

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Dickson Road, Stafford,  
ST16

219651372





## PROPERTY DESCRIPTION

Our latest listing is in Dickson Road, Stafford, ST16

Rent currently agreed with tenant of **£1,070** per calendar month which calculates to a **6.2%** Gross Yield for investors.

This property has a potential to rent for **£1,200** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to full market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Dickson Road, Stafford,  
ST16

219651372

## Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,070

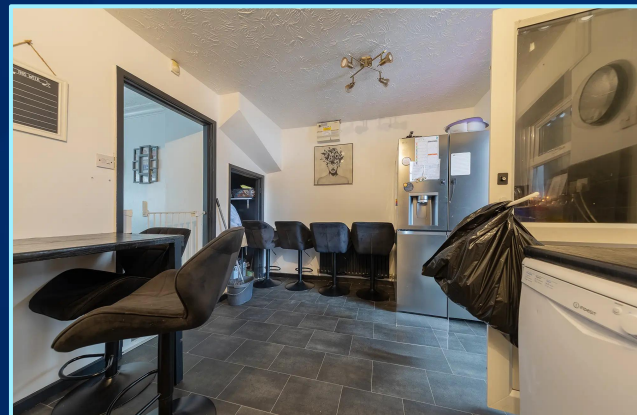
Market Rent: £1,200



# Lounge

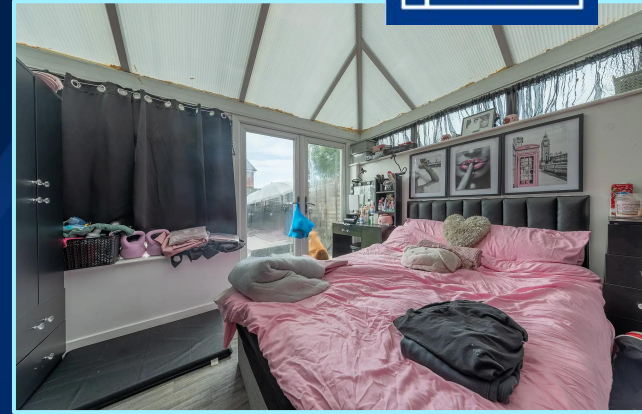


# Kitchen





# Bedrooms



# Bathroom

Tenanted  
Property  
Auctions





# Exterior





# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£207,000**

10% Deposit (£5,000 Minimum)    **£20,700**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£26,700**

Purchase Balance    **£186,300**

SDLT Charge    **£11,990**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£199,290**

Your total all in costs would be ~£199,290 after taxes and fees based on a purchase price of £207,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £220,000.



£220,000

## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Helen Sharman Drive, Stafford, ST16

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2025 to 12 May 2025 (18 days) by Dourish & Day, Stafford



£210,000

## 3 bedroom semi-detached house for sale

[+ Add to report](#)

Charnley Road, Stafford

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 Jul 2023 to 26 Oct 2023 (105 days) by John German, Stafford



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our lettings team.



## 3 bedroom terraced house

[+ Add to report](#)

Rowley Street, STAFFORD

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Jun 2025 to 30 Sep 2025 (112 days) by Connells Lettings, Stafford

£1,300 pcm



## 3 bedroom semi-detached house

[+ Add to report](#)

Sandon Road, Stafford, ST16

NO LONGER ADVERTISED

Marketed from 12 May 2026 to 18 May 2026 (5 days) by OpenRent, London

£1,250 pcm



Dickson Road, Stafford, ST16

**PROPERTY ID: 219651372**

Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.