

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Bury Old Road, Heap, BL9
7JB

228871316





PROPERTY DESCRIPTION

Our latest listing is in Bury Old Road, Heap, BL9 7JB

Rent currently agreed with tenant of **£1,200** per calendar month which calculates to a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£1,240** which would provide the investor a Gross Yield of **7.8%** 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...



Bury Old Road, Heap,
BL9 7JB

228871316

Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

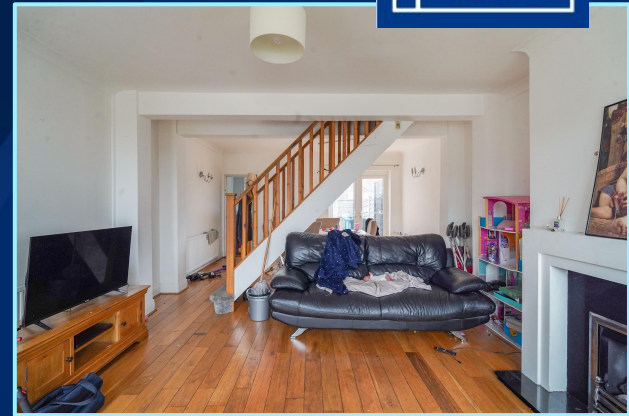
Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £1,200

Market Rent: £1,240

Lounge



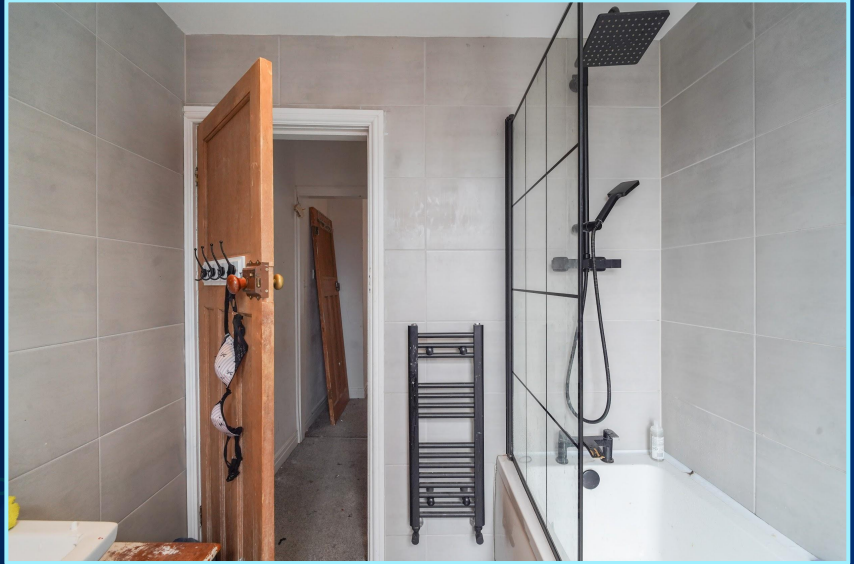
Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£190,000

10% Deposit (£5,000 Minimum) **£19,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£25,000**

Purchase Balance **£171,000**

SDLT Charge **£10,800**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£182,800**

Your total all in costs would be ~£182,800 after taxes and fees based on a purchase price of £190,000. 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 £200,000.



£200,000

3 bedroom semi-detached house for sale

Sutherland Road, Heywood, Greater Manchester, OL10

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Jul 2026 by Ryder & Dutton, Heywood

+ Add to report



£200,000

3 bedroom semi-detached house for sale

Father Ryan Drive, Heywood, Greater Manchester, OL10

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Aug 2025 to 10 Mar 2026 (193 days) by Entwistle Green, Bury

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our lettings team.



£1,300 pcm

3 bedroom detached house

Kilmarnock Grove, Heywood, Greater Manchester, OL10

NO LONGER ADVERTISED

LET AGREED

Marketed from 30 Apr 2024 to 8 Jul 2024 (69 days) by Ryder & Dutton, Heywood

+ Add to report



£1,300 pcm

3 bedroom semi-detached house

Sutherland Road, Heywood, Greater Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Mar 2026 to 1 Apr 2026 (21 days) by Entwistle Green, Bury

+ Add to report



Bury Old Road, Heap, BL9 7JB

PROPERTY ID: 228871316

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.