

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Weavers Court, Buckshaw  
Village, PR7

219417055

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





## Property Description

Our latest listing is in Weavers Court, Buckshaw Village, PR7

Get instant cash flow of **£700** per calendar month with a **7.7%** Gross Yield for investors.

This property has a potential to rent for **£811** which would provide the investor a Gross Yield of **8.9%** if the rent was increased to market rate.

For investors that are looking for a reliable long term investment, this property is perfected as it's in a great location with easy access to amenities and is able to command a brilliant rental return.

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



Weavers Court, Buckshaw  
Village, PR7

219417055



## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Well-Equipped Kitchen**

**Factor Fees: £166.00 PM**

**Ground Rent: £11.67 PM**

**Lease Length: 132 years**

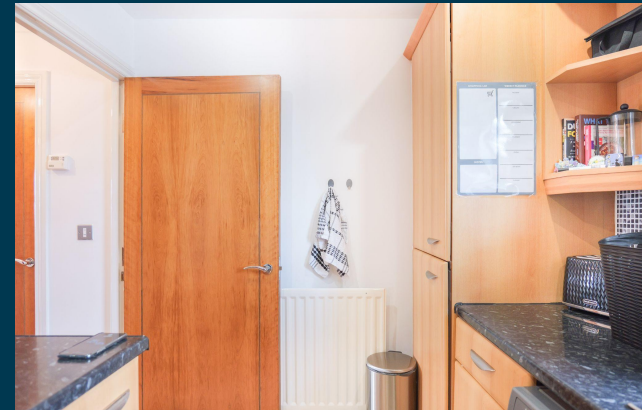
**Current Rent: £700**

**Market Rent: £811**

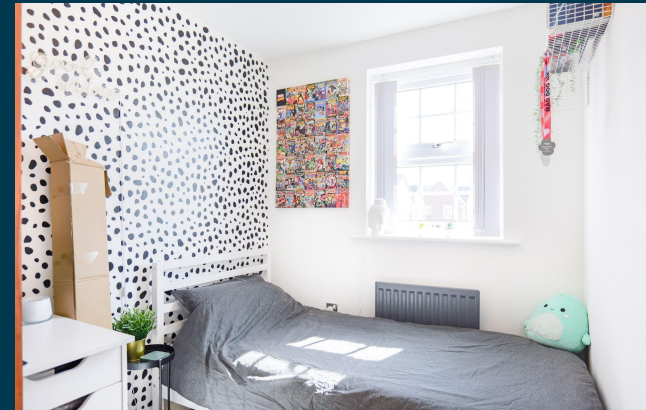
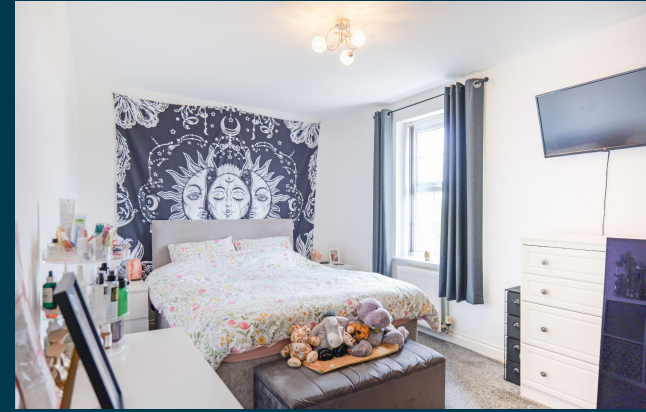
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £109,000.00 and borrowing of £81,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 109,000.00

25% Deposit	£27,250.00
SDLT Charge	£5,450
Legal Fees	£1,000.00
Total Investment	£33,700.00

# Projected Investment Return



The monthly rent of this property is currently set at £700 per calendar month but the potential market rent is

£ 811



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



Returns Based on Rental Income	£700	£811
Mortgage Payments on £81,750.00 @ 5%	<b>£340.63</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>£166.00</b>	
Ground Rent	<b>£11.67</b>	
Letting Fees	<b>£70.00</b>	<b>£81.10</b>
<b>Total Monthly Costs</b>	<b>£603.30</b>	<b>£614.40</b>
<b>Monthly Net Income</b>	<b>£96.71</b>	<b>£196.61</b>
<b>Annual Net Income</b>	<b>£1,160.46</b>	<b>£2,359.26</b>
<b>Net Return</b>	<b>3.44%</b>	<b>7.00%</b>

# Return **Stress Test** Analysis Report



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

Annual Net Income      **£737.26**  
Adjusted To

Net Return                      **2.19%**

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

Annual Net Income      **£864.30**  
Adjusted To

Net Return                      **2.56%**

# 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 £115,000.



£115,000

## 2 bedroom apartment for sale

+ Add to report

Weavers Court, Buckshaw Village

CURRENTLY ADVERTISED

Marketed from 13 May 2025 by RedRose, Chorley



£115,000

## 2 bedroom flat for sale

+ Add to report

Weavers Court, Buckshaw Village, Chorley, Lancashire, PR7

NO LONGER ADVERTISED

Marketed from 28 Jan 2025 to 20 Feb 2025 (22 days) by Bridgfords, Chorley

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,000 based on the analysis carried out by our letting team at **Let Property Management**.



£1,000 pcm

## 2 bedroom mews house

Durham Drive, Buckshaw Village, Chorley

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 May 2025 to 23 May 2025 (20 days) by RedRose, Chorley

+ Add to report



£950 pcm

## 2 bedroom terraced house

26 Meander Close

NO LONGER ADVERTISED

LET AGREED






Marketed from 18 Dec 2024 to 22 Feb 2025 (66 days) by RedRose, Chorley

+ Add to report

# Current Tenant Profile



As this property is currently tenanted, 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: **3 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**