

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Whitecross Street,  
Barton-upon-humber  
DN18

226163276

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





## Property Description

Our latest listing is in Whitecross Street, Barton-upon-humber DN18

This property has a potential to rent for **£850** which would provide the investor a Gross Yield of **9.8%** if the rent was increased to 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.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Market Rent: £850**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 104,000.00

SDLT Charge	£5,200
Legal Fees	£1,000
Total Investment	£110,200

# Projected Investment Return



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



Returns Based on Rental Income	£850
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	Freehold
Letting Fees	£85.00
<b>Total Monthly Costs</b>	<b>£100.00</b>
<b>Monthly Net Income</b>	<b>£750.00</b>
<b>Annual Net Income</b>	<b>£9,000.00</b>
<b>Net Return</b>	<b>7.33%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£7,300**  
Adjusted To

Net Return                      **6.62%**

# 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 £189,000.



£189,000

## 2 bedroom semi-detached house for sale

Whitecross Street, Barton-upon-Humber, North Lincolnshire, DN18

CURRENTLY ADVERTISED

SOLD STC

Marketed from 19 Nov 2025 by Lovelle, Barton Upon Humber



£145,000

## 2 bedroom terraced house for sale

Pasture Road, Barton-upon-Humber, North Lincolnshire, DN18

CURRENTLY ADVERTISED

SOLD STC

Marketed from 30 Mar 2026 by Lovelle, Barton Upon Humber

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our letting team at **Let Property Management**.



£895 pcm

## 2 bedroom flat

Copperfield House, Barton Upon Humber, DN18

NO LONGER ADVERTISED

Marketed from 30 Nov 2025 to 3 Apr 2026 (124 days) by OpenRent, London



£725 pcm

## 2 bedroom mews house

Cottage Lane, Barton-Upon-Humber

NO LONGER ADVERTISED

LET AGREED

Marketed from 9 Mar 2022 to 3 Jun 2026 (1547 days) by DDM Residential, Scunthorpe



# 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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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DN18

PROPERTY ID: 226163276

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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