

SELL YOUR TENANTED
PROPERTY.COM



**PROPERTY
INVESTMENT
SCHEDULE**

**8 Westbrook Terrace,
Darlington,
DL3 6AP**

PROPERTY DETAILS

8 Westbrook Terrace
Darlington
DL3 6AP

OFFERS IN EXCESS OF
£115,000

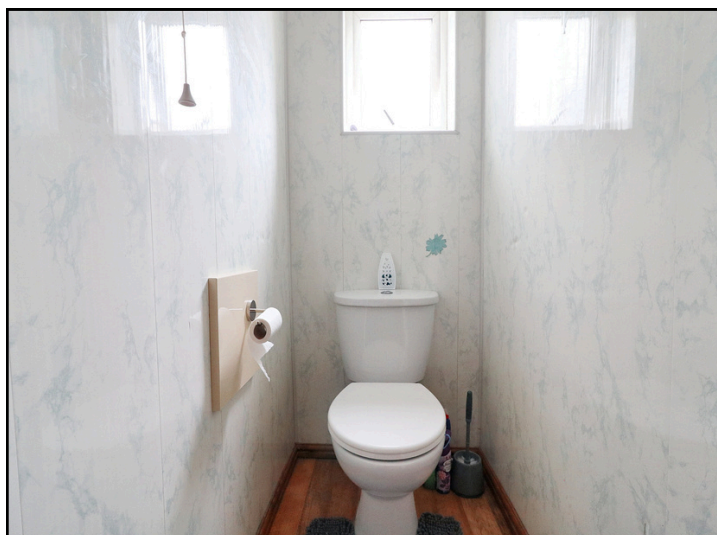
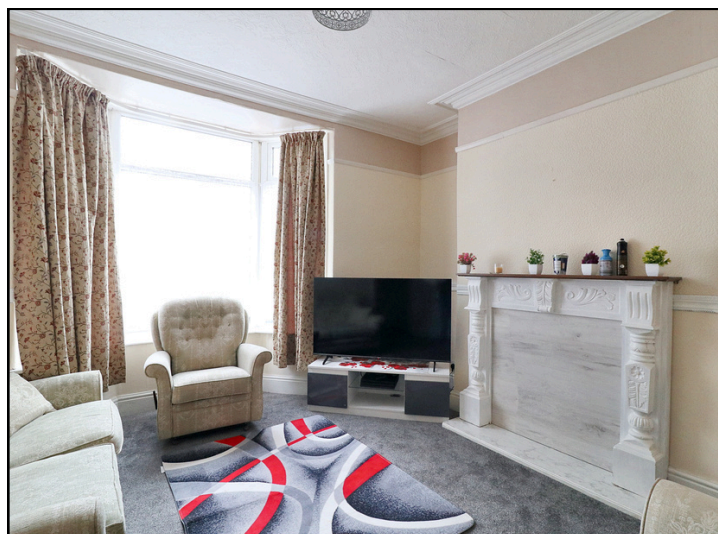
Sell Your Tenanted Property are delighted to bring to market this 4- bedroom house situated in the sought after area of Darlington

Type Of Home	Terraced	Bedrooms	4
Tenure	Freehold	Bathrooms	1
Rent	£735/PCM	Reception	1
Returns	£8,820	Area Sqft	1285
Yield	7.38		

