TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Spey Walk, Motherwell,
ML1

230275172





PROPERTY DESCRIPTION

Our latest listing is in Spey Walk, Motherwell, ML1

Rent currently agreed with tenant of **£675** per calendar month which calculates to a **7.0%** Gross Yield for investors.

This property has a potential to rent for **£848** which would provide the investor a Gross Yield of **8.8%** 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...



Spey Walk, Motherwell, ML1

230275172

Property Key Features

2 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: £675

Market Rent: £848

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£115,000

10% Deposit (£5,000 Minimum)	**£11,500**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£17,500**
Purchase Balance	**£103,500**
ADS @ 8%	**£9,200**
LBTT Charge	**£0**
Est. Legal Fees	**~£2,000**
Balance Paid On Settlement	**£114,700**

Your total all in costs would be ~£114,700 after taxes and fees based on a purchase price of £115,000. 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 £180,000.



2 bedroom terraced house for sale

+ Add to report

Burns Crescent, Motherwell

CURRENTLY ADVERTISED SOLD STC

Marketed from 17 Sep 2026 by Upload Abode, Lanarkshire and Glasgow

£180,000



2 bedroom terraced house for sale

+ Add to report

Morrison Way, Motherwell

NO LONGER ADVERTISED SOLD STC

Marketed from 7 Aug 2026 to 30 Oct 2026 (84 days) by Hemmings Homes, Lanarkshire

£170,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our lettings team.



2 bedroom terraced house

+ Add to report

Adam Street, Newarthill, Motherwell, North Lanarkshire

CURRENTLY ADVERTISED | LET AGREED

Marketed from 7 Oct 2026 by Shilladys Estate and Letting Agents, Wishaw

£1,200 pcm



2 bedroom terraced house

+ Add to report

Apollo Path, Motherwell, ML1 4SW

CURRENTLY ADVERTISED | LET AGREED

Marketed from 21 Sep 2026 by Countrywide Residential Lettings, Hamilton

£875 pcm



Spey Walk, Motherwell, ML1

PROPERTY ID: 230275172

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.