

LET PROPERTY PACK

INVESTMENT INFORMATION

Brattice Drive, Manchester
M27 8WG

225244867

 www.letproperty.co.uk





Property Description

Our latest listing is in Brattice Drive, Manchester M27 8WG

Get instant cash flow of **£800** per calendar month with a **7.4%** Gross Yield for investors.

This property has a potential to rent for **£1,032** which would provide the investor a Gross Yield of **9.5%** if the rent was increased to market rate.

With a location that is ideal for families and a rewarding rental income, this would be a great long term investment for an investor.

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



Brattice Drive,
Manchester M27 8WG

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: £180.00 PM

Ground Rent: £10.00 PM

Lease Length: 105 Years

Current Rent: £800

Market Rent: £1,032

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £130,000.00 and borrowing of £97,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 130,000.00

25% Deposit	£32,500.00
SDLT Charge	£6,600
Legal Fees	£1,000.00
Total Investment	£40,100.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,032

Returns Based on Rental Income	£800	£1,032
Mortgage Payments on £97,500.00 @ 5%	£406.25	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£180.00	
Ground Rent	£10.00	
Letting Fees	£80.00	£103.20
Total Monthly Costs	£691.25	£714.45
Monthly Net Income	£108.75	£317.55
Annual Net Income	£1,305.00	£3,810.60
Net Return	3.25%	9.50%

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 **£1,746.60**
Adjusted To

Net Return **4.36%**

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


Annual Net Income **£1,980.60**
Adjusted To

Net Return **4.94%**

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 £180,000.



2 bedroom flat for sale + Add to report

Farrier Close, Swinton, M27

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 22 Nov 2025 by Hills, Swinton

£180,000



2 bedroom flat for sale + Add to report

Farrier Close

NO LONGER ADVERTISED **SOLD STC**



Marketed from 28 Dec 2024 to 1 Apr 2026 (459 days) by Keenans Estate Agents, Swinton

£160,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,100 based on the analysis carried out by our letting team at **Let Property Management**.

 A photograph showing the interior of a modern 2-bedroom flat. It features a white dining table with two chairs, a light-colored sofa, and large windows overlooking a green landscape. The text 'KEENANS' is visible in the bottom left corner of the image.	2 bedroom flat	+ Add to report
Farrier Close, Pendlebury		
CURRENTLY ADVERTISED		
Marketed from 23 Apr 2026 by Keenans Estate Agents, Swinton		
<hr/>		
 A photograph of a modern, multi-story apartment building with a mix of grey, orange, and white facade. The text 'REF # 2818' is visible in the bottom right corner of the image.	2 bedroom flat	+ Add to report
Farrier Close, Swinton, Manchester, M27		
NO LONGER ADVERTISED		
Marketed from 6 Mar 2026 to 15 Mar 2026 (8 days) by OpenRent, London		
<hr/>		

£1,100 pcm

£975 pcm

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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www.letproperty.co.uk

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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