

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Mitford Drive, Sherburn  
Village, DH6 1QS

226220402

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





## Property Description

Our latest listing is in Mitford Drive, Sherburn Village, DH6 1QS

This property has a potential to rent for **£724** which would provide the investor a Gross Yield of **18.5%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

**2 bedroom**

**1 bathroom**

**Spacious Rooms**

**Easy Access to Local Amenities**

**Factor Fees: £1 pm**

**Ground Rent: £39.58 pm**

**Lease Length: 47 years**

**Market Rent: £724**

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Outlay figures based on assumed cash purchase of £47,000.

## ASSUMED PURCHASE PRICE

£ 47,000

SDLT Charge **£2,350**

Legal Fees **£1,000**

Total Investment **£50,350**

# Projected Investment Return



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



Returns Based on Rental Income	£724
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£1.00
Ground Rent	£39.58
Letting Fees	£72.40
<b>Total Monthly Costs</b>	<b>£127.90</b>
<b>Monthly Net Income</b>	<b>£596.10</b>
<b>Annual Net Income</b>	<b>£7,153.20</b>
<b>Net Return</b>	<b>14.21%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£5,705**  
Adjusted To

Net Return                      **11.33%**



# 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 £70,000.



£70,000

## 2 bedroom flat for sale

+ Add to r

Mitford Drive, Sherburn Village, Durham, DH6

NO LONGER ADVERTISED

SOLD STC

Marketed from 12 Jan 2023 to 28 Jul 2023 (197 days) by Bridgfords, Durham



£60,000

## 2 bedroom flat for sale

+ Add to

Mitford Drive, Sherburn Village, Durham, DH6

NO LONGER ADVERTISED

SOLD STC

Marketed from 29 Feb 2024 to 28 May 2025 (454 days) by YOUR MOVE Chris Stonock, Durham

# 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 apartment

+ Add to report

Front Street, Sherburn Hill, Durham

NO LONGER ADVERTISED

Marketed from 12 Dec 2025 to 13 Jan 2026 (32 days) by Bradley Hall, Durham



**£625 pcm**

## 2 bedroom apartment

+ Add to report

Front Street, Sherburn Hill, Durham




NO LONGER ADVERTISED

Marketed from 31 Oct 2024 to 20 Nov 2024 (20 days) by Bradley Hall, Newcastle

# 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**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**  
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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Mitford Drive, Sherburn Village, DH6 1QS

PROPERTY ID: 226220402

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.



**LETPROPERTY**