

# LET PROPERTY PACK

## INVESTMENT INFORMATION

South Gables, Haydon  
Bridge, NE47

225986312

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in South Gables, Haydon Bridge, NE47

Get instant cash flow of **£2,820** per calendar month with a **6.5%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



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## Property Key Features

**Portfolio of 6 2-Bedroom Flats  
and a 2-Bedroom Penthouse  
Suite**

**3 Bathrooms**

**Spacious Living Spaces**

**Well-Equipped Kitchens**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: TBC**

**Current Rent: £2,820**

**Market Rent: £3,000**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £517,000.00 and borrowing of £387,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 517,000.00

25% Deposit	£129,250.00
SDLT Charge	£41,700
Legal Fees	£1,000.00
Total Investment	£171,950.00

# 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 £2,820 per calendar month but the potential market rent is

£ 3,000

Returns Based on Rental Income	£2,820	£3,000
Mortgage Payments on £387,750.00 @ 5%	<b>£1,615.63</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£282.00</b>	<b>£300.00</b>
<b>Total Monthly Costs</b>	<b>£1,912.63</b>	<b>£1,930.63</b>
<b>Monthly Net Income</b>	<b>£907.38</b>	<b>£1,069.38</b>
<b>Annual Net Income</b>	<b>£10,888.50</b>	<b>£12,832.50</b>
<b>Net Return</b>	<b>6.33%</b>	<b>7.46%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£6,832.50**  
Adjusted To

Net Return                      **3.97%**

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


Annual Net Income      **£5,077.50**  
Adjusted To

Net Return                      **2.95%**

# 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 £775,000.



**5 bedroom detached house for sale** + Add to report

Rest & Be Thankful, North Bank, Haydon Bridge, Hexham, Northumberland

**CURRENTLY ADVERTISED** **SOLD STC**

Marketed from 9 Apr 2025 by Sanderson Young, Gosforth

**£775,000**



**7 bedroom cottage for sale** + Add to report

Hadrians Wall Country Cottages, Hindshield Moss, Haydon Bridge NE47 6NF

**NO LONGER ADVERTISED**

Marketed from 29 May 2024 to 13 Jan 2026 (593 days) by Kirsty Hodgson, Powered by eXp UK, Prudhoe

**£565,000**



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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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