

LET PROPERTY PACK

INVESTMENT INFORMATION

Hurst Lane, Tipton, DY4

226280728

 www.letproperty.co.uk





Property Description

Our latest listing is in Hurst Lane, Tipton, DY4

Get instant cash flow of **£850** per calendar month with a **8.1%** Gross Yield for investors.

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...



Hurst Lane, Tipton, DY4

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Property Key Features

2 bedroom

1 bathroom

Spacious Rooms

Easy access to local amenities

Factor Fees: £173.58 pm

Ground Rent: £2.50 pm

Lease Length: 129 years

Current Rent: £850

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £126,000.00 and borrowing of £94,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 126,000.00

25% Deposit	£31,500.00
SDLT Charge	£6,320
Legal Fees	£1,000.00
Total Investment	£38,820.00

Projected Investment Return



The monthly rent of this property is currently set at £850 per calendar month.



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



Returns Based on Rental Income	£850
Mortgage Payments on £94,500.00 @ 5%	£393.75
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£173.58
Ground Rent	£2.50
Letting Fees	£85.00
Total Monthly Costs	£669.83
Monthly Net Income	£180.17
Annual Net Income	£2,162.04
Net Return	5.57%

Return **Stress Test** Analysis Report



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

Annual Net Income **£462.04**
Adjusted To

Net Return **1.19%**

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

Annual Net Income **£302.04**
Adjusted To

Net Return **0.78%**

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 £130,000.



£130,000

2 bedroom apartment for sale

+ Add to report

Bonneville Close, Tipton

NO LONGER ADVERTISED

SOLD STC

Marketed from 23 May 2022 to 28 Jul 2022 (66 days) by Paul Dubberley & Co, Great Bridge



£120,000

2 bedroom flat for sale

+ Add to report

Bean Drive, Tipton, DY4

NO LONGER ADVERTISED

Marketed from 19 Sep 2025 to 23 Sep 2025 (3 days) by Let Property Sales & Management, Glasgow

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,080 based on the analysis carried out by our letting team at **Let Property Management**.



£1,080 pcm

2 bedroom terraced house

Sundowner Grove, Tipton, DY4

NO LONGER ADVERTISED

LET AGREED

Marketed from 26 Nov 2024 to 8 Jan 2025 (43 days) by Ascend Living, UK, Ascend

+ Add to report



£1,075 pcm

2 bedroom semi-detached house

Evans Close, Tipton, West Midlands, DY4

NO LONGER ADVERTISED

LET AGREED

Marketed from 6 Aug 2024 to 27 Aug 2024 (20 days) by Your Move, Dudley

+ Add to report

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 in 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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