

LET PROPERTY PACK

INVESTMENT INFORMATION

Wobourn Lodge, Wobourn
Court, Ossett, WF5 8NY

227338705

 www.letproperty.co.uk





Property Description

Our latest listing is in Wobourn Lodge, Wobourn Court, Ossett, WF5 8NY

Get instant cash flow of **£750** per calendar month with a **7.2%** Gross Yield for investors.

This property has a potential to rent for **£1,001** which would provide the investor a Gross Yield of **9.6%** 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...



Wobourn Lodge,
Wobourn Court, Ossett,
WF5 8NY

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £250.00 pm

Ground Rent: TBC

Lease Length: 980 years

Current Rent: £750

Market Rent: £1,001

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £125,000.00 and borrowing of £93,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 125,000.00

25% Deposit **£31,250.00**

SDLT Charge **£6,250**

Legal Fees **£1,000.00**

Total Investment £38,500.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 1,001



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



Returns Based on Rental Income	£750	£1,001
Mortgage Payments on £93,750.00 @ 5%	£390.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£250.00	
Ground Rent	TBC	
Letting Fees	£75.00	£100.10
Total Monthly Costs	£730.63	£755.73
Monthly Net Income	£19.38	£245.28
Annual Net Income	£232.50	£2,943.30
Net Return	0.60%	7.64%

Return **Stress Test** Analysis Report



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

Annual Net Income **£941.30**
Adjusted To

Net Return **2.44%**

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

Annual Net Income **£1,068.30**
Adjusted To

Net Return **2.77%**

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 £135,000.



2 bedroom flat for sale

Wobourn Court, Ossett

~~NO LONGER ADVERTISED~~ **SOLD STC**

Marketed from 21 Oct 2021 to 9 Jun 2022 (230 days) by Richard Kendall, Ossett

£135,000



2 bedroom penthouse for sale

Sanford Court, OSSETT, West Yorkshire, WF5

~~NO LONGER ADVERTISED~~

Marketed from 3 Mar 2020 to 29 Jun 2020 (117 days) by Reeds Rains, Ossett

£125,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £975 based on the analysis carried out by our letting team at **Let Property Management**.



£975 pcm

2 bedroom town house

+ Add to report

Priory Road, Ossett, West Yorkshire

CURRENTLY ADVERTISED

Marketed from 30 Jun 2026 by Rhubarb Sales & Lettings, Covering Wakefield and surrounding areas



£950 pcm

2 bedroom end of terrace house

Broadowler Lane, Ossett, West Yorkshire, WF5

NO LONGER ADVERTISED

LET AGREED

Marketed from 12 Jun 2026 to 2 Jul 2026 (19 days) by Reeds Rains, Ossett

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: **moved
within the last 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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WF5 8NY

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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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