

LET PROPERTY PACK

INVESTMENT INFORMATION

Naseby Court, Brotton,
Saltburn-by-the-Sea, TS12

227918259

 www.letproperty.co.uk





Property Description

Our latest listing is in Naseby Court, Brotton, Saltburn-by-the-Sea, TS12

Get instant cash flow of **£525** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£985** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Naseby Court, Brotton,
Saltburn-by-the-Sea, TS12

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £525

Market Rent: £985

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit £26,250.00

SDLT Charge £5,250

Legal Fees £1,000.00

Total Investment £32,500.00

Projected Investment Return



The monthly rent of this property is currently set at £525 per calendar month but the potential market rent is

£ 985

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



Returns Based on Rental Income	£525	£985
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£52.50	£98.50
Total Monthly Costs	£395.63	£441.63
Monthly Net Income	£129.38	£543.38
Annual Net Income	£1,552.50	£6,520.50
Net Return	4.78%	20.06%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,550.50**
Adjusted To

Net Return **14.00%**

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income **£4,945.50**
Adjusted To

Net Return **15.22%**

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 £220,000.



£220,000

2 bedroom terraced house for sale

Foxhills Court, High Street, Brotton

CURRENTLY ADVERTISED

Marketed from 22 May 2026 by Inglebys Estate Agents, Saltburn-By-The-Sea

[+ Add to report](#)



£165,000

2 bedroom terraced house for sale

Broctune Gardens, Brotton, Saltburn-By-The-Sea

CURRENTLY ADVERTISED

Marketed from 5 Jun 2026 by Inglebys Estate Agents, Saltburn-By-The-Sea

[+ Add to report](#)

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

2 bedroom detached house

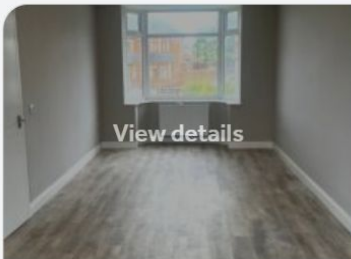
+ Add to report

Primrose Cottage, Easby

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Jun 2026 to 20 Jul 2026 (38 days) by Harvey Brooks, Marton



£1,000 pcm

2 bedroom semi-detached house

+ Add to report

Ormesby Bank, Middlesbrough

NO LONGER ADVERTISED

Marketed from 19 Jun 2026 to 21 Jul 2026 (32 days) by John Monk & Co, Stockton-On-Tees

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: **10 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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www.letproperty.co.uk

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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