

LET PROPERTY PACK

INVESTMENT INFORMATION

Holly Close, Horncastle,
LN9

228917008

 www.letproperty.co.uk





Property Description

Our latest listing is in Holly Close, Horncastle, LN9

Get instant cash flow of **£515** per calendar month with a **5.2%** Gross Yield for investors.

This property has a potential to rent for **£950** which would provide the investor a Gross Yield of **9.5%** 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...



Holly Close, Horncastle,
LN9

228917008



Property Key Features

1 Bedroom

1 Bathroom

Spacious Rooms

Fully equipped modern Kitchen

Factor Fees: TBC

Ground Rent: Freehold

Lease Length: Freehold

Current Rent: £515

Market Rent: £950

Lounge



Kitchen



Bedrooms



Bathroom



Exterior



Initial Outlay



Outlay figures based on assumed cash purchase of 120,000.

ASSUMED PURCHASE PRICE

£ 120,000.00

SDLT Charge £6,000

Legal Fees £1,000

Total Investment £127,000

Projected Investment Return



The monthly rent of this property is currently set at £515 per calendar month but the potential market rent is

£ 950



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



Returns Based on Rental Income	£515	£950
Est. Building Cover (Insurance)	£15.00	
Approx. Factor Fees	TBC	
Ground Rent	Freehold	
Letting Fees	£51.50	£95.00
Total Monthly Costs	£66.50	£110.00
Monthly Net Income	£448.50	£840.00
Annual Net Income	£5,382.00	£10,080.00
Net Return	4.24%	7.94%

Return **Stress Test** Analysis Report



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

Annual Net Income **£8,180**
Adjusted To

Net Return **6.44%**



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 £160,000.

 £160,000	1 bedroom semi-detached bungalow for sale Russell Danby Drive, Horncastle NO LONGER ADVERTISED Marketed from 16 Feb 2021 to 26 May 2021 (98 days) by Newton Fallowell, Horncastle	
 £150,000	1 bedroom semi-detached bungalow for sale Holly Close, Horncastle NO LONGER ADVERTISED SOLD STC Marketed from 31 Aug 2024 to 20 Nov 2024 (81 days) by Hunters, Horncastle	

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £625 based on the analysis carried out by our letting team at **Let Property Management**.



£625 pcm

1 bedroom flat

North Street, Horncastle

NO LONGER ADVERTISED

LET AGREED

Marketed from 3 Jul 2026 to 28 Aug 2026 (56 days) by Bairstow Eves Lettings, Boston



£620 pcm

1 bedroom apartment

Linden Road, Horncastle

NO LONGER ADVERTISED

Marketed from 1 Jun 2026 to 10 Jul 2026 (39 days) by Robert Bell & Company, Lincoln



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**



Current term of tenancy: **10 years+**



Standard Tenancy Agreement In Place: **Yes**



Payment history: **On time for length of tenancy**



Fully compliant tenancy: **Yes**

Fully compliant tenancy including
EICR & Gas Safety in order

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.



www.letproperty.co.uk

Holly Close, Horncastle, LN9

PROPERTY ID: 228917008

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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