

LET PROPERTY PACK

INVESTMENT INFORMATION

Ladywynd, Cupar, KY15

226538590

 www.letproperty.co.uk





Property Description

Our latest listing is in Ladywynd, Cupar, KY15

Get instant cash flow of **£495** per calendar month with a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£534** which would provide the investor a Gross Yield of **7.5%** 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...



Ladywynd, Cupar, KY15

226538590



Property Key Features

2 bedrooms

1 bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

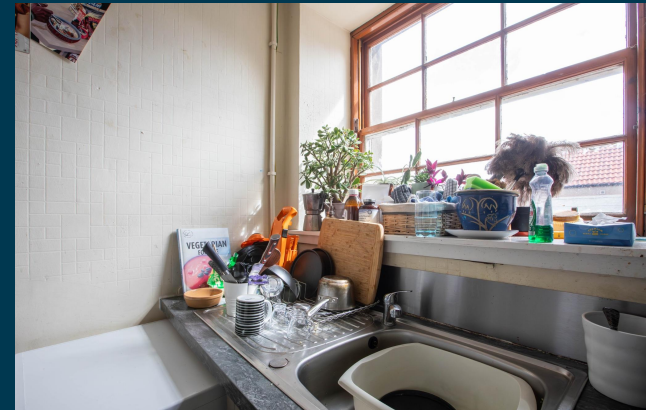
Current Rent: £495

Market Rent: £534

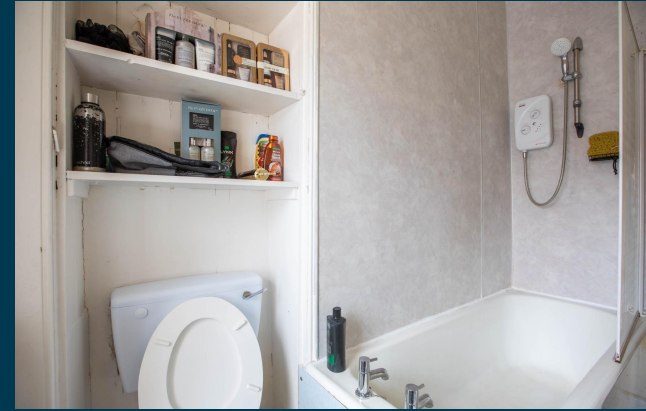
Lounge



Kitchen



Bathroom



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £85,000.

PROPERTY VALUATION

£ 85,000

ADS @ 8%	£6,800
LBTT Charge	£0
Legal Fees	£1,000
Total Investment	£92,800

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 £495 per calendar month but the potential market rent is

£ 534

Returns Based on Rental Income	£495	£534
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£49.50	£53.40
Total Monthly Costs	£64.50	£68.40
Monthly Net Income	£430.50	£465.60
Annual Net Income	£5,166.00	£5,587.20
Net Return	5.57%	6.02%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,519**
Adjusted To

Net Return **4.87%**

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 £95,000.



1 bedroom flat for sale

+ Add to report

34 South Union Street, Cupar

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 May 2023 to 15 Sep 2023 (115 days) by Rollos, Cupar

£95,000



1 bedroom ground floor flat for sale

+ Add to report

Sun Close, Cupar, Fife, KY15

NO LONGER ADVERTISED

Marketed from 19 Dec 2023 to 2 Apr 2024 (105 days) by Fife Properties, Cupar

£90,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as **£575** based on the analysis carried out by our letting team at **Let Property Management**.



1 bedroom flat

+ Add to report

A Kirkgate, Cupar, Fife, KY15

NO LONGER ADVERTISED

Marketed from 10 Oct 2023 to 12 Oct 2023 (1 days) by YOUR MOVE, Glenrothes

£575 pcm



1 bedroom house

+ Add to report

Southbridge House, South Bridge, Cupar

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 9 Jun 2025 (3 days) by Rollos, St Andrews

£550 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 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.



www.letproperty.co.uk

Ladywynd, Cupar, KY15

PROPERTY ID: 226538590

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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