

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Longfield Road,  
Darlington, DL3

225958099

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Longfield Road, Darlington, DL3

Get instant cash flow of **£450** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£632** which would provide the investor a Gross Yield of **7.2%** if the rent was increased to market rate.

**For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.**

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



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## Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £1 pm

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £450

Market Rent: £632

# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £105,000.00 and borrowing of £78,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 105,000.00

25% Deposit	£26,250.00
SDLT Charge	£5,250
Legal Fees	£1,000.00
Total Investment	£32,500.00

# 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 £450 per calendar month but the potential market rent is

£ 632

Returns Based on Rental Income	£450	£632
Mortgage Payments on £78,750.00 @ 5%	£328.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£1.00	
Ground Rent	Freehold	
Letting Fees	£45.00	£63.20
<b>Total Monthly Costs</b>	<b>£389.13</b>	<b>£407.33</b>
<b>Monthly Net Income</b>	<b>£60.88</b>	<b>£224.68</b>
<b>Annual Net Income</b>	<b>£730.50</b>	<b>£2,696.10</b>
<b>Net Return</b>	<b>2.25%</b>	<b>8.30%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income Adjusted To **£1,432.10**

Net Return **4.41%**

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

Annual Net Income Adjusted To **£1,121.10**

Net Return **3.45%**

# 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 £110,000.



£110,000

## 2 bedroom terraced house for sale

+ Add to report

Bowman Street, Darlington

NO LONGER ADVERTISED

SOLD STC

Marketed from 13 May 2025 to 12 Aug 2025 (91 days) by Ann Cordey Estate Agents, Darlington



£100,000

## 2 bedroom terraced house for sale

+ Add to report

Longfield Road, Darlington, DL3

NO LONGER ADVERTISED

SOLD STC

Marketed from 27 Sep 2022 to 6 Feb 2024 (496 days) by Purplebricks, covering Darlington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

## 2 bedroom terraced house

+ Add to report

Thompson Street West, Darlington

NO LONGER ADVERTISED

LET AGREED

Marketed from 7 Feb 2025 to 8 Mar 2025 (28 days) by Venture Properties, Darlington



£600 pcm

## 2 bedroom house

+ Add to report

Longfield Road/ Longfield - Darlington

NO LONGER ADVERTISED






LET AGREED

Marketed from 23 Jan 2023 to 6 Feb 2023 (14 days) by Bridgfords Lettings, Darlington

# 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: **5 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.



**LETPROPERTY**