

# LET PROPERTY PACK

### **INVESTMENT INFORMATION**

Catchwell Road, Stanley, DH9

222834694











## **Property Description**

Our latest listing is in Catchwell Road, Stanley, DH9

Get instant cash flow of £500 per calendar month with a 5.2% Gross Yield for investors.

This property has a potential to rent for £591 which would provide the investor a Gross Yield of 6.1% 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...





Catchwell Road, Stanley, DH9



2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

**Ground Rent: TBC** 

Lease Length: TBC

**Current Rent: £500** 

Market Rent: £591

## Lounge







## Kitchen







## **Bedrooms**









## **Bathroom**







## **Exterior**







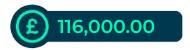
## **Initial Outlay**





Figures based on assumed purchase price of 116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

#### **ASSUMED PURCHASE PRICE**



25% Deposit **£29,000.00** 

SDLT Charge £5,800

Legal Fees £1,000.00

Total Investment £35,800.00

## **Projected Investment Return**





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

The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is



| Returns Based on Rental Income       | £500    | £591          |
|--------------------------------------|---------|---------------|
| Mortgage Payments on £87,000.00 @ 5% | £362.50 |               |
| Est. Building Cover (Insurance)      | £15.00  |               |
| Approx. Factor Fees                  | ТВС     |               |
| Ground Rent                          | ТВС     |               |
| Letting Fees                         | £50.00  | £59.10        |
| Total Monthly Costs                  | £427.50 | £436.60       |
| Monthly Net Income                   | £72.50  | £154.40       |
| Annual Net Income                    | £870.00 | £1,852.80     |
| Net Return                           | 2.43%   | <b>5.18</b> % |

## Return Stress Test Analysis Report





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

Annual Net Income

£670.80

Adjusted To

Net Return

1.87%

If Interest Rates increased by 2% (from 5% to 7%)

Annual Net Income

£112.80

Adjusted To

Net Return

0.32%

## 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 £119,995.



2 bedroom terraced house for sale

+ Add to report

Carrmyers, Stanley, County Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Dec 2024 to 27 May 2025 (176 days) by Sylvester Properties, Stanley

£119,995

Sylvester Properties are delighted to welcome to the sales market this well presented two bedroom...



2 bedroom terraced house for sale

+ Add to report

George Street, Dipton, DH9

(NO LONGER ADVERTISED)

SOLD STC

Marketed from 6 Aug 2025 to 31 Oct 2025 (86 days) by Sylvester Properties, Stanley

£110,000

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## 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



£595 pcm

#### 2 bedroom terraced house

George Street, Dipton, Stanley, DH9

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 12 Jul 2025 (36 days) by Dynamic Property Group, County Durham

Garden | Full Double Glazing | Oven/Hob | Gas Central Heating Combi Boiler

2 bedroom terraced house

Add to report

+ Add to report

George Street, Dipton

NO LONGER ADVERTISED LET AGREED

Marketed from 15 Jul 2025 to 1 Aug 2025 (16 days) by BETTER HOMES NORTH EAST LTD, Washington

## **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: **7+ 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.





# Interested in this property investment?

Call us on **0141 478 0985** 



Catchwell Road, Stanley, DH9



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.