LET PROPERTY PACK

INVESTMENT INFORMATION

Otley Close, Cramlington,
NE23 2YP

230041727

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Otley Close, Cramlington, NE23 2YP

Get instant cash flow of **£550** per calendar month with a **7.8%** Gross Yield for investors.

This property has a potential to rent for **£684** which would provide the investor a Gross Yield of **9.7%** if the rent was increased to 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.

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



Otley Close, Cramlington,
NE23 2YP

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00 pm

Ground Rent: £1.25 pm

Lease Length: 49 years

Current Rent: £550

Market Rent: £684

Lounge







Kitchen





Bedrooms



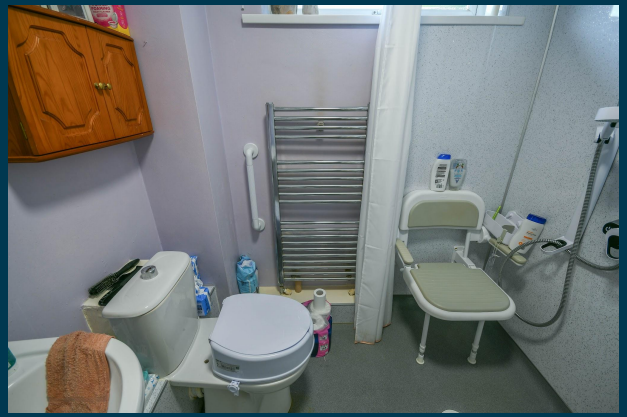




Bathroom







Exterior







Initial Outlay



Outlay figures based on assumed cash purchase of 85,000.

ASSUMED PURCHASE PRICE

£ 85,000

SDLT Charge	**£4,250**
Legal Fees	**£1,000**
Total Investment	**£90,250**

Projected Investment Return



The monthly rent of this property is currently set at £550 per calendar month but the potential market rent is

£ 684

Returns Based on Rental Income	£550	£684
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£1.25	
Letting Fees	£55.00	£68.40
Total Monthly Costs	£71.25	£84.65
Monthly Net Income	£478.75	£599.35
Annual Net Income	£5,745.00	£7,192.20
Net Return	6.37%	7.97%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£5,824**
Net Return	**6.45%**

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 £94,950.



£94,950

2 bedroom flat for sale

+ Add to repo

Otley Close, Cramlington, Northumberland, NE23 2YP

NO LONGER ADVERTISED

Marketed from 17 Jul 2025 to 24 Jul 2025 (7 days) by Pattinson Estate Agents, Cramlington



£85,000

2 bedroom flat for sale

+ Add to rep

Otley Close, Eastfield Green, Cramlington

NO LONGER ADVERTISED SOLD STC

Marketed from 24 Sep 2024 to 4 Nov 2025 (405 days) by Renown Estate Agents, Cramlington

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom ground floor flat

+ Add to report

Otley Close, Cramlington, Northumberland, NE23 2YP

CURRENTLY ADVERTISED

Marketed from 28 Sep 2026 by Pattinson Estate Agents, Cramlington



£700 pcm

2 bedroom flat

+ Add to report

Otley Close, Cramlington, NE23

NO LONGER ADVERTISED

Marketed from 28 Sep 2026 to 11 Oct 2026 (13 days) by OpenRent, London

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: **5 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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PROPERTY ID: 230041727

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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