

LET PROPERTY PACK

INVESTMENT INFORMATION

Cranberry, Coulby
Newham, TS8

229013220

 www.letproperty.co.uk





Property Description

Our latest listing is in Cranberry, Coulby Newham, TS8

Get instant cash flow of **£920** per calendar month with a **6.2%** Gross Yield for investors.

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...



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Property Key Features

3 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £920

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £178,500.00 and borrowing of £133,875.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 178,500.00

25% Deposit £44,625.00

SDLT Charge £9,995

Legal Fees £1,000.00

Total Investment £55,620.00

Projected Investment Return



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



Returns Based on Rental Income	£920
Mortgage Payments on £133,875.00 @ 5%	£557.81
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	FREEHOLD
Letting Fees	£92.00
Total Monthly Costs	£664.81
Monthly Net Income	£255.19
Annual Net Income	£3,062.25
Net Return	5.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,222.25**
Adjusted To

Net Return **2.20%**

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

Annual Net Income **£384.75**
Adjusted To

Net Return **0.69%**

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

3 bedroom semi-detached house for sale

+ Add to report

Woodlea, Middlesbrough, TS8

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Oct 2021 to 13 Jun 2022 (249 days) by Strike, Tyne, Tees & Border



£175,000

3 bedroom semi-detached house for sale

+ Add to report

Evergreen Way, Marton, Middlesbrough, TS8

NO LONGER ADVERTISED

SOLD STC

Marketed from 22 Feb 2021 to 28 May 2021 (94 days) by Purplebricks, covering Teesside

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 pm based on the analysis carried out by our letting team at **Let Property Management**.



£1,100 pcm

3 bedroom semi-detached house

+ Add to report

Cranberry, Coulby Newham, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jan 2026 to 23 Apr 2026 (86 days) by Smith & Friends Estate Agents, Middlesbrough



£1,000 pcm

3 bedroom detached house

+ Add to report

The Pastures, Coulby Newham, Middlesbrough

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 May 2025 to 1 Aug 2025 (89 days) by PH Estate Agents, Middlesbrough

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
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.



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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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