

LET PROPERTY PACK

INVESTMENT INFORMATION

Catchwell Road, Stanley,
DH9

222834694

 www.letproperty.co.uk





Property Description

Our latest listing is in Catchwell Road, Stanley, DH9

Get instant cash flow of **£500** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£591** which would provide the investor a Gross Yield of **6.1%** 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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DH9

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Property Key Features

2 bedrooms

1 bathroom

Private indoor space

Versatile living areas

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £500

Market Rent: £591

Lounge



Kitchen



Bedrooms

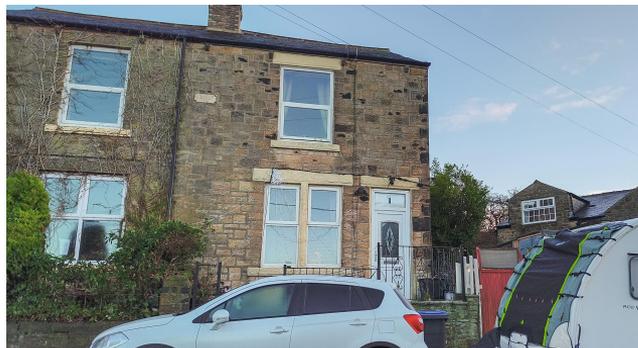


Bathroom



Exterior





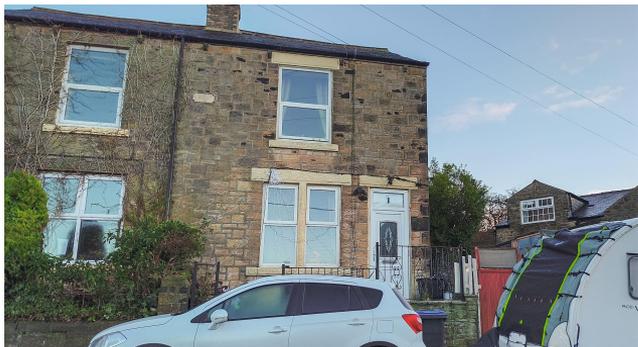
Figures based on assumed purchase price of 116,000.00 and borrowing of £87,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 116,000.00

25% Deposit	£29,000.00
SDLT Charge	£5,800
Legal Fees	£1,000.00
Total Investment	£35,800.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 591

Returns Based on Rental Income	£500	£591
Mortgage Payments on £87,000.00 @ 5%	£362.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.00	£59.10
Total Monthly Costs	£427.50	£436.60
Monthly Net Income	£72.50	£154.40
Annual Net Income	£870.00	£1,852.80
Net Return	2.43%	5.18%

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 **£670.80**
Adjusted To

Net Return **1.87%**

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

Annual Net Income **£112.80**
Adjusted To

Net Return **0.32%**

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 £119,995.



£119,995

2 bedroom terraced house for sale

+ Add to report

Carmyers, Stanley, County Durham, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 2 Dec 2024 to 27 May 2025 (176 days) by Sylvester Properties, Stanley

Sylvester Properties are delighted to welcome to the sales market this well presented two bedroom...



£110,000

2 bedroom terraced house for sale

+ Add to report

George Street, Dipton, DH9

NO LONGER ADVERTISED

SOLD STC

Marketed from 6 Aug 2025 to 31 Oct 2025 (86 days) by Sylvester Properties, Stanley

Sylvester Properties are delighted to welcome to the sales market this well presented two bedroom...

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £600 based on the analysis carried out by our letting team at **Let Property Management**.



£600 pcm

2 bedroom terraced house

+ Add to report

George Street, Dipton, Stanley, DH9

NO LONGER ADVERTISED

Marketed from 5 Jun 2025 to 12 Jul 2025 (36 days) by Dynamic Property Group, County Durham

Garden | Full Double Glazing | Oven/Hob | Gas Central Heating Combi Boiler



£595 pcm

2 bedroom terraced house

+ Add to report

George Street, Dipton

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Jul 2025 to 1 Aug 2025 (16 days) by BETTER HOMES NORTH EAST LTD, Washington

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: **7+ 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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