

LET PROPERTY PACK

INVESTMENT INFORMATION

Old Bain Court, Horncastle
LN9

226713658

 www.letproperty.co.uk





Property Description

Our latest listing is in Old Bain Court, Horncastle LN9

Get instant cash flow of **£575** per calendar month with a **8.6%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **11.3%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Old Bain Court,
Horncastle LN9

226713658



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 963 years

Current Rent: £575

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 80,000.

ASSUMED PURCHASE PRICE

£ 80,000.00

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 £575 per calendar month but the potential market rent is

£ 750



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



Returns Based on Rental Income	£575	£750
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	TBC	
Letting Fees	£57.50	£75.00
Total Monthly Costs	£72.50	£90.00
Monthly Net Income	£502.50	£660.00
Annual Net Income	£6,030.00	£7,920.00
Net Return	7.09%	9.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£6,420**
Adjusted To

Net Return **7.55%**

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 £125,000.



£125,000

1 bedroom end of terrace house for sale

Plot 5 Phoenix Brewery Buildings, Off South Street, Horncastle

CURRENTLY ADVERTISED

Marketed from 31 Mar 2026 by Robert Bell & Company, Horncastle



£80,000

1 bedroom house for sale

20 Mill Lane, Horncastle

CURRENTLY ADVERTISED

Marketed from 2 Jun 2026 by Robert Bell & Company, Horncastle

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

North Street, Horncastle

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2026 to 28 Aug 2026 (56 days) by Bairstow Eves Lettings, Boston



£620 pcm

1 bedroom house

2 Linden Road, Horncastle

NO LONGER ADVERTISED

Marketed from 24 Aug 2026 to 5 Oct 2026 (41 days) by Robert Bell & Company, Lincoln



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.



www.letproperty.co.uk

Old Bain Court, Horncastle LN9

PROPERTY ID: 226713658

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