

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Stoneycroft Lane, Arbroath,  
DD11

224549321

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Stoneycroft Lane, Arbroath, DD11

Get instant cash flow of **£800** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.1%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Stoneycroft Lane,  
Arbroath, DD11

224549321



## Property Key Features

**3 bedroom**

**1 bathroom**

**Spacious Room**

**Well Maintained Property**

**Factor Fees: £0**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £800**

**Market Rent: £950**



# Lounge





# Kitchen





# Bedrooms



# Bathroom





# Exterior



# Initial Outlay



Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## PROPERTY VALUATION

£ 125,000.00

25% Deposit	£31,250.00
Stamp Duty ADS @ 8%	£10,000.00
LBTT Charge	£0
Legal Fees	£1,000.00
Total Investment	£42,250.00



# Projected Investment Return



Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 950

Returns Based on Rental Income	£800	£950
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£80.00	£95.00
Total Monthly Costs	£485.63	£500.63
Monthly Net Income	£314.38	£449.38
Annual Net Income	£3,772.50	£5,392.50
Net Return	8.93%	12.76%



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£3,492.50**  
Adjusted To

Net Return                      **8.27%**

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

Annual Net Income      **£3,517.50**  
Adjusted To

Net Return                      **8.33%**

# 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 £160,000.



£160,000

## 3 bedroom terraced house for sale

+ Add to re

Millgate Loan, Arbroath, DD11

NO LONGER ADVERTISED

Marketed from 19 Oct 2022 to 4 May 2023 (197 days) by Express Estate Agency, Nationwide



£149,000

## 3 bedroom terraced house for sale

+ Add

Dishlandtown Street, Arbroath, Angus, DD11

NO LONGER ADVERTISED

Marketed from 28 Jul 2023 to 22 Mar 2024 (238 days) by Wardhaugh Property, Arbroath

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 3 bedroom villa

Hayshead Road, Arbroath, Angus, DD11

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Feb 2024 to 27 Mar 2024 (26 days) by Wardhaugh Property, Arbroath

+ Add to report



£900 pcm

## 3 bedroom semi-detached house

Duncan Avenue, Arbroath, Angus, DD11

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Nov 2025 to 26 Nov 2025 (23 days) by Wardhaugh Property, Arbroath

+ Add to report



# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.



Tenancy Agreement in place: **Yes**



Current term of tenancy: **5 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including  
EICR & Gas Safety in order

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.



Stoneycroft Lane, Arbroath, DD11

PROPERTY ID: 224549321

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**