

SELL YOUR TENANTED
PROPERTY.COM



PROPERTY INVESTMENT SCHEDULE

1 Chase Mews
Newcastle
NE32 3UF

PROPERTY DETAILS

1 Chase Mews, Newcastle NE32 3UF

OFFERS IN THE REGION OF
£150,000

Sell Your Tenanted Property are delighted to bring to market this 3- bedroom semi detached situated in the sought after area of Jarrow

Type Of Home Semi Detached

Tenure Freehold

Rent £650/PCM

Returns £7,800

Yeild 5.2%

Bedrooms 3

Bathrooms 3

Reception 1

Area Sqft 861

PROPERTY IMAGES



PROPERTY IMAGES

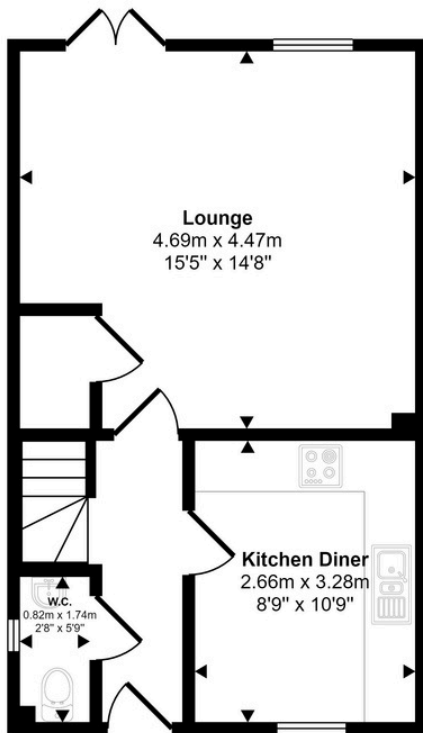


PROPERTY IMAGES

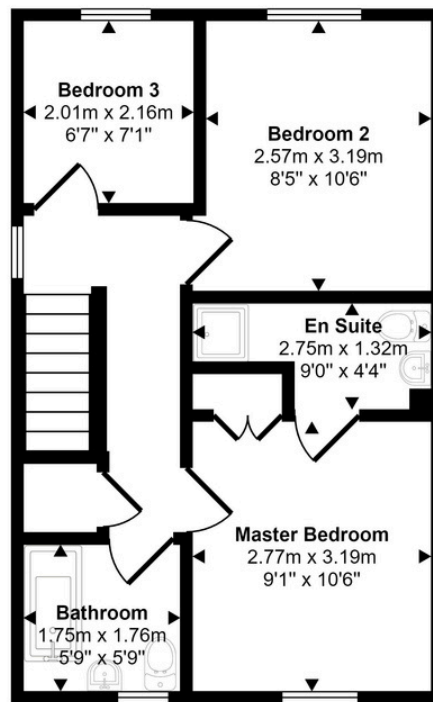


FLOOR PLAN

Approx Gross Internal Area
75 sq m / 806 sq ft



Ground Floor
Approx 37 sq m / 402 sq ft



First Floor
Approx 38 sq m / 404 sq ft

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.

- **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 £650/PCM

Cash Purchase Investment/ Current Return = **5.2% Yeild**

Investment

House Purchase Price	£150,000
LBTT	£4,500
Legal Fees	£1000
Total Investment	£155,500

Income

Annual Income	£7,800
Less Mortgage Int	£0
Factor Fees	£0
Net Annual Income	£7,800

RETURN AT POTENTIAL RENT £890/PCM

Cash Purchase Investment/ Current Return = **7.8% Yeild**

Investment

House Purchase Price	£150,000
LBTT	£4,500
Legal Fees	£1000
Total Investment	£155,500

Income

Annual Income	£10,680
Less Mortgage	£0
Factor Fees	£0
Net Annual Income	£10,680

BTL Mortgage Investment/ Current Return = **13.5% Yeild**

Investment

25% Of Purchase Price	£37,500
LBTT	£4,500
Legal Fees	£1000
Total Investment	£43,000

