

LET PROPERTY PACK

INVESTMENT INFORMATION

Oakley Green, West
Auckland, Bishop
Auckland, DL14

227179506

 www.letproperty.co.uk





Property Description

Our latest listing is in Oakley Green, West Auckland, Bishop Auckland, DL14

Get instant cash flow of **£506** per calendar month with a **6.7%** Gross Yield for investors.

This property has a potential to rent for **£582** which would provide the investor a Gross Yield of **7.8%** 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...



Oakley Green, West
Auckland, Bishop
Auckland, DL14

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £506

Market Rent: £582

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



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

ASSUMED PURCHASE PRICE

£ 90,000.00

SDLT Charge £4,500

Legal Fees £1,000

Total Investment £95,500

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 £506 per calendar month but the potential market rent is

£ 582

Returns Based on Rental Income	£506	£582
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£50.60	£58.20
Total Monthly Costs	£65.60	£73.20
Monthly Net Income	£440.40	£508.80
Annual Net Income	£5,284.80	£6,105.60
Net Return	5.53%	6.39%

Return **Stress Test** Analysis Report



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

Annual Net Income **£4,942**
Adjusted To

Net Return **5.17%**

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.



£180,000

2 bedroom semi-detached bungalow for sale

Windermere Drive, West Auckland, Bishop Auckland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Apr 2026 by Hunters, Bishop Auckland



£150,000

2 bedroom semi-detached bungalow for sale

Haweswater Grove, West Auckland, Bishop Auckland

CURRENTLY ADVERTISED

SOLD STC

Marketed from 23 Mar 2026 by Hunters, 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 terraced house

Station Road, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 5 May 2026 to 26 May 2026 (20 days) by OpenRent, London



£700 pcm

2 bedroom semi-detached house

Walton Crescent, St. Helen Auckland, Bishop Auckland

CURRENTLY ADVERTISED

LET AGREED

Marketed from 24 Jun 2026 by Robinsons, Bishop Auckland

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: **2 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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PROPERTY ID: 227179506

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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