

LET PROPERTY PACK

INVESTMENT INFORMATION

Delph Drive, Ormskirk, L40

226812253

 www.letproperty.co.uk





Property Description

Our latest listing is in Delph Drive, Ormskirk, L40

Get instant cash flow of **£645** per calendar month with a **5.3%** Gross Yield for investors.

This property has a potential to rent for **£745** which would provide the investor a Gross Yield of **6.2%** 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...



Delph Drive, Ormskirk,
L40

226812253



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: £110.00 PM

Ground Rent: £12.50 PM

Lease Length: 976 years

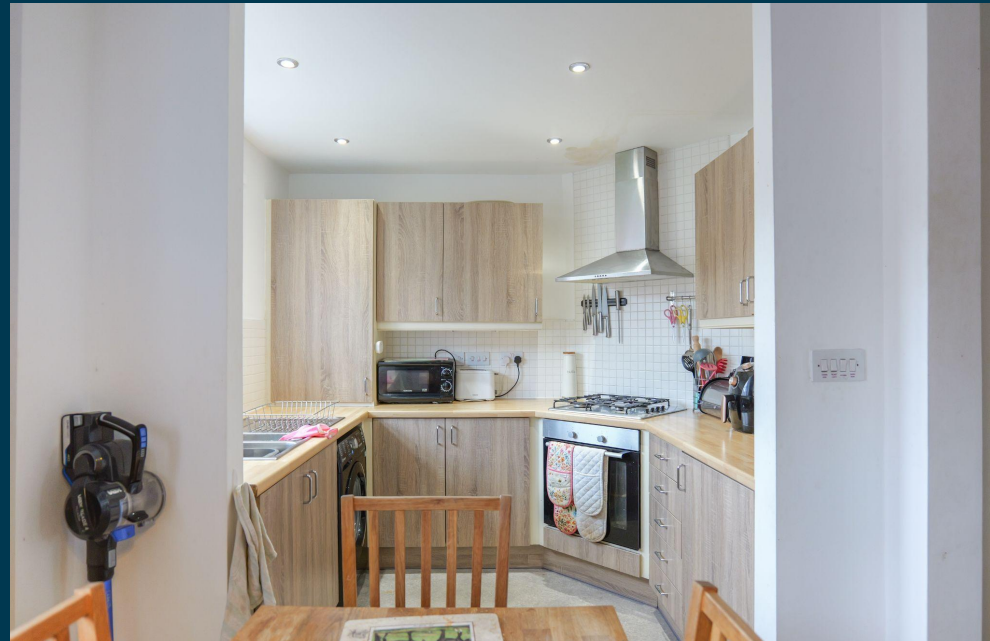
Current Rent: £645

Market Rent: £745

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £145,000.00 and borrowing of £108,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 145,000.00

25% Deposit **£36,250.00**

SDLT Charge **£7,650**

Legal Fees **£1,000.00**

Total Investment £44,900.00

Projected Investment Return



The monthly rent of this property is currently set at £645 per calendar month but the potential market rent is

£ 745



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



Returns Based on Rental Income	£645	£745
Mortgage Payments on £108,750.00 @ 5%	£453.13	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£110.00	
Ground Rent	£12.50	
Letting Fees	£64.50	£74.50
Total Monthly Costs	£655.13	£665.13
Monthly Net Income	-£10.13	£79.88
Annual Net Income	-£121.50	£958.50
Net Return	-0.27%	2.13%

Return **Stress Test** Analysis Report



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

Annual Net Income **-£531.50**
Adjusted To

Net Return **-1.18%**

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

Annual Net Income **-£1,066.50**
Adjusted To

Net Return **-2.38%**

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 £150,000.



£150,000

2 bedroom apartment for sale

— Remove

Delph Drive, Burscough, L40

NO LONGER ADVERTISED

SOLD STC

Marketed from 28 Mar 2025 to 11 Jul 2025 (105 days) by Victoria Estates & Property Management, Burscough



£139,950

2 bedroom flat for sale

— Remove

Delph Drive, Burscough, Ormskirk

NO LONGER ADVERTISED

UNDER OFFER

Marketed from 18 Mar 2024 to 17 Dec 2024 (274 days) by Brighthouse Wolff, Ormskirk

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £750 based on the analysis carried out by our letting team at **Let Property Management**.



£750 pcm

2 bedroom apartment

Ainscough Mill, Mill Lane, Burscough, Ormskirk

NO LONGER ADVERTISED

Marketed from 9 Oct 2023 to 11 Oct 2023 (1 days) by Wainwright & Edwards, Hesketh Bank

+ Add to report



£725 pcm

2 bedroom flat

Bramble Way, Burscough, Ormskirk, L40

NO LONGER ADVERTISED

Marketed from 9 Jun 2024 to 16 Jun 2024 (7 days) by OpenRent, London

+ 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: **Yes**



Current term of tenancy: **6 years +**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



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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