

LET PROPERTY PACK

INVESTMENT INFORMATION

Pladda Crescent,
Broomlands, Irvine, KA11

227190548

 www.letproperty.co.uk





Property Description

Our latest listing is in Pladda Crescent, Broomlands, Irvine, KA11

Get instant cash flow of **£500** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£760** which would provide the investor a Gross Yield of **8.7%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Pladda Crescent,
Broomlands, Irvine, KA11

227190548



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £760

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

Projected Investment Return



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

The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 760

Returns Based on Rental Income	£500	£760
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£50.00	£76.00
Total Monthly Costs	£393.13	£419.13
Monthly Net Income	£106.88	£340.88
Annual Net Income	£1,282.50	£4,090.50
Net Return	3.95%	12.59%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,570.50**
Adjusted To

Net Return **7.91%**

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

Annual Net Income **£2,515.50**
Adjusted To

Net Return **7.74%**

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

3 bedroom end of terrace house for sale

+ Add to report

Ford Avenue, Dreghorn, Irvine, North Ayrshire, KA11

NO LONGER ADVERTISED

SOLD STC

Marketed from 21 Jan 2026 to 24 Apr 2026 (92 days) by Slater Hogg & Howison, Kilmarnock



£125,000

3 bedroom terraced house for sale

+ Add to report

Cumbræ Court, Dreghorn, Irvine, North Ayrshire, KA11

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Feb 2026 to 2 Jun 2026 (104 days) by Slater Hogg & Howison, Kilmarnock

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

3 bedroom terraced house

Leven Place, Irvine, Ayrshire, KA12

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 May 2026 to 2 Jul 2026 (56 days) by Glow Homes Letting & Sales, Saltcoats

+ Add to report



£795 pcm

3 bedroom terraced house

Blacklands Crescent, Kilwinning, Ayrshire, KA13

CURRENTLY ADVERTISED

Marketed from 6 Jun 2023 by Glow Homes Letting & Sales, Saltcoats

+ Add to report

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 in 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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