


LET PROPERTY PACK

INVESTMENT INFORMATION

Harebell Close, Ingleby
Barwick, Stockton-on-Tees,
TS17

225412744

 www.letproperty.co.uk





Property Description

Our latest listing is in Harebell Close, Ingleby Barwick, Stockton-on-Tees, TS17

Get instant cash flow of **£500** per calendar month with a **6.3%** Gross Yield for investors.

This property has a potential to rent for **£514** which would provide the investor a Gross Yield of **6.4%** if the rent was increased to market rate.

Positioned for convenience with easy access to local amenities and meticulously maintained throughout, this property presents a dependable and attractive opportunity for any investor looking to strengthen their portfolio.

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



Harebell Close, Ingleby
Barwick,
Stockton-on-Tees, TS17

225412744



Property Key Features

1 bedroom

1 bathroom

Presented in excellent condition

Within easy reach of local amenities

Factor Fees: £0.00

Ground Rent: £0.00

Lease Length: 957 years

Current Rent: £500

Market Rent: £514

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £95,700.00 and borrowing of £71,775.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 95,700.00

25% Deposit	£23,925.00
SDLT Charge	£4,785
Legal Fees	£1,000.00
Total Investment	£29,710.00

Projected Investment Return



The monthly rent of this property is currently set at £500 per calendar month but the potential market rent is

£ 514

Returns Based on Rental Income	£500	£514
Mortgage Payments on £71,775.00 @ 5%	£299.06	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£0.00	
Ground Rent	£0.00	
Letting Fees	£50.00	£51.40
Total Monthly Costs	£364.06	£365.46
Monthly Net Income	£135.94	£148.54
Annual Net Income	£1,631.25	£1,782.45
Net Return	5.49%	6.00%

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



Return **Stress Test** Analysis Report



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

Annual Net Income **£754.45**
Adjusted To

Net Return **2.54%**

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

Annual Net Income **£346.95**
Adjusted To

Net Return **1.17%**

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 £99,000.



£99,000

1 bedroom apartment for sale

+ Add to report

Harebell Close, Ingleby Barwick, Stockton-On-Tees

NO LONGER ADVERTISED

Marketed from 31 Mar 2025 to 11 Jun 2025 (71 days) by Smith & Friends Estate Agents, Ingleby Barwick



£85,000

1 bedroom apartment for sale

+ Add to report

Harebell Close, Ingleby Barwick, Stockton-On-Tees

NO LONGER ADVERTISED

Marketed from 17 May 2021 to 28 Sep 2021 (134 days) by Smith & Friends Estate Agents, Ingleby Barwick

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £725 based on the analysis carried out by our letting team at **Let Property Management**.



£725 pcm

1 bedroom flat

+ Add to report

Harebell Close, Ingleby Barwick, Stockton-On-Tees, TS17

NO LONGER ADVERTISED

Marketed from 17 Oct 2025 to 2 Nov 2025 (16 days) by OpenRent, London



£625 pcm

1 bedroom apartment

+ Add to report

Avens Way, Ingleby Barwick, Stockton-On-Tees

NO LONGER ADVERTISED






LET AGREED

Marketed from 22 Aug 2025 to 12 Nov 2025 (81 days) by Smith & Friends Estate Agents, Ingleby Barwick

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: **5 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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Stockton-on-Tees, TS17

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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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