

LET PROPERTY PACK

INVESTMENT INFORMATION

Cragside, Chester Le
Street, DH2

224890397

 www.letproperty.co.uk





Property Description

Our latest listing is in Cragside, Chester Le Street, DH2

Get instant cash flow of **£795** per calendar month with a **5.9%** Gross Yield for investors.

This property has a potential to rent for **£815** which would provide the investor a Gross Yield of **6.1%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Cragside, Chester Le Street, DH2

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Property Key Features

3 Bedrooms

2 Bathrooms

Well maintained

Ideally situated for local amenities

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £795 PM

Market Rent: £815 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £161,000.00 and borrowing of £120,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 161,000.00

25% Deposit	£40,250.00
SDLT Charge	£8,770
Legal Fees	£1,000.00
Total Investment	£50,020.00

Projected Investment Return



The monthly rent of this property is currently set at £795 per calendar month but the potential market rent is

£ 815



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



Returns Based on Rental Income	£795	£815
Mortgage Payments on £120,750.00 @ 5%	£503.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£79.50	£81.50
Total Monthly Costs	£597.63	£599.63
Monthly Net Income	£197.38	£215.38
Annual Net Income	£2,368.50	£2,584.50
Net Return	4.74%	5.17%

Return **Stress Test** Analysis Report



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

Annual Net Income **£954.50**
Adjusted To

Net Return **1.91%**

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

Annual Net Income **£169.50**
Adjusted To

Net Return **0.34%**

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 £165,000.



£165,000

3 bedroom terraced house for sale

+ Add to ref

Glen Terrace, Chester Le Street, DH2

NO LONGER ADVERTISED

SOLD STC

Marketed from 14 Dec 2025 to 19 May 2026 (156 days) by Copeland Residential, Chester Le Street



£165,000

3 bedroom semi-detached house for sale

+ Add to ref

Conyers Avenue, Chester Le Street, County Durham, DH2

CURRENTLY ADVERTISED

Marketed from 18 May 2026 by J W Wood, Chester Le Street

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**.



£850 pcm

3 bedroom semi-detached house

+ Add to r

Delaval, Chester Le Street

NO LONGER ADVERTISED

LET AGREED

Marketed from 27 Jun 2025 to 22 Aug 2025 (56 days) by Venture Properties, Chester Le Street



£825 pcm

3 bedroom terraced house

+ Add to

Wynyard, Chester Le Street, DH2

NO LONGER ADVERTISED

Marketed from 20 Apr 2026 to 22 Apr 2026 (1 days) by OpenRent, London

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**

 Current term of tenancy: **2 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.



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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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