

LET PROPERTY PACK

INVESTMENT INFORMATION

Pilsworth Road Heywood
OL10

224996996

 www.letproperty.co.uk





Property Description

Our latest listing is in Pilsworth Road Heywood OL10

Get instant cash flow of **£900** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,022** which would provide the investor a Gross Yield of **6.9%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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: £1.25 pm

Lease Length: 944 years

Current Rent: £900

Market Rent: £1,022

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £179,000.00 and borrowing of £134,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 179,000.00

25% Deposit	£44,750.00
SDLT Charge	£10,030
Legal Fees	£1,000.00
Total Investment	£55,780.00

Projected Investment Return



The monthly rent of this property is currently set at £900 per calendar month but the potential market rent is

£ 1,022



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



Returns Based on Rental Income	£900	£1,022
Mortgage Payments on £134,250.00 @ 5%	£559.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	£1.25	
Letting Fees	£90.00	£102.20
Total Monthly Costs	£665.63	£677.83
Monthly Net Income	£234.38	£344.18
Annual Net Income	£2,812.50	£4,130.10
Net Return	5.04%	7.40%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,086.10**
Adjusted To

Net Return **3.74%**

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

Annual Net Income **£1,460.10**
Adjusted To

Net Return **2.62%**

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 £215,000.



£215,000

2 bedroom terraced house for sale

Bury & Rochdale Old Road, Birtle

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Dec 2025 to 17 Dec 2025 by Pearson Ferrier, Bury



£215,000

2 bedroom semi-detached house for sale

Hartford Avenue, Heywood, Greater Manchester, OL10

NO LONGER ADVERTISED

SOLD STC

Marketed from 4 Apr 2025 to 20 Feb 2026 (321 days) by Ryder & Dutton, Heywood

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our letting team at **Let Property Management**.



£950 pcm

2 bedroom terraced house

Captain Fold, Orchard Street, Heywood

CURRENTLY ADVERTISED

LET AGREED

Marketed from 29 Jan 2026 by Keenans Estate Agents, Swinton



£900 pcm

2 bedroom house

Regent Street, Heywood

CURRENTLY ADVERTISED

LET AGREED

Marketed from 6 Feb 2026 by Entwistle Green, Bury

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: **3 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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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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