

LET PROPERTY PACK

INVESTMENT INFORMATION

Fairbairn Road, Peterlee
SR8

213350816

 www.letproperty.co.uk





Property Description

Our latest listing is in Fairbairn Road, Peterlee SR8

Get instant cash flow of **£670** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to 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.

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



Fairbairn Road, Peterlee
SR8

213350816



Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Lounge

Well-Equipped Kitchen

Factor Fees: £0.00

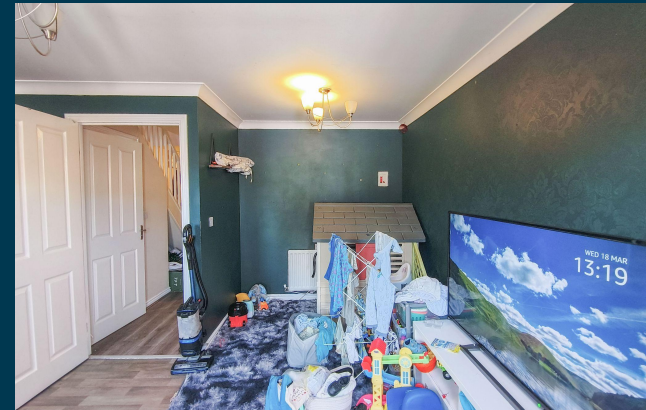
Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £670

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





ASSUMED PURCHASE PRICE

£ 93,000.00

25% Deposit	£23,250.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£28,900.00

Figures based on assumed purchase price of £93,000.00 and borrowing of £69,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

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 £670 per calendar month but the potential market rent is



£ 750

Returns Based on Rental Income	£670	£750
Mortgage Payments on £69,750.00 @ 5%	£290.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£67.00	£75.00
Total Monthly Costs	£372.63	£380.63
Monthly Net Income	£297.38	£369.38
Annual Net Income	£3,568.50	£4,432.50
Net Return	12.35%	15.34%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£2,932.50**
Adjusted To

Net Return **10.15%**

If Interest Rates increased by 2% (from 5% to %)

Annual Net Income **£3,037.50**
Adjusted To

Net Return **10.51%**

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 £100,000.



£100,000

3 bedroom semi-detached house for sale

Wilson Place, Peterlee, Durham, SR8 5DZ

CURRENTLY ADVERTISED

Marketed from 6 Feb 2025 by Pattinson Estate Agents, Peterlee

[+ Add to report](#)



£99,999

3 bedroom semi-detached house for sale

Bailey Rise, Peterlee, Durham, SR8 5EA

NO LONGER ADVERTISED

Marketed from 6 Dec 2024 to 13 Jun 2025 (189 days) by Pattinson Estate Agents, Peterlee

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

3 bedroom terraced house

+ Add to report

Nottingham Place, Peterlee, County Durham

NO LONGER ADVERTISED

LET AGREED

Marketed from 17 Mar 2026 to 2 Apr 2026 (16 days) by Hunters, Peterlee



£750 pcm

3 bedroom end of terrace house

+ Add to report

Nottingham Place, Peterlee, County Durham, SR8 2DL

NO LONGER ADVERTISED

LET AGREED

Marketed from 4 Sep 2025 to 30 Oct 2025 (55 days) by Hunters, Peterlee

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: **5 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.



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Interested in this
property investment?

Call us on
0141 478 0985

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.



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