

LET PROPERTY PACK

INVESTMENT INFORMATION

Rock Terrace, New
Brancepeth, Durham, DH7
7EP

222338611

 www.letproperty.co.uk





Property Description

Our latest listing is in Rock Terrace, New Brancepeth, Durham, DH7 7EP

Get instant cash flow of **£380** per calendar month with a **5.7%** Gross Yield for investors.

This property has a potential to rent for **£986** which would provide the investor a Gross Yield of **14.8%** 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...



Rock Terrace, New
Brancepeth, Durham,
DH7 7EP

222338611



Property Key Features

3 bedrooms

1 bathroom

Spacious Lounge

Well Equipped Kitchen

Factor Fees: £0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £380

Market Rent: £986

Lounge



Kitchen



Bedrooms



Exterior





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

ASSUMED PURCHASE PRICE

£ 80,000

SDLT Charge	£4,000
Legal Fees	£1,000
Total Investment	£85,000

Projected Investment Return



The monthly rent of this property is currently set at £380.00 per calendar month but the potential market rent is

£ 986



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



Returns Based on Rental Income	£380.00	£986.00
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£38.00	£98.60
Total Monthly Costs	£53.00	£113.60
Monthly Net Income	£327.00	£872.40
Annual Net Income	£3,924.00	£10,468.80
Net Return	4.62%	12.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,497**
Adjusted To

Net Return **10.00%**

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.



£100,000

3 bedroom terraced house for sale

+ Add to report

Rock Terrace, New Brancepeth, Durham, Durham, DH7 7EP

NO LONGER ADVERTISED

SOLD STC

Marketed from 3 Apr 2025 to 10 Dec 2025 (251 days) by Pattinson Estate Agents, Gilesgate



£100,000

3 bedroom semi-detached house for sale

+ Add to report

Pringle Place, New Brancepeth, Durham, DH7

NO LONGER ADVERTISED

SOLD STC

Marketed from 5 Jul 2025 to 18 Dec 2025 (165 days) by J W Wood, Durham City

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

3 bedroom terraced house

+ Add to report

Rock Terrace, New Brancepeth, Durham, DH7

NO LONGER ADVERTISED

LET AGREED

Marketed from 11 Nov 2024 to 14 Jan 2025 (64 days) by Reeds Rains, Durham City



£600 pcm

3 bedroom terraced house

+ Add to report

Rock Terrace, New Brancepeth, Durham, DH7

NO LONGER ADVERTISED

Marketed from 12 Dec 2024 to 10 Jan 2025 (29 days) by J W Wood, Durham City

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: **2+ 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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Rock Terrace, New Brancepeth, Durham,
DH7 7EP

PROPERTY ID: 12345678

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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