

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Priestfield Road, Ellesmere
Port, CH65

221065289





PROPERTY DESCRIPTION

Our latest listing is in Priestfield Road, Ellesmere Port, CH65

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£813** which would provide the investor a Gross Yield of **7.1%** 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...



Priestfield Road,
Ellesmere Port, CH65

221065289

Property Key Features

2 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: £650

Market Rent: £813

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£137,000

10% Deposit (£5,000 Minimum) **£13,700**

Buyers Premium **£6,000**

Paid On Accepted Bid **£19,700**

Purchase Balance **£123,300**

SDLT Charge **£7,090**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£131,390**

Your total all in costs would be ~£131,390 after taxes and fees based on a purchase price of £137,000. 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 £180,000.



£180,000

2 bedroom terraced house for sale

Linacre Close, Ellesmere Port, CH65

CURRENTLY ADVERTISED

Marketed from 27 Jun 2026 by Purplebricks, covering Chester & Wirral

+ Add to report



£160,000

2 bedroom semi-detached house for sale

Kensington Road, Ellesmere Port, Cheshire, CH65 8EN

CURRENTLY ADVERTISED

SOLD STC

Marketed from 7 Jul 2026 by ABC Property Shop, Ellesmere Port

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £925 based on the analysis carried out by our lettings team.



£925 pcm

2 bedroom terraced house

Highfield Road, Ellesmere Port

CURRENTLY ADVERTISED

LET AGREED

Marketed from 4 Aug 2026 by Cavendish Rentals Ltd, Chester

+ Add to report



£895 pcm

2 bedroom semi-detached house

Earls Gardens, Ellesmere Port, CH65

NO LONGER ADVERTISED

LET AGREED

Marketed from 1 Jul 2026 to 13 Jul 2026 (11 days) by Currans, Chester

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Priestfield Road, Ellesmere Port, CH65

PROPERTY ID: 221065289

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.