

LET PROPERTY PACK

INVESTMENT INFORMATION

Acre Park, Bacup, OL13

227187995

 www.letproperty.co.uk





Property Description

Our latest listing is in Acre Park, Bacup, OL13

Get instant cash flow of **£750** per calendar month with a **9.0%** Gross Yield for investors.

This property has a potential to rent for **£800** which would provide the investor a Gross Yield of **9.6%** if the rent was increased to market rate.

This property offers a well-situated home within a friendly residential community. The area benefits from local shops, schools, and transport links, providing convenience and accessibility. A practical choice for buyers seeking comfort and everyday amenities close to home.

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



Acre Park, Bacup, OL13

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Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: £108.00 pm

Ground Rent: £18.00 pm

Lease Length: 105 years

Current Rent: £750

Market Rent: £800

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Figures based on assumed purchase price of £100,000.00 and borrowing of £75,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 100,000.00

25% Deposit	£25,000.00
SDLT Charge	£5,000
Legal Fees	£1,000.00
Total Investment	£31,000.00

Projected Investment Return



The monthly rent of this property is currently set at £750 per calendar month but the potential market rent is

£ 800

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



Returns Based on Rental Income	£750	£800
Mortgage Payments on £75,000.00 @ 5%	£312.50	
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	£108.00	
Ground Rent	£18.00	
Letting Fees	£75.00	£80.00
Total Monthly Costs	£528.50	£533.50
Monthly Net Income	£221.50	£266.50
Annual Net Income	£2,658.00	£3,198.00
Net Return	8.57%	10.32%

Return **Stress Test** Analysis Report



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

Annual Net Income **£1,598.00**
Adjusted To

Net Return **5.15%**

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

Annual Net Income **£1,914.00**
Adjusted To

Net Return **6.17%**

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 £190,000.



2 bedroom semi-detached house for sale

[+ Add to re](#)

Rockcliffe Avenue, Bacup

NO LONGER ADVERTISED

SOLD STC

Marketed from 9 Aug 2025 to 30 Jun 2026 (325 days) by Keenans Estate Agents, Rawtenstall

£190,000



2 bedroom bungalow for sale

Western Court, Stacksteads, Rossendale

CURRENTLY ADVERTISED

SOLD STC

Marketed from 2 Apr 2026 by Coppenwall, Rossendale

£185,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £800 based on the analysis carried out by our letting team at **Let Property Management**.



£800 pcm

2 bedroom terraced house

Fernhill Way, Bacup, OL13

NO LONGER ADVERTISED

Marketed from 13 Jun 2026 to 22 Jun 2026 (8 days) by OpenRent, London



£775 pcm

2 bedroom terraced house

Rakehead Lane, Bacup, Lancashire, OL13

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Mar 2026 to 25 Apr 2026 (29 days) by Reeds Rains Lettings, Rawtenstall

+ Add to

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
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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