

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Blackhills Terrace, Horden,  
Peterlee, SR8

228019225

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





## Property Description

Our latest listing is in Blackhills Terrace, Horden, Peterlee, SR8

Get instant cash flow of **£550** per calendar month with a **10.5%** Gross Yield for investors.

This property has a potential to rent for **£552** which would provide the investor a Gross Yield of **10.5%** if the rent was increased to market rate.

**This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.**

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



Blackhills Terrace, Horden,  
Peterlee, SR8

228019225



## Property Key Features

**3 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £550**

**Market Rent: £552**



# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior





Outlay figures based on assumed cash purchase of £50,000.

## ASSUMED PURCHASE PRICE

£ 63,000.00

SDLT Charge £3,150

Legal Fees £1,000

Total Investment £67,150

# Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 552



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



| Returns Based on Rental Income  | £550      | £552      |
|---------------------------------|-----------|-----------|
| Est. Building Cover (Insurance) | £15.00    |           |
| Approx. Factor Fees             | TBC       |           |
| Ground Rent                     | Freehold  |           |
| Letting Fees                    | £55.00    | £55.20    |
| Total Monthly Costs             | £70.00    | £70.20    |
| Monthly Net Income              | £480.00   | £481.80   |
| Annual Net Income               | £5,760.00 | £5,781.60 |
| Net Return                      | 8.58%     | 8.61%     |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,678**  
Adjusted To

Net Return                      **6.97%**

# 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 £74,950.

|                                                                                              |                                                                                                                                                                                                                                                          |                       |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <br>£74,950 | <p><b>3 bedroom terraced house for sale</b></p> <p>Blackhills Terrace, Horden, Peterlee, Durham, SR8 4LJ</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 26 Jun 2021 to 17 Dec 2021 (174 days) by Pattinson Estate Agents, Peterlee</p> | <a href="#">+ Add</a> |
| <br>£70,000 | <p><b>3 bedroom terraced house for sale</b></p> <p>Emerson Court, Horden, Peterlee, Durham, SR8 4DG</p> <p>NO LONGER ADVERTISED <b>SOLD STC</b></p> <p>Marketed from 19 Jan 2024 to 14 Mar 2024 (55 days) by Pattinson Estate Agents, Peterlee</p>       | <a href="#">+ Add</a> |

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

## 3 bedroom terraced house

Horden, SR8

CURRENTLY ADVERTISED

LET AGREED

Marketed from 17 Jul 2026 by Next2Move Sales and Lettings, Peterlee



£500 pcm

## 3 bedroom terraced house

33 Thirteenth Street, Horden, County Durham, SR8 4QP

NO LONGER ADVERTISED

Marketed from 30 Jan 2026 to 14 May 2026 (103 days) by Hunters, Peterlee



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

Blackhills Terrace, Horden, Peterlee, SR8

PROPERTY ID: 228019225

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**