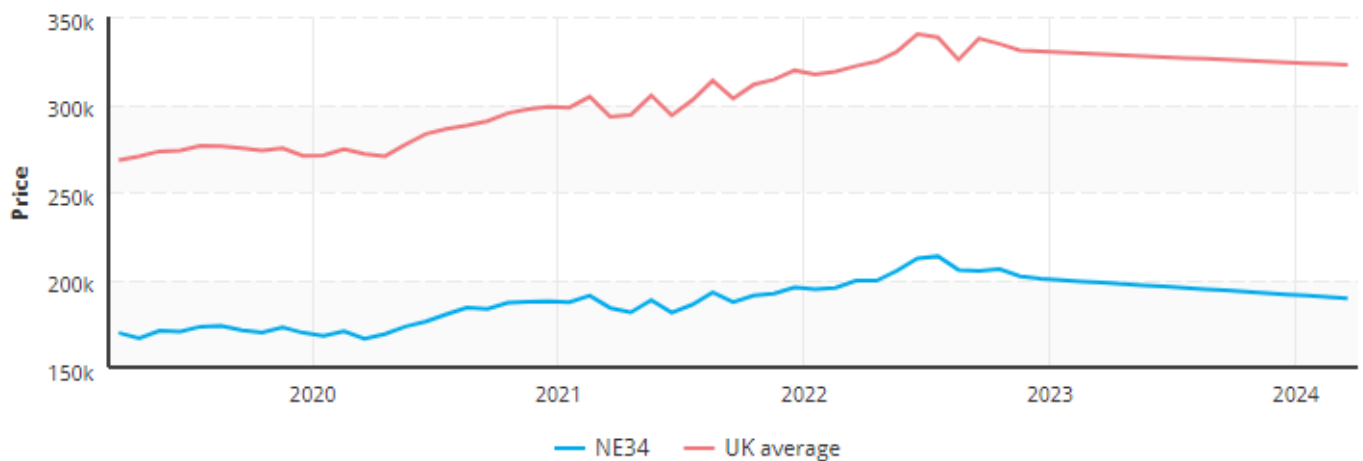
Potential Annual Income	£6,420
Less Mortgage Int	£2,756
Factor Fees	£0
Net Annual Income	£3,664

\*Assumed 25% deposit & BTL interest rate of 5%

# PROJECTED FUTURE VALUE

## House prices in the NE34 Area In The Last 5 Years

### Average home values nationwide



Historically, House prices in the NE34 area have risen by 12%



# TENANT POTENTIAL RETURN OVER 5 YEARS

**BASED ON THE POTENTIAL RENT**

## 5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **53.5%**

<b>Cash Investment</b>	<b>£76,705</b>
5 Year Income	£32,100
Potential Increase In Value	£9,600
<b>House Price In 5 Years</b>	<b>£89,600</b>
Total Potential Return	£41,000

BTL Mortgage Investment/Potential Total Return **152%**

<b>Cash Investment</b>	<b>£76,705</b>
5 Year Net Income	£18,320
Potential Increase In Value	£9,600
Total Potential Return	£27,920

# TENANT INFORMATION



Tenancy Agreement In Place



No Missed/ Late Rent Payments In Last 12 Months



Tenant Expected To Stay Long Term



Property Fully Compliant (EICR/ Gas Safety etc)

SELL YOUR TENANTED  
PROPERTY.COM



# LOCAL SALES ACTIVITY

## 2a, Farnham Road, South Shields, Tyne And Wear NE34 0JR

Flat

**£150,000** 7 Feb 2012 Leasehold

£50,000 17 Dec 2008 Leasehold

No other historical records



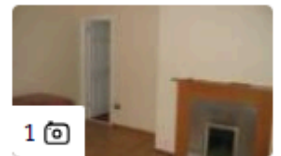
## 8, Farnham Road, South Shields, Tyne And Wear NE34 0JR

