

LET PROPERTY PACK

INVESTMENT INFORMATION

Holly Hill, Shildon, DL4

226464303

 www.letproperty.co.uk





Property Description

Our latest listing is in Holly Hill, Shildon, DL4

Get instant cash flow of **£530** per calendar month with a **11.6%** Gross Yield for investors.

This property has a potential to rent for **£550** which would provide the investor a Gross Yield of **12.0%** 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...



Holly Hill, Shildon, DL4

226464303



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Close proximity to valuable amenities

Factor Fees: 0

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £530

Market Rent: £550

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 55,000

SDLT Charge	£2,750
Legal Fees	£1,000
Total Investment	£58,750

Projected Investment Return



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

The monthly rent of this property is currently set at £530 per calendar month but the potential market rent is

£ 550

Returns Based on Rental Income	£530	£550
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£53.00	£55.00
Total Monthly Costs	£68.00	£70.00
Monthly Net Income	£462.00	£480.00
Annual Net Income	£5,544.00	£5,760.00
Net Return	9.44%	9.80%



Return **Stress Test** Analysis Report



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

Annual Net Income **£4,660**
Adjusted To

Net Return **7.93%**

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 £80,000.



£80,000

2 bedroom semi-detached house for sale

+ Add to

Queensway, Shildon

NO LONGER ADVERTISED

Marketed from 10 Jun 2025 to 23 Sep 2025 (105 days) by Hunters, Bishop Auckland



£79,950

2 bedroom semi-detached house for sale

+ Add to

QUEENSWAY, SHILDON, Bishop Auckland, DL4 2BG

NO LONGER ADVERTISED UNDER OFFER

Marketed from 2 Mar 2022 to 8 Sep 2022 (190 days) by Downen, Bishop Auckland

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £775 based on the analysis carried out by our letting team at **Let Property Management**.



£775 pcm

2 bedroom house

+ Add to report

Raddive Close, Newton Aycliffe, DL5

NO LONGER ADVERTISED

Marketed from 16 Apr 2026 to 17 Apr 2026 by Sillars Investments, Lettings & Management, Darlington



£675 pcm

2 bedroom terraced house

+ Add to report

Lisle Road, Newton Aycliffe, DL5

NO LONGER ADVERTISED

Marketed from 21 Apr 2026 to 28 Apr 2026 (6 days) by OpenRent, London

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 in 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.



Holly Hill, Shildon, DL4

PROPERTY ID: 12345678



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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