

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Charmwood Crescent,
Newton, DE55

228800763





PROPERTY DESCRIPTION

Our latest listing is in Charmwood Crescent, Newton, DE55

Rent currently agreed with tenant of **£735** per calendar month which calculates to a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£942** which would provide the investor a Gross Yield of **7.3%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Charmwood Crescent,
Newton, DE55

228800763

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £735

Market Rent: £942

Lounge



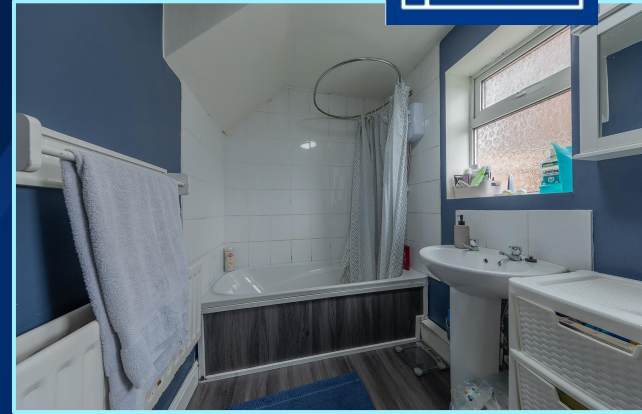
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£154,000

10% Deposit (£5,000 Minimum) **£15,400**

Buyers Premium **£6,000**

Paid On Accepted Bid **£21,400**

Purchase Balance **£138,600**

SDLT Charge **£8,280**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£147,880**

Your total all in costs would be ~£147,880 after taxes and fees based on a purchase price of £154,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £190,000.



£190,000

3 bedroom semi-detached house for sale

Charnwood Crescent, Newton, DE55

CURRENTLY ADVERTISED

Marketed from 17 Apr 2026 by Derbyshire Properties, Alfreton

+ Add to report



£180,000

3 bedroom semi-detached house for sale

Green Close, Newton, Alfreton, Derbyshire, DE55

NO LONGER ADVERTISED

Marketed from 17 Mar 2026 to 17 Jul 2026 (121 days) by Frank Innes, Sutton-In-Ashfield

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our lettings team.



£1,000 pcm

3 bedroom semi-detached house

LINCOLN CLOSE, TIBSHELF

CURRENTLY ADVERTISED

Marketed from 29 Jul 2026 by Burchell Edwards Lettings, Ripley

+ Add to report



£995 pcm

3 bedroom semi-detached house

Thurgaton Way, Newton, Alfreton, Derbyshire, DE55

CURRENTLY ADVERTISED

LET AGREED

Marketed from 21 Aug 2026 by Carter Jonas Lettings - Infrastructures, National

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Charmwood Crescent, Newton, DE55

PROPERTY ID: 228800763

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.