

# TENANTED PROPERTY AUCTION PACK



## INVESTMENT INFORMATION

Pilsworth Road, Heywood,  
OL10

227683109





## PROPERTY DESCRIPTION

Our latest listing is in Pilsworth Road, Heywood, OL10

Rent currently agreed with tenant of **£650** per calendar month which calculates to a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£1,000** which would provide the investor a Gross Yield of **7.5%** 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...**



Pilsworth Road,  
Heywood, OL10

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## Property Key Features

2 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: £650

Market Rent: £1,000

# Exterior



# Purchase Outlay



## ASSUMED PURCHASE PRICE

**£140000**

10% Deposit (£5,000 Minimum) **£15,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£21,900**

Purchase Balance **£143,100**

SDLT Charge **£8,630**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£152,730**

Your total all in costs would be ~£152,730 after taxes and fees based on a purchase price of £159,000. 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 £145,000.



£145,000

## 2 bedroom end of terrace house for sale

+ Add to report

Seymour Street, Heywood

NO LONGER ADVERTISED

SOLD STC

Marketed from 8 Jun 2022 to 30 Aug 2022 (83 days) by Yopa, North West



£140,000

## 2 bedroom terraced house for sale

+ Add to report

Agincourt Street, Heywood

NO LONGER ADVERTISED

Marketed from 6 Oct 2022 to 12 Apr 2023 (188 days) by Quicklist, Nationwide

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,015 based on the analysis carried out by our lettings team.



**£1,015 pcm**

## 2 bedroom terraced house

Derby Drive, Heywood

**NO LONGER ADVERTISED**

Marketed from 13 Feb 2025 to 14 Feb 2025 (1 days) by Ascend, Manchester

[+ Add to report](#)



**£1,015 pcm**

## 2 bedroom terraced house

Derby Drive, Heywood

**NO LONGER ADVERTISED**

Marketed from 28 Feb 2025 to 3 Mar 2025 (2 days) by Ascend, Manchester

[+ Add to report](#)



Pilsworth Road, Heywood, OL10

**PROPERTY ID: 227683109**

Interested in this  
**property investment?**

Call us on  
**0161 394 2637**

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