

LET PROPERTY PACK

INVESTMENT INFORMATION

Fairbairn Road, Peterlee
SR8

225079098

 www.letproperty.co.uk





Property Description

Our latest listing is in Fairbairn Road, Peterlee SR8

Get instant cash flow of **£640** per calendar month with a **8.3%** Gross Yield for investors.

This property has a potential to rent for **£750** which would provide the investor a Gross Yield of **9.7%** 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...



Fairbairn Road, Peterlee
SR8

225079098



Property Key Features

3 Bedrooms

2 Bedrooms

Spacious Lounge

**Well-Equipped Kitchen with
Dining Space**

Factor Fees: £0.00

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £640

Market Rent: £750

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £93,000.00 and borrowing of £69,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 93,000.00

25% Deposit	£23,250.00
SDLT Charge	£4,650
Legal Fees	£1,000.00
Total Investment	£28,900.00

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 £640 per calendar month but the potential market rent is

£ 750

Returns Based on Rental Income	£640	£750
Mortgage Payments on £69,750.00 @ 5%	£290.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	Freehold	
Letting Fees	£64.00	£75.00
Total Monthly Costs	£369.63	£380.63
Monthly Net Income	£270.38	£369.38
Annual Net Income	£3,244.50	£4,432.50
Net Return	11.23%	15.34%

Return **Stress Test** Analysis Report



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

Annual Net Income **£2,932.50**
Adjusted To

Net Return **10.15%**

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

Annual Net Income **£3,037.50**
Adjusted To

Net Return **10.51%**

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 £124,995.



£124,995

3 bedroom semi-detached house for sale

Bailey Rise, Peterlee

NO LONGER ADVERTISED

SOLD STC

Marketed from 10 Sep 2025 to 6 Mar 2026 (176 days) by Hunters, Peterlee



3 bedroom semi-detached house for sale

Jude Place, Peterlee, Durham, SR8 5JW

CURRENTLY ADVERTISED

SOLD STC

Marketed from 20 Feb 2026 by Pattinson Estate Agents, Peterlee

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £850 based on the analysis carried out by our letting team at **Let Property Management**.



£850 pcm

3 bedroom semi-detached house

Yoden Road, Peterlee, County Durham, SR8 5DY

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2025 to 2 Mar 2026 (95 days) by Hunters, Peterlee



£750 pcm

3 bedroom semi-detached house

Fairbairn Road, Peterlee, Durham, SR8 5EN






CURRENTLY ADVERTISED

Marketed from 8 Apr 2026 by Pattinson Estate Agents, 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: **10 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.



Fairbairn Road, Peterlee SR8

225079098



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.



LETPROPERTY