

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Wear View, Hunwick, DL15

224880079

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## Property Description

Our latest listing is in Wear View, Hunwick, DL15

Get instant cash flow of **£625** per calendar month with a **7.3%** Gross Yield for investors.

This property has a potential to rent for **£708** which would provide the investor a Gross Yield of **8.2%** if the rent was increased to market rate.

**With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.**

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



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Lounge**

**Easy access to local amenities**

**Factor Fees: £0.00**

**Ground Rent: Freehold**

**Lease Length: Freehold**

**Current Rent: £625**

**Market Rent: £708**

# Lounge



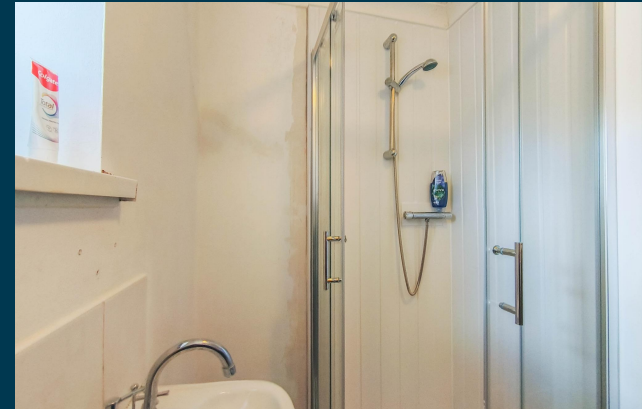
# Kitchen



# Bedrooms



# Bathroom



# Exterior





Figures based on assumed purchase price of £103,000.00 and borrowing of £77,250.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 103,000.00

|                  |            |
|------------------|------------|
| 25% Deposit      | £25,750.00 |
| SDLT Charge      | £5,150     |
| Legal Fees       | £1,000.00  |
| Total Investment | £31,900.00 |

# Projected Investment Return



The monthly rent of this property is currently set at £625 per calendar month but the potential market rent is

£ 708

| Returns Based on Rental Income       | £625             | £708             |
|--------------------------------------|------------------|------------------|
| Mortgage Payments on £77,250.00 @ 5% | <b>£321.88</b>   |                  |
| Est. Building Cover (Insurance)      | <b>£15.00</b>    |                  |
| Approx. Factor Fees                  | <b>£0.00</b>     |                  |
| Ground Rent                          | <b>Freehold</b>  |                  |
| Letting Fees                         | <b>£62.50</b>    | <b>£70.80</b>    |
| <b>Total Monthly Costs</b>           | <b>£399.38</b>   | <b>£407.68</b>   |
| <b>Monthly Net Income</b>            | <b>£225.63</b>   | <b>£300.33</b>   |
| <b>Annual Net Income</b>             | <b>£2,707.50</b> | <b>£3,603.90</b> |
| <b>Net Return</b>                    | <b>8.49%</b>     | <b>11.30%</b>    |

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      **£2,187.90**  
Adjusted To

Net Return                      **6.86%**

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

Annual Net Income      **£2,058.90**  
Adjusted To

Net Return                      **6.45%**

# 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 £135,000.



**£135,000**

## 2 bedroom terraced house for sale

[+ Add to report](#)

Rough Lea Terrace, Hunwick, Crook

NO LONGER ADVERTISED

Marketed from 18 Aug 2025 to 3 Sep 2025 (15 days) by Robinsons, Crook



**£125,000**

## 2 bedroom terraced house for sale

[+ Add to report](#)

Rokeby Terrace, Hunwick, Crook, DL15

NO LONGER ADVERTISED

**SOLD STC**

Marketed from 27 Apr 2024 to 5 Aug 2024 (100 days) by J W Wood, Bishop Auckland

# 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

## 2 bedroom terraced house

Cemetery Road, Bishop Auckland, DL14

NO LONGER ADVERTISED

Marketed from 17 Feb 2024 to 22 Feb 2024 (5 days) by OpenRent, London

+ Add to report



£700 pcm

## 2 bedroom semi-detached house

Tennyson Terrace, Crook

NO LONGER ADVERTISED

LET AGREED






Marketed from 24 Jun 2025 to 1 Aug 2025 (37 days) by Venture Properties, Crook

+ Add to report

# 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.



**LETPROPERTY**