TENANTED PROPERTY AUCTION PACK

Tenanted Property Auctions

INVESTMENT INFORMATION

Fairbairn Road, Peterlee
SR8 5EW



213350816

Tenanted Property Auctions



PROPERTY DESCRIPTION

Our latest listing is in Fairbairn Road, Peterlee SR8 5EW

Rent currently agreed with tenant of **£670** per calendar month which calculates to a **8.6%** 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 full market rate.

With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.

Please read full legal pack for detailed property information.

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

Tenanted Property Auctions



Fairbairn Road, Peterlee
SR8 5EW

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Property Key Features

3 Bedrooms

2 Bathroom

Spacious Rooms

Spacious Lounge

Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

Lease Length: In Legal Pack

Current Rent: £670

Market Rent: £750

Lounge







Kitchen



Bedrooms







Bathroom







Exterior







Purchase Outlay

ASSUMED PURCHASE PRICE

£93,000

10% Deposit (£5,000 Minimum)	**£9,300**
Buyers Premium	**£6,000**
Paid On Accepted Bid	**£15,300**
Purchase Balance	**£83,700**
SDLT Charge	**£4,650**
Est. Legal Fees	**~£1,000**
Balance Paid On Settlement	**£89,350**

Your total all in costs would be ~£89,350 after taxes and fees based on a purchase price of £93,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

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 £100,000.



£100,000

3 bedroom semi-detached house for sale

+ Add to report

Wilson Place, Peterlee, Durham, SR8 5DZ

CURRENTLY ADVERTISED

Marketed from 6 Feb 2025 by Pattinson Estate Agents, Peterlee



£99,999

3 bedroom semi-detached house for sale

+ Add to report

Bailey Rise, Peterlee, Durham, SR8 5EA

NO LONGER ADVERTISED

Marketed from 6 Dec 2024 to 13 Jun 2025 (189 days) by Pattinson Estate Agents, Peterlee

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £895 based on the analysis carried out by our lettings team.



3 bedroom terraced house

+ Add to report

Nottingham Place, Peterlee, County Durham

NO LONGER ADVERTISED | LET AGREED

Marketed from 17 Mar 2026 to 2 Apr 2026 (16 days) by Hunters, Peterlee

£895 pcm



3 bedroom end of terrace house

+ Add to report

Nottingham Place, Peterlee, County Durham, SR8 2DL

NO LONGER ADVERTISED | LET AGREED

Marketed from 4 Sep 2025 to 30 Oct 2025 (55 days) by Hunters, Peterlee

£750 pcm



Fairbairn Road, Peterlee SR8 5EW

PROPERTY ID: 213350816

Interested in this **property investment?**

Call us on **0161 394 2637**

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.