

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Dunrobin Close,
Darlington, DL1

228097680





PROPERTY DESCRIPTION

Our latest listing is in Dunrobin Close, Darlington, DL1

Rent currently agreed with tenant of **£450** per calendar month which calculates to a **5.4%** Gross Yield for investors.

This property has a potential to rent for **£873** which would provide the investor a Gross Yield of **10.5%** 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...



Dunrobin Close,
Darlington, DL1

228097680

Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £450

Market Rent: £873

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£96,000 after taxes and fees based on a purchase price of £100,000. 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 £110,000.

	3 bedroom end of terrace house for sale Kingsway, Darlington, DL1 NO LONGER ADVERTISED SOLD STC Marketed from 30 May 2025 to 26 Sep 2025 (119 days) by Northgate Estate Agents & Property Management, Newton Aycliffe	+ Add to
£110,000		
	3 bedroom terraced house for sale Locomotive Street, Darlington NO LONGER ADVERTISED SOLD STC Marketed from 23 Oct 2025 to 13 May 2026 (201 days) by Clarke Munro, Middlesbrough	+
£95,000		

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 lettings team.



£950 pcm

3 bedroom semi-detached house



Gleneagles Road, Darlington

NO LONGER ADVERTISED

LET AGREED

Marketed from 29 Apr 2026 to 5 Jun 2026 (36 days) by Venture Properties, Darlington



£925 pcm

3 bedroom semi-detached house



Kingsway, Darlington

CURRENTLY ADVERTISED

LET AGREED

Marketed from 10 Jul 2026 by New Abode Property Management, Covering Darlington



Dunrobin Close, Darlington, DL1

PROPERTY ID: 228097680

Interested in this
property investment?

Call us on
0161 394 2637

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.