

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Weetwood Road,  
Cramlington, NE23

222581927

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Weetwood Road, Cramlington, NE23

Get instant cash flow of **£1,095** per calendar month with a **6.0%** Gross Yield for investors.

This property has a potential to rent for **£1,150** which would provide the investor a Gross Yield of **6.3%** 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...



Weetwood Road,  
Cramlington, NE23

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## Property Key Features

**3 bedrooms**

**1 bathroom**

**Spacious Rooms**

**Good condition**

**Factor Fees: TBC**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £1,095**

**Market Rent: £1,150**

# Lounge





# Kitchen



# Bedrooms



# Bathroom





# Exterior







Figures based on assumed purchase price of £219,000.00 and borrowing of £164,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 219,000.00

25% Deposit	£54,750.00
SDLT Charge	£12,830
Legal Fees	£1,000.00
Total Investment	£68,580.00

# Projected Investment Return



The monthly rent of this property is currently set at £1,095 per calendar month but the potential market rent is

£ 1,150



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



Returns Based on Rental Income	£1,095	£1,150
Mortgage Payments on £164,250.00 @ 5%	<b>£684.38</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>Freehold</b>	
Letting Fees	<b>£109.50</b>	<b>£115.00</b>
<b>Total Monthly Costs</b>	<b>£808.88</b>	<b>£814.38</b>
<b>Monthly Net Income</b>	<b>£286.13</b>	<b>£335.63</b>
<b>Annual Net Income</b>	<b>£3,433.50</b>	<b>£4,027.50</b>
<b>Net Return</b>	<b>5.01%</b>	<b>5.87%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£1,727.50**  
Adjusted To

Net Return                      **2.52%**

**If Interest Rates increased by 2% (from 5% to 7%)**

Annual Net Income      **£742.50**  
Adjusted To

Net Return                      **1.08%**



# 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 £220,000.



£220,000

## 3 bedroom semi-detached house for sale

Cateran Way, Cramlington

CURRENTLY ADVERTISED

SOLD STC

Marketed from 15 Aug 2025 by Mike Rogerson Estate Agents, Cramlington



£210,000

## 3 bedroom semi-detached house for sale

Whitelaw Place, Collingwood Chase, Cramlington

CURRENTLY ADVERTISED

Marketed from 15 Aug 2025 by Renown Estate Agents, Cramlington

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,300 based on the analysis carried out by our letting team at **Let Property Management**.



£1,300 pcm

## 3 bedroom end of terrace house

Park Avenue, Newcastle Upon Tyne, NE3

CURRENTLY ADVERTISED

LET AGREED

Marketed from 12 Nov 2021 by WPG Lettings, Newcastle Upon Tyne



£1,200 pcm

## 3 bedroom end of terrace house

Roseden Way, Great Park, NE13

NO LONGER ADVERTISED

LET AGREED






Marketed from 22 Sep 2025 to 31 Oct 2025 (39 days) by Brunton Residential, Jesmond



# 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 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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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**