PROPERTY IMAGES



PROPERTY IMAGES



PROPERTY IMAGES

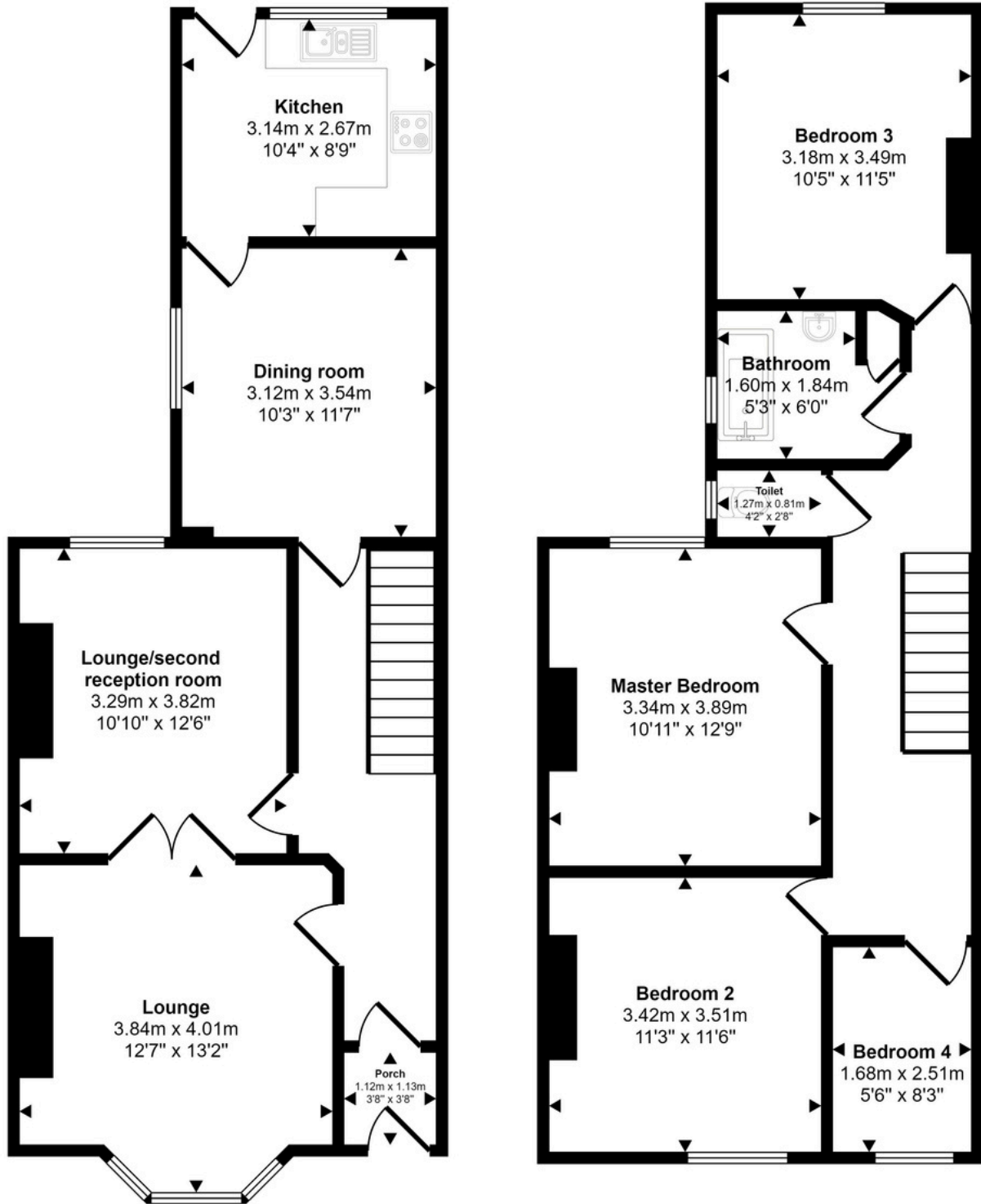


PROPERTY IMAGES



FLOOR PLAN

Approx Gross Internal Area
119 sq m / 1285 sq ft



Ground Floor
Approx 59 sq m / 636 sq ft

First Floor
Approx 60 sq m / 649 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 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

£735/PCM

Cash Purchase Investment/ Current Return = **7.38% Yield**

Investment

House Purchase Price	£115,000
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£119,450

Income

Annual Income	£8,820
Less Mortgage	£0
Service Charge & Ground Rent	TBC
Net Annual Income	£8,820

BTL Mortgage Investment/ Current Return = **14.62 % Yield**

Investment

25% Of Purchase Price	£28,750
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£33,200

Income

Potential Annual Income	£8,820
Less Mortgage Int	£3,967.5
Service Charge & Ground Rent	TBC
Net Annual Income	£4,852.5

*Assumed 25% deposit & BTL interest rate of 4.6%

RETURN AT POTENTIAL RENT £750/PCM

Cash Purchase Investment/ Current Return = **7.53% Yield**

Investment

House Purchase Price	£115,000
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£119,450

Income

Annual Income	£9,000
Less Mortgage	£0
Service Charge & Ground Rent	TBC
Net Annual Income	£9,000

BTL Mortgage Investment/ Current Return = **15.16% Yield**

Investment

25% Of Purchase Price	£28,750
LBTT	£3,450
Legal Fees	£1,000
Total Investment	£33,200

