

LET PROPERTY PACK

INVESTMENT INFORMATION

Farnham Close, Newcastle
Upon Tyne, NE15

228191409

 www.letproperty.co.uk





Property Description

Our latest listing is in Farnham Close, Newcastle Upon Tyne, NE15

Get instant cash flow of **£700** per calendar month with a **16.8%** Gross Yield for investors.

This property has a potential to rent for **£738** which would provide the investor a Gross Yield of **17.7%** 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...



Farnham Close,
Newcastle Upon Tyne,
NE15

228191409



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: £0.00

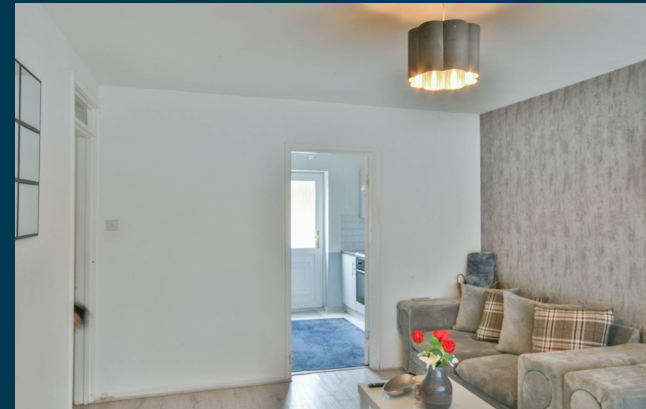
Ground Rent: £0.90

Lease Length: 42

Current Rent: £700

Market Rent: £738

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 50,000.

ASSUMED PURCHASE PRICE

£ 50,000

SDLT Charge £2,500

Legal Fees £1,000

Total Investment £53,500

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 £700 per calendar month but the potential market rent is

£ 738

Returns Based on Rental Income	£700	£738
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.90	
Letting Fees	£70.00	£73.80
Total Monthly Costs	£85.90	£89.70
Monthly Net Income	£614.10	£648.30
Annual Net Income	£7,369.20	£7,779.60
Net Return	13.77%	14.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,304**
Adjusted To

Net Return **11.78%**

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 £85,000.



£85,000

2 bedroom flat for sale

Ottringham Close, Dumpling Hall, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 3 Jun 2026 by Let Property Sales & Management, Glasgow

+ Add to



£59,950

2 bedroom flat for sale

Lesbury Street, Newcastle Upon Tyne

CURRENTLY ADVERTISED

Marketed from 14 Aug 2024 by Mike Rogerson Estate Agents, Wallsend

+ Add to re

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 pcm based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

2 bedroom house

+ Add to report

Ordley Close, Dumpling Hall, Newcastle Upon Tyne, Tyne and Wear, NE15

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Aug 2026 to 1 Oct 2026 (41 days) by Pat Robson, Jesmond



£800 pcm

2 bedroom terraced house

+ Add to report

Gladstone Street, Lemington, Newcastle upon Tyne

NO LONGER ADVERTISED

Marketed from 31 Jul 2026 to 1 Aug 2026 by Property Talk Management, Newcastle-Upon-Tyne

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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Farnham Close, Newcastle Upon Tyne,
NE15

PROPERTY ID: 228191409

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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