

LET PROPERTY PACK

INVESTMENT INFORMATION

Ings Lane, Doncaster, DN6

226578635

 www.letproperty.co.uk





Property Description

Our latest listing is in Ings Lane, Doncaster, DN6

This property has a potential to rent for **£700** which would provide the investor a Gross Yield of **12.9%** 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...



Ings Lane, Doncaster,
DN6

226578635



Property Key Features

2 bedroom

1 bathroom

Spacious Room

Easy Access to Local Amenities

Factor Fees: £70 pm

Ground Rent: £1.50 pm

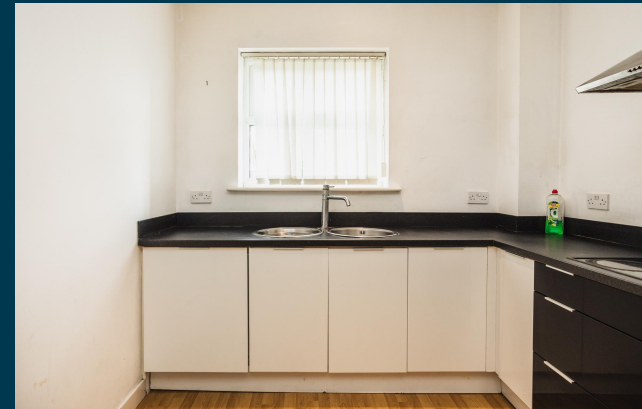
Lease Length: 105 years

Market Rent: £700

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £65,000.00 and borrowing of £48,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 65,000.00

25% Deposit	£16,250.00
SDLT Charge	£3,250
Legal Fees	£1,000.00
Total Investment	£20,500.00

Projected Investment Return



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



Returns Based on Rental Income	£700
Mortgage Payments on £48,750.00 @ 5%	£203.13
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£70.00
Ground Rent	£1.50
Letting Fees	£70.00
Total Monthly Costs	£359.63
Monthly Net Income	£340.38
Annual Net Income	£4,084.50
Net Return	19.92%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,684.50**
Adjusted To

Net Return **13.10%**

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

Annual Net Income **£3,127.50**
Adjusted To

Net Return **15.26%**

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 £78,000.



2 bedroom apartment for sale

+ Add to report

Burgh House, Ings Lane

NO LONGER ADVERTISED

Marketed from 5 Feb 2024 to 4 Mar 2024 (27 days) by Martin & Co, Doncaster



2 bedroom apartment for sale

+ Add to report

Ings Lane, Skellow

NO LONGER ADVERTISED

Marketed from 20 Dec 2022 to 17 Apr 2023 (117 days) by Moss Properties Doncaster, Doncaster

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

2 bedroom flat

Burgh House Ings Lane Doncaster

NO LONGER ADVERTISED

Marketed from 5 Jul 2024 to 1 Aug 2024 (27 days) by Moss Properties Doncaster, Doncaster

+ Add to report



£675 pcm

2 bedroom flat

Burgh House, Ings Lane, Skellow, Doncaster, UK, DN6

NO LONGER ADVERTISED

LET AGREED






Marketed from 4 Jul 2023 to 2 Nov 2023 (120 days) by Linley & Simpson, Wakefield

+ Add to report

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: **N/A**
-  Current term of tenancy: **N/A**
-  Standard Tenancy Agreement In Place: **N/A**
-  Payment history: **N/A**
-  Fully compliant tenancy: **N/A**
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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