

LET PROPERTY PACK

INVESTMENT INFORMATION

Deerness Heights,
Brandon, Durham, DH7

228452535

 www.letproperty.co.uk





Property Description

Our latest listing is in Deerness Heights, Brandon, Durham, DH7

Get instant cash flow of **£600** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£830** which would provide the investor a Gross Yield of **8.7%** 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...



Deerness Heights,
Brandon, Durham, DH7

228452535



Property Key Features

3 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £600

Market Rent: £830

Lounge



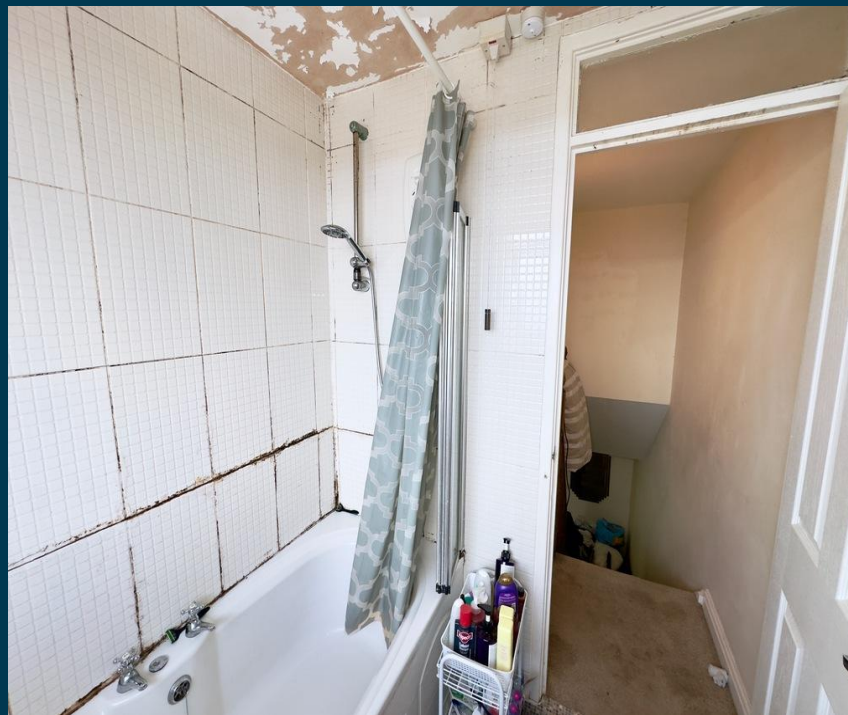
Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 115,000.

ASSUMED PURCHASE PRICE

£ 115,000.00

SDLT Charge £5,750

Legal Fees £1,000

Total Investment £121,750

Projected Investment Return



The monthly rent of this property is currently set at £600 per calendar month but the potential market rent is

£ 830



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



Returns Based on Rental Income	£600	£830
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£60.00	£83.00
Total Monthly Costs	£75.00	£98.00
Monthly Net Income	£525.00	£732.00
Annual Net Income	£6,300.00	£8,784.00
Net Return	5.17%	7.21%

Return **Stress Test** Analysis Report



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

Annual Net Income **£7,124**
Adjusted To

Net Return **5.85%**

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 £1,150.

 £139,950	3 bedroom semi-detached house for sale Deerness Heights, Brandon, Durham NO LONGER ADVERTISED SOLD STC Marketed from 15 Mar 2024 to 7 Aug 2024 (145 days) by Robinsons, Durham
 £120,000	3 bedroom semi-detached house for sale Red Courts, Durham, DH7 NO LONGER ADVERTISED SOLD STC Marketed from 28 Aug 2025 to 30 Jan 2026 (154 days) by Keller Williams Plus, Covering Nationwide

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

3 bedroom end of terrace house

Old Gardens, Brandon Village, Durham

CURRENTLY ADVERTISED

LET AGREED

Marketed from 15 Aug 2026 by Venture Properties, Durham



£850 pcm

3 bedroom semi-detached house

Deerness Heights, Brandon

CURRENTLY ADVERTISED

Marketed from 6 Aug 2026 by KDM Estates, Peterlee

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.



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Deerness Heights, Brandon, Durham, DH7

PROPERTY ID: 228452535

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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