LET PROPERTY PACK

INVESTMENT INFORMATION

Deerness Heights,
Brandon, DH7

228452535

www.letproperty.co.uk





Property Description

Our latest listing is in Deerness Heights, Brandon, DH7

This property has a potential to rent for **£830** which would provide the investor a Gross Yield of **9.1%** 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...



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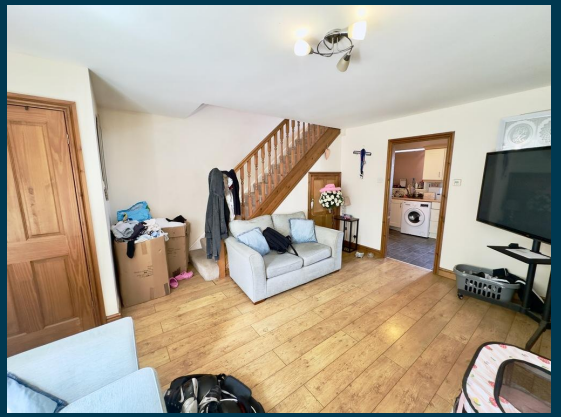
Property Key Features

- 3 Bedrooms
- 1 Bathroom
- Spacious Rooms
- Fully-Equipped Modern Kitchen
- Factor Fees: £0.00
- Ground Rent: £25.00 pm
- Lease Length: 53 years
- Market Rent: £830.00

Lounge







Kitchen



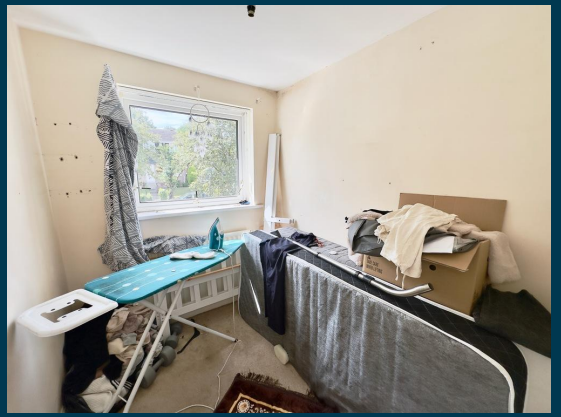




Bedrooms

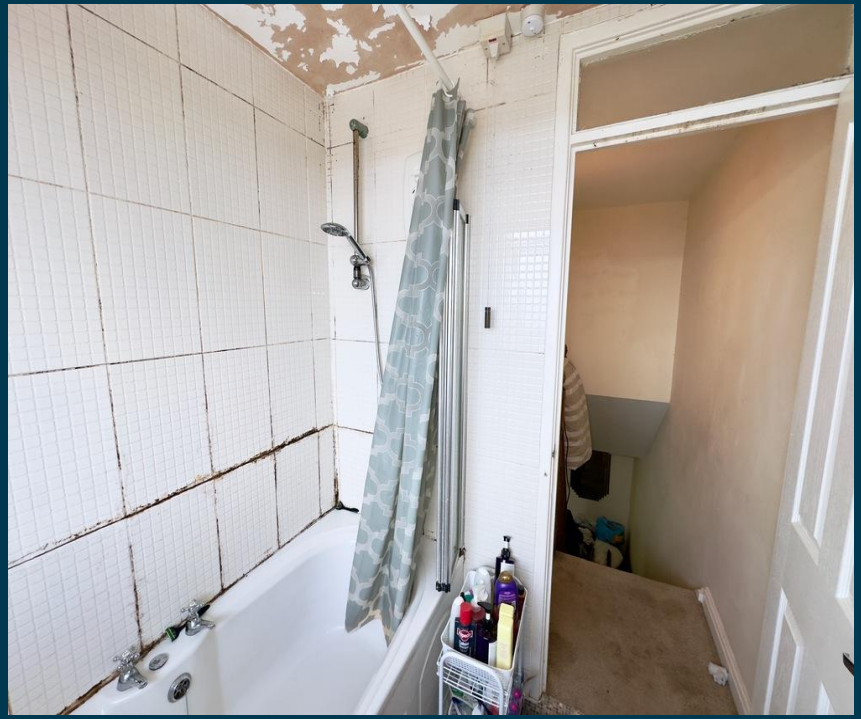






Bathroom





Exterior







Initial Outlay



ASSUMED PURCHASE PRICE

£ 110,000

SDLT Charge	**£5,500**
Legal Fees	**£1,000**
Total Investment	**£116,500**

Outlay figures based on assumed cash purchase of 110,000.

Projected Investment Return



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

Returns Based on Rental Income	**£830.00**
Est. Building Cover (Insurance)	**£15.00**
Approx. Factor Fees	**£0.00**
Ground Rent	**£25.00**
Letting Fees	**£83.00**
Total Monthly Costs	**£123.00**
Monthly Net Income	**£707.00**
Annual Net Income	**£8,484.00**
Net Return	**7.28%**

Return Stress Test Analysis Report



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

Annual Net Income Adjusted To	**£6,824**
Net Return	**5.86%**

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 £1,150.



3 bedroom semi-detached house for sale

Deerness Heights, Brandon, Durham

NO LONGER ADVERTISED SOLD STC

Marketed from 15 Mar 2024 to 7 Aug 2024 (145 days) by Robinsons, Durham

£139,950



3 bedroom semi-detached house for sale

Red Courts, Durham, DH7

NO LONGER ADVERTISED SOLD STC

Marketed from 28 Aug 2025 to 30 Jan 2026 (154 days) by Keller Williams Plus, Covering Nationwide

£120,000

Rent Comparables Report

This property is situated in a high demand rental area with rents achieving as much as £1,200 based on the analysis carried out by our letting team at **Let Property Management**.



3 bedroom end of terrace house

Old Gardens, Brandon Village, Durham

CURRENTLY ADVERTISED LET AGREED

Marketed from 15 Aug 2026 by Venture Properties, Durham

£1,150 pcm



3 bedroom semi-detached house

Deerness Heights, Brandon

CURRENTLY ADVERTISED

Marketed from 6 Aug 2026 by KDM Estates, Peterlee

£850 pcm



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Deerness Heights, Brandon, DH7

PROPERTY ID: 228452535

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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