

LET PROPERTY PACK

INVESTMENT INFORMATION

Chevington Green,
Hadston, Morpeth, NE65

227765100

 www.letproperty.co.uk





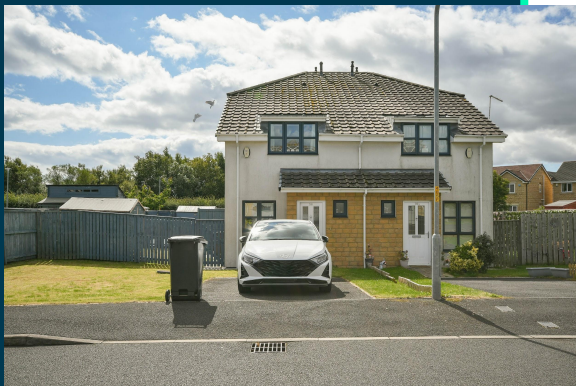
Property Description

Our latest listing is in Chevington Green, Hadston, Morpeth, NE65

This property has a potential to rent for **£1,017** which would provide the investor a Gross Yield of **10.2%** 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...



Chevington Green,
Hadston, Morpeth, NE65

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Property Key Features

2 Bedrooms

2 Bathrooms

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Market Rent: £1,017

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of £120,000.

ASSUMED PURCHASE PRICE

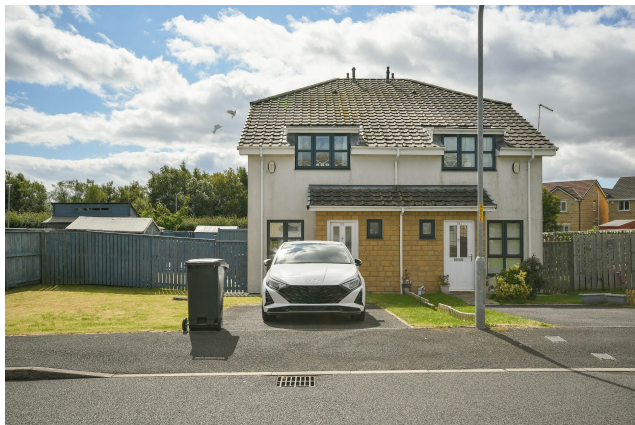
£ 120,000

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

Projected Investment Return



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



The monthly potential market rent is

£ 1,017

Returns Based on Rental Income	£1,017
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£0.00
Ground Rent	Freehold
Letting Fees	£101.70
Total Monthly Costs	£116.70
Monthly Net Income	£900.30
Annual Net Income	£10,803.60
Net Return	8.51%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,770**
Adjusted To

Net Return **6.91%**



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 £159,500.



£159,500

2 bedroom semi-detached house for sale

Ladyburn Way, Hadston

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Apr 2026 by Rook Matthews Sayer, Alnwick

+ Add to report



£145,000

2 bedroom semi-detached house for sale

Beachcroft, Hadston

CURRENTLY ADVERTISED

SOLD STC

Marketed from 6 May 2026 by Rook Matthews Sayer, Alnwick

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,400 based on the analysis carried out by our letting team at **Let Property Management**.



£1,400 pcm

2 bedroom semi-detached house

+ Add to report

Dene View, South Gosforth, Newcastle upon Tyne

NO LONGER ADVERTISED

LET AGREED

Marketed from 14 Jul 2026 to 10 Aug 2026 (26 days) by Bailey & Co., Jesmond



£1,350 pcm

2 bedroom terraced house

+ Add to report

Lansdowne Crescent, Gosforth

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Feb 2026 to 27 Jun 2026 (126 days) by Andrew Craig, Gosforth

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.



Chevington Green, Hadston, Morpeth,
NE65

PROPERTY ID: 227765100



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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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