

LET PROPERTY PACK

INVESTMENT INFORMATION

Burradon Road, Burradon,
Cramlington, NE23

226566651

 www.letproperty.co.uk





Property Description

Our latest listing is in Burradon Road, Burradon, Cramlington, NE23

Get instant cash flow of **£570** per calendar month with a **7.6%** Gross Yield for investors.

This property has a potential to rent for **£842** which would provide the investor a Gross Yield of **9.2%** if the rent was increased to market rate.

Well located with easy access to local amenities and transport links, this well-maintained property offers comfortable living and strong appeal for both buyers and investors, with excellent long-term potential.

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



Burradon Road,
Burradon, Cramlington,
NE23

226566651



Property Key Features

2 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £570 PM

Market Rent: £842 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £110,000.00 and borrowing of £82,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 110,000.00

25% Deposit	£27,500.00
SDLT Charge	£5,500
Legal Fees	£1,000.00
Total Investment	£34,000.00

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 £570 per calendar month but the potential market rent is

£ 842



Returns Based on Rental Income	£570	£842
Mortgage Payments on £82,500.00 @ 5%	£343.75	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£57.00	£84.20
Total Monthly Costs	£415.75	£442.95
Monthly Net Income	£154.25	£399.05
Annual Net Income	£1,851.00	£4,788.60
Net Return	5.44%	14.08%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,104.60**
Adjusted To

Net Return **9.13%**

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

Annual Net Income **£3,138.60**
Adjusted To

Net Return **9.23%**

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 terraced house for sale

+ Add to

Attlee Close, Burradon, Cramlington, NE23

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Feb 2026 by Brunton Residential, Great Park



£115,000

2 bedroom end of terrace house for sale

+ Add to re

Burradon Road, Burradon, Cramlington, Tyne and Wear, NE23 7NG

CURRENTLY ADVERTISED

SOLD STC

Marketed from 1 Nov 2025 by Pattinson Estate Agents, Cramlington

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 letting team at **Let Property Management**.



£850 pcm

2 bedroom semi-detached house

+ Add to report

Redford Place, Burradon, Cramlington

NO LONGER ADVERTISED

Marketed from 21 Oct 2025 to 24 Nov 2025 (34 days) by Jan Forster Estates, High Heaton



£750 pcm

2 bedroom semi-detached house

+ Add to rep

Cheviot Grange, Burradon, Cramlington

NO LONGER ADVERTISED






LET AGREED

Marketed from 15 Sep 2025 to 23 Sep 2025 (7 days) by My Property Box, Jesmond

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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