

LET PROPERTY PACK

INVESTMENT INFORMATION

Willow Crescent, Consett,
DH8

222512745

 www.letproperty.co.uk





Property Description

Our latest listing is in Willow Crescent, Consett, DH8

Get instant cash flow of **£450** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£682** which would provide the investor a Gross Yield of **10.5%** 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...



Willow Crescent, Consett,
DH8

222512745



Property Key Features

2 Bedrooms

1 Bathroom

Bright and Airy Lounge

Modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £682

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £78,000.00 and borrowing of £58,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 78,000.00

25% Deposit	£19,500.00
SDLT Charge	£3,900
Legal Fees	£1,000.00
Total Investment	£24,400.00

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 £450 per calendar month but the potential market rent is

£ 682

Returns Based on Rental Income	£450	£682
Mortgage Payments on £58,500.00 @ 5%	£243.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£45.00	£68.20
Total Monthly Costs	£303.75	£326.95
Monthly Net Income	£146.25	£355.05
Annual Net Income	£1,755.00	£4,260.60
Net Return	7.19%	17.46%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,896.60**
Adjusted To

Net Return **11.87%**

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

Annual Net Income **£3,090.60**
Adjusted To

Net Return **12.67%**

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 £90,000.



2 bedroom semi-detached house for sale

+ Add to report

Willow Crescent, Consett, Durham, DH8

NO LONGER ADVERTISED

SOLD STC

Marketed from 26 Feb 2025 to 27 Jun 2025 (120 days) by Reeds Rains, Consett

Semi-Detached | Ideal for First Time Buyers | Off Street Parking | Council Tax Band A | Large Gar...



3 bedroom semi-detached house for sale

+ Add to report

Lilac Place, Consett, Durham, DH8

NO LONGER ADVERTISED

SOLD STC

Marketed from 30 Sep 2022 to 18 Nov 2022 (48 days) by Reeds Rains, Consett

PROJECT ALERT! QUINCE & BUNING KITCHEN | THREE BEDROOMS | GARDENS FRONT AND REAR |...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

3 bedroom semi-detached house

+ Add to report

Front Street, Leadgate, Consett, Durham, DH8

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jan 2026 to 14 Feb 2026 (30 days) by Ben Charles, Durham



£750 pcm

3 bedroom house

+ Add to report

St. Ives Gardens, Leadgate, DH8 7PQ

NO LONGER ADVERTISED

LET AGREED






Marketed from 30 Sep 2025 to 17 Nov 2025 (48 days) by Bridgfords Lettings, Durham

** Zero Deposit Guarantee Available ** Welcome to this charming three-bedroom semi-detached house

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: **6 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.



Willow Crescent, Consett, DH8

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www.letproperty.co.uk

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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