

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Reed Close, Farnworth,
BL4 7EF

228896578





PROPERTY DESCRIPTION

Our latest listing is in Reed Close, Farnworth, BL4 7EF

Rent currently agreed with tenant of **£685** per calendar month which calculates to a **7.1%** Gross Yield for investors.

This property has a potential to rent for **£822** which would provide the investor a Gross Yield of **8.5%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Reed Close, Farnworth,
BL4 7EF

228896578

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £685

Market Rent: £822

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£116,000

10% Deposit (£5,000 Minimum) **£11,600**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,600**

Purchase Balance **£104,400**

SDLT Charge **£5,800**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£111,200**

Your total all in costs would be ~£111,200 after taxes and fees based on a purchase price of £116,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £120,000.



£120,000

2 bedroom apartment for sale

+ Add to report

Dixon Green Drive, Farnworth, Bolton

CURRENTLY ADVERTISED

Marketed from 30 Jul 2026 by Eric Clarke, Bolton



£115,000

2 bedroom apartment for sale

+ Add to report

Dixon Green Drive, Farnworth, Bolton

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Jul 2025 to 27 Nov 2025 (141 days) by Eric Clarke, Bolton

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our lettings team.



£850 pcm

2 bedroom flat

Farnworth, Bolton, BL4

NO LONGER ADVERTISED

Marketed from 10 Jul 2026 to 21 Jul 2026 (10 days) by OpenRent, London

+ Add to report



£800 pcm

2 bedroom flat

Reed Close, Farnworth, Bolton, BL4

NO LONGER ADVERTISED

Marketed from 27 Jun 2024 to 3 Jul 2024 (5 days) by OpenRent, London

+ Add to report



Interested in this
property investment?

Call us on
0161 394 2637

Reed Close, Farnworth, BL4 7EF

PROPERTY ID: 228896578

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.