

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Barden Lane, Burnley,
BB10

228631716





PROPERTY DESCRIPTION

Our latest listing is in Barden Lane, Burnley, BB10

Rent currently agreed with tenant of **£450** per calendar month which calculates to a **4.9%** Gross Yield for investors.

This property has a potential to rent for **£728** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to full 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.

Please read full legal pack for detailed property information.

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



Barden Lane, Burnley,
BB10

228631716

Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Easy Access to Local Amenities

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £450

Market Rent: £728

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£110,000

10% Deposit (£5,000 Minimum) **£11,000**

Buyers Premium **£6,000**

Paid On Accepted Bid **£17,000**

Purchase Balance **£99,000**

SDLT Charge **£5,500**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£105,500**

Your total all in costs would be ~£105,500 after taxes and fees based on a purchase price of £110,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £190,000.



£190,000

2 bedroom end of terrace house for sale

Marsden Road, Burnley, Lancashire, BB10

CURRENTLY ADVERTISED

Marketed from 14 Sep 2026 by Entwistle Green, Burnley

+ Add to report



£180,000

2 bedroom terraced house for sale

Ridge Row, Burnley, Lancashire, BB10

NO LONGER ADVERTISED

SOLD STC

Marketed from 17 Feb 2026 to 19 Jun 2026 (121 days) by Entwistle Green, Burnley

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £950 based on the analysis carried out by our lettings team.



£950 pcm

2 bedroom terraced house

Wheatley Lane Road, Fence, BB12

CURRENTLY ADVERTISED

LET AGREED

Marketed from 18 Aug 2026 by Discover Property Management, Darwen

+ Add to report



£900 pcm

2 bedroom terraced house

Cog Lane, Burnley

NO LONGER ADVERTISED

LET AGREED

Marketed from 2 Jul 2026 to 23 Jul 2026 (20 days) by Keenans Estate Agents, Burnley

+ Add to report



Barden Lane, Burnley, BB10

PROPERTY ID: 228631716

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.