

LET PROPERTY PACK

INVESTMENT INFORMATION

The Copse, Palacefields,
Runcorn, WA7

226513234

 www.letproperty.co.uk





Property Description

Our latest listing is in The Copse, Palacefields, Runcorn, WA7

Get instant cash flow of **£800** per calendar month with a **5.8%** Gross Yield for investors.

This property has a potential to rent for **£1,090** which would provide the investor a Gross Yield of **7.9%** if the rent was increased to market rate.

Ideally situated with convenient access to local amenities and transport links, this well-presented property offers a practical and appealing opportunity for buyers and investors alike. Maintained to a good standard throughout, it provides comfortable living accommodation and strong potential for long-term value.

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



The Copse, Palacefields,
Runcorn, WA7

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Property Key Features

3 Bedrooms

1 Bathroom

Well maintained

**Ideally situated for local
amenities**

Factor Fees: £0.00 PM

Ground Rent: FREEHOLD

Lease Length: FREEHOLD

Current Rent: £800 PM

Market Rent: £1,090 PM

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £165,000.00 and borrowing of £123,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 165,000.00

25% Deposit	£41,250.00
SDLT Charge	£9,050
Legal Fees	£1,000.00
Total Investment	£51,300.00

Projected Investment Return



The monthly rent of this property is currently set at £800 per calendar month but the potential market rent is

£ 1,090



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



Returns Based on Rental Income	£800	£1,090
Mortgage Payments on £123,750.00 @ 5%	£515.63	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	FREEHOLD	
Letting Fees	£80.00	£109.00
Total Monthly Costs	£610.63	£639.63
Monthly Net Income	£189.38	£450.38
Annual Net Income	£2,272.50	£5,404.50
Net Return	4.43%	10.54%

Return **Stress Test** Analysis Report



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

Annual Net Income **£3,224.50**
Adjusted To

Net Return **6.29%**

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

Annual Net Income **£2,929.50**
Adjusted To

Net Return **5.71%**

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 £170,000.



£170,000

3 bedroom end of terrace house for sale

+ Add to report

Stone Barn Lane, Runcorn

CURRENTLY ADVERTISED

SOLD STC

Marketed from 4 Dec 2025 by Adams Real Estate, Runcorn



£165,000

3 bedroom bungalow for sale

+ Add to report

The Copse, Palacefields, Runcorn, Cheshire, WA7

CURRENTLY ADVERTISED

Marketed from 12 Mar 2026 by Entwistle Green, Widnes

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**.



£1,200 pcm

3 bedroom bungalow

+ Add to report

Sparrowhawk Close, Palacefields, Runcorn, WA7

NO LONGER ADVERTISED

Marketed from 24 Jul 2025 to 1 Aug 2025 (7 days) by OpenRent, London



£1,150 pcm

3 bedroom semi-detached house

+ Add to report

Troutbeck Close, Beechwood, WA7

CURRENTLY ADVERTISED

Marketed from 7 Apr 2026 by HomeSmart Estates, Runcorn

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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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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