2 bed, flat

**£66,000** 13 Jan 2006 Leasehold

£38,000 29 Aug 2003 Leasehold

£26,000 30 Oct 1998 Leasehold



## 10, Farnham Road, South Shields, Tyne And Wear NE34 0JR

Flat

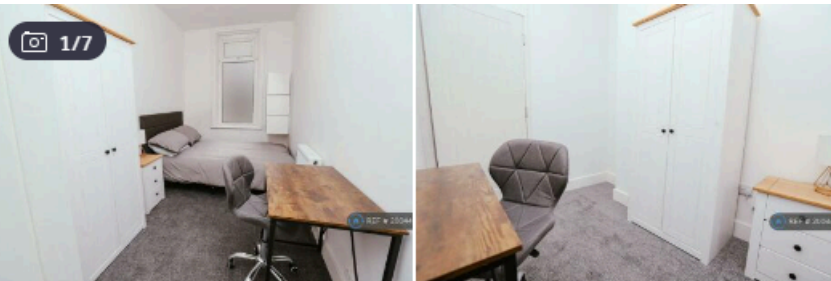
**£85,000** 5 Dec 2005 Freehold

£33,500 1 Dec 1998 Freehold

£17,500 12 Dec 1996 Freehold



# LOCAL LETTINGS ACTIVITY



1/7

**South Shields, South Shields, NE34**

Flat Share 🛏 1 🚿 1

0.09 miles

\*\*\*\* 50% OFF YOUR FIRST MONTHS RENT IF MOVED INTO A ROOM IN APRIL\*\*\*Welcome to the market, where luxury meets

**£575 pcm**  
£133 pw

Reduced on 19/04/2024 by OpenRent, London



1/7


**Stanhope Road, South Shields**

Flat 🛏 1 🚿 1

0.07 miles

Due to very high levels of interest, we must request that all enquiries are sent via email. You will receive an automatic reply with some

**£550 pcm**



1/8

**West Harton, South Shields, NE34 0JR**

Flat 🛏 2 🚿 1

This cosy lower ground-floor 2 habodel apartment is now ready to call home. Checked and refreshed to our standards, it's available now. Contact us for more details and be first to make this your home.

