

LET PROPERTY PACK

INVESTMENT INFORMATION

Claypit Lane, Rawmarsh,
Rotherham, S62

225773001

 www.letproperty.co.uk





Property Description

Our latest listing is in Claypit Lane, Rawmarsh, Rotherham, S62

Get instant cash flow of **£550** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£778** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Claypit Lane, Rawmarsh,
Rotherham, S62

225773001



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £550

Market Rent: £778

Lounge



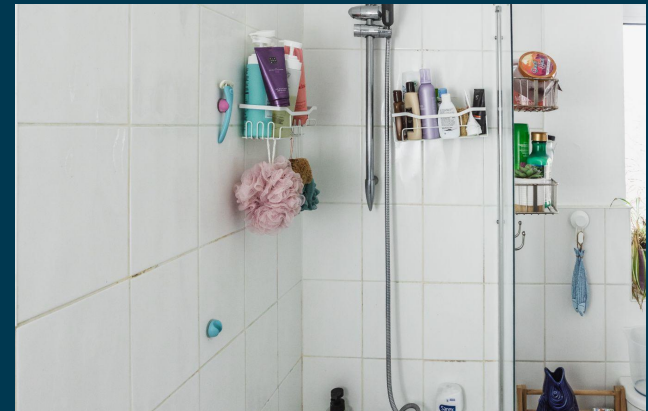
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £550 per calendar month but the potential market rent is

£ 778

Returns Based on Rental Income	£550	£778
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£55.00	£77.80
Total Monthly Costs	£413.75	£436.55
Monthly Net Income	£136.25	£341.45
Annual Net Income	£1,635.00	£4,097.40
Net Return	4.81%	12.05%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,541.40**
Adjusted To

Net Return **7.47%**

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

Annual Net Income **£2,447.40**
Adjusted To

Net Return **7.20%**

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 £125,000.



£125,000

2 bedroom end of terrace house for sale

+ Add to report

North Street, Rawmarsh, Rotherham

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 May 2024 to 10 Oct 2024 (161 days) by Eadon Lockwood & Riddle, Rotherham



£120,000

2 bedroom end of terrace house for sale

+ Add to report

Osberton Street, Rawmarsh, Rotherham

NO LONGER ADVERTISED



SOLD STC

Marketed from 2 Dec 2024 to 11 Apr 2025 (130 days) by JPM Estate Agents, Sheffield

Rent Comparables Report








This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.

 <p>£850 pcm</p>	<p>2 bedroom semi-detached house</p> <p>Hazelwood Drive, Swinton</p> <p>NO LONGER ADVERTISED LET AGREED</p> <p>Marketed from 16 Feb 2026 to 18 Feb 2026 (2 days) by Bsmart Homes, Swinton</p> <p>+ Add to report</p>
 <p>£795 pcm</p>	<p>2 bedroom terraced house</p> <p>Wheatcroft Road, Rotherham, S62</p> <p>CURRENTLY ADVERTISED</p> <p>Marketed from 15 Apr 2026 by OpenRent, London</p> <p>+ Add to report</p>

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: **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.



Claypit Lane, Rawmarsh, Rotherham, S62

225773001



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.



LETPROPERTY