

# LET PROPERTY PACK

## INVESTMENT INFORMATION

The Green, Stoke-On-Trent, ST10

227360086

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in The Green, Stoke-On-Trent, ST10

Get instant cash flow of **£595** per calendar month with a **5.1%** Gross Yield for investors.

This property has a potential to rent for **£1,135** which would provide the investor a Gross Yield of **9.7%** 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...**



The Green,  
Stoke-On-Trent, ST10

227360086



## Property Key Features

**4 Bedrooms**

**1 bathrooms**

**Spacious Rooms**

**Close proximity to valuable amenities**

**Factor Fees: £0.00**

**Ground Rent: FREEHOLD**

**Lease Length: FREEHOLD**

**Current Rent: £595**

**Market Rent: £1,135**



# Lounge





# Kitchen





# Bedrooms





# Bathroom





# Exterior





# Initial Outlay



Figures based on assumed purchase price of £140,000.00 and borrowing of £105,000.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

£ 140,000.00

25% Deposit £35,000.00

SDLT Charge £7,300

Legal Fees £1,000.00

Total Investment £43,300.00

# Projected Investment Return



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



The monthly rent of this property is currently set at £595 per calendar month but the potential market rent is

£ 1,135

| Returns Based on Rental Income        | £595     | £1,135    |
|---------------------------------------|----------|-----------|
| Mortgage Payments on £105,000.00 @ 5% | £437.50  |           |
| Est. Building Cover (Insurance)       | £15.00   |           |
| Approx. Factor Fees                   | £0.00    |           |
| Ground Rent                           | FREEHOLD |           |
| Letting Fees                          | £59.50   | £113.50   |
| Total Monthly Costs                   | £512.00  | £566.00   |
| Monthly Net Income                    | £83.00   | £569.00   |
| Annual Net Income                     | £996.00  | £6,828.00 |
| Net Return                            | 2.30%    | 15.77%    |



# Return **Stress Test** Analysis Report



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

Annual Net Income      **£4,558.00**  
Adjusted To

Net Return                      **10.53%**

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

Annual Net Income      **£4,728.00**  
Adjusted To

Net Return                      **10.92%**

# 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

## 3 bedroom terraced house for sale

Hazles Cross Road, Kingsley, Stoke-On-Trent

**CURRENTLY ADVERTISED**

Marketed from 10 Sep 2025 by Abode, Staffordshire & Derbyshire

+ Add to report



£150,000

## 3 bedroom end of terrace house for sale

The Green, Kingsley ST10 2AL

**NO LONGER ADVERTISED**

**SOLD STC**

Marketed from 20 Aug 2022 to 24 Feb 2023 (188 days) by Butters John Bee, Hanley

+ Add to report



# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,500 based on the analysis carried out by our letting team at **Let Property Management**.



£1,500 pcm

## 4 bedroom house

+ Add to report

Main Road, Whiston, Stoke-on-Trent

NO LONGER ADVERTISED

Marketed from 27 Oct 2025 to 21 Mar 2026 (144 days) by Bagshaws Residential - Lettings, Uttoxeter



£1,395 pcm

## 4 bedroom detached house

+ Add to report

Black Lane, Whiston, Stoke-On-Trent, ST10

NO LONGER ADVERTISED

Marketed from 1 Apr 2026 to 24 Apr 2026 (23 days) by OpenRent, London

# 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: **2 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.





The Green, Stoke-On-Trent, ST10

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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**