**£525 pcm**



1/10

**Whitehall Street, South Shields, South Tyneside, NE33**

Flat 🛏 3 🚿 1

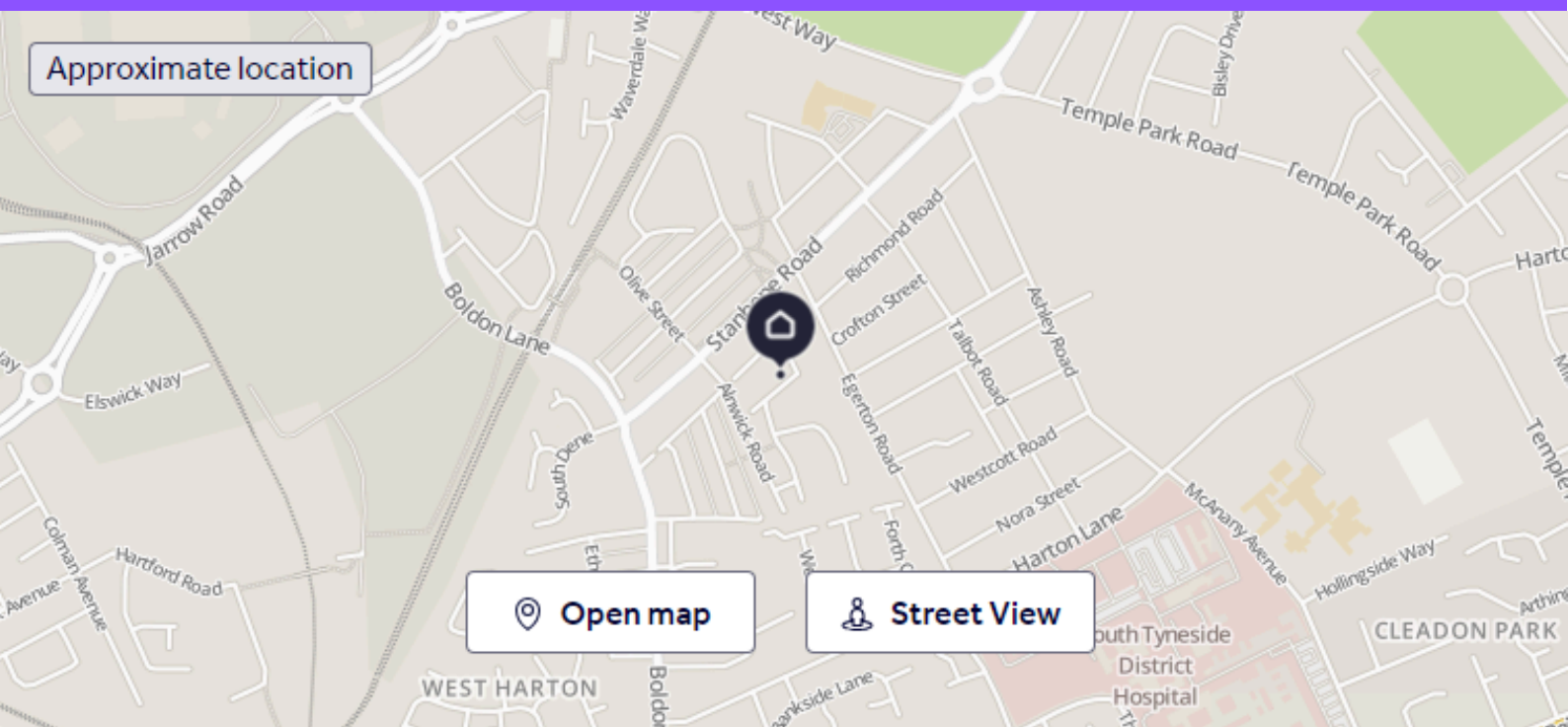
0.14 miles

UPPER 3 BEDROOM FLAT - UNFURNISHED - AVAILABLE NOW

**£615 pcm**







# LOCAL SCHOOLS



Stations

**Schools**

## NEAREST SCHOOLS (i)

-  **Stanhope Primary School** 0.2 miles  
State School | Ofsted: Good
-  **SS Peter and Paul Catholic Primary School, South S...** 0.2 miles  
State School | Rating: N/A
-  **Alternative Education Service - The Beacon Centre** 0.3 miles  
Type: N/A | Ofsted: Good
-  **Ashley Academy** 0.3 miles  
State School | Rating: N/A

**SELL YOUR TENANTED  
PROPERTY.COM**

# Contact Information



0141 459 0575 (Scotland)  
0161 524 1844 (England)



[hello@sellyourtenantedproperty.co.uk](mailto:hello@sellyourtenantedproperty.co.uk)



[sellyourtenantedproperty.co.uk](https://www.sellyourtenantedproperty.co.uk)

## Head Office

Suite 4 Aspire Business Centre,  
16 Farmeloan Road  
G73 1DL

### DISCLAIMER

All reasonable efforts have been made by Gormley Property Solutions Ltd. to ensure the accuracy, validity and completeness of the enclosed information, with accuracy, validity and completeness neither warranted nor guaranteed. Certain assumptions have been made.

Gormley Property Solutions Ltd accepts zero liability for any and all losses or damages resulting from the data and information contained within this document.

Data and information displayed in the above Investment Schedule has been aggregated from a number of data points by Gormley Property Solutions Ltd. The data and information contained is up-to-date as of the date of publication.

Data and information displayed within the Investment Schedule does not constitute professional advice. Thoroughly discuss your options with a trained property expert before taking action. For a free and accurate valuation, please contact us on 0141 459 0575 or visit <https://www.sellyourtenantedproperty.co.uk>. To opt out of future communication, contact us at [hello@sellyourtenantedproperty.co.uk](mailto:hello@sellyourtenantedproperty.co.uk)