Income

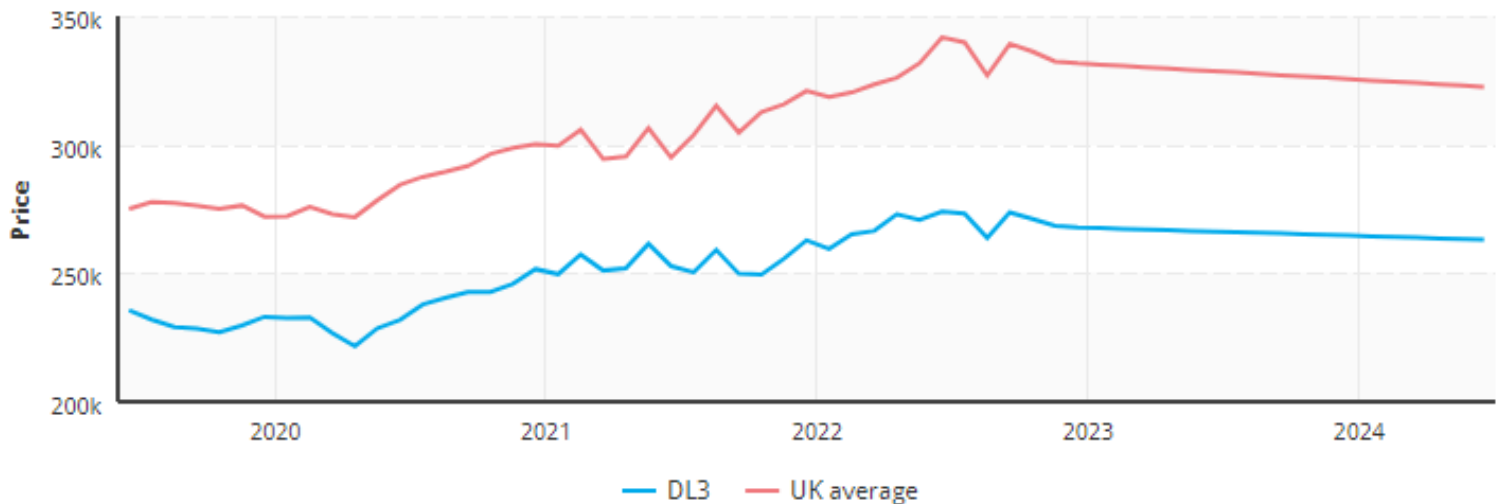
Potential Annual Income	9,000
Less Mortgage Int	£3,967.5
Service Charge & Ground Rent	TBC
Net Annual Income	£5,032.5

*Assumed 25% deposit & BTL interest rate of 4.6%

PROJECTED FUTURE VALUE

House prices in the DL3 Area In The Last 5 Years

Average home values nationwide



Historically, House prices in the DL3 area have risen by 8.3%

TENANT POTENTIAL RETURN OVER 5 YEARS

BASED ON THE POTENTIAL RENT

5 Year Total Potential Return

Cash Purchase Investment/Potential Total Return **48%**

Cash Investment	£115,000
5 Year Income	£45,000
Potential Increase In Value <i>(based off of CMV of £120k)</i>	£10,320
House Price In 5 Years	£130,320 (conservatively)
Total Potential Return	£55,320

BTL Mortgage Investment/Potential Total Return **107%**

Cash Investment	£33,200
5 Year Net Income	£25,162.5
Potential Increase In Value	£10,320
Total Potential Return	£35,482.5

LOCAL SALES ACTIVITY

Comparable sale properties



£125,000

Mowden Terrace, Darlington, Durham DL3

Distance: 0.04 miles

3 Terraced house / Freehold

* fully renovated property! * Offered to the market with no onward chain is this beautifully renovated home which has recently been extended into the loft create a stunning extra bedroom! With a ...

Sale date:	Nov 2022	Jun 2004	Nov 2000	Oct 2000
Price:	£61,500	£65,000	£29,500	£30,000
	Jan 1997			
	£29,950			



£68,000

Deanery Court, Darlington DL3

Distance: 0.04 miles

2 Flat / Leasehold

*****public notice***** We are acting in the sale of the above property and have received an offer of £68,000 on the ...

Sale date:	Apr 2008
Price:	£137,000



£75,000

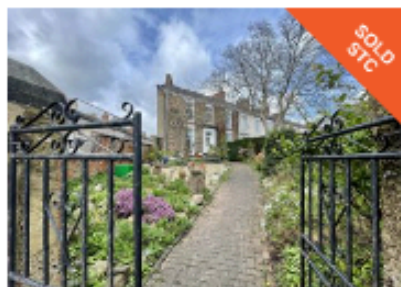
Westbrook, Darlington DL3 **ARCHIVED**

Distance: 0.08 miles

3 Terraced house / Freehold

Ideal opportunity for any investor for sale by auction on Tue 04 Jun 2024

Sale date:	Jul 2007	Feb 2004
Price:	£120,000	£45,000



£210,000

High Northgate, Darlington DL1

Distance: 0.1 miles

4 Terraced house / Freehold

This extensive four bedroomed property spread over three floors has comes to the market and retains many original features. The property offers spacious family accommodation with large rooms, ...

LOCAL LETTINGS ACTIVITY

Comparable rental properties



£595 pcm (£137 pw)

Deanery Court, Darlington DL3

Distance: 0.03 miles

2 Flat

Tenure: Leasehold Spacious Two Bedroom Apartment Situated on 'The Deanery'. Located On The Ground Floor. The Accommodation Briefly Comprises Of: Large Open Plan Lounge/Diner With Oak Flooring & ...



