

LET PROPERTY PACK

INVESTMENT INFORMATION

Buxton Road, Furness Vale,
High Peak, SK23

224662755

 www.letproperty.co.uk





Property Description

Our latest listing is in Buxton Road, Furness Vale, High Peak, SK23

This property has a potential to rent for **£975** which would provide the investor a Gross Yield of **7.5%** 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...



Buxton Road, Furness
Vale, High Peak, SK23

224662755



Property Key Features

2 Bedrooms

1 Bathroom

Spacious Rooms

**Close proximity to valuable
amenities**

Factor Fees: TBC

Ground Rent: TBC

Lease Length: 852 Years

Market Rent: £975

Lounge



Kitchen



Bedrooms



Exterior





Outlay figures based on assumed cash purchase of £50,000.

ASSUMED PURCHASE PRICE

£ 155,000

SDLT Charge **£8,350**

Legal Fees **£1,000**

Total Investment **£164,350**

Projected Investment Return



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



Returns Based on Rental Income	£975
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	TBC
Ground Rent	TBC
Letting Fees	£97.50
Total Monthly Costs	£112.50
Monthly Net Income	£862.50
Annual Net Income	£10,350.00
Net Return	6.30%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,400**
Adjusted To

Net Return **5.11%**



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 £195,000.



£195,000

2 bedroom terraced house for sale

Yeardsley Lane, Furness Vale, High Peak

CURRENTLY ADVERTISED

Marketed from 2 Sep 2025 by Gascoigne Halman, Whaley Bridge

+ Add to report



£190,000

2 bedroom terraced house for sale

Buxton Road, Furness Vale, High Peak

CURRENTLY ADVERTISED

Marketed from 31 Mar 2026 by Gascoigne Halman, Whaley Bridge

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,150 based on the analysis carried out by our letting team at **Let Property Management**.



£1,150 pcm

2 bedroom end of terrace house

+ Add to report

Duddy Road, Disley, Stockport, Cheshire, SK12

NO LONGER ADVERTISED LET AGREED

Marketed from 17 Nov 2025 to 17 Feb 2026 (91 days) by Reeds Rains, Hazel Grove



£1,100 pcm

2 bedroom flat

+ Add to report

High Street, New Mills, SK22

CURRENTLY ADVERTISED LET AGREED

Marketed from 6 Feb 2026 by PSR, New Mills

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: **N/A**
- ✓ Standard Tenancy Agreement In Place: **N/A**
- ✓ Fully compliant tenancy: **N/A**
Fully compliant tenancy including EICR & Gas Safety in order
- ✓ Current term of tenancy: **N/A**
- ✓ Payment history: **N/A**

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.



Buxton Road, Furness Vale, High Peak,
SK23

PROPERTY ID: 12345678



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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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