

LET PROPERTY PACK

INVESTMENT INFORMATION

Woodland View, Shildon,
DL4

229133017

 www.letproperty.co.uk





Property Description

Our latest listing is in Woodland View, Shildon, DL4

Get instant cash flow of **£425** per calendar month with a **6.4%** Gross Yield for investors.

This property has a potential to rent for **£528** which would provide the investor a Gross Yield of **7.9%** 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...



Woodland View, Shildon,
DL4

229133017



Property Key Features

2 bedrooms

2 bathrooms

Spacious Room

Polished Interior

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £425

Market Rent: £528

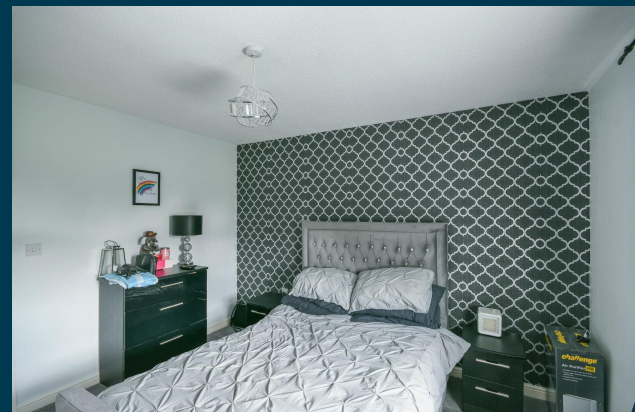
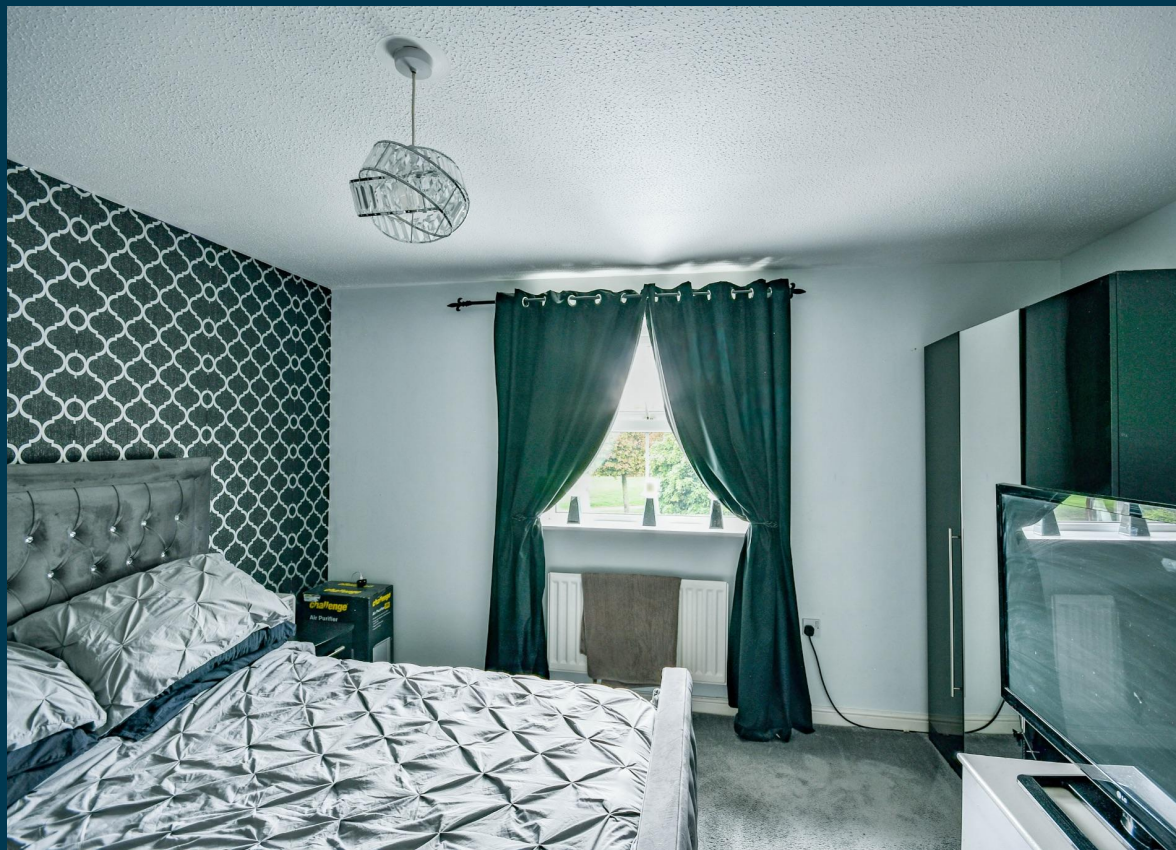
Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £80,000.00 and borrowing of £60,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 80,000.00

25% Deposit	£20,000.00
SDLT Charge	£4,000
Legal Fees	£1,000.00
Total Investment	£25,000.00

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 £425 per calendar month but the potential market rent is

£ 528

Returns Based on Rental Income	£425	£528
Mortgage Payments on £60,000.00 @ 5%	£250.00	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£42.50	£52.80
Total Monthly Costs	£307.50	£317.80
Monthly Net Income	£117.50	£210.20
Annual Net Income	£1,410.00	£2,522.40
Net Return	5.64%	10.09%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,466.40**
Adjusted To

Net Return **5.87%**

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

Annual Net Income **£1,322.40**
Adjusted To

Net Return **5.29%**

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 £100,000.



2 bedroom semi-detached house for sale

[+ Add to report](#)

4 Foxglove Way, Shildon

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 26 Aug 2023 to 26 Jan 2024 (153 days) by Downen, Bishop Auckland

£100,000



2 bedroom terraced house for sale

[+ Add to report](#)

Windsor Court, Shildon, Durham, DL4

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 Apr 2025 to 11 Nov 2025 (201 days) by Ryan James Estate Agents, Bishop Auckland

£90,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



2 bedroom semi-detached house

[+ Add to report](#)

Alma Road, New Shildon, Shildon

NO LONGER ADVERTISED

LET AGREED

Marketed from 22 Dec 2025 to 22 Jan 2026 (30 days) by My Property Box, Darlington

£575 pcm



2 bedroom semi-detached house

[+ Add to report](#)

Ferens Terrace, Shildon, County Durham, DL4

NO LONGER ADVERTISED

LET AGREED

Marketed from 18 Nov 2025 to 16 Jun 2026 (210 days) by Holbrook & Co, Hartlepool

£550 pcm

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**



Current term of tenancy: **10 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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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