

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Savery Close, Norwich, NR5

225662736

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





## Property Description

Our latest listing is in Savery Close, Norwich, NR5

Get instant cash flow of **£3,135** per calendar month with a **9.3%** Gross Yield for investors.

This property has a potential to rent for **£3,266** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to market rate.

**This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.**

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



Savery Close, Norwich,  
NR5

225662736



## Property Key Features

**6 bedrooms semi-detached  
HMO**

**3 Bathrooms**

**Spacious Rooms**

**Fully equipped modern Kitchen**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £3,135**

**Market Rent: £3,266**

# Lounge





# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £404,000.00 and borrowing of £303,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 404,000.00

25% Deposit	£101,000.00
SDLT Charge	£30,400
Legal Fees	£1,000.00
Total Investment	£132,400.00

# Projected Investment Return



The monthly rent of this property is currently set at £3,135 per calendar month but the potential market rent is

£ 3,266



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



Returns Based on Rental Income	£3,135	£3,266
Mortgage Payments on £303,000.00 @ 5%	£1,262.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£313.50	£326.60
<b>Total Monthly Costs</b>	<b>£1,591.00</b>	<b>£1,604.10</b>
<b>Monthly Net Income</b>	<b>£1,544.00</b>	<b>£1,661.90</b>
<b>Annual Net Income</b>	<b>£18,528.00</b>	<b>£19,942.80</b>
<b>Net Return</b>	<b>13.99%</b>	<b>15.06%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£13,410.80**  
Adjusted To

Net Return                      **10.13%**

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



Annual Net Income      **£13,882.80**  
Adjusted To

Net Return                      **10.49%**

# 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 £425,000.

 <p><b>£425,000</b></p>	<p><b>5 bedroom semi-detached house for sale</b> <span>+ Add to r</span></p> <p>Wilberforce Road, VERY Close To The UEA, NR5</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 9 Apr 2024 to 3 Aug 2024 (116 days) by Russen &amp; Hill Estate Agents, Costessey</p>
 <p><b>£310,000</b></p>	<p><b>5 bedroom semi-detached house for sale</b> <span>+ Add to r</span></p> <p>Robson Road, Close To The Uea, West Norwich</p> <p><b>NO LONGER ADVERTISED</b> <b>SOLD STC</b></p> <p>Marketed from 10 Feb 2022 to 17 Aug 2022 (188 days) by Russen &amp; Hill Estate Agents, Costessey</p>

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £3,300 based on the analysis carried out by our letting team at **Let Property Management**.



## 5 bedroom semi-detached house

Rockingham Road, Norwich, NR5

NO LONGER ADVERTISED

LET AGREED

Marketed from 24 Oct 2025 to 27 Jan 2026 (94 days) by Northwood, Norwich

£3,300 pcm



## 5 bedroom house

Darrell Place, Norwich, NR5

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Oct 2025 by Habi Property - Lettings, Norwich

£3,200 pcm


# 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**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **moved within the last 2 years**

 Payment history: **On time for length of tenancy**

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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