LET PROPERTY PACK

INVESTMENT INFORMATION

Earlham Green Lane,
Norwich, NR5

230102645

www.letproperty.co.uk



LETPROPERTY



Property Description

Our latest listing is in Earlham Green Lane, Norwich, NR5

Get instant cash flow of **£1,320** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,672** which would provide the investor a Gross Yield of **9.3%** if the rent was increased to 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.

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



Earlham Green Lane,
Norwich, NR5

230102645

Property Key Features

3 Bedroom

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £0.00

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £1,320

Market Rent: £1,672

Lounge







Kitchen







Bedrooms







Bathroom







Exterior







Initial Outlay



Figures based on assumed purchase price of £215,000.00 and borrowing of £161,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 215,000.00

25% Deposit	**£53,750.00**
SDLT Charge	**£12,550**
Legal Fees	**£1,000.00**
Total Investment	**£67,300.00**

Projected Investment Return



The monthly rent of this property is currently set at £1,320 per calendar month but the potential market rent is £1,672

Returns Based on Rental Income	£1,320	£1,672
Mortgage Payments on £161,250.00 @ 5%	£671.88	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£132.00	£167.20
Total Monthly Costs	£818.88	£854.08
Monthly Net Income	£0.00	£817.93
Annual Net Income	£0.00	£9,815.10
Net Return	0.00%	14.58%

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

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£6,471.10**
Net Return	**9.62%**

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

Annual Net Income Adjusted To	**£6,590.10**
Net Return	**9.79%**

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 £325,000.



£325,000

3 bedroom terraced house for sale

+ Add to report

Ladysmock Way, Norwich, NR5

NO LONGER ADVERTISED

Marketed from 31 Mar 2025 to 16 Apr 2025 (15 days) by Purplebricks, covering Norwich



£300,000

3 bedroom semi-detached house for sale

+ Add to report

Dereham Road, Costessey, Norwich

NO LONGER ADVERTISED SOLD STC

Marketed from 14 Jun 2023 to 12 Aug 2023 (59 days) by Starkings & Watson, Costessey

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,680 based on the analysis carried out by our letting team at **Let Property Management**.



£1,680 pcm

3 bedroom terraced house

+ Add to report

Gilbard Road, NR5

CURRENTLY ADVERTISED

Marketed from 29 Oct 2026 by abbotFox, Norwich



£1,680 pcm

3 bedroom house

+ Add to report

Gilbard Road, NORWICH

CURRENTLY ADVERTISED

Marketed from 29 Oct 2026 by William H. Brown Lettings, Norwich

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: **Moved within the last 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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