

LET PROPERTY PACK

INVESTMENT INFORMATION

Meadowfield, Burnhope,
Durham, DH7

227491772

 www.letproperty.co.uk





Property Description

Our latest listing is in Meadowfield, Burnhope, Durham, DH7

Get instant cash flow of **£595** per calendar month with a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£650** which would provide the investor a Gross Yield of **5.3%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £595 PM

Market Rent: £650 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £147,000 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	£36,750.00
SDLT Charge	£7,790
Legal Fees	£1,000.00
Total Investment	£45,540.00

Projected Investment Return



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 650



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



Returns Based on Rental Income	£595	£650
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£59.50	£65.00
Total Monthly Costs	£533.88	£539.38
Monthly Net Income	£61.13	£110.63
Annual Net Income	£733.50	£1,327.50
Net Return	1.61%	2.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£27.50**
Adjusted To

Net Return **0.06%**

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

Annual Net Income **-£877.50**
Adjusted To

Net Return **-1.93%**

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 £210,000.



£210,000

3 bedroom detached house for sale

+ Add to

Meadowfield, Burnhope, DH7

CURRENTLY ADVERTISED

Marketed from 22 Apr 2026 by Sylvester Properties, Stanley



£160,000

3 bedroom bungalow for sale

+ Add to

Langley Avenue, Burnhope, DH7

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 12 May 2026 by Sylvester Properties, Stanley

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**.



£750 pcm

3 bedroom semi-detached house

+ Add to r

Meadowfield, Burnhope, DH7

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 11 Nov 2025 (24 days) by Nested, Nationwide



£650 pcm

3 bedroom terraced house

+ Add to rep

Braeside, Burnhope, Durham

NO LONGER ADVERTISED






LET AGREED

Marketed from 24 Sep 2025 to 6 Oct 2025 (11 days) by Venture Properties, Durham

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**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **5 years+**
-  Payment history: **On time for length of tenancy**

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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