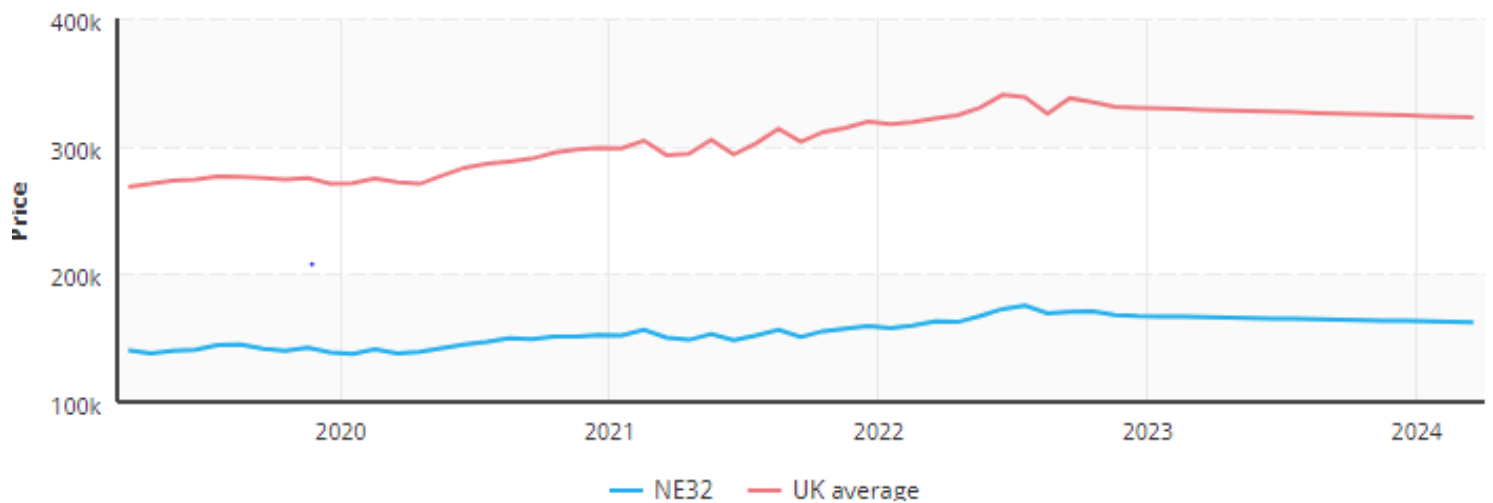
Income

Potential Annual Income	£10,680
Less Mortgage Int	£5,625
Factor Fees	£0
Net Annual Income	£5,055

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

PROJECTED FUTURE VALUE

House prices in the NE32 Area In The Last 5 Years



Historically, House prices in the NE32 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 **45%**

Cash Investment	£155,500
5 Year Income	£53,400
Potential Increase In Value	£18,000
House Price In 5 Years	£168,000
Total Potential Return	£71,400

BTL Mortgage Investment/Potential Total Return **116%**

Cash Investment	£37,500
5 Year Net Income	£25,275
Potential Increase In Value	£18,000
Total Potential Return	£43,275

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)

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LOCAL SALES ACTIVITY

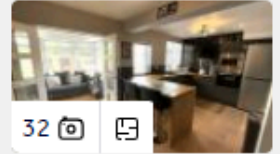
98, Lulworth Avenue, Jarrow, Tyne And Wear NE32 3SB

3 bed, terraced

£142,500 12 Feb 2024 Freehold

£76,000 18 Aug 2014 Freehold

No other historical records



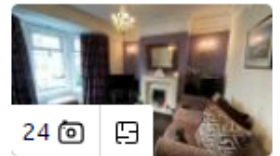
9, Kent Street, Jarrow, Tyne And Wear NE32 5AW

4 bed, terraced

£172,000 9 Feb 2024 Freehold

£52,500 13 Oct 2000 Freehold

£39,000 19 May 1995 Freehold



30, Dene Terrace, Jarrow, Tyne And Wear NE32 5NQ

3 bed, semi-detached

£195,000 8 Feb 2024 Freehold

£150,000 18 Nov 2016 Freehold

No other historical records



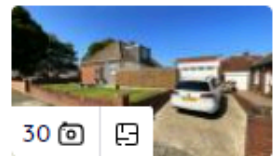
10, Thirlwell Grove, Jarrow, Tyne And Wear NE32 5YD

3 bed, semi-detached

£215,000 2 Feb 2024 Freehold

£172,000 7 Jul 2022 Freehold

No other historical records



LOCAL LETTINGS ACTIVITY



135 Wansbeck Road (E)

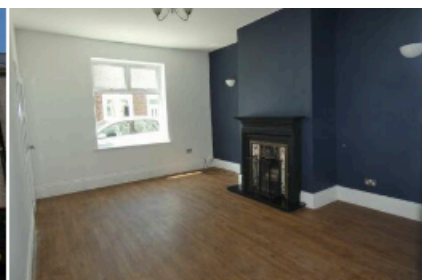
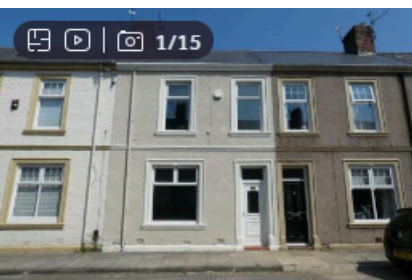
Terraced 🏠 3 🛏 1

Beautifully updated and stylish three bedroom terrace home located on the sought after street in Jarrow. This property is ideally located within school catchments areas, a short walk to Monkton Dene Park,

Added on 16/02/2024 by Safe & Secure Properties, Houghton Le ...

