

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Collegiate Way, Swinton,  
Manchester, M27 4LA

229136874





## PROPERTY DESCRIPTION

Our latest listing is in Collegiate Way, Swinton, Manchester, M27 4LA

Rent currently agreed with tenant of **£1,000** per calendar month which calculates to a **8.8%** Gross Yield for investors.

This property has a potential to rent for **£1,052** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to full 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.**

**Please read full legal pack for detailed property information.**

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



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## Property Key Features

2 Bedroom

1 Bathroom

Spacious Rooms

Open-Plan Lounge and Kitchen

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,000

Market Rent: £1,052

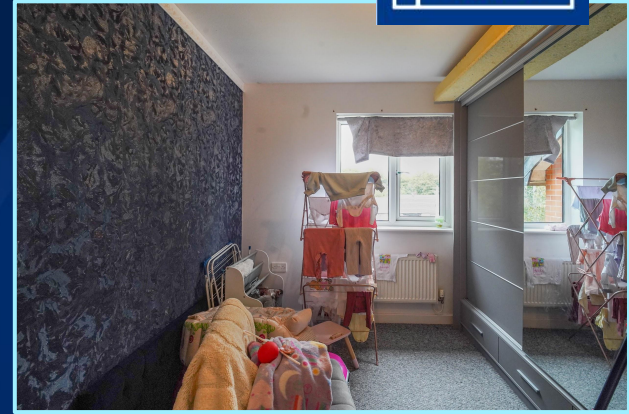
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£137,000**

10% Deposit (£5,000 Minimum)    **£13,700**

Buyers Premium    **£6,000**

Paid On Accepted Bid    **£19,700**

Purchase Balance    **£123,300**

SDLT Charge    **£7,090**

Est. Legal Fees    **~£1,000**

Balance Paid On Settlement    **£131,390**

Your total all in costs would be ~£131,390 after taxes and fees based on a purchase price of £137,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

# 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 £140,000.



**£140,000**

## 2 bedroom apartment for sale

+ Add to report

Collegiate Way, Swinton, Manchester, Greater Manchester, M27

CURRENTLY ADVERTISED

SOLD STC

Marketed from 27 Jun 2026 by Reeds Rains, Salford



**£130,000**

## 2 bedroom apartment for sale

+ Add to report

Collegiate Way, Swinton, Manchester, Greater Manchester, M27

NO LONGER ADVERTISED

SOLD STC

Marketed from 25 Oct 2025 to 7 Jul 2026 (254 days) by Reeds Rains, Salford

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,075 based on the analysis carried out by our lettings team.



**£1,075 pcm**

## 2 bedroom flat

Mere Drive, Swinton, Manchester, M27

NO LONGER ADVERTISED

Marketed from 10 Sep 2025 to 29 Sep 2025 (19 days) by OpenRent, London

+ Add to report



**£1,050 pcm**

## 2 bedroom flat

Bolton Road, Pendlebury, M27

NO LONGER ADVERTISED

Marketed from 2 Feb 2026 to 2 Feb 2026 by Bridgfords Lettings, Swinton

+ Add to report



Collegiate Way, Swinton, Manchester, M27  
4LA

**PROPERTY ID: 229136874**

Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

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