

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Chirnside, Cramlington,  
NE23

224821638

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Chirside, Cramlington, NE23

This property has a potential to rent for **£571** which would provide the investor a Gross Yield of **13.2%** 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...**



Chirnside, Cramlington,  
NE23

224821638



## Property Key Features

**1 Bedroom**

**1 Bathroom**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £54.33 PM**

**Ground Rent: £8.33 PM**

**Lease Length: 63 Years**

**Current Rent: Vacant**

**Market Rent: £571**

# Lounge



# Kitchen



# Bedrooms



# Exterior





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

## ASSUMED PURCHASE PRICE

£ 52,000

SDLT Charge	£2,600
Legal Fees	£1,000
Total Investment	£55,600

# Projected Investment Return



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



Returns Based on Rental Income	£571
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£54.33
Ground Rent	£8.33
Letting Fees	£57.10
<b>Total Monthly Costs</b>	<b>£134.76</b>
<b>Monthly Net Income</b>	<b>£436.24</b>
<b>Annual Net Income</b>	<b>£5,234.88</b>
<b>Net Return</b>	<b>9.42%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,093**  
Adjusted To

Net Return                      **7.36%**

# 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 £89,950.



£89,950

## 1 bedroom ground floor flat for sale

+ Add to report

Bog Houses, Cramlington, Northumberland, NE23 3JG

CURRENTLY ADVERTISED

SOLD STC

Marketed from 11 Feb 2026 by Pattinson Estate Agents, Cramlington



£75,000

## 1 bedroom flat for sale

+ Add to report

Northcott Gardens, Seghill, Cramlington, Northumberland, NE23 7SY

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Jun 2025 to 2 Dec 2025 (179 days) by Pattinson Estate Agents, Cramlington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £650 based on the analysis carried out by our letting team at **Let Property Management**.



£650 pcm

## 1 bedroom flat

Brownrigg Drive, Cramlington, NE23

**CURRENTLY ADVERTISED**

Marketed from 2 Mar 2026 by OpenRent, London

+ Add to report



£630 pcm

## 1 bedroom flat

Chirside, Cramlington, NE23

**NO LONGER ADVERTISED**

Marketed from 18 Feb 2026 to 7 Mar 2026 (17 days) by OpenRent, London

+ 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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**  
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Chirnside, Cramlington, NE23

PROPERTY ID: 12345678



[www.letproperty.co.uk](http://www.letproperty.co.uk)

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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