£575 pcm (£133 pw)

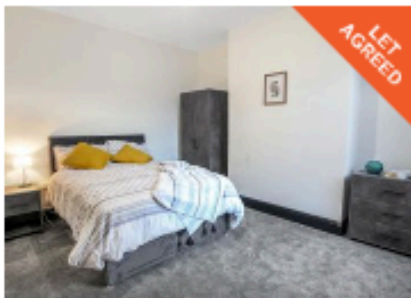
Pendower Street, Darlington, County Durham DL3

Distance: 0.12 miles

ARCHIVED

2 Terraced house

****must be viewed**** Immaculate two bedroom home, neutrally decorated throughout in the popular denes area of Darlington. This property is available now! EPC Rating - D



£600 pcm (£138 pw)

North Lodge Terrace, Darlington DL3

ARCHIVED

Distance: 0.14 miles

1

*****double bedrooms***private shower room***bills included***fully furnished***available now***viewing advised***house share with working professionals*** A large double fully furnished bedroom ...**



£575 pcm (£133 pw)

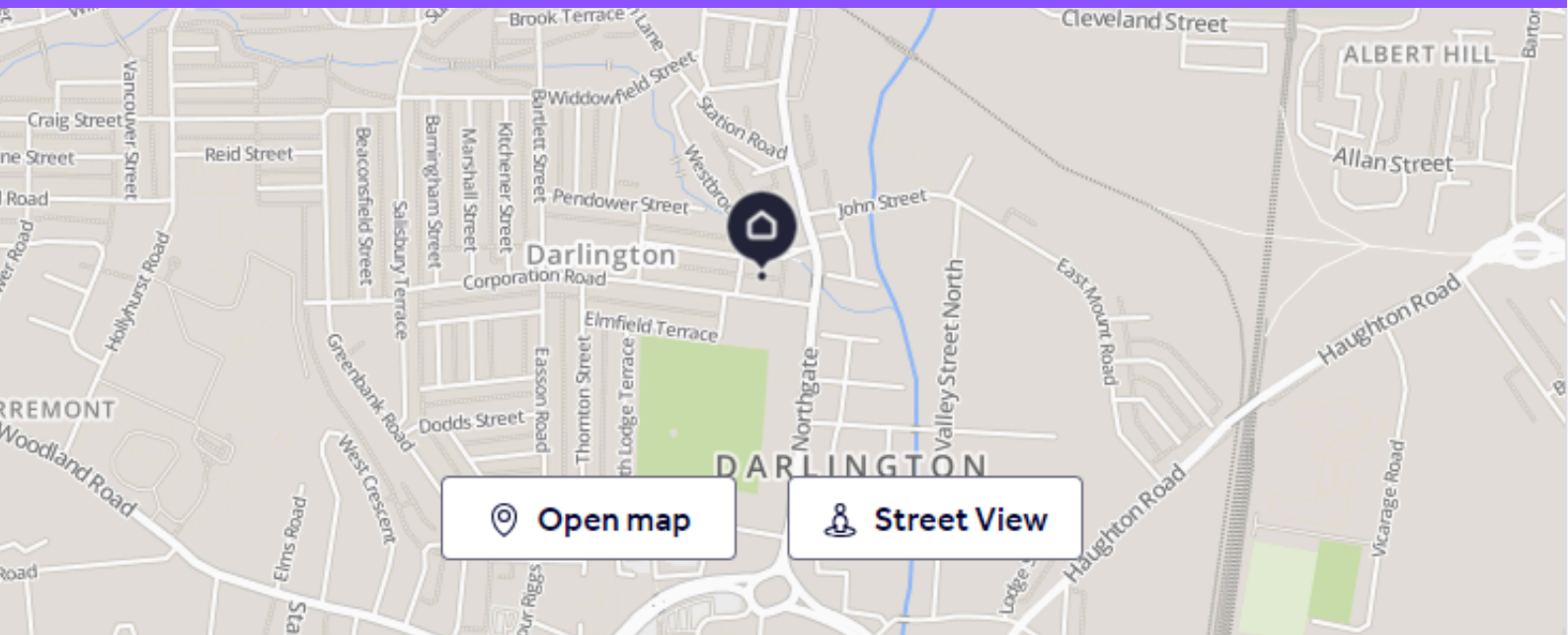
Northgate, Darlington DL1

Distance: 0.15 miles

1 Flat

Stunning apartment in Darlington!

LOCAL SCHOOLS



[Stations](#) [Schools](#)

NEAREST SCHOOLS

-  **Corporation Road Community Primary School** 0.1 miles
State School | Ofsted: Good
-  **Northwood Primary School** 0.6 miles
State School | Ofsted: Good
-  **Reid Street Primary School** 0.5 miles
State School | Ofsted: Good
-  **Rise Carr College** 0.7 miles

SELL YOUR TENANTED
PROPERTY.COM

Contact Information



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



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