LET PROPERTY PACK

INVESTMENT INFORMATION

Ryall Court, Butterworth Road, Northwich, CW8

228475526

www.letproperty.co.uk

Property Description

Our latest listing is in 11 Ryall Court, Butterworth Road, Northwich, CW8

Get instant cash flow of **£1,125** per calendar month with a **9.2%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **9.4%** 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...

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Property Key Features

- 2 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Fully equipped modern Kitchen

- Factor Fees: £108.06 pm
- Ground Rent: £99.00 pm
- Lease Length: 143 years
- Current Rent: £1,125
- Market Rent: £1,150

Lounge

Kitchen

Bedrooms

Bathroom

Exterior

Initial Outlay

Figures based on assumed purchase price of £147,000.00 and borrowing of £110,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 147,000.00

25% Deposit	**£36,750.00**
SDLT Charge	**£7,790**
Legal Fees	**£1,000.00**
Total Investment	**£45,540.00**

Projected Investment Return

The monthly rent of this property is currently set at £1,125 per calendar month but the potential market rent is

£ 1,150

Returns Based on Rental Income	£1,125	£1,150
Mortgage Payments on £110,250.00 @ 5%	£459.38	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.06	
Ground Rent	£99.00	
Letting Fees	£112.50	£115.00
Total Monthly Costs	£793.94	£796.44
Monthly Net Income	£331.07	£353.57
Annual Net Income	£3,972.78	£4,242.78
Net Return	8.72%	9.32%

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

Return Stress Test Analysis Report

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

Annual Net Income Adjusted To	**£1,942.78**
Net Return	**4.27%**

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

Annual Net Income Adjusted To	**£3,225.78**
Net Return	**7.08%**

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 £180,000.

2 bedroom coach house for sale

Brassey Grange, Northwich, CW8

CURRENTLY ADVERTISED | SOLD STC

Marketed from 4 Jun 2026 by Morgans Of Cheshire, Weaverham

£180,000

2 bedroom apartment for sale

+ Add t

Muskett Drive, Winnington Village, Northwich

NO LONGER ADVERTISED | SOLD STC

Marketed from 9 Jun 2022 to 6 Mar 2023 (270 days) by Vincent James Estate Agents, Cheshire

£165,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.

£1,200 pcm

2 bedroom terraced house

School Lane, Hartford, CW8

NO LONGER ADVERTISED | LET AGREED

Marketed from 11 May 2026 to 14 Sep 2026 (125 days) by Williams Estates, Northwich

£1,150 pcm

2 bedroom terraced house

The Green, Hartford, Northwich

CURRENTLY ADVERTISED | LET AGREED

Marketed from 3 Sep 2026 by Elite Lettings Cheshire, Northwich

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**
- Standard Tenancy Agreement In Place: **Yes**
- Fully compliant tenancy: **Yes**

  Fully compliant tenancy including EICR & Gas Safety in order
- Current term of tenancy: **2 years+**
- Payment history: **On time for length of tenancy**

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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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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