TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Fairbairn Road, Peterlee
SR8



225079098

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Fairbairn Road, Peterlee SR8

Rent currently agreed with tenant of **£640** per calendar month which calculates to a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£739** which would provide the investor a Gross Yield of **9.5%** 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...



Fairbairn Road, Peterlee
SR8

225079098

Property Key Features

3 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £640

Market Rent: £739

Lounge







Kitchen





Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£93,000

10% Deposit (£5,000 Minimum)	**£9,300**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£15,300**
Purchase Balance	**£83,700**
SDLT Charge	**£4,650**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£89,350**

Your total all in costs would be ~£89,350 after taxes and fees based on a purchase price of £93,000. 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 £135,000.



3 bedroom semi-detached house for sale

+ Add to report

Fairbairn Road, Peterlee, County Durham, SR8

CURRENTLY ADVERTISED

Marketed from 15 Oct 2026 by Dowen, Peterlee

£135,000



3 bedroom semi-detached house for sale

+ Add to report

Shinwell Drive , Peterlee, SR8 5AB

NO LONGER ADVERTISED

Marketed from 8 Sep 2026 to 14 Oct 2026 (36 days) by New Home Agents, Leeds

£130,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our lettings team.



3 bedroom terraced house

+ Add to report

Rutland Walk, Peterlee, County Durham, SR8

CURRENTLY ADVERTISED

Marketed from 16 Sep 2026 by Dowen, Peterlee

£775 pcm



3 bedroom semi-detached house

+ Add to report

Fairbairn Road, Peterlee, County Durham, SR8 5EN

CURRENTLY ADVERTISED

Marketed from 29 Jul 2026 by Hunters, Peterlee

£750 pcm



Fairbairn Road, Peterlee SR8

PROPERTY ID: 225079098

Interested in this **property investment?**

Call us on **0161 394 2637**

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.