

LET PROPERTY PACK

INVESTMENT INFORMATION

Ashcroft LA3

224987492

 www.letproperty.co.uk





Property Description

Our latest listing is in Ashcroft LA3

This property has a potential to rent for **£759** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Ashcroft LA3

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Property Key Features

2 Bedrooms

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £0

Market Rent: £759

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £173,000.00 and borrowing of £129,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 173,000.00

25% Deposit	£43,250.00
SDLT Charge	£9,610
Legal Fees	£1,000.00
Total Investment	£53,860.00

Projected Investment Return



The monthly rent of this property is currently set at £0 per calendar month but the potential market rent is

£ 759

Returns Based on Rental Income	£759
Mortgage Payments on £129,750.00 @ 5%	£540.63
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£75.90
Total Monthly Costs	£631.53
Monthly Net Income	£127.48
Annual Net Income	£1,529.70
Net Return	2.84%

Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Return **Stress Test** Analysis Report



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

Annual Net Income **£11.70**
Adjusted To

Net Return **0.02%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **-£1,065.30**
Adjusted To

Net Return **-1.98%**

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 £190,000.



2 bedroom cottage for sale

+ Add to

Main Street, Overton, LA3

NO LONGER ADVERTISED **SOLD STC**

Marketed from 18 Oct 2025 to 2 Feb 2026 (107 days) by JD Gallagher Estate Agents, Lancaster



2 bedroom house for sale

Woodhill Lane, Morecambe

CURRENTLY ADVERTISED

Marketed from 3 Dec 2025 by Farrell Heyworth, Morecambe

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

2 bedroom semi-detached house

Ruskin Drive, Morecambe

CURRENTLY ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 by R&B Estate Agents, Lancaster



£895 pcm

2 bedroom semi-detached house

Birch Grove, Lancaster

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Dec 2025 to 2 Feb 2026 (49 days) by Entwistle Green, Lancaster

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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