£875 pcm

£202 pw



Elm Street, Jarrow, Tyne and Wear, NE32 5JD

Terraced 🏠 2 🛏 1

| SPACIOUS MID TERRACE | TWO BEDROOMS | NEWLY INSTALLED KITCHEN / INTEGRATED APPLIANCES | LARGE REAR COURT YARD | IMMACULATELY PRESENTED. Pattinson Estate Agents are delighted

£695 pcm

£160 pw



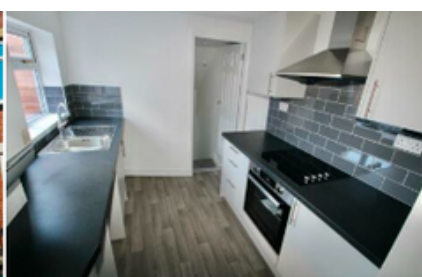
Maple Street, Jarrow, Tyne And Wear, NE32

Terraced 🏠 3 🛏 1

****NEW TO THE MARKET**** Recently refurbished 3 bedroom terraced house located in Jarrow. The property is in an excellent location to Jarrow town centre & close to Jarrow Metro with great

£750 pcm

£173 pw



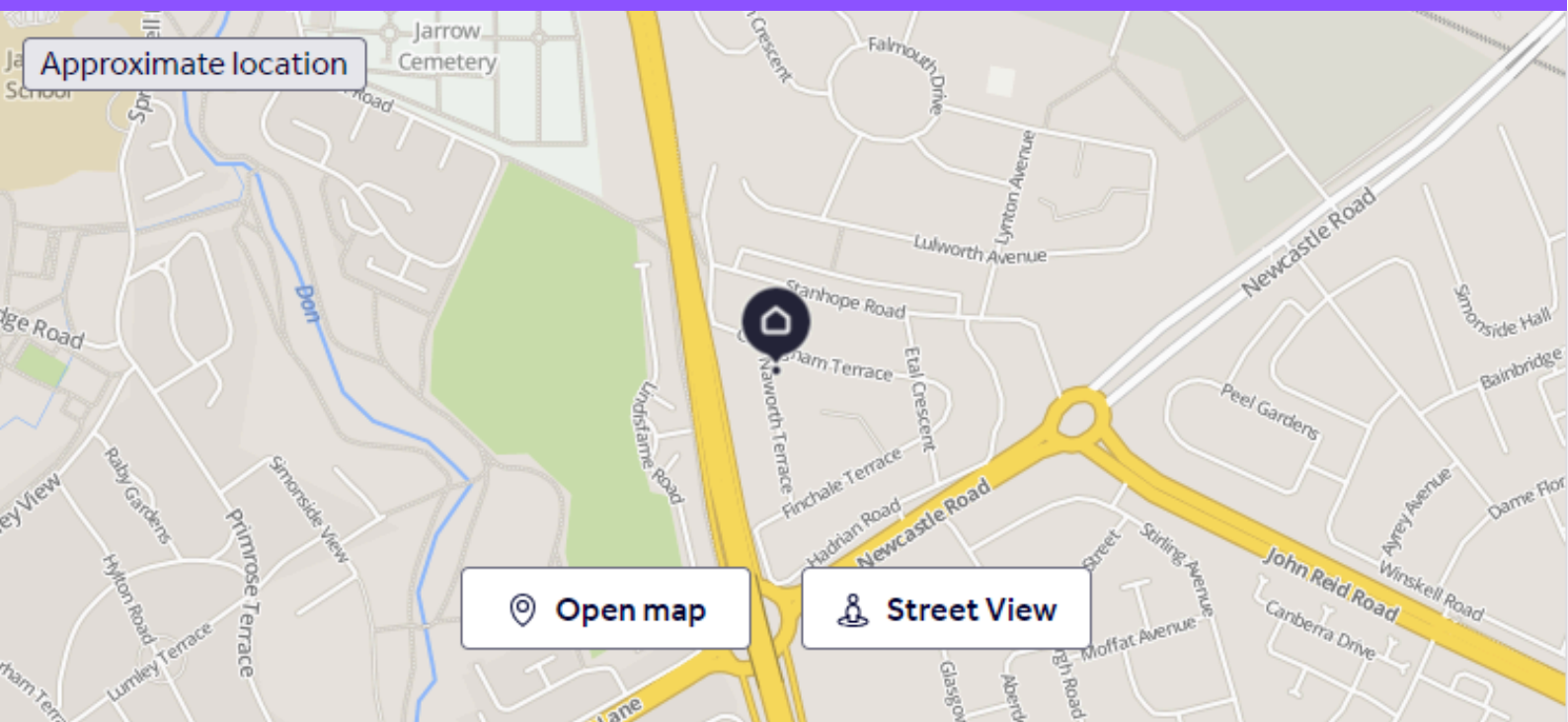
Wellesley Street, Jarrow, Tyne And Wear, NE32

Flat 🏠 3 🛏 1

**** NEW TO THE MARKET **** Recently refurbished 3 bedroom first floor flat ideally located in a popular residential arrear of Jarrow, close to local amenities and schools making this an ideal family

£675 pcm





LOCAL SCHOOLS



 Stations

 Schools

NEAREST SCHOOLS

- | | |
|---|-----------|
|  Simonside Primary School
State School Ofsted: Good | 0.3 miles |
|  St Mary's Catholic Primary School
State School Ofsted: Good | 0.4 miles |
|  Epinyay Business and Enterprise School
State School Ofsted: Outstanding | 0.7 miles |
|  Jarrow School
State School Ofsted: Good | 0.6 miles |

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Contact Information



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