

LET PROPERTY PACK

INVESTMENT INFORMATION

School House, Grammar
School Court, Scorton,
Richmond

224730890

 www.letproperty.co.uk





Property Description

Our latest listing is in School House, Grammar School Court, Scorton, Richmond

Get instant cash flow of **£525** per calendar month with a **6.6%** Gross Yield for investors.

This property has a potential to rent for **£641** which would provide the investor a Gross Yield of **8.1%** 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...



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Property Key Features

1 bedroom

1 bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £65.00 pm

Ground Rent: £1.00 pm

Lease Length: 969 years

Current Rent: £525

Market Rent: £641

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,000.00 and borrowing of £71,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,000.00

25% Deposit	£23,750.00
SDLT Charge	£4,750
Legal Fees	£1,000.00
Total Investment	£29,500.00

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 £525 per calendar month but the potential market rent is

£ 641



Returns Based on Rental Income	£525	£641
Mortgage Payments on £71,250.00 @ 5%	£296.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£65.00	
Ground Rent	£1.00	
Letting Fees	£52.50	£64.10
Total Monthly Costs	£430.38	£441.98
Monthly Net Income	£94.63	£199.03
Annual Net Income	£1,135.50	£2,388.30
Net Return	3.85%	8.10%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,106.30**
Adjusted To

Net Return **3.75%**

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

Annual Net Income **£975.30**
Adjusted To

Net Return **3.31%**

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 £125,000.



£125,000

2 bedroom apartment for sale



Grammar School Court, Scorton, Richmond

NO LONGER ADVERTISED

SOLD STC

Marketed from 11 Oct 2024 to 31 Jan 2025 (111 days) by Carver Residential, Richmond



£100,000

1 bedroom ground floor flat for sale

Flat 12, Hale House, Grammar School Court, Scorton

CURRENTLY ADVERTISED

SOLD STC

Marketed from 16 Jun 2025 by Love Property, North Yorkshire

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £575 based on the analysis carried out by our letting team at **Let Property Management**.



£575 pcm

1 bedroom apartment

Hale House, Old Grammar School Court, Scorton

NO LONGER ADVERTISED

LET AGREED

Marketed from 21 Oct 2025 to 6 Feb 2026 (107 days) by My Property Box, Darlington



£550 pcm

1 bedroom apartment

Hale House, Scorton

NO LONGER ADVERTISED






LET AGREED

Marketed from 4 Feb 2026 to 2 Mar 2026 (25 days) by Love Property, North Yorkshire

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: **5 years+**
-  Standard Tenancy Agreement In Place: **Yes**
-  Payment history: **Yes**
-  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.



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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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