

LET PROPERTY PACK

INVESTMENT INFORMATION

South Gables, Haydon
Bridge, NE47

225986312

 www.letproperty.co.uk





Property Description

Our latest listing is in South Gables, Haydon Bridge, NE47

Get instant cash flow of **£2,350** per calendar month with a **6.1%** Gross Yield for investors.

This property has a potential to rent for **£3,000** which would provide the investor a Gross Yield of **7.8%** if the rent was increased to market rate.

This portfolio would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

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



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Property Key Features

**Portfolio of 3 Two-Bedroom
Flats**

3 Bathrooms

Spacious Living Spaces

Well-Equipped Kitchens

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £2,350

Market Rent: £3,000

Lounge



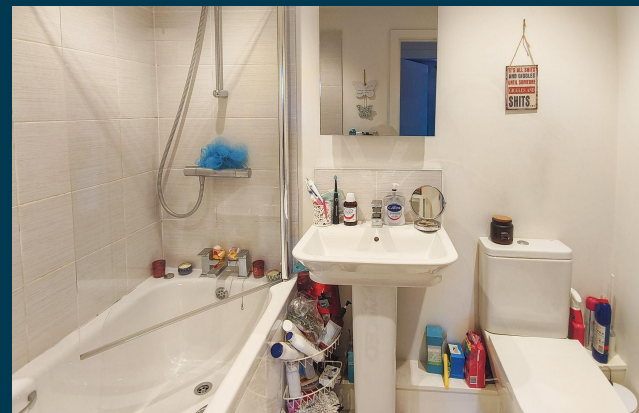
Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £460,000.00 and borrowing of £345,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 460,000.00

25% Deposit	£115,000.00
SDLT Charge	£36,000
Legal Fees	£1,000.00
Total Investment	£152,000.00

Projected Investment Return



The monthly rent of this property is currently set at £2,350 per calendar month but the potential market rent is

£ 3,000



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



Returns Based on Rental Income	£2,350	£3,000
Mortgage Payments on £345,000.00 @ 5%	£1,437.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£235.00	£300.00
Total Monthly Costs	£1,687.50	£1,752.50
Monthly Net Income	£662.50	£1,247.50
Annual Net Income	£7,950.00	£14,970.00
Net Return	5.23%	9.85%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,970.00**
Adjusted To

Net Return **5.90%**

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


Annual Net Income **£8,070.00**
Adjusted To

Net Return **5.31%**

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 £775,000.



5 bedroom detached house for sale + Add to report

Rest & Be Thankful, North Bank, Haydon Bridge, Hexham, Northumberland

CURRENTLY ADVERTISED **SOLD STC**

Marketed from 9 Apr 2025 by Sanderson Young, Gosforth

£775,000



7 bedroom cottage for sale + Add to report

Hadrians Wall Country Cottages, Hindshield Moss, Haydon Bridge NE47 6NF

NO LONGER ADVERTISED

Marketed from 29 May 2024 to 13 Jan 2026 (593 days) by Kirsty Hodgson, Powered by eXp UK, Prudhoe

£565,000



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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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