

LET PROPERTY PACK

INVESTMENT INFORMATION

Westhills, Stanley, DH9

225962064

 www.letproperty.co.uk





Property Description

Our latest listing is in Westhills, Stanley, DH9

Get instant cash flow of **£525** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£661** which would provide the investor a Gross Yield of **6.6%** 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...



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Property Key Features

3 bedrooms

1 bathroom

Spacious Room

Sunroom Space

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £525

Market Rent: £661

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £120,000.00 and borrowing of £90,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 120,000.00

25% Deposit	£30,000.00
SDLT Charge	£6,000
Legal Fees	£1,000.00
Total Investment	£37,000.00

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 £525 per calendar month but the potential market rent is

£ 661

Returns Based on Rental Income	£525	£661
Mortgage Payments on £90,000.00 @ 5%	£375.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£52.50	£66.10
Total Monthly Costs	£442.50	£456.10
Monthly Net Income	£82.50	£204.90
Annual Net Income	£990.00	£2,458.80
Net Return	2.68%	6.65%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,136.80**
Adjusted To

Net Return **3.07%**

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

Annual Net Income **£658.80**
Adjusted To

Net Return **1.78%**

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 £160,000.



3 bedroom semi-detached house for sale

[+ Add to report](#)

White-le-Head Gardens, Tantobie, Stanley, Durham, DH9

NO LONGER ADVERTISED

Marketed from 12 Jan 2024 to 17 Jun 2024 (157 days) by Reeds Rains, Stanley

£160,000



3 bedroom terraced house for sale

[+ Add to report](#)

Bute Street, Tantobie, Stanley, County Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Jul 2024 to 31 Oct 2024 (96 days) by Sylvester Properties, Stanley

£155,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom semi-detached house

[+ Add to report](#)

Front Street, Stanley

NO LONGER ADVERTISED

LET AGREED

Marketed from 10 Jul 2025 to 22 Jul 2025 (11 days) by Rent North East, Gateshead

£750 pcm



3 bedroom end of terrace house

[+ Add to report](#)

Owen Terrace, Tantobie, Stanley, Durham, DH9 9TP

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Feb 2026 to 30 Mar 2026 (48 days) by Pattinson Estate Agents, Stanley

£700 pcm

